

Neighbourhood Plan Survey Report

Totternhoe

January 2018

Completed by Bedfordshire Rural Communities Charity



This report is the property of Totternhoe Parish Council / Totternhoe Neighbourhood Plan Steering Group.

For further information contact Bedfordshire Rural Communities Charity, The Old School, Cardington,
Bedfordshire, MK44 3SX.

1. Introduction

1.1 About this survey

The parish of Totternhoe is preparing a Neighbourhood Plan laying out its own local planning policies, which will come into force provided that the Plan passes an independent examination and is approved at a local referendum.

The Totternhoe Neighbourhood Plan steering group carried out a survey to identify the views of the local community. A survey form (**Appendix A**) was delivered to all households in the parish (540). Each resident was invited to complete the survey either individually or on behalf of their household. Questionnaires were delivered along with a freepost return envelope. Respondents could use the freepost envelope to return the questionnaire directly to BRCC or return it to one of 3 collection point around the village. The questionnaire was also available to residents to complete online.

A total of 310 responses were received for analysis, out of 540 distributed, providing a return rate of 57%. This is a very high response rate, with the average response rate for this type of questionnaire generally being around 25%.

2. About Totternhoe

2.1 Population and demographics

In 2011 in the parish of Totternhoe there were 540 households containing 1,170 residents¹. Compared to 2001, this represents a very slight increase of around 0.7% in terms of residents (from 1161) and also a very slight increase of 0.5% in terms of households (from 537).

The age profile in 2011 (compared to 2001, and then Central Bedfordshire as a whole in 2011) is shown below.

Age	% Totternhoe 2011	% Totternhoe 2001	% Central Beds 2011
0 - 4	3.4	3.6	6.3
5 -15	8.9	10.5	12.6
16- 17	1.7	1.8	2.5
18-64	57.6	58.1	62.3
65 - 84	24.9	23.4	14.1
85+	3.5	2.7	2.3

The age profile of the parish is older than that of Central Bedfordshire as a whole. There are less residents aged under 17 years in the parish (14% in Totternhoe compared to 21.4% in Central Bedfordshire). There are higher levels of residents aged over 65 years in the parish, compared to Central Bedfordshire's figures (28.4% aged over 65 years in Totternhoe, compared 16.4% in Central Bedfordshire).

2.2 Household Composition

	% Totternhoe	% Central Beds
1 person - pensioner	17.5	11.2
1 person - other	11.3	14.7
Couple - no children	22.9	20.5
Couple + dependent children	15.1	23.1
Couple + non dependent children	7.8	7.3
Lone parent + dependent children	2.2	6.5
Lone parent + non-dependent child(ren)	4.1	3.1
All aged 65 and over	16.2	8.7
Other	3.0	4.9

There are slightly higher levels of 1 person pensioner, couples with no children and households who are aged over 65 years compared to Central Bedfordshire as a whole. There are lower levels of couple and lone parents with dependent children than central Bedfordshire as a whole.

¹ 2011 census data – other data also from this source unless otherwise specified

2.3 Housing Tenure

	% Totternhoe	% Central Beds
Owned outright	48.5	31.6
Owned with mortgage/loan	30.3	40.9
Shared ownership	0.2	0.8
Social rented	11.7	13.4
Private rented	7.8	12.1
Living rent free	1.5	1.1

The levels of homes owned outright in Totternhoe are higher than Central Bedfordshire's averages. There are lower levels of home ownership where a mortgage is in place and lower levels of both social and private renting. Levels of shared ownership properties are very low.

2.4 Dwelling Types

	% Totternhoe	% Central Beds
Detached house	39.6	28.2
Semi-detached house	28.2	33.8
Terraced house	16.4	25.3
Flat	1.6	11.7
Caravan/other temp. accommodation	14.3	1.0

There higher levels of detached properties with correspondingly fewer semi-detached, terraced homes and flats in Totternhoe compared to Central Bedfordshire's averages. The levels of caravan / other temporary accommodation are higher than Central Bedfordshire averages due to a park homes site within the parish.

2.5 Housing in poor condition

	% Totternhoe	% Central Beds
Overcrowded households	3.7	4.6
Households without central heating	1.1	1.7
Households in fuel poverty (2011)	11.8	9.2

Overcrowding counts as a housing need for households applying to join the Central Bedfordshire Housing Register. In 2011 the proportion of households in Totternhoe classified as overcrowded was lower than the Central Bedfordshire average.

Where central heating is not present, fuel poverty is statistically significantly more likely. The level of households in Totternhoe without central heating is slightly under the Central Bedfordshire average. The level of households in fuel poverty is slightly higher than the Central Bedfordshire average.

2.6 People on low incomes

8.3% of people in Totternhoe are classified as "experiencing income deprivation", just slightly over the Central Bedfordshire average of 8%. 11.0% of working age people

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were claiming DWP benefits in August 2012, above the Central Bedfordshire average of 9.5%; and 13.5% of people over 65 were claiming pension credit, under the Central Bedfordshire average of 17.7%.

2.7 Health and disability

Limiting illnesses and disabilities can affect the type of housing that people need in order to remain independent.

10.5% of those aged 65 and over in Totternhoe are claiming Attendance Allowance (a non-means-tested benefit for severely disabled people aged 65 or over who need help with personal care), under the Central Bedfordshire average of 13.9%. The proportion of the parish population claiming Disability Living Allowance is 3.8%, just over the Central Bedfordshire average of 3.4%.

19.9% of people have a limiting long-term illness, which is above the Central Bedfordshire average of 14.4%.

2.8 The Economy and employment

Employment levels are usually higher in rural areas when compared to urban areas, with a gradual shift in many areas toward increased levels of commuting.

There are 603 economically active residents in Totternhoe, this accounts for 68.7% of people aged between 16-74 years, this is just slightly lower than the UK average of 69.9%. Of those 603 residents, 141 are self-employed and 45 work from home.

People in rural areas rely more on private transport and, in general, spend more on transportation than their urban counterparts. Overall, the residents in rural areas travel nearly twice as far by car each year compared to urban counterparts.

Within Totternhoe there are 55 households who do not have access to a car, the majority of households (89.6%), have access to 1 or more car(s) within the household.

3. The Neighbourhood Plan questionnaire results

One copy of the neighbourhood plan questionnaire was delivered to each household within the neighbourhood area (the Parish). Respondents were asked to complete their questionnaire either individually or on behalf of their household. If completing on behalf of their household, they were asked to ensure the views of all members of the household were considered.

A freepost return envelope was included with all questionnaire to allow the questionnaire to be returned directly to BRCC, where the data would be independently input and analysed. There were also 3 collection points for completed questionnaire around the village, a phone number to call if you would like your questionnaire to be collected by a member of the steering group and the questionnaire was made available to complete online via survey monkey.

Qu's 1 - 4

Respondents were asked to supply their name, address, post code and email address. This was optional but all respondents who supplied their contact details were entered into a free prize draw. A full list of names, address, postcodes and email address supplied by respondents has been included in **Appendix B** but will remain confidential within the Neighbourhood Plan steering group and will not be used for any other purpose, other than the production of the neighbourhood plan.

General Background

Qu 5

Respondents were asked if they were completing this questionnaire individually or on behalf of their household.

	% of responses
Individual	34
Household	66

Qu 6.

Respondents were asked to supply their postcodes. A full list of names, address, postcodes and email address supplied by respondents has been included in **Appendix B** but will remain confidential within the Neighbourhood Plan steering group and will not be used for any other purpose, other than the production of the neighbourhood plan.

Qu 7 – How many people live in your household

Number of people in household	% of respondents
1	25
2	48
3	10
4	13
5 or more	4

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Qu 8 – Age ranges

Respondents were asked how many individuals within each of the below age ranges live within the household.

Age range	No. of people
Under 16	87
17-30	68
31-50	134
50-70	242
Over 70	151

Qu 9 – How long have you lived in the village?

Time lived in Totternhoe	% of respondents
Less than 1 year	5
1-5 years	18
6-10 years	12
11-20 years	21
21-30 years	15
30+ years	29

The proportion of responses was higher predominantly in correlation with the length of time respondents had lived in the parish.

Qu 10 – What you like about Totternhoe

Respondents were asked what they liked about living in Totternhoe (respondents were able to select more than one option).

What you like about Totternhoe	% of respondents
Countryside	98
The size of the village	77
Being kept informed	36
Transport links	14
Public / open spaces	73
Village pubs and sports clubs	50
Other	18

The countryside, the size of the village and the public / open spaces were the top options selected by respondents. 18% of respondents (56 responses) suggested 'other' things that they liked about living in Totternhoe. These have been included in full in **Appendix C**. The most popular responses given were: the views, sense of community, the village school, the accessible yet rural location, the peace and quiet and Totternhoe Knolls.

The Village and Surroundings**Qu 11**

Respondents were asked how important they felt the following elements were in ensuring that that character if the village is preserved.

	Very Important - % of responses	Important - % of responses	Not important - % of responses
Open Spaces (parks and public spaces)	80	19	1
Trees and Hedgerows	80	17	3
Woods and Copses	81	16	3
Country lanes	79	20	1
Footpaths and bridleways	84	16	1
Wildlife and natural habitats	86	13	1
Protection areas of the village	82	16	2
Village conservation areas	78	19	3
Village views	84	15	1
National Trust Sites (Sites of special scientific interest SSSI)	75	22	3

All of the issues mentioned were of very high importance to the vast majority of respondents. Wildlife and natural habitats (86%), Footpaths and bridle ways (84%) and Village views (84%) came out with the highest responses.

Village and Potential Development**Qu 12 – Types of development**

Respondents were asked, if Totternhoe was to receive further development, what type of development would they like to see.

Type of development	% of respondents
Housing	42
Light industrial	7
Heavy industrial	1
Power generation (wind farm, solar farm)	14
Office	4
Retail	28
None of the above	40
Other	12

The most popular response was housing development (42%), followed by 'no development' (40%). 36 'other' responses and suggestions were received. These

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have been included in full in **Appendix D**. The most popular suggestions were a village shop, a small amount of housing development and the need for some affordable housing.

Qu 13 – Number of new homes

Respondents were asked if Totternhoe was to receive further housing development, how many additional homes would be acceptable to them up to 2035.

Number of new homes	% of respondents
0-10	40
11-20	21
21-30	13
31-40	8
41-50	12
50-75	3
76-100	4

The majority of respondents would prefer to see 0-10 new homes built, this was followed by 21% of respondents who would like to see between 11-20 new homes built before 2035.

Qu 14 – Potential development sites

Respondents were asked which out of the following sites, which have been put forward for future development, would they support. A parish maps with the sites indicated was included with the questionnaire.

	Strongly agree – % of respondents	Agree – % of respondents	Neutral - % of respondents	Disagree - % of respondents	Strongly disagree - % of respondents
Leys Farm / Lea Farm (green belt)	3	16	19	16	45
Fossy's Farm (green belt)	7	24	21	10	37
165a Castle Hill Road (green belt)	6	20	18	15	41
Land at Tring Road Dunstable (green belt)	4	4	8	9	75

All of the sites received 'strongly disagree' as the most popular response. When you look at which sites received a combination of the most 'strongly agree', 'agree' and 'neutral' responses, the most supported site was Fossy's Farm.

Qu 15 – Village development

Respondents were asked which of the following options applies most to them when thinking about village development.

	Strongly agree – % of respondents	Agree – % of respondents	Neutral – % of respondents	Disagree – % of respondents	Strongly disagree – % of respondents
I would like to see development on undeveloped land (greenbelt)	3	5	9	13	70
I would like to see development on land that's already been developed (Brownfield sites)	16	33	23	9	18
I would like to see development where there are gaps within the village (infill)	7	29	20	16	29
I would not like to see any development in the village	34	13	22	17	14

The majority of respondents did not want to see any development on Green belt land. Development on Brownfield sites was preferred over infill development and no development at all.

Qu 16 - Type of new homes

Respondent were asked, if new homes were built in Totterhoe, what type would they like to see.

Types of homes	% of respondents
Privately owned	73
Change of use of existing buildings	38
Shared ownership / starter homes	40
Affordable rental though housing association	25
Sheltered housing	18
Retirement homes	41
Nursing homes	23

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The majority of respondents (73%) showed a preference for privately owned homes. There was also a fairly high level of support for retirement homes and shared ownership / starter homes.

Qu 17 – Size of new homes

Respondents were asked if new homes were built in Totternhoe, what size houses would they like to see.

Size of house	% of respondents
1-2 bed house	44
2-3 bed house	66
3-4 bed house	42
5 plus bed houses	14
1-2 bed Maisonette	19

The most popular response was for 2-3 bed houses, followed by 1-2 bed houses, then 3-4 bed houses. The least favoured option was for 5 plus bed houses.

Qu 18 – Off street parking

Respondents were asked how many off street parking spaces they think should be provided with each new dwelling built.

Number of off street parking spaces	% of respondents
1	8
2	72
3	15
3 plus	5

The large majority of respondents felt that 2 off street parking spaces provided with each new build dwelling would be most suitable.

Community Services

Qu 19 – Community services

Respondents were asked if there was a substantial increase of new homes developed in Totternhoe, which community services they felt should accompany the development.

Community Service	% of respondents
Health	78
Transport	74
Retail	53
Leisure	19
Education	43

The highest proportion of respondents felt that there was a need to provide health and transport services as a priority if a substantial number of new homes were developed in the parish.

Traffic**Qu 20 – Volume of traffic**

Respondents were asked if the volume of traffic in the village was a problem

	% of respondents
Yes	77
No	19
Don't know	4

The majority of respondents (77%) felt that the volume of traffic in the village was a problem.

Qu 21

Respondents were asked at what times of day, they find that high volumes of traffic are a problem.

Time of day	% of respondents
Morning	84
Afternoon	26
Evening	70
Late night	4
Anytime	19

The highest proportion of respondents felt that volume of traffic in the village was mainly a problem in the morning and the evening, with the afternoon and late at night being less of a problem.

Qu 22 – Traffic calming

Respondents were asked if they felt that the installation of traffic calming measures (Chicanes) on Lancot Hill and Castle Hill Road, would be of benefit to the village.

	% of respondents
Yes	21
No	70
Don't know	9

The majority of respondents (70%) felt that the installation of chicanes in these areas would not be a benefit to the village.

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Qu 23 – Speed cameras

Respondents were asked if they would be in favour of having average speed cameras installed in the village.

	% of respondents
Yes	75
No	15
Maybe	10

The majority of respondents (75%) would be in favour of the installation of average speed cameras.

Qu 24

Respondents were asked if they would be in favour of a Parish Council tax increase to pay for average speed cameras.

	% of respondents
Yes	44
No	34
Maybe	22

44% of respondents, which was the largest proportion, would support a Parish Council tax increase to fund the installation of average speed cameras in the village. In addition, 22% of respondents replied that they might be in favour of such a scheme.

Qu 25

Respondents were asked if, as a non car user (pedestrian, horse rider, cyclist etc.), they felt safe using the village roads.

	% of respondents
Always	13
Sometimes	47
Never	23
N/A	18

The majority of respondents 'sometimes' felt safe as a non car user, using the village roads. More respondents (23%) said they 'never' felt safe than those (13%) that said they 'always' felt safe.

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Communication

Qu 26

Respondents were asked how they hear about what is going on in the village.

	% of respondents
Parish Newsletter	90
Totternhoe Parish Website	14
Notice Board	17
Social Media	31
Word of mouth	62
Other	8

The vast majority of respondents received local news from the parish newsletter (90%). This was followed by word of mouth (62%) and then social media (31%).

8% of respondents said that they found out about what was going on in the village from 'other' sources. The 23 responses that were received included (listed in order of how frequently they were suggested):-

- Meeting point magazine
- In the pub
- Attendance at Parish Council meetings
- At Church
- Focus magazine
- Information sent out by Central Bedfordshire Council

Qu 27 - Broadband

Respondents were asked if they felt the broadband service was adequate.

	% of respondents
Yes	48
No	38
Don't know	14

The opinion was fairly split amongst respondents, with a slight majority responding that they did feel the broadband service was adequate.

Qu 28 – Mobile phone coverage

Respondents were asked if they have experienced problems with mobile phone coverage in the village

	% of respondents
Yes	71
No	28
Don't know	1

The majority of respondents had experience problems with mobile phone coverage in

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the village.

Public Transport

Qu 29 – Frequency of public transport usage

Respondents were asked how often they use the local bus service

	% of respondents
Daily	4
Weekly	9
Infrequently	80
Didn't know there was one	6

86% of respondents use the bus service infrequently or didn't know that there was one. Only 4% of respondents (12 people) use the bus service daily.

Qu 30 –Transport to school

Respondents were asked if they have children that attend Totternhoe Lower School, how they typically get to school.

Method of transport	% of respondents
Walk	70
Bus	2
Car	28
Cycle	0

The majority of respondents walked to school. 28% used the car as their main method of transport, this equates to 11 respondents.

Qu 31 – Transport to school

Respondents were asked if their children attend a school outside of the village, do they feel that there is suitable public transport.

	% of respondents
Yes	32
No	68

The majority of respondents felt that there were not suitable public transport options to get their children to school outside of the village.

Village Life**Qu 32 – Outdoor spaces**

Respondents were asked which public outdoor spaces they used in Totternhoe.

	Regularly – % of respondents	Occasionally - % of respondents	Never – % of respondents
Totternhoe Knolls SSSI (Site of Special Scientific Interest)	59	34	7
Recreation ground - Church End	27	49	24
Recreation ground – by Scout Hut	16	31	52
Recreation ground – Knolls view	14	30	56
The Wildlife site within disused chalk quarry	46	36	19
Green Lanes (Ancient Drove Way)	52	35	13

The most regularly used outdoor spaces were:-

Totternhoe Knolls

Green Lanes

The wildlife site within disused chalk quarry

Qu 33 – Local lanes and bridleways

Respondents were asked if they use any of the local lanes and bridleways in Totternhoe, leading to the following locations:

Location	Regularly – % of respondents	Occasionally - % of respondents	Never – % of respondents
Maiden Bower	31	39	30
Dunstable	32	45	22
Sewell Village	27	38	36
The old railway track / cycle path	33	42	25
Icknield Way	24	46	29
Eaton Bray	31	47	22
Dunstable Downs and the Chilterns Gateway	40	42	17
Well head village	27	35	39
Doolittle Mill	24	43	33
The Gliding Club	19	39	42
Foot / cycle bridge to Stanbridge	18	41	41

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All local lanes and bridle ways listed were most frequently used 'occasionally' by respondents. By combining the responses for 'regular' and 'occasional' use, the lanes and bridleways have been listed below in order of how frequently they are used (from most to least):-

- 1) Dunstable Downs and the Chilterns Gateway (82%)
- 2) Eaton Bray (78%)
- 3) Dunstable (77%)
- 4) The old railway track / cycle path (75%)
- 5) Ickneild Way / Maiden Bower (70% each)
- 6) Doolittle Mill (67%)
- 7) Sewell Village (65%)
- 8) Wellhead village (62%)
- 9) Stanbridge (59%)
- 10) The Gliding Club (58%)

Qu 34 – Outdoor facilities

Respondents were asked what additional outdoor facilities they would use if they were available in the village.

Outdoor facilities	% of respondents
Tennis	16
Basketball / Netball	7
Improved playground	32
Nature Trail	54
Mountain bike trail	25
Community garden / orchard	53
Bowling Green	25
Other	7

The most popular facilities were a nature trail, community garden / orchard and improved playground.

16 suggestions were received under the 'others' option. The most popular comments were relating to the need to improve play equipment (3 respondents). 13 other suggestions were each mentioned once, they were:

- 5 aside astro turf pitch
- Bridleways
- Climbing wall
- Senior Citizens club
- All weather cycle path
- Trim trail
- Croquet pitch
- Improved footpaths
- Archery
- Swimming pool
- Café
- Leave the village as it is
- Flat walk area

Qu 35 – Indoor facilities

Respondents were asked if they would use any of the following indoor facilities if they were available in the village:

Indoor facilities	% of respondents
Youth Club	17
Art club	25
Adult education classes	56
Dance / fitness classes	59
Music classes	17
Other	7

Over 50% of respondents said that they would use dance / fitness classes and adult education classes if they were available in the village.

The support for all other activities was high enough that there could be enough support to make them feasible should they be set up. The lowest response received was for a youth club and music class (17% each) which each equates to 36 respondents - a viable number should a class be set up.

15 'other' responses were received. These covered social clubs, a shop, a swimming pool, table tennis, older people club and clubs for children.

Qu 36 – Any other comments

Respondents were asked if they had any other comments that they would like to make in relation to the neighbourhood plan. 170 respondents provided further comments, these have all been included in full in **Appendix E**. The main themes of the comments included:-

- Maintain the gap between Totternhoe and Dunstable
- Keep Totternhoe a village / retain village feel
- Protect the surrounding countryside and views
- More restrictions on HGV's
- Objections to 'Area D'
- The Chicanes cause problems / dangerous
- Need for affordable housing for local people to ensure sustainability of the village
- Preserve green belt
- Would like a village shop
- Improve footpaths / pavements
- Improve playground
- Thanks to the Neighbourhood Plan steering group
- Problem with bikes on the nature reserve / Totternhoe Knolls
- Need for improved traffic calming

4. Next Steps

The full results of the Neighbourhood Plan survey, along with previous consultations and ongoing work, will be used by the Neighbourhood Plan steering group to form the policies in the Totternhoe Neighbourhood Plan. There will be further opportunities for residents to comment on the draft plan before it is complete.