

**Bath & North East Somerset
Parking Policy Review**

**Student, HMO and New Housing Development
Research**

August 2019

REPORT

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1. Introduction

1.1 Background

Bath & North East Somerset Council (B&NES) is reviewing part of their parking policy through preparation of its Local Plan 2016-2036 and requires market research to help inform their decision making on 3 specific issues. B&NES Council wishes to ascertain:

1. How many students - undergraduates and postgraduates - living in student blocks off-campus keep a car in Bath. At the present time the tenancy agreements used by Bath University and Bath Spa University for their off campus accommodation do not allow cars. The ability to monitor and enforce this is extremely difficult and the parking impact on roads around the blocks where they exist is not actively monitored. However, it is observable and anecdotal that the number of cars parked in student block areas such as Lower Bristol Road significantly decreases out of term. The outcome B&NES want from market research is to be able to establish using empirical data a revised parking ratio for new student blocks.

2. How many cars associated with Houses of Multiple Occupation (HMOs) in Bath – both student and non-student households. The evidence available currently in the Department for Communities & Local Government Residential Car Parking Research, May 2007 concludes that no net increase in parking demand should be assumed above that of a family home. However, it is observable and anecdotal that the number of cars parked in areas with higher concentrations of HMOs has increased. Market research is required to be able to estimate car ownership and parking demand per bedroom in HMOs in Bath.

3. How garages on new housing developments in B&NES are used. There is a question over whether or not garages should be included in the parking standards for dwellings on residential development sites. At the moment the minimum internal dimensions required for a garage is 6.0m x 3.0m, which is guided by Department for Transport and Communities & Local Government Manual for Streets (MfS) and allows for some storage as well as car parking. However, it is observable and anecdotal that persistent on-street parking in new estates exists, hampering emergency access and servicing, as well partial obstruction of footways. Research is required to understand how garages on new housing developments are actually used.

This document reports on the findings from 3 market research studies.

1.2 Research Methodology

1.2.1 Student Survey

618 interviews were conducted, face-to-face, with students living in University of Bath and Bath Spa student accommodation off-campus. The interviews took place outside student blocks between 15 April – 24 May 2019 (excluding the university's Easter vacations). Quotas were set for each student block, according to number of occupants/bedrooms, and for gender, thereby making the sample representative in terms of gender and off campus student accommodation block. The questionnaire and a survey sample profile is appended.

In order to obtain honest responses from students – who are not allowed to have a car at university – it was stressed that the survey was being conducted by an independent market research company, for B&NES Council (not the university) and that all answers were anonymous.

1.2.2 HMO Survey

634 HMO households took part in the survey. The HMOs were located in areas of Bath where there is a significant concentration of HMOs. 574 interviews were conducted with HMOs containing solely students, 25 with households containing a mix of students and non-students, and 35 with entirely non-student households. The interviews took place on the doorsteps of HMOs between 15 April – 31 May 2019. Some of the interviewing was conducted in the evening and at the weekend to ensure households containing people who are out weekday daytime were included in the survey. If there was no answer at a selected house, the interviewer returned on another day at another time. The interview was conducted with a representative of the household, aged 16+, who spoke on behalf of the household.

B&NES Council provided a list of 59 Census Output Areas (COAs) in Bath judged to have a significant concentration of HMOs; 42 were recorded as having an HMO density of at least 10%; HMO density was not available for 17 COAs. Quotas were set on the basis of the HMO concentration information provided by the Council but, given the partial nature of this information, quotas were adjusted to reflect what was found 'on the ground'. Quotas for student and non-student households were not used because it was discovered that the vast majority of HMOs in the selected areas were student households. The list of selected COAs, along with HMO and student HMO %s and counts, can be found in the appendix. A survey sample profile is also appended.

1.2.3 Hew Housing Developments Garage Survey

611 households with a garage in 12 new housing developments in B&NES local authority area took part in the survey. The interviews took place on doorsteps with a member of the household aged 16+, who spoke on behalf of the household. Some of the interviewing was conducted in the evening and at the weekend to ensure households containing people who are out weekday daytime were included in the survey. If there was no answer at a selected house, the interviewer returned on another day at another time. The interviews took place between 23 April – 25 May 2019.

The 12 new housing developments were selected by B&NES Council and covered the local authority area, ranging from very new developments such as Mulberry Park in Combe Down to the 1980/90s development in Peasedown St John. Quotas were set for each development on the basis of number of occupied residences with a garage, as estimated by B&NES Council; thus, the sample reflected occupied properties with a garage across new housing developments in B&NES. A list of developments is appended, as is the survey sample profile.

1.3 Notes on the Report

This report presents the survey findings at the total level and, in some instances, by relevant sub-groups of the samples.

The figures shown on the charts are %s and, in some cases, raw numbers. If %s do not add to precisely 100, this is due to computer rounding. Unless otherwise stated they are based on the full sample.

Preceding the main body of the report is an Overview that summarises the key findings of all 3 surveys.

In market research it is standard practice to apply statistical tests to assess the confidence with which one can rely on the results of the research. Rather than calculating confidence intervals from first principles using mathematical techniques, market researchers use pre-calculated tables which provide confidence intervals at different levels of statistical significance for survey samples of different sizes chosen from the population being surveyed. The larger the sample, the smaller the confidence interval and therefore the greater the reliability of the data.

The statistical reliability of the data from the current surveys is laid out in the table below. The confidence interval level is 95%. Based on a sample of 600 (the sample size of the 3 surveys), for an observed percentage of around 70%, for example, there are 95 chances in 100 of the true percentage (if the entire eligible population rather than just a sample was interviewed) lying between 66% and 74%. In other words, the sample percentage of 70% is accurate +/- 4% points. In survey terms, this is a high degree of accuracy.

Table 1: 95% confidence intervals for survey findings:					
	10 or 90%	20 or 80%	30 or 70%	40 or 60%	50%
Sample:	+/-%	+/-%	+/-%	+/-%	+/-%
600	2	3	4	4	4

Note: the confidence intervals for sub-groups within the samples will be bigger because the sub-group samples are smaller. The text of the report refers to statistically significant differences in answers between sub-groups when these occur.

2. Summary

2.1 Student Cars in Off Campus Student Accommodation

- ◆ 6% of students living in off campus student accommodation admit to having had a car with them at university this academic year; 4% currently have one, a further 2 % have had one earlier in the academic year.
- ◆ This figure is confirmed by students indirectly reporting how many people in their accommodation block they know of who have a car with them at university.
- ◆ Almost all of the students having a car in Bath this academic year are Bath Spa University students, undergraduates and UK students. 75% of them are living in accommodation on Lower Bristol Road.
- ◆ The number of student cars present this academic year has been calculated as 158 in total; 67 being attached to Charlton and Waterside Courts, Lower Bristol Road; 44 to Twerton Mill, Lower Bristol Road; 36 to Green Park House, Green Park Road; and 6 to Bankside House, Harley Street. All of this is Bath Spa University accommodation. 5 are attached to Pulteney Court, Pulteney Road (south); this is University of Bath accommodation.
- ◆ 25% of students with a car report parking 500m or more away from their accommodation.
- ◆ 74% of students think 'students living in Bath don't need a car' but 67% believe 'students living off campus should be allowed to bring a car to Bath'.

2.2 Cars in Houses of Multiple Occupation

- ◆ 58% of HMO households have a vehicle (in nearly all instances a car). On average there are 0.9 vehicles per HMO, each HMO having, on average 4.5 bedrooms. . Incidence of vehicles to bedrooms is marginally higher in non-student households than student households, but not significantly so. In terms of area, the highest incidence of vehicles is in HMOs in Odd Down (1.8 on average) the lowest in Widcombe (0.6 on average).
- ◆ 48% of HMOs use an unallocated parking space on-street for parking; a further 3% use an allocated parking space on-street.
- ◆ 62% of those who park in an unallocated space on-street park within 100m of home, 18% park 100m – under 200m away and 20% park over 200m away.
- ◆ 70% of people living in HMOs think students living in Bath don't need a car.
- ◆ Overall, more disagree than agree (50% v 32%) that HMOs in Bath have more cars than the equivalent family home.

2.3 Garage Use in New Housing Developments in B&NES

- ◆ 69% of households in new housing developments do not ever use their garage for parking.
- ◆ Garages are used in multiple ways. Nearly all households (93%) use their garage for general storage, 31% for parking, 17% for storing bicycles, 7% as a utility room, 6% as a workshop and 5% as extra living space.
- ◆ The main reasons people don't use their garage for parking are because they need the space for other things (56%), the garage is too small for a vehicle (32%) and it's easier to park on the driveway (30%).
- ◆ The most common place for residents to park is on their drive; 88% of households do so.
- ◆ 28% of households park in an unallocated space on street, 78% of whom find it easy to do so, and 95% of whom normally park within 100m of their home.

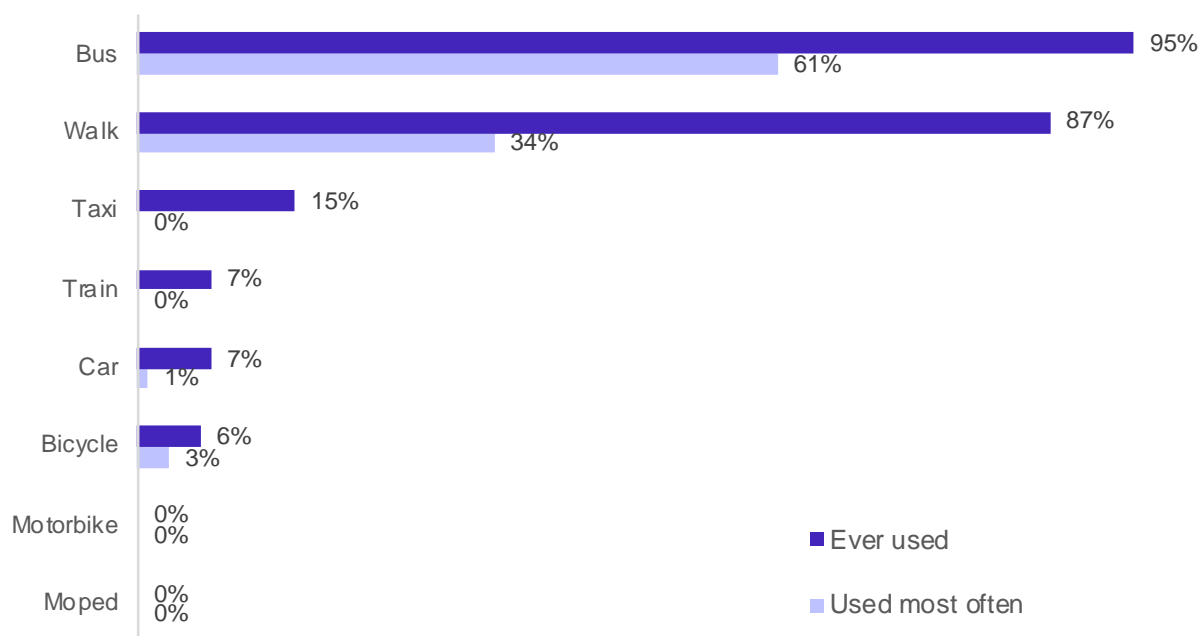
3. Main Findings

3.1 Student Cars in Off Campus Student Accommodation

3.1.1 Modes of Transport Used by Students

The most popular form of transport for students living in student accommodation off campus in Bath is the bus, followed by walking. These are the two forms of transport most often used as well. Only 7% use a car; 1% as their main mode of transport.

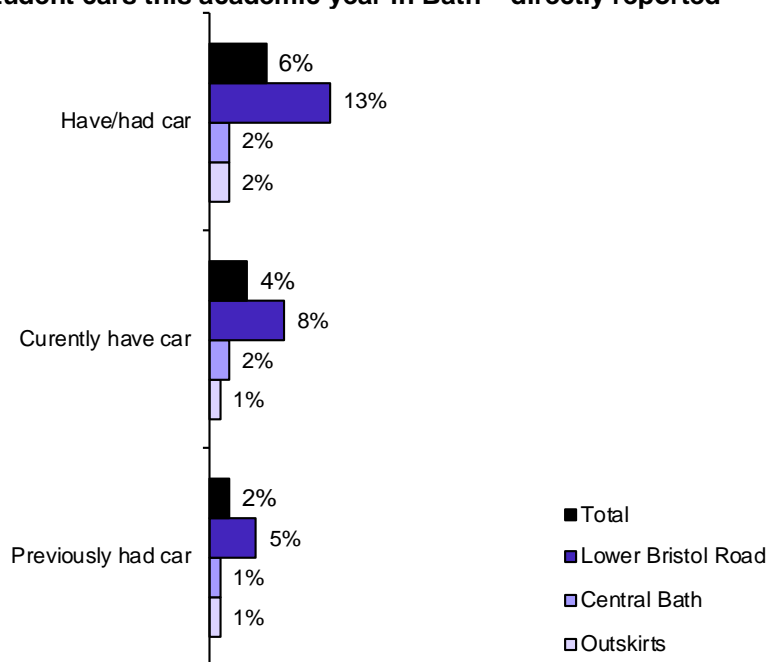
Fig S1: Modes of transport used in Bath by students living in off campus student accommodation



3.1.2 Student Cars - Directly Reported

4% of students living in student blocks off campus report having a car in Bath with them at the time of interview (end of spring term/summer term); a further 2% report having had one at some point earlier in the academic year. No one reports having a motorbike or moped either currently or previously. It is notable that students living in Bath Spa University accommodation blocks on Lower Bristol Road (Twerton Mill, Charlton Court and Waterside Court) are the most likely to have or have had a car with them at university this academic year. (See Fig S6 for area categorisation of accommodation blocks.)

Fig S2: Student cars this academic year in Bath – directly reported



Nearly all the students directly reporting having a car at university at some point during this academic year are Bath Spa University students, undergraduates and UK students. 75% of them live in Bath Spa University accommodation on Lower Bristol Road.

Fig S3: Student cars this academic year in Bath - directly reported - by type of student

	Car at university this academic year	
	#	%
Total	36	100
University of Bath	1	3
Bath Spa University	35	97
Undergraduate	35	97
- Year 1	25	69
- Year 2	6	17
- Year 3	4	11
Postgraduate	1	3
UK	34	94
Overseas	2	6
Lower Bristol Road	27	75
Central Bath	7	19
Outskirts	2	6

Driving licences: 28% of all students have a car driving licence; 1% have a motorbike licence and 1% a moped licence. One in 5 students with a car driving licence currently have or have had a car with them in Bath this academic year (20%).

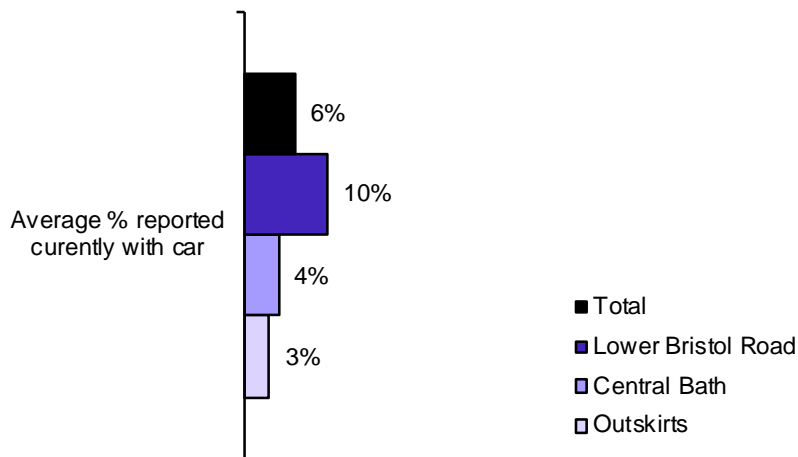
3.1.3 Student Cars - Indirectly Reported

As well as being asked directly whether they personally have or have had a car in Bath this academic year, students were also asked how many other students in their accommodation block have a car. Over 1 in 3 (37%) said they know someone in their accommodation block who does. In terms of location, this rises to 58% living in Lower Bristol Road accommodation knowing a fellow resident who has a car.

Respondents were then asked how many people they know in total in their accommodation block. For each respondent a calculation was made as to the % of students they know in their block with a car (= number know with car, including themselves, in accommodation block/number know in total in accommodation block x 100). An average % was then calculated across the full sample.

The incidence of car ownership reported indirectly is very close to the incidence of current ownership directly reported – certainly within statistical confidence intervals (see 1.3).

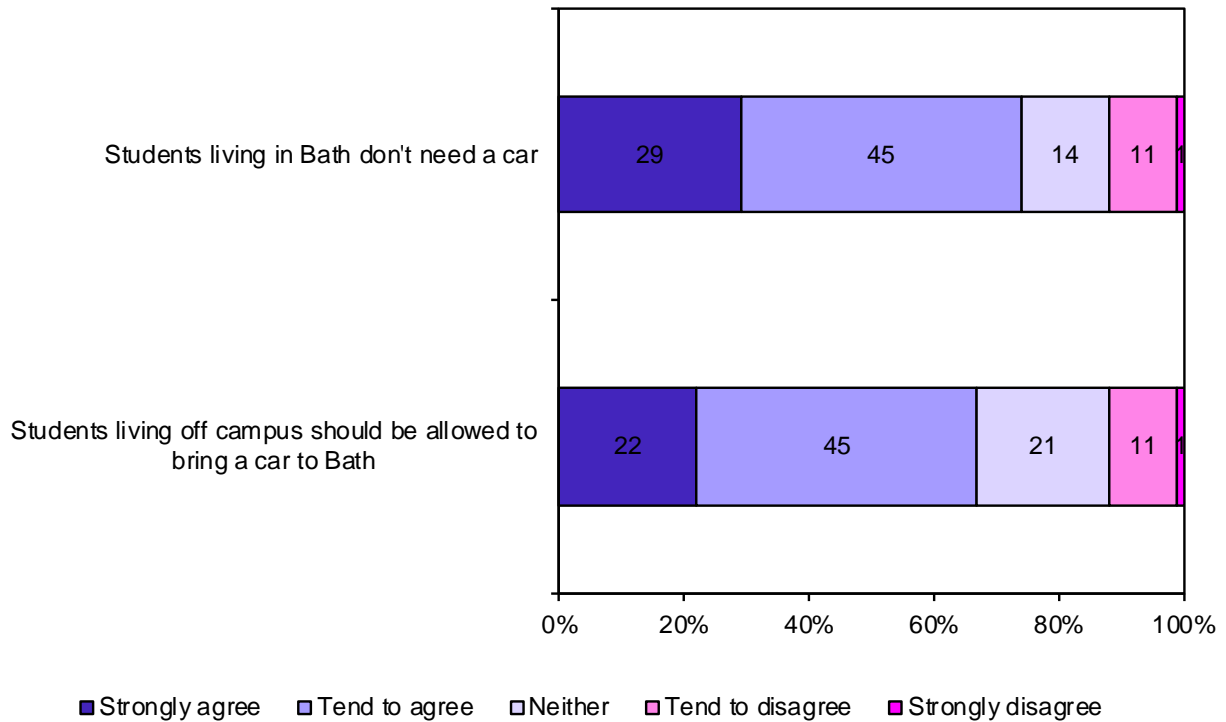
Fig S4: Average % students indirectly reported as currently having a car in Bath



3.1.4 Student Attitudes to Car Ownership in Bath

Although a strong majority (74%) agree that ‘students living in Bath don’t need a car’, almost as many (67%) believe ‘students living off campus should be allowed to bring a car to Bath’. Students living in Central Bath accommodation are most inclined to agree that students in Bath don’t need a car (84%). Lower Bristol Road accommodation students are the most likely to think students living off campus should be allowed a car in Bath (79%).

Fig S5: % students agreeing/disagreeing with statements ...



3.1.5 Student Car Use

Of the 6% of students living in off campus student accommodation who currently have or have had a car in Bath this academic year:

- ◆ 17% have a parking permit for their car at the university campus – which indicates they have been given special dispensation to have their car at university.
- ◆ 69% had their car with them during the autumn term, 69% during the spring term and 58% during the summer term; 42% have had it there all 3 terms.
- ◆ On average, students use their car 3 times a week and drive 54 miles a week.
- ◆ They mostly use it for getting to and from their parents’ home (47%) and visiting family and friends (42%). Other major uses are: getting to and from the university campus (36%), shopping (31%), weekend trips (25%), commuting to work (25%) and playing sport (19%).
- ◆ In terms of how vital students perceive their car to be on a scale of 10, there’s a range of responses from ‘absolutely vital’ (=10) to ‘makes life a bit more convenient’ (=1). The average score is 5.6.
- ◆ The vast majority park on street (83%); 11% park in a driveway, 6% in a private car park.
- ◆ Though 42% park less than 100m from where they live and a further 17% 100m – under 200m away, 17% park 200m – under 500m away, 17% 500m – under 1 km away and 8% 1km – under 2km away.
- ◆ Opinion is divided over how easy it is to park; 53% say it is, 47% it’s not.

3.1.6 Student Car Numbers by Accommodation Block

The table below gives an estimate of the number of student cars at each accommodation block during this academic year. The calculation uses directly reported figures for students currently and previously having a car at university during the academic year. However, it does not take into account the 25% who park 500+m away (see 3.1.5), so therefore possibly over-estimates the number of parking spaces used in the immediate vicinity of the accommodation block.

It is clear that student cars are only really an issue at Charlton Court/Waterside Court, Twerton Mill and Green Park House. These are all Bath Spa University accommodation blocks.

Fig S6: Student car numbers by accommodation block

University accommodation		Survey		Calculation
Block	# occupants/ bedrooms	# with car this academic year	% with car this academic year	# of student cars
Lower Bristol Road:	888	27	13	111
Charlton Court	294	9	12	35
Waterside Court	317	7	10	32
Twerton Mill	277	11	16	44
Central Bath:	1320	7	2	36
Green Park House	444	7	8	36
Thornbank Gardens	221	0	0	0
James House	169	0	0	0
John Wood Court	194	0	0	0
Carpenter House	133	0	0	0
John Wood Building	81	0	0	0
The Exchange	78	0	0	0
Outskirts:	498	2	2	9
Cleveland Building	154	0	0	0
Pulteney Court	137	1	3	5
Radway House	36	0	0	0
Piccadilly House	47	0	0	0
Bankside House	43	1	13	6
Canal Bridge	20	0	0	0
Canal Wharf	21	0	0	0
Widcombe Wharf	40	0	0	0
TOTAL	2706	36	6	158

Note: survey %s and number of student car figures have been rounded up.

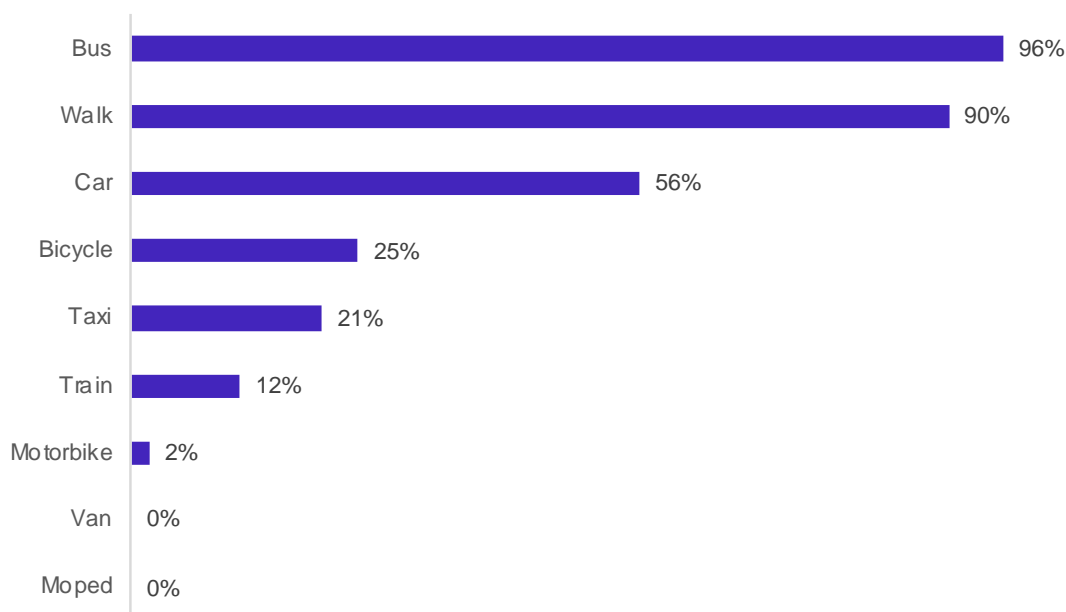
3.2 Cars in Houses of Multiple Occupation

Caveat: because the sub sample of non-student households is very small (only 60), the differences noted between student and non-student households are not statistically significant, unless stated as being 'significant'.

3.2.1 Modes of Transport Used in HMOs

The modes of transport most often used by people living in HMOs in Bath are the bus and walking; student HMO households are significantly more likely than non-student households to take the bus (98%), non-students are significantly more likely to walk (98%). 2 in 3 (67%) of non-student households use a car, compared with 54% of student households.

Fig H1 Modes of transport used by people living in HMOs in Bath

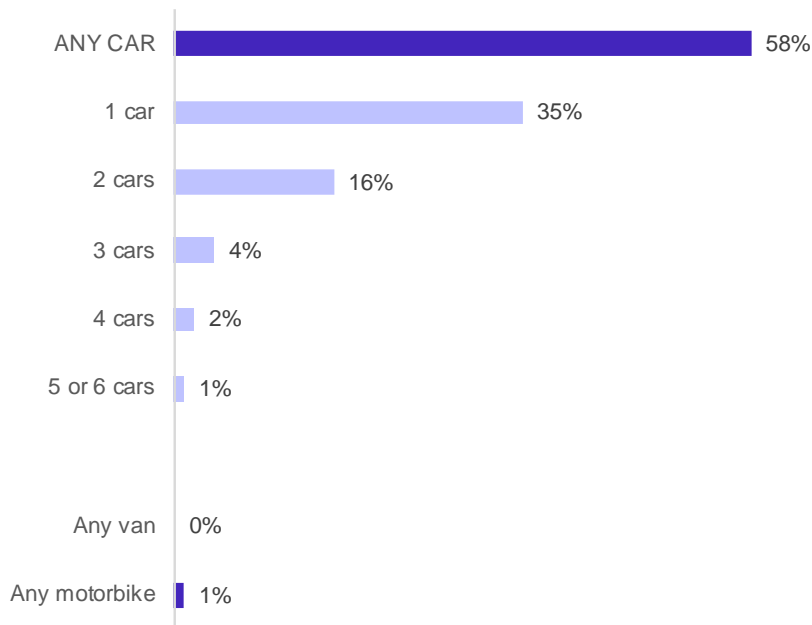


Base: all (634)

3.2.2 Vehicle Ownership in HMOs

Vehicle ownership is almost entirely car. There is a vehicle in 58% of HMO households; on average 0.9 vehicles per household. There is a slight indication of there being more cars in non-student households; 68% have a vehicle, the average being 1.1. In comparison 57% of student households have a car, the average being 0.9.

Fig H2: Vehicle ownership in HMOs



Base: all (634)

Applying average number of vehicles per HMO to average number of bedrooms per HMO shows that there is roughly one vehicle (= car) to every 4 to 5 HMO bedrooms. Incidence of vehicles to bedrooms is marginally higher in non-student households than student households, but not significantly so.

Fig H3: Vehicles by number of bedrooms

	Total	Student HMOs	Non-student HMOs
Average number of vehicles	0.9	0.9	1.1
Average number of bedrooms	4.5	4.5	4.1

Looking at average number of vehicles and average number of bedrooms per household across the different HMO areas covered by the survey, the highest incidence of vehicles in HMOs is in Odd Down, the lowest in Widcombe.

Fig H4: Vehicles and number of bedrooms by HMO area

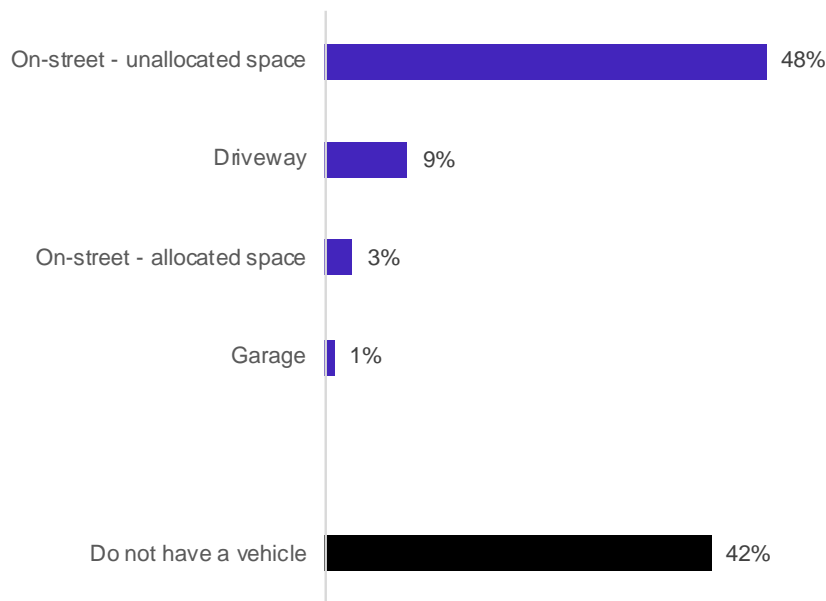
	<i>Sample size</i>	Average no. of vehicles	Average number of bedrooms
Total	634	0.9	4.5
Kingsmead	47	0.9	5.2
Newbridge	17	0.9	5.9
Odd Down	13	1.8	4.5
Oldfield	157	0.9	4.5
Southdown	9	1.3	4.1
Twerton	41	1.1	4.4
Westmoreland	267	0.9	4.3
Weston	12	1.1	3.3
Walcot	11	0.7	3.8
Widcombe	60	0.6	4.7

3.2.3 Parking for HMOs

Half (48%) the HMO households use an unallocated parking space on-street for parking and a further 3% use an allocated space. Only 9% use a driveway, 1% a garage.

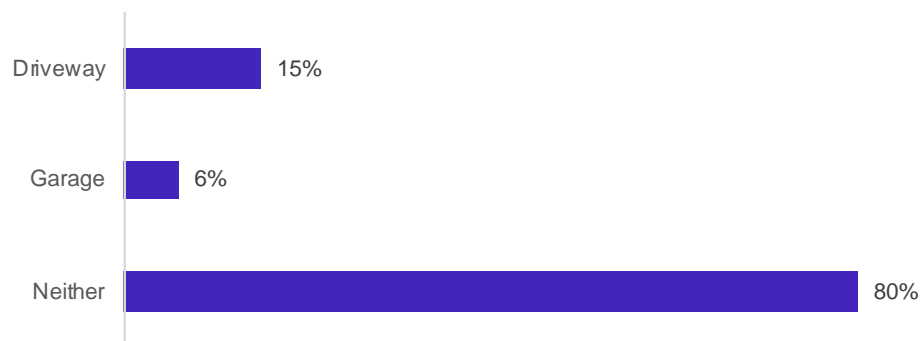
Non-student households are significantly more likely than student households to live in a property with a driveway (32% v 13% respectively). Non-student households are also more likely than non-student households to use a drive for parking (23% v 7% respectively).

Fig H5: Where HMOs park



Base: all (634)

Fig H6: Parking availability for HMOs

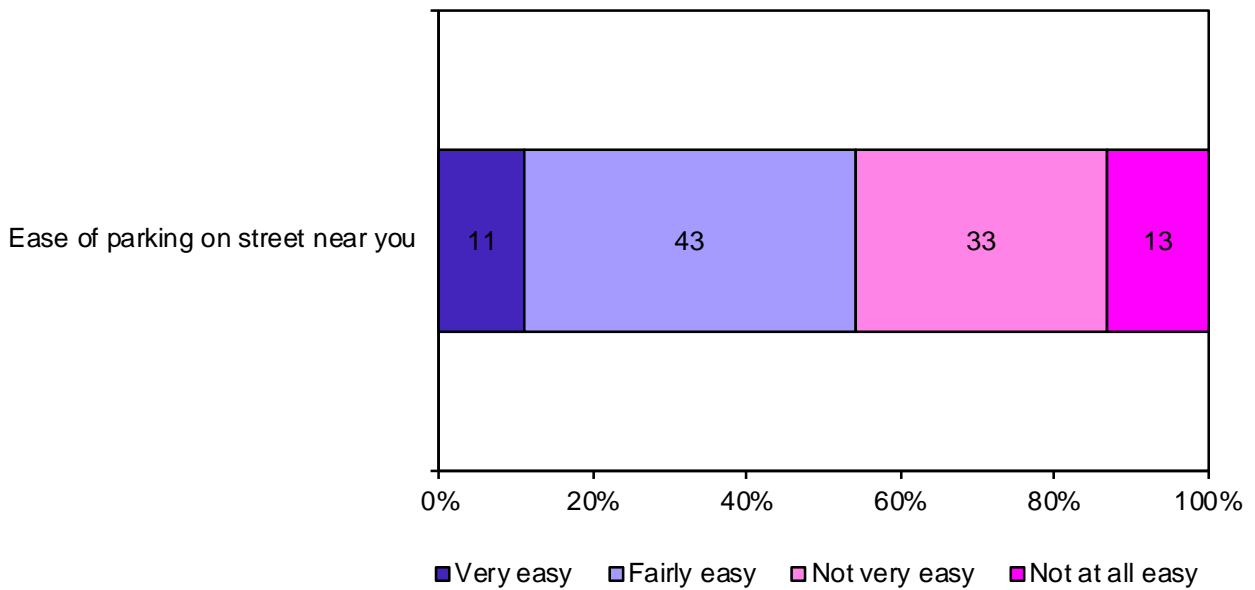


Base: all (634)

3.2.4 Ease of On-street Parking for HMOs

Opinion is evenly divided over how easy it is to park on-street in an unallocated space near home.

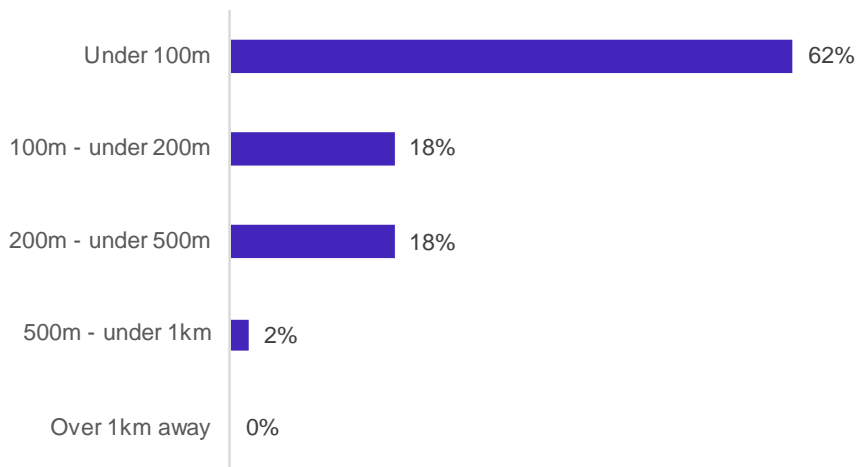
Fig H7: Ease of on-street unallocated parking for HMO residents



Base: all households parking on-street in unallocated space (305)

Although most (62%) park within 100m of home, the rest have to park further afield, including 20% who park 200m+ away.

Fig H8: Ease of parking on-street in unallocated space for HMO residents



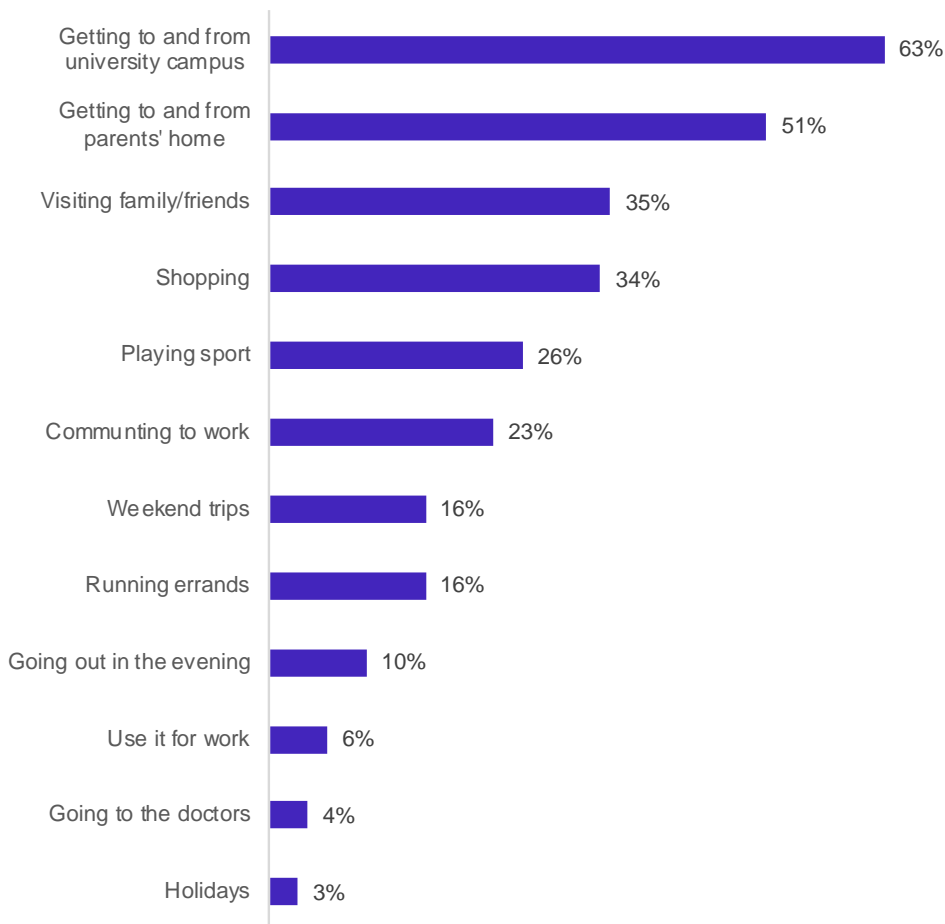
Base: all households parking on-street in unallocated space (305)

3.2.5 Vehicle Usage in HMOs

People living in HMOs use their vehicle – essentially a car – on average 3.8 times a week. In non-student households this rises significantly to 5.5 times a week, compared with 3.6 in student households. HMO residents drive an average of 55 miles a week. This rises to 100 miles on average per week for non-students; 50 miles on average for students.

Drivers were asked to name the top 3 reasons why they use their vehicle. Given the high proportion of student households in the HMO sample, it is not surprising that the main uses are getting to and from the university campus, and to/from their parents' home. Vehicle usage in non-student households is very different; 74% use it for commuting to work, 42% for shopping and 42% for running errands.

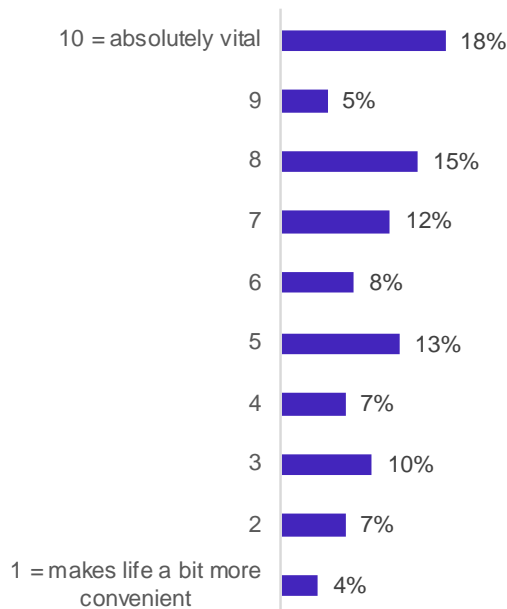
Fig H9: Main uses for vehicle



Base: all drivers (163)

Drivers were asked, on a scale of 1 to 10, how important their car was to them. Overall, the importance attached to having a vehicle varies considerably, the average importance score being 6.2. However, this belies a big difference between student and non-student households. 58% of non-students consider their car 'absolutely vital' compared with only 13% of students. The average importance score for non-students is 8.3 compared with 5.9 for students.

Fig H10: Importance of having a vehicle to HMO residents



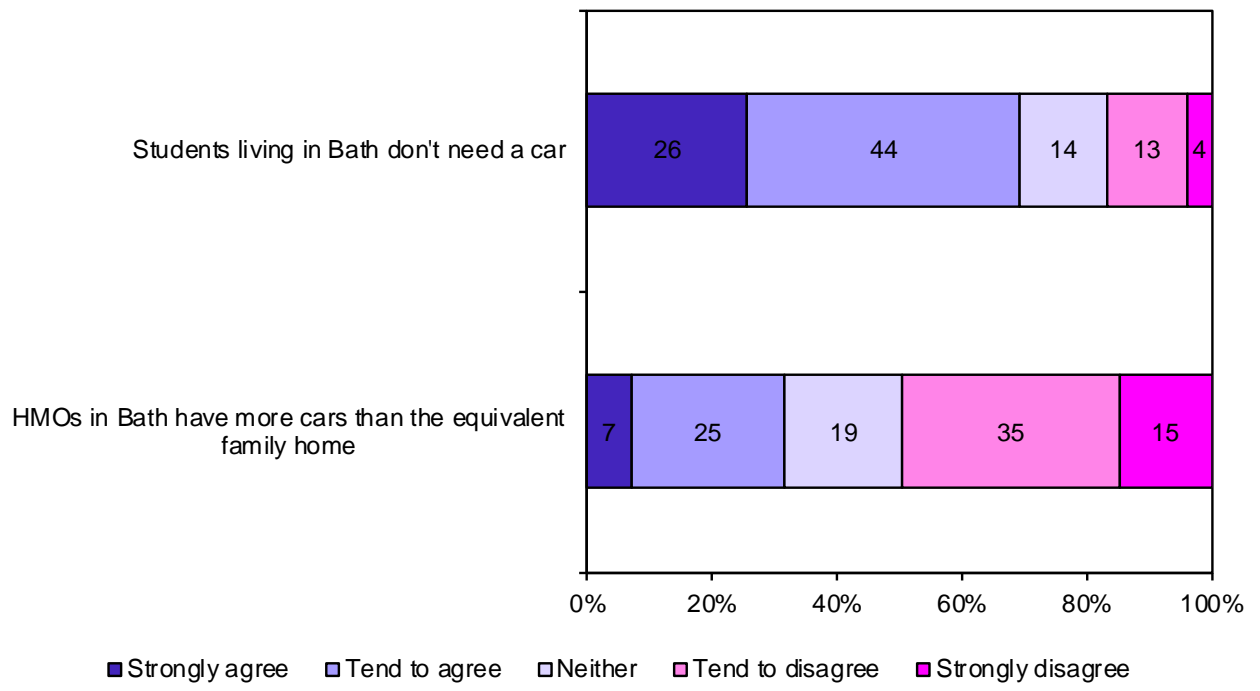
Base: all drivers (163)

3.2.6 HMO Attitudes to Car Ownership

Most people living in HMOs - regardless of whether they themselves are a student or not - believe students living in Bath don't need a car,

HMO residents are more likely to disagree HMOs in Bath have more cars than the equivalent family home, than agree. This is certainly the view of students living in HMOs. However, non-students are significant in thinking the reverse; more agree HMOs do have more cars than an equivalent family (52%) than disagree (27%).

Fig H11: % agreeing/disagreeing with statements ...



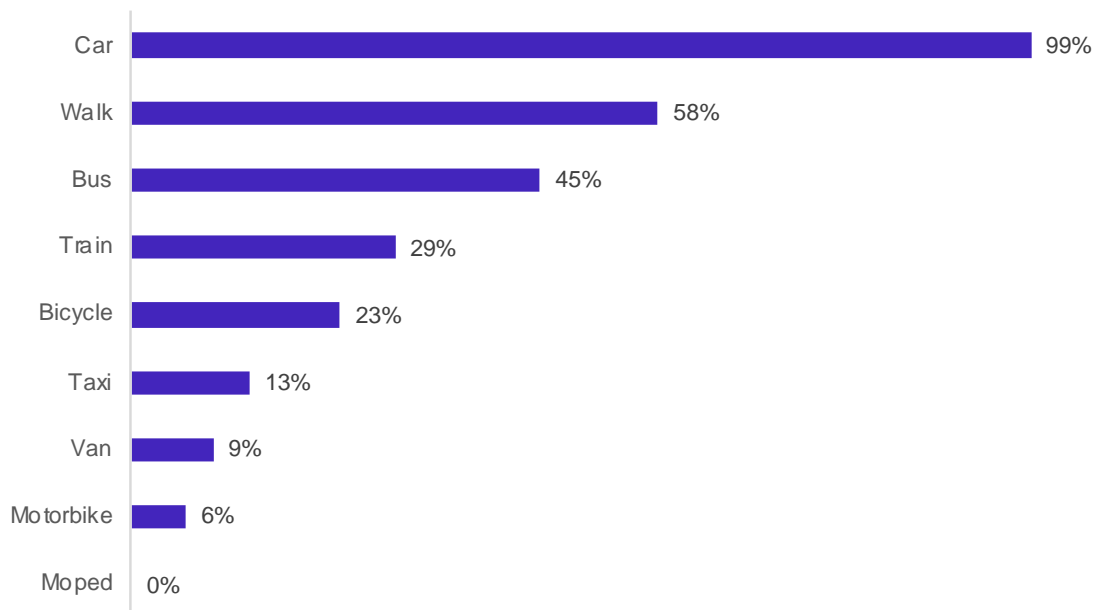
Base: all (634)

3.3 New Housing Developments Garage Use

3.3.1 Modes of Transport Used in New Housing Developments

The car is an almost universal form of transport for people living in new housing developments in B&NES (99%). Walking is the next most common form of transport, particularly for households in Keynsham (74%); then comes the bus, which is particularly widely used by households in the Bath area (88%).

Fig G1: Modes of transport used in new housing developments

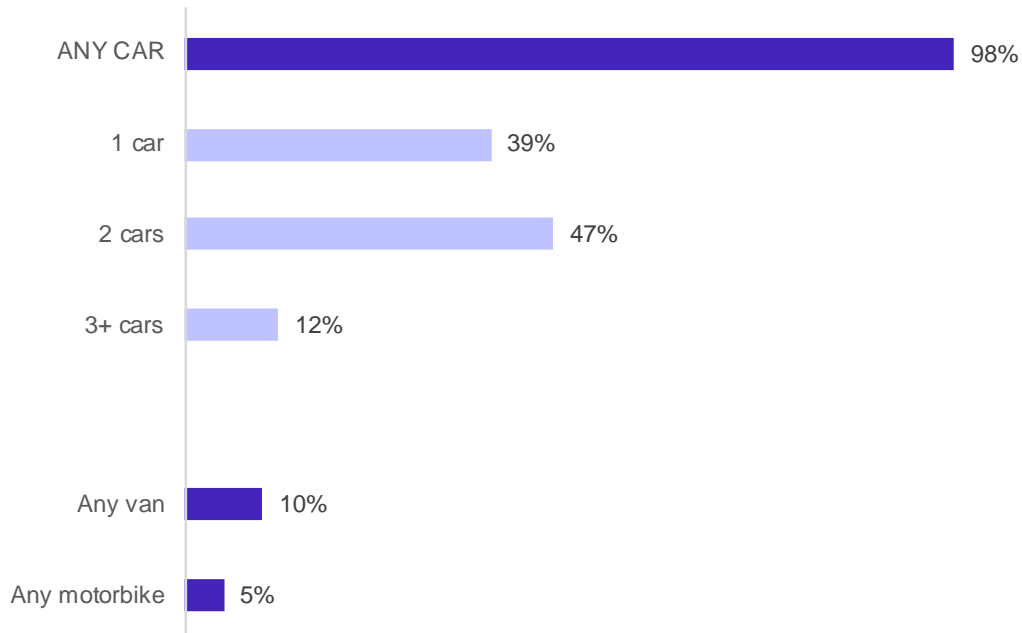


3.3.2 Vehicle Ownership in New Housing Developments

Nearly all households have a car (98%). On average there are 1.7 cars per household.

Taking cars, vans and motorbikes into account, only 1% do not have any kind of vehicle in their household. Households have 1.9 vehicles on average (the vehicle average is boosted by a handful of households with multiple hobby motorbikes).

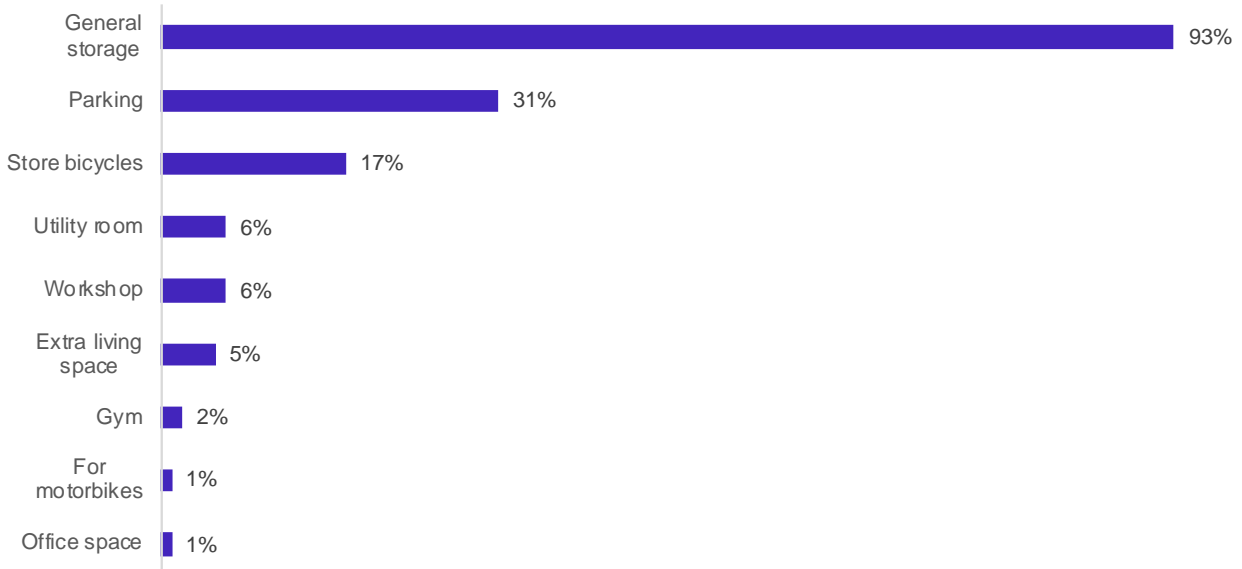
Fig G2: Vehicle ownership in new housing developments



3.3.3 Garage Use

Garages are used in multiple ways. Primarily they are used for general storage (93%). 31% use their garage for parking. Otherwise they are used to store bicycles or as an extension of house space e.g. a utility room, workshop, extra living space or as a gym.

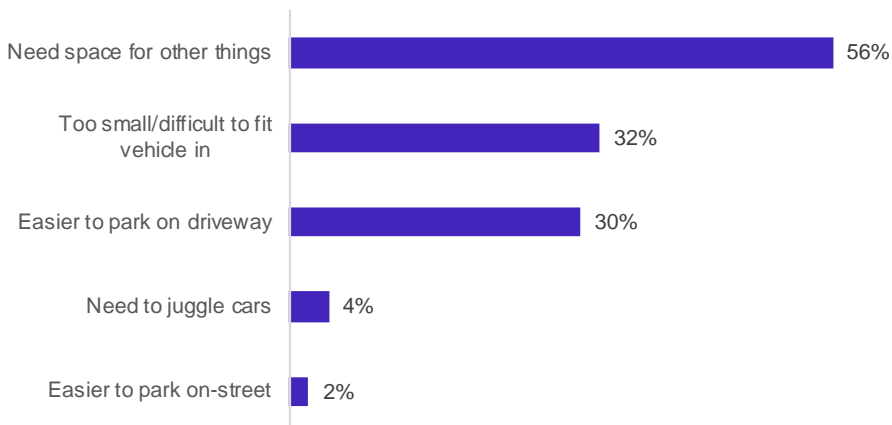
Fig G3: Garage usage in new housing developments



Base: all (611)

Needing garage space for other things is the main reason why it isn't used for parking. Small size is another common reason; households in Keynsham housing developments are particularly likely to give this as a reason (48%). It's also considered to be easier to park on the driveway.

Fig G4: Reason garage not always used for parking



Base: all never/occasionally/frequently using garage for parking (489)

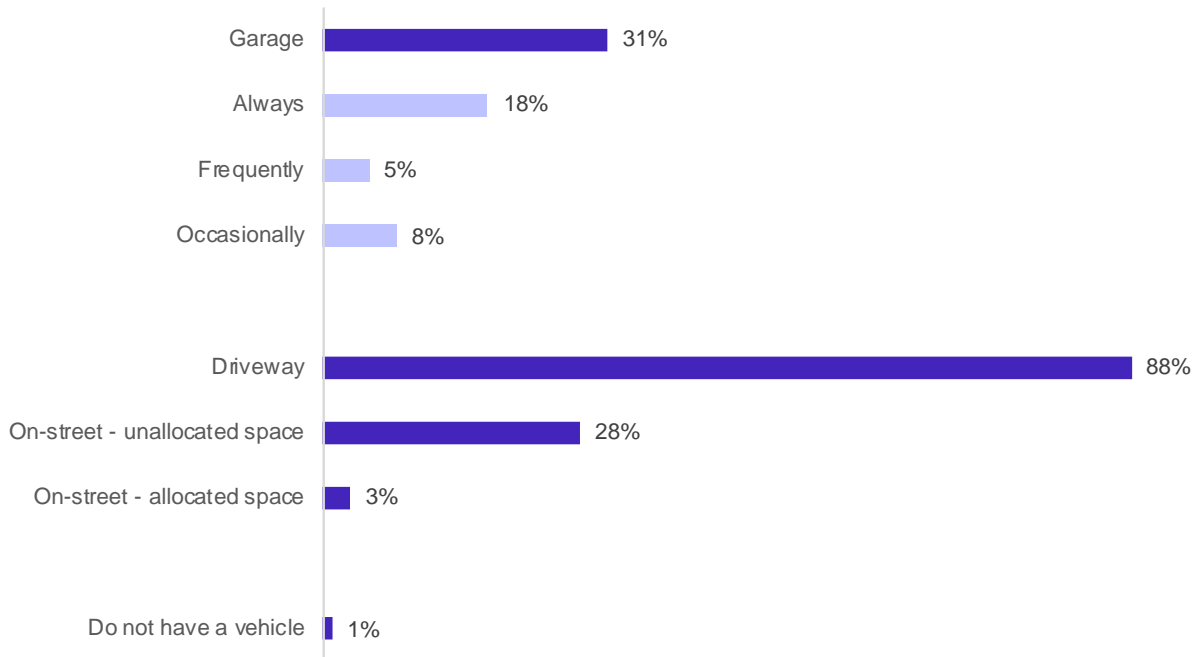
3.3.4 Parking in New Housing Developments

69% of households do not ever use their garage for parking. This leaves 31% who do use their garage for parking, including 18% who always park a vehicle there.

The vast majority of residents (88%) park on their drive.

28% park on-street in an unallocated parking space, 78% of whom find it 'easy' to do so, including 43% who find it 'very easy', and 95% of whom normally park within 100m of their home.

Fig G5: Where vehicles are ever parked in new housing developments



Base: all (611)

Looking at where vehicles are parked in the individual housing developments, care needs to be taken in interpreting the apparent differences between developments as the sample sizes for some are very small. However, there is significantly lower garage use in Fosseway South than Polestar and Somerdale. Vehicles are significantly more likely to be parked in an unallocated space on street in Fosseway South and MOD Endsleigh than in other developments.

Fig G6: Where vehicles are ever parked in individual developments

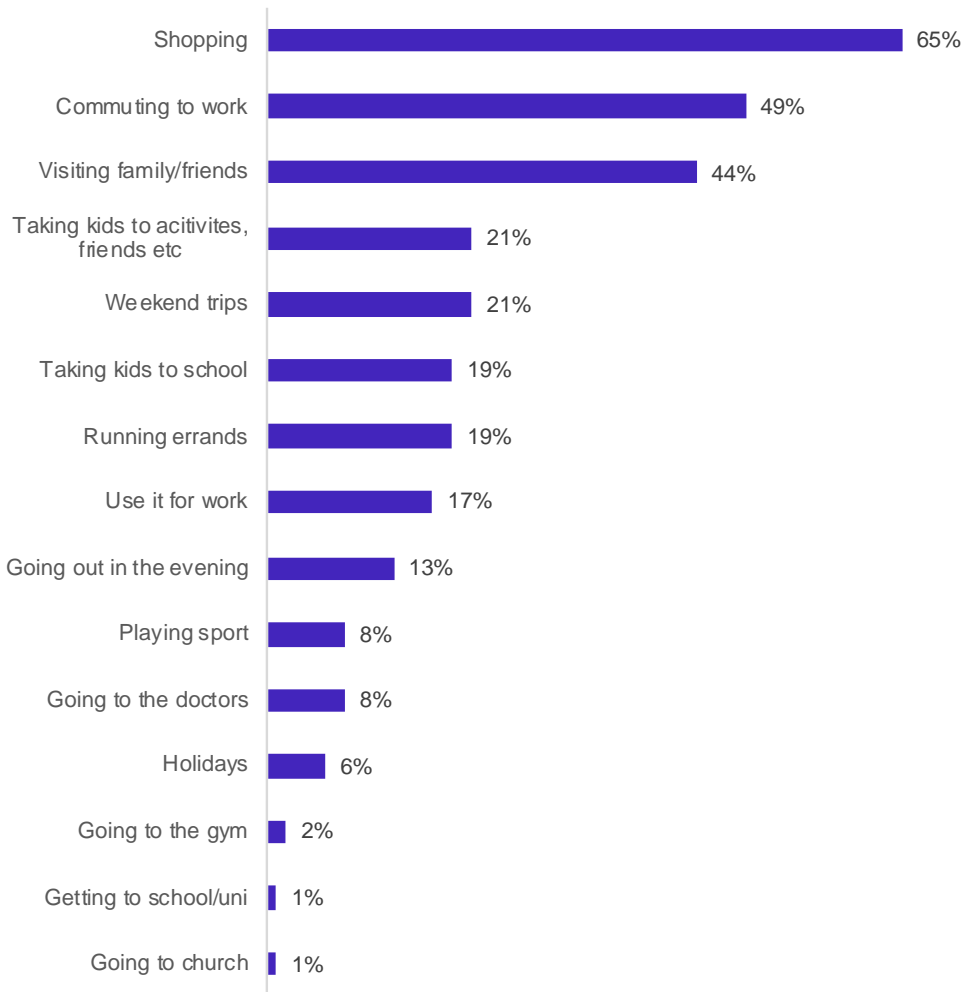
	<i>Sample size</i>	Garage	Driveway	Unallocated parking space on street	Allocated parking space on street
		%	%	%	%
Total	611	31	48	28	3
Peasedown St John					
Peasedown St John	269	26	89	17	2
Wellow Lane	9	67	89	0	11
Keynsham:					
Somerdale	40	43	85	28	5
The Meadows	65	39	88	34	5
Bilbie Green	23	39	100	26	0
South B&NES:					
Temple Inn Lane	22	45	86	18	0
Polestar	40	45	65	38	13
Fosseway South	32	22	100	72	0
Radstock Railway Land	8	50	100	25	0
Cautletts Close	24	25	100	38	0
Alcan site	29	24	90	34	3
Bath area:					
MOD Endsleigh	40	30	88	65	5
Mulberry Park	10	50	90	0	0

3.3.5 Vehicle Usage in New Housing Developments

People use their vehicle(s) - in nearly all cases a car - on average 5.4 times a week. Mileage varies considerably between individuals but it averages out at 153 miles per week.

Drivers were asked to name the top 3 reasons why they use their vehicle. Fig 6 shows the % of people mentioning each use as one of their top 3. The main uses vary depending on lifestage; younger families are most likely to use their car for commuting and in connection with their kids; retired people to go shopping and visit family and friends; younger couples without children to commute to work.

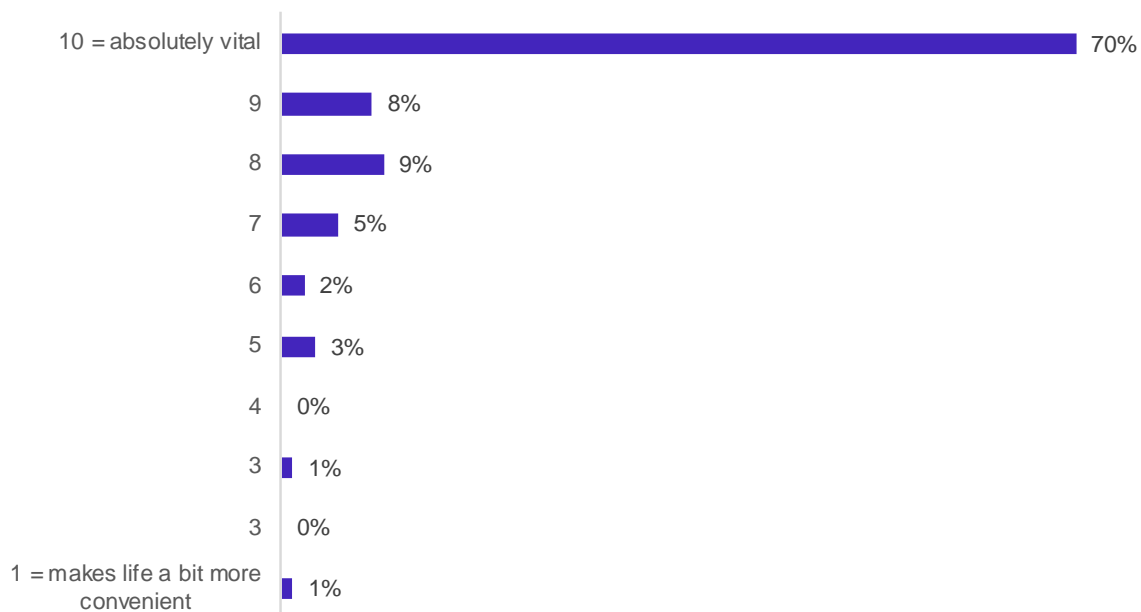
Fig G7: Main uses for vehicle in new housing developments



Base: all drivers (573)

Drivers were asked, on a scale of 1 to 10, how important their car was to them. As Fig G7 shows, many regard their car as 'absolutely vital'. The car is important across all housing development areas in B&NES but most in Peasedown St John (81% vital) and least in Keynsham (54% vital). Average importance score is 9.1.

Fig G8: Importance of having a vehicle to new housing development residents



Base: all drivers (573)

Appendices

Student Cars in Off Campus Student Accommodation Survey – Sample Profile

Yellow = University of Bath accommodation
 Blue = Bath Spa University accommodation

Block	Accommodation		Survey	
	# occupants	%	#	%
Lower Bristol Road:	888	33	216	35
Charlton Court	294	12	74	12
Waterside Court	317	12	72	12
Twerton Mill	277	10	70	11
Central Bath:	1320	49	287	46
Green Park House	444	16	91	15
Thornbank Gardens	221	8	50	8
James House	169	6	42	7
John Wood Court	194	7	40	6
Carpenter House	133	5	31	5
John Wood Building	81	3	20	3
The Exchange	78	3	14	2
Outskirts:	498	18	115	19
Cleveland Building	154	6	37	6
Pulteney Court	137	5	30	5
Radway House	36	1	11	2
Piccadilly House	47	2	9	1
Bankside House	43	2	8	1
Canal Bridge	20	1	8	1
Canal Wharf	21	1	7	1
Widcombe Wharf	40	1	4	1
TOTAL	2706	100	618	100

Student status:	Total	Lower Bristol Road	Central Bath	Outskirts
<i>Sample size</i>	618	216	287	115
	%	%	%	%
University of Bath student	49	0	68	93
Bath Spa University student	51	100	32	7
Undergraduate	63	98	57	12
- Year 1	44	74	37	5
- Year 2	11	15	11	3
- Year 3+	8	9	9	4
Postgraduate	37	2	43	88
UK	48	89	32	11
Overseas	52	11	68	89
Male	48	48	48	50
Female	52	52	52	50
Neither	0	0	0	0
Prefer not to say	0	0	0	0

Note: University of Bath students are much more likely than Bath Spa students to be postgraduate and/or overseas students. 92% University of Bath students are postgraduate and 79% overseas students; the equivalent figures for Bath Spa are 8% and 21%.

Cars in HMO Survey - Sample Profile

Note 1: A 'student HMO' is defined as an HMO containing only students. A 'non-student HMO' is an HMO containing any non-students.

Note 2: As well as containing a mix of students and non-students, some households contain a mix of undergraduates, of different years, and postgraduates; and a mix of Bath Spa University and University of Bristol students.

Household	Total	Student HMO	Non-student HMO
<i>Sample size</i>	634	574	60
	%	%	%
Number in household:			
2	3	3	10
3	12	9	37
4	39	41	20
5	31	33	13
6	11	11	10
7	3	3	2
8	*	*	0
9	*	*	3
10	*	0	5
Average number in household	4.5	4.5	4.3
Student/non-student status:			
All students	91	100	0
Some students, some non-students	4	0	42
All non-students	6	0	58
Undergraduates Year 1	4	4	5
Undergraduates Year 2	53	57	15
Undergraduates Year 3+	47	49	23
Post graduates	6	5	10
University of Bath student	71	76	25
Bath Spa university student	25	26	17
HMO area:			
Kingsmead	7	7	13
Newbridge	3	1	22
Odd Down	4	2	3
Oldfield	25	27	3
Southdown	1	1	7
Twerton	6	7	5
Westmoreland	42	43	30
Weston	2	1	10
Walcot	2	2	2
Widcombe	9	10	5

Property	Total	Student HMO	Non-student HMO
	%	%	%
Detached	2	2	2
Semi-detached	8	6	27
Terraced	89	91	65
Flat	1	0	7
Bungalow	0	0	0
Bedrooms:			
1	0	0	0
2	3	2	15
3	13	11	28
4	38	40	27
5	30	32	8
6	11	11	13
7	3	3	3
8	1	*	5
9	*	*	0
Average number of bedrooms	4.5	4.5	4.1
Moved in:			
Under 1 year ago	68	71	33
1 – under 2 years ago	18	17	28
2 – under 3 years ago	10	10	10
3 – under 4 years ago	2	1	5
4 – under 5 years ago	1	*	5
5+ years ago	2	*	18
Average years ago	0.7	0.4	3.0

Survey respondent is:	Total	Student	Non-student
	%	%	%
Male	54	53	68
Female	46	47	32
Neither	0	0	0
Prefer not to say	0	0	0
18-24	92	99	32
25-34	5	1	37
35-44	1	0	15
45-54	1	0	10
55-64	*	0	5
65-74	*	*	0
75+	*	0	2

New Housing Developments Garage Use Survey – Sample Profile

New Housing Developments			Survey	
	Estimated # occupied properties with garage	%	#	%
Peasedown St John:	1,295	43	278	45
Peasedown St John 1980s	1,200			
Wellow Lane	95			
Keynsham:	658	22	128	21
Somerdale	198			
The Meadows	245			
Bilbie Green	215			
South B&NES:	814	27	155	25
Temple Inn Lane	42			
Polestar	314			
Fosseway South	118			
Radstock Railway Land	60			
Cautletts Close	112			
Alcan site	168			
Bath area:	262	8	50	8
MOD Endsleigh	144			
Mulberry Park	118			
TOTAL	3,029	100	611	100

Property	Total	Peasedown	Keynsham	South B&NES	Bath area
<i>Sample size:</i>	611	278	128	155	50
	%	%	%	%	%
Detached	66	71	60	59	70
Semi-detached	19	16	24	17	24
Terraced	14	12	14	21	6
Flat	0	0	0	0	0
Bungalow	*	1	0	0	0
Bedrooms:					
1	0	0	0	0	0
2	6	9	3	3	0
3	36	38	29	41	34
4	53	51	59	52	52
5	4	2	7	3	14
6	1	0	2	1	0
Moved in:					
Under 1 year ago	10	6	5	10	40
1 – under 2 years ago	13	6	22	12	38
2 – under 3 years ago	15	4	29	22	22
3 – under 5 years ago	18	10	34	25	0
5 – under 10 years ago	16	22	9	17	0
10 - under 15 years ago	9	17	0	4	0
15 – under 20 years ago	7	14	0	4	0
20+ years ago	11	21	0	5	0
Average years ago	8.1	9.0	1.4	6.6	0.8

Household:	Total	Peasedown	Keynsham	South B&NES	Bath area
	%	%	%	%	%
Number of occupants:					
1	9	13	9	7	0
2	39	41	41	36	36
3	20	20	20	18	22
4	24	18	25	28	38
5	6	7	5	8	2
6	1	1	0	2	2
7	*	1	0	1	0
Average	2.8	2.7	2.8	3.0	3.1
Lifestage:					
Younger couple without children	10	7	18	9	14
Younger family	39	30	45	45	56
Older family	14	17	7	15	8
Empty nesters/older couple	10	13	7	8	10
Retired	23	29	18	19	12
Single person	4	4	5	3	0
Shared	*	1	0	1	0

Survey respondent is:	Total	Peasedown	Keynsham	South B&NES	Bath area
	%	%	%	%	%
Male	49	50	44	50	56
Female	49	48	54	50	44
Neither	0	0	0	0	0
Prefer not to say	1	2	2	0	0
Aged 16	*	*	1	0	0
17-24	3	3	1	4	2
25-34	19	12	27	24	24
35-44	23	15	36	22	34
45-54	16	21	5	17	14
55-64	14	18	12	11	12
65-74	15	17	13	18	8
75+	9	15	5	5	6
Work status is:					
Full time	50	45	53	56	56
Part time	16	15	17	15	20
Home carer	3	1	5	3	4
Unemployed	*	0	2	1	0
Retired	28	36	22	23	18
Unable to work	1	1	0	1	0
Student/school	2	1	2	2	2

Student Questionnaire

Interviewer Declaration: I certify that this interview has been personally carried out by me with the informant on behalf of Crystal Market Research commissioned by Bath & North East Somerset Council, and conducted within the MRS Code of Conduct. I further certify that the informant is not a friend or relative of mine, and has not been interviewed by myself during the last 6 months.

Interviewer signature:

Interview date

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Do you have a couple of minutes to answer a few questions. It really won't take long and you can have some chocolate as a thank you!

I'm doing this survey for the Council who want to gather information about student travel, in particular car usage. They need this information so they can formulate a new parking policy for the city that's based on actual demand. So it could help students in the future! I should stress that this is nothing to do with the university – it's for the Council and it's anonymous. So please be honest.

QA First of all can I check you live in ... STUDENT BLOCK. Note: STUDENT MUST LIVE IN ONE OF THE BLOCKS LISTED BELOW.

Accommodation					
Carpenter House		Thornbank Gardens		The Exchange	
John Wood Building		Canal Bridge		Waterside Court	
John Wood Court		James House		Charlton Court	
Canal Wharf		Piccadilly House		Green Park House	
Cleveland Building		Radway House		Twerton Mill	
Pulteney Court		Widcombe Wharf		Bankside House	

QB Which university are you at?

University of Bath		Bath Spa University	
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QC Are you an undergraduate or a post graduate? IF UNDERGRADUATE ASK: Which year are you in? WRITE IN NUMBER

Undergraduate		Year		Postgraduate	
---------------	--	------	--	--------------	--

QD Are you a UK student or from overseas?

UK		Overseas	
----	--	----------	--

QE What gender do you identify as? CHECK QUOTAS

Male		Neither	
Female		Prefer not to say	

Q1a Which modes of transport do you use here in Bath? SHOW QUESTIONNAIRE ANSWER OPTIONS. Q1b Which one do you use most frequently?

	Q1a: Use	Q1b: Use most
Walk		
Bicycle		
Car		
Moped		
Motorbike		
Bus		
Taxi		
Train		

Q2 Do you have a car, motorbike or moped driving licence? IF YES, FIND OUT WHICH.

Yes - car		Yes – moped	
Yes - motorbike		No	

→ Q5

Q3 Do you have a car, motorbike or moped here in Bath at the moment? IF YES, FIND OUT WHICH.

Yes - car		Yes – moped	
Yes - motorbike		No	

→ Q4

Q4 Have you had a car, motorbike or moped here in Bath at any point during this academic year?

Yes - car		Yes – moped	
Yes - motorbike		No	

ASK ALL

Q5 How many (other) students in ... (ACCOMMODATION BLOCK) have a car here, that you know of? WRITE IN NUMBER. DON'T ACCEPT 'DON'T KNOW'.

Q6 How many people , in total, do you know in ... (ACCOMMODATION BLOCK)? WRITE IN NUMBER. DON'T ACCEPT 'Don't Know'.

Q7 To what extent do you agree or disagree with the following statements ... ROTATE ORDER OF ASKING BETWEEN INTERVIEWS.

		Strongly agree	Tend to agree	Neither	Tend to disagree	Strongly disagree
a)	Students living in Bath don't need a car					
b)	Students living <u>off</u> campus should be allowed to bring a car to Bath					

Q15 How far away from where you live do/did you normally park your car/motorbike/moped?

Just outside		500m – under 1km		5km – under 10km	
Within 100m		1km – under 2 km		10+km WRITE IN	
100m – under 200m		2km – under 3km			
200m – under 500m		3km – under 5km			

Q16 How easy is/was it to park near where you live?

Very easy		Not very easy	
Fairly easy		Not at all easy	

Houses of Multiple Occupation Questionnaire

HMO area

Kingsmead		Southdown		Walcot	
Newbridge		Twerton		Widcombe	
Odd Down		Westmoreland			
Oldfield		Weston			

Census Output Area

Interview date	Interview start	Interview finish	Interviewer no.
<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/>

Introduction

Hello my name is . . . from Crystal Market Research. I'm conducting a survey about parking for B&NES Council who are carrying out a review of the number of parking spaces for residents in the local authority area. The information collected will be used to help develop a new Local Plan. Do you have a few minutes to answer a few questions? Before we start I'd like to make you aware of Crystal Market Research's privacy policy. [SHOW PRIVACY POLICY](#). Specifically ...

- Personal information collected is stored securely. We won't share it with any other organisations for marketing or commercial purposes.
- Your personal information will be kept only for as long as is required; it will be deleted or made anonymous as soon as it is no longer required.
- You have the right to withdraw at any point.

CHECK: Is this a House of Multiple Occupancy, in other words, do several people live here independently not as part of the same family unit? IF 'NO' CLOSE.

Questionnaire

I'd like you answer most of the following questions on behalf of your house rather than as an individual. I'll let you know when I want you to answer from a personal point of view.

Q1 Are the people living here students? CHECK QUOTAS.

Yes – all students		No, none are students		GO TO Q4
Yes – some students, some non-students				

IF ANY STUDENTS

Q2 Are you and your housemates undergraduates or postgraduates? IF UNDERGRADUATES: What year? MULTICODE OK

Undergraduates Year 1	Undergraduates Year 3+	
Undergraduates Year 2	Postgraduates	

Q3 Which university are you and your housemates at? MULTICODE OK.

University of Bath	Bath Spa University	
--------------------	---------------------	--

Q11 How many miles do you travel in your car/on your motorbike/moped in an average week?

_____ miles per week Don't know

ASK ALL

Q12 Does this property have a driveway or garage? MULTICODE OK.

Driveway		Garage		No, neither	
----------	--	--------	--	-------------	--

IF PROPERTY HAS DRIVEWAY/GARAGE. OTHERS SEE Q15

Q13 How many parking spaces are there? WRITE IN _____

Q14 How often is this/are both/all these parking spaces used for parking a vehicle? Is it/are they used ...? READ OUT ANSWER OPTIONS

Always		Occasionally	
Frequently		Never	

ASK ALL WITH A VEHICLE AT THE PROPERTY AT Q6. OTHERS GO TO Q18

Q15 Where do the vehicles attached to this property park? Is it/are they ever parked ...?

READ OUT

a)	In your garage (IF PROPERTY HAS GARAGE)		
b)	In your driveway (IF PROPERTY HAS DRIVEWAY)		
c)	In a parking space on-street that's allocated to your property		
d)	In an unallocated parking space on-street		GO TO Q16

IF PARK ON-STREET IN UNALLOCATED PARKING SPACE. OTHERS GO TO Q18

Q16 How easy is it to park on-street near you? READ OUT ANSWER OPTIONS.

Very easy		Not very easy	
Fairly easy		Not at all easy	

Q17 How close to your house is the vehicle/are the vehicles attached to this property normally parked on-street?

Just outside		200m – under 500m	
Within 100m		500m – under 1km	
100m – under 200m		Over 1km away	

ASK ALL

Q18 SHOWCARD D Speaking personally, to what extent do you agree or disagree with the following statements ... ROTATE ORDER OF ASKING

		Strongly agree	Tend to agree	Neither	Tend to disagree	Strongly disagree
a)	Students living in Bath don't need a car					
b)	Houses of Multiple Occupation in Bath have more cars than the equivalent family home					

To finish, a few questions about your house ...

Q19 What is the full postcode? WRITE IN _____

Q20 What type of property is it?

Detached		Flat	
Semi-detached		Bungalow	
Terraced		Other	

Q21 How many bedrooms does the property have? WRITE IN _____

Q22 How long have you personally lived here? WRITE IN _____ YEARS _____ MONTHS

Q23 What age category do you and your housemates fall in to? SELECT THE ONE AGE CATEGORY THAT FITS BEST

18-24		45-54		75+	
25-34		55-64			
35-44		65-74			

Q24 What gender do you identify as?

Male		Neither	
Female		Prefer not to say	

B&NES Parking Policy Research – HMOs Survey

I willingly provide my name, address and telephone number. I understand this is purely so Crystal Market Research can make checks that the survey has been properly carried out by interviewers. My personal information will be immediately detached from the rest of the questionnaire and, once the checks have been made, destroyed.

Respondent signature: _____

Date:

<p>Respondent:</p> <p>Address:</p> <p>Telephone:</p>	<p>Interviewer Declaration: I certify that this interview has been personally carried out by me with the informant and conducted within the MRS Code of Conduct. I further certify that the informant is not a friend or relative of mine, and has not been interviewed by myself during the last 6 months.</p> <p>Interviewer signature:</p>
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New Housing Developments Questionnaire

Housing Development

Peasedown St John		Alcan		Meadows	
Wellow Lane		Cautlets Close		MoD Endsleigh	
Temple Inn Lane		Somerdale		Mulberry Park	
Polestar		Bilbie Green		Fosseway South	
				Radstock Railway Land	

Interview date

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Interview start

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Interview finish

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Interviewer no.

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Introduction

Hello my name is . . . from Crystal Market Research. I'm conducting a survey about parking for B&NES Council who are carrying out a review of the number of parking spaces provided for new houses in the local authority area. The information collected will be used to help develop a new Local Plan. Do you have a few minutes to answer a few questions? Before we start I'd like to make you aware of Crystal Market Research's privacy policy. SHOW PRIVACY POLICY. Specifically ...

- Personal information collected is stored securely. We won't share it with any other organisations for marketing or commercial purposes.
- Your personal information will be kept only for as long as is required; it will be deleted or made anonymous as soon as it is no longer required.
- You have the right to withdraw at any point.

Questionnaire

I'd like you to answer most of the following questions on behalf of your household not as an individual. I'll let you know when I want you to answer from a personal point of view.

QA Was this property sold as having a garage? Yes No CLOSE

Q1 SHOWCARD A What modes of transport do you and members of your household use?

Walk		Van		Bus	
Bicycle		Moped		Taxi	
Car		Motorbike		Train	

Q2a How many vehicles are owned, or are available for use, by members of your household? WRITE IN NUMBER FOR EACH, INCLUDING ZERO. Q2b Are you one of the vehicle drivers?

	Q2a: Number in house	Q2b: Respondent driver of:
Car		
Van		
Motorbike		
Moped		

IF HOUSE DOES NOT HAVE ANY VEHICLES GO TO Q9

ASK ALL

Q9 SHOWCARD D What (else) do you use your garage for? PROBE: Do you use it for anything else? NB: THIS IS A CRUCIAL QUESTION.

To store bicycles		As office space	
General storage		As a workshop	
Utility room		Other WRITE IN	
Extra living space			

ASK THOSE FREQUENTLY/OCCASIONALLY USING GARAGE FOR PARKING AT Q8. OTHERS SEE Q11

Q10 Why don't you always use your garage for parking? PROBE: Why else?

Difficult to fit vehicle in	
Need to juggle cars	
Easier to park on driveway	
Easier to park on-street	
Need the space for other things	
Other WRITE IN	

IF PARK ON-STREET IN UNALLOCATED SPACE AT Q7d. OTHERS GO TO Q13

Q11 How easy is it to park on-street near you? READ OUT ANSWER OPTIONS

Very easy		Not very easy	
Fairly easy		Not at all easy	

Q12 How close to your house is the vehicle/are the vehicles attached to this property normally parked on-street?

Just outside		200m – under 500m	
Within 100m		500m – under 1km	
100m – under 200m		Over 1km away	

ASK ALL

To finish, a few questions about you and your home ...

Q13 What is your full postcode? WRITE IN _____

Q14 What type of property do you live in?

Detached		Flat	
Semi-detached		Bungalow	
Terraced		Other	

Q15 How many bedrooms does your property have? WRITE IN _____

Q16 How long ago did you move into this property? WRITE IN _____ YEARS _____ MONTHS

Q17 Including yourself how many people live here? WRITE IN _____

FOR EACH PERSON:

Q18a What is their age? Q18b What gender do they identify as? Q18c What is their working status?

	Respondent	Person 2	Person 3	Person 4	Person 5	Person 6
Age 0-4						
Age 5-10						
Age 11-16						
Age 17-24						
Age 25-34						
Age 35-44						
Age 45-54						
Age 55-64						
Age 65-74						
Age 75+						
Male						
Female						
Neither						
Prefer not to say						
Full time						
Part time						
Home carer						
Unemployed						
Retired						
Unable to work because of disability						
Student/school						
Pre-school						

B&NES Parking Policy Research - New Developments Garage Survey

I willingly provide my name, address and telephone number. I understand this is purely so Crystal Market Research can make checks that the survey has been properly carried out by interviewers. My personal information will be immediately detached from the rest of the questionnaire and, once the checks have been made, destroyed.

Respondent signature: _____

Date:

<p>Respondent:</p> <p>Address:</p> <p>Telephone:</p>	<p>Interviewer Declaration: I certify that this interview has been personally carried out by me with the informant and conducted within the MRS Code of Conduct. I further certify that the informant is not a friend or relative of mine, and has not been interviewed by myself during the last 6 months.</p> <p>Interviewer signature:</p>
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