

## **Copmanthorpe Neighbourhood Plan**

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# **Copmanthorpe Housing Needs Survey**

## **June 2014**

**Prepared for: Copmanthorpe Parish Council Neighbourhood Planning  
Group**

**July 2014**

# Copmanthorpe Neighbourhood Plan

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# Copmanthorpe Neighbourhood Plan

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## Background

- City of York Council are in the process of producing a draft Local Plan for the whole city. The plan includes the provision of over 20,000 new homes, nearly 600 of which are being considered for Copmanthorpe with most being on Green Belt land west of the village.
- The Parish Council, supported by many Copmanthorpe residents, have submitted objections to the draft of the Local Plan and await details of any revisions that may be made in light of the objections.
- On a local level: the Parish Council, together with village residents, have been working, for some time, on producing a Neighbourhood Plan for Copmanthorpe. In a comprehensive Community Survey, undertaken by the Parish Council in concert with the Methodist Church in the summer of 2013, it emerged, amongst other things, that the majority of residents were against any further house building developments in the village. In the light of this, a detailed survey was undertaken in the Autumn of 2013 to seek detailed opinion on the issue of new housing and employment development in Copmanthorpe.
- To ensure that the Neighbourhood Plan for Copmanthorpe is fully comprehensive a further survey covering the housing needs of those living in the village was undertaken. This report details the findings of this latest survey.

# Copmanthorpe Neighbourhood Plan

## Summary of Findings

- A questionnaire was delivered to every house in the village, 527 households completed and returned it.
- The majority of the households responding consisted of two adults and no children. Tenure of property was overwhelmingly owner occupier with the majority having no mortgage.
- 994 individual adults were contacted of which 39% were retired and 60% worked. The usual place of work for those working was primarily York, but just over a quarter claimed to work in Leeds and West Yorkshire. The overwhelming majority travelled to work by motorcycle, car or van tending to leave the village via Manor Heath, but a third claimed to leave via Tadcaster Road Link.
- As to the retired respondents, only half indicated the route they used when leaving the village, but for the remainder Tadcaster Road Link tended to dominate followed by Manor Heath.
- The vast majority of the households responding – 95% – claimed that their current accommodation was suitable for their needs. Few, only 11%, claimed they needed, or wanted alternative or additional accommodation. The main reasons for needing alternative accommodation were,
  - Needing larger accommodation,
  - Needing smaller accommodation.The type of alternative accommodation favoured was two or three bedroom houses or bungalows with detached properties being marginally preferred to semi-detached. Regardless of the property wanted, buying on the open market was the most preferred method of acquiring it.
- As to future housing needs and aspirations, it was noticeable that several felt that, in due course, they would need to downsize and to find accommodation more suited to older residents.

# Copmanthorpe Neighbourhood Plan

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## DETAILED FINDINGS

**Note:**

Throughout the text of the report, all percentages have been rounded up to the nearest whole number.

xx – denotes raw figures.

\* – denotes a percentage of less than 1%.

## Copmanthorpe Neighbourhood Plan

### Sample Profile

- A questionnaire was delivered to every household in the village at the beginning of June 2014. Households were asked to complete and return it; 527 households did so.
- The majority of the households responding consisted of two adults and no children. Additionally, tenure of property was overwhelmingly owner occupier with the majority not having a mortgage. This would seem to reflect that many responding were retired.

<b>Sample Profile</b>			
<b>Base: all households</b>	<b>527</b>	<b>Base: all households</b>	<b>527</b>
<b>Number of adults in household:</b>	<b>%</b>	<b>Number of children in household:</b>	<b>%</b>
One	19	One	10
Two	65	Two	11
Three	11	Three	1
Four	5	Four	*
Five	1	None	77
		More than 4	*

## Copmanthorpe Neighbourhood Plan

<b>Tenure of Current Home</b>	
<b>Base: all households</b>	<b>527</b>
<b>Tenure of current home:</b>	<b>%</b>
Owner occupier with mortgage	35
Owner occupier with no mortgage	60
Rent from Council/Housing Association	2
Rent from private landlord	2

## Copmanthorpe Neighbourhood Plan

### Travel

- The following was established vis-à-vis the adults living in the households contacted,
  - Usual place of work,
  - How they usually travelled to work,
  - Route used to leave the village.

Allowance was made for up to 3 adults per household to answer. In this way, 994 adults were contacted.

### Usual Place of Work

- Of the 994 adults contacted 391 that is, 39%, were retired. However, focusing on the 60% (603 respondents) working; the following table summarise their usual place of work. Interestingly, many worked at several venues.

Usual Place of Work (Multiple Response)		
	Total	
<b>Base: all working adults</b>	<b>603</b>	
<b>Usual place of work:</b>	<b>xx</b>	<b>%</b>
Copmanthorpe	<b>70</b>	<b>12</b>
York	<b>332</b>	<b>55</b>
Leeds/West Yorkshire	<b>162</b>	<b>27</b>
East Yorkshire/Humberside	<b>28</b>	<b>5</b>
Harrogate/North Yorkshire/Teesside	<b>35</b>	<b>6</b>
Outside Yorkshire	<b>39</b>	<b>6</b>



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- As regards travelling to work, regardless of venue, the vast majority went by car, motorcycle or van.

Usual Method of Travel to Work (Multiple Response)		
<b>Base: all working adults</b>	<b>603</b>	
<b>Usually travel to work by:</b>	<b>xx</b>	<b>%</b>
Walk	54	9
Bicycle	68	11
Motorcycle, car, van	473	78
Bus	83	14
Train	15	2
No answer	3	*

## Copmanthorpe Neighbourhood Plan

- As to the **route used when leaving the village**, some of the respondents who were retired gave details as well as those who currently worked.
- It was noticeable that many of the respondents used several of the routes when leaving the village.

Route Used to Leave the Village (Multiple Response)						
	Total		Working		Retired/Not working	
<b>Base: all working and retired/not working adults</b>	<b>994</b>		<b>603</b>		<b>391</b>	
<b>Route:</b>	<b>xx</b>	<b>%</b>	<b>xx</b>	<b>%</b>	<b>xx</b>	<b>%</b>
Manor Heath	459	46	346	57	113	29
Colton Lane	16	2	12	2	4	1
Temple Lane	134	13	83	14	51	13
Tadcaster Road Link	354	36	208	34	146	37
No answer	234	24	37	6	197	50

## Copmanthorpe Neighbourhood Plan

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### Accommodation

- The majority of the households responding (95%) claimed that their current accommodation was suitable for their needs.
- It was not surprising, therefore, that few (11%) claimed they needed or wanted alternative, or additional accommodation.
- The two main reasons for needing alternative accommodation were,
  - Needing larger accommodation,
  - Needing smaller accommodation.For more details see table on page 13.
- Of the 59 households needing/wanting alternative accommodation,
  - 32% confined themselves to one option,
  - 68% put forward two possibilities.This aside, the respondents essentially wanted a two or three bedroom house or a bungalow with detached properties being marginally preferred to semi-detached. For further details see pages 14 and 15 .
- Regardless of type of property wanted, buying on the open market was the most preferred method of acquiring the property wanted. For further details see page 16.

## Copmanthorpe Neighbourhood Plan

Level of Satisfaction with Current accommodation		
<b>Base: all households</b>	<b>527</b>	
<b>Current accommodation is suitable for household's needs:</b>	<b>xx</b>	<b>%</b>
Yes	502	95
No	25	5
<b>Need/want alternative or additional accommodation</b>	<b>xx</b>	<b>%</b>
Yes	59	11
No	468	89

## Copmanthorpe Neighbourhood Plan

<b>Main Reasons Why Need/Want Alternative or Additional Accommodation</b>		
<b>Base: all households expressing a need</b>	<b>59</b>	
<b>Want or need:</b>	<b>xx</b>	<b>%</b>
Larger accommodation	19	32
Smaller accommodation	19	32
Long term/permanent accommodation	11	19
Cheaper accommodation	9	15
To maintain independent living	6	10
To form a new household	4	7
To be closer to carer or dependent	4	7

## Copmanthorpe Neighbourhood Plan

Main Type of Accommodation Needed/Wanted						
	Total		First Choice		Second Choice	
<b>Base: all choices given</b>	<b>99</b>		<b>59</b>		<b>40</b>	
<b>Type of accommodation:</b>	<b>x</b>	<b>%</b>	<b>xx</b>	<b>%</b>	<b>xx</b>	<b>%</b>
Flat	3	3	2	3	1	3
Detached bungalow	22	22	17	29	5	13
Semi-detached bungalow	13	13	4	7	9	23
Terraced house	8	8	2	3	6	15
Semi-detached house	19	19	10	17	9	23
Detached house	23	23	16	27	7	18
Supported housing	3	3	2	3	1	3
Any type of detached or semi-detached house or bungalow, or a terraced house	2	2	1	2	1	3
Change of use from stables to accommodation	1	1	1	2	-	-

## Copmanthorpe Neighbourhood Plan

Minimum Number of Bedrooms Wanted in Accommodation Needed/Wanted						
	Total		First Choice		Second Choice	
<b>Base: all choices given</b>	<b>99</b>		<b>59</b>		<b>40</b>	
<b>Minimum number of bedrooms:</b>	<b>xx</b>	<b>%</b>	<b>xx</b>	<b>%</b>	<b>xx</b>	<b>%</b>
One	6	6	4	7	2	5
Two	38	38	25	42	13	33
Three	35	35	18	31	17	43
Four	16	16	11	19	5	13
More than four	4	4	1	2	3	8

## Copmanthorpe Neighbourhood Plan

<b>Main Preferred Methods of Acquiring Needed/Wanted Accommodation (Multiple Response)</b>						
	<b>Total</b>		<b>First Choice</b>		<b>Second Choice</b>	
<b>Base: all choices given</b>	<b>99</b>		<b>59</b>		<b>40</b>	
<b>Method of acquiring:</b>	<b>xx</b>	<b>%</b>	<b>xx</b>	<b>%</b>	<b>xx</b>	<b>%</b>
Self/custom build	21	21	16	27	5	13
Buying on open market	58	59	36	61	22	55
Discounted sale/part ownership to affordable level	12	12	5	9	7	18
Council/Housing Association renting	11	11	5	9	6	15
Private landlord renting	4	4	2	3	2	5
Older person's accommodation	9	9	6	10	3	8



## Copmanthorpe Neighbourhood Plan

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### Spontaneous Comments

- At the end of the questionnaire the households were given an opportunity to add remarks pertaining to their current or future housing needs or aspirations. Many had nothing to add but a sizeable group made comments about the future development of the village and not about their personal requirements. In this regard they reflected the views expressed in the survey carried out during Autumn 2013.
- In the context of personal housing needs and aspirations, the most important thing to emerge was that several felt they would, in due course, need to downsize and to find accommodation that was more suited to older residents. The main findings are detailed in the table overleaf.

## Copmanthorpe Neighbourhood Plan

<b>Main Spontaneous Comments Re. Current or Future Housing Needs or Aspirations (Multiple Response)</b>		
<b>Base: all households</b>	<b>527</b>	
<b>Main comments:</b>	<b>xx</b>	<b>%</b>
No answer, no comment	350	66
Comments re; infrastructure of village, overcrowding, no more housing needed, etc. Nothing directly pertaining to personal needs or aspirations	61	12
Other	21	4
Likely to/considering downsizing	20	4
Likely to/considering downsizing and want to stay in or near Copmanthorpe	5	1
Downsize and move into York at some point	4	1
Will need sheltered/oap type accommodation (including a bungalow as a possibility) care home, etc. at some point	15	3
Favour affordable housing for the young, starter homes	12	2

## Copmanthorpe Neighbourhood Plan



### Appendix – The Questionnaire

# Copmanthorpe Neighbourhood Plan



Prepared for Copmanthorpe Parish Council Neighbourhood Planning Group

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