

Bembridge Parish Housing Needs Survey 2023

Prepared for Bembridge Parish Council

By Community Action Isle of Wight

The Riverside Centre, The Quay, Newport, PO30 2QR



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1 Executive Summary

Bembridge Parish Council commissioned this updated Housing Survey in 2023. It mainly contained questions to give data on Housing need, but there were other categories collecting data on local facilities. This report only covers the elements of the survey regarding Housing need.

There were 540 responses to the survey. This is approximately a 28% response rate in comparison to the surveys delivered.

Due to the Survey being one generally about housing and not just focussed on those with a Housing need, there was a much higher response rate than would normally be expected.

Data analysis and the production of the report were carried out in Spring 2024 by Community Action Isle of Wight.

The Parish Council had last carried out a Housing Needs Survey in 2018^[1] which identified that 37 additional dwellings were needed across a range of tenures. This was felt to be below the numbers of dwellings needed. Notably, the need expressed was for 15 of these to be ground floor dwellings, and 16 to be 2-bedroomed - spread across the range of tenures.

Only 23 properties had been built as of April 2023. Of these, 4 were 2-bedroomed. All properties were for the open market.

1.1 Key findings

1.1.1 Housing need

Using the Survey results and secondary data, the following types of property were identified as being needed by those who already live in Bembridge:

Tenure Type	1 bed	2 bed	3 bed	4 bed	5 plus bed	Don't know
Owner Occupier	2	1	-9	-18	-5	1
Affordable rented	7	3	0	2	1	-
Other rented	4	5	1	-	-	1
Shared ownership	-	2	-	-	-	-

Here, a negative number indicates someone intending to move out (e.g. from the survey responses, 9 more 3-bedroomed owner-occupier properties will be sold than bought).

This identifies that the most need in terms of affordable tenures is for 1- and 2-bedroomed properties.

When taking into account the need identified in the 2018 Housing Needs Survey, there is still an unmet need for 1- and 2-bedroomed properties in Bembridge.

1.1.2 Affordability

The results of the Survey identified that affordability of open market properties was a significant issue and a key factor in a household's decision to leave the Parish in the next 5 years.

More than half of all respondents were in favour of developing more affordable housing in Bembridge for local residents. The group most likely to respond in this way were those households which contained at least one 25-44 year old with no children. This group primarily identified that they needed properties because they either wanted to set up a new home with a partner or to move to a bigger home.

Public Health projections show that the population of under-18s in Bembridge is due to increase by 12.3% in the next 5 years, therefore giving a further indication that smaller family homes are likely to be needed.

The survey did not ask households about their income. It only asked about the maximum rent a household looking to move could afford, or the budget for a potential mortgage. This makes it difficult to determine how many of those looking to purchase a property with a mortgage would be looking for one which comes under an 'affordable' category.

However, when we consider the median annual pay for Bembridge residents, the average cost of properties on the open market of different sized properties and the availability of those properties, we are satisfied that the above figures represent an accurate estimate of need in an affordable owner-occupier category.

2 Background information

2.1 What is a Housing Needs Survey?

Housing Needs Surveys provide an objective, evidenced overview of the scale and nature of the full range of housing need in a locality, usually a village or parish. Information is gathered using a range of survey techniques on the attributes of households seeking accommodation whose requirements are not being met by the current housing stock. This may be a consequence of the housing not being available or the respondent not having the income to buy or rent a home that meets their needs.

Surveys provide a robust evidence base of an assessment of the scale of need and an understanding of its characteristics in terms of housing tenures, house sizes and types, affordability, household characteristics and bespoke adaptive requirements. They can also feed into their Local Plan/Neighbourhood plan.

Housing Needs Surveys are only a snapshot and will become out of date as individuals' housing circumstances change. The rule of thumb is that the results have a shelf life of between three and five years. Bembridge last carried out a Housing Needs Survey in 2018.

Housing Needs Surveys are a key aspect of bringing rural affordable housing forwards, as a proven need is required to allow schemes to progress. A Housing Needs Survey does not mean a scheme will automatically be built. It does mean both the commissioner of the survey and the community (where these are not the same) should be in possession of a robust piece of evidence that sets out in clear terms the scale and nature of the housing need in the area surveyed. On this basis, an informed discussion can proceed with those responsible for delivering affordable housing, principally those within the community, Registered Providers of Social Housing and Local Authority housing and planning staff.

Rural affordable housing is an important aspect of rural life as it allows younger people to remain in the villages they grew up in, allows those on low incomes to gain access to housing without having to leave the area and enables communities to remain diverse and inclusive of all ages and backgrounds.

2.2 The Parish

The Isle of Wight is classified as a 'Mainly Rural' area in accordance with the Rural-Urban Classification for Census Output Areas in England¹.

The same classification assigns Bembridge Parish to the category of 'Rural Town and Fringe', reflecting household density and not the status of the settlement.

The Parish consists of the village of Bembridge and its predominantly rural surroundings. About one fifth of the Parish's area is built up, with the majority of that being the village itself. Beyond the village, to the south-west, there is a

¹ [Defining rural areas Mar 2017 .pdf \(publishing.service.gov.uk\)](#)

group of buildings around Hillway Road bordered by a number of static caravan parks, with the airport to the west. To the north-west, Embankment Road is host to some houseboats and a selection of commercial/light industrial buildings. The rural part of the Parish is dominated by Culver Down to the south and Brading Marsh to the west.

The Parish is bounded by Bembridge Harbour to the north, the sea to the north-east and south-east, the parish of Sandown to the south-west, the parish of Brading to the west and the parish of St Helens to the north-west (and across the Harbour).

The Parish is popular with retirees; 54.15% of residents are 60 or over, compared to 36.71% for the Island as a whole and 24.36% for England and Wales.

Public Health state the percentage increase of under 18s is projected to be 12.3% in the next 5 years.

Bembridge is also popular with second home owners; the Isle of Wight Council estimates that 11.38% of homes in the Parish are second homes (coming behind only Nettlestone & Seaview (22.14%) and Yarmouth (14.65%)). The average is 4.01% across the whole Island and 0.65% across England and Wales.



2.2.1 GP surgery

The Bembridge Branch of [St Helen's Medical Centre](#) operates on [Mondays](#), [Thursdays](#) and [Fridays](#). Appointments are available at the main surgery in St Helen's 5 days a week. As a consultee on one of the current large planning

applications, NHS Hampshire and Isle of Wight states that the Surgery is over capacity by 4%.

2.2.2 Dentist

Bembridge Dental Practice is a [private practice](#) – having opted out of providing NHS Dental Care. To give context, there are no NHS practices on the Island currently offering places other than for specialist Orthodontic care by referral.

2.2.3 School

Bembridge Church of England Primary School has a capacity of 210 pupils and currently has 195 on the roll. 12.3% of the children are eligible for free school meals, criteria are listed on the Isle of Wight Council website², but eligibility for Free School Meals is generally used as an indicator for child poverty.

2.2.4 Transport links

The Parish is served by a single bus route. To the north-west, the route serves St Helens, Nettlestone and Seaview, before terminating in Ryde. To the south-west, the route serves Sandown, Lake, Winford, Arreton and Downend before terminating in Newport. This service is hourly in each direction, from early morning to late evening, 7 days a week including Bank Holidays.

2.3 The Survey

2.3.1 Time scale

The Survey was live during October and November 2023. It was available to be completed on paper or online using the SurveyMonkey web application.

It was publicised via the following media:

- Bembridge Parish News
- Bembridge Parish Council website
- Local shops
- Emailed to school and link put in their newsletter
- Word of mouth

2.3.2 Distribution of hard copies

- Given to local businesses Britten Norman and Bembridge Building Supplies
- Given to local residential care homes
- Delivered to 1850 homes by hand

Locations for return of the surveys were:

- The Co-op in Lane End
- The Parish Council Office in Foreland Rd
- Returned to employer to be collected by Parish Council

2.3.3 Content

Some initial guidance on delivery and design of a Housing Needs Survey was given by the Community Led Housing Officer at Community Action IW, but

² [Free school meals \(iow.gov.uk\)](http://iow.gov.uk)

ultimately questions for the survey were designed by the Parish Council. They were based on a desire to understand the community's current housing needs and possible future need. The survey also gathered other data on local services. The survey is shown at Appendix 1.

2.3.4 Response rate

There were 540 responses to the Housing Needs Survey, of which only 29 were submitted online. 6 of the surveys were completed by staff at Bembridge Building Supplies.

The high response rate should be attributed in part to the method; 1850 surveys were distributed by hand to individual households.

The other potential reason for a high return rate were the 2 pending planning applications for larger housing developments in the Parish. These applications had been the source of significant discussion at a local level, with a campaign group being formed called 'Build a Better Bembridge'.

2.3.5 Analysis of data

Community Action Isle of Wight's Rural Housing Team has collated the data from the surveys, undertaken the analysis and produced this report on behalf of Bembridge Parish Council.

3 Primary data results

3.1 Age

According to the 2021 Census, Bembridge has a population of 3,564.

1,008 people lived in the households who responded to the survey, which is a return rate of 28.28% of the population.

The breakdown of ages of respondents was as follows:

0-15 – 45 people over 27 households

16-24 – 46 over 29 households

25-44 – 63 over 44 households

45-59 – 129 over 86 households

60-74 – 403 over 264 households

75+ - 322 over 238 households

When comparing the age of respondents to the most recent Census data (2021), the following differences in respondents versus the make-up of the population in Bembridge were observed:

Age Group	Survey responses	Data from 2021 Census	Percentage of age group represented
0-15	4.46%	10.30%	-56.70%
16-24	4.56%	5.84%	-21.92%
25-44	6.25%	12.01%	-47.96%
45-59	12.80%	17.70%	-27.68%
60-74	39.98%	29.32%	+36.36%
75+	31.94%	24.83%	+28.63%

3.1.1 Commentary

More than 70% of the respondents were aged over 60. When compared to the Census numbers in this age group (54%), we can see a disproportionate number of respondents in that age group.

In addition, fewer respondents aged 25-59 responded as a proportion of the population.

3.2 Types of Housing

Respondents lived in the following types of properties:

Household Type	Results	% of Overall
Detached	217	40.19%
Bungalow	171	31.67%
Semi-detached	73	13.52%
Terraced	32	5.93%
Flat or Maisonette	23	4.26%
Blank Answer	18	3.33%
Another Type	3	0.56%
Flat in Sheltered Scheme or Unit Specifically Built for Disabled	2	0.37%
Room in Shared House	1	0.19%
Caravans or Mobile Homes	0	0.00%

3.3 Tenure type and length of tenure

And had the following types of tenure:

Housing Tenure	Results	% of Overall
Another type please describe	1	0.19%
Owned outright	442	81.85%
Owned with a mortgage	55	10.19%
Part owned; part rented (also called shared ownership)	1	0.19%
Rented from Housing association	4	0.74%
Rented from private landlord	18	3.33%
Total	521	

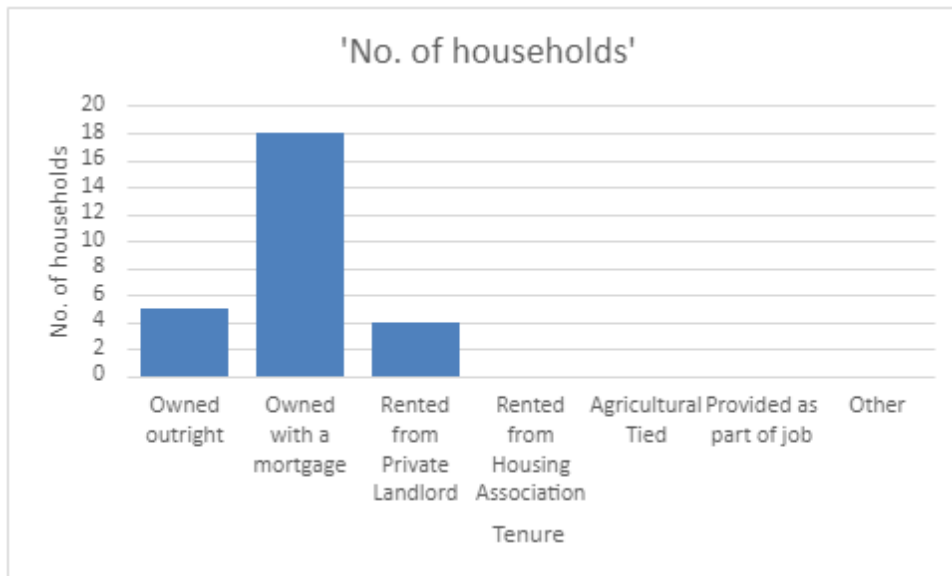
Length of tenure:

Time at address	Other type	Owned outright	Owned with a mortgage	Shared Owner ship	Social rented	Private rented	Total
Between 1 and 5 yrs		87	17	1		5	110
Between 6 and 10 yrs	1	86	14			3	104
Less than 1 year		10	1			6	17
More than 10 yrs		257	23		4	4	288
Blank		2					2
Total	1	442	55	1	4	18	521

Note: The longest amount of time someone has lived in a property is 66 years.

3.3.1 Commentary

Of those households who had a child/children under 16 – this is the breakdown of tenure:



Caravans/mobile homes

Census data shows that 0.9% of households in Bembridge lived in Caravans or other mobile or temporary structures (i.e. 16). This figure seems likely only to take into account the households living in houseboats.

No-one who lived in this type of accommodation responded to the survey. Surveys were delivered to all of the houseboats, but not to any caravans or mobile homes. This possibly masks a hidden housing issue – more so if people are afraid to declare their status.

There are no sites in Bembridge Parish licensed for permanent residential mobile homes/caravans. However, it is acknowledged at a Parish and Island-wide level that there are a considerable number of people living in caravans and holiday chalets as their primary abode, see Appendix 2. There are 3 large caravan parks in the boundaries of the Parish which are open all year round.

3.4 Movement in and out of the Parish

Those who had moved to their current property in the last 5 years were of the following ages:

- 86 Households were occupied by only those who were 60+
- 15 Households had children under 16

Of the 136 households who had lived in their property for less than 6 years, 37 said that their whole household or a member of their household were 'Likely' or 'Very Likely' to move in the next 5 years.

Of those who were planning to move in this timeframe:

- 13 Households said they would move out of the parish
- 17 households contained children
- 18 Households contained adults under the age of 45
- 5 Households said they would consider social renting/private renting/shared ownership

When collating the data from all of those who said they were likely or very likely to move in the next 5 years, the following was identified:

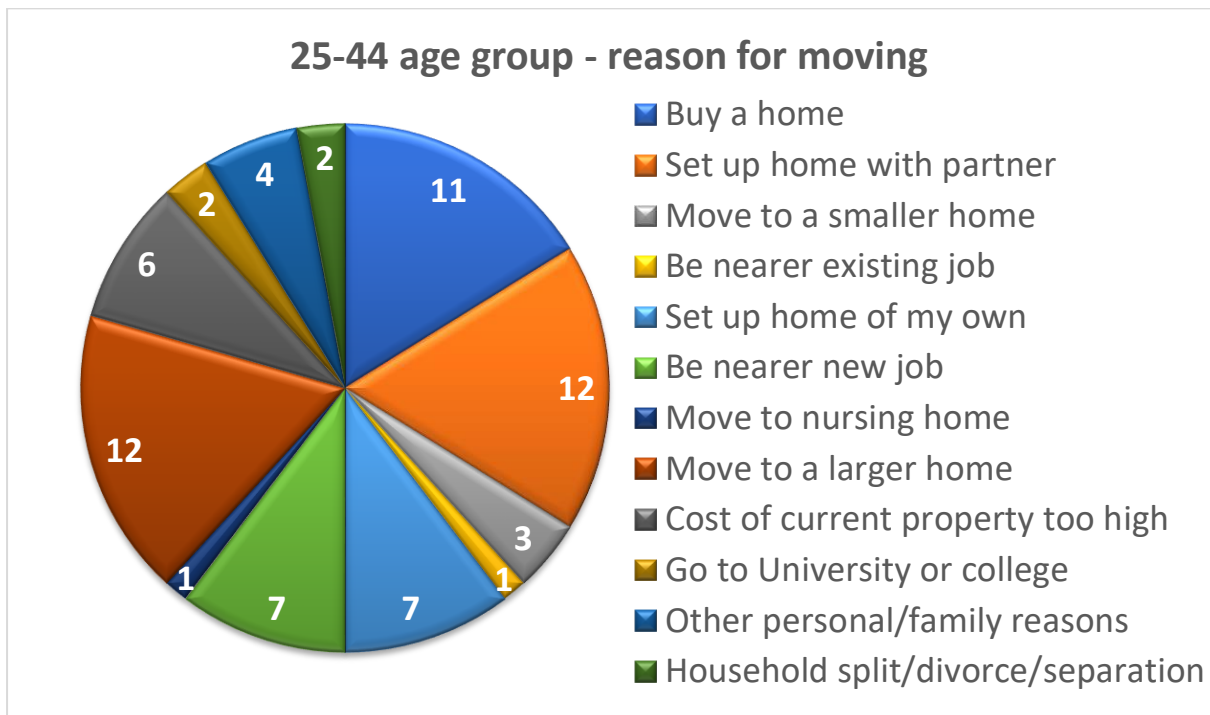
There were 28 homeowners (outright or with a mortgage) who said they were likely or very likely to move (buy) outside the Parish.

There were 40 homeowners who said they would buy elsewhere within the Parish. Looking at the current and expected number of bedrooms gives an idea of the open housing market over the next 5 years (though this doesn't allow for people moving *into* the Parish):

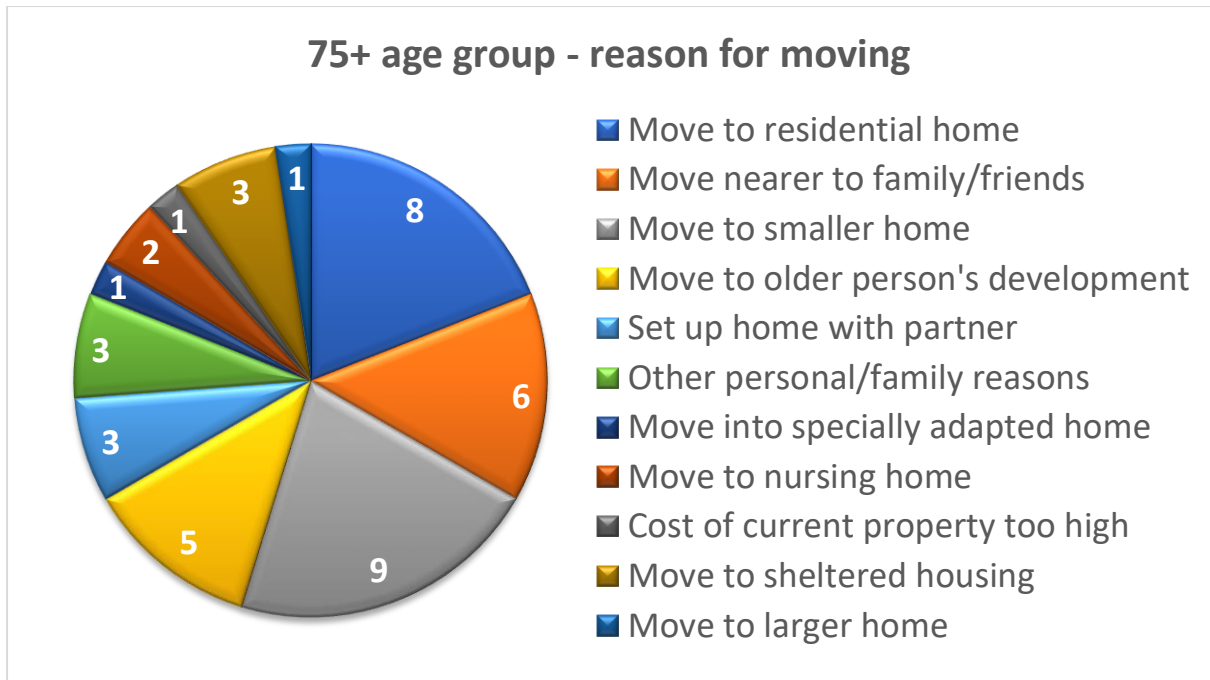
Number of Bedrooms	Selling to leave the Parish	Selling to move elsewhere in the Parish	Buying elsewhere in the Parish	Net houses becoming available
1	0	0	2	-2
2	7	6	14	-1
3	11	16	18	9
4	7	14	3	18
5+	3	4	2	5
Don't know	-	-	1	-1

Those who said they would move **out** of the Parish in the next 5 years have their current bedrooms recorded in the second column above. Those who said they would move **within** the Parish in the next 5 years have their current bedrooms recorded in the third column above, and their expected future bedrooms in the fourth column.

Households containing 25-44 year olds (including households with mixed age groups) gave their reasons for moving as follows:



Compared to households containing over 75s, whose reasons for moving were as follows:



3.5 Number of bedrooms, Overcrowding and Under-occupation

Number of Bedrooms	Response
Bed-sit only	1
1 Bedroom	8
2 Bedrooms	140
3 Bedrooms	205
4 Bedrooms	120
More than 4 Bedrooms	48
(blank)	18
Total	540

Only 11 Households answered that their property was insufficient for their needs. Their reasons were:

- Existing rooms are not enough for current family
- Existing rooms are too small to fit a bed
- Would like more room for friends/family to visit

One Household did not explain their reasoning.

3.5.1 Under occupation

We noted that 96 households consisted of a sole 75+ year old. Of these, 51 households had 3/4/more than 4 bedrooms which would suggest that they are significantly under-occupied.

This is consistent with the Census 2021 data, which show that Bembridge is significantly more under-occupied than the Isle as a whole (which is comparable to England and Wales as a whole).

	Bembridge	Isle of Wight	England & Wales
Overcrowded by 2 or more bedrooms	0.1%	0.2%	0.7%
Overcrowded by 1 bedroom	0.7%	1.9%	3.6%
Ideally occupied	16%	24.4%	26.5%
Under-occupied by 1 bedroom	34.1%	37.4%	33.3%
Under-occupied by 2 or more bedrooms	40%	36.1%	35.9%

3.6 Local Housing need

The survey specifically asked respondents whether they felt Bembridge Parish needs new homes for people with a connection with the area.

Response	Count of Response
Yes	262
No	216
Blank	53
Total	540

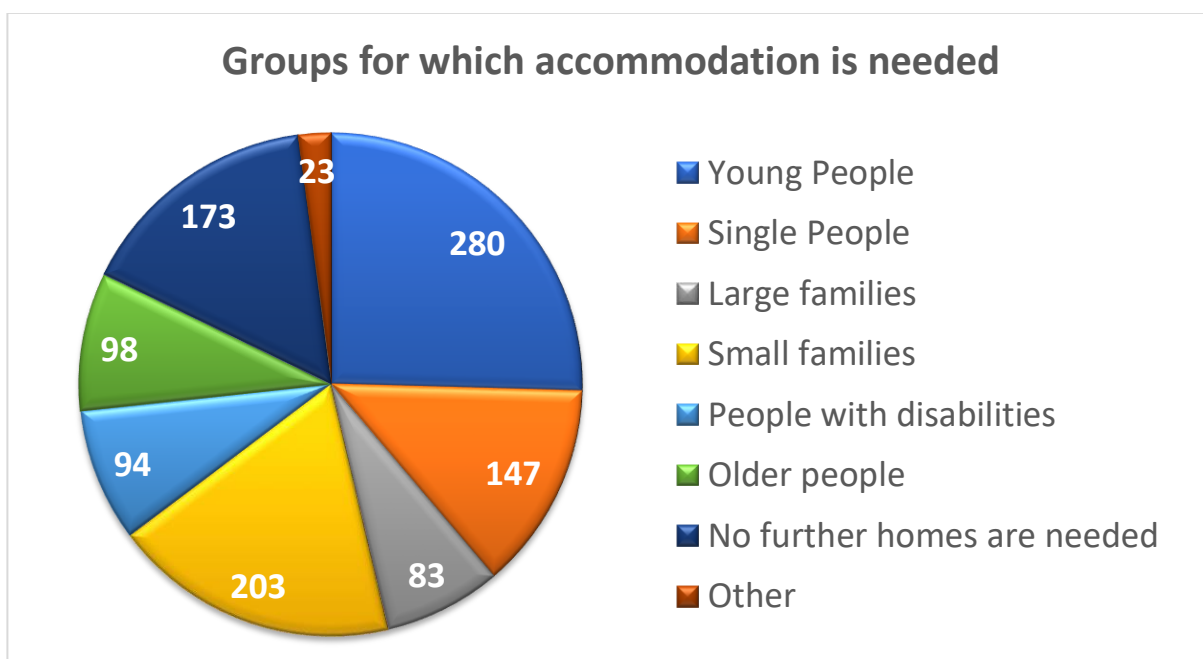
Of those who answered yes, the make-up of households was as follows:

	All responses	Responded "Yes"	%
Household contains at least one 0-24 and at least one 25+	48	16	33.33%
Household contains at least one 25-44 and no under 25s	21	14	66.67%
Household contains at least one 45-74 and no under 45s	278	144	51.80%
Household contains at least one 75+ and no under 75s	173	88	50.87%
TOTAL*	520	262	50.38%

*(540 responses, less 18 blanks, less 2 lone under 25s)

Of those who said no, 18 responses in the free text box said that they *would* be in favour of affordable housing in Bembridge if it were built.

This was the breakdown of groups for which respondents felt accommodation was needed:



3.7 Key themes in the free text box

These were as follows:

- Need for affordable housing – for younger people so they can stay in the village, for younger families and working families and for those working in local businesses such as Britten Norman and Care Homes.
- Concerns around infrastructure:
 - flooding risk
 - drainage capacity
 - increased traffic
 - access to GP/NHS Dentist
- Limits on second home ownership/holiday homes (though there were some respondents who acknowledged the financial contribution that second homes bring to the village).
- Concerns that the current developments under application are taking up what are perceived to be greenfield sites and will spoil the rural landscape, particularly around the windmill.

3.7.1 Commentary

There were multiple responses following the same themes, many with the same language. These responses can be closely linked to the information on the Build a Better Bembridge campaign website.³

Greenfield sites do not have a specific definition, however, they are identified as being previously undeveloped land, largely in rural areas. This does not mean they will be sites which are protected, but may be previous agricultural land.

Some 'greenfield' sites can be classified as 'Rural Exception Sites'⁴ for the purposes of development. *Rural Exception Sites are small sites located on the edge of existing rural settlements. They allow land to be provided below market value for residential development – provided it is used to build affordable housing for local people.*

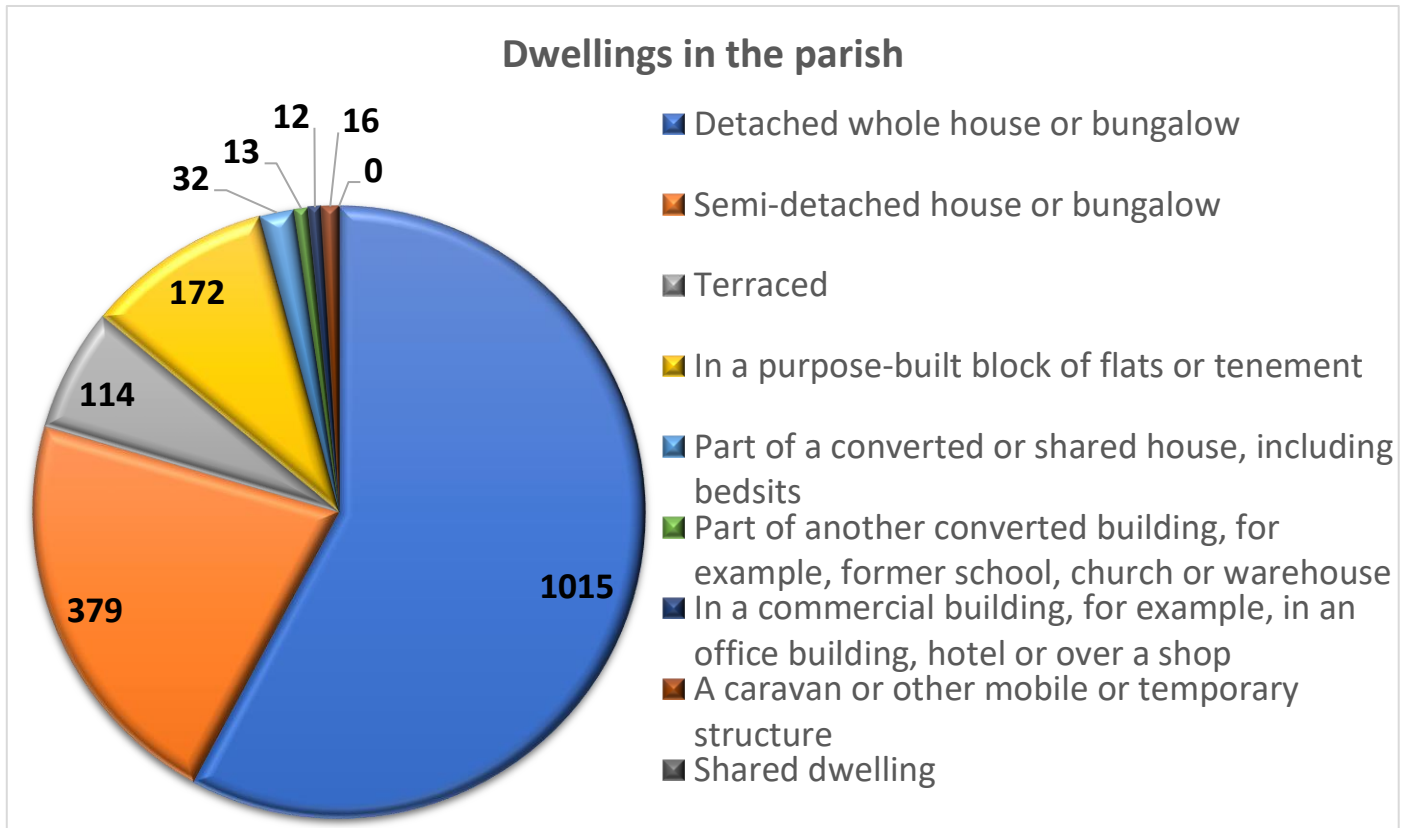
³ [Home - Build A Better Bembridge](#)

⁴ [National Housing Federation - Rural exception sites could help us build more affordable homes for rural communities](#)

4 Secondary data

4.1 Dwellings in the Parish

From the Census data, the breakdown of accommodation by type of dwelling for households is below. There are no shared dwellings recorded.



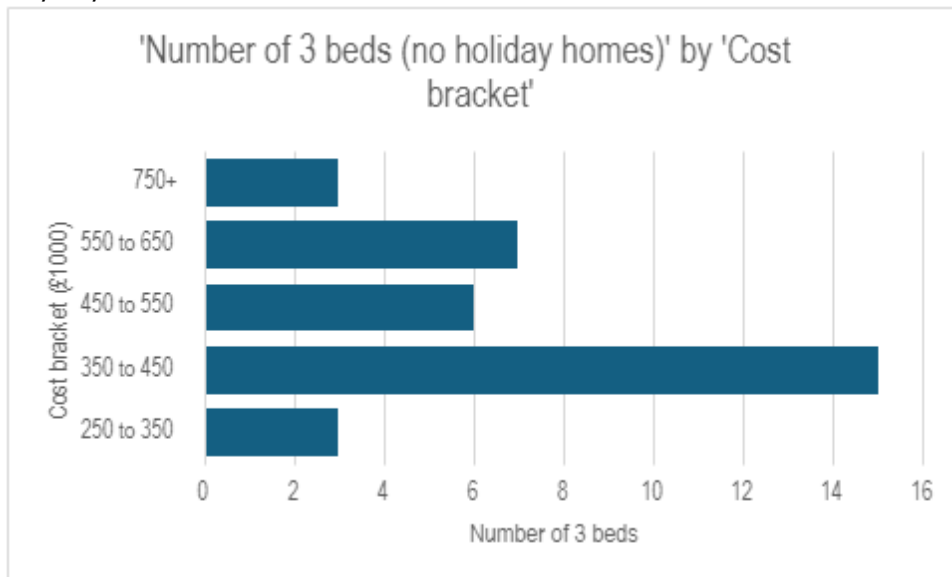
4.2 Properties available for purchase and their cost

As of 20/03/24 there were 82 properties for sale in Bembridge listed on Rightmove. In addition to this there were 10 holiday park homes. When sorting these into the categories used in the HNS, the results are broken down as follows:

No. of bedrooms	Observation
One	5
Two	17
Three	34
Four	15
Five+	11
Total	82

When thinking about the potential affordability of a family home, we assumed that a 3-bedroomed property would be suitable and extracted the data for the cost of three-bedroomed properties in this data set:

20/03/2024:



Of the properties in the lower price brackets, only one would be able to be purchased as a family home, the other listed properties are holiday homes (mobile homes or caravans) or specifically for those over 60.

4.2.1 House prices in Bembridge from Zoopla on 20/03/24

The average sold price for a property in Bembridge in the last 12 months is £574,051. There were 37 properties found.

Different property types in Bembridge have different average sold prices over the last 12 months:

Detached: £729,957

Semi-detached: £495,280

Terraced: £205,000

Flats: £223,500

4.2.2 HM Land Registry Price Paid Data for area PO35 01/12/2022 – 30/11/2023

Housing Type	Number of Sales	Average Price (£)	Min Price Paid (£)	Max Price Paid (£)
Detached	27	653,222.20	300,000	2,000,000
Flat	10	209,250.00	127,000	325,000
Semi-Detached	11	451,718.20	270,000	746,400
Terraced	6	365,833.33	120,000	555,000
Other	1	135,000.00	135,000	135,000
Total	55	491,425.45	120,000	2,000,000

43% fewer properties were sold in this period compared to 2018 (previously 97 sales) but the average price of the properties sold is 56% higher (previously £314,214). The entry cost to living in Bembridge is significantly higher, potentially demonstrated by the lower amount of properties sold.

Even accounting for inflation, the Bank of England Inflation Calculator shows that the average house price has increased by £100,000⁵.

4.2.3 Employment

From the Annual Survey of Hours and Earnings (ASHE):

Year	Mean Gross Annual Pay	Median Gross Annual Pay
2018	£23,109	£20,711
2019	£22,128	£19,764
2020	£24,361	£21,928
2021	£24,613	£20,565
2022	£26,348	x
2023	£25,327	£23,337

From the Census data for Bembridge:

- 7.30% of households are deprived in the employment dimension (either unemployed or economically inactive due to long-term sickness or disability);
- 42.56% of households have one or more adults in employment, with the majority of these (about three quarters) working from home or driving to work;
- 45.41% of residents are retired;
- 33.08% of residents are employed or self-employed, with over 40% of those being part-time and a third working from home;
- 14.85% of residents have no qualifications, whilst 29.25% have Level 4 qualifications or above (degrees etc.).

4.3 Affordability

Using the mean salary figures above, a first-time buyer couple aged 30 seeking a 2 bedroomed property with a £20,000 deposit might be able to raise a mortgage of £210,000 with a monthly repayment of around £1130⁶.

In June 2024, 2 bedroomed properties on the market in Bembridge range in price from £325,000 - £675,000.

The above example mortgage value is clearly some way short of the market value. In order to be able to get a mortgage for £350,000 on median salaries, a couple would need to raise a deposit of approximately £125,000⁷.

⁵ [Inflation calculator | Bank of England](#)

⁶ [Mortgage Calculator | Compare the Market](#)

⁷ [Mortgage Calculator | Compare the Market](#)

4.4 Data from Island HomeFinder (provided by Isle of Wight Council)

Homefinder applications with Bembridge ticked as an area of interest (including banding and bedroom size):

	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	Total
Band 1	1	0	0	0	0	0	1
Band 2	48	9	9	9	4	1	80
Band 3	167	97	60	17	0	0	341
Band 4	64	55	46	11	0	0	176
Band 5	33	15	9	0	0	0	57
Total	313	176	124	37	4	1	655

Those registered on Homefinder living in Bembridge and with Bembridge ticked as an area of interest:

	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	Total
Band 1	0	0	0	0	0	0	0
Band 2	1	0	0	0	1	0	2
Band 3	4	2	0	1	0	0	7
Band 4	2	0	0	1	0	0	3
Band 5	0	0	0	0	0	0	0
Total	7	2	0	2	1	0	12

4.5 Section 19 Flood report

In 2022, a Section 19 Flood report⁸ was completed by JBA Consulting on behalf of the Isle of Wight Council. It focused on the flooding event of 28-29 June 2021.

Multiple issues are considered to have contributed to the flooding and overflow of sewage and drainage systems:

- The rainfall was considered to be an 'extreme summer storm event'.
- Surface water run-off from surrounding fields
- Drainage systems blocked, for example:
 - Large blockage of fat and gravel in the drainage run from 63 High St to The Olde Village Pub
 - Sediment and gravel from unmade roads washing into drains
- Narrow, in-kerb drains, restricting flow of water into the drainage system
- Ditch capacity exceeded
- Older drainage system would not have been designed to cope with excess capacity caused by more regular storms
- Combined surface and foul water sewer
- Lack of drainage in some areas

⁸ [Viewing Document: Bembridge Section 19 Flood Investigation \(iow.gov.uk\)](https://www.iow.gov.uk)

4.6 Areas of Environmental/Historical Interest –

There are different types of areas of environmental interest within/bordering Bembridge Parish. These consist of areas with different status under law which therefore means that development in these areas is subject to those laws. The areas bordering Bembridge comprise of the following types:

Type	Legal status	Relevant Legislation
National Landscape (formerly AONB – Area of Outstanding Natural Beauty)	Statutory	Countryside and Rights of Way Act 2000, Part IV
SSSI – Site of Special Scientific Interest	Statutory	Wildlife and Countryside Act 1981, Part II
Ramsar – Convention on Wetlands of International Importance Especially as Waterfowl Habitat	Statutory	Ramsar Convention
Special Area of Conservation	Statutory	The Conservation of Habitats and Species Regulations 2017, Part 2
Special Protection Area	Statutory	The Conservation of Habitats and Species Regulations 2017, Part 2
Marine Conservation Zone	Statutory	Marine and Coastal Access Act 2009, Part 5
RSPB Reserve – Royal Society for the Protection of Birds	Non-statutory	N/A

Within the Parish, there are three Scheduled Monuments: Bembridge Fort and a Burial Mound on Culver Down and Steyne Wood Battery on Hillway Road. There is one Grade I Listed Building (Bembridge Windmill), zero Grade II* and 33 Grade II.⁹

4.7 Bembridge Neighbourhood Development Plan and Action Plan

4.7.1 Neighbourhood Development Plan

The last Bembridge Neighbourhood Development plan (BNDP)¹⁰ was published in 2014. It states that the plan is to run until 2027, alongside the Island Plan, therefore it is still live.

⁹ [Search the List: Map Search | Historic England](#)

¹⁰ [Planning - Bembridge Parish Council \(bembridgepc.org.uk\)](#)

Relevant sections for reference:

10.3 – Spatial Strategy

Sustainable development will be supported if it falls within a number of categories:

- (a) *Schemes which will benefit the local rural economy and/or society*
- (b) *Housing meeting an identified rural need*
- (c) *Tourism related development appropriate in terms of scale and type*
- (d) *Re-use of redundant or disused buildings which would lead to an enhancement of the immediate setting*
- (e) *The optimal viable use of a heritage asset or enabling development to secure the future of a heritage asset*

10.8 – Policy on New Housing Development - Development of *suitable and affordable* housing within or adjacent to the settlement boundary provided it meets a demonstrated local need.

10.4 - any property development in the National Landscape (formerly AONB) is to *have sustainable credentials and be appropriate to a rural location, enhance its setting and, where located in the AONB, reflect the aims and objectives of the AONB Management Plan.*

4.7.2 Neighbourhood Action Plan

Following the publication of the BNDP, a Development Strategy and Action plan was put in place¹¹. The last update for this plan was published in December 2019.

Its main finding was that: *There appears to be a deep seated tendency to focus on just a few policies with the possibility that this is leading to complacency of the full extent and range of policy coverage offered by the BNDP.*

4.8 Completed Developments since the last HNS

The previous HNS identified a need for 37 properties to be developed in order to meet the identified local need, below is the number of properties actually developed:

Year	1 Bedroom	2 Bedrooms	3 Bedrooms	4+ Bedrooms	Unknown/ Mobile	Total
2022-2023	0	1	-1	2	0	2
2021-2022	0	1	0	3	0	4
2020-2021	0	0	2	1	0	3
2019-2020	0	1	1	1	0	3
2018-2019	0	1	9	1	0	11
Total	0	4	11	8	0	23

¹¹ [2777-BNDP-Delivery-Strategy.pdf \(iow.gov.uk\)](#)

Thornwood Estates IW Ltd (1) – Granted July 2020 – [20/00695/FUL](#)

Additionally, planning permission was granted in July 2020 to build 9 properties on a site at Hillway Road/Steyne Road. At the time of writing this report, the development of this first set of properties is nearing completion.

Bedrooms¹²	1	2	3	4	5	TOTAL
Open Market	0	3	2	4	0	9
Social, Affordable or Intermediate Rent	0	0	0	0	0	0
Affordable Home Ownership	0	0	0	0	0	0
TOTAL	0	3	2	4	0	9

4.9 Planned Developments in Bembridge

Thornwood Estates IW Ltd (2) – Granted January 2024 – [21/01884/FUL](#)

Since the 2023 Housing Needs Survey was commissioned and carried out, planning consent has been granted (in January 2024) to Thornwood Estates IW Limited to build 56 further homes on a larger site adjoining the above site. 20 of these are listed as being Affordable Home Ownership.

Bedrooms	1	2	3	4	5	TOTAL
Open Market	0	1	26	5	4	36
Social, Affordable or Intermediate Rent	0	0	0	0	0	0
Affordable Home Ownership	0	15	5	0	0	20
TOTAL	0	16	31	5	4	56

Captiva Homes Ltd – Pending – [23/01920/FUL](#)

Additionally, a planning application is awaiting approval for 130 homes on the opposite fields bounded by Mill Road, Steyne Road and the High Street. This application is from Captiva Homes Ltd (a Private Registered Provider, meaning they can provide social housing).

Bedrooms	1	2	3	4	5	TOTAL
Open Market	0	11	46	22	5	84
Social, Affordable or Intermediate Rent	12	19	2	0	0	33
Affordable Home Ownership	0	10	3	0	0	13
TOTAL	12	40	51	22	5	130

¹² Information on the planning applications is taken from the Isle of Wight Council planning portal.

4.10 Affordable Home Ownership

This could consist of one or more of the following types of tenure:

- Shared Ownership
- Rent to Buy
- First Homes Scheme
- Developer commitment to sell homes at 20% of market value

Affordable rented accommodation¹³ could have the following types of tenure:

- Affordable rental – at least 20% below market value
- Intermediate rent – rates between market and social rent.
- Social rent – set through the national rent regime at around 50% of market rent

¹³ [Fact Sheet 9: What is affordable housing? - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/factsheets/fact-sheet-9-what-is-affordable-housing)

5 Conclusions

When taking into account the responses on the survey, there is a clear desire to build more housing for those with a local connection.

The exact type of the need for accommodation is more challenging to report, but there is some clear data giving a good indication of the current and future need for housing, including size of properties and types of tenure.

The overall context, ages of respondents and lack of data on those wanting to move into the parish who have a local need indicates that not all of those in Housing Need will have responded, meaning that the likely numbers of properties identified are not accurately reflected and that the need is likely to be higher.

Flooding concerns appear to be legitimate when there are extreme weather events. A number of solutions are suggested in the section 19 flood report of which some have already been carried out.

The recently approved planning applications appear to address some of the outstanding and currently identified need. Specific cost details for each type of property are not yet available.

Appendices

Appendix 1



BEMBRIDGE PARISH COUNCIL

The Clerk to the Council,
5 Foreland Road, Bembridge, Isle of Wight, PO35 5XN
Tel: 01983 874160 Email: clerk@bembridgepc.org.uk

STOP – please do not throw away.

- PLEASE complete this survey for the results to be considered. BPC is aiming for a high return.
- This is your opportunity to influence the number, type and location of new homes needed in Bembridge, rather than leaving the decision to County Hall.
- Filling it in should take no more than 5 minutes of your time.

Bembridge Parish Council Housing Survey

What is a Housing Survey

A Housing Survey asks questions about your current housing situation and your possible housing requirements for the future. It is designed to discover what kind of housing is required both for you and for other family members, and whether the type of housing available in your area is affordable.

The survey is not about building new housing or expanding our village, but it is a tool to determine whether the available housing is suitable for the changing needs of our community.

Why is a Housing Survey being carried out now?

It is recommended that Housing Surveys are completed every three to five years to ensure that information is kept up to date. The last Survey was completed in 2018 so is deemed to be out of date. A decision has been taken by the Parish Council to carry out a new Housing Needs Survey to see if the needs of the village have changed and in preparation for updating the Bembridge Neighbourhood Development Plan.

How can you help?

By filling in this Housing Survey you will be helping to establish a complete and accurate picture of housing within the Parish. This can then help to ensure that future housing provision better reflects what the local community needs by influencing any future proposals that may come forward.

How have the questions been chosen?

The questions conform to the latest Government guidance and best practice. The Survey has been designed to encourage a good response rate and produce data that reflects our community's current housing circumstances, and possible future need.

Who is receiving a request to complete the survey?

All households in the Bembridge Parish Neighbourhood Area will receive a copy of this Survey (see map). It has been delivered by a volunteer who will return to collect your completed document in two weeks. Alternatively, you may post it in a box labelled Housing Survey which can be found in the Co-op in Lane End, the Co-op in the High Street or the parish Council office at 5 Foreland Road. To arrange a collection please telephone 874160.

If you need support in completing your survey or have any queries, please contact the Parish Office on 874160 or pop into the office between 9.30 – 12.30 Tuesday to Friday.

SECTION A: YOUR PRESENT HOUSING CIRCUMSTANCES

Q. 1	Is this your principal home? Please circle one. If no, please go to Section C	Yes / No
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Q. 2	What kind of accommodation do you currently live in?	[Tick One]
	Detached house	
	Semi-detached house	
	Terraced house	
	Bungalow	
	Flat or maisonette	
	Flat in sheltered scheme or unit specially built for disabled	
	Room in shared house	
	Caravan / mobile home	
	Another type	

Q. 3	How many people in each age group live in your home? Please enter a number in each box.	Number for each
	0 to 15 years	
	16 to 24 years	
	25 to 44 years	
	45 to 59 years	
	60 to 74 years	
	75+ years	

Q. 4	How many bedrooms do you have?	[Tick One]
	Bed-sit only	
	One bedroom	
	Two bedrooms	
	Three bedrooms	
	Four bedrooms	
	More than four bedrooms	

Q. 5	Is the number of bedrooms you currently have sufficient for your needs? Please circle one If no, please say why. (If you prefer not to say, please leave blank.)	Yes / No
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Q. 6	What is the tenure of your home?	[Tick One]
	Owned outright	
	Owned with a mortgage	
	Part owned; part rented (also called shared ownership)	
	Rented from Housing association	
	Rented from private landlord	
	Agricultural tied	
	Provided as part of a job	
	Another type please describe.	

Q. 7	How long have you lived at this address?	[Tick One]
	Less than 1 year	
	Between 1 and 5 years	
	Between 6 and 10 years	
	Longer than 10 years – please add number of years	

Q. 8	Do you need to travel to work? Please circle one.	Yes / No
	If yes, how do you travel to work? (Bus, car, walk, cycle etc)	
	How far (in miles)-do you travel? For your mileage please respond by including the total mileage to work and back home again.	

Q. 9	How likely is it that in the next 5 years you, or a member of your family, will move from this home?	You (or your whole family)	Somebody leaving the household
	Very likely		
	Likely		
	Unlikely		
	Very unlikely		
	Or would you extend your home? Please circle one.		Yes / No

IMPORTANT: The next section of this survey is relevant ONLY to people who have a known or anticipated future housing need in the Parish of Bembridge. If you and members of your household are NOT planning to move in the next five years, please go to Section C.

SECTION B: YOUR FUTURE HOUSING REQUIREMENTS

You do not need to answer any or all of the questions if you would prefer not to. However, the results of this survey will help us determine the current and future housing needs for people who live in Bembridge Parish. In order to make sure that we plan the right kind of housing for everyone - whatever type of housing you need - whether you want to buy or rent - we need to know not only what kind of home you might need, but also what price range you can afford. By giving us this anonymous financial information you will help us determine what sort of new-build housing we should be seeking in the Parish in the future.

Q. 10	Do you receive any help with your rent or mortgage, such as housing benefit, universal credit or interest payments on your mortgage through income support or mortgage protection insurance?	[Tick One]
	No help received	
	Yes – full housing benefit	
	Yes – part housing benefit	
	Yes – full help with mortgage payments	
	Yes – part help with mortgage payments	
	Prefer not to say	

Q. 11	If you think you or a member of your household may move in the next five years, is it likely to be: Please tick	You (or your whole family)	Somebody leaving the household
	Within the next 12 months?		
	Within 1 – 3 years?		
	Within 3 – 5 years?		
	Don't know?		

Q. 12	And do you think the move will be: Please tick	Yes	No
	Within the Parish		
	Elsewhere on the Island		
	Off the Island		
	Don't know?		

Q. 13	Why do you think you or a member of your household will move from this home over the next 5 years? Please tick	Yes	No
	Reasons relating to home		
	To move to a larger home		
	To move to a smaller home		
	Current property in a bad state of repair		
	Cost of current property too high		
	To buy a home		
	Reasons to do with security of tenure		
	End of assured/short-hold tenancy		
	Landlord's request to move out		
	Loss of job – living in tied accommodation		
	Work/Education reasons		
	To be nearer new job		
	To be nearer existing job		
	To go to University or College		
	Family/Personal reasons		
	To set up home with a Partner		
	Household split/divorce/separation		
	To set up home of my own		
	To move nearer family/friends		
	Move around fairly often anyway		
	Other personal/family reasons		
	Health/care reasons		
	To move to older persons development		
	To move to sheltered housing		
	To move to a residential home		
	To move to a nursing home		
	To move into a home adapted to my family's (or family member's) needs due to disability/illness		
	Any other reason? Please state.		

Q. 14	Which one of these types of property would you or a member of your household expect to obtain? Please tick	You (or your whole family)	Somebody leaving the household
	Detached house		
	Semi-detached house		
	Terraced house		
	Bungalow		
	Flat or Maisonette		
	Bed-sit		
	Sheltered housing		
	Other / don't know		

Q. 15	How many bedrooms would you/they require? Please tick	You (or your whole family)	Somebody leaving the household
	One bedroom		
	Two bedrooms		
	Three bedrooms		
	Four bedrooms		
	More than four bedrooms		
	Don't know		

Q. 16	What type of tenure would you/they expect to obtain? Please tick	You (or your whole family)	Somebody leaving the household
	Owned outright		
	Owned with a mortgage		
	Part owned / Part owned (shared equity)		
	Part owned / Part rented (shared ownership)		
	Rented from an affordable housing provider (i.e. Housing Association)		
	Rented from private landlord		
	Agricultural tied accommodation		
	Provided as part of a job (no rental to pay)		
	Don't know		

Q. 17	If BUYING your next home, taking all finances into account (take-home pay, savings, pensions, state benefits, etc.), what would be the maximum price that you would be able to afford?	You (or your whole family)	Somebody leaving the household
	Up to £150,000		
	£150,000 - £250,000		
	£250,000 - £350,000		
	£350,000 - £450,000		
	£450,000 - £550,000		
	£550,000 - £650,000		
	£650,000 - £750,000		
	Over £750,000		
	Prefer not to say		

Q. 18	Would you/they consider shared ownership (part owned/part rented), shared equity (part owned / part owned) if it was available? Please tick	You (or your whole family)	Somebody leaving the household
	Yes		
	No		
	Don't know		

Q. 19	Would you/they consider renting? Please tick	You (or your whole family)	Somebody leaving the household
	No – only want to buy		
	Yes – might consider renting		
	Don't know		

Q. 20	What kinds of landlord would you/they consider? Please tick	You (or your whole family)	Somebody leaving the household
	Private Landlord		
	Affordable Housing provider (i.e. Housing Association)		
	Don't know		

Q. 21	If RENTING your next home, taking all finances into account (take- 30 home pay, savings, pensions, state benefits, etc.), what would be the maximum rent that you would be able to afford per month? Please tick	You (or your whole family)	Somebody leaving the household
	Up to £500		
	£500 - £749		
	£750 - £999		
	£1000 - £1249		
	£1250 - £1499		
	Over £1500		
	Prefer not to say		

SECTION C: YOUR VIEWS ON HOUSING NEEDS IN BEMBRIDGE PARISH

Q. 22	Do any members of your immediate family, wish to move to the Parish in the next 5 years? Please circle one	Yes / No
	If yes, do they have children under 18 years of age? Please circle and give their ages	Yes / No

Q. 23	For which of these groups do you think more homes may be needed in the Parish?	Tick all that apply
	Young people	
	Single people	
	Large families	
	Small families	
	People with disabilities	
	Older people	
	Other (please specify)	
	No further homes are needed	

Q. 24	Do you think Bembridge Parish needs new homes for people with a connection with the area? Please circle one	Yes / No
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SECTION D: MISCELLANEOUS

Q. 25	Do you use public transport from or to Bembridge? Please circle one	Yes / No
	If yes, please tell us your opinion of the transport such as if you find it easy to use, affordable, regular etc	
	If no, is there anything that could be done to encourage you to switch to public transport?	

Q. 26	Do you ever cycle within the Parish? Please circle one	Yes / No
	If yes, please tell us your thoughts. You could include how safe you feel, if drivers are considerate etc	
	If no, is there anything which could be done to change your mind and encourage you to take up cycling?	

Q. 27	Do you have school/college age children living at home? Please circle one.	Yes / No
	If yes, how do they travel to their place of education?	

Q. 28	Are you registered at a doctor's surgery? Please circle one	Yes / No
	If yes, please state which surgery	
	If yes, please state how easy you find it to access and how you travel to the surgery for an appointment.	

Q. 29	Are you registered at a dentist? Please circle one	Yes / No
	If yes, is it private or NHS? Please circle one	Private / NHS
	If yes, please state which surgery	
	If yes, please state how easy you find it to access and how you travel to the surgery for an appointment.	

Q. 30	Are you thinking about moving away from Bembridge in the next 5 years? Please circle one	Yes / No
	Please would you consider telling us your reasons?	

Q. 31	Are you thinking of moving away from the Island in the next 5 years? Please circle one	Yes / No
	Please would you consider telling us your reasons? Tick any that apply	
	Proximity to Family	
	Work	
	Access to dentistry	
	Access to a Doctor / medical help in general	
	House Prices	
	Ferry costs	
	Any other reason (please specify)	

Q. 32	Please make any further comments you wish to add about housing needs and future housing development in Bembridge Parish	

Thank you for completing this survey

Appendix 2

Data regarding population in Mobile homes/caravans/temporary Structures.

