



# Homes Data Analysis

Submission Version, 2022

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# 1. Introduction

During the period December 2019 until September 2021 there have been several consultation exercises which have obtained resident feedback about the housing situation in Portishead.

- 1) In December 2019 and January 2020, the initial Neighbourhood Plan survey which had just over 500 responses in total included the question “what housing improvements would you like to see in the next 20 years?”
- 2) During Winter 2020/21, the Wyndham Way study area project, a joint exercise between North Somerset Council, Portishead Town Council and one of the major landowners in the area, Aberdeen Standard investments, undertook a consultation about potential regeneration of the Wyndham Way Study Area In Portishead.
- 3) The Neighbourhood Plan team carried out a more detailed consultation in spring and summer 2021 as part of the Commonplace suite of online surveys. This comprised of two parts,
  - a. An interactive map of Portishead which asked for feedback on all elements of the Neighbourhood Plan, as part of a wider consultation exercise which resulted in a further 177 responses, 38 of which related to housing development.
  - b. A detailed housing survey questionnaire completed by 172 respondents.

This document summarises the findings from all of these sources. It does not propose *how* to meet the needs of the expressed views.

## 2. General Neighbourhood Plan Survey December 2019 / January 2020

There were over 502 responses in total across the whole survey. included the question “what housing improvements would you like to see in the next 20 years?”

People were asked “what housing improvements would you like to see in the next 20 years?” There were 403 meaningful comments regarding this question.

The results were as follows:

Theme	No of Comments	Percentage
No More housing	92	22.3%
No More housing until infrastructure (esp Transport and parking) catches up or selective developments within infrastructure capacity	74	17.9%
More Affordable /Social Housing/Starter homes	113	27.4%
Carbon neutral/Eco-friendly/ sustainable / energy efficient/better insulated homes	38	9.2%
Improve current housing / repurpose existing buildings/land /build on brownfield	14	3.4%
No Building on green belt	16	3.9%
No building on flood plain	4	1.0%
Less or no more Flats	15	3.6%
More flats	3	0.7%
Less retirement homes	15	3.6%
More retirement homes	1	
A mix of housing (with gardens)	7	1.7%
More bungalows	4	1.0%
Less/no more social housing	3	0.7%
Build on appropriate parts of green belt	2	
Green belt release for Sheepway	2	
High quality design/homes	2	
Lower density housing	2	
More 4 bed homes	1	
Less Executive housing	2	
Build up or down not outwards	1	
More housing	1	
Small units for disabled/carers	1	

**Total : 413 Comments**

### Summary

There was a large body of opinion opposed to any further development in Portishead at all (92 comments), and many other opposed to development without investment to first plug the Portishead infrastructure deficit. By far the most mentioned infrastructure deficit was in transport

and parking. 40% of comments were either about “no more development” or “development only if accompanied by infrastructure investment”.

In contrast there were 113 (27%) of comments from respondents who want to see more affordable housing including social housing with many people mentioning the need to provide affordable housing for young people so that they can continue to live in Portishead. Many of these respondents commented that they only want to see affordable housing being built and no other types.

There was also strong desire for new housing to be fully sustainable or carbon neutral (38 comments).

16 people wanted to ensure no development on the greenbelt whilst 16 saw opportunities for brownfield development or enhancing the existing housing stock

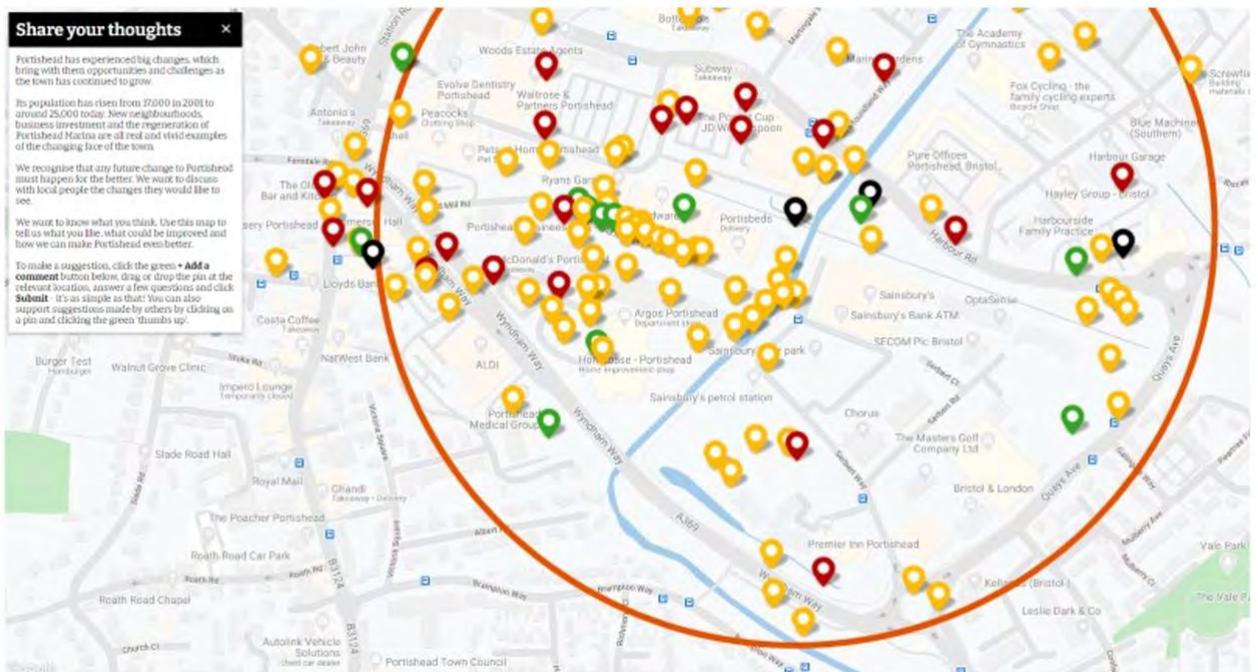
Some people particularly disliked flats and there was a theme about people wanted accommodation with gardens (a trend that has probably increased since this survey was taken in the pre covid world)

15 people commented they did not want to see any more retirement homes with comments that this particular segment seems to be over provisioned in Portishead, whereas some people wanted to see bungalows which are hardly ever built these days.

### 3. Wyndham Way Study Area Feedback Winter 2020/21

The graphic below shows the scope of the Wyndham Way Study area which broadly covers what could be described as “the centre of Portishead” although this is a widely used term. People were provided with an interactive map and asked to add what they think about the town as it is now – what is good, what can be improved and how Portishead can be made even better.

187 comments were made on the map with some having multiple “Likes” giving over 300 interactions. There were 5888 visits to the website



The table below provides a summary of the 187 comments made.

Theme	Number of comments	% of comments	Commentary
Look and feel of public space	15	11%	more greenery, easier/more welcoming access, less rubbish
Potential uses (retaining businesses/jobs)	12	9%	majority focus on the jobs rather than the businesses themselves
Community infrastructure	10	7%	focus on families and improving accessibility to marina activities
Highways/road safety	10	7%	
Sustainability	9	6%	(in addition to walking and cycling/transport), credentials of buildings, energy use, spaces for wildlife
Walking and cycling	9	6%	creating safe, joined up routes through Portishead
Parking	9	6%	summarised as better parking/parking strategy
Potential uses (independents)	8	6%	restaurants, bars, boutique shops
Potential uses (retail)	8	6%	
Potential uses (cinema)	7	5%	

### Summary

The top themes were:

- Community infrastructure – people want more medical services, facilities for families such as schools and nurseries, community spaces and improving community use of and access to the Marina
- Look and feel of the place- improve how it looks with more greenery and less rubbish and make the area feel more welcoming
- Walking and cycling – better walking and cycling connections to make the experience of travelling through the area safe, easier and more enjoyable. This included comments on improving accessibility for disabled people

- Highways and Road safety – reducing the impact of the roads whilst improving the experience for drivers
- Parking – too much, too little, too late, in the wrong place and arranged inappropriately. Comments can be summarised by a desire for a better parking strategy.
- Sustainability – both through the design of any new buildings and spaces but also in helping people live more sustainable lives i.e. making it easier to recycle and increase the quality and quantity of green spaces for people and wildlife.
- Many comments on increasing the amount of jobs in the area.
  - Providing commercial or light industrial accommodation
  - A creative business area
  - An arts and crafts quarter
  - Independent shops
  - Creation of a town centre hub linking the old and new Portishead
- Regarding housing there were a small number from people who supported mixed use development with shared ownership or affordable housing which was sharply contrasted with a small number of views from others who wanted no more housing or no housing until the Portishead infrastructure deficit had been resolved. These opposing views were evenly balanced. People also expressed a desire for any new build to be sustainable and to meet high quality building design and construction standards.

## 4. Commonplace interactive map – Housing comments Spring and Summer 2021

### Summary:

Residents were asked to comment generally about Neighbourhood Plan topics on an interactive map of Portishead.

There were 177 comments in total, the largest category related to travel and transport infrastructure issues in various parts of Portishead, particularly the Marina Area.

Related to housing development, the most commented subcategory was the need to protect and improve all green spaces (ten comments), no development around Weston Big Wood SSSI (nine comments) , No development of Slade Road Playing field and Play area (five comments).

There were seven comments regarding the need for close management and control of any development and the need to protect jobs

There were seven comments highlighting Sheepway (an area just outside the Portishead settlement boundary) as a logical future growth area.

## 5. Commonplace Housing Survey results Spring and Summer 2021

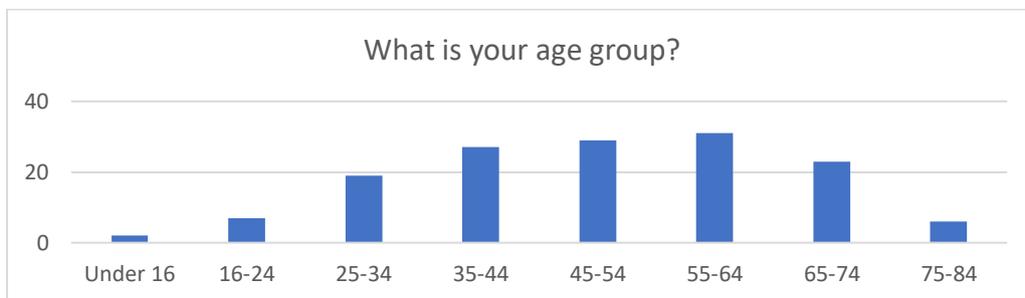
### a. Analysis from numerical data

It has been compiled from using the data available in the section Contributions/Graphs Which covers off all the questions that have selectable buttons as well as free format comments taken from an excel file provided by Commonplace.

This is analysis undertaken by the author on the questions where there were specific answers to select.

#### Age Profile of respondents

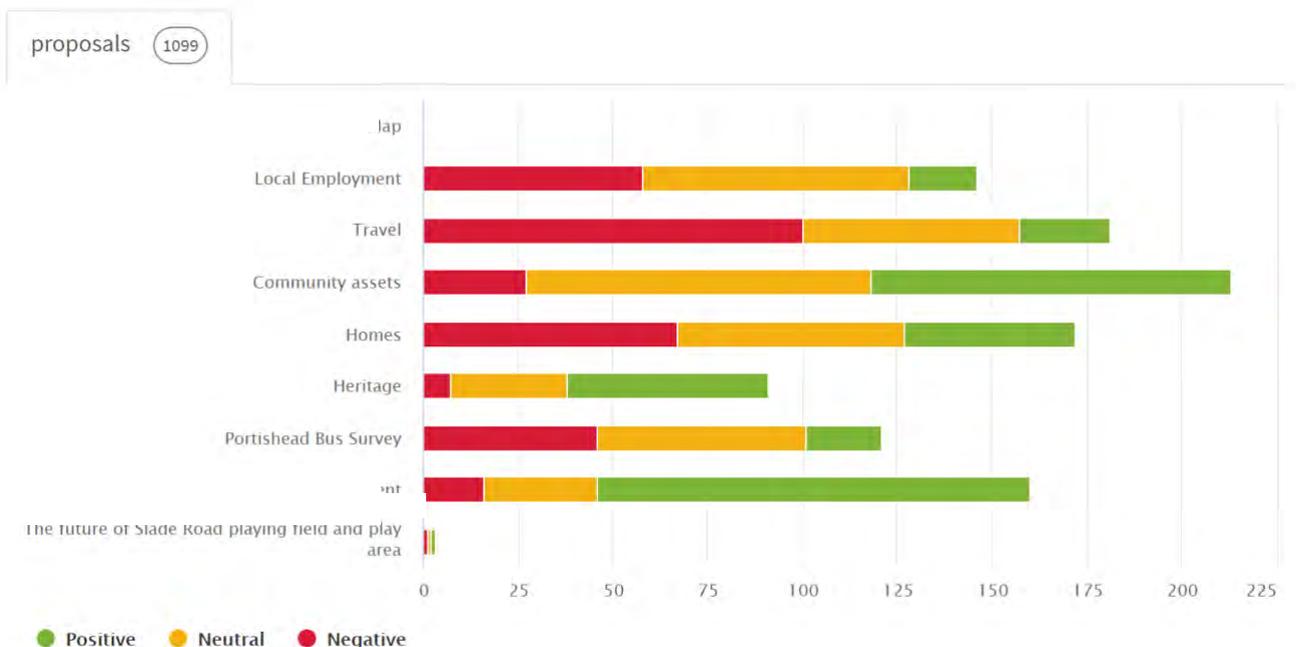
There was a mix of ages with the highest number in the age bracket 35-64 with lower representation from younger age groups.



#### Overall sentiment regarding homes in Portishead.

There was mixed sentiment regarding the housing situation in Portishead with 67 respondents being negative, 60 neutral and 45 being positive.

Housing had the second most negative sentiment after Travel.



**Question: Do you think that Portishead meets people’s housing needs?**

People who felt that Portishead did not meet people’s housing needs cited that housing is expensive, the lack of availability and limited variety. Being expensive was by far the most reported comment. Portishead’s reputation as being an expensive town for housing in the local region is something that is also reported by Local Estate Agents. Lack of availability was mentioned by a substantial number, 54 respondents.

In contrast, people who felt that Portishead does meet people’s housing needs quoted the good availability and good variety.

#	Why do you feel this way?	Sentiment
95	Expensive	
54	Poor availability	
42	Good variety	
41	Limited variety	
25	Good availability	
8	Affordable	
1	lack of knoweldge	
1	surrounded by green spaces	
1	Overcrowded without infrastructure	
1	Local people can't afford to rent or buy	
1	Connectivity - ftp and a car charger in every allocated parking space	
1	Badly built houses, all the same in village quarter.	
1	Not enough properties for young, local people	
1	Awful parking allocation for each house is criminal.	
1	Theres too many new houses crammed in on top of each other	

There were a number of single comments with a few complaints about overcrowding and lack of parking, lack of infrastructure and lack of housing opportunity for young and single people

**Question: Do you or any member of your household want or need to move out of the property that you currently live?**

There was an even 50/50 split between those who are contemplating moving in the next five years and those who are not. The majority of those looking to move out in the next two years had a negative view of the Portishead Housing market which may indicate current issues with affordability and variety. These issues are highlighted later in this document in the analysis of comments. The lack of affordability is confirmed by Local Estate agents.

#	Do you or any member of your household want or need to move out of the property that you currently live in?	Sentiment
67	No, and unlikely in the next 5 years	
32	Yes, possibly in the next 2 years	
27	Yes, possibly in the next 5 years	
19	Yes, possibly in the next year	
15	No, and unlikely in the next 2 years	
12	Yes, to move out immediately	
1	Just moved	
1	Unlikely in next 20-30 yrs	
1	would like to but can't afford to	

### Question: Who is it that wants to move out?

Respondents were a mix of different ages groups and family circumstances. Single young people under 25 and the small sample of older single people are particularly dissatisfied with the Portishead housing situation which indicates a lack of suitable accommodation for single people in particular.

#	Who is it that wants to move out?	Sentiment
43	Not applicable	
29	An adult couple	
23	A family with children	
21	A young person under 25	
10	An older couple	
9	A single adult	
4	A single older person	
1	2 adults, one child	
1	Child, Mother and Partner	

### Question: Why would you or your household member like to move out?

Many respondents are looking for more space or more bedrooms, while others are wanting to downsize. 8% are having to contemplate moving to a more affordable location. 3% are looking for specialist accommodation. There were numerous single comments relating to life changes such as University. In addition, there were comments about wanting a garden, better air quality or a more idyllic location.

#	Why would you or your household member like to move out? Please select all that apply	Sentiment
45	Not applicable	
30	For more space	
18	To downsize	
14	For a more affordable location	
14	For more bedrooms	
12	For other reasons (childcare, study)	
6	For employment reasons	
5	For specialist accommodation	
1	Move closer to family	
1	to be able to have their own place and start a family	
1	Garden	
1	Because he's an adult now.	
1	Bigger 2nd bedroom and garden	

### What type of home are you looking for?

58 respondents are looking for market housing. 35 people were looking for various rental or shared ownership options. The latter group are generally dissatisfied with the Portishead housing market, especially those looking for shared ownership which could indicate a shortage in this type of housing being available.

#	What type of home are you looking for?	Sentiment
61	Market housing	
55	Not applicable	
16	Affordable or social rent	
13	Market rent	
10	Shared ownership	
1	Private rent	
1	self build design	
1	Accessibility	

### Question: If you are seeking specialist accommodation, which kind are you looking for? Please select all that apply.

The subset of respondents is small but highlights a potential shortage of bungalows. It is interesting to note the lack of demand for assisted living and market retirement housing given the amount of planning applications and schemes for these types of developments that continue to be put forward in Portishead and neighbouring towns.

#	If you are seeking specialist accommodation which kinds are you looking for? Please select all that apply	Sentiment
86	Not applicable	
7	Bungalow	
4	Market retirement housing	
3	Assisted living	
3	Affordable retirement housing	
1	Affordable/social	
1	Converted barn detached	
1	Care home	

### Question: How many bedrooms are you looking for?

There was a fairly even distribution in the bedroom size of properties that people are looking for with people looking for one bedroom properties the most dissatisfied.

#	How many bedrooms are you looking for?	Sentiment
45	Not applicable	
31	3 bedrooms	
31	2 bedrooms	
26	4 bedrooms	
12	1 bedroom	
7	5 or more bedrooms	

### Question: What kind of home are you looking for?

Again, there was an even distribution, and despite the individual comment to stop building flats, there was reasonable demand for flats which is a little surprising given the impact of the pandemic and the perceived rush to get more space and a garden.

#	What kind of home are you looking for?	Sentiment
59	Detached	
44	Not applicable	
39	Semi-Detached	
26	Terraced	
22	Flat	
1	Any	
1	Not leasehold	
1	N/a	
1	House with garden - stop building flats more quality shared ownership with decent size rooms.	

**Question: How long have you been looking for alternative accommodation?**

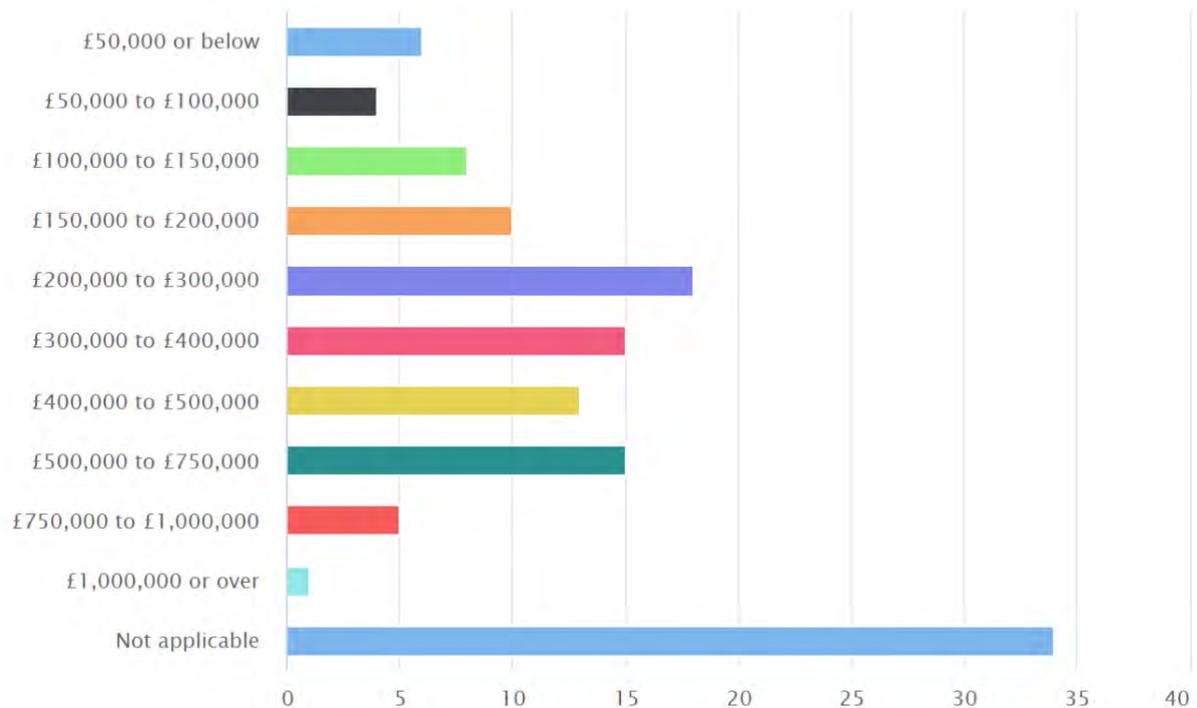
21 people have been looking to move for over a year.



**Question: Which bracket of property price would you consider yourself able to afford?**

Respondents indicated a range of affordability. Average house prices in Portishead are currently around £395,000 (August 2021) with entry level flats around £200,000 so there is a clear affordability gap for a significant number of respondents.

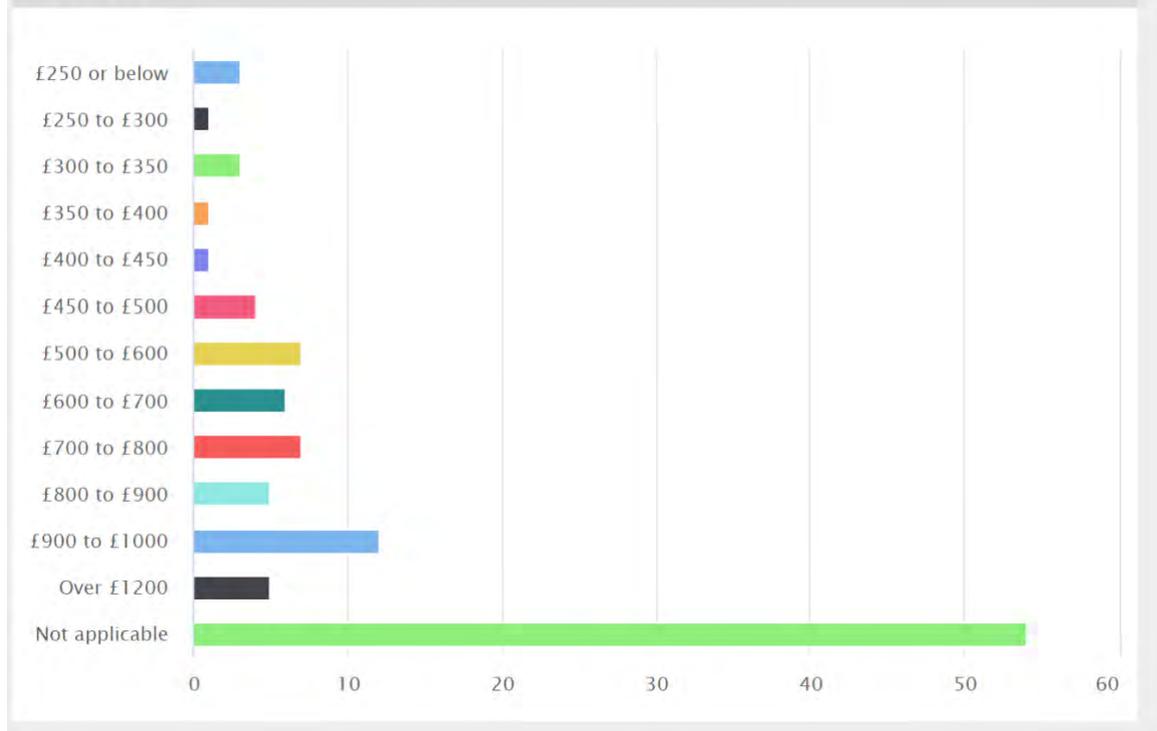
Which bracket of property price would you consider yourself currently able to afford?



**Question: Which bracket of rent per calendar month would you consider yourself able to afford?**

With median rental for a one-bedroom flat of £800 and £1050 for a two-bedroom flat, there is a clear affordability gap for a significant number of respondents as the majority of respondents are unable to afford those rents.

## Which bracket of rent per calendar month would you consider yourself able to afford?



## Question: Where are you planning to move?

The majority were looking to move within Portishead, North Somerset or the wider Bristol city region. These people were generally dissatisfied with the Portishead housing situation.

#	Where are you planning to move?	Sentiment
56	Within Portishead	~45% Dissatisfied (Red), ~35% Neutral (Yellow), ~20% Satisfied (Green)
39	Not applicable	~25% Dissatisfied (Red), ~45% Neutral (Yellow), ~30% Satisfied (Green)
22	Within North Somerset	~65% Dissatisfied (Red), ~20% Neutral (Yellow), ~15% Satisfied (Green)
18	Other regions and nations of the UK	~55% Dissatisfied (Red), ~30% Neutral (Yellow), ~15% Satisfied (Green)
15	Rest of SW England	~40% Dissatisfied (Red), ~45% Neutral (Yellow), ~15% Satisfied (Green)
12	Wider Bristol City Region	~60% Dissatisfied (Red), ~25% Neutral (Yellow), ~15% Satisfied (Green)
5	Overseas	~40% Dissatisfied (Red), ~40% Neutral (Yellow), ~20% Satisfied (Green)
1	Wherever my adult child can afford but want to be close	100% Dissatisfied (Red)
1	Out of Portishead.	100% Neutral (Yellow)

### Question: Are you on the housing register?

Very few respondents are on the housing register, although the survey may have prompted a few people to apply.



### Question: What are the top three priorities the Neighbourhood Plan should include in protecting the existing built environment?

In terms of the built environment 96 respondents wanted building design to be in keeping with local scale, 93 wanted to ensure the use of energy efficient materials. 80 people want to preserve the Portishead settlement boundary and avoid sprawl out from the Town. There was also significant interest in improving flood prevention and using traditional building materials.

There were a number of single respondent comments including one about a specific street scene in a part of Portishead used by many visitors.

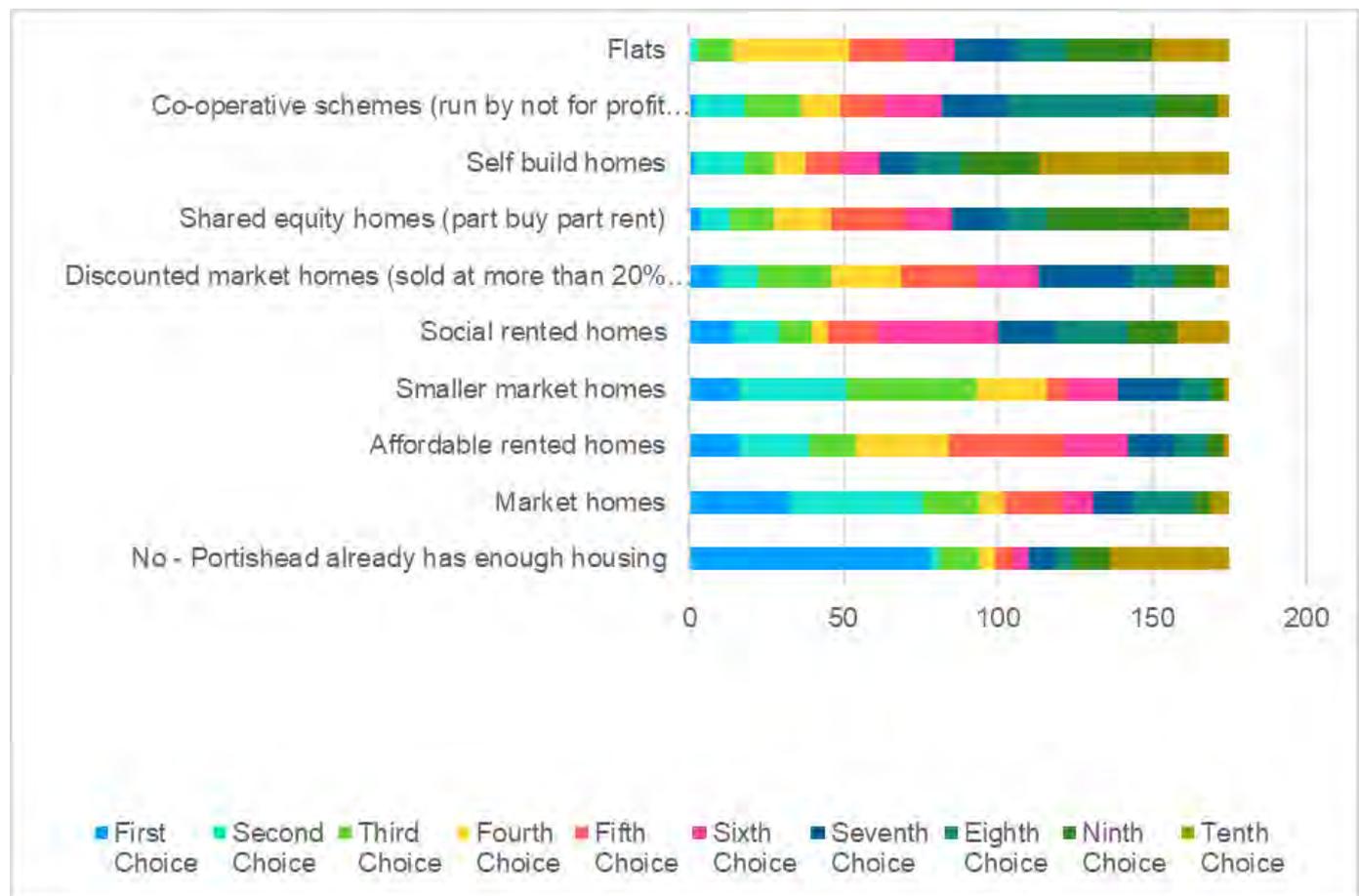
*“Improve the quality of building design- for example the streetscape from Majestic to Ibis looks terrible. Modern buildings are welcome in Portishead but they should only be approved if they look good.”*



**Question: Do you think the Neighbourhood Plan should allocate land to encourage more homes, and if so, what types of housing? (Ten choices)**

There were 175 responses for this question:

Do you think the Neighbourhood Plan should allocate land to encourage more homes, and if so, what types of housing ?	First Choice	Second Choice	Third Choice	Fourth Choice	Fifth Choice	Sixth Choice	Seventh Choice	Eighth Choice	Ninth Choice	Tenth Choice
No - Portishead already has enough housing	78	3	13	5	6	5	9	5	12	39
Market homes	33	43	18	8	19	10	13	19	6	6
Affordable rented homes	16	23	15	30	37	21	15	11	5	2
Smaller market homes	16	35	42	23	6	17	20	10	4	2
Social rented homes	14	15	11	5	16	39	19	23	16	17
Discounted market homes (sold at more than 20% below market value)	10	12	24	23	24	20	30	14	13	5
Shared equity homes (part buy part rent)	4	9	14	19	24	15	17	14	46	13
Self build homes	2	16	9	11	11	13	11	15	25	62
Co-operative schemes (run by not for profit organisation)	2	16	18	13	14	19	21	48	20	4
Flats	0	3	11	38	18	16	20	16	28	25
<b>Totals</b>	<b>175</b>	<b>175</b>	<b>175</b>	<b>175</b>	<b>175</b>	<b>175</b>	<b>175</b>	<b>175</b>	<b>175</b>	<b>175</b>



- 1) 78 People chose “No Portishead already has enough housing” as their first choice.
  - a. For these 80 people, the largest number (34) chose “Market homes” as their second choice and 11 had “Smaller Market homes” as their third choice,
- 2) 33 people chose “Market homes” as their first choice.

- a. The majority of these respondents had “Smaller Market homes” or “Self-Build” as their second choice
- 3) 16 people chose “Smaller Market homes” as their first choice
  - a. These respondents chose the full selection of options as second choice
- 4) 16 respondents chose “Affordable homes” as their first choice
  - a. All but two of these people had “No Portishead already has enough housing” as their sixth choice or lower with 5 choosing this option as their tenth choice.
  - b. These respondents chose a mix of Co-operative schemes, Shared equity, Discounted homes and social rent as their higher preferences
- 5) 14 respondents chose “Social Rented homes” as their first choice
  - a. 7 people chose “Affordable Housing” as second choice, the others put the other more affordable options second except for 3 people who chose “No Portishead already has enough housing” as their second choice. Six people chose “No Portishead already has enough housing” as their last choice
- 6) 10 people chose “Discounted Market schemes” as their first choice
  - a. They had a mix of responses as second choice with “Market Homes” chosen by 4.
- 7) 4 people chose “Shared equity” as their first choice
  - a. 3 chose co-operative schemes as their second preference
- 8) 2 people chose co-operative schemes as their first choice
- 9) 2 people chose “self-build” as their first choice
- 10) No-one chose “Flats” as their first choice
- 11) 39 people chose “No Portishead already has enough housing” as their **last** choice. This last choice was spread right across the categories.

#### **In summary:**

- 45% of respondents do not want any more housing in Portishead. As a second choice, the majority of these people would want to see market or smaller market homes
- 28% favour market homes or smaller market homes
- 26% prefer some form of “affordable” housing
- 22% see no more houses as their least favoured option, presumably as they are looking for somewhere to live or will be in the future.

There is a clear split here. Although there is substantial opposition to any more houses, there is also a strong requirement expressed for a full range of housing tenures. Analysing the demographic data, younger people who are not yet on “the property ladder” are generally the people seeking affordable housing whereas older people who tend to already have a secure housing situation, are happy with the status quo where market housing predominates.

## b. Summary analysis from numerical data

### **Affordability, variety, availability and sustainability.**

There was mixed sentiment regarding the housing situation in Portishead with 61 respondents being negative, 56 neutral and 42 being positive

When asked what issues they have found when looking for alternative accommodation, Forty-six people said they cannot afford to move to the accommodation they desire. Twenty-three people said they cannot find what they are looking for.

For some people, Portishead provides good variety at reasonable prices, for others housing is too expensive to buy or rent and there are only limited variety and options for them. For example, there is a lack of shared ownership options whilst developers are still putting forward assisted living schemes for which little demand was reported.

This fits with feedback we regularly receive that young people in particular are forced to move away from Portishead to find accommodation.

A significant number of respondents have been house hunting for more than a year

In terms of future development there is a clear majority wanting to preserve local character and scale as well as ensuring that new development is sustainable.

### **Brownfield development not greenfield**

Comments emphasize that building should be on brownfield and not greenfield sites and that our green landscape should be protected.

### **The lack of infrastructure in Portishead**

A large number of respondents comment on the lack of infrastructure in Portishead which goes some way to explaining the strength of opposition to any further development of Portishead.

### **Housing tenure and types**

The need for the full mix of accommodation tenures is mentioned which backs up the numerical analysis above.

The desire to provide affordable housing for Portishead's young people so that they do not need to move outside the area comes through strongly.

Comments highlight opposition to any more retirement flats being built. Some people do not like flats full stop!

There were some interesting thoughts about converting offices that may no longer be needed or converting older buildings.

## c. Appendix 1: Comments

<b>Any other comments</b>
Achieving affordable housing for the region is not something that Portishead or even NS can do on their own, they need to work with the Bristol City region (WECA) and should commit to re-joining it.
All commercial developments, ie by Ltd companies, must be carbon neutral within 5 years of completion. This covers materials, methodology and specific timed offsetting within the county boundary
Before any more new housing is built in Portishead, I think the Town Council and North Somerset Council should work together to identify the many properties in Portishead that have been empty and unlive in for years and work energetically with the property owners to get them habitable and used again
Development on greenbelt land and nature reserves should be restricted. Tree planting and reduced mowing campaign is excellent!
Do not touch green spaces! Portishead is FULL
Do you want your kids to be able to have their own home and raise their own children?
Don't forget to provide all services needed with accommodation included green spaces, footpaths, shops, bus stops...
Try mixed accommodation: young people, old people, students, alone people...
Given the infrastructure that Portishead has, it cannot comfortably accommodate any more homes. We only have one road in and out of Portishead.
Houses with character and unique design that is beyond a standard new build plc development.
I am desperate to live in Portishead and to buy my first home in my hometown. I do not want to live in a flat as I have a dog and a business and want to own my first house (65k annual income and I still can't buy a house in Portishead shows there is something majorly wrong in our town). To be able to afford this I have to leave Portishead and move to Weston. There should be schemes for first time buyers to buy discounted houses in their hometown or for them to at least get first pick of the houses. More shared ownership opportunities on HOUSES not flats. More work should be done with developers before agreements to plans are solidified. NSC have agreed to allow a greedy developer to build 5 detached properties for 800,000k each when we could have built about 8 homes there for shared ownership and given young people a chance to live in their town
I do not think it is appropriate to be removing green land in Portishead where there is already limited green space. The land should be protected in order to help climate change. I think if this green space is reduced or eliminated then more people will leave Portishead therefore reducing the profits made here.
I feel that Portishead is already overdeveloped for the amount of infrastructure and amenities it has. The schools are full, parking is an issue and leisure/social/exercise groups are full. You cannot get a doctors appointment because they too are overwhelmed.
I personally think there should be better houses, but not by allocating land that is green space as this is one of Portishead's best features and the only reason we are still here (other than school reasons). You could also convert unused offices into houses now due to the COVID situation, people have offices and some people might not want to go back into work. Therefore making unused offices into houses (with the owner's permission of course) is the best idea for new houses other than rebuilding/ renovating.
I think the rental / buyers market in this area should move towards sealed bids only. I believe currently many homes are over-inflated in value and this may reduce this problem a little.
I would like to see planning permission denied to people trying to build a home in their garden, effectively eliminating the garden. I would like to see planning permission denied to people or developers trying to shoehorn 2 ridiculously small homes for the surrounding area into a single home plot. I would like to see planning permission denied to anyone who is trying to suck profit by overdeveloping any plot anywhere in

Portishead, but especially in the parts that are not near the high street, and therefore are more rural. It would be especially nice not to have to object individually over and over again to this type of overdevelopment.

If possible, increase the minimum % figure that must be affordable in all new developments to at least 50%.

In my experience there is a good choice of housing types.

In the current Covid climate it is hard to find a property of any description which underlines the fact that there is a need for more accommodation tailored to the needs of the population.

lets start to allow people to build their own retirement homes outside the restrictive village boundary as this forces more concentration of houses and cars within places like Portishead and other local villages. How many more houses can be built in gardens and what about the infrastructure which hasn't been changed to suit the growth?

More homes are required for young people to stay in portishead, without assistance it's impossible to get a house allowing me to stay in portishead lots of young families in there 30s moving in but nothing to help the 20 year olds leaving home get their own house

Need a variety of new housing in terms of size, price and tenure so that local people can continue to afford to live in Portishead.

Need more homes but in a well thought out way with space and not crammed together.

No more age restricted housing. Estate agents full of retirement housing which restricts access to homes for all. Highly discriminatory in this day and age.

No more development on green spaces, please!

No more flats please !

No more homes should be built until significant investment in infrastructure and services (schools, doctors etc)

NO MORE HOUSING UNLESS MORE DOCTORS / DENTISTS / SCHOOLS

Often hear people saying they can't afford to live here, simple idea move elsewhere. Clevedon is close and cheaper. I can't afford to live in a castle, but don't expect everyone else to subsidise my preferences.

Our green belt needs to be retained.

Please ensure that all relevant infrastructure is commissioned before residents have moved in.

Please ensure that section 106 money is paid quickly by developers.

Minimise encroachment on green belt.

No gated housing estates.

Decent play areas for children.

Facilities for elderly people to meet and socialise.

Ensure that house sizes are bigger, as many are too small, which is just about increasing developer profits, rather than people's needs.

Please please don't allow more development without infrastructure coming BEFORE the building.

Portishead cannot deal with many more people, doctors and schools can't cope as it is. building more homes means losing more green space and disconnecting the bridge to nature. More people means more traffic and cars therefore more pollution. The train hasn't come yet and the roads in and out of Portishead are already busy.

Portishead had the feel of a family friendly community. Housing development over the past 15 years or so has extended that but with inadequate provision for schools. Local young people who want to live In the area are priced out of the market or their only option is a small flat. Starter homes with local buying restrictions would help.

Please no more flats! There is often inadequate parking provision which impacts parking for commercial areas which then will inevitably lead to more parking fees and parking permits as seen elsewhere. The road infrastructure is also inadequate for more of these type of homes. We have more than our fair share already.

Absolutely no more retirement flats! They clearly are not needed here as demonstrated by the failure to sell the new ones by Aqua.

Portishead has good selection of housing. Consideration should be given to supporting and enabling renovation older run down properties rather than building new and trying to maximise profits per square meter. All current green spaces and green belt areas in Portishead need to be protected from further development.

Portishead has had enough development without the infrastructure for health and social provision. Increase in housing puts more pressure on the green belt which should be protected for future generations

Portishead is at capacity, current infrastructure, schools and health are services will not support more homes being built. If more homes are required then these issues must be addressed first. Following that new homes should not be built on greenbelt land or disturb the local wildlife. Brown field sites should be used. Additionally the council should hold land owners/developers account to ensure that they build housing which is desired and not left vacant as has happened at Marina Gardens/opposite subway.

Portishead needs proper investment in all elements of its infrastructure which is sadly lacking but people (esp young people) still need affordable places to live

Portishead needs to encourage/enable our young people to stay here. Any type of housing is very expensive Here - I believe it is known as "Little London by the sea".

Portishead was unaffordable with younger people forced to move to Clevedon and beyond since the 1990's. Like the entire UK housing has become increasingly scarce and expensive. More housing is required with home office working to cut travel and associated infrastructure.

Should encourage the children of portishead to stay within the town by offering them affordable housing. The town doesn't need to grow it just needs infrastructure to support its current population as they grow

Social housing for local people only

Stop building flats.

Tear down marina gardens

Build more houses at affordable rates for single families trying to get on the property ladder, a development such as coppers place Backwell which has decent size rooms / garden and good price shared ownership not on top of each other exactly what I'm looking for in portishead

The diversity of accommodation must be guaranteed

Opportunities for new forms of housing must always be possible and provided such as sustainable approaches, community housing, new shapes related to the environment, house and workplace, and so on

A permanent workshop should be created to address the issue of accommodation

The infrastructure doesn't exist for the housing we have already so until that is improved we don't need anymore housing.

The social housing does not account for people who want and need to stay local to the area, they are given to people outside of portishead.

It also does not consider that not everyone is needy in a urgent capacity all social housing goes to people who are on benefits, when there are many people that cannot afford to rent here but have to stay here so are struggling but are years away or not even eligible for social housing. This didn't use to be like this to live in portishead you need to earn a lot and a lot of people who were born and raised here have moved due to being forced out of our own town by people who can afford the half a million pound homes and people from Bristol and Weston who are given priority on the social housing.

We need affordable rented houses for people who are not on benefits but are valuable members of the community but are struggling to pay the 1000 pound + rental prices.

You either have to be on benefits to live here or be affluent.

There are ALOT of private housing and flats but not enough social housing in houses

There so no space for more homes in Portishead. The infrastructure can not cope as it is, to add more homes will cripple it. I do not understand why this can not been seen clearly without people having to hold protests, it's glaringly obvious already the schools are at full capacity, the roads are full, the doctors are full. Stop considering this immediately.

There's too much private rented accommodation owned by people who already live in Portishead. As a result the prices are high and it's driving young people out of the town.

Think it would be really beneficial to offer an incentive to people between 20-30 from Portishead to buy a house/flat in Portishead and not attract new people in. This will help to build the community and would mean less cars on the roads (they will just move their cars from their parents to their house, rather than attracting new people into Portishead who will bring 2+ cars per household)

This is a much cheaper area than where we moved from in Essex.

Too many flats house's in dock area, look to build with green field views

Until the infrastructure of our town is sorted out there should be no more building. Building on the green belt is not acceptable, due to the sensitive ecological nature of the land surrounding Portishead. However, I am aware that Old Mill Road is brown field site. But building there must encompass retaining the present businesses, and make sure infrastructure is improved significantly before embarking on this .

We are already crammed with housing, without the infrastructure to go with it. If we are obliged by government to build more, then it should ONLY be affordable social housing and built on brownfield sites but with additional infrascture - schools, public transport, doctors' surgeries etc etc

We are seeing 2/3 bed bungalows /houses being bought only to be pulled down .Planning department officials need to assess whole area .

We need better infrastructure before we build anymore homes

We need to be given already OWED infrastructure before a single additional home is built.

We need to be realistic that the NSC local plan is likely to allocate housing numbers to Portishead and therefore deal with it proactively.

Allocation of a larger site is likely to be able to generate 106 funds to meet local infrastructure needs. Land between sheepway and Portbury 100s has the potential for a sensibly designed scheme.

Would be great to keep the children of portishead within the town

You can't have more housing without more amenities, better transport, more jobs locally, better parking etc... You can't just build more houses to make profit for the housing companies. There needs to be thought in to healthcare, roads, parking, public transport, leisure facilities, I could go on. I know the council have THOUGHT about these things but in the end we just have more houses and no better infrastructure. If you are going to build more houses the developers need to be brought in to supply land, premises and money for improvements to all the above to really make Portishead 'work' for the people who live and work there

**If none of the above, please suggest alternative approaches to ensuring more homes are affordable**

A mix of tenures to lower the demand and decrease the prices which are sky high from housing market strain

Affordability is often affected more by financial considerations than the price of the housing e.g. wage levels, interest rates, deposit requirements etc.

Armed revolution, taxing land, building on the green belt, bulding up

Bring well paid jobs high quality jobs into the town instead of people paying money to commute. Travel expenses can then be used for better housing

Brownfield development

Build away from Portishead

Build in cheaper towns, such as Weston super Mare

Co-operative living in mixed housing stock, private and social, young and old people.

Discounted houses for first time buyers to buy in their hometown

First time buyer help schemes

I really think that building anything else needs to be carefully looked at. There have been so many issues with new houses without the infrastructure - narrow roads, no parking, not enough doctors. Also we need to only develop brownfield sites and not lose more green space. We also need to balance not losing space for local small businesses to work from.

more council houses

NO MORE HOUSING

North Somerset needs to grant planning approval for more houses than it needs, there needs to be action to require existing housing to be brought up to higher environmental standards so that their price is reduced where they don't comply and or their council tax increased where they are not achieving these standards.

only sell to local people from Portishead

Permit development, retail into residential, including malls, office into residential and create mortgages at libor +0.5% for 50 years.

Portishead has been developed enough over the last 15 yrs. Only Brown field sites should be used for development.

Portishead hasn't enough essential facilities to support more housing . Portishead has lots of green space which the community needs and enjoys . There is still some brown space that could be used for housing not dedicated woodland

self build own design

Shared ownership houses with garden and decent size rooms NOT flats

Stop this country living in a capitalistic mess where only rich people can afford nice housing

Use brown belt land not dedicated open spaces

Would like house with a green outlook over farmland etc not looking at other flats or docks