

# **Housing Needs Report**

**Produced by: Broadhembury Parish Council  
September 2013**

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## **Introduction**

Broadhembury Parish Council were asked to establish an up-to-date picture of the housing needs in the village/parish of Broadhembury. The survey set out the reasons why it was being carried out, backing this up with clear data detailing the particular challenges facing East Devon, setting out specifically why the problems are worse than on average in the UK.

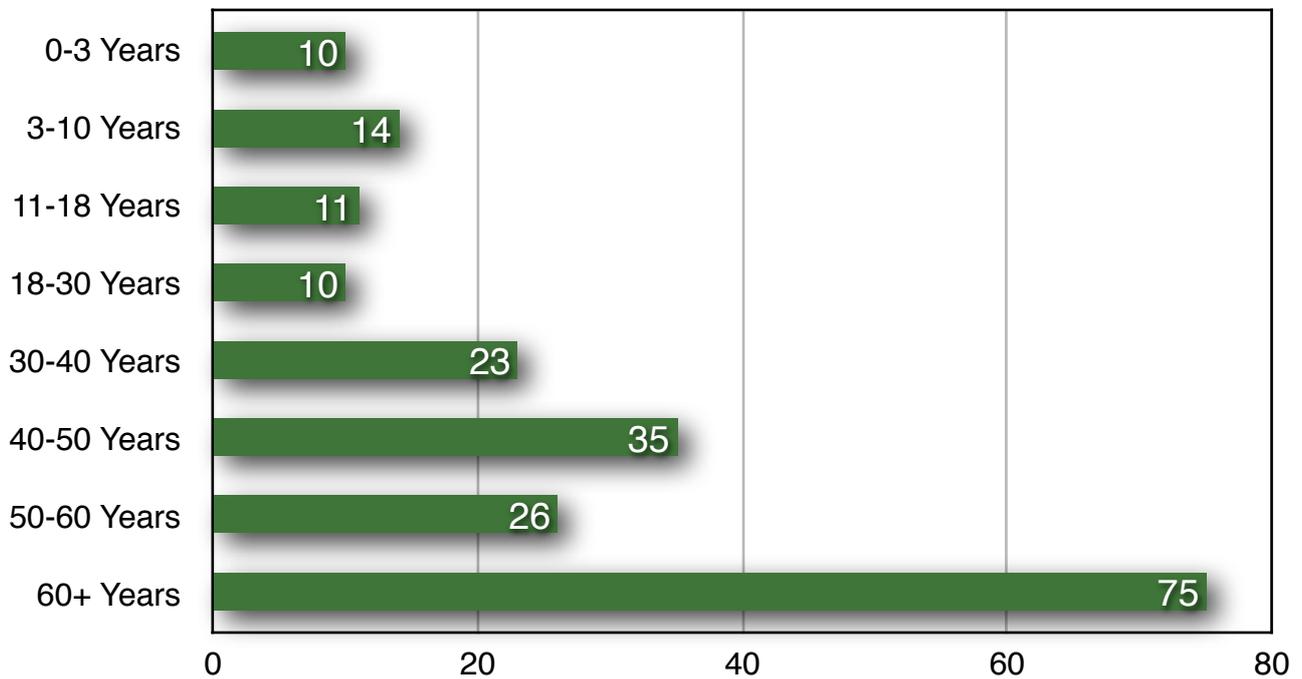
The survey was drafted and distributed by the Parish Council, during August and September 2013. Replies were either collected by councillors or returned to Broadhembury Post Office by parishioners themselves. Councillors were also contacted directly or on the door-step with comments.

A total of 265 surveys were delivered, and a total of 121 were returned.

# Findings and Results

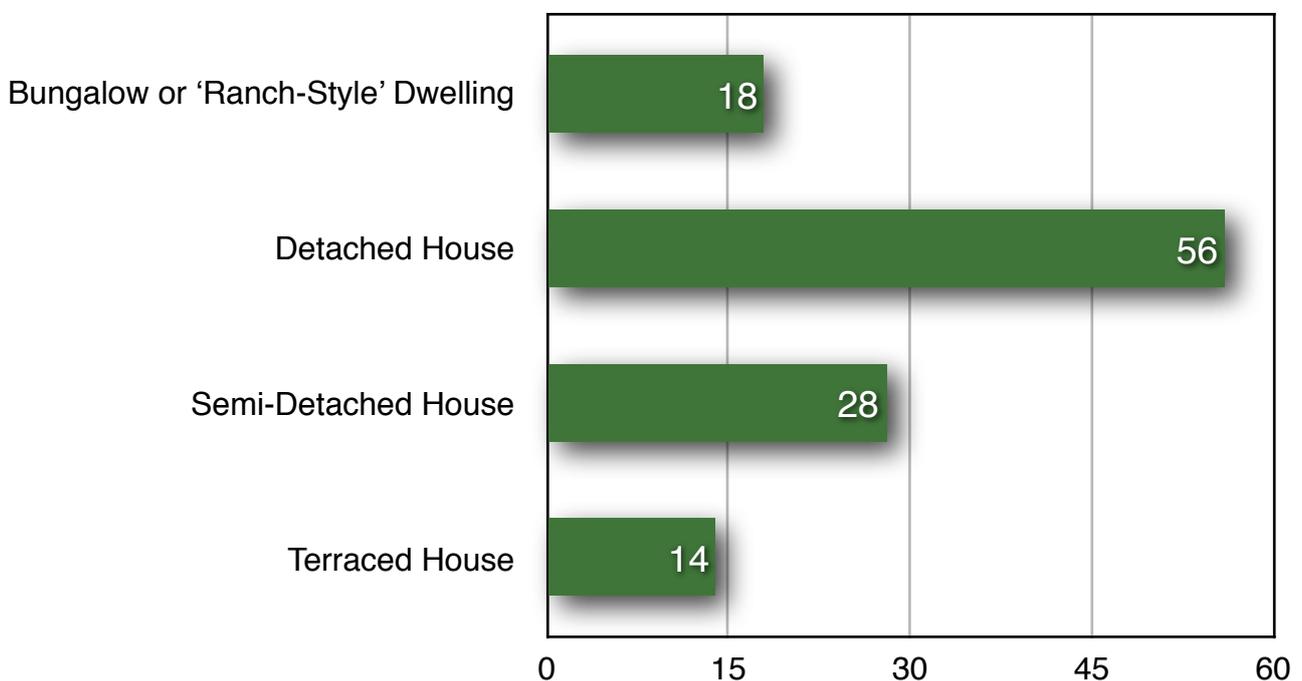
## Question 1.

*How many people in your household fit into the following age brackets?*



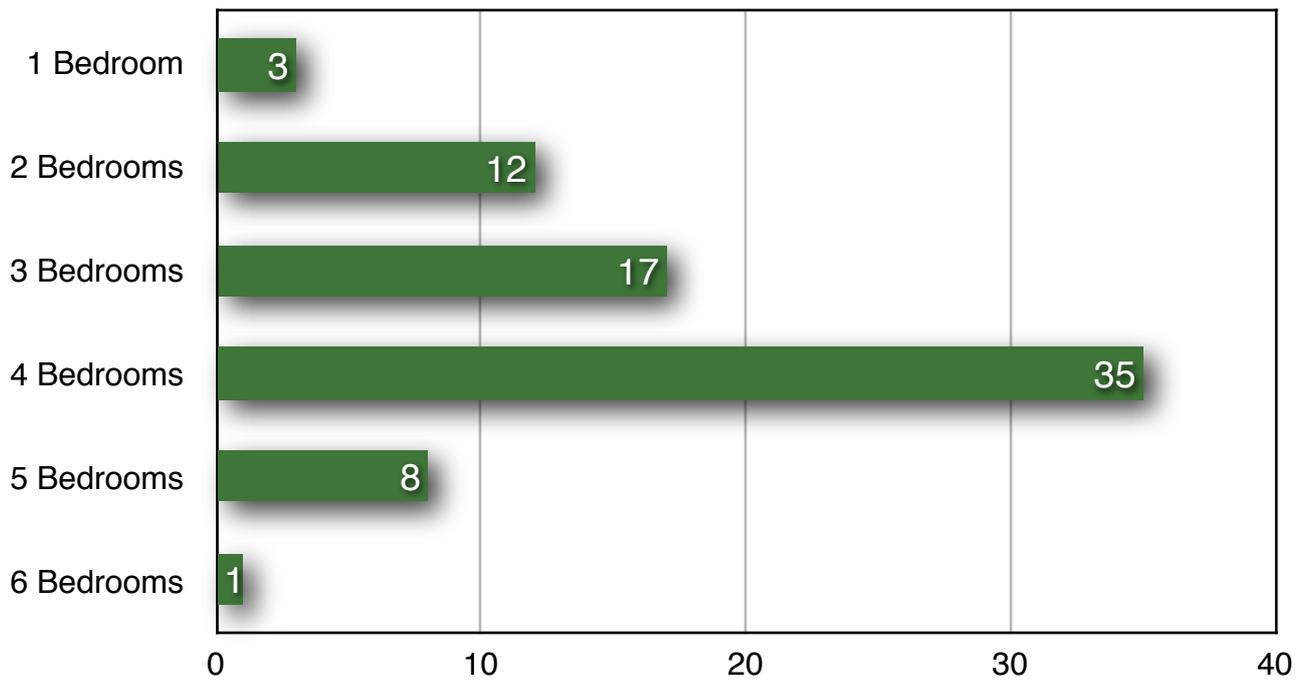
## Question 2.

*What type of property do you live in now?*



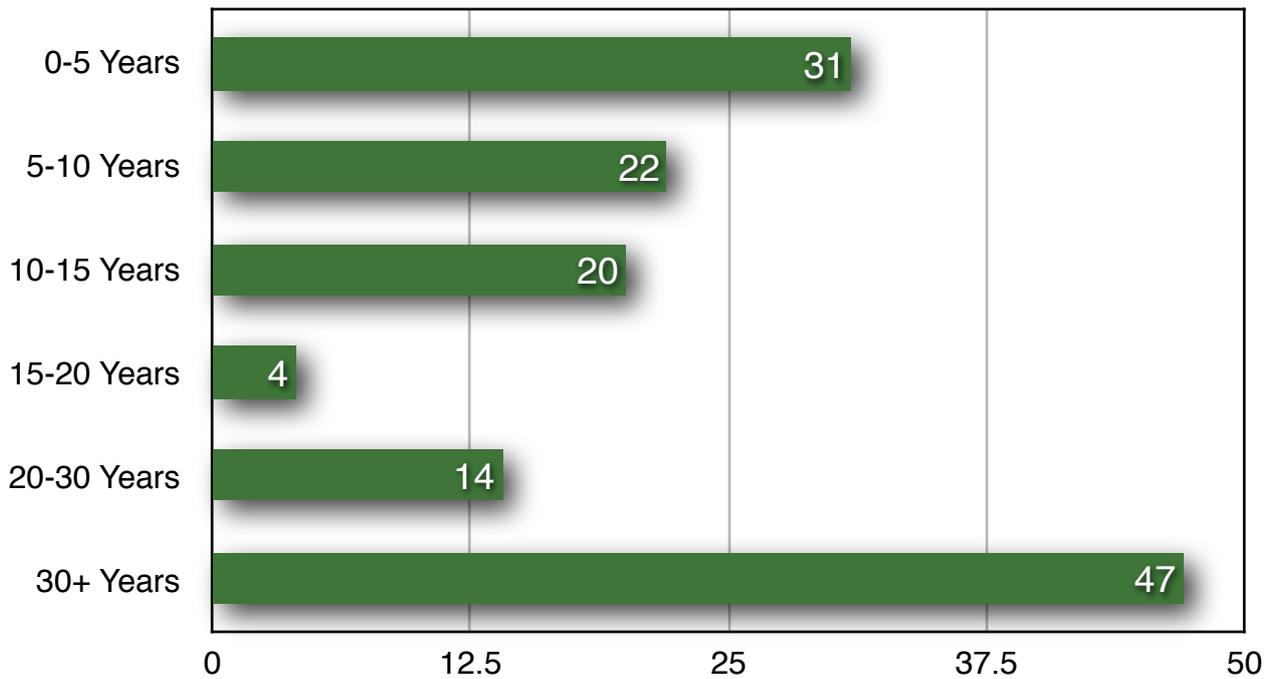
**Question 3.**

*How many bedrooms does your property have now?*



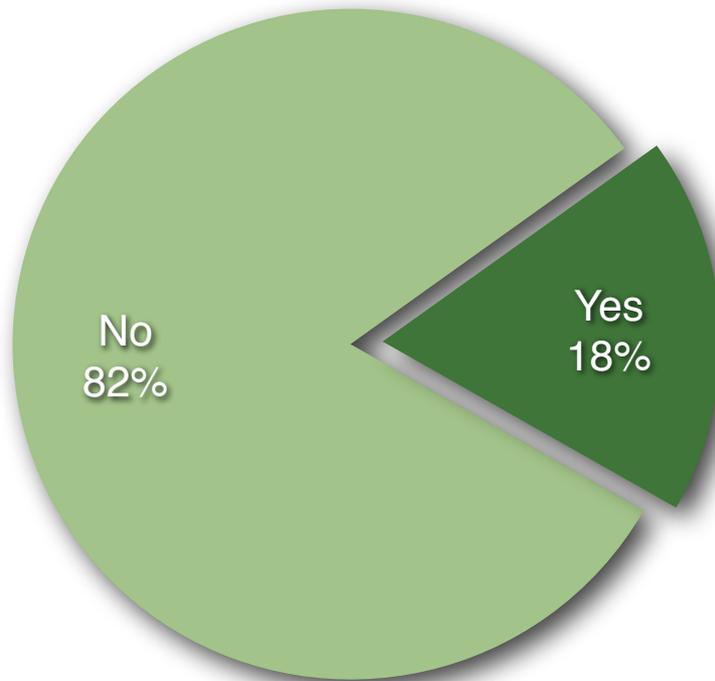
**Question 4.**

*How long have you lived in the parish?*



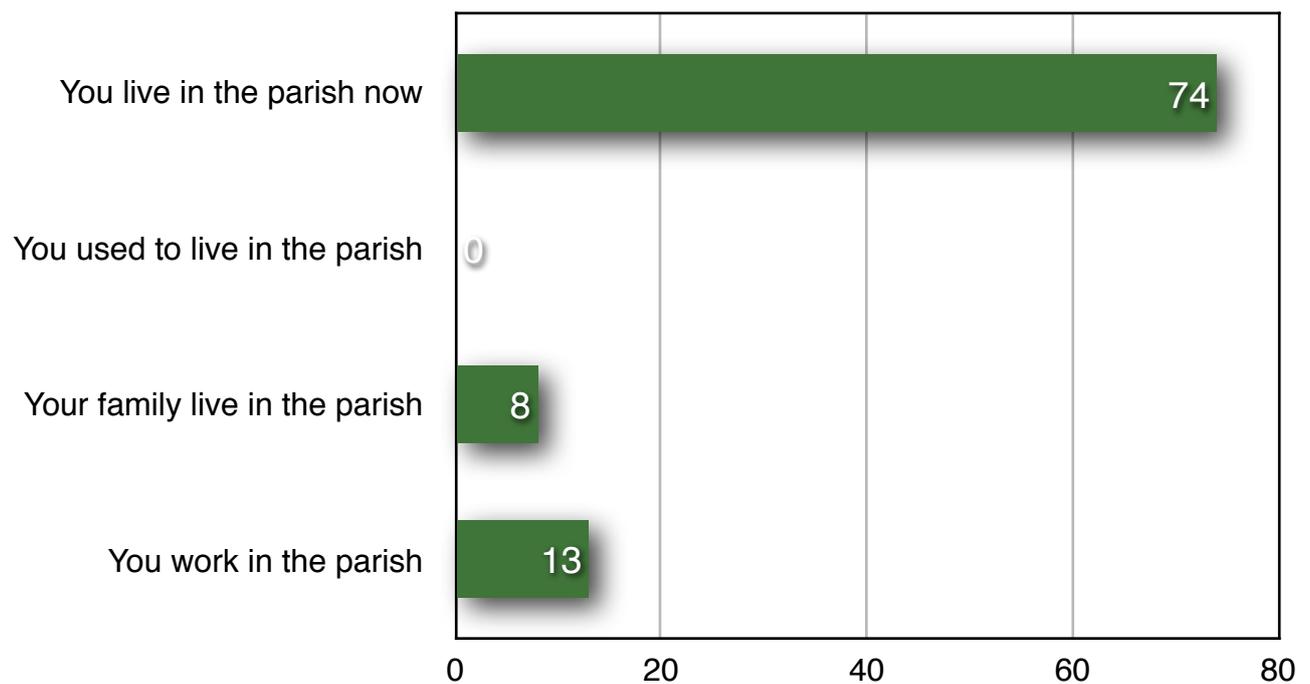
**Question 5.**

*Do you or any member of your household need/want to move in the next 3-5 years?*



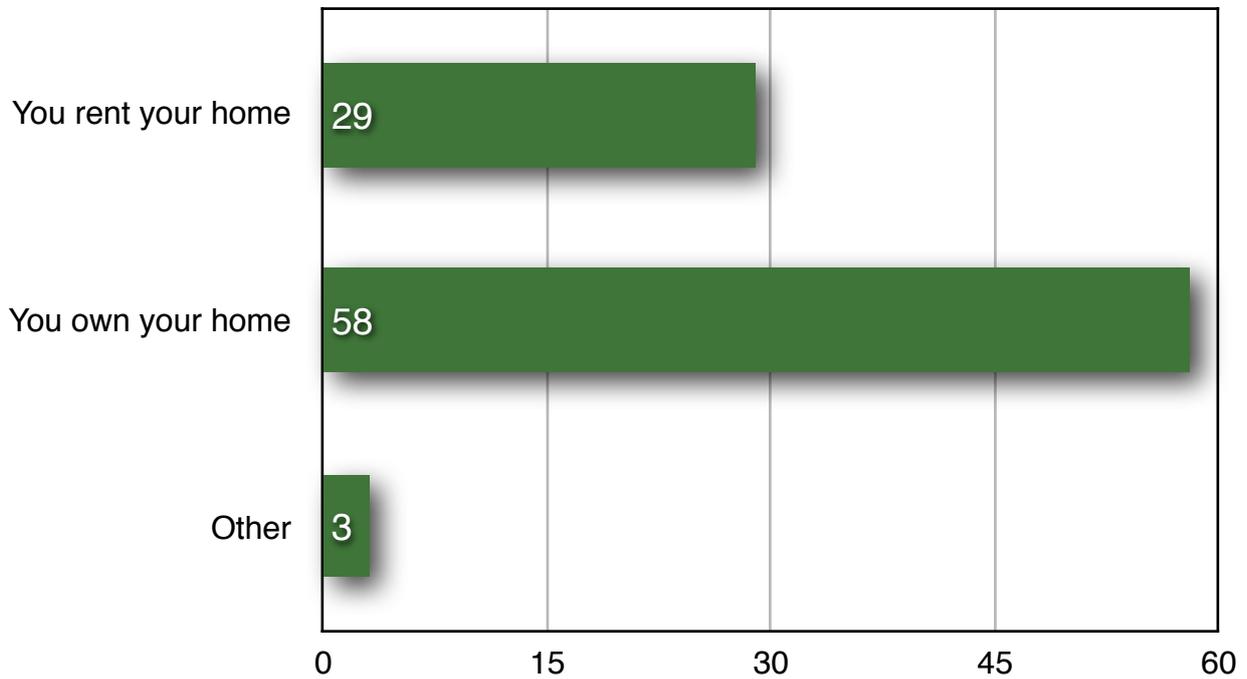
**Question 6.**

*Describe your connection to the parish within the following terms:*



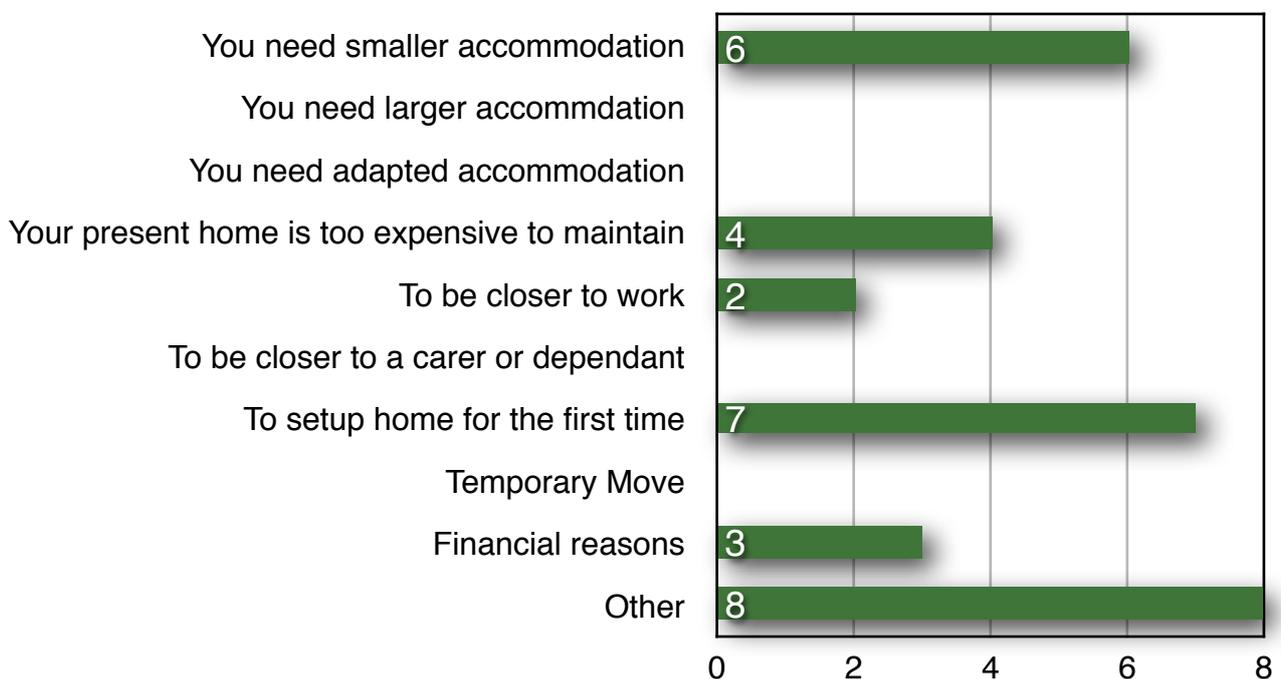
**Question 7.**

*Under what tenure do you occupy your current home?*



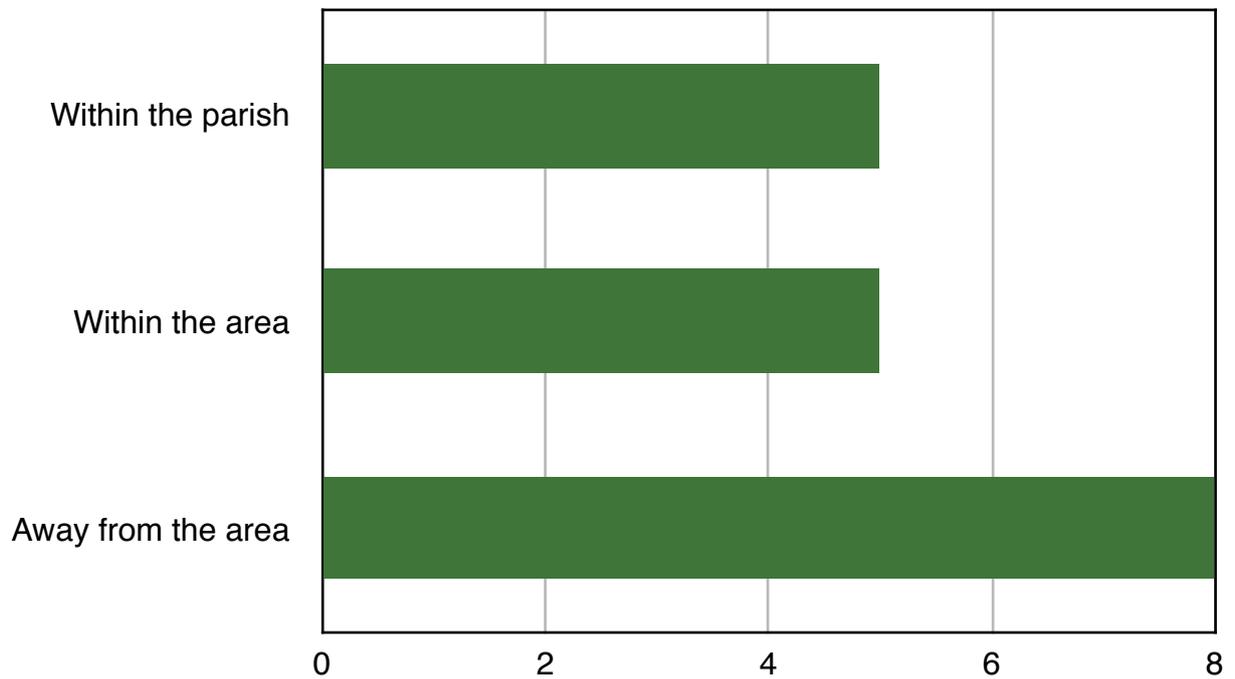
**Question 8.**

*If you or any member of your household need/want to move within the next 3 to 5 years, please outline the reason(s) why:*



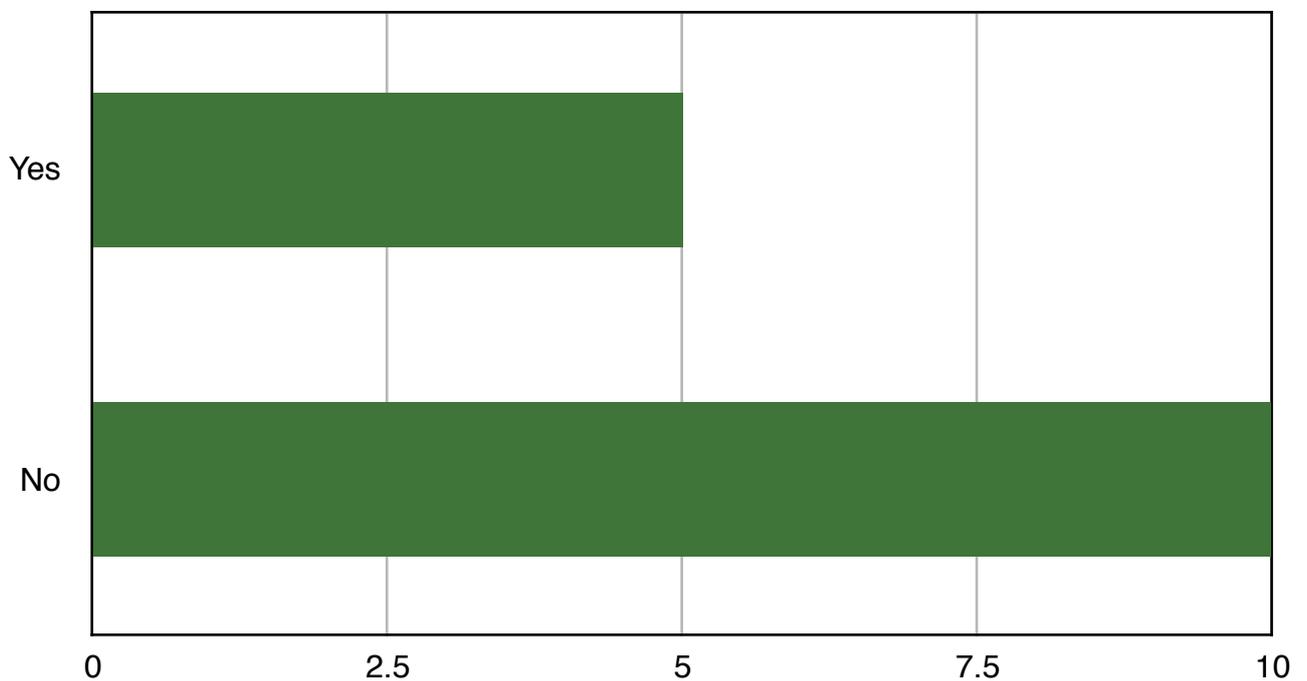
**Question 9.**

*If you want to move, where do you want to live?*



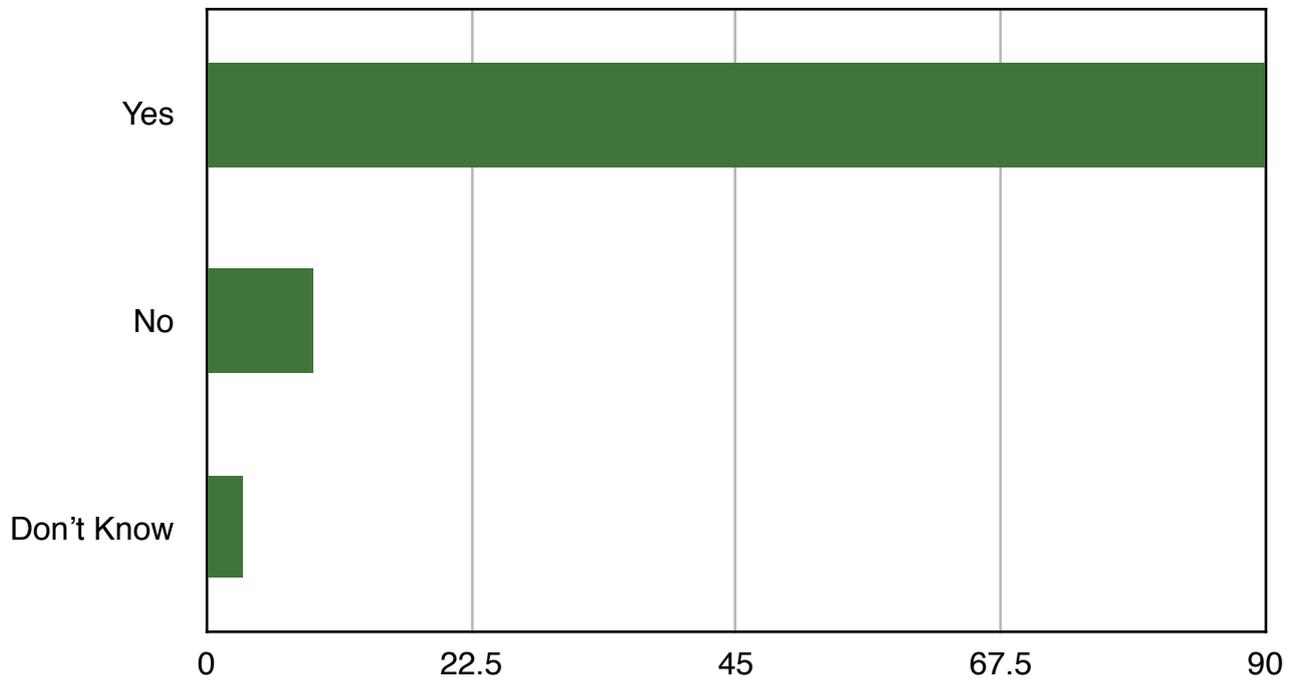
**Question 10.**

*Do you know of anyone who in the last 10 years had to leave the parish as they couldn't find a suitable home here?*



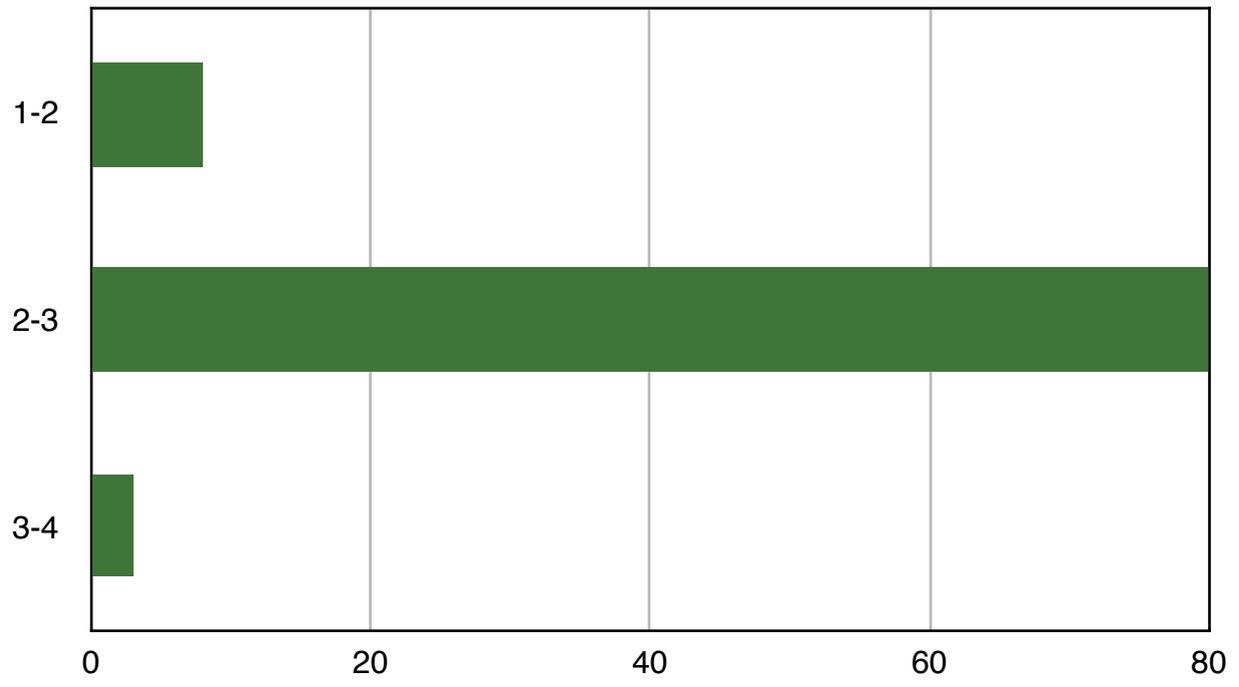
**Question 11.**

*Are you in support of a development of affordable housing within the parish?*



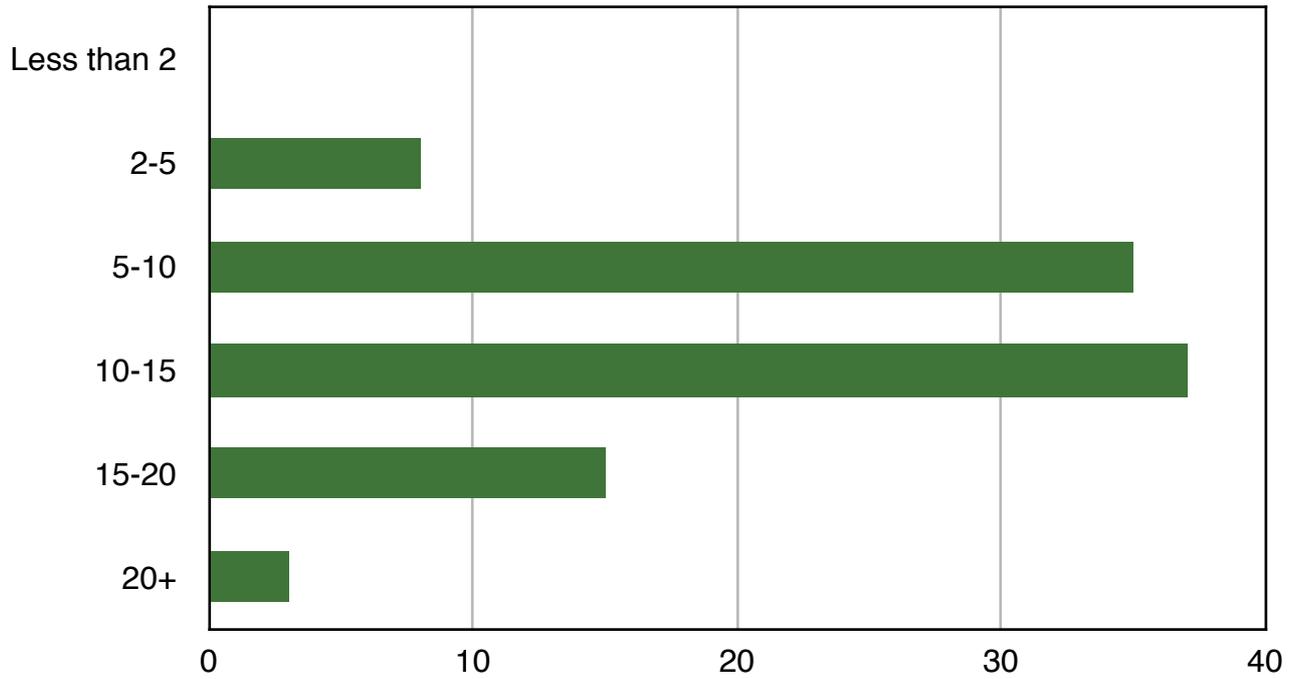
**Question 12.**

*If so, what size (no. of bedrooms) of housing do you believe should be built?*



**Question 13.**

*How many houses do you believe should be built?*



**Question 14.**

*If you do not support development at all, please say why not?*

## Comments Received

A number of additional comments were received and we present them here:

### **Of those who said yes to any new development:**

“The properties must be in the vernacular style.”

“They should have decent-sized gardens.”

“Without new affordable housing the village will die - we need to support younger families wishing to live here.”

“Yes [in favour of development] - of the type that allow Broadhembury’s children to afford to live and stay.”

“Yes - only if rented - will not support this if it is just private houses not rented houses.”

“There is a real parking issue in the village - would the infrastructure be able to offer parking? We have often wanted to organise events but have been put off by the lack of parking and sometimes the village square is completely full of cars.”

“If there is no growth the village will stagnate - we need to keep a post office/shop and pub.”

“Yes, in principle, but there are much better locations for development. EDDC, in refusing development in more obvious places such as Causeway End, Colliton, or Dulford, is restricting sensible and sensitive growth in much more suitable places.”

“Affordable housing should be for affordable rent, not to purchase, as it is so important to ensure that it remains available to low income people and it not sold off for profit to second-home owners.”

“Yes! To help young, local people like myself get on the housing ladder. An increasing population needs accommodating.”

“No holiday homes - consider a covenant that some properties are for a person who has lived in the parish for a number of years, and must be sold/rented in the same way.”

### **Of those who said no:**

“Purely because Broadhembury is such a unique village.”

“The proposed site [opposite the village hall] will ruin the scenic drive into Broadhembury. The village is unique in its beauty and style and newly built houses, no matter how sympathetically constructed, will completely change the character of the village. Is it really worth ruining the beauty and uniqueness of Broadhembury for such a low yield of affordable housing?”

“By all means but not housing assoc.”

“There’s no employment, no public transport, and few facilities.”

“More homes, more traffic, more need for public transport, bigger classes at school, less jobs in area for locals.”

## **Conclusions**

Broadhembury has an on-average older population, and on the whole, residents do not need or want to move within the next 3-5 years, excepting a need to down-size or buy first-time.

There is a clear majority in favour of a development of affordable, 2-3 bedroom housing.

There is been a positive acceptance of the idea of the building of between 5 and 15 houses.

There is concern about a potential negative impact of any new development upon the infrastructure and look, atmosphere, and uniqueness of the village, and the site proposed.

There are concerns that the Post Office, Drewe Arms, and school require a strong and developing community to support them.