



Rode Parish

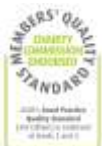
Full Housing Needs Survey

Summary Report and Full Results

Conducted by
The Community Council for Somerset
Consultation Service

On behalf of
Rode Parish Council

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Rode Full Housing Needs Survey

Introduction, Methodology and Summary Report

Introduction and Methodology

This survey was undertaken on behalf of Rode Parish Council with the involvement of Mendip District Council. The purpose of this community consultation was to gather the views of Rode residents to help to determine the housing needs within the parish and to provide evidence towards the production of a Neighbourhood Plan for Rode.

Four hundred and seventy questionnaires plus a covering letter from Rode Parish Council were printed and hand-delivered to every household in the parish. Self-addressed stamped envelopes were enclosed to return the questionnaires to the Community Council for Somerset (an independent company limited by guarantee and a registered charity) for inputting, downloading of the results and analysis of the data collected. Of the 470 questionnaires distributed, 173 completed forms were returned representing a 37% response rate. Out of these 173 respondents, 123 completed their contact details, enabling them to be entered for a prize draw. Two additional questionnaires were returned completely blank, one with an attached note, the contents of which appear at the end of the 'any additional comments' section of the Full Results.

The responses were input using SurveyMonkey, an online survey tool. All the responses, as well as side comments, were captured by the inputters and are included in the full results section of this document. Where respondents made side comments or drew arrows etc and/or the reference might not be clear to the reader, these comments have been prefaced with 'Ed:' (Editor) and italics used to differentiate between the respondents' writing and the explanatory text.

In most cases, where the respondent has written in comments or provided information under 'other, please specify', these responses have been loosely sorted by the analyst. In other cases, where large numbers of respondents added their own text, the responses have been sorted under headings identified by the analyst.

Summary Report

The questionnaire was divided into six sections using the following headings:

- An overview of housing needs in Rode*
- New open market housing*
- Housing for older people*
- Affordable housing*
- Site features and proposed dwellings at Church Farm and*
- Your household.*

Each of these sections will be addressed in turn. You will note that both percentages and numbers of respondents have been used, depending on the data collected and how the data might be used, e.g. the level of support for a particular type of housing may be represented in percentage points, whereas the number of people who have an immediate need for affordable housing will be represented in number of responses. You will also note from the full results that not all respondents answered every question or, in many cases, only partially answered the questions.

Some respondents completed more than one of the 'Your Housing Needs' sections (2 to 4) e.g. 'New open market housing', 'Housing for older people' and 'Affordable housing' as they have an interest in or a need for more than one type of housing. As a result, the totals for each section contain a certain amount of overlap. The following table, which cross-references the data, demonstrates (for example) that, of the 36 respondents who said that they had an interest in

'Open Market Housing', 13 are also interested in 'Older People's Housing' and 2 in 'Affordable housing.' Therefore, individual sections should not be viewed in isolation.

	Q7 Open Market Housing	Q14 Older People's Housing	Q24 Affordable Housing
Open Market Housing	36	13	2
Older People's Housing	13	39	2
Affordable Housing	2	2	9

An Overview of Housing Needs in Rode

Whilst over two thirds of the respondents (107) believe there is no need for further housing in Rode in addition to those already approved over the Mendip Local Plan period (2006-2028), a quarter of the sample (41) believe there is a need for further new housing in Rode over and above those already approved. Of those 41, seventeen believe an additional 11 to 20 homes would be needed.

Respondents were asked to give their opinions as to the type of housing and tenancy type for which Rode has the greatest need (on a scale of 1 to 5). Of the various types of housing listed, respondents believe the greatest need is for 'Medium family homes (2 & 3-bedroom)' and, with respect to tenancy type, respondents believe that the greatest need is for 'Low cost homes to purchase (local needs)' and 'affordable homes to rent (local needs).'

Respondents were provided with a list of four issues and asked to give their view as to how important each of these should be when planning future housing in Rode. For each of the four issues, the highest number of respondents consider them to be 'very important and the next highest group, 'somewhat important.' 83% of respondents (136) believe that provision of off-road parking is very important, followed by 'Housing that is architecturally in keeping with the surroundings of a rural village' which 78% (130) believe it very important. These two issues were even ahead of flood risk where 71% (115) believe this is very important.

Presented with a list of seven possible types of future housing development, the highest number of respondents (87%) would support the conversion of existing buildings and the second highest number (68%) 'new homes built on individual building plots.' 75% would oppose any new houses to be built on large developments like Church Farm.

Open Market Housing

36 respondents would be interested in purchasing a newly-built or newly-converted 'Open Market home' in Rode at some point in the next 10 years. The most frequently selected reason for wanting to move to this type of property was 'change in family circumstances.' The highest number (16) would like to be able to move into this accommodation within the next 5-10 years. Respondents were fairly evenly split as to whether they would prefer a house (18) or a bungalow (16) and 80% (29) would require a 2 or 3-bedroom property. With respect to additional features, respondents are most keen to have an enclosed, private garden (30) and a garage (29). Just less than half (16) would be willing to pay a maximum of £201,000 to £300,000 and an additional 13 would be willing to pay more, including 4 who would be prepared to pay in excess of £500,000.

Housing for Older People

39 respondents would be interested in moving into a purpose-built or converted Older People's home in Rode at some point in the next 10 years if such homes were available. Out of these 39, 90% (35) would be interested in a home to buy and 70% (27) believe they might need this accommodation in 5 to 10 years.

The most frequently selected reasons for an interest in Older People's accommodation in Rode were 'to stay independent' (33) and 'need smaller accommodation' (16). Two thirds (26) of those

interested in this type of housing would like a two or two / three bed bungalow with only 15% (6) interested in a house and 13% (5) in a flat / apartment. With respect to desirable additional features, the most popular are green energy heating / lighting (28) and an enclosed, private garden (27).

The most popular additional facilities, which respondents would find useful, are community transport and security features (17 respondents each) and the ability to retain pets (16). 23 respondents would require a special adaptation for a disability / infirmity and, of these, 20 would require grab rails. The highest number of respondents (15) would be prepared to spend a maximum of £201,000 - £300,000 on this new home and an additional 9 would be prepared to spend more.

Affordable Housing

9 respondents indicated that a member of their household was likely to be in need of affordable accommodation within the next five years, as they are unable to afford open market housing in Rode. Of these, 6 would need local affordable accommodation for one member only of their existing household. The remaining 3 would need accommodation for their entire existing household. With respect to the type of affordable housing, 7 respondents would need to rent, 3 would be interested a shared ownership property and one is interested in sheltered accommodation.

4 out of 9 respondents would need affordable accommodation as soon as possible, 2 within 1 to 3 years and the remaining 3 within 3 to 5 years. 3 respondents each selected 'need independent accommodation' and 'cannot afford rent on current home' as the reason for needing to move to a different home in Rode. 4 respondents are currently home owners with a mortgage, 3 rent from a private landlord, one rents from a housing association and one lives with relatives. All 9 respondents have been living in their current home for at least two years and 7 have lived in their current home for five years or more.

4 respondents would have two adults over the age of 16 living in their future home and 3 households would have one adult. One respondent indicated that the household would have more than 2 adults but did not specify the number and the remaining respondent said 'one or two.' 6 respondents would have no children under the age of 16 living in the future home, 2 would have one child and the remaining respondent would have two children in their new home.

All 9 respondents said that the people, who would be living in the future home, have a local connection with Rode and, for 8 of these, the connection is 5 years or more. 2 respondents stated that they provide an important service to the community in terms of their building skills. 3 respondents are retired from permanent work in Rode parish; none of the 9 has been offered employment in Rode but has been unable to take up the offer due to the lack of affordable housing.

7 respondents provided annual income information and, of those, 3 each reported household earnings of £5,001 - £7,500 and £15,001 - £20,000 and one has a total annual income of £2,001 - £5,000. One respondent reported a total savings, equity in current home, etc as £0 - £500. The remaining respondents stated 'N/A', 'none' or skipped the question. 2 of the 9 respondents are registered with Homefinder Somerset.

Site Features and Proposed Dwellings at Church Farm

Respondents were asked to indicate their preferences with respect to the Church Farm development such as house design, size, street lighting and off-road provision for parking. Of the house types listed, respondents have the highest preference for a mix of construction types and, particularly, 2-storey houses and bungalows. Respondents also have a preference for a variety of bedroom numbers and for any street or other lighting to be angled downwards to minimise direct glare and light pollution.

The majority of respondents (72%) believe that the design of any new buildings should be of a 'traditional cottage / house design.' There was also support by 39% of respondents for 'Eco-home style' buildings. Rainwater harvesting was the most popular option from the list of potential low carbon features (80% of respondents) followed by solar thermal water heating (54%) and solar pv panels (46% of respondents) to be included within any new development.

92 percent of respondents believe that there should be sufficient provision to avoid the need for on-road parking at Church Farm and, to achieve this, 73% believe that there should be a minimum of two parking spaces per dwelling.

Section Six – Your Household

51% of respondents have lived in Rode for 16 or more years; half of these for over 30 years. 13% have moved to Rode within the previous 5 years.

71% of respondent households consist of 1 or 2 people (46 percent of respondents live in two-person households and 26%, one-person households) 10% of respondent households have 3 persons, 14% are two-person households and 5% have 5 or more persons in their household.

Over two thirds of respondent households (70%) have at least one member over the age of 60 with 35% having someone over 70. 30% respondent households have someone under 20 in their household.

70% of respondents live in 3 or 4-bedroom houses with nearly half of those (32%) living in 4-bedroom houses. Only 3 respondents live in 1-bedroom houses.

57% of respondent households have 2 or more cars parked overnight at or near respondents' homes.

Thirty-one respondents took the opportunity to make additional comments at the end of the questionnaire. These comments (verbatim) appear at the close of the Full Results.

The Full Results of the Questionnaire

Section One – An Overview of Housing Needs in Rode

Question 1

Do you believe that over the Mendip Local Plan period (2006-2028), there is a need for further new housing in Rode Parish in addition to those houses already approved?

Answer Options	Response Percent	Response Count
Yes	25.9%	41
No	67.7%	107
Don't know	6.3%	10
Comments		3
<i>answered question</i>		158
<i>skipped question</i>		15

One hundred and seven out of the 158 respondents who answered this question believe that there is no need for further new housing in Rode Parish in addition to those houses already approved.

Comments

1. Possibly
2. DEFINITELY NOT!! We have already gone over our designating housing numbers with the approval of the Church Farm Development
3. Don't know in view of huge successful recent application

Question 2

If yes, how many additional homes over and above those that have been approved do you believe are needed?

Answer Options	Response Percent	Response Count
Up to 10	19.5%	8
11 to 20	41.5%	17
More than 20	31.7%	13
Don't know	7.3%	3
Comments		2
<i>answered question</i>		41
<i>skipped question</i>		0

The responses to this question were filtered to include only those who said 'yes' to Question 1.

Of those 41 respondents who believe there is a need for additional housing over and above those already approved, the opinion is split as to how many would be needed however, the greatest number (17) believe that 11 to 20 additional homes would be needed. Additional comments were added as noted below.

Comments

1. Ed: resp circled '11 to 20' and wrote "Infill and Small Developments Only"
2. Ed: resp circled 'up to ten' and wrote "In addition to church farm"

Question 3

For which of the following types of housing do you believe Rode has the greatest need?

Answer Options	Highest Need 5	4	3	2	Lowest Need 1	No need	Rating Average	Response Count
Large family homes (4 & 5-bedroom homes)	8	12	8	12	50	42	2.07	132
Medium family homes (2 & 3-bedroom homes)	42	28	28	9	10	24	3.71	141
Bungalows (1 & 1 1/2 storey)	24	29	30	15	16	22	3.26	136
Small homes (up to 2-bedroom)	31	36	26	13	8	25	3.61	139
Flats (up to 2-bedroom)	10	14	12	20	36	37	2.37	129
Older people's housing (also known as sheltered housing) e.g. group of flats/bungalows	33	29	37	10	12	17	3.50	138
Other (please specify)								16
							<i>answered question</i>	159
							<i>skipped question</i>	14

One hundred and fifty nine of the 173 respondents answered this question. Please note that many respondents did not circle a number next to each housing type; some respondents circled '1s' and '5s' only and others circled only the middle numbers (2 – 4). Fewer than 10 respondents ranked the options in order of need using all 5 digits when answering (i.e. circled a different number for each option).

The type of housing which received the highest rating average (3.71 out of a possible 5) was 'Medium family homes' followed closely by 'Small Homes' (3.61) and 'Older people's housing' (3.50). The type of housing with the lowest rating average (2.07) was 'Large family homes.'

Most of the comments below (prefaced by 'Ed:') illustrate that some respondents circled more than one number per row. In these instances, as it was not appropriate for the inputter to make a decision for the respondent, the details have merely been captured as follows.

Comments

1. Affordable housing for 2 adults & 3 children
2. Unsure -have not lived in village for long!
3. Do not need any more housing in Rode
4. Don't know
5. "As answered 'No' in no 1 this section does not apply"
6. *ED: Resp circle '3' and '1' for 'Older people's housing'*
7. *Ed: next to 'large family homes' resp circled both 2 and no need.*
8. *Ed: resp circled both 3 and 'no need' next to 'large family homes'*
9. *ED: Resp circled both 3 and 4 for 'Bungalows'*
10. *Ed: next to 'large family homes...' ticked both 'lowest need' and 'no need'*
11. *ED: Circled "No Need" at top of chart*
12. *Ed: resp circled both 5 and 3 next to 'Bungalows...'*
13. *Ed: in addition to circling a number for each option, resp also put a tick in 'no need' for each option*
14. *Ed: resp. circled 5 at the top and 5 next to 'Medium family homes'*
15. *ED: For both 'large family homes' and 'flats' resp indicated both '1' and 'no need'. For 'older people's housing' the word 'flats' was crossed out and 'bungalows' circled.*
16. *ED: Resp entered "?" in 'no need' for 'older people's housing'*

Question 4

For which of the following tenancy types do you believe Rode has the greatest need?								
Answer Options	Highest Need 5	4	3	2	Lowest Need 1	No need	Rating Average	Response Count
'Affordable' homes to rent (local needs)	28	28	26	13	13	24	3.42	132
'Low cost' homes to purchase (local needs)	51	31	27	11	3	18	3.94	141
Shared ownership (part own, part rent)	11	29	35	15	8	26	3.20	124
Accommodation for 'Over 55s - older people' to buy	23	34	33	15	19	16	3.22	140
Accommodation for 'Over 55s - older people' to rent	11	19	29	23	24	22	2.72	128
Sheltered accommodation (scheme manager on site)	20	26	25	21	19	23	3.06	134
New open market homes for purchase	8	17	25	13	30	34	2.57	127
Other (please specify)								11
<i>answered question</i>								156
<i>skipped question</i>								17

As with the previous question, many respondents did not circle a number for each tenancy type and several circled only '1s' and '5s' etc. Of the 156 respondents who answered this question, the tenancy type with the highest rating average (3.94) was 'Low Cost homes to purchase (local needs)' followed by 'Affordable homes to rent (local needs)'. The tenancy option with the lowest rating average (2.57) was 'New open market homes for purchase.'

Respondents were invited to specify other tenancy options. Only one did, and four wrote "I don't know." Some respondents circled more than one number for each tenancy option as noted below and prefaced by 'Ed:'

Other, please specify

1. 2/3 bedroom homes for sale for owner occupation for at least 5 years.
2. Don't know
3. Don't know
4. Don't know
5. Don't know
6. ED: Resp indicated both '1' and 'No need' for 'New open market homes'. And commented "We have too many 'affordable' homes which have been bought to rent out" next to 'Affordable homes'
7. Ed: Resp circled both 5 and 1 next to 'affordable homes...'
8. ED: Circled "No Need" at top of chart.
9. Ed: resp circled both 5 and 3 next to 'Affordable Homes...'
10. Ed: in addition to circling '2' for each option, also put a tick in 'no need' for each option
11. ED: Resp underlined '30% of homes' and 'affordable homes' in question text and commented "these should be reserved for Rode residents" regarding the Church Farm homes.

Question 5

How important are each of the following when planning future housing in Rode?							
Answer Options	Very important	Somewhat important	No opinion	Not very important	Not at all important	N/A	Response Count
Housing which is architecturally in keeping with the surroundings of a rural village	130 (77.8%)	24 (14.4%)	6	2	3	2	167
Fully integrate any 'affordable' housing amongst 'open market' houses in any mixed estate development	74 (46.5%)	38 (23.9%)	18	14	11	4	159
Flood risk	115 (70.6%)	29 (17.8%)	11	4	2	2	163
Provision of adequate off-road parking	136 (82.9%)	22 (13.4%)	2	3	1	0	164
Other (please specify)							12
<i>answered question</i>							168
<i>skipped question</i>							5

One hundred and sixty-eight respondents answered this question and, for each of the four issues listed, the greatest number believe that each issue is 'Very important.' One hundred and fifty-eight respondents (96.3%) believe that 'provision of adequate off-road parking' is at least somewhat important and 92.2% believe that 'housing which is architecturally in keeping with the surroundings...' is at least somewhat important. Respondents were invited to make other suggestions and these, loosely sorted by the analyst, are as follows:

Other, please specify

1. To integrate the design needs to be as good in quality and looks and materials as the houses around. The brewery site 'affordables' are NOT. They look and are for second class citizens and are appalling.
2. SMALL developments to ensure integration in village + preservation of the strong community spirit - need survey of cumulative effect of extra housing in Rode + surrounding area (Beckington, Norton St Philip) on services, community, quality of life + consideration etc of where all these new people will work and what effect extra community will have on the local transport system.
3. Decent sized gardens. Grass verges with trees - landscaping
4. Also to have decent gardens. We have 2x5 bedroom houses built with no gardens. This is ludicrous considering families would be wanting larger houses but not if they haven't got a garden. Neither of these houses have been sold despite being for sale for over 2 years
5. Adequate water supply - sewerage system
6. Adequate sewage facilities
7. Infrastructure i.e. drainage, buses, schools, medical facilities, recreation facilities
8. Protect village status
9. Each property to have built-in adequate off-road accommodation for all unsightly bins and wheely-bins
10. ROAD SAFETY A361 dangerous with current flow of traffic
11. ED: 'Architecturally in keeping' has been ticked twice next to 'very important'
12. Ed: resp put 3 ticks next to 'adequate off-road parking'

Question 6

Which of the following types of future housing development would you support in Rode parish?				
Answer Options	Yes	No	No opinion	Response Count
New homes built on large development estate sites (like Church Farm)	25	124	9	158
New homes built on smaller sites (10 or less homes) around the village (like Red Lion)	101	53	6	160
New homes built on individual building plots	106	38	12	156
New homes built on brownfield sites	96	51	7	154
Conversion of existing buildings	135	12	9	156
Infill properties	81	62	12	155
Temporary travellers' sites	3	148	5	156
Other (please specify)				11
<i>answered question</i>				166
<i>skipped question</i>				7

One hundred and sixty-six respondents answered this question and, of those, 135 would support the 'conversion of existing buildings.' The next most popular type of housing development of those options listed was 'new homes built on individual building plots.' The least amount of support was for 'temporary travellers' sites;' 148 respondents would not support this type of housing. Somewhat fewer (124) would not support 'new homes built on large development sites (like Church Farm).'

Respondents were given the option of specifying other housing development options but none did. In their place, respondents wrote comments next to the various options as follows:

Other, please specify

1. The village has been developed hugely since we moved here - it is as if they are in a rush to spoil the place
2. *Ed: resp put 3 ticks next to 'No' for 'temporary travellers' sites.'*
3. *Ed: next to 'infill properties' resp wrote "providing no loss of facility & off-road parking provided."*
4. *Ed: resp wrote next to 'like Red Lion' "they are too big, too high, very badly placed & too many for the site." Next to 'individual building plots' wrote "sometimes". Next to 'infill...' wrote "only if it is not in gardens". Next to 'travellers...' wrote "only if the travellers can be controlled. The ones in Gipsy Lane are these days uncontrollable."*
5. *ED: Next to 'smaller sites' resp commented "but allowed to build all big houses. No smaller houses." Next to 'brownfield' commented "If no other land"*
6. *ED: Next to 'Large development' commented "I am against any development like Church Farm". Next to 'travellers' sites' commented "A big no. These sites become a shambles."*
7. *ED: Next to 'Yes' for 'brownfield sites' put "?". For travellers sites put "XX" next to 'no.'*
8. *ED: Next to 'large development' commented "if they have to". Next to 'smaller sites' commented "just slowly spreads". Next to 'brownfield sites' commented "border blurs village"*
9. *ED: Next to 'large development' commented "only one site i.e. Church Farm"*
10. *ED: Next to 'brownfield sites' commented "Only if SMALL developments", Next to 'infill properties' commented "No spaces left!". Also commented "No further developments on green field sites. Rode is already in danger of ceasing to be a village and becoming a suburb."*
11. *ED: Next to 'new homes built on smaller sites' resp commented "No infill"*

Section Two – Open Market Housing

Question 7

Would you be interested in purchasing a newly-built or newly-converted 'Open Market' home in Rode at some point in the next 10 years?

Answer Options	Response Percent	Response Count
Yes	21.8%	36
No	78.2%	129
<i>answered question</i>		165
<i>skipped question</i>		8

Thirty-six respondents indicated that they would be interested in purchasing a newly-built or newly-converted 'open market' home in Rode at some point in the next 10 years. The responses to the remaining questions in Section Two have been filtered to include only those 36 respondents who said 'Yes.'

Question 8

Please indicate your reasons for wanting to move to a newly-built or newly-converted property in Rode. (circle all that apply)

Answer Options	Response Percent	Response Count
Current home is too small	13.9%	5
Current home is too large	30.6%	11
Current home is too expensive to run	11.1%	4
Currently renting but wish to buy	5.6%	2
Current home lacking facilities (e.g. no garden, no parking, only one toilet)	11.1%	4
Current home has negative attributes (e.g. on a main road, suffers from damp, prone to flooding)	8.3%	3
Change in family circumstances	33.3%	12
Other (please specify)	27.8%	10
<i>answered question</i>		36
<i>skipped question</i>		0

'Change in family circumstance' was the reason given for wanting to move by 12 of the 36 respondents; 'current home is too large' was the reason given by 11. In addition to the options provided, 9 respondents cited additional reasons as follows, loosely sorted by the analyst. . Please note that, although Question 7 refers to purchase only, two of the respondents have indicated an interested in a rental property.

Other, please specify

1. Garden too large
2. Downsize garden
3. Too large garden
4. Bungalow required due to age
5. We are 92 and 86. Need something smaller
6. To rent out
7. For rental
8. possible future disability
9. require more outside space
10. *ED: Resp underlined 'main road'*

Question 9

When would you like to be able to move into this accommodation in Rode? (please circle one option)

Answer Options	Response Percent	Response Count
As soon as possible	11.4%	4
Within the next 2 years	20.0%	7
Within the next 5 years	22.9%	8
In 5-10 years	45.7%	16
<i>answered question</i>		35
<i>skipped question</i>		1

Sixteen respondents would like to be able to move into this accommodation within the next 5-10 years. The next highest number (8) would like to be able to move within the next 5 years.

Question 10

What type of property would you prefer in Rode? (please circle one option)

Answer Options	Response Percent	Response Count
House	50.0%	18
Flat / apartment	0.0%	0
Bungalow	44.4%	16
No preference	5.6%	2
<i>answered question</i>		36
<i>skipped question</i>		0

The respondents were fairly well split between a preference for a house (18) or a bungalow (16). The remaining two had no preference.

Question 11

How many bedrooms would you require? (please circle one option)

Answer Options	Response Percent	Response Count
1 bed	2.8%	1
2 bed	16.7%	6
1 or 2 bed	0.0%	0
3 bed	5.6%	2
2 or 3 bed	58.3%	21
4 bed	8.3%	3
4+ bed	8.3%	3
<i>answered question</i>		36
<i>skipped question</i>		0

The majority of respondents (29 in total) would require 2 or 3 bedrooms in their new home.

Question 12

Which of the following additional features would you like the property to have? (circle all that apply)

Answer Options	Response Percent	Response Count
Garage	80.6%	29
Designated parking	50.0%	18
Enclosed, private garden	83.3%	30
Green energy heating / lighting etc	52.8%	19
Other (please specify)	5.6%	2
	<i>answered question</i>	36
	<i>skipped question</i>	0

Thirty out of 36 respondents would like the property to have an enclosed private garden and 29 would like the property to have a garage. Two respondents had other additional features on their 'wish list' as follows:

Other, please specify

1. High speed internet
2. Cheap to run, e.g. well insulated

Question 13

What would be the maximum you would be prepared to spend on a new property in Rode (Please circle one option)

Answer Options	Response Percent	Response Count
Less than £200,000	14.7%	5
£201,000 to £300,000	47.1%	16
£301,000 to £400,000	17.6%	6
£401,000 to £500,000	8.8%	3
Over £500,000	11.8%	4
Not applicable, interested in rental only	0.0%	0
	<i>answered question</i>	34
	<i>skipped question</i>	2

Sixteen out of the 34 respondents, who answered this question, would be willing to pay a maximum of £201,000 to £300,000 on a new property in Rode. An additional 13 would be willing to pay more, including 4 who would be prepared to pay over £500,000.

Section Three – Housing for Older People

Question 14

Would you be interested in moving into a purpose-built or converted Older People's home in Rode at some point in the next 10 years if such homes were available?

Answer Options	Response Percent	Response Count
Yes	22.9%	39
No	77.1%	131
Comments		4
	<i>answered question</i>	170
	<i>skipped question</i>	3

Thirty nine respondents would be interested in moving into a purpose-built or converted Older People's home in Rode at some point in the next 10 years if such homes were available. The responses to the remaining questions in Section Three have been filtered to include only those 39 respondents who said 'Yes.'

Comments

1. Would be interested in the longer term
2. We plan to move out of the village
3. N/A as not old enough
4. ED: Resp put "?" next to 'Yes'

Question 15

In which of the following Older People's accommodation would you be interested in Rode? (please circle any that apply)

Answer Options	Response Percent	Response Count
Home to buy	89.7%	35
Home to rent	15.4%	6
Affordable' home - to rent	10.3%	4
Shared ownership property (part buy, part rent)	5.1%	2
Other (please specify)	2.6%	1
<i>answered question</i>		39
<i>skipped question</i>		0

The majority of respondents (35) would be interested in a 'Home to buy.'

Other, please specify

1. Care / Nursing Home

Question 16

How soon do you think you might need this accommodation in Rode?

Answer Options	Response Percent	Response Count
As soon as possible	7.7%	3
Within the next 2 years	7.7%	3
Within the next 5 years	17.9%	7
In 5-10 years	69.2%	27
Comments		1
<i>answered question</i>		39
<i>skipped question</i>		0

Twenty-seven out of 39 respondents believe they might need this accommodation in Rode in 5 to 10 years.

Comments

1. ED: If I haven't popped my cloggs

Question 17

Please indicate the reasons for your interest in Older People's accommodation in Rode (please circle any that apply)

Answer Options	Response Percent	Response Count
Need larger accommodation	0.0%	0
Need smaller accommodation (downsizing)	43.2%	16
Need physically-adapted accommodation	18.9%	7
To stay independent	89.2%	33
To be closer to friends and family	24.3%	9
Other (please specify)	2.7%	1
<i>answered question</i>		37
<i>skipped question</i>		2

The vast majority of respondents cited their reason for being interested in Older People's accommodation in Rode as 'to stay independent.' The next largest group of respondents (16) are interested because they need smaller accommodation and 9 would like to be closer to friends and family.

Other, please specify

1. No stairs

Question 18

What type of property in Rode would you prefer? (please circle one option)

Answer Options	Response Percent	Response Count
Flat / apartment	12.8%	5
Bungalow	66.7%	26
House	15.4%	6
No preference	5.1%	2
Other (please specify)	0.0%	0
<i>answered question</i>		39
<i>skipped question</i>		0

Two-thirds of respondents (26) have a preference for a bungalow.

Question 19

How many bedrooms would you require?

Answer Options	Response Percent	Response Count
1 bed	2.6%	1
2 bed	56.4%	22
1 or 2 bed	10.3%	4
3 bed	0.0%	0
2 or 3 bed	25.6%	10
4 bed	7.7%	3
<i>answered question</i>		39
<i>skipped question</i>		0

Over half of respondents (22) would require a two-bedroom property. An additional 10 would require a three-bedroom property.

Question 20

Which of the following additional features would you like the property to have? (circle all that apply)

Answer Options	Response Percent	Response Count
Garage	56.4%	22
Designated parking	51.3%	20
Enclosed, private garden	69.2%	27
Green energy heating / lighting etc.	71.8%	28
Other (please specify)	2.6%	1
	<i>answered question</i>	39
	<i>skipped question</i>	0

The highest number of respondents (28) would like the property to have green energy heating/lighting as an additional feature and an enclosed garden (27).

Other, please specify

1. Pavements (wide) street lighting (good)

Question 21

Which of the following additional facilities would be useful (circle all that apply)

Answer Options	Response Percent	Response Count
Ability to retain pets	41.0%	16
Communal laundry facilities	10.3%	4
Separate guest accommodation for visiting relatives or friends	35.9%	14
Organised visits and outings	23.1%	9
Community transport to take you or other persons in the community shopping, etc.	43.6%	17
Security features such as cameras, alarms, etc.	43.6%	17
Warden assisted (scheme manager on site)	41.0%	16
All of the above	20.5%	8
None of the above	5.1%	2
Other (please specify)	2.6%	1
	<i>answered question</i>	39
	<i>skipped question</i>	0

The highest number of respondents (17 each) would find both 'community transport' and 'security features' useful. Also high on the list (16 each) are the 'ability to retain pets' and to have a scheme manager on site.'

Other, please specify

1. Kitchen with cooker, restaurant, resident doctor. Lifts in multi-storey properties.

Question 22

If you would require any special adaptations for a disability / infirmity, which of the following would you need (Circle all that apply)

Answer Options	Response Percent	Response Count
Stair lift	21.7%	5
Wet room or specially adapted sanitary ware	43.5%	10
Grab rails	87.0%	20
Other (please specify)	13.0%	3
<i>answered question</i>		23
<i>skipped question</i>		16

Twenty-three respondents answered this question and, of those who would require any special adaptations for a disability / infirmity, 20 would require grab rails.

Other, please specify

1. Unknown at present
2. Who knows?
3. N/A

Question 23

What would be the maximum you would be prepared to spend on buying a home in Rode? (please circle one option)

Answer Options	Response Percent	Response Count
Less than £100,000	0.0%	0
£101,000 to 200,000	31.4%	11
£201,000 to £300,000	42.9%	15
More than £300,000	17.1%	6
Not applicable, interested in rental only	8.6%	3
<i>answered question</i>		35
<i>skipped question</i>		4

Of the 35 respondents who answered this question, the highest number (15) would be willing to spend a maximum of £201,000 to £300,000 on buying a home in Rode.

Section Four – Affordable Housing

Question 24

Within the next 5 years is any member of your household likely to be in need of affordable accommodation as they are unable to afford housing in the open market in Rode? (please circle one option)

Answer Options	Response Percent	Response Count
Yes	6.6%	9
No	93.4%	127
Comments		1
<i>answered question</i>		136
<i>skipped question</i>		37

Of the 136 respondents who answered this question, 9 said that a member of their household was likely to be in need of affordable accommodation within the next 5 years. The response data for the remaining questions in Section Four has been filtered to include only the data for the 9 who responded 'yes.'

Comments

1. Who knows what the future holds (What a silly question)

Question 25

If yes, are you in need of a local affordable home in Rode for: (please circle one option)		
Answer Options	Response Percent	Response Count
All members of your existing household (one home for your entire household)	33.3%	3
One member only of your existing household who needs independent accommodation (e.g. adult son or daughter)	66.7%	6
Two or more members of your existing household who need independent accommodation (e.g. an elderly couple or a young couple)	0.0%	0
Two different household groups - two new homes needed - (e.g. one local affordable home for parents and young children and a second separate affordable home for an adult son or daughter)	0.0%	0
Other (please give details)	0.0%	0
answered question		9
skipped question		0

Six of the 9 respondents indicated that one member only of their existing household would need independent accommodation. The remaining 3 respondents would need accommodation for their entire household.

Question 26

What type of affordable accommodation would you need in Rode? (please circle any that apply)		
Answer Options	Response Percent	Response Count
To rent	77.8%	7
Shared ownership (part own, part rent)	33.3%	3
Sheltered accommodation (warden on site)	11.1%	1
Specially adapted home	0.0%	0
Other (please specify)	11.1%	1
answered question		9
skipped question		0

Seven of the 9 respondents would need affordable accommodation to rent, three would be interested in shared ownership and 1 or 2 would be interested in sheltered accommodation.

Other, please specify

1. Sheltered accommodation for disabled son.

Question 27

How soon is this accommodation needed in Rode? (please circle one option)		
Answer Options	Response Percent	Response Count
As soon as possible	44.4%	4
Within the next year	0.0%	0
Within 1 to 3 years	22.2%	2
Within 3 to 5 years	33.3%	3
Other (please specify)	0.0%	0
answered question		9
skipped question		0

Four of the 9 respondents need this affordable accommodation ‘as soon as possible;’ two would need it ‘within 1 to 3 years’ and three would need it ‘within 3 to 5 years.’

Question 28

Please indicate the reasons for needing to move to a different home in Rode (circle all that apply)		
Answer Options	Response Percent	Response Count
Need independent accommodation	37.5%	3
Need larger accommodation	0.0%	0
Need smaller accommodation (present home too difficult to manage)	12.5%	1
Need physically-adapted accommodation	0.0%	0
Cannot afford rent on current home	37.5%	3
Cannot afford mortgage payments on current home	0.0%	0
Need to be closer to employment	0.0%	0
Need to be closer to a carer or dependent to give or receive support	25.0%	2
Other (please specify)	12.5%	1
answered question		8
skipped question		1

Eight respondents answered this question. Three each indicated that they needed ‘independent accommodation’ and/or that they were unable to afford the rent on their current home. Two respondents need to be closer to a carer or a dependent to give or receive support.

Other, please specify

1. Too expensive to heat - only gas option. No chimney. Present home lacks adequate heat efficiency

Question 29

If you need physically-adapted accommodation, could you stay in your present home if the necessary adaptations were made to it? (please circle one option)		
Answer Options	Response Percent	Response Count
Yes	20.0%	1
No	0.0%	0
I do not need physically-adapted accommodation	80.0%	4
Comments		0
answered question		5
skipped question		4

One of the 5 respondents, who answered this question, would be able to stay in their present home if the property could be physically adapted to meet their needs.

Question 30

Which of the following best describes your current living situation?		
Answer Options	Response Percent	Response Count
Renting from a private landlord	33.3%	3
Renting from a housing association	11.1%	1
Home owner, with mortgage	44.4%	4
Home owner, no mortgage	0.0%	0
Lodging with another household	0.0%	0
In tied accommodation	0.0%	0
Living with parents	0.0%	0
Living with relatives	11.1%	1
Living with friends	0.0%	0
<i>answered question</i>		9
<i>skipped question</i>		0

Four of the 9 respondents is a home-owner with a mortgage; a further 3 rent from a private landlord. One each rents from a private landlord and lives with relatives.

Question 31

How long have you been living in your current home? (please circle one option)		
Answer Options	Response Percent	Response Count
Less than 6 months	0.0%	0
6 months to 2 years	0.0%	0
2 to 5 years	22.2%	2
5+ years	77.8%	7
<i>answered question</i>		9
<i>skipped question</i>		0

Seven of the 9 respondents has been living in their home for '5+ years' and remaining 2 have been living in their current home for '2 to 5 years.'

Question 32

How many adults over the age of 16 would be living in the future home in Rode? (include any person who would be a member of your new future household)		
Answer Options	Response Percent	Response Count
One	33.3%	3
Two	44.4%	4
More than 2, please specify number	22.2%	2
<i>answered question</i>		9
<i>skipped question</i>		0

Four of the nine respondents would have two adults over the age of 16 living in their 'future' home; an additional 3 would have one adult. The remaining two responded as follows:

More than 2, please specify number

1. Ed: resp circled 'more than two' but did not specify number
2. ED: No box ticked. Commented "One or two"

Question 33

How many children under the age of 16 are there now who would be living in the future home in Rode?

Answer Options	Response Percent	Response Count
None	66.7%	6
One	22.2%	2
Two	11.1%	1
Three	0.0%	0
More than 3, please specify number	0.0%	0
<i>answered question</i>		9
<i>skipped question</i>		0

Two of the 9 respondents would have one child under the age of 16 living in the 'future' home; and 1 respondent would have two children under the age of 16 living in their 'future' home.

Question 34

How many bedrooms would be required in the future home in Rode?

Answer Options	Response Percent	Response Count
One	22.2%	2
Two	55.6%	5
Three	11.1%	1
Four	11.1%	1
Other (please specify number)	11.1%	1
<i>answered question</i>		9
<i>skipped question</i>		0

Five of the 9 respondents would require two bedrooms in their 'future' home.

Other, please specify number

1. ED: No box ticked. Commented "two or three"

Question 35

How long have you been resident in Rode?

Answer Options	Response Percent	Response Count
Less than 1 year	0.0%	0
1 to 2 years	0.0%	0
2 to 5 years	22.2%	2
5+ years	77.8%	7
<i>answered question</i>		9
<i>skipped question</i>		0

Seven of the 9 respondents has been resident in Rode for '5+ years' and remaining 2 have been Rode residents for '2 to 5 years.'

Question 36

Do the people who would live in the future home in Rode have a local connection with the village?		
Answer Options	Response Percent	Response Count
Yes	100.0%	9
No	0.0%	0
<i>answered question</i>		9
<i>skipped question</i>		0

All 9 respondents said that the people who would live in the future home have a local connection with the village.

Question 37

If yes, please state the length of time and nature of the connection with Rode		
Answer Options	Response Percent	Response Count
Less than 5 years	11.1%	1
5 to 10 years	33.3%	3
Over 10 years	55.6%	5
What is the connection with Rode?	77.8%	7
<i>answered question</i>		9
<i>skipped question</i>		0

Five of the 9 respondents stated that their connection with Rode was 'over 10 years.' An additional 3 stated that the connection was '5 to 10 years.' Seven of the 9 respondents provided information about the Rode connection, as follows:

What is the connection with Rode?

1. Lived here since he was 8 years old [disabled son]
2. We have many friends here.
3. Our close friend lived here for 11 years. We stayed with him until he died.
4. Family settled here
5. Daughter & son in law live in the village
6. Family
7. Family here

Question 38

Does a member of the future household work in Rode or otherwise provide an important service to the local community and therefore needs to live in the Parish?		
Answer Options	Response Percent	Response Count
No	55.6%	5
Yes	22.2%	2
If yes, what is the service?	44.4%	4
<i>answered question</i>		9
<i>skipped question</i>		0

Seven of the 9 respondents answered the first part of the question. Only two said that they provide an important service to the local community but four stated what service a member of their future household provides, as follows:

If yes, what is the service?

1. Joinery and cabinetry
2. Is a carer to his mother
3. Being a grandparent!
4. Stonework

Question 39

Is a member of the future household retired from permanent work in the Rode parish?

Answer Options	Response Percent	Response Count
Yes	33.3%	3
No	66.7%	6
<i>answered question</i>		9
<i>skipped question</i>		0

Three of the nine respondents are retired from permanent work in Rode parish.

Question 40

Has any member of the future household been offered employment in Rode but is unable to take up the offer due to a lack of affordable housing?

Answer Options	Response Percent	Response Count
Yes	0.0%	0
No	100.0%	9
<i>answered question</i>		9
<i>skipped question</i>		0

None of the 9 respondents has been offered employment in Rode but has been unable to take up the offer due to a lack of affordable housing.

Question 41

Please state the approximate total annual income before tax of everyone planning to move into the new home in Rode.

Answer Options	Response Percent	Response Count
£0 - £2,000	0.0%	0
£2,001 - £5,000	14.3%	1
£5,001 - £7,500	42.9%	3
£7,501 - £10,000	0.0%	0
£10,001 - £12,500	0.0%	0
£12,501 - £15,000	0.0%	0
£15,001 - £20,000	42.9%	3
£20,001 - £26,000	0.0%	0
Over £26,000, please specify income	0.0%	0
<i>answered question</i>		7
<i>skipped question</i>		2

Of the 7 respondents who answered this question, equal numbers (3 each) have an approximate total annual income of £5,001 – £7,500 or £15,001 - £20,000. The remaining respondent has a total annual income of £2,001 - £5,000.

Question 42

Please state the total amount of any savings, equity in your current home or other property, or investment which would provide a deposit towards a shared ownership property. (please circle one option)

Answer Options	Response Percent	Response Count
N/A	28.6%	2
None	57.1%	4
£0 - £500	14.3%	1
£501 - £1,000	0.0%	0
£1,001 - £2,000	0.0%	0
£2,001 - £5,000	0.0%	0
£5,001 - £10,000	0.0%	0
Over £10,000, please specify amount	0.0%	0
<i>answered question</i>		7
<i>skipped question</i>		2

Only one of the 7 respondents who answered this question stated that they have any savings or equity in their current home, etc and the total amount circled was £0 - £500.

Question 43

Are you registered with Homefinder Somerset?

Answer Options	Response Percent	Response Count
Yes	25.0%	2
No	75.0%	6
Comments		2
<i>answered question</i>		8
<i>skipped question</i>		1

Two of the 9 respondents, who answered this question, have registered with Homefinder Somerset.

Comments

1. Very difficult to answer all questions in this section as all are guesses.
2. ED: Resp circled both yes and no and commented "YES will register TODAY"

Section Five – Site Features and Proposed Dwellings at Church Farm in Rode

Question 44

Please indicate your preference for proposed buildings at Church Farm

Answer Options	Highest Preference 5	4	3	2	Lowest Preference 1	No preference	Rating Average	Response Count
1 to 1 1/2 Storey (bungalow type)	49	21	22	7	21	8	3.58	128
2 storey houses	48	32	23	5	10	7	3.87	125
Flats / apartments	10	7	15	18	64	10	1.96	124
Mix of construction types	72	21	14	8	24	11	3.78	150
Other (please specify)								15
<i>answered question</i>								164
<i>skipped question</i>								9

As with questions 3 and 4, most respondents did not rank each of the options on a scale of 1 to 5 but simply circled a number which most closely indicated their level of support for particular options.. Many respondents did not circle a number next to every option and several circled 5 next to 'mix of construction types' and left all the other options blank.

The option with the highest rating average (3.87 out of 5) was 'two-storey houses' and the next highest rating average (3.78) was for a 'mix of construction types'. The option with the lowest rating average was 'flats / apartments.'

One could combine the total numbers under columns '5' and '4' along with the rating averages to get a more accurate picture. In summary, one could say that respondents favour a mix of construction types, the majority of which should be 2-storey houses and bungalows.

Additional comments were made under 'other, please specify' as follows which have been loosely sorted by the analyst.

Other, please specify

1. Mix of different sized properties but definitely to include bungalows
2. Mixed
3. At least 2/3^{rds} of smaller homes/bungalows to be sold for owner occupation only for at least 5 years. (We missed a trick with Brewery Site development in early 2000's - virtually all 2 / 3 bedroom houses / flats were bought as buy to let investments)
4. Mostly 2 storey, with a few bungalows
5. Definitely not 3 storey houses where developers cram small houses on to small plots with need for living area on 1st floor as well as ground floor.
6. Sheltered accommodation for the disabled
7. Family affordable housing
8. Plus in keeping with the existing buildings in the village. We don't want cheap build/max profit housing which developers often build re: the houses on the Sportsman development are generally considered really poor & cheap looking by the villagers (and with drainage / sewage problems)
9. all properties must have off street parking for 2 vehicles at least
10. Do you really think the developer will take notice of this?
11. None
12. Can't believe this development has been approved at such a dangerous junction on the A361, so hard to get interested in the detail at all as it is inherently flawed
13. I never wanted this development in the first place
14. Ed: resp circled both 5 and 2 next to '2 storey houses'
15. ED: Circled "No Preference" at top of column

Question 45

Please indicate your preference for the number of bedrooms in the proposed 'open market' homes at Church Farm.

Answer Options	Highest Preference 5	4	3	2	Lowest Preference 1	No preference	Rating Average	Response Count
1 bedroom	8	13	18	18	34	12	2.37	103
2 bedrooms	31	26	27	13	5	9	3.64	111
3 bedrooms	47	26	22	5	6	10	3.97	116
4+ bedrooms	9	10	19	10	48	12	2.19	108
A variety of bedroom numbers	85	15	15	3	10	11	4.27	139
Other (please specify)								4
							<i>answered question</i>	160
							<i>skipped question</i>	13

The highest rating average (4.27 out of 5) was for 'a variety of bedroom numbers', followed by '3 bedroom' homes (3.97). The option with the lowest rating average (2.19) was for '4+ bedrooms.'

Question 46

Should street or other lighting on the site be angled downwards where possible to minimise direct glare and light pollution? (please circle one option)		
Answer Options	Response Percent	Response Count
Yes	89.2%	148
No	1.2%	2
No opinion	9.6%	16
Comments		3
<i>answered question</i>		166
<i>skipped question</i>		7

The clear majority of respondents (89%) believe that street lighting and other lighting on the site should be angled downwards where possible to minimise direct glare and light pollution.

Comments

1. There's not enough street lighting in Rode currently.
2. It's good to see the stars in the countryside.
3. Who would argue not?

Question 47

Should the design of any new buildings be: (circle all that apply)		
Answer Options	Response Percent	Response Count
Modern?	12.7%	21
Eco-home style?	38.6%	64
Traditional Cottage / House design?	71.7%	119
No opinion	7.2%	12
Other (please specify)	12.7%	21
<i>answered question</i>		166
<i>skipped question</i>		7

The highest number of respondents (119) believe that the new buildings should be of a 'traditional cottage / house design.' The next largest group are in favour of 'eco-home styles.' A few of the comments under 'other, please specify' (loosely sorted and grouped under headings identified by the analyst) indicate that some respondents feel that the houses should appear traditional on the outside but be modern 'eco-homes' on the inside.

Other, please specify

In keeping with surroundings

1. In keeping with the surrounding architecture
2. Must be in keeping with surrounding buildings, e.g. church and farm
3. To fit in with existing properties
4. In keeping with surroundings
5. Just in keeping with the village
6. No town stile houses. In keeping with Rode
7. ED: Next to 'Traditional' commented "in keeping with the village"

Traditional

8. ED: Only the words 'Traditional Cottage' were circled not 'House'
9. Regional/traditional
10. Traditional looking but modern inside

Eco-homes

11. Eco-home but NOT style
12. Ed: resp circled 'traditional...' and wrote in "with all eco features"
13. ED: Next to 'Eco-home style' commented "not in style, but eco features would be good".
Next to 'Traditional Cottage / House design' commented "in keeping with existing cottages locally, not generic 'estate houses'". Also crossed through 'House'
14. All houses now being built should be well insulated, have 'grey' water systems and lower carbon heating systems ED: Resp commented "Creative, imaginative, sustainable" and wrote "Efficient energy" next to 'Eco-home'.
15. ED: Next to 'Eco-home' commented "possibly". Also commented "Befitting of rural area - not sure what 'modern' is"

Miscellaneous

16. Elegant, classic, traditional, large house designs with large gardens. Something that is good to look at and can be admired.
17. Well designed' more important than style for residents.
18. There is no harm in a mixed development so long as they are not ugly.
19. Mixed
20. Would be goods to make it as small a blot of the landscape as possible

Question 48

Which of the following low carbon features should be included within any new development? (circle all that apply)

Answer Options	Response Percent	Response Count
Solar Thermal Water Heating	53.6%	81
Solar PV Panels	46.4%	70
Rainwater Harvesting	79.5%	120
Pellet Boilers	15.2%	23
Air source heat pump	25.8%	39
Ground source heat pump	45.0%	68
Other (please specify)	17.2%	26
	<i>answered question</i>	151
	<i>skipped question</i>	22

The largest group of respondents (120 out of 151) believe that 'rainwater harvesting' should be included as a low carbon feature within any new development, followed by 81 in favour of solar thermal water heating. Additional suggestions and comments were made under 'other, please specify' as follows, loosely sorted by the analyst.

Other, please specify

1. All of them
2. All of the above. Ed: next to 'solar PV...' wrote "on rear"
3. All if appropriate solar panels on non-visible areas is possible
4. ED: Resp bracketed all options and commented "All seem beneficial to lower CO2 output. Favour anything that does this."
5. All or as much as possible
6. As many as possible
7. As many as possible
8. As many as possible

9. Any of the above that are affordable
10. Whichever is economically viable
11. I think any low carbon features should be incorporated but particularly those circled.
12. Anything that saves the environment
13. Highest insulation
14. Thermodynamic
15. Use of local materials
16. *ED: 'Air source' and 'Ground source' were bracketed together and ticked. 'Solar Thermal' and 'Solar PV' were ticked twice.*
17. *Ed: resp ticked 'rainwater harvesting' then wrote "not enough knowledge of other options to have an opinion"*
18. *ED: Resp commented "Homes need to be affordable so as many as can be incorporated to but keep costs achievable" also commented next to 'Rainwater harvesting' - "Very Cheap"*
19. *ED: Next 'air source' and 'ground source' commented "from working in property I have found issues with these"*
20. *ED: Indicated "Either" for 'air source' and 'ground source'*
21. *ED: Next to 'pellet boilers', 'air source heat pump' resp commented "I don't know anything about these"*
22. Surely this would be up to buyer
23. None. (Not workable)
24. No idea; not solar panels
25. Can't comment really without knowing more about them
26. Don't know

Question 49

Do you think there should be sufficient provision to avoid the need for road parking at Church Farm? (circle one option)

Answer Options	Response Percent	Response Count
Yes	91.6%	153
No	3.6%	6
No opinion	4.8%	8
Comments		5
<i>answered question</i>		167
<i>skipped question</i>		6

The vast majority of respondents (153 out of 167) think that there should be sufficient provision to avoid the need for on-road parking at Church Farm. Additional comments were made as follows:

Comments

1. But not at the detrimental of gardens and creating a green space within the development. We also have gardens/greenery to absorb some of the surplus water running off roofs and tarmac. Flooding is starting to become a significant and frequent problem in Rode.
2. *Ed: resp wrote "absolutely" next to 'yes'*
3. Communal parking (or garages communally) - let children have the environment around homes.
4. Of course - there is no road parking
5. *ED: Next to 'Yes' commented "especially as there is no possibility of road parking on the A361"*

Question 50

If yes, what should be the minimum number of spaces per dwelling?		
Answer Options	Response Percent	Response Count
One	12.1%	19
Two	72.6%	114
More than 2, please specify number	20.4%	32
	<i>answered question</i>	157
	<i>skipped question</i>	16

The majority of respondents (114 out of 157) believe that there should be a minimum of two parking spaces per dwelling.

Please note that, in addition to capturing the number in excess of two spaces per dwelling, this space was also used by respondents and the inputters to capture additional comments on this issue. The responses have been sorted under headings identified by the analyst. In summary:

- 14 respondents specified 3 parking spaces and 2 specified 4 parking spaces
- 10 respondents believe that the number of parking spaces should be contingent on the number of bedrooms / size of house.
- 2 respondents suggested carports and 5 suggested additional off-road parking spaces for visitors.

More than 2, please specify number (plus additional comments!)

3 or 4 spaces

1. 3
2. Three
3. 3
4. 3
5. 3
6. 3
7. 3
8. 3
9. Up to 3 on larger houses
10. 3 - Most households in Rode have two vehicles and there should be provision for guest/visitors
11. 3
12. 3
13. 3
14. 3
15. 4
16. 4 - only takes a caravan or visitors to clog up whole road!

Depends on size of dwelling

17. To match the size of house
18. ED: Commented "Depends on size, a one bed should have one space, but a 4 bed family home should have 2"
19. Ed: resp did not choose an option but wrote in 'Depends on dwelling'
20. Depends on size of house!
21. ED: Resp circled 2 and added "Depends on size of dwelling"
22. Depends on size of house
23. 2 or 3 depending on bedroom size - more than 2 bedrooms then 3 spaces per house
24. Number to equal number of bedrooms
25. ED: Circled 2 and added "3 if 4-bed house"

26. *ED: Commented* "Depending on number of bedrooms - given that this will be a commuter development and the inadequacy of bus services, the minimum should be the number of bedrooms in the house together with extra communal spaces to allow for visitors, doctors, builders etc."

Miscellaneous

27. *Ed: next to 'two' resp wrote* "open spaces or carports"

28. Suggest car ports or parking spaces, as garages are seldom used (or fit) to hold cars and vehicles are left in the road.

29. *Ed: ticked '2' and wrote* "+ additional parking for visitors"

30. *ED: ticked '2' and added* "plus visitors space"

31. *ED: Resp ticked 'Two' and wrote* "At least 2 + area for visitors off road"

32. *ED: Resp commented* "No one should need more than one. Obsession with car ownership over well being"

Section Six – Your Household

Question 51

How long have you lived in Rode? (please circle one option)

Answer Options	Response Percent	Response Count
Less than 5 years	13.4%	23
5 - 15 years	35.5%	61
16 - 30 years	25.6%	44
30 years or more	25.6%	44
Comments		1
<i>answered question</i>		172
<i>skipped question</i>		1

The largest group of respondents (61 out of 172) have lived in Rode between 5 and 15 years. The next largest groups of respondents (44 each) have been living in Rode for '16 to 30 years' or '30 years or more'

Comments

1. Previously 18 years in Telisford 3/4 mile away

Question 52

How many members in your current household in Rode? (please circle one option)

Answer Options	Response Percent	Response Count
One	25.9%	44
Two	45.9%	78
Three	10.0%	17
Four	14.1%	24
Five	3.5%	6
More than 5, please state number	1.2%	2
<i>answered question</i>		170
<i>skipped question</i>		3

Just under half of respondents (78 or 46%) live in two-person households. The next largest group of respondents live in one-person households.

More than 5, please state number

1. 6

2. ED: Next to 'Two' commented "plus baby"

Question 53

In which of the following age groups do your household members belong, including any children who may be living away part of the year whilst in full time education. (circle all age groups in your household)

Answer Options	Response Percent	Response Count
Over 70	35.1%	60
65 - 70	21.1%	36
60 - 64	14.0%	24
50 - 59	22.8%	39
40 - 49	17.5%	30
30 - 39	12.3%	21
20 - 29	12.3%	21
15 - 19	9.4%	16
11 - 14	5.8%	10
4 - 10	9.4%	16
0 - 3 years old	5.3%	9
<i>answered question</i>		171
<i>skipped question</i>		2

The largest number of respondent households (60) have at least one member over the age of 70 and 39 households have at least one member between the ages of 50 and 59.

Question 54

How many bedrooms does your household currently have? (please circle one option)

Answer Options	Response Percent	Response Count
One	1.8%	3
Two	19.9%	34
Three	38.0%	65
Four	31.6%	54
Five or more	8.8%	15
Comments		1
<i>answered question</i>		171
<i>skipped question</i>		2

The largest group of respondents (65) live in 3-bedroom homes. The next largest group (54) live in 4-bedroom homes. Only 3 respondents live in 1-bedroom homes.

Comments

1. 2 in attic included

Question 55

In total, how many vehicles (operated by members of your current household) are usually parked overnight at or near to your home in Rode? Please include both cars and vans, including leased vehicles. (please circle one option)

Answer Options	Response Percent	Response Count
One	43.6%	72
Two	44.8%	74
Three	7.9%	13
Four	3.6%	6
Five	0.0%	0
More than five	0.6%	1
Comments		6
<i>answered question</i>		165
<i>skipped question</i>		8

The largest group of respondents (74 out of 165) have two vehicles usually parked overnight at or near their home. Only two fewer (72) have just one vehicle parked overnight.

Comments

1. 6 cars and all off-road and garaged
2. One on my property or garage
3. in garage
4. Could park two & could be altered to park three.
5. Ed: next to 'three' wrote "plus motorbikes"
6. None

Question 56

Any additional comments?

Answer Options	Response Count
	33
<i>answered question</i>	33
<i>skipped question</i>	140

Additional comments

1. Good design for houses is paramount considering the needs of residents at first stage and applying this to design, not retrospectively. i.e. If cars and a community feeling is necessary, consider building houses around a/some central 'park'/s or putting roads around the outside and pedestrian entrances in the centre.
2. It would be good if you were able to do this by email. We have missed all previous surveys. Thanks
3. Garages are not used for parking cars in probably 95% of the time. They are too small for modern cars and most cars have to retract wing mirrors to get in even if they are not full of household bits and pieces. Car ports are more likely to be used for their primary purpose.
4. Rode is a beautiful, quintessentially beautiful English rural village with scenic outlooks and 'inclusive' community feel. This is why we moved here. We do not support any further housing development over and above that already under discussion. The village is otherwise at the risk of losing all the features which make it what it is today.
5. We remain very concerned about any development on Browns Ground - this is an important green area enjoyed by families and walkers. Church Lane cannot accommodate any additional cars/parking. Flooding is a real concern. The 'Old Brewery' site often has flooding issues that have yet to be resolved, so please don't add to these risks. The properties that are currently housing society owned are very poorly cared for by their

- residents. We would want to see much more rigorous management/upkeep in future developments.
6. The opportunity should be taken to, once more, restore the church. The Barns of Fussells have for years hideously disfigured this area of Rode, and the firm has NEVER planted masking trees. The development in Norton St Philip and NOT the second-rate stuff at the bottom of Bradford Road in Rode. The Brewery not that much better. The Church deserves the best.
 7. I think Rode is currently in danger of being overdeveloped. The Church Farm development will take us over and above our designated housing numbers from the original Mendip plan. However, the infrastructure is not there to support that number of houses. The main problem being the drains and sewers which are under considerable strain.
 8. To summarise, I think as many houses as are needed to fill the housing gap and the types but should be in line with the needs of the community from luxury to affordable. Also houses should be mixed, not pots of impoverish vs. pot of health. You should know the demand for different types of houses, if not find out, build accordingly. Stay eco friendly also as far as possible!
 9. Extreme concerns regarding the village school access and parking facilities for increased attendance from the new housing. The school end of the High Street is extremely compromised at drop off and pick up times. New access to the rear of the school complex would be far more sensible and safe. There are a lot of grade 2 listed buildings in the vicinity which are at risk from increased heavy traffic and service vehicles attending the school.
 10. Housebuilding in Rode would be a great opportunity to increase diversity in the village, affordability is key - different income groups. Developments could be creative not bland, social happiness over developers' projects. Include small business/industry - commercial lets/studios. Rode could build on its reputation for successful small business. Create local jobs. Less car dependency. Rode can sustain population increase despite the obvious fears.
 11. Any development, including Church Farm, should be of a mixed building material type, with stone emphasized as a material. Provisions should be made slow traffic throughout the village. Amenity upgrades i.e. Store; as per Norton St Philip, cessation / limitation of "rat runs" through the village to avoid Beckington roundabout.
 12. 1. The Village "Plan" of Rode came about long before the heavy use of motor vehicles. The village streets and pavements (if at all) are narrow and increasingly dangerous with the equally increasing size and number of vehicles. Street parking, therefore, is already a necessary hazard. Any more housing must incorporate generous off road parking. 2. Water services dealing with Domestic Water waste and flooding is already inadequate.
 13. Provision for off-road parking is critical in any new development - village already choked by cars, and walking in Church Road dangerous now.
 14. Presumably the extra houses will bring extra children at the Junior School. The congestion at the junction of the mead & High Street is very bad. This shouldn't be allowed to get even worse.
 15. No wind turbines
 16. Traffic and ability to cross roads.
 17. This is a poorly constructed questionnaire.
 18. A sheltered housing scheme could create employment for local residents. Within a short distance of Rode, many social housing associations are in the process of building several developments, i.e. Curo, etc. Also the local infrastructure of Rode is suffering and light pollution.
 19. All these questions are very difficult to answer as mostly guesses over next 10 years. I strongly disagree with 44 houses on the Church Farm site. Also STRONGLY disagree with new industrial units.
 20. Consideration should be taken into the historical or natural value that a site may have to the village, i.e. Browns Ground being the "Green Lung" of the village.

21. My daughter has recently has had to move from her two-bedroom housing association house in Rode (where she grew up and went to school) because of the lack of any available 3-bed HA properties. Her children are linked to Rode activities (pre-school, school, scouts, etc.). But she would like to move back here if properties became available.
22. We do not approve of wind turbines in the village.
23. For the last 19 years we have been trying to move to a larger property in Rode but have been unsuccessful s there are relatively few properties with 4 bedrooms or more with large gardens. Families with 3 children need houses with at least 4 bedrooms to be comfortable.
24. I have only lived in Rode for 4 months a NEW area for me. I am, therefore, without knowledge of the 'needs' of Rode, unfortunately unable to complete very little of the questionnaire.
25. Experience has shown that new homes e.g. those at the (Ep?) are not easily sold mainly because they are small. The same could happen if they are included in the Church Farm development.
26. I am against the Church Farm Estate along with the majority of Rode people. Mendip went against the majority voice. WHY? Filling in this form may be a complete waste when you voted against the present local plan.
27. If 2/3 bedroom houses are built, the people currently living in 4/5 bedroom accommodation who wish to downsize would be able to sell their 4/5 bed houses to purchase these smaller homes, thus eliminating the need for more 4/5 bed houses to be built.
28. I believe there should be provision for elderly people including sheltered accommodation, to enable people who have lived in the village a long time to be able to stay within the village amongst their friends. There have been lots of new buildings built since 2002, it is approaching 80 I believe + the character of the place has changed already. So many people were against the Church Farm Development & Industrial Unit - but it counted for nothing - we have no voice. This survey isn't going to change anything, all we can do is try... or move house.
29. The utilities, amenities are already full to capacity and any further development will congest the village. Parking is currently a serious problem. Businesses are increasing beyond the village life causing it to be a commercial estate with many trade vehicles using the public highways to park. The village is losing its village status/identity very fast. Most people commute to large cities for work including London. The community spirit is disappearing.
30. I have no idea how the Church Farm development will affect the village there should be fewer houses on the site and road alterations funded by developers and on no account is the development of the Green Field site on the edge of village appropriate. That would be a tragedy.
31. Dear Council, I have no car only push bike and I use the Bus or Taxi
32. None
33. None

Additional comment returned with a blank form:

Dear Sir, Thank you for the enclosed Housing Needs Survey. I am afraid that I am unable to answer your questions as I rent [address supplied] and will probably not be living in Rode for very much longer, and am not really aware of Rode's housing needs. The only thing I do say is that the rental market seems very much too expensive, which is why I shall be moving out. Yours faithfully, [Name supplied]

Contact Details

One hundred and twenty-three respondents provided their name and contact details and will be entered in the Prize Draw. In the interest of data protection, these details have not been included in this report and will be used only to contact the prize winners or, in the case of 'affordable' and 'older people's housing' and where a signature was also provided, these details may be divulged to Mendip District Council and other housing providers.