

MASHAM NEIGHBOURHOOD PLAN

PUBLIC CONSULTATION QUESTIONNAIRE MARCH 2023

COMMENTS

SECTION 1 – HOUSING

QUESTION 1: Do you feel that more housing of the following types might be needed between now and 2035, in addition to the housing developments already allocated?

Cheaper wholly owned ideally

Open market smaller and bungalows

Housing association – locals only

QUESTION 2: If you have been trying to move into, or within, the Neighbourhood Plan Area during the last two years, why have you been unable to find suitable housing?

Other – please specify:

Shortage of houses and bungalows with double garages or larger garden area.

No bungalows available with garage/parking spaces

Insufficient housing with double garage or sufficient garden

First time buyer homes are needed at affordable prices

Anything in my price range is sold before any can be viewed. There's clearly a lack of availability or people are buying smaller houses to rent out or use as holiday homes. This pushes the rest of us off the housing ladder completely.

Too many second homes. Too many holiday cottages,

QUESTION 3: Do you think there is a shortage of any particular size/type of housing?

Other – please specify

No shortage

None – services unable to cope

Rentals for private lets not holiday lets

Enough housing already

Three bed that are affordable

No more houses

No more houses

Reasonably priced family houses (not affordable or help to buy)

2-3 bed houses – that are affordable to young families.

It would be good to have a care home in Masham so that local people do not have to move away from their families

Too many large expensive houses are being built

No shortage, too many holiday homes.

Affordable houses for the young people particularly.

Generally, starter homes for young people to get onto the property ladder

Affordable 3 / 4 bedroom homes for locals

QUESTION 4: The Development Limits for Masham are shown in red on the map above. Do you think these limits should be extended to accommodate further development and if so, where?

Other – please specify

Two areas off Thorpe Road – (triangle east of Ibbetson Close and Square south of Ibbetson Close)

Development limits should not be extended until flooding, schools and doctors are adequate.

This is a leading question and you should not be listing potential sites.

Only extend if the facilities and infrastructure is in place

No new housing required at all after the Jameson development completed.

Needs to be where no flood risk

No more

Back of Ibbotson Close & North of Gun Bank

Swinton Road, but only on the west side, not the river side

Space for expanded sewage treatment, enlarged school, doctors surgery and dentist

Other than what is already planned there should be no more building until the sewage system has been upgraded. Further a significant expansion of school places within Masham is required. And the catchment area for Ripon Grammar School needs to be extended to Masham and all associated villages to increase the attraction of Masham to young families.

Only extend if the infrastructure and facilities are in place

Along Fearby Road: Too close to industrial estate, wagons and noise? Along Grewelthorpe Road: Traffic would have to come through centre of Masham. Behind Gun Bank Properties: Access onto Leyburn Road not suitable currently. Along Swinton Road: Traffic through centre of Masham makes this unsuitable. Along Leyburn Road: Supportive of this site as directly onto main road, traffic filters out of Masham on same road, but not too close to centre.

QUESTION 5: What size of developments do you think would be most appropriate within the area in the future?

Houses on stilts only – the site of the old mart is subject to serious flooding

No more development

QUESTION 6: If there were opportunities for Self-build properties would this be of interest?

QUESTION 7: Which do you feel are the most important design criteria for new housing?

Other – please specify:

Green space provision within the development: You will get this by NOT developing green fields

No more housing

Traditional design but with contemporary construction.

Don't agree for any further development

Sewage system. Doctors.

Generous size gardens

All have solar.

No higher than three storeys.

All properties to be eco-friendly – present developments unacceptable – no solar etc

A mix of styles – not yet more little boxes all looking the same!

Decent sized gardens

Look traditional but use modern construction for environmental reasons and thermal efficiency

Provision of swift bricks in all new builds to replace lost cavities in traditional buildings

EV chargers, bicycle storage

Land needs to be available for people wanting to build well designed properties, one by one. We need to move away from the British obsession of building identikit estates.

Provision for surface rainwater that doesn't make existing problems worse.

Provision of support infrastructure for influx of additional people, specifically improved sewage works, schools, doctors, road improvements & maintenance, transport links etc.

QUESTION 8: Should the conversion of existing commercial premises to residential use, be encouraged?

Only if there are no small businesses who want to rent them – I think small businesses should be encouraged.

No: only if not able to be used for commercial premises

No; unless new developments have space for commercial enterprise

QUESTION 9: Should the conversion of redundant buildings such as barns, for housing or commercial use, be encouraged?

Yes: For commercial use only

Yes; if neglected and no longer suitable for agriculture but NO if the farm could use it or the land owner were to actually maintain it.

Commercial only

QUESTION 10: Do you feel that measures should be introduced to discourage any further increase in the following: a) Holiday Lets b) Second homes

Yes; but only if commercial priority warrants

No; as these are the only people who shop local

We have enough second homes and holiday lets in Masham – we want permanent homes for families again

Definitely

Definitely, we are losing 'Masham' to the amount of holiday/second homes.

Far too many currently, please stop!