



**Housing Needs Survey Report
for
Budbrooke Parish Council**

May 2020

**Report by WRCC
Rural Housing Enabler**

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1. Introduction

Budbrooke Parish Council commissioned WRCC to undertake a Housing Needs Survey on their behalf to update the previous survey, which was undertaken in 2014.

The aim of the survey was to collect accurate, up-to-date housing needs information relating specifically to the parish. This information can be used in a number of ways but perhaps the most relevant is to identify any requirement for a small scale housing scheme to meet local needs, as specified in Warwick District Council's Local Plan.

The survey form was essentially a standard document used in parishes across England. A copy of the cover letter and survey form 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 picture of household composition and current housing tenure, type and size. Respondents were asked how they felt about life in the parish and were able to provide comments about local facilities, services and housing.

Households with or containing a specific housing need were requested to complete part two of the survey form. This part asks for details of the household and the need together with sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in confidence.

Additional forms were available on request and respondents were given the option to complete the survey online if they preferred. The survey packs included a Freepost envelope so forms could be returned direct to the WRCC Rural Housing Enabler.

2. Planning Context

At a national level current guidelines (National Planning Policy Framework, March 2012) emphasise the role of local communities in the planning process. Communities are encouraged to "plan positively for local development, shaping and directing development in their area ..."

The Warwick District Local Plan 2011-2029 is the current adopted development plan that provides the policies and context for future development in the district.

The development of affordable housing to meet the local needs of a village or parish may be permitted in locations which would not normally be released for housing, provided that:

- a) the proposal will meet a particular local housing need, as identified in detailed and up to date evidence from a parish or village housing needs assessment, and it can be demonstrated that the need cannot be met in any other way;
- b) the proposed development will be small in scale, of appropriate design and located within, or adjoining, an existing settlement; and
- c) the following principles are established:
 1. All of the housing provided will, where possible, be for exclusive occupation by people with a demonstrable need to be housed in the locality;
 2. The type of accommodation, in terms of size, type and tenure, to be provided will reflect the needs identified in the housing needs assessment; and
 3. Such housing will be available, both initially and for subsequent occupancy, only to those with a demonstrable need and, first and foremost, to those with a need to be housed in the locality.

The design and layout of the scheme should be essentially rural in character and should integrate well with the styles and materials which predominate in the surrounding area.

The scheme must be located within, or adjoining, an existing settlement.

An essential element of any justification for allowing housing is a clear demonstration of housing need. A proposal will be expected to be accompanied by an up-to-date local housing needs survey which identifies:

- the types, sizes and tenures of homes which are needed;
- that the prospective occupiers identified in the housing needs assessment can demonstrate a strong local connection as evidenced by birth, long term residence, employment or family connection (in cases where there is a need to live close to family for support); and
- the community whose needs the housing will meet - this should normally be the parish or village within which the proposal is to be located, but may also include neighbouring parishes where relevant.

People with a demonstrable need to be housed in the locality include:

- 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.

All the dwellings must meet an identified need in a recent survey. However, notwithstanding the level of need, only small scale developments will be allowed and these should blend well into the existing settlement.

3. Results

850 surveys were distributed to the residents of Budbrooke parish and a total of 224 survey forms were returned, equating to a response rate of 26.35%. This is a good response rate for a survey of this type because people generally only respond for one of the following reasons:

- They are looking for housing and their need cannot be met from the existing available housing.
- To offer support in principle to the idea of a small housing scheme for local needs, or because they feel there is a need for a specific type of accommodation in their area.
- To state opposition to the idea of a housing scheme.

Whether completing part one only or both parts, not every form was completed in full with every question answered.

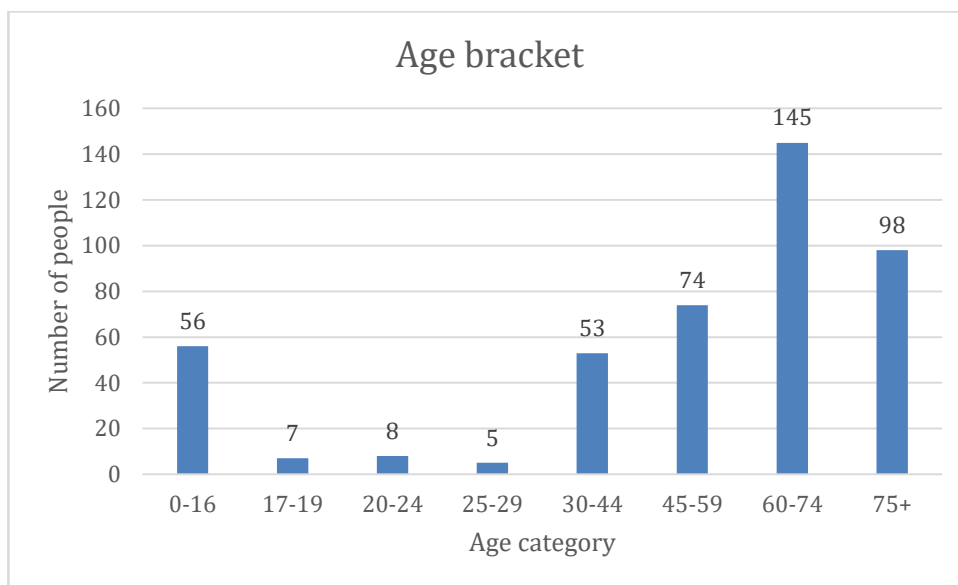
For the purposes of this report the term “respondent” refers to an individual survey form.

Results - part one

Q1: Your household

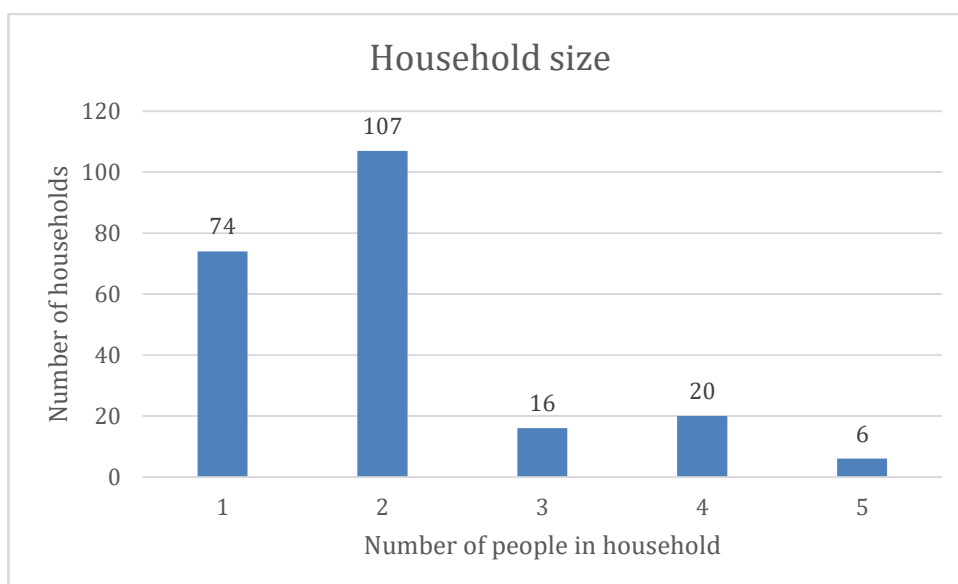
i) Age profile

Respondents were asked to “specify the number of people in your household that fall into each age category”. The chart shows an ageing population with 54.8% (243 of the 446 people) aged 60 years and over.



ii) Household size

The data collected from the age question enables us to create a profile of household size, as shown below.



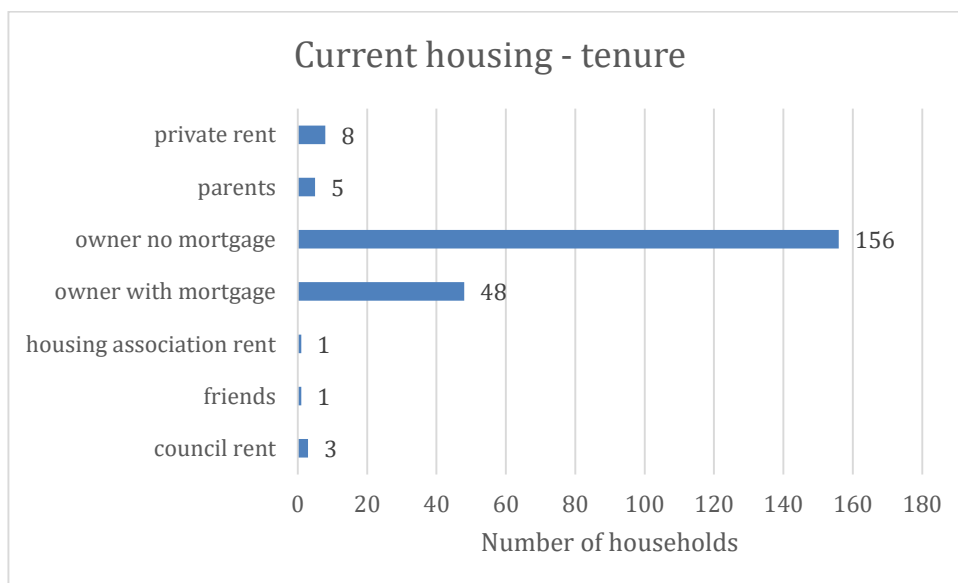
The results show a dominance of two person households.

Q2: Current housing

Respondents were asked to indicate the tenure and type of their current property and the number of bedrooms.

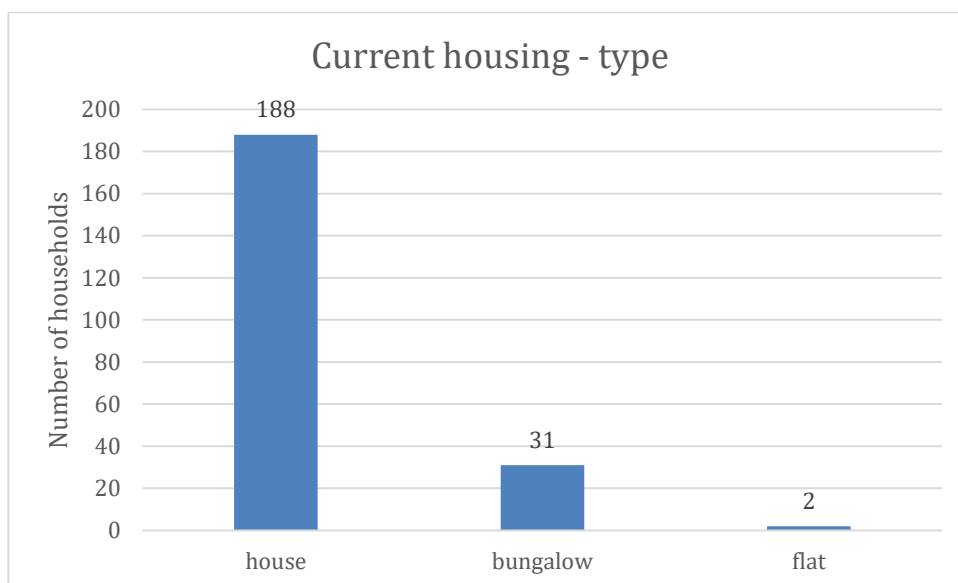
i) Dwelling tenure

This chart shows the dwelling tenure for survey respondents. In line with similar villages across Warwickshire owner-occupation was the majority tenure, with 92% of dwellings either being owned outright or being owned with a mortgage. 70% of respondents indicated that their property is mortgage-free.



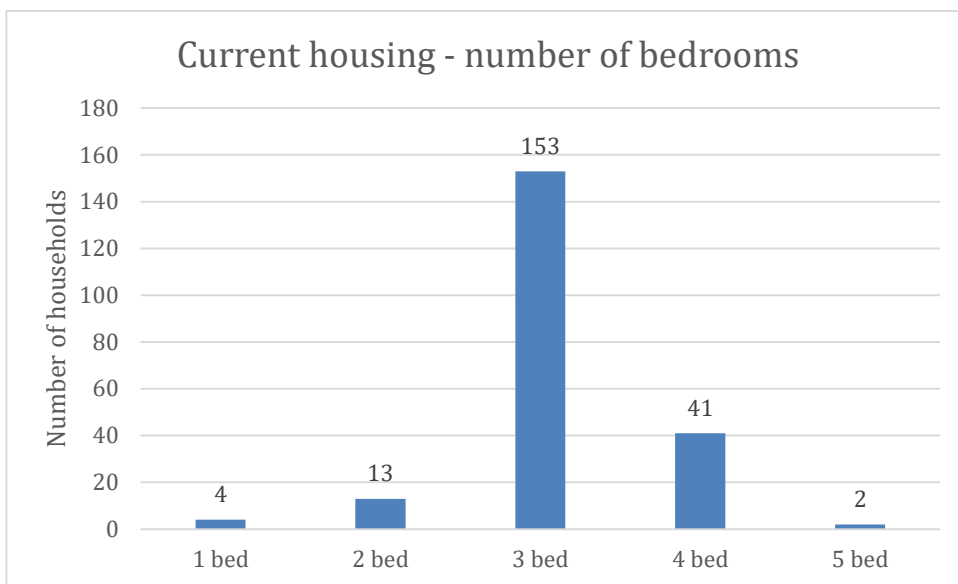
ii) Dwelling type

The following chart shows the types of dwellings that the respondents currently live in. Not unsurprisingly houses represent the largest category, with flats being the smallest category.



iii) Number of bedrooms

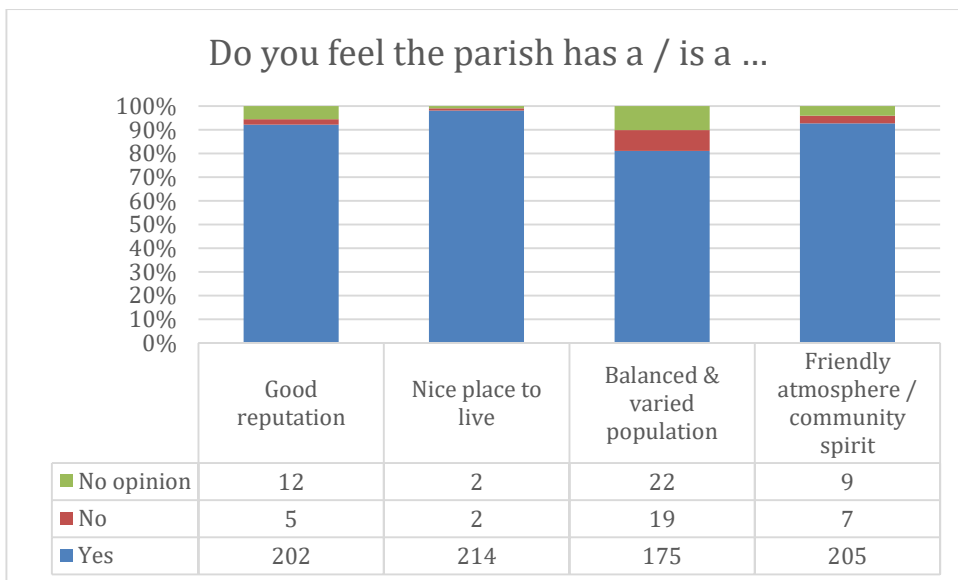
This chart shows the number of bedrooms per property, as indicated by respondents. The majority of respondents live in three bedroomed homes.



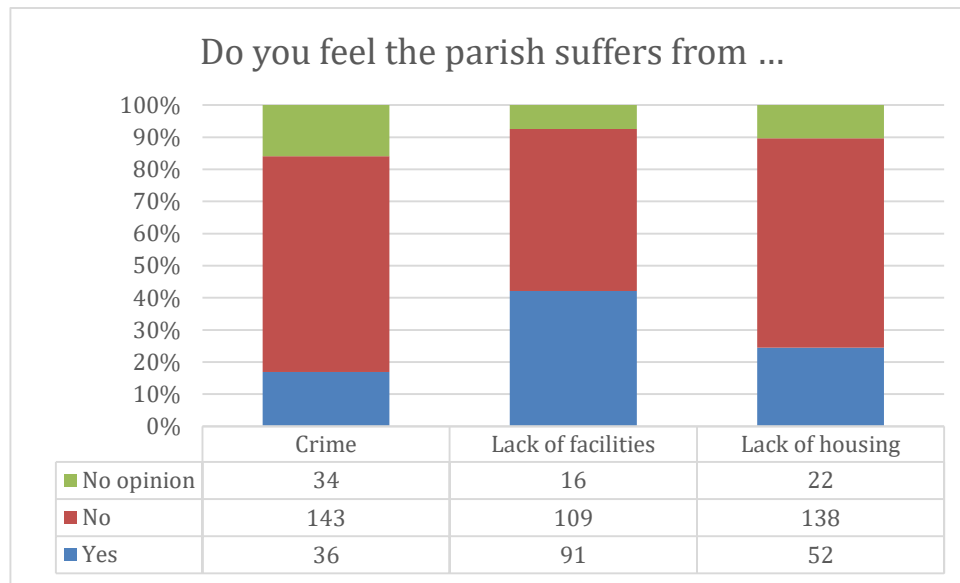
Q3: Life in the parish

Respondents were asked a number of questions relating to their feelings towards life in the parish. This builds a picture of life in the parish and identifies any issues/problems.

The first chart shows views about the benefits to living in Budbrooke parish. The majority of respondents feel that the parish has a good reputation, is a nice place to live, has a balanced and varied population, and has a friendly atmosphere/community spirit.



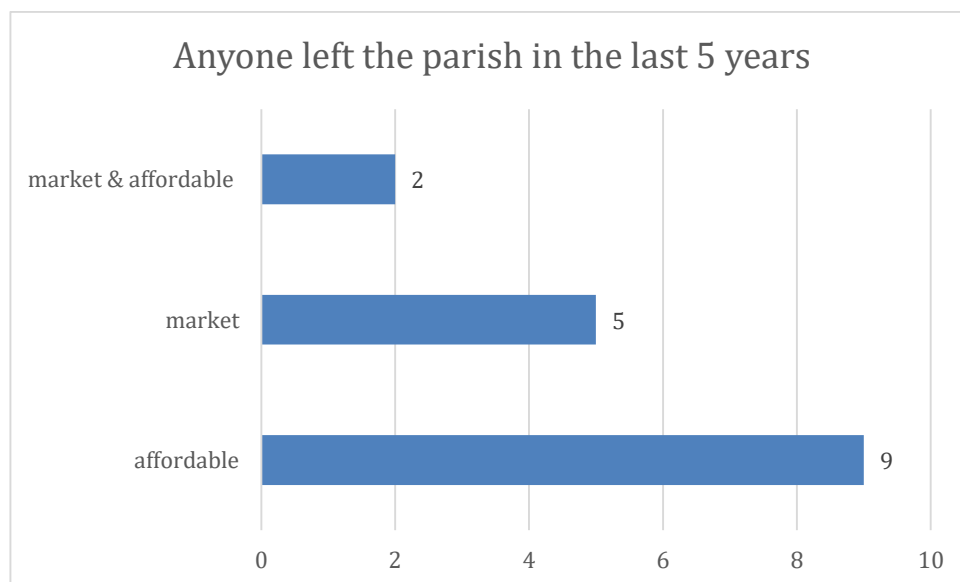
The second chart shows views about negative aspects that might exist in the parish. The majority of respondents feel that the parish does not suffer from crime. A large number feel that the parish does not suffer a lack of facilities/services and the majority feel that the parish does not suffer a lack of housing.



Respondents were able to leave comments where they felt there was a lack of facilities/services and/or a lack of housing. Certain key issues emerged, as can be seen in the comments which are reproduced whole and verbatim as Appendix B.

Respondents were also asked whether “someone in your household had to leave the parish in the last 5 years because no suitable affordable or market housing was available”. Definitions of “market housing” and “affordable housing” were provided on the back page of the survey form.

As can be seen respondents indicated that this has happened in 16 households.



At the end of part one respondents were invited to provide additional comments. These comments can be seen as Appendix C to this report.

Results - part two

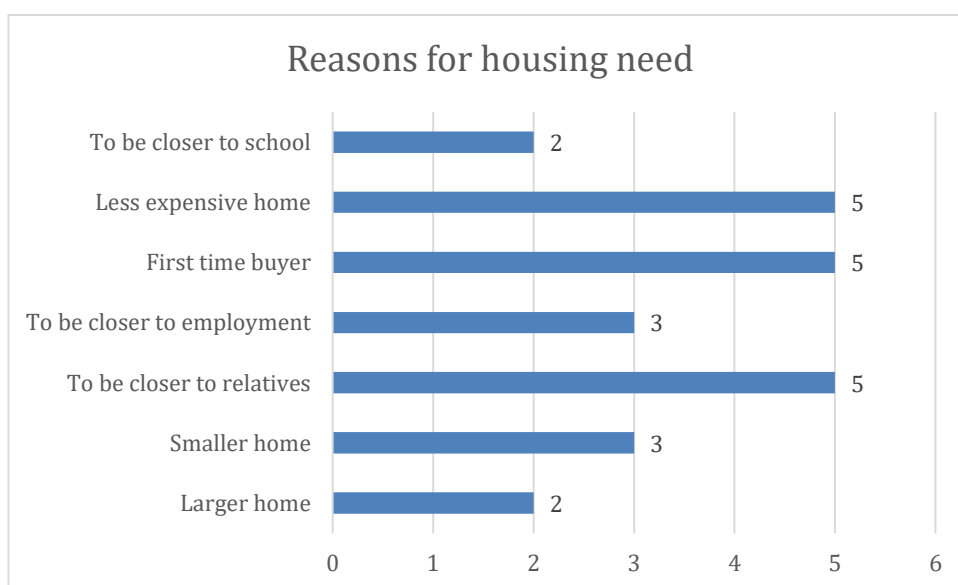
The second part of the form was “to be completed only if you have an unmet housing need and wish to live within the parish”. Sixteen respondents completed all or part of part two, however two responses were discounted as it would appear that both households are already more than adequately housed and not in need of alternative housing. This section therefore provides a breakdown of the information provided by 14 respondents.

Q4: Your details

The information provided in response to this question is confidential and not reproduced herein.

Q5. Reasons for your housing need

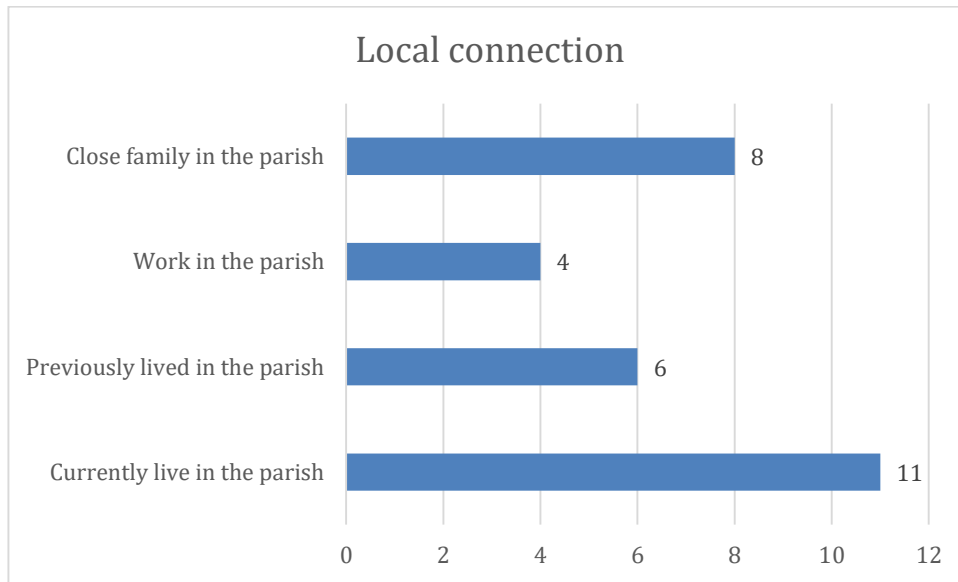
Respondents indicated the reasons for their housing need and were able to tick as many boxes as they felt applied to them.



Most wanted a less expensive home, to purchase as a first time buyer or to be closer to relatives.

Q6: Local connection

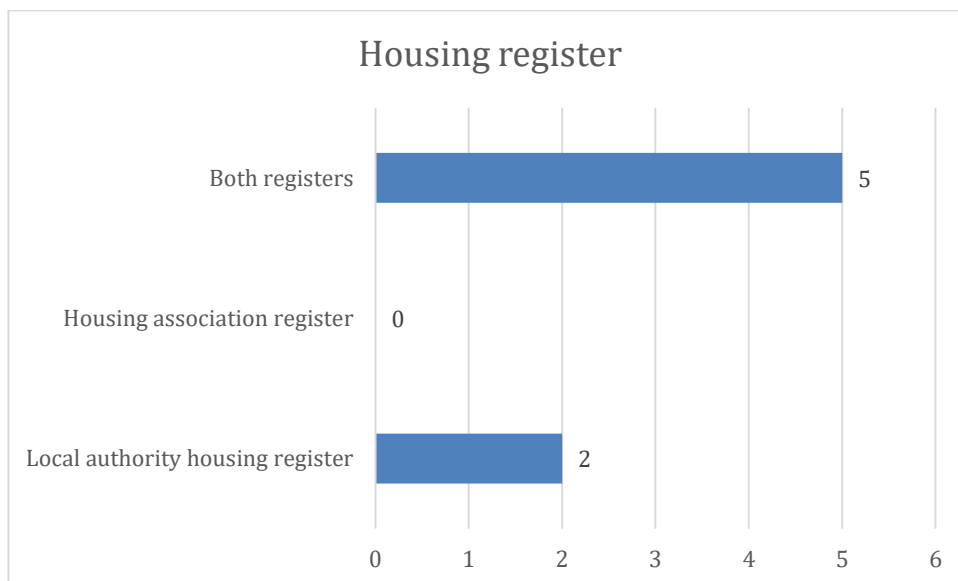
Respondents were asked to indicate their connection to Budbrooke parish, and were able to indicate more than one connection where applicable. All respondents had a local connection, with 11 of the respondents currently living in the parish.



Respondents were also asked “Is it essential to live near close relatives in the parish to give/receive support.” Seven of the respondents answered “yes”.

Q7: Housing register

Respondents were asked “Are you on a housing register?” Where the answer was “yes” they were asked to indicate whether this was the local authority housing register or a housing association register. Five respondents indicated that they are on both registers.



Q8: Details of family seeking housing

The information provided in response to this question is confidential and not reported herein.

Q9: Specific housing needs

The information provided in response to this question is confidential and not reported herein.

Q10: Type of housing preferred

Respondents were asked to indicate the housing tenure, type and number of bedrooms that they preferred.

i) Housing tenure

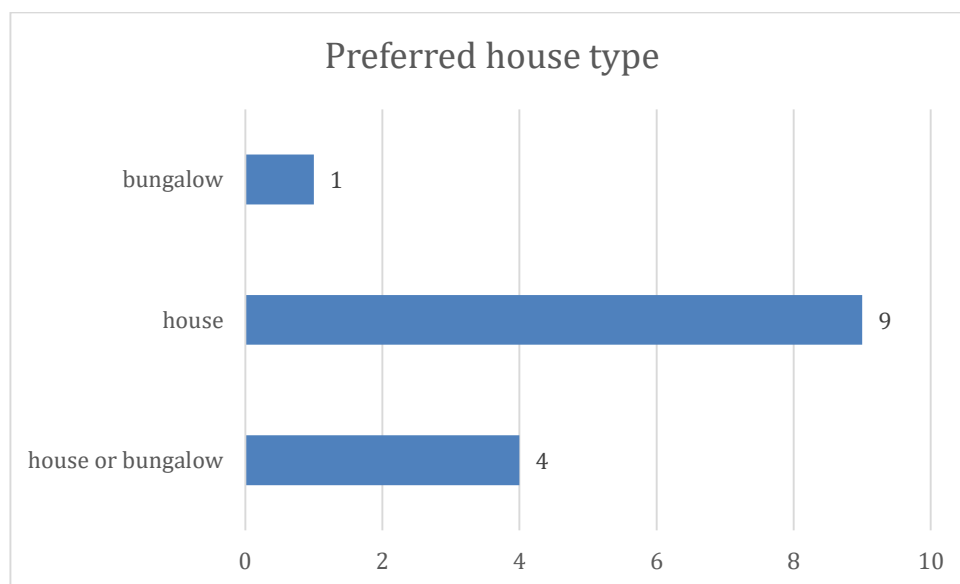
Respondents were asked what tenure they would prefer and were able to indicate more than one tenure.

Preferred housing tenure	No. of responses
Housing association rent or private rent	1
Housing association shared ownership or starter home	1
Owner occupier, starter home	1
Housing association rent or shared ownership	2
Housing association rent, shared ownership or self-build	1
Housing association rent	3
Owner occupier	2
Starter home	3

Overall, most respondents would prefer a home ownership tenure (shared ownership, owner occupier, starter home, self-build).

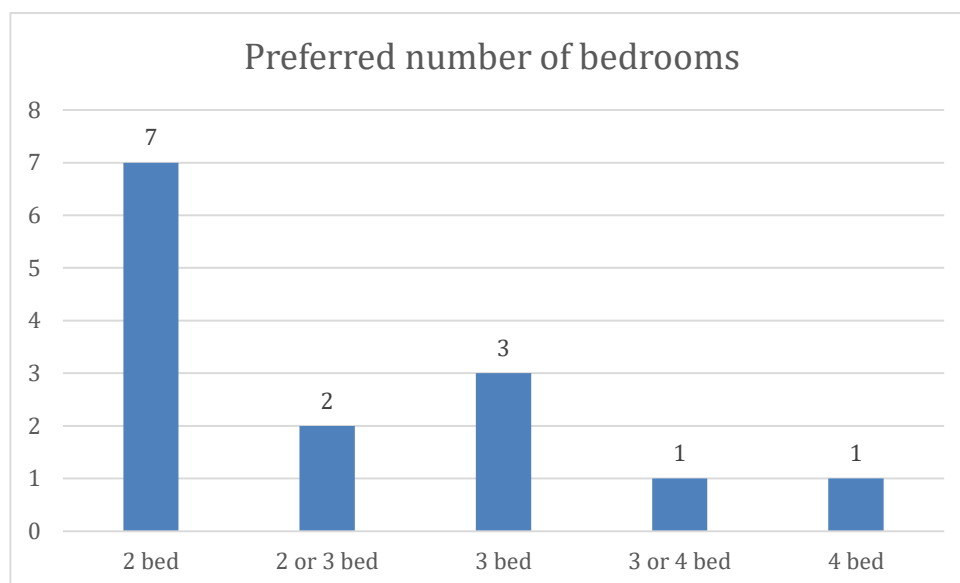
ii) Housing type

Respondents were asked what type of housing they would prefer and were able to indicate more than one type. As can be seen below, the majority of respondents would prefer a house.



iii) Number of bedrooms

Respondents were asked what number of bedrooms they would prefer. One respondent didn't indicate a preferred number of bedrooms. The single largest group is 2 bedrooms.



Q11: Financial information

Respondents were asked questions regarding their finances, with regard to affordability of alternative housing. The answers provided are confidential and the data is not replicated herein. Where a respondent indicates a preference for any form of owner occupier housing their financial ability to afford this is clarified using the income and mortgage capacity information provided. Research was carried out on property prices in the local area and this can be seen as Appendix D of this report.

4. Conclusion

It is concluded that, given the information provided by respondents, the following homes are required.

Housing association rent

- 3 x 2 bed house
- 1 x 2 bed bungalow
- 1 x 3 bed house
- 1 x 4 bed house

Housing association shared ownership

- 1 x 2 bed house
- 1 x 3 bed house

Owner occupier

- 1 x 2 bed house
- 1 x 2 bed bungalow
- 4 x starter home 2 bed house

5. Contact Information

Simone Bush - Clerk to Budbrooke Parish Council
17 Hicks Close, Warwick CV34 5ND
Email: budbrookepc@gmail.com
Website: www.budbrookepc.org.uk

Sarah Brooke-Taylor - Rural Housing Enabler
WRCC, Warwick Enterprise Park, Wellesbourne CV35 9EF
Tel: 01789 842182
Email: housing@wrccrural.org.uk
Website: wrccrural.org.uk



Budbrooke Parish Council Housing Needs Survey

March 2020

Dear Householder

The parish council is aware that a lack of affordable and suitable housing is an issue for many rural communities, which can lead to local people being forced to move away.

To assess whether or not this is a problem in Budbrooke parish we are carrying out a survey to identify the types and sizes of homes that local people need.

The survey is for everyone, however, not just people in housing need. We need your help and ask all households to complete a survey form.

- People who are not in housing need are requested to complete Part 1 only.
- People in need of either affordable or market housing are requested to complete all parts of the form.

Do you know anyone who is originally from the parish, now living elsewhere, who would like to return to the parish? They would need to have a strong local connection, for example they currently work in the parish, they previously lived in the parish, or they have a close relative in the parish. Please encourage them to contact Kim Slater at WRCC (call 01789 842812 or email housing@wrccrural.org.uk) so a survey form can be sent to them.

All information you give will be treated in strict confidence and the parish council will not see individual replies. The survey is being carried out in partnership with Warwickshire Rural Community Council (WRCC), who will undertake the analysis and securely destroy all survey forms.

Completed forms should be returned by 31st March 2020 in the Freepost envelope provided, or complete the survey online at www.smartsurvey.co.uk/s/budbrooke.

Yours sincerely

Councillor Mike Dutton
Chairman of Budbrooke Parish Council

Housing Needs Survey for Budbrooke parish

Part one

Q1: Your household

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

0-16 years	<input style="width: 100%;" type="text"/>	17-19 years	<input style="width: 100%;" type="text"/>	20-24 years	<input style="width: 100%;" type="text"/>	25-29 years	<input style="width: 100%;" type="text"/>
30-44 years	<input style="width: 100%;" type="text"/>	45-59 years	<input style="width: 100%;" type="text"/>	60-74 years	<input style="width: 100%;" type="text"/>	75+ years	<input style="width: 100%;" type="text"/>

Q2: Your current housing

Housing tenure (please tick)

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

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)							

Number of bedrooms

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/services?			
If yes, what facilities/services?			
Suffers from a lack of housing?			
If yes, what type of housing?			

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"/>
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Additional comments

Part two - to be completed only if you have an unmet housing need and wish to live 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 / email	

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

Larger home	<input type="checkbox"/>	Smaller home	<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"/>	Supported accommodation	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	(eg warden on site)	

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
Close family in the parish?	<input type="checkbox"/>	(eg parents, siblings, adult children)	

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	<input type="checkbox"/>
			Housing association register	<input type="checkbox"/>

Apply to the Warwick District Council housing register (HomeChoice) via www.warwickdc.gov.uk, call 01926 456129 or email hadvice@warwickdc.gov.uk

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

	Age (yrs)	Gender	Relationship to person completing form
Person 1			<i>Person completing survey form</i>
Person 2			
Person 3			
Person 4			
Person 5			
Person 6			

Q9: Specific housing needs

Please state 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 preferred

Housing tenure (please tick all that apply)

Housing association rented *	<input type="checkbox"/>	Private rented	<input type="checkbox"/>
Housing association shared ownership *	<input type="checkbox"/>	Owner occupier	<input type="checkbox"/>
Starter home *	<input type="checkbox"/>	Self-build	<input type="checkbox"/>

* See back page for definitions

Housing type (please tick all that apply)

House	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>	Flat/apartment	<input type="checkbox"/>
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Number of bedrooms

Q11: Financial information

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

Up to £14,999	£15,000-£19,999	£20,000-£29,999	
£30,000-£39,999	£40,000-£49,999	£50,000-£59,999	
£60,000-£69,999	£70,000-£79,999	£80,000-£89,999	
£90,000-£99,999	£100,000+		

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

Up to £125,000	£125,000-£149,999	£150,000-£199,999	
£200,000-£249,999	£250,000-£299,999	£300,000-£349,999	
£350,000-£399,999	£400,000-£499,999	Over £500,000	

If you are looking for owner occupier, shared ownership or starter home what is the maximum amount you could afford?

Maximum mortgage (assume 4 x income)	£
Equity in existing home	£
Savings	£
Other (ie money gifted from parents)	£
TOTAL	£

Thank you for completing this form.

Please return in the FREEPOST envelope by 31st March 2020

If you have any questions regarding this survey or you require additional forms please contact WRCC, Warwick University - Wellesbourne Campus, Warwick CV35 9EF.
Telephone: 01789 842182 or email: housing@wrccrural.org.uk

This data is collected for the specific purpose of identifying housing need to provide an anonymised housing needs report and will not be used for any other purpose. Data is processed lawfully and fairly, and it is kept in a secure manner. All information will be treated in strict confidence. The analysis will be carried out by WRCC and it will retain all survey forms.

Definitions of property types:

- Market housing is housing available for purchase on the open market.
- Affordable housing is social rented and intermediate housing available to eligible households at lower than full market value.
- Housing association rented properties are available at lower than private rental values.
- Housing association shared ownership is a **cross between buying and renting; aimed mainly at first-time buyers. You own a share and then rent the part you don't own at a reduced rate.**
- A starter home is a new dwelling, for first-time buyers aged 23 to 39, sold at a discount of at least 20% of market value and less than £250k, and subject to restrictions on future sale.

WRCC is a registered charity No.1081017 and a Company Limited by Guarantee in England and Wales No. 3930819
Find out more at: www.wrccrural.org.uk

Appendix B – comments re lack of facilities and lack of housing

Lack of facilities

- Better bus service
- Decent pub & well stocked shop
- Bakery
- A decent local shop. Water mains/power cuts.
- Traffic calming, shop, pub
- Bus service x6
- Buses don't run evenings or sundays
- Poor bus service x3
- Reduced bus service
- Frequent bus service
- Shop is poor quality
- Very poor bus service
- Inadequate bus service. Inadequate food outlets
- Poor public transport by bus
- Buses x3
- Needs more frequent bus service
- Hourly bus service
- With the new housing developments either being built or proposed, there will be a shortage of doctor and school places.
- More frequent bus service
- Public transport - bus
- Lack of good bus service.
- An hourly bus service, at least
- Good bus service, decent shops
- Bus service (16) is more restrictive than the 68 route & frequency!
- Bus service needs to improve
- Better stocked shop, takeaway food
- A better bus service that goes directly to Leamington. At the moment it is one every two hours only to Warwick.
- No adequate bus service
- Bus infrequent
- Better bus service & better shop(s).
- Bus service inadequate
- Places to eat, could have better convenience shops
- Bus service very poor. Needs traffic calming that works.
- Bus transport. Less reliable electric supply
- Bus x2
- Bowling green & clubhouse
- More frequent buses
- More buses
- Bus service, youth services/amenities, employment, safe walking/cycling routes
- Shops
- Takeaways, a good grocery store (the Costcutter is awful). Parent/toddler groups. Pub.
- Police, waste collection, wrong speed signs
- Poor bus service forces use of car
- Shops, stable broadband, more frequent bus service
- Decent shop. Walking route to Warwick. Tennis/sports court. Traffic issues.
- More Doctors & Nurses

- Public transport - frequent bus service.
- Drainage, doctors, school, bus, hospital, roads
- More shops & buses x2
- Public bus transport could be better
- Inadequate residential parking
- Bus service only 1 in 2 hours. Additional shop
- Public transport (frequent). Youth clubs & sports
- Proper shop - vegetables & fresh food
- More buses & small supermarket
- No - at present - but if proposed building goes ahead - doctors, school and bus service will be inadequate
- Local shop / bus service
- Buses & local shops
- Bus returned to hourly service instead of 2 hourly.
- Infrequent bus service
- Disappearing bus service
- Utilise the Community Centre for teenagers. Better stocked shop.
- Due to busy roads public transport could be improved to link better to Warwick Kenilworth etc.
- Badly need a one hourly bus service. Bus service is unreliable.
- Bus service has been cut to 2 hourly which is no use to anyone
- Better shop & bus service. Bigger school & doctors. More parking.
- Sufficiently frequent bus service. Community garden space.
- No youth club. Reduction of bus service. Gritting bins & litter bins.
- No takeaway
- Bus service now has been reduced
- 2 hourly bus service needs to be hourly - for elderly/non drivers
- Youth club
- Transport & shops
- We used to have 6 shops now only one
- Bus service is pathetic, running @ 2 hourly times, nearly always late
- Lack of proper bus service
- Increase in bus service to one an hour (at least)
- Bus service is not adequate

Lack of housing

- Less expensive for local young people.
- No 5 bedroom properties available.
- Housing for 1st time buyers
- No need for more housing already two fields being built on = 300 more houses.
- Starter home options
- Needs varied housing, low cost & shops
- Affordable x2
- Semi-detached houses
- Affordable homes
- Elderly accommodation
- Starter homes
- First time buyer accommodation for young people wishing to remain in the parish they grew up in
- First time and four bed
- Housing to downsize within our price bracket

- Starter homes. Market homes affordable for young couples/families
- 1st time buyers
- Affordable for young people
- Affordable, shared ownership and social, smaller, 3 bedrooms+ seems to be the minimum
- Affordable for children of residents
- Starter homes. Shared ownership.
- Affordable housing
- Affordable social housing
- 2 bed roomed property
- Bungalows (semi-detached)
- Affordable & social x2
- Shared ownership / affordable
- Young family up to 2 children
- Mixed
- Starter / retirement
- Retirement housing/bungalows
- Affordable housing
- Affordable for young people
- 4 flats that from the outside looks like a semi-detached house
- 2 bed bungalows & flats
- Young people
- Bungalows so elderly people can stay in the village.
- Affordable housing for young people
- Social / low cost housing
- Affordable housing. Shared ownership / rented
- 4 bed detached houses
- Low cost
- Bungalows and first time buyer homes
- Affordable homes & bungalows
- Good sized bungalows
- Single level housing
- Bungalows, maisonettes, eg retirement/disabled suitability
- General
- Housing if you have grown up in the village and keen to continue to live here but can't afford to
- Bungalows so elderly people can stay in village where they have made their lives for 50+ years
- Suitable for 1st time buyers
- Any that is affordable
- When new houses/bungalows are occupied there will be no suitable housing for 2 persons or small families
- Affordable housing (shared ownership, Help to Buy etc) & housing for older people
- Social and first time
- Just started to build 140+ houses

Appendix C – additional comments

- Young people have had to move away from an area they grew up in. There is not a lot of movement in the area as people tend to stay. The minimum size house is 3 bedroom and over £200,000.
- Affordable 4 bed!
- In my opinion, what the village needs is similar to what is already here. Starter homes - ie two & three bed houses, that can be extended in the future, which are within the reach of the young locals to buy. (Not big 4 & 5 bed commuter homes for people working in B'ham & London). We need to keep the community spirit. Also not an overwhelming number at once.
- The two developments will ruin life & wellbeing on Hampton Magna. The council will not even supply decent access to site. Look at Arras Boulevard.
- x3 children who grew up in village unable to afford suitable housing in the village.
- Whilst there is balance and variation in terms of age, this community is not particularly diverse and it would be good to see this change. We should also remain aware of the numbers of vehicles associated with current and projected housing levels, as the local roads will have a limited capacity.
- Cannot understand why all these new houses are being built in this area on greenfield sites. Lovely green fields now lost forever. Every new house creates additional traffic problems and less rainwater soakaway.
- The parish, as it is, has always been a delightful place to live. I have lived here since it was built & now very upset about houses being built here. Regarding facilities/services/population the doctors/school will have to be extended, there will be more traffic & more chance of increased crime. There are enough houses in this parish to keep it, as it should be, peaceful.
- Further house building without consideration of the infrastructure.
- People in rural areas have had to move away for over 50 years, nothing has changed & won't, because you can't and shouldn't build on green belt.
- Affordable homes are still not anywhere near affordable for my children to move out so no point building more as more vehicles for our village that can't cope now!
- New development is destroying this community!
- Whilst there is always a need for extra housing, it is not right or proper that small villages are surrounded & swallowed up by housing to the detriment of the local population. No account seems to be taken of the necessary infrastructure, ie school numbers, Doctors & also the significant increase in traffic.
- It is not an entitlement to live where you have grown up, and not everyone wants to. Our lovely village is being over-populated!
- We are worried that the new development is going to ruin our lovely village, as did taking the shops away to build houses, ie extra traffic, burden on the school, parking from station, our lovely village atmosphere is slowly being eroded away.
- Some crime but not exceptionally so. Could be more open/friendly. Could be better liaison/relationships between Hampton Magna & Hampton on the Hill.
- No; we will move if land south of Lloyd Close gets planning permission, because of traffic, noise, smell & dangerous roads.
- With present additional building and increased traffic - a bridge over canal for walkers & cyclists would be much appreciated - at Parkway.
- In regards to community spirit, I feel the parish needs to teach the older residents about online bullying and the effect that it has on peoples mental health.
- With 250+ new houses to be built in Hampton Magna the present 2-hourly service of buses is inadequate.
- It would be great to have either fish/chip shop or other take away facility available.

- Housing needs!! When you have two very large building programs!! Certainly don't need any more.
- Not saying there is no crime, but comparatively low level.
- The 2 fields being built on were green belt and farmed. Our doctors, school etc has now got to cope with 300 new houses. It is going to spoil our village as people will have to have cars to get anywhere. We don't need any more.
- About to be destroyed by two unwanted/un-needed housing developments.
- Would like to see more young families in Hampton on the Hill.
- The recent housing building locally has caused a lot of noise & road damage. The village can not sustain additional road users as the infrastructure is inadequate. This is making Budbrooke a less desirable place to live.
- What is the point of us completing this again? You twisted the results last time to overemphasise a handful of people with needs to justify your bullying us into two new estates.
- When we first moved here in 1971 as a young couple/family most other people were in a similar bracket. The population is now much older in general with a lower percentage of young families.
- Many families move away after children leave primary school due to lack of facilities/transport for older children. It was once possible for families to enjoy walking/cycling on 'country lanes' around the village but they are now used as 'rat runs' and are now in very poor condition and dangerous. Fields once used for walking/playing are now building sites. The atmosphere in the village is changing - less people getting involved in the community.
- Having moved to Hampton Magna, we have found the community spirit to be very "clicky", being totally monopolised by groups of people who have lived in the area all, or most of their lives. They are not welcoming to new people moving into the village at all, and do not cater for young couples or young families in the area. The groups that are offered are tokenistic and does not have a strong following.
- For the high council tax - there is little benefit - no police presence. Ugly Bridge Road very dangerous with people speeding (wrong speed sign ie 70mph on entrance from Birmingham Road and litter thrown from garage McDonalds etc - thrown out of car windows and flytipping. Waste often gets missed.
- Traffic into village can be a nightmare. Antisocial behaviour in Styles Close. Drug taking prevalent. Woodway turning into a rat run. Danger to locals & dog walkers. State of roads in Arras & Blandford Way a disgrace.
- Hospitals, doctors & schools already overstretched with hospital appointment times at least 3 months. Drainage has always been an issue with drains blocked & burst pipes. Flooding always occurs in fields and once concreted over by developers, flooding is likely to extend to A46. Roads are not suitable for current traffic which includes vehicles using Hampton Magna & Hampton on the Hill as a by-pass of the A46. As an ageing population in this area, there is likely to be plenty of housing in 5-10 years.
- Hampton Magna doesn't always look pretty, but it is a good place to live. Good to see population becoming more diverse.
- Development by Miller Homes should address some of the issues.
- A safer route to take into Warwick by foot would reduce car use. At present you have to cross over busy roads across A46 r.about (Stanks Is) and across Bham Road.
- It can feel quite isolated. Using the bus on the current timetable is hugely time wasting and limiting so is off-putting when there are things going on in Warwick or Leamington etc, that might otherwise be attended.
- Will have to, no affordable housing.
- When we need to downsize to bungalow, prices of bungalows are higher than our 3 bed house. So may need to move out of the village.

- Significant development will cause a decline in available services, and lead to a deterioration in the quality of life for villagers which may continue the exodus of the village around the development areas.
- Recently moved here so not able to give opinion in some cases.
- Bus service is rubbish. When we moved here there were shops. Warwick Parkway has caused house prices to inflate & cause parking problems.
- Hampton on the Hill suffers from a lack of facilities & therefore has an ageing population & thus little cross-age group stimulation - support of once a month coffee morning is not often enough or compared to the village I came from. The village hall is way underused!!
- All new developments seem to lack smaller properties for single people/couples.
- I have been told that young people have left the parish because they cannot find or afford suitable housing.
- Currently looking for shared ownership or housing association rented. But needs to be in close proximity of Hampton Magna due to school & work.
- Footpath needed to church.
- Could maisonettes resolve housing problems? Too much reliance on volunteers to run social activities, resulting in closure of eg cafe, no youth club. Escalation of these problems plus traffic congestion, safety etc with greatly increased housing now in progress.
- The comfortable nature of the parish will be very negatively affected by the proposed building on the surrounding fields, currently underway.
- The bus service, every 2 hours, makes it very difficult if you do not drive. Getting to essential appointments (ie hospital, dentist, optician) can result in hours spent waiting for buses. So, Hampton Magna is NOT the place for you if you do not drive. Even Hatton Park has more buses per day than Hampton Magna! Hampton Magna has been left on its own! We pay our council tax, but our bus service is so different to those who live on Bus Route No1 (every 20/12 minutes)!!!
- Too many new houses being built for the current facilities, road infrastructure and community atmosphere of the Parish.
- We believe there to be enough housing. The housing developments currently being built as well as those proposed will already significantly add to the housing available. Anymore will detract from the safe and lovely area that the parish is.
- Have lived here for 47yrs - that says it all.
- New housing is being built without any of the transport problems that already exist being addressed, so they will get worse. The housing being built looks to be expensive and therefore not ideal for first time buyers. There are not many bungalows being built either, which are necessary for the older people in the village to downsize and free up existing houses.

Appendix D – properties for sale/sold

Property search April 2020 (within the parish, excluding character or listed properties, those requiring renovation and those with land or similar).

Properties for sale

Agent	Street	Village	No of beds	Type	£
RA Bennett & Partners	Daly Avenue	Hampton Magna	4	detached house	350,000
Kingsman Estate Agents	Marten Close	Hampton Magna	3	detached house	350,000
Connells	Old Budbrooke Road	Hampton Magna	4	semi-detached house	350,000
Parker Mercer & Durnian	Seymour Close	Hampton Magna	3	detached house	330,000
Connells	Arras Boulevard	Hampton Magna	3	detached house	325,000
ChangeHomes	Gould Road	Hampton Magna	3	detached house	325,000
RA Bennett & Partners	Gould Road	Hampton Magna	3	detached bungalow	325,000
RA Bennett & Partners	Field Barn Road	Hampton Magna	3	detached bungalow	320,000
ehB Residential	Daly Avenue	Hampton Magna	3	detached house	319,500
Peter Clarke & Co	Marten Close	Hampton Magna	3	detached house	300,000
Charles Rose	Daly Avenue	Hampton Magna	3	detached house	290,000
PurpleBricks	Church Path	Hampton Magna	3	semi-detached house	270,000
Connells	Chichester Lane	Hampton Magna	3	semi-detached house	265,000
Margetts	Damson Road	Hampton Magna	3	detached house	264,995
Connells	Sumner Close	Hampton Magna	3	semi-detached house	255,000

Average house prices using information above.

For sale	Average £
3 bed semi-detached house	263,333
3 bed detached house	313,062
4 bed semi-detached house	350,000
4 bed detached house	350,000
3 bed detached bungalow	322,500

Sold properties

Date sold	Street	Village	No of beds	Type	£
Dec 19	Field Barn Road	Hampton Magna	3	detached house	305,000
Dec 19	Church Path	Hampton Magna	4	detached house	320,000
Nov 19	Arras Boulevard	Hampton Magna	3	detached house	286,000
Nov 19	Ryder Close	Hampton Magna	1	flat	160,000
Oct 19	Chichester Lane	Hampton Magna	3	semi-detached house	227,500
Sep 19	Cherry Lane	Hampton Magna	3	detached house	315,000
Sep 19	Arras Boulevard	Hampton Magna	3	detached house	289,500
Sep 19	Marten Close	Hampton Magna	3	detached house	315,000
Jul 19	Gould Road	Hampton Magna	3	detached house	280,000
May 19	Normandy Close	Hampton Magna	3	semi-detached house	265,000
May 19	Cherry Lane	Hampton Magna	3	detached house	285,000
May 19	Daly Avenue	Hampton Magna	3	detached house	300,000
Mar19	Daly Avenue	Hampton Magna	3	detached house	350,000
Mar19	Field Barn Road	Hampton Magna	3	detached house	295,000
Mar 19	Old Budbrooke Road	Hampton Magna		semi-detached house	275,000
Mar 19	Chichester Lane	Hampton Magna	3	semi-detached house	232,000

Average sold house prices using information above.

Sold	Average £
1 bed flat	160,000
3 bed semi-detached house	241,500
3 bed detached house	302,050
4 bed detached house	320,000