



BUDBROOKE PARISH HOUSING NEEDS SURVEY

**Survey commissioned by
Budbrooke Parish Council**

**Analysis by Sarah Brooke-Taylor
Rural Housing Enabler for
Warwickshire Rural Community Council**

April 2014

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1. Summary of Results

Approximately 950 Housing Needs Survey forms were distributed and 294 forms were returned. This equates to a response rate of 31%, a rate considered to be good for a survey of this type.

Fifteen respondents expressed a need for alternative housing. The specific needs are:

Housing Association rented

1 x 1 bed flat
3 x 2 bed house

Housing Association shared ownership

1 x 1 bed flat
2 x 2 bed house

Owner/occupier

1 x 1 bed flat
1 x 2 bed flat
2 x 2 bed bungalow
2 x 3 bed bungalow
1 x 3 bed house
1 x 3 or 4 bed house

2. Introduction

Budbrooke Parish Council commissioned a local Housing Needs Survey in March 2014.

The information can be used to assess specific needs for affordable and market housing where such housing is provided in the parish. Such schemes could include small affordable housing schemes for people with a local connection to the parish or mixed schemes of market and affordable housing to meet wider needs, including local needs.

The survey form was a standard document used in parishes across Warwick district and was delivered to every home in Budbrooke. A copy can be seen as Appendix A of this report.

All households were invited to fill out the first part of the survey form with the aim of producing a demographic picture of household composition, tenure, property type and size. Positive and negative aspects to life in the parish were explored.

Only households with, or containing, a specific housing need, were asked to complete the second part of the survey form. This part of the form asked for respondents' names and addresses and other sensitive information in confidence, e.g. information relating to income.

Completed survey forms were posted directly to the Rural Housing Enabler at Warwickshire Rural Community Council via a 'Freepost' envelope. Analysis of the completed forms took place in April 2014.

3. Planning Context

Government policy for planning, including planning for housing, is set out in the National Planning Policy Framework (NPPF) which was introduced in March 2012. Adopted Local Plan policies can only be taken into account where they conform to the policies in NPPF.

The Warwick District Local Plan 1996 – 2011 (adopted in September 2007) provides the policies and context for future development in the District.

Policy RAP1 identifies five Limited Growth Villages of which Hampton Magna (within Budbrooke parish) is one. Within these villages, new market housing, or conversions, will only be allowed on previously developed land within the village envelope where there is evidence of local need. However, the restrictive nature of this policy does not fully comply with NPPF and, therefore, the policy does not currently have much weight in determining planning applications.

Policy RAP4 sets out the circumstances where affordable housing schemes will be allowed within, or on the edge of, the built up area of a village. These schemes, known as "rural exception schemes", allow small developments of affordable housing to meet the needs of people with a local connection to the village. The need for the housing must be evidenced from a Housing Needs Assessment such as this. Rural exception schemes are only allowed where there are no other alternatives to providing the affordable homes. This policy conforms with NPPF.

Policy SC11 sets out the requirements for affordable housing on private development sites. In the rural areas of the District, developments of 3 or more dwellings will require 40% to be provided as affordable dwellings. These affordable homes should reflect the needs in a Housing Needs Assessment such as this. They would normally be offered, in the first instance, to people with a local connection. This policy currently conforms with the NPPF.

The Affordable Housing Supplementary Planning Document (SPD) sets out more detailed information on the provision of affordable homes – whether through Section 106 Agreements (to provide an element of affordable housing on market development sites) or through rural exception schemes. It sets out the criteria to be met for rural exception schemes, the standards required for affordable homes and the criteria to be met by future occupiers of homes in rural exception schemes. These are:

- people who currently live in the parish and have done so continuously for at least the last 2 years and are seeking more suitable accommodation;
- people who have lived in the parish for at least 2 years out of the last 10 years;
- people who used to live in the parish and who have immediate family (mother, father, son, daughter, brother or sister) living in the parish;

- people who have relatives living in the parish to whom it is desirable to live near for support eg elderly relatives, young families; and
- people who have been permanently employed in the parish for at least 12 months.

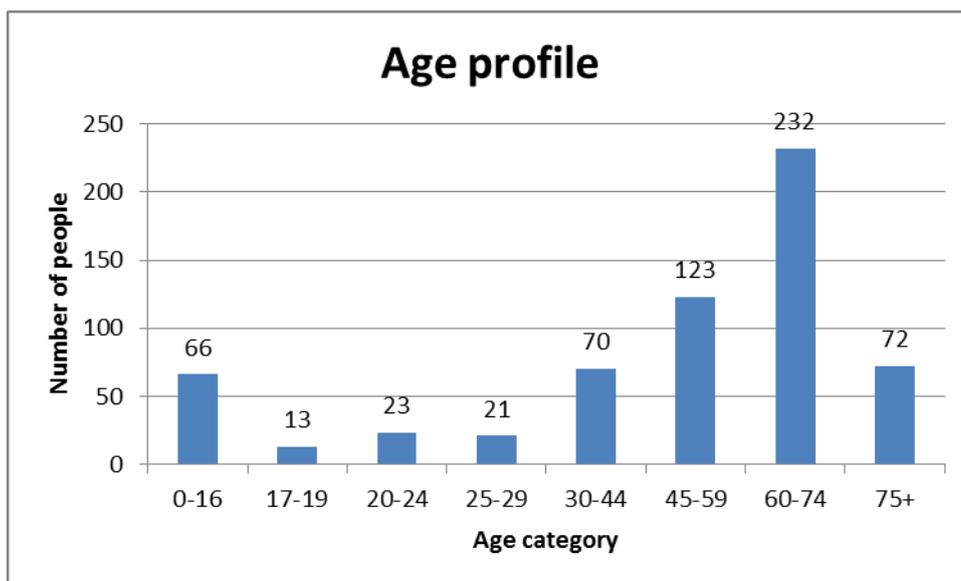
At the time of publication of this survey, the adopted Local Plan was being reviewed. The Revised Development Strategy (June 2013) identified Hampton Magna within Budbrooke parish as a Primary Service Village capable of accommodating between 100 and 150 homes. The Village Housing Options and Settlement Boundaries (November 2013) identified a number of potential housing sites in Hampton Magna, of which one was identified as the Council’s “preferred option”. The Draft Plan was due to be submitted to the Secretary of State for Communities and Local Government in Spring/ Summer 2014.

4. Results – Contextual Information

A total of 294 survey forms were returned equating to a response rate of 31%. This response rate is considered to be good for a survey of this type because people generally only respond to express a housing need or to state opposition to the idea of a housing scheme.

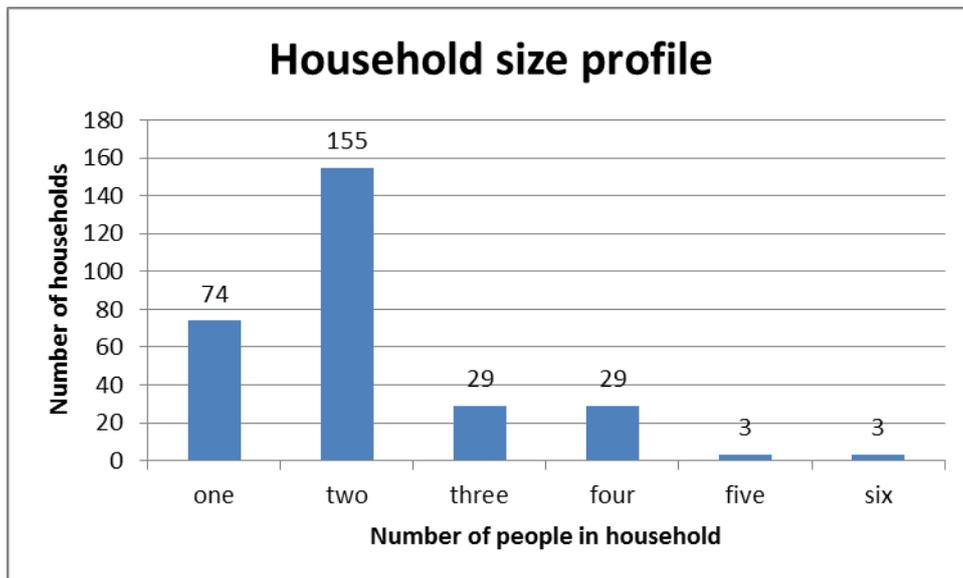
i) Age profile (293 responses, 620 people)

The following chart shows the age profile captured by the survey returns. The chart shows an ageing population, with 427 out of the 620 people aged 45 and above, although there are 66 people in the 0-16 age group. It is noticeable that the age groups 17-19 years, 20–24 years and 25-29 years are small in number, suggesting an imbalance in the age profile which may have repercussions for the long-term sustainability of the parish.



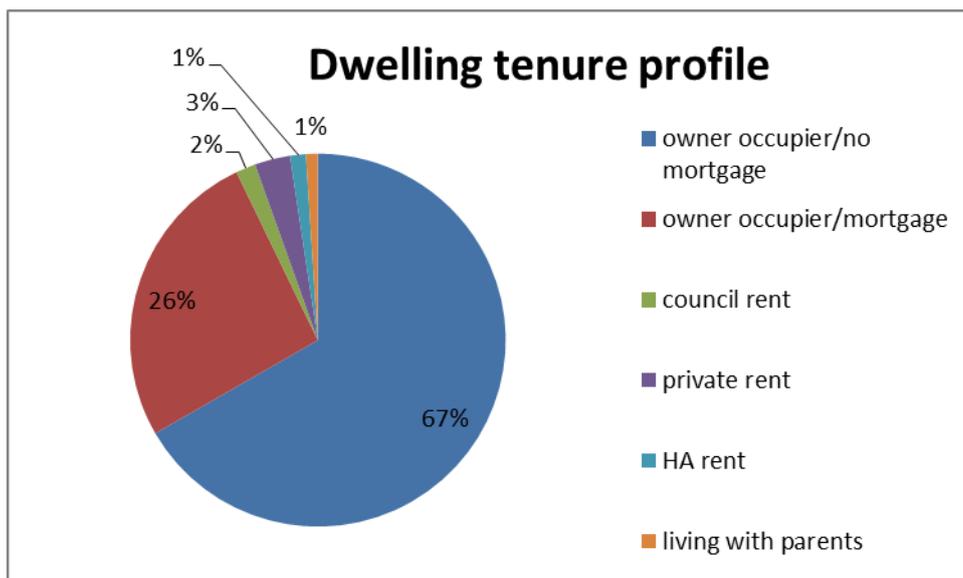
ii) Household size profile (293 responses)

The data collected from the age question can be used to create a profile of household size as shown in the following chart. The chart shows a dominance of 2 person households, as indeed do the majority of Parish Housing Needs Surveys. The mean average household size is 2.12 people, which is slightly lower than the 2011 Census figure of 2.35.



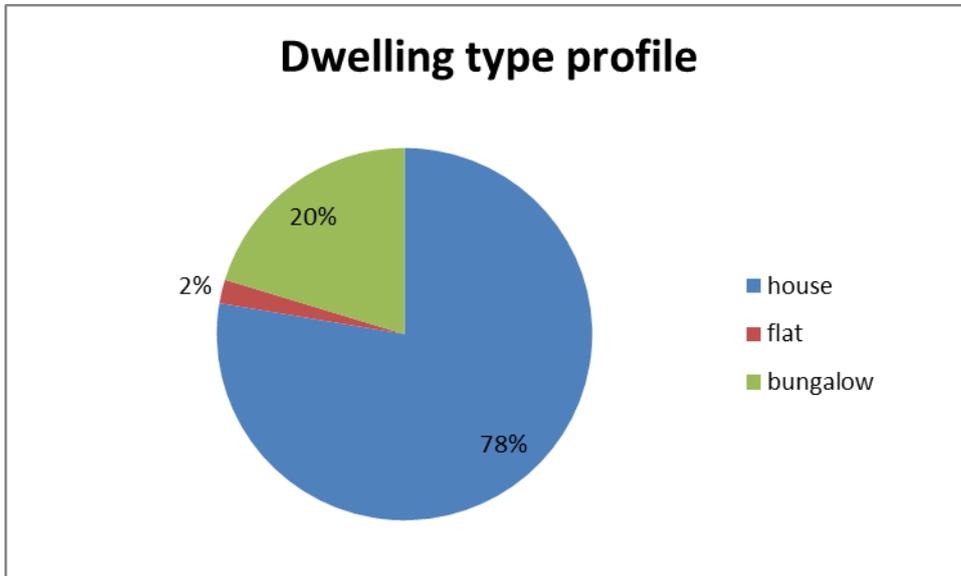
iii) Dwelling tenure profile (293 responses)

The following chart shows the dwelling tenure profile for survey respondents. In a pattern typical for villages across Warwickshire owner-occupiers represent 67% of the total. Tenures traditionally considered to be within the 'social sector' represent 3% of the total.



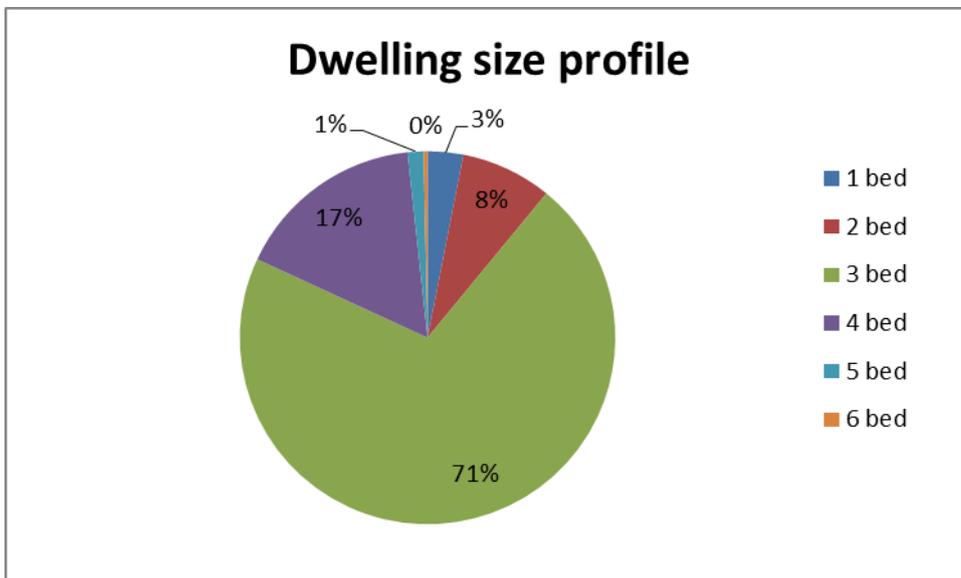
iv) Dwelling type profile (291 responses)

The following chart shows the types of dwellings that the survey respondents live in. Unsurprisingly houses represent the largest factor.



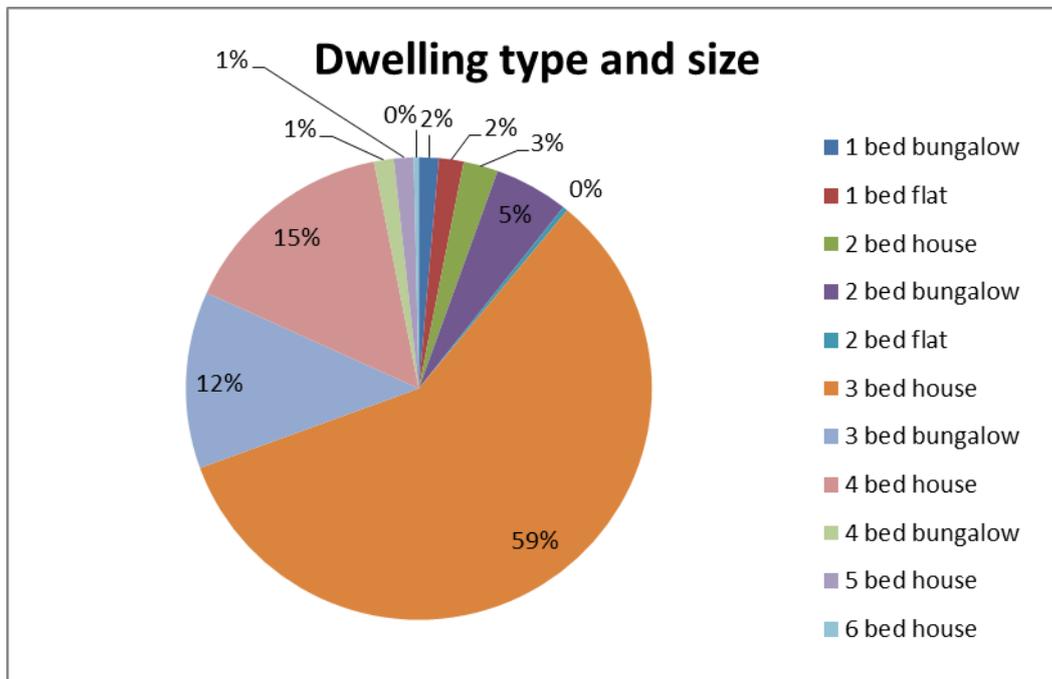
v) Dwelling size profile (293 responses)

The following chart shows the sizes of dwellings that the survey respondents live in.



vi) Dwelling type & size profiles cross referenced (227 responses)

Cross-referencing the data from 4iv and 4v provides a combined profile of dwelling type and size. 4 bedroom houses emerge as the largest single factor of those specified, closely followed by 3 bedroom houses. When compared to 4ii above, ie a dominance of 2 person households, these results suggest an issue of dwelling under-occupation in the parish.

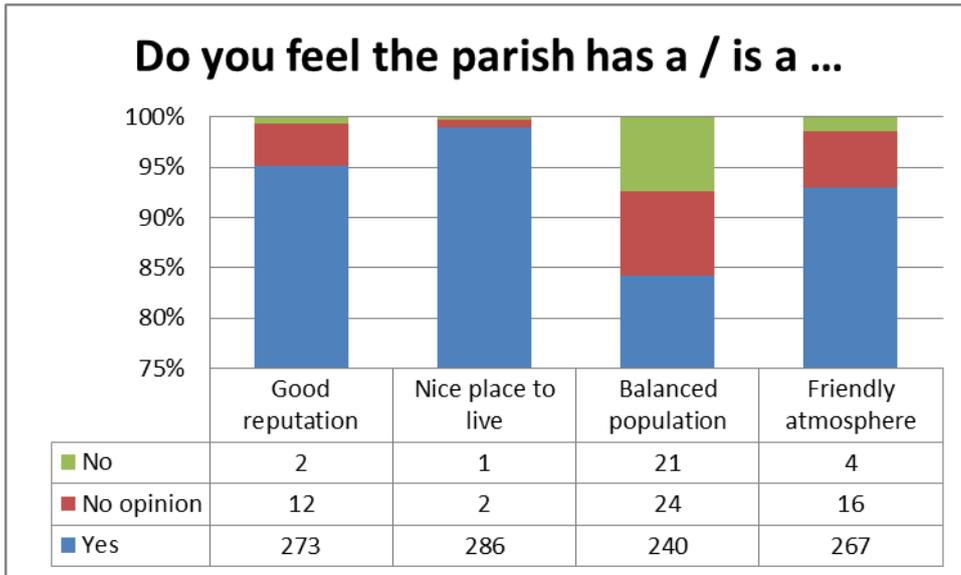


vii) Life in the parish: positive / negative aspects

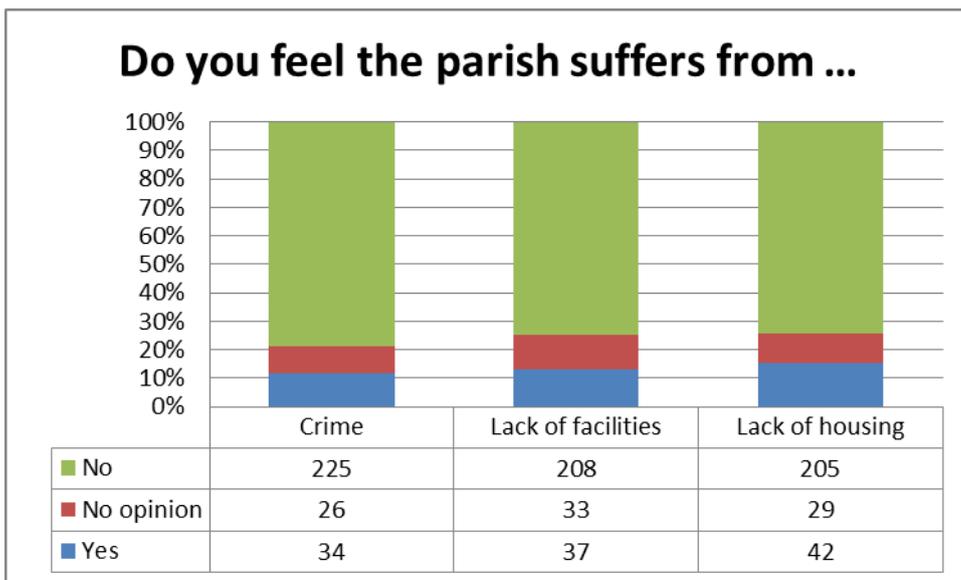
The survey respondents were asked a series of questions relating to the perceived benefits and disadvantages to living in Budbrooke parish. This was done to build-up a picture of life in the parish and also to identify any issues / problems which could threaten the long-term sustainability of the parish.

Information relating to the sustainability of a village is important to assess whether any affordable homes that are subsequently provided will be 'sustainable'. Ensuring that people will take up tenancies and live in a settlement are crucial considerations when proposing new homes.

The first chart shows the respondents' views about the benefits to living in Budbrooke parish. The vast majority of respondents thought the parish had a good reputation, was a nice place to live, had a balanced and varied population, and a friendly atmosphere.



The second chart shows the survey respondents' views about negative issues that might exist in the parish. The majority of respondents did not think that there was crime, a lack of facilities or a lack of housing.



As part of the survey, respondents were invited to elaborate on their views regarding a lack of local facilities and a lack of adequate housing. Certain key issues emerged, as specified in the following tables.

Lack of facilities – comments:

- Not enough facilities to cope with additional population.
- Personal contact rather than newsletter/advert flyers.
- Bus on sundays.
- Adequate bus service.
- Sunday transport.
- Bus service is non existant after early evening.

- Public transport x2
- Doctor without 8 day waiting lists.
- Good road system that diverts through traffic away from the villages.
- Litter bins, sign cleaning, grit bins
- Local village services / post office.
- More shops (competition)
- More shops, eg dentist, butcher.
- Pub + shop but both available in Hampton Magna.
- Shop & public house
- Shops x7
- Hairdresser x2.
- Fresh food shops, butcher, greengrocer.
- Supermarket, dentist.
- Takeaway x4.
- Chemist x3
- Bank.
- Pub that serves food.
- A better pub, more sports facilities / activities.
- Modern community centre.
- Sport & community amenities.
- Would like to see a sports hall/swimming pool for the youngsters.
- Young people facilities.
- Facilities for the older kids to go instead of getting bored.
- More facilities for teenagers.

Lack of adequate housing – comments:

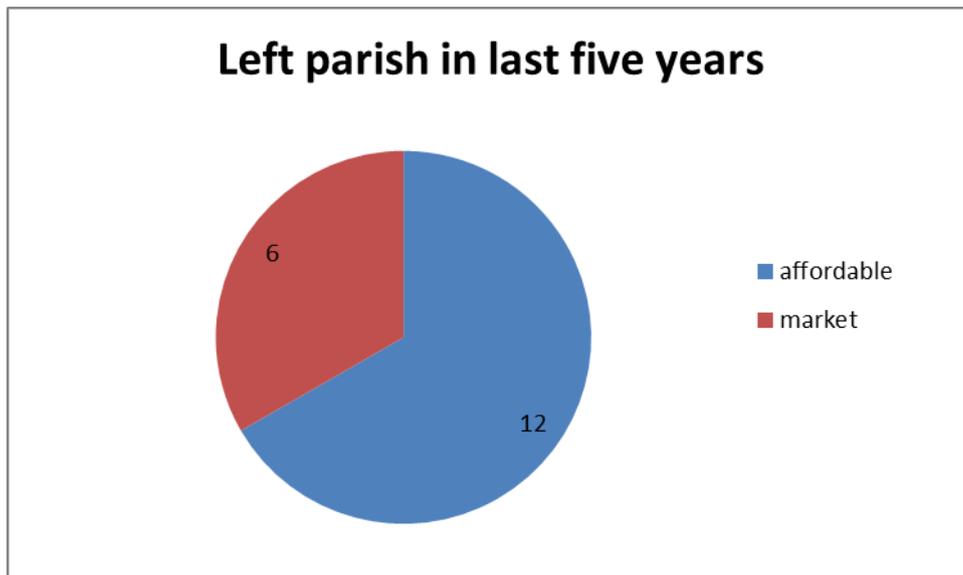
The order below attempts to reflect emerging themes.

- 1-2 bedroom houses.
- 2 bed starter home + 2 bed bungalows for older persons.
- 2 bedroom + affordable + social.
- 2 bedroom bungalows.
- 2 bed roomed houses.
- 2 bed roomed houses or bungalows for single or elderly people who wish to downsize.
- Smaller affordable housing for young people and couples.
- Starter homes, homes suitable for elderly.
- 1st time buyers trying to get housing ladder.
- First time buyer.
- More affordable/1st time buyer.
- Affordable - for people starting out.
- Affordable for first time buyers x2.
- Affordable x5.
- Affordable / low cost.
- Affordable housing for all.
- Affordable housing for first time buyers, shared ownership.
- Affordable housing for people wanting to stay in village.
- Affordable housing for young local buyers.
- Truly affordable housing for young people.
- Affordable housing for young people wishing to stay in the village.

- Affordable smaller houses.
- Affordable to buy or rent.
- Affordable/shared ownership.
- All types.
- Bungalows - small/medium size.
- Bungalows especially for older residents.
- Bungalows for older people.
- First homes & retirement homes.
- More housing for young families.
- Perhaps larger 4 bedroomed houses with more garden.
- Family.
- Housing association/council.

viii) People leaving the parish in the last 5 years (18 responses)

The chart below shows the number of households where someone has had to leave the parish in the last 5 years because no suitable affordable or market housing was available. The chart shows that this has occurred in 18 households.

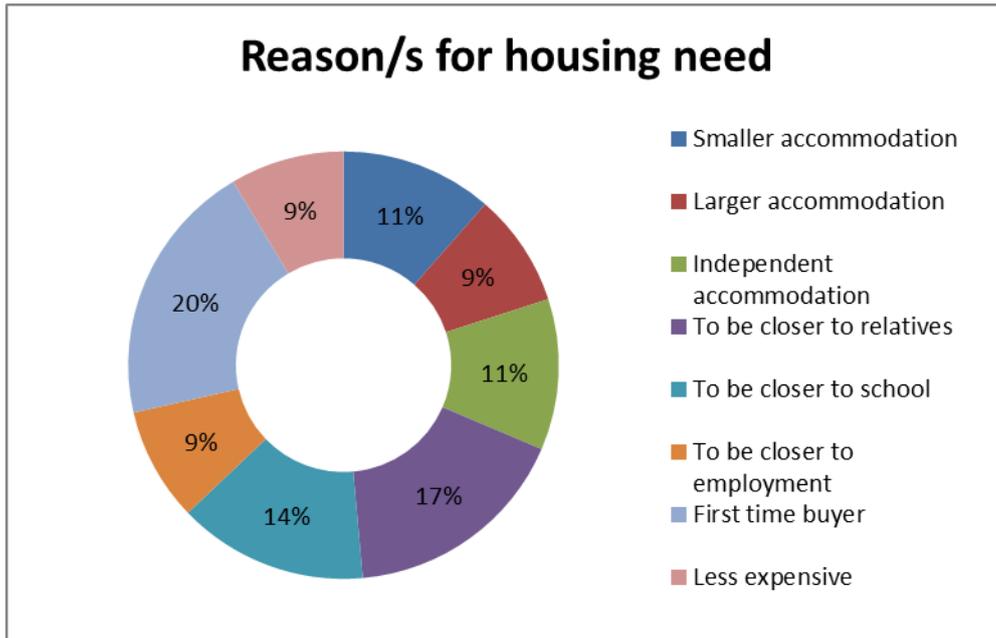


5. Results – Housing Needs Information

Of the 294 responses to the survey 15 individuals / households expressed a need for alternative housing. Section 5 provides a breakdown of information from the 15 respondents.

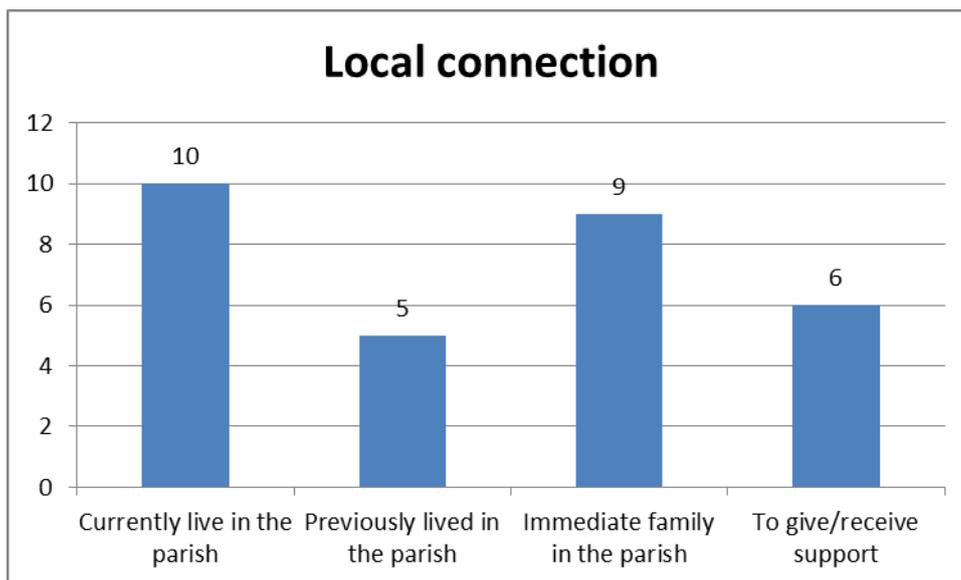
i) Reason(s) for housing need (15 responses)

All the reasons given by the respondents for their housing needs are shown in the chart below.



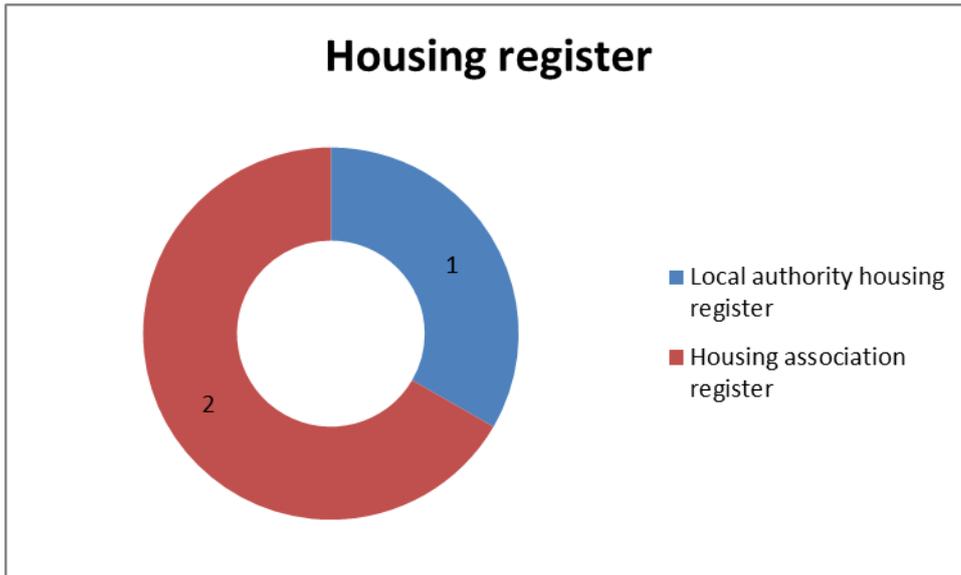
ii) Local connection (15 responses)

The chart below shows all the local connections that the respondents have.



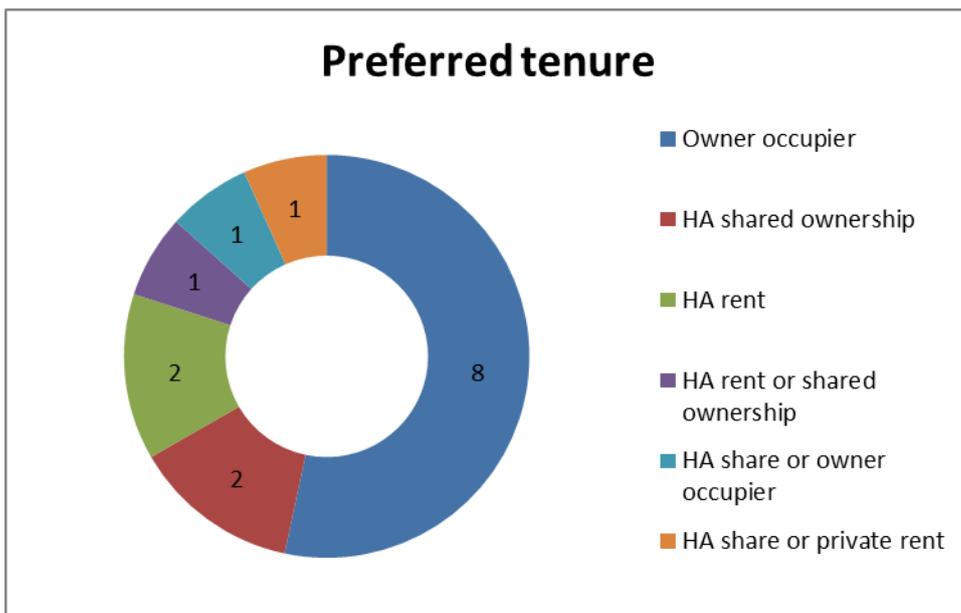
iii) Housing register (3 responses)

The following chart shows the number of respondents registered on the local authority housing register and / or a housing association register.



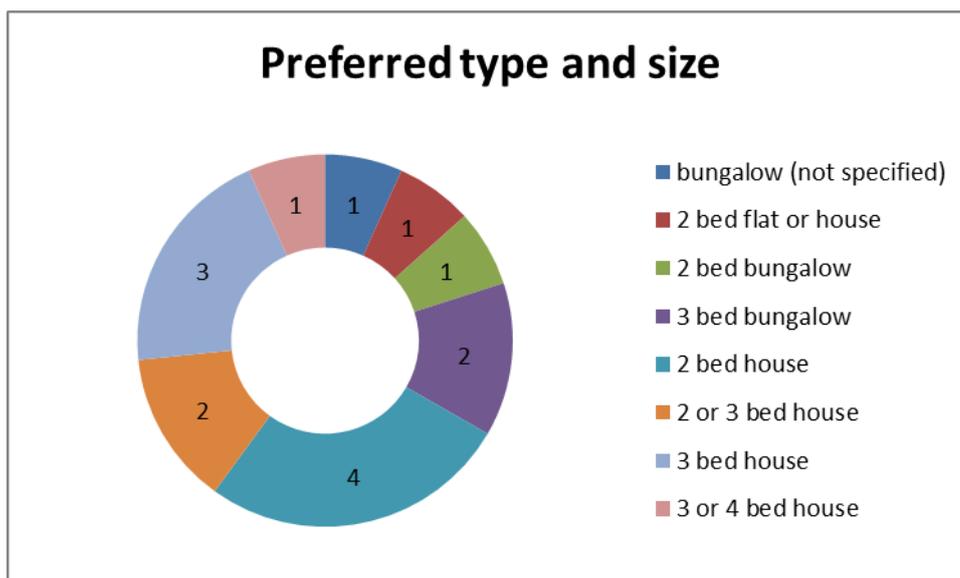
iv) Preferred tenure (15 responses)

The preferred tenures of the respondents are shown in the chart below.



v) Preferred type and size (15 responses)

The preferred types and sizes of accommodation expressed by the respondents are shown in the following chart.



6. Determination of Specific Housing Needs

The following table shows the specific housing needs of the 15 respondents.

Where a respondent indicated a preference for shared ownership their ability to enter into a shared ownership arrangement was assessed. The mortgage the respondent could raise was compared against a 50% share (the usual starting % for shared ownership) of a comparable open market property as demonstrated through the research show in Appendix C of this report. Having assessed whether the respondent could afford to enter into a shared ownership arrangement, if they could not do so they were reclassified as being in need of rented accommodation from a housing association.

| ID | Local Connection | Actual Tenure | Actual Type/Size |
|-----|------------------|----------------|------------------|
| 52 | Yes | HA shared | 2 bed house |
| 280 | Yes | HA shared | 2 bed house |
| 281 | Yes | owner occupier | 1 bed flat |
| 282 | Yes | owner occupier | 2 bed bungalow |
| 283 | Yes | HA rent | 2 bed house |
| 284 | Yes | owner occupier | 2 bed bungalow |
| 285 | Yes | HA rent | 2 bed house |
| 286 | Yes | owner occupier | 3/4 bed house |
| 287 | Yes | owner occupier | 3 bed bungalow |
| 288 | Yes | owner occupier | 3 bed bungalow |
| 289 | Yes | HA rent | 2 bed house |
| 290 | Yes | owner occupier | 2 bed flat |
| 291 | Yes | owner occupier | 3 bed house |
| 292 | Yes | HA shared | 1 bed flat |
| 294 | Yes | HA rent | 1 bed flat |

A full breakdown of the total identified local housing need can be seen as Appendix D of this report.

7. Conclusions

There is a need for 15 new homes in Budbrooke parish for local people.

The specific needs are:

Housing Association rented

1 x 1 bed flat
3 x 2 bed house

Housing Association shared ownership

1 x 1 bed flat
2 x 2 bed house

Owner/occupier

1 x 1 bed flat
1 x 2 bed flat
2 x 2 bed bungalow
2 x 3 bed bungalow
1 x 3 bed house
1 x 3 or 4 bed house

8. Recommendation

The emerging Warwick District Local Plan identifies Hampton Magna within Budbrooke parish as a Primary Service Village capable of accommodating between 100 and 150 homes. The housing needs identified in this survey should be accommodated within the site (or sites) coming forward to meet the Local Plan requirement for Budbrooke parish.

If sites fail to come forward, or the adopted Local Plan does not make provision for more housing in the village, then the affordable housing needs could be provided in a rural exception site (a site not normally suitable for housing in planning terms, but where an exception could be made for affordable housing).

Any affordable housing that is intended to meet the needs identified in this survey should be accompanied by an appropriate planning obligation to restrict occupancy of the homes to people with a local connection, as described in Section 3 of this report.

9. Acknowledgements

Gratitude is expressed to Cllr Mike Dutton, Chairman of Budbrooke Parish Council.

10. Contact Information

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Hampton Magna
Warwick
CV35 8UA

Appendix A

Housing Needs Survey for Budbrooke parish

Q1: Your household

Please specify the number of people in your household that fall into each age category

| | | | | | | | |
|-------------|----------------------|-------------|----------------------|-------------|----------------------|-------------|----------------------|
| 0-16 years | <input type="text"/> | 17-19 years | <input type="text"/> | 20-24 years | <input type="text"/> | 25-29 years | <input type="text"/> |
| 30-44 years | <input type="text"/> | 45-59 years | <input type="text"/> | 60-74 years | <input type="text"/> | 75+ years | <input type="text"/> |

| | |
|---------------------------|----------------------|
| Postcode of your property | <input type="text"/> |
|---------------------------|----------------------|

Q2: Your housing circumstances

Housing tenure (please tick)

| | | | | | | | |
|--------------------------------------|--------------------------|------------------------|--------------------------|------------------------------|--------------------------|-----------------|--------------------------|
| Housing association renting | <input type="checkbox"/> | Living with parents | <input type="checkbox"/> | Owner occupier / no mortgage | <input type="checkbox"/> | Council renting | <input type="checkbox"/> |
| Housing association shared ownership | <input type="checkbox"/> | Living with friends | <input type="checkbox"/> | Owner occupier / mortgage | <input type="checkbox"/> | Private renting | <input type="checkbox"/> |
| Tied accommodation | <input type="checkbox"/> | Other (please specify) | <input type="checkbox"/> | | | | <input type="checkbox"/> |

Housing type (please tick)

| | | | | | | | |
|------------------------|--------------------------|----------|--------------------------|----------------|--------------------------|-------------|--------------------------|
| House | <input type="checkbox"/> | Bungalow | <input type="checkbox"/> | Flat/apartment | <input type="checkbox"/> | Mobile home | <input type="checkbox"/> |
| Other (please specify) | <input type="text"/> | | | | | | <input type="text"/> |

Number of bedrooms (please tick)

| | | | | | | | | | | | | | |
|---|--------------------------|---|--------------------------|---|--------------------------|---|--------------------------|---|--------------------------|---|--------------------------|----|--------------------------|
| 1 | <input type="checkbox"/> | 2 | <input type="checkbox"/> | 3 | <input type="checkbox"/> | 4 | <input type="checkbox"/> | 5 | <input type="checkbox"/> | 6 | <input type="checkbox"/> | 6+ | <input type="checkbox"/> |
|---|--------------------------|---|--------------------------|---|--------------------------|---|--------------------------|---|--------------------------|---|--------------------------|----|--------------------------|

Q3: Life in the parish

Do you feel the parish ... (please tick)

| | Yes | No | No opinion |
|---|----------------------|----|------------|
| Has a good reputation? | | | |
| Is a nice place to live? | | | |
| Has a balanced and varied population? | | | |
| Has a friendly atmosphere / community spirit? | | | |
| Suffers from crime? | | | |
| Suffers from a lack of facilities? | | | |
| If yes, what facilities? | <input type="text"/> | | |
| Suffers from a lack of housing? | | | |
| If yes, what type of housing? | <input type="text"/> | | |

Has anyone in your household had to leave the parish in the last 5 years because no suitable affordable or market housing was available (please tick)? (*see back page for definitions)

| | | | | | |
|----------------|--------------------------|----------------------|--------------------------|----------------|--------------------------|
| Market housing | <input type="checkbox"/> | Affordable housing * | <input type="checkbox"/> | Not applicable | <input type="checkbox"/> |
|----------------|--------------------------|----------------------|--------------------------|----------------|--------------------------|

Additional comments

| |
|----------------------|
| <input type="text"/> |
|----------------------|

This remainder of this survey is to be completed only if you have an unmet housing need within the parish.

If there is more than one housing need in your household please request extra forms (details overleaf).

Q4: Your details

| | |
|---|--|
| Name | |
| Address | |
| Telephone number (landline / mobile) | |

Q5: Reason/s for your housing need (please tick all that apply)

| | | | |
|---|--------------------------|----------------------------|--------------------------|
| Larger accommodation | <input type="checkbox"/> | Smaller accommodation | <input type="checkbox"/> |
| Physically adapted home | <input type="checkbox"/> | Less expensive home | <input type="checkbox"/> |
| To be closer to relatives | <input type="checkbox"/> | To be closer to employment | <input type="checkbox"/> |
| To be closer to carer/dependent | <input type="checkbox"/> | To be closer to school | <input type="checkbox"/> |
| First time buyer | <input type="checkbox"/> | Independent accommodation | <input type="checkbox"/> |
| Supported accommodation (eg warden on site) | <input type="checkbox"/> | Other (please specify) | <input type="checkbox"/> |

Q6: Local connection

Do you / have you ... (please tick all that apply):

| | | | |
|---------------------------------|--------------------------|----------------------|-------|
| Currently live in the parish? | <input type="checkbox"/> | If so, for how long? | years |
| Previously lived in the parish? | <input type="checkbox"/> | If so, for how long? | years |
| Work in the parish? | <input type="checkbox"/> | If so, for how long? | years |
| Immediate family in the parish? | <input type="checkbox"/> | | |

Is it essential to live near close relatives in the parish to give/receive support? Yes / No

Q7: Housing register

Are you on a housing register?

| | | | |
|----|--------------------------|-----------------------|----------------------------------|
| No | <input type="checkbox"/> | Yes (please specify): | Local authority housing register |
| | | | Housing association register |

You are recommended to register with the local authority if you have not already done so.

Q8: Details of family also seeking housing with you (if any)

| Title | Surname | First name | Relationship to you | Date of birth |
|-------|---------|------------|---------------------|---------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

Q9: Specific housing needs

Please specify any specific housing needs (eg disability requirements) for yourself or any members of your household who are seeking housing with you.

| |
|--|
| |
|--|

Q10: Type of housing needed

Housing tenure (please tick)

| | | | |
|--|--------------------------|----------------|--------------------------|
| Housing association rented * | <input type="checkbox"/> | Private rented | <input type="checkbox"/> |
| Housing association shared ownership * | <input type="checkbox"/> | Owner occupier | <input type="checkbox"/> |

* See back page for definition of housing association rented & shared ownership

Housing type (please tick)

| | | | | | |
|-------|--------------------------|----------|--------------------------|----------------|--------------------------|
| House | <input type="checkbox"/> | Bungalow | <input type="checkbox"/> | Flat/apartment | <input type="checkbox"/> |
|-------|--------------------------|----------|--------------------------|----------------|--------------------------|

Number of bedrooms (please tick)

| | | | | | | | | | | | | | |
|---|--------------------------|---|--------------------------|---|--------------------------|---|--------------------------|---|--------------------------|---|--------------------------|----|--------------------------|
| 1 | <input type="checkbox"/> | 2 | <input type="checkbox"/> | 3 | <input type="checkbox"/> | 4 | <input type="checkbox"/> | 5 | <input type="checkbox"/> | 6 | <input type="checkbox"/> | 6+ | <input type="checkbox"/> |
|---|--------------------------|---|--------------------------|---|--------------------------|---|--------------------------|---|--------------------------|---|--------------------------|----|--------------------------|

Q11: Financial information

Please specify basic annual income including pension but not including benefits (joint income where applicable).

| | | | | | |
|-----------------|--------------------------|-----------------|--------------------------|-----------------|--------------------------|
| Up to £14,999 | <input type="checkbox"/> | £15,000-£19,999 | <input type="checkbox"/> | £20,000-£29,999 | <input type="checkbox"/> |
| £30,000-£39,999 | <input type="checkbox"/> | £40,000-£49,999 | <input type="checkbox"/> | £50,000-£59,999 | <input type="checkbox"/> |
| £60,000-£69,999 | <input type="checkbox"/> | £70,000-£79,999 | <input type="checkbox"/> | £80,000-£89,999 | <input type="checkbox"/> |
| £90,000-£99,999 | <input type="checkbox"/> | £100,000+ | <input type="checkbox"/> | | |

If owner occupier required at what price range are you looking to purchase (please tick all that apply)?

| | | | | | |
|-------------------|--------------------------|-------------------|--------------------------|-------------------|--------------------------|
| Up to £125,000 | <input type="checkbox"/> | £125,000-£149,999 | <input type="checkbox"/> | £150,000-£199,999 | <input type="checkbox"/> |
| £200,000-£249,999 | <input type="checkbox"/> | £250,000-£299,999 | <input type="checkbox"/> | £300,000-£349,999 | <input type="checkbox"/> |
| £350,000-£399,999 | <input type="checkbox"/> | Over £400,000 | <input type="checkbox"/> | | |

If you require a shared ownership home what is the maximum amount you could afford?

| | |
|--------------------------------------|---|
| Maximum mortgage (assume 3 x income) | £ |
| Equity in existing home | £ |
| Savings | £ |
| Other | £ |
| TOTAL | £ |

Thank you for completing this form.

Please return in the FREEPOST envelope by 22nd March 2014.

If you have any questions regarding this survey or you require additional forms please contact Sarah Brooke-Taylor, Rural Housing Enabler at Warwickshire Rural Community Council, Warwick Enterprise Park, Wellesbourne CV35 9EF.
Telephone: 01789 842182 or email: sarahbt@wrccrural.org.uk

This data is collected for the purpose of identifying housing need only and will not be used for any other purpose. All information will be treated in strict confidence and the Parish Council will not see individual replies. The analysis will be carried out by WRCC and it will retain all survey forms.

Additional information on property types:

Housing Association rented properties would be available to people with a strong local connection and at an affordable rent. A housing association would retain ownership of the rented properties and there would be no 'Right To Buy' available to tenants.

Housing Association shared ownership is a 'middle ground' between renting a property and full ownership. A 'shared owner' buys a share of the property, typically 50% initially, and pays rent to the housing association on the remaining share. The housing association always retains a share of the property and in this way can uphold any local occupancy restrictions.

A shared owner can usually increase their share of the property up to a certain limit but they are not able to buy the property outright. If the property is later sold, it is valued and the shared owner receives their share of the sale price, therefore benefiting from any increase in the value should this occur.

Appendix B

Respondents were invited to provide any additional comments. Although intended to focus on housing issues, the comments relate to a range of subjects. The comments are reproduced below, whole and verbatim, except where a reference was made that could identify the individual concerned or in the case of defamatory remarks.

- 1) Budbrook suffers from increasing air and noise pollution and it has lost its tranquil and semi-rural characteristics despite being surrounded by beautiful countryside. 2) The popularity of the Warwick Parkway station has brought in additional traffic to Budbrook parish where the roads are not suitable. 3) If additional housing are to be built, they should be 3-4 bedroom family homes to attract younger people.
- A bus service on Sundays would be good.
- A future large scale development would be detrimental to the current facilities of the village.
- A lovely village with great neighbourly support. Could do with more younger families.
- Additional housing in or around the village would put a strain on existing facilities and increase traffic especially to and from the school around which parking is already a nightmare and causes total gridlock at school opening & closing.
- Affordable housing will be an issue when its time for children to move out.
- All villages require some growth to avoid stagnation, and to provide for young villagers starting out. The proportion of new housing would depend on a) the present size, and b) the perceived need. Building to make up numbers on some remote plan is not the answer.
- Any addition housing the road system would not be acceptable, school not big enough, shop limited.
- Any additional housing would spoil the village and the roads would not be able to cope with the extra traffic.
- Area could do with affordable housing and Budbrooke could easily include 50 or so more dwellings of this nature, as buses & shop here.
- As pensioners, moved here because of 'small village' with amenities less than 4 miles away. We enjoy the peace & quiet without further housing & traffic.
- Children moved out of area because they could not afford to buy in this area.
- Due to over housing construction within the area we have found that Hampton Magna has become a major thoroughfare for all traffic. More housing in this area will only add to the current over use and congestion of the village and associated roads.
- Hampton Magna has natural boundaries defined by the limits of the former army barracks on which it is built. It is surrounded by green belt land, and should remain that way! Any additional housing should be infill only.
- Have lived in this cottage for about 30 years. Am very content.
- Have not left Parish but live at home - no affordable housing to either buy or rent.
- Houses for sale regularly come up and they seemed to be sold quite quickly usually. There is a wide variety of people living happily in Hampton Magna and we feel the strong community spirit and close knit neighbours & friends will diffuse if it gets any larger.
- Huge problems with cars vans lorries parked on roads. This is especially very noticeable by shops & Slade Hill, causing danger for cars, with all the parked cars on road & pavement. Causing damage to pavements & safety issues. Milk floats, lorries, large vans & caravans all are a problem.
- I feel the building of 100 or more houses in Hampton Magna would lead to over population of the village. Any future housing that gets built in Hampton Magna should not be built in one area, a small group of new houses dotted around the village would be more fitting with the existing homes.
- I think people who live here value the 'village' feel to this estate. People outside are often a bit 'sniffy' about the estate because of a downmarket reputation from the past. I like the

friendly feel to the village, and the countryside around! With regard to facilities - not sure but I do feel cut off from things and that I have to use a car for everything.

- I think the need should be for affordable Council renting BUT with the rent set low but increased if the person earns more with NO upper limit to keep them for the less well off.
- I would like to stay in the parish but 'downsize' to a 2 bedroom bungalow with garden (I am not ready for sheltered housing!). Although there are bungalows here, they are very popular and don't come on the market very often.
- I would not like to see the village expand with further housing. There is a good mix of older + younger people with excellent transport links but would like to keep it so. The local roads are already busy with station users + using the estate as a car park! Would not like to see this increase.
- If any new housing were to be built in the area the only type I may be interested in would be privately owned small two bedroom with garage suitable to those of retirement age (65yrs). This could then release my home to a growing family. Current, retirement properties are few.
- It is very important for the community to have a reputable school. What can we do to improve that?
- Left the parish but returned to live with parents.
- Lived here for 25+ years but no contact with neighbours as they all go out to work & this has been a dormitory village for most of last 20 years. Maybe parents form friendship groups & residential community also? (I do not know). Otherwise there is nothing. Although some attempts are made it is not like Snitterfield/Shrewley/or even HOTH in my experience. I have to go out of village to find any activities I want to go to.
- Lived in Hampton Magna for approx 39 years - very happy years.
- Maybe shortage of 2 bed bungalows for older people with a bit of garden NOT FLATS who wish to downsize.
- My daughter is currently studying and is unlikely to return to the parish in the long term.
- My son had to move to shared ownership housing.
- No more houses.
- Occasional crime.
- On occasions, cars are parking at the end of Field Barn Rd and by the Montgomery Memorial. Other issues - Gypsies & more building - poor Warwick!
- Our grown up children would have lived closer had there been something more affordable locally.
- Parked cars at the bottom of Blandford Way a nuisance.
- Provision of parking facilities has not kept pace with school expansion and social change to two-plus car families. This has led to inconsiderate parking on streets and pavements.
- Recently in 2014 there has been an increase in report THEFT mainly to the south & west but also in Hampton Magna. Please have a police presence particularly at night.
- Reputation not as good as it was.
- School & medical facilities would not cope with increase population.
- School parking is a problem due to the increased number of children coming from other villages by car.
- Son left to buy a house in Coventry at a much lower price than in WDC. Daughter rents a house in Warwick but cannot raise funds for a deposit as houses are far too highly priced!
- Still lot of traffic avoiding busy junction 15 of M40 and driving through Hampton on the Hill.
- Suffers from crime = average, suffers from a lack of facilities = average.
- The above is subject to the gypsy traveller site not being built on Budbrooke Road. This is v.concerning. The school also requires improvement. I would consider moving if these two issues are left unresolved.
- The facilities, road network and public transport services are adequate for the current population but could not sustain/cope with any significant additional housing.

- The infrastructure of the parish is already under pressure due to: a) school traffic b) railway station traffic c) commuter traffic M40/A46. Adding to the resident population will only make matters even worse. Essentially - Budbrooke is full.
- The questions in Q3 provide limited scope for response (eg suffers from crime - there is crime in the Parish from which the victims suffered - but the level of crime does not appear to be high). Consequently it is difficult to see how meaningful conclusions can be drawn from vague questions or answers!
- The school is not capable of taking additional children and will not benefit from the proposed gypsy site.
- The whole place looks tired and run down. Could be likened to a council estate. Footpaths are in poor condition as are roads. Recycling bins everywhere, cars parked everywhere, outside shops very scruffy. Motorway and A46 road noise!
- There are quite enough houses in this location, without building more.
- There is a lack of 2 bedroom bungalows for retired people to move to from a family home. Many people in the village do not want to move away so stay in their family home. If there was affordable smaller bungalows it would free up the larger houses.
- There is a small amount of crime. Theft from vehicles. Once in the last 2 years in my area.
- This 'needs' survey is flawed. It looks at the 'now' situation but housing takes 5 to 10 years to build. It should look ahead to the needs in the future. Also those in particular need of accessible housing for the elderly are the least likely to be in a position to respond. For example in the next 10 years we would need smaller better adapted accommodation but there is no way of recording that.
- Two members of household are students currently living away from home.
- Unfortunately car crime takes place. Also cars parked due to station. Parked cars cause danger on junctions & bends etc. The police do not seem to stop the dangerous parking. I do not agree for more houses to be built on estate as more vehicles (building & private) are going to endanger the safety of children & adults etc.
- Very little crime.
- Warwick & the surrounding area is an aspirational place to live. Therefore, a right to affordable housing should be not assumed.
- Warwick & Warwick district are full. I can't understand how the council can fit 12,900 additional homes!! All the local roads are now full, its always queuing going through Warwick.
- We answered these questions only 2/3 years ago. The answers are unlikely to have changed. Please take notice this time - it's known as democracy.
- We believe there is only minimal need for new housing in Hampton Magna.
- We do not think affordable housing is appropriate for the Hampton Magna/Budbrooke Ward. Maybe better suited to HOTH where there is social housing already. And there is enough in the current Hampton Magna Site.
- We feel that Hampton Magna is a very pleasant village to live. It would be a shame to spoil this village atmosphere if excessive house building turned it into a town.
- We have lived in Hampton Magna for almost 30 years & feel the whole ethos of the village would be severely damaged by a large number of additional housing.
- We have lived in this village for 46 yrs all of our married life and do not need any more houses. The roads are busy enough and the school is not big enough.
- We have more crime now than in previous years. We also have major problems with parking due to school & Parkway station. More housing would create more of these problems.
- We have not been able to live in the parish for over 5 years.
- We moved to this area from Birmingham, because of its quiet location. We don't want any more houses built. Everyone has to move to where there is housing they can afford. We did it 35 years ago, and eventually we could afford to move here!

- We seek to preserve the favourable qualities of the Parish as expressed above.
- What was the point of this. A costly exercise when a survey has been completed previously.
- While there may be some need for affordable housing in Budbrooke the main requirement is for smaller dwellings to allow people whose children have left home to downsize to more manageable properties. The majority of the houses here are 3-bedroomed.
- With Warwick Parkway, both our children were able to get to university & back from home & also to work in London if req'd.

Appendix C

Property search across local villages on 10th April 2014 excluding character properties and properties in need of repair.

| Agent | Street | Settlement | No of beds | Type | Price |
|-------------------------|-------------------|---------------------|------------|-------|--------|
| Martin & Co | Bremridge Close | Barford | 1 | Flat | 148000 |
| Margetts | Ryder Close | Hampton Magna | 2 | Flat | 125000 |
| Parker Mercer & Durnian | Wolverton Road | Norton Lindsey | 2 | House | 235000 |
| Margetts | Ludlows Lane | Hatton | 2 | House | 245000 |
| Donald Carter | Bremridge Close | Barford | 2 | House | 210000 |
| RA Bennett | Normandy Close | Hampton Magna | 3 | House | 210000 |
| John Earle | St Laurence Close | Rowington | 3 | House | 229950 |
| Margetts | Station Road | Hatton | 3 | House | 239500 |
| Connells | Shrewley Common | Shrewley | 3 | House | 247000 |
| Connells | Tithe Barn Close | Hampton Magna | 3 | House | 265000 |
| ehB Residential | Mill Close | Norton Lindsey | 3 | House | 279950 |
| ehB Residential | The Green | Claverdon | 3 | House | 294950 |
| Hunters | High Croft | Claverdon | 3 | House | 319950 |
| John Shepherd & Vaughan | Hawkes Hill Close | Norton Lindsey | 3 | House | 459950 |
| RA Bennett | Bremridge Close | Barford | 3 | House | 290000 |
| Connells | Wellesbourne Road | Barford | 3 | House | 257500 |
| Connells | Wellesbourne Road | Barford | 3 | House | 249995 |
| Donald Carter | Chichester Lane | Hampton Magna | 4 | House | 229400 |
| Parker Mercer & Durnian | Ash Close | Hatton | 4 | House | 255000 |
| Parker Mercer & Durnian | Antrobus Close | Hatton Station | 4 | House | 265000 |
| Margetts | Antrobus Close | Hatton Station | 4 | House | 268000 |
| RA Bennett | Arras Boulevard | Hampton Magna | 4 | House | 300000 |
| Atkinson Stilgoe | Stoneleigh Close | Stoneleigh | 4 | House | 315000 |
| Brian Holt | Hall Close | Stoneleigh | 4 | House | 315000 |
| Hunters | High Croft | Claverdon | 4 | House | 372500 |
| Margetts | Station Road | Hatton Station | 4 | House | 395000 |
| Reeds Rains | Hatton Green | Hatton | 4 | House | 485000 |
| John H Cranmer & Co | Shrewley Common | Shrewley | 4 | House | 495000 |
| Hawkesford | Hampton Road | Hampton on the Hill | 4 | House | 499950 |
| Peter Clarke | Birmingham Road | Budbrooke | 4 | House | 575000 |
| Knight & Rennie | New Road | Norton Lindsey | 5 | House | 635000 |
| Connells | Verdon Place | Barford | 5 | House | 440000 |
| | Average | Average -5% | | | |
| 1 bed flat | 148000 | 140600 | | | |
| 2 bed flat | 125000 | 118750 | | | |
| 2 bed house | 230000 | 218500 | | | |
| 3 bed house | 278645 | 264713 | | | |
| 4 bed house | 366912 | 348566 | | | |
| 5 bed house | 537500 | 510625 | | | |

Appendix D

| ID | Local connection verified | Household composition | Reason for need | Actual tenure | Actual size/type |
|-----|---------------------------|-----------------------------|---|----------------|------------------|
| 52 | Yes | Two adults, one child | Larger accommodation, to be closer to relatives, first time buyer, less expensive home, to be closer to school. | HA shared | 2 bed house |
| 280 | Yes | Husband, wife, two children | Larger accommodation, to be closer to relatives, first time buyer, to be closer to school. | HA shared | 2 bed house |
| 281 | Yes | One adult | First time buyer. | Owner occupier | 1 bed flat |
| 282 | Yes | One adult | Smaller accommodation. | Owner occupier | 2 bed bungalow |
| 283 | Yes | One adult, one child | Less expensive home. | HA rent | 2 bed house |
| 284 | Yes | One adult | Smaller accommodation. | Owner occupier | 2 bed bungalow |
| 285 | Yes | One adult, one child | To be closer to relatives, to be closer to school. | HA rent | 2 bed house |
| 286 | Yes | Husband & wife | To be closer to relatives, to be closer to employment, to be closer to school. | Owner occupier | 3/4 bed house |
| 287 | Yes | One adult | Smaller accommodation, less expensive home, independent accommodation. | Owner occupier | 3 bed bungalow |
| 288 | Yes | Husband & wife | Smaller accommodation, independent accommodation. | Owner occupier | 3 bed bungalow |
| 289 | Yes | Two adults, two children | First time buyer. | HA rent | 2 bed house |
| 290 | Yes | One adult | First time buyer. | Owner occupier | 2 bed flat |
| 291 | yes | One adult | Larger accommodation, to be closer to relatives, to be closer to employment, to be closer to school, independent accommodation. | Owner occupier | 3 bed house |
| 292 | yes | Two adults | First time buyer, independent accommodation. | HA shared | 1 bed flat |
| 294 | yes | One adult | To be closer to relatives, first time buyer, to be closer to employment. | HA rent | 1 bed flat |