

# **THE BALDONS NEIGHBOURHOOD DEVELOPMENT PLAN**

## **Appendix A: Surveys**

**June 2017**





## Appendix A : Surveys

### A1: The Baldons NDP survey results

The Steering Group commissioned a survey of all residents, the results of which are summarised as follows. 140 people (40% of the population) responded.

#### Consultation Paper

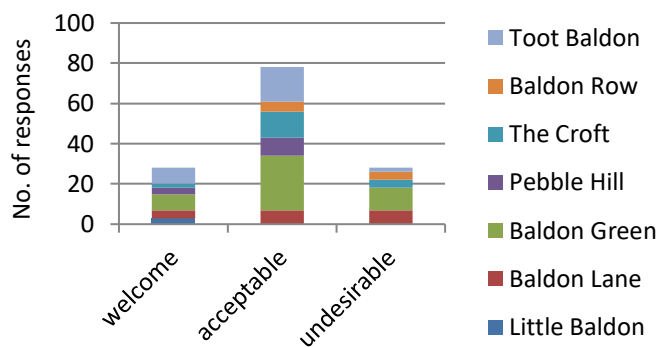
350 copies of a consultation paper were distributed to all Baldons residents aged 16 and over in February 2016. 140 responses were received - a response rate of 40% - and a summary of these responses was presented to the public at a meeting in the Seven Stars public house on March 22 2016

#### Response to the public consultation paper

An analysis of the response we received is follows:

##### *Population growth*

Q: Do you feel that in principle population growth is undesirable / acceptable / welcome?

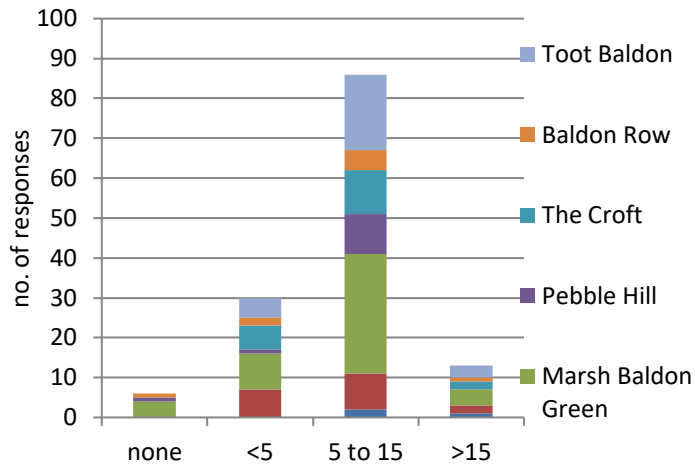


As the histogram shows, most respondents (80%) either accept or welcome some population growth in the Baldons over the next 10 years.

#### Housing Development

Q: which of the following development scenarios do you feel most comfortable?

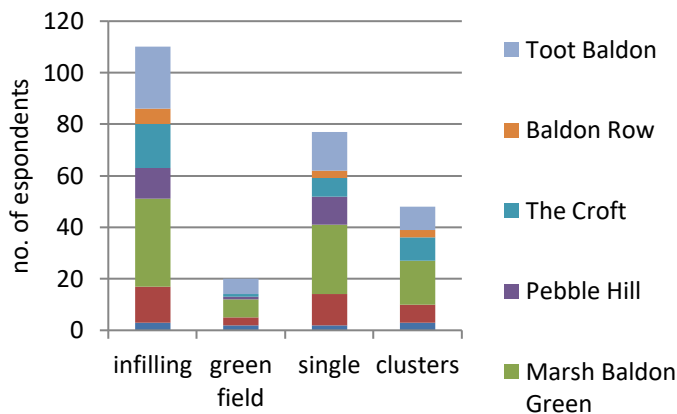
- 0-5 houses
- 5-15 houses
- Over 15 houses



Most people would accept between 5 and 15 new houses in the Baldons, but note that population growth also depends on occupancy: new weekend cottages would be ineffective. For many, the acceptance of more houses would be conditional on them being modest in size and appropriate in style

## Siting

Q: Would you prefer new development to be sited in gaps between existing buildings (infilling) or in open spaces (green field development)



A large majority of respondents favour infilling over green field development. Opinion is more evenly divided on the choice between developments in single houses or clusters of houses: the point was frequently made that the choice would depend on the size and nature of the plot available

## Social housing

Q: Would social housing be desirable and at what level?

- 90% of 135 responses were in favour of some social housing
- 60% of the responses said that the proportion of social housing to all new housing should be 20% or less
- Most people liked the idea of locals getting priority... and most people's attitude to market housing was unaffected by the level of social housing

## Business

Q: should planning policy should encourage development of businesses in the neighbourhood

- Of the 126 responses 52% were in favour and 48% against.

## Design Guidelines

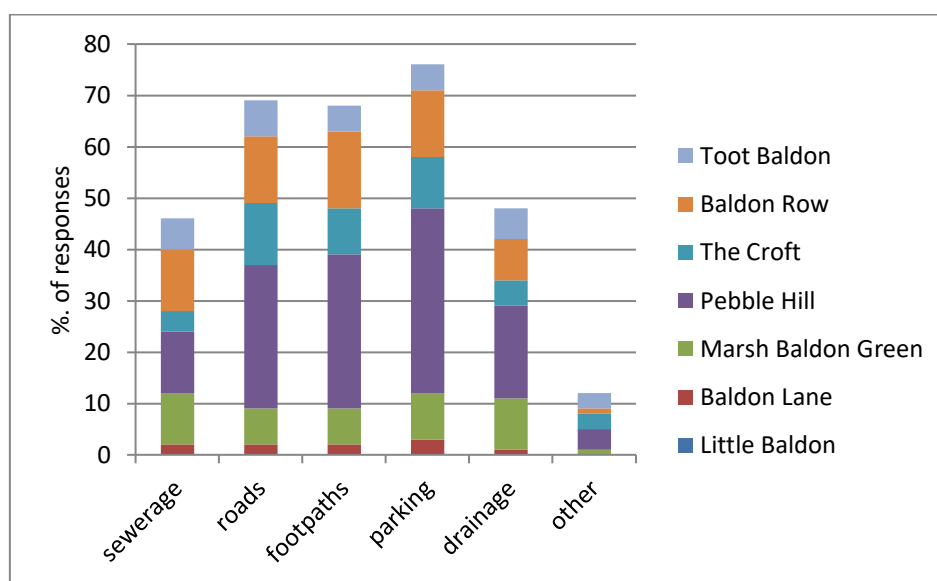
Q: would you like to see enhanced design guidelines included in the Neighbourhood Plan that are specifically aimed at protecting and maintaining the special architectural character and vernacular of the Baldons

A: the preliminary questionnaire results there was a significant majority in favour of having enhanced design guidelines specifically for the Baldons.

## Infrastructure

Q: irrespective of your views about future development , what do you feel are the key infrastructural issues facing the Baldons today?

A: It is clear from the responses that the existing infrastructure can barely cope with the present demand, and that any significant new development would result in overload, particularly as regards roads and sewerage.



Although there is a broad consensus, it is natural that the perception of most acute infrastructural deficiencies vary from area to area, as follows:

### Area

Baldon Lane  
Marsh Baldon, Pebble Hill and The Croft  
Baldon Row  
Toot Baldon

### Biggest problems

Sewerage and drainage  
Roads, footpaths and parking  
Roads  
Sewerage, broadband

**Toot Baldon sewerage:** this is Thames Water's responsibility and action will only be achieved by sustained pressure by the community

**Baldon Lane drainage:** TW have improved the pumping capacity but the system as a whole is at the limit of its capacity, which will have to be updated to cope with any further development

**Roads and traffic:** main concerns: volume of traffic, speeding through the Croft, danger to pedestrians. Maintenance issues, especially on the track south of the Green

**Footpaths:** required for the safety of pedestrians, especially at the south end of the Croft

**Parking:** widespread perception that school and pub parking is out of control – concern about erosion of the Green

**Broadband:** inadequate speeds at Toot

## The Green Belt

**Q: How important is the Green Belt to the Baldons?**

A: A very large majority of respondents (86%) are convinced of the importance of the Green Belt in the fight to protect the villages from urban sprawl (Grenoble Road) of the remainder 13% say the Green Belt is quite important and just 1% think it is unimportant.

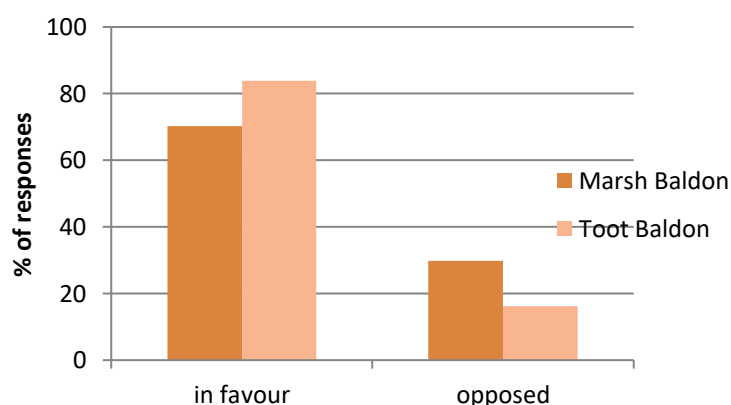
## Marsh Baldon Village Green

**Q: How do you feel about the present balance between its environmental protection and public use?**

A: a large majority (84%) felt that the present balance was about right. 9% of respondents felt that the Green was under-protected while 7% said it was over-protected. However a general and widespread concern was expressed about the damage being sustained by the edges of the Green from parking.

## Conservation Area

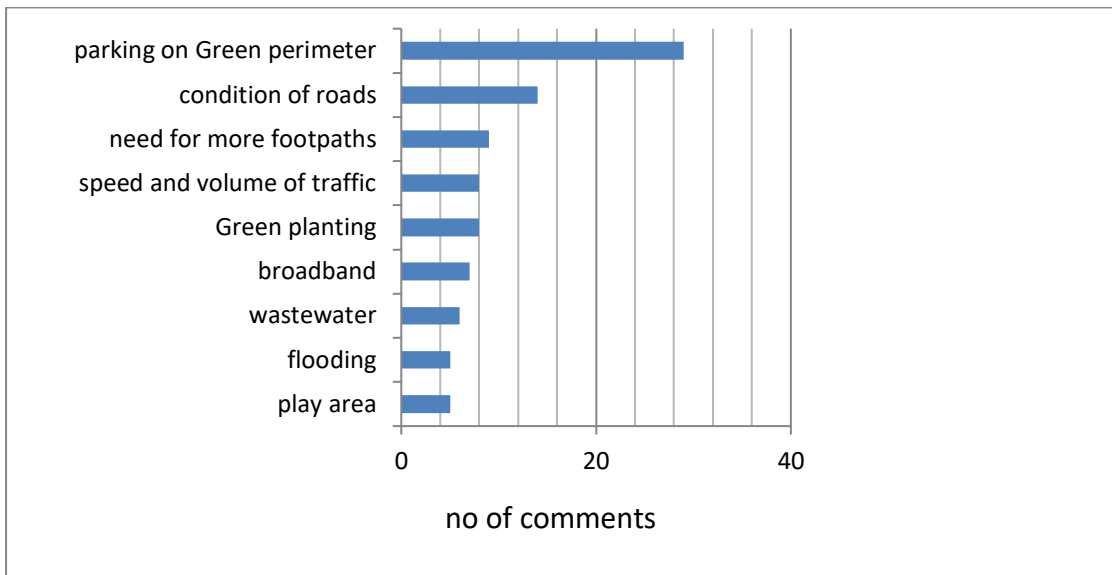
**Q: Would you be in favour of a review of the Conservation Area boundary?**



A majority of respondents support a review of the Conservation area boundary, especially in Toot, where a review is more urgently needed

## Comments

Many and wide ranging comments were received as part of the responses, as shown in the following Figure:



The top three topics were

- Parking on the perimeter road of Marsh Baldon Green, especially that associated with the school and the Seven Stars public house: this results in severe erosion of the Green itself
- A perceived increase in traffic passing through the village, both in terms of volume and speed: this results, in the absence of designated footpaths, to a heightened danger to pedestrians
- Flooding, both from an inadequate wastewater system in Marsh Baldon and the absence of a wastewater system in Toot Baldon, where polluted groundwater surfaces at lower elevations.

## A2: Housing Needs Survey

### Introduction

Community First Oxfordshire (CFO) were commissioned by Baldons Parish Council to conduct a housing survey in March 2016. CFO is a charity that works with and supports communities across the county and has long-standing expertise in helping communities with consultation strategies.

The survey gave all households in both villages the opportunity to express an opinion on housing development and to register their own housing need, should they have one. The survey had three parts. All households were asked to complete Part 1: Your Baldons household and Part 2: Your Opinions on Housing Development. Parts 3 and 4 asked households living inside and outside The Baldons which need a new home in The Baldons to state their requirements.

### Summary of findings

#### *Part 1- Your household*

- 82% of respondents (51 out of 62) are home-owners (with or without mortgage)
- The largest proportion- 58%- of respondents (36 out of 62) live in detached houses



- 24% of respondents (15 out of 62) are interested in downsizing their house in the next 2-10 years
- 20% of respondents (12 out of 60) would be interested in building their own home if land were made available

### *Part 2- Your opinions on housing development*

Top 3 types of accommodation respondents think The Baldons requires:

- Semi-detached houses - 15% (28 out of 185 responses)
- Affordable housing - 14% (25)
- Terraced houses - 11% (21)

Top 3 types of supported housing that respondents think The Baldons requires:

- Private Sheltered Housing- 30% (7 out of 23 respondents)
- Independent accommodation with care support - 26% (6)
- Housing Association Sheltered Housing- 17% (4)

Top 3 types of tenure respondents think The Baldons requires:

- Owner-occupation- 39% (37 out of 95 responses)
- Shared-ownership- 25% (24)
- Affordable rent through Housing Association- 21% (20)

### *Part 3- Does your whole household or any person/s in your household need a new home in The Baldons?*

- 8% of respondents (4 out of 48) are intending to move to another home in The Baldons in the next 5 years
- 15% of respondents (7 out of 48) wish to move to another home in The Baldons in the next 5 years but cannot - Top 3 reasons preventing households from moving:
  - Unable to afford to buy new home- 41% (9 out of 22 responses)
  - A lack of self-build plots- 18% (4)
  - A lack of suitable housing- 14% (3)
  - A lack of affordable private rented properties - 14% (3)
- Top 2 reasons for needing a new home in The Baldons:
  - Want to start first home- 39% (9 out of 23 responses)
  - Want to build own home- 13% (3)
- Self-ownership was the first choice of housing tenure preference- 53% (9 out of 17 choices)
- Top 3 type of homes needed:

- Semi-detached house- 34% (12 out of 35 responses)
- Detached house- 26% (9)
- Terraced house- 17% (6)

**Part 4- Do you know of anyone living elsewhere who wishes to move to The Baldons**

- 18 households living outside The Baldons wish to move to the parish in the next 5 years
- Top 3 reasons for wishing to move to The Baldons in the next 5 years:
  - The natural environment – 25% (10 out of 40 responses)
  - Schools and amenities- 12.5% (5)
  - To be near family- 10% (4)
  - To give/receive family support- 10% (4)
- No respondents have mobility or other care/support needs which affect the type of home needed
- No respondents have a supported housing need

**Summary of Local Affordable Housing Need**

Local affordable housing would only be available to local people who do not already own a home. On this basis the affordable housing need is set out in Table 3.7

*Table 3.7: Affordable Housing Needs*

<b>Size of house needed</b>	<b>Number of households</b>	<b>Number currently on Housing Register</b>
One bed	4	2
Two bed	0	0
Three bed	1	0
Four bed	0	0
<b>TOTAL</b>	<b>5</b>	<b>2</b>