



**Housing Needs Survey Report  
for  
Beaudesert & Henley-in-Arden  
Joint Parish Council**

**January 2020**

**Analysis by Sarah Brooke-Taylor  
Rural Housing Enabler, WRCC**

# Contents

## 1. Introduction

## 2. Planning context

## 3. Results – part one

**Q1: Support for development of affordable homes**

**Q2: Life in the parish**

**Q3: Is your current home suitable?**

### Results – part two

**Q1: Why does your household need alternative housing?**

**Q2: Current dwelling**

**Q3: Local connection**

**Q4: Type of property preferred**

**Q5: Financial details**

**Q6: Housing waiting list**

**Q7: Detail of households seeking alternative housing**

## 4. Conclusion

## 5. Acknowledgements

## 6. Contact information

### Appendices

**A: Cover letter & survey form**

**B: Comments – housing & possible locations**

**C: Comments – lack of facilities**

**D: Property search**

**E: Home Choice Plus**

**F: Summary of need**

## 1. Introduction

Beaudesert & Henley in Arden Joint Parish Council commissioned WRCC to conduct a survey to collect local housing needs information within and relating to Beaudesert and Henley in Arden parishes.

The survey form was a standard document used across the district and a copy was delivered to every home across the parish. Additional copies were available for people not currently living in Beaudesert or Henley in Arden parishes but with a strong local connection. Respondents were also able to complete the survey online. A copy of the cover letter and survey form can be seen at Appendix A to this report.

All households were requested to fill out Part 1 of the survey form. Part 1 asked whether, in principle, respondents would be in favour of a small scheme of new homes to meet local housing needs, gave residents an opportunity to comment on local housing and facilities, and asked whether the current home is suitable for the needs of the household.

Households with or containing a housing need were asked to complete Part 2 of the survey form, providing details of their current housing situation, specifics of the need and details of the household in need together with sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in strict confidence.

Information provided in response to some of the questions aided the analysis but is confidential and therefore not reproduced within this report.

Completed hard copy survey forms were returned by Freepost envelope direct to the Rural Housing Enabler and analysis of the information provided by both hard copy survey forms and online surveys took place in January 2020. Completed survey forms are retained by WRCC for a short period before being shredded.

## 2. Planning Context

At a national level, current guidelines (National Planning Policy Framework, July 2018) emphasise the role of local communities in the planning process and provides for “local people to shape their surroundings”. At a local level, the Stratford-on-Avon District Council local plan (the Core Strategy and associated documents) guides development in the district to 2031 and beyond. Amongst other things these plans aim to build upon the success of previous plans in providing opportunities for local communities to promote housing schemes that meet an identified local need.

There is scope for a local community to prepare a neighbourhood plan to steer development within their area and, in particular, assist in meeting any local housing that may be identified in this report or as a result of subsequent surveys through the allocation of sites for community-led schemes and setting related development requirements.

Your community can choose to promote a community-led ‘local needs scheme’ using policies in the local plan or via a neighbourhood plan. In either case a local needs scheme can include both affordable housing and local market housing. However, it is important that preferred tenure options are informed by reliable evidence and this report has a crucial role to play in this respect.

'Local needs schemes' will be supported within or adjacent to existing settlements provided that:

- It has been demonstrated that there is a local need for affordable housing and the scheme reflects identified local need,
- The scheme has been initiated from within the local community and has the support of the relevant parish council,
- Satisfactory arrangements for the management and occupation of the properties have been made to ensure that the homes to be provided will meet identified local housing needs both initially and in perpetuity.

Unless a neighbourhood plan expressly provides otherwise a local needs scheme would be subject to a planning obligation, referred to as a 'Section 106 Agreement', which limits occupation of the homes, including any local market homes, to people with a defined local connection.

The term "affordable housing" has a specific meaning (as set out in the Glossary to the NPPF) and includes options both for affordable housing for rent and home ownership.

New affordable homes are generally required for two reasons:

- Many residents on low and middle incomes cannot afford to rent privately or buy market housing, and
- The market does not provide the right type of accommodation for some residents, for example homes for people who are older and wish to downsize.

### **3. Results**

Approximately 1750 survey forms were distributed to local residents and 215 were completed, either partly or fully, equating to a response rate of 12.29%. This level of response is considered to be reasonable for a survey of this type.

People generally respond for one of three reasons:

1. To express a housing need,
2. To offer support to the idea of a small housing scheme to meet local needs, or
3. To state opposition to the idea of a housing scheme.

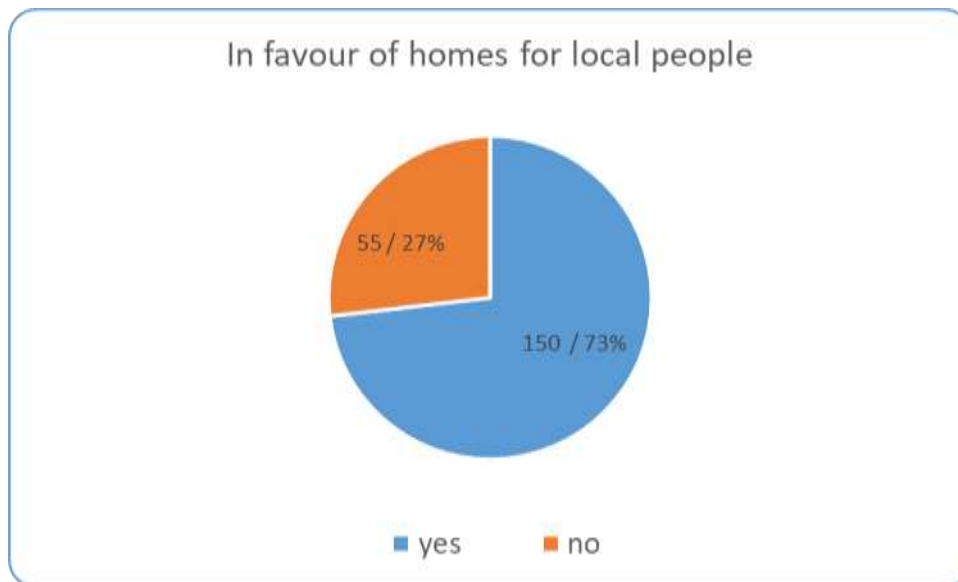
#### **Part one – to be completed by all households**

##### **Q1: Support for development of affordable homes**

Respondents were asked "In principle would you be in favour of homes being developed in the parish that are restricted to people with a local connection".

Respondents were advised that no particular site has been identified; this is just a general question.

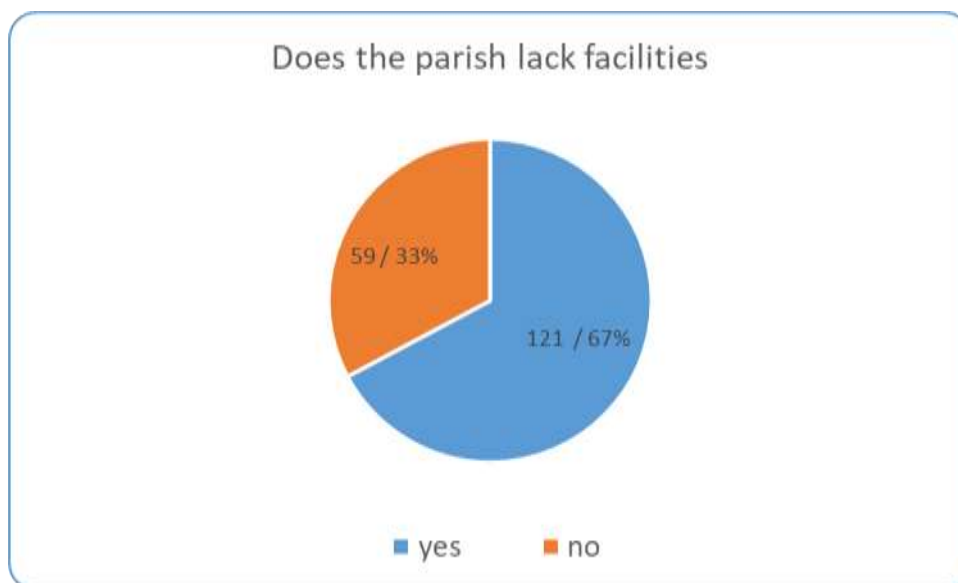
Not all respondents answered this question and, as can be seen from the chart below, at 73% the majority of the 205 respondents would, in principle, be in favour of development of homes for local people.



Respondents were invited to add comments about local housing, including possible locations that may be suitable. These comments can be seen at Appendix B to this report.

**Q2: Life in the parish**

Respondents were asked “Do you feel the parish lacks any facilities”. Of the 180 responses 67% feel that the parish does lack facilities.

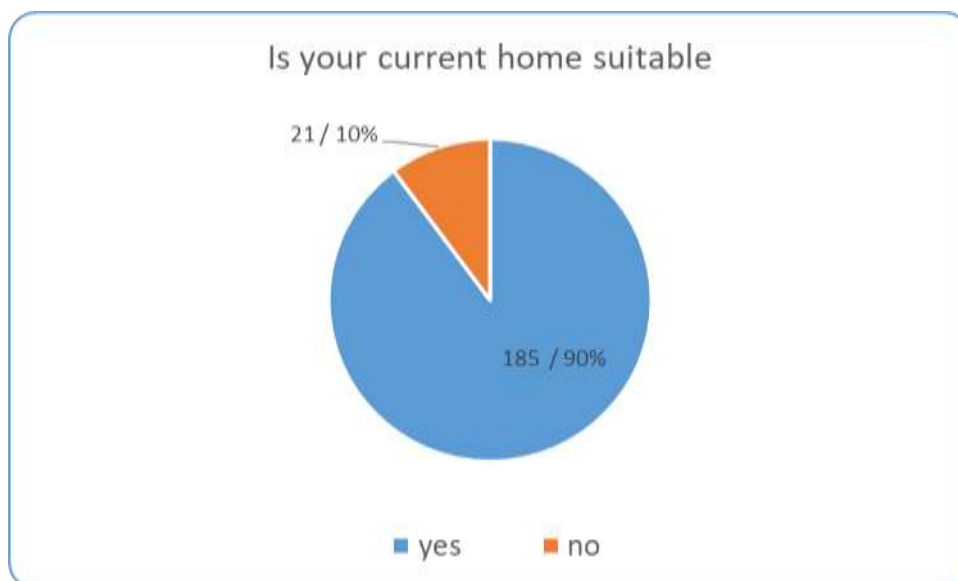


Respondents who indicated “yes” were provided with the opportunity to expand on their response and indicate what facilities are lacking. These comments can be seen at Appendix C to this report.

**Q3: Is your current home suitable?**

Respondents were asked to consider “whether or not your current home is suitable for your needs” and 205 responses were received.

Of these 205 responses, 90% indicated that their current home is suitable.



Respondents were asked to consider any anticipated changes in circumstances over the next five years as it is generally accepted practice that the data obtained through housing needs surveys is valid for five years.

**Part two – to be completed only if your household is in need of alternative housing and you wish to live in the parish**

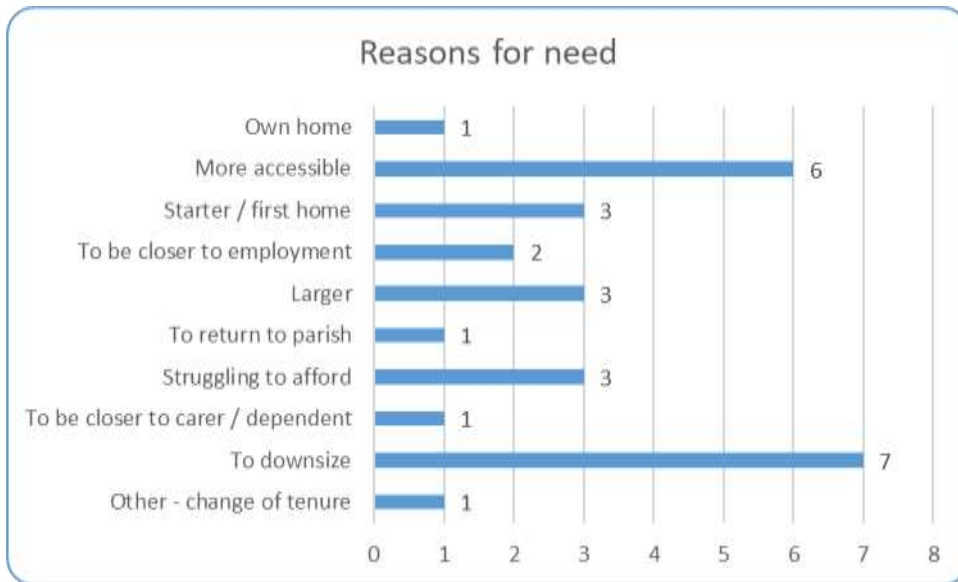
As indicated above (part one Q3) 21 respondents indicated that their current home is not suitable however 23 households provided information within this part of the survey. Of these 23 responses 4 have been discounted:

- 2 responses have been discounted as it would appear that these households are already adequately housed
- 1 response was discounted as the respondent wishes to extend their current property rather than move
- 1 response was discounted as the respondent wishes to move away from Henley in Arden

This section therefore relates to information provided by the remaining 19 respondents who indicated that their current home is not suitable.

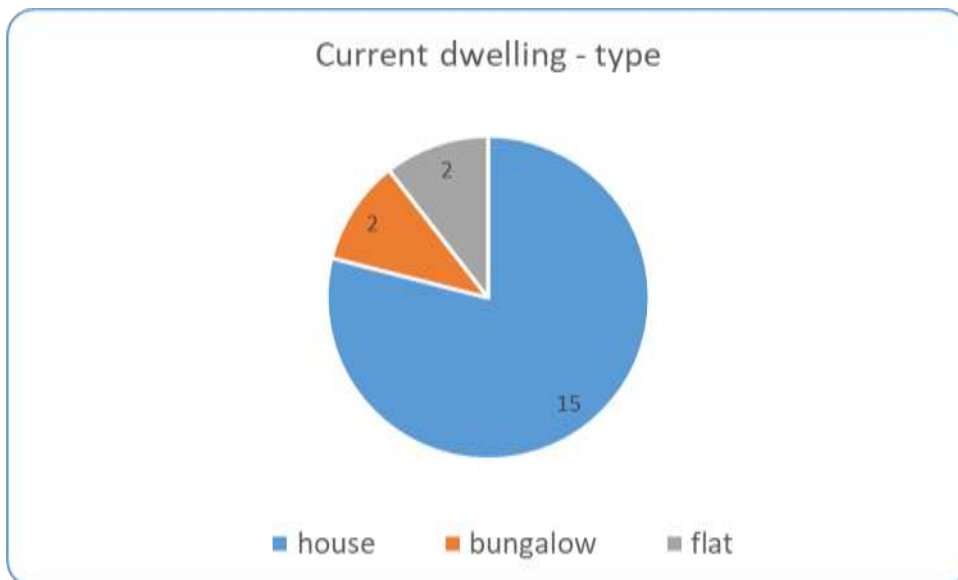
**Q1: Why does your household need alternative housing?**

Respondents were asked to indicate why they need alternative accommodation and were able to indicate more than one reason for need. As can be seen below the main reason is to downsize, closely followed by a home that is more accessible (ie all on one floor).

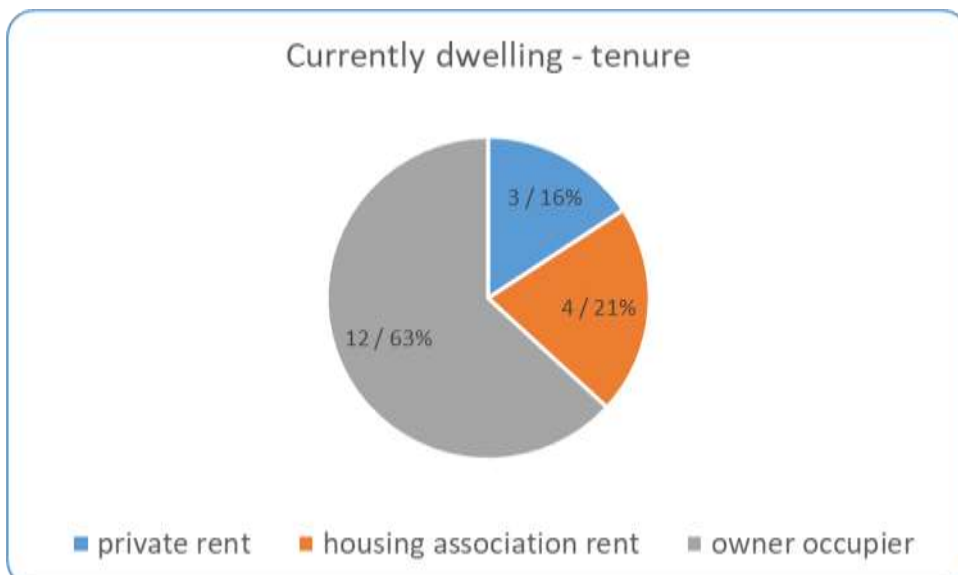


## Q2: Current dwelling

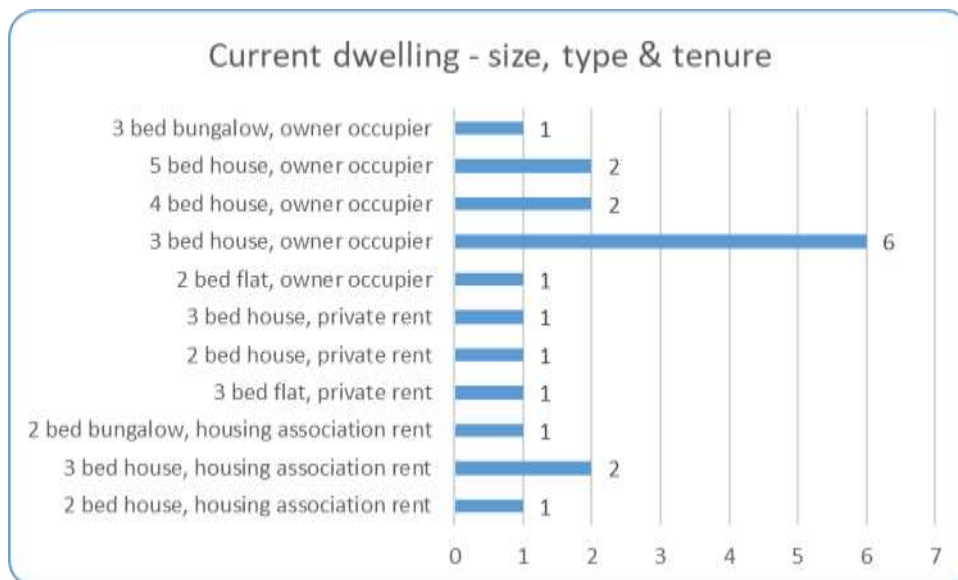
All 19 respondents provided information about their current dwelling.



The majority currently live in an owner occupier house.



Cross-referencing the information provided regarding current dwelling type, tenure and size provides a combined profile. 3 bedroom houses emerge as the largest single factor.

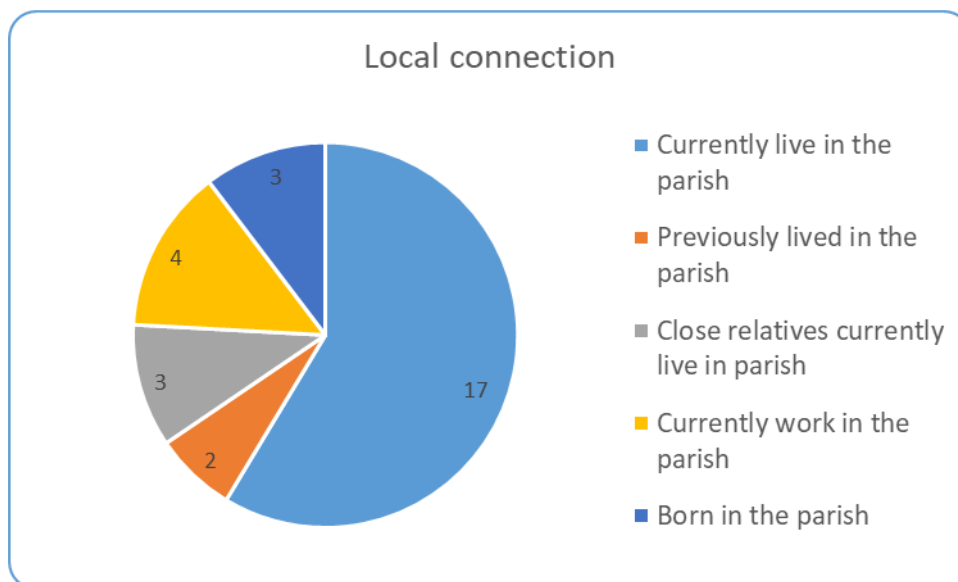


Respondents who rent were asked to indicate "approximately what percentage of your income, after tax, do you spend on rent?". Two respondents answered this question:

- 30%
- 31%

### Q3: Local connection

Respondents were asked to indicate their connection to the parish and were able to indicate more than one connection.



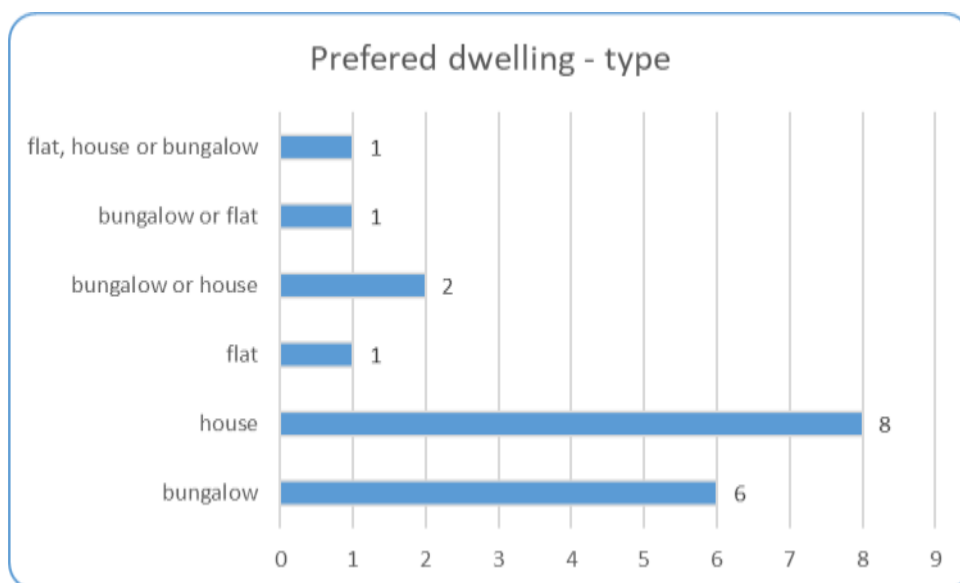
The majority of respondents currently live within Beaudesert and Henley in Arden joint parish.



#### Q4: Type of property preferred

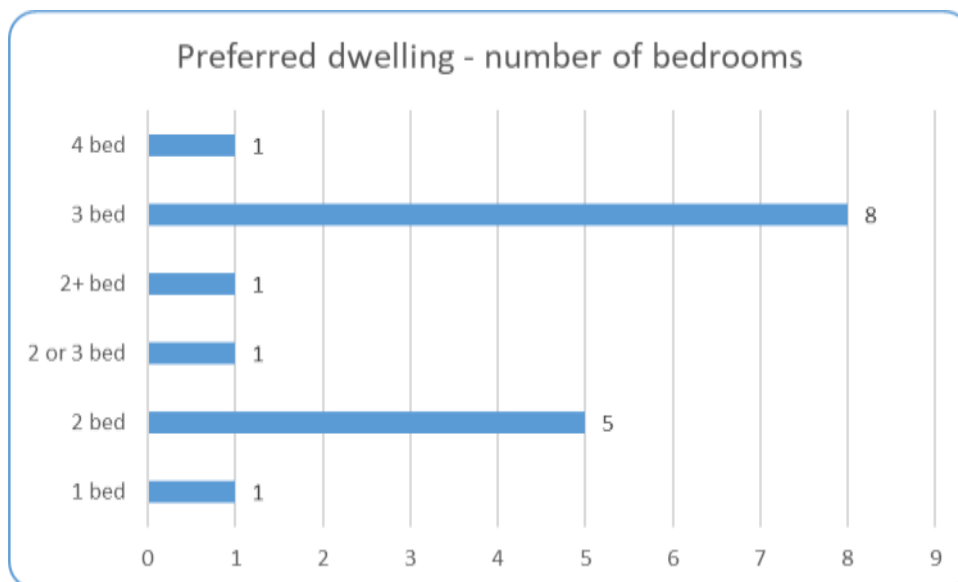
Respondents were asked to indicate what type, size and tenure of property the household would prefer and were able to indicate more than one preference within each section of this question.

Whilst this indicated preference aids the analysis it does not necessarily reflect the actual need. For example, a single adult preferring a 3-bed shared ownership house, with low income and no savings or equity, would be analysed as requiring a 1-bed home to rent. Consideration is also given to the household’s financial situation, as described in ‘Q5 financial details’ of this report.



One respondent did not indicate a preferred tenure, but of the remaining 18 responses not unsurprisingly the most preferred tenure was owner occupier (with/without mortgage).

Preferred tenure	No. of responses
owner (with / without mortgage) or owner-self build	1
housing association rent	4
owner - with/without mortgage	8
private rent	1
shared ownership or owner	1
fixed equity or owner	1
fixed equity, shared ownership or owner	1
fixed equity, shared ownership, owner, Help to Buy, or owner-self build	1



Two respondents did not indicate a preference for the size/number of bedrooms.

No respondents indicated that their household had a requirement for a property designed to cater for a disability, but some respondents did provide details of health related or similar requirements.

#### **Q5: Financial details**

All respondents provided financial information. However, the information provided in response to this section aids the analysis of need but is confidential and not reproduced herein.

Where a respondent indicates a preference for shared ownership their ability to enter into such an arrangement is assessed using the information provided. The mortgage the respondent could raise is compared against a 50% share (the usual starting percentage for shared ownership) of a comparable owner occupied property, as demonstrated through the research shown in Appendix D to this report. If it appears that the respondent could not enter into a shared ownership arrangement they are re-classified as being in need of rented accommodation.

Similarly, where a respondent indicates a preference for a market home their ability to enter into a mortgage is assessed including the ability to raise a deposit. Having assessed whether the respondent could reasonably acquire a suitable mortgage if they could not do so they are re-classified as being in need of either a shared ownership (with a suitable deposit) or rented property.

#### **Q6: Housing waiting list**

Two of the respondents indicated that they are currently registered on the district council's housing waiting list, known as Home Choice Plus.

However, it should be noted that at November 2019 there were 107 households with an address within Henley in Arden parish registered on the local authority housing waiting list. Whilst some registered households may not wish to continue residing locally, experience from across the district shows that typically most people living in a rural parish will wish to continue residing there due to established social networks etc. This particularly applies to

families with children and older people. A summary of these registered households can be seen at Appendix E.

#### **Q7: Detail of households seeking alternative housing**

The information provided in response to the questions in section 7 aids the analysis of need but is confidential and not reproduced herein.

## **4. Conclusion**

This survey identifies 19 households with a defined local connection looking for alternative accommodation, as shown below.

#### Housing association rent

- 2 x 1 bed maisonette
- 1 x 2 bed house
- 2 x 3 bed house
- 1 x 2 bed bungalow (suitable for disability)

#### Housing association shared ownership

- 1 x 3 bed house

#### Private rent

- 1 x 2 bed house

#### Fixed equity

- 1 x 2 bed bungalow

#### Fixed equity or shared ownership

- 1 x 2 bed bungalow

#### Owner occupier

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

#### Owner occupier or self-build

- 1 x 2 bed bungalow

Consideration should also be given to the requirements of the 107 local households registered on Home Choice Plus.

In rural areas where analysis indicates a need for 1-bed accommodation this would generally be reclassified as 2-bed accommodation. A 1-bed dwelling can only house a single person or couple, whereas a 2-bed home can also accommodate a small family and a single or couple household may grow and require additional space in the future. This increased flexibility, weighed against the relatively small extra cost and extra space associated with building a 2-bed home is a strong argument for providing the larger unit.

## **5. Acknowledgements**

Gratitude is expressed to all those who helped to deliver the survey packs across the parish.

## **6. Contact Information**

Beaudesert & Henley-in-Arden Joint Parish Council  
Heritage Centre, 150 High St, Henley-in-Arden B95 5BS  
Telephone: 01564 795499  
Email: [clerk@henley-in-arden-pc.gov.uk](mailto:clerk@henley-in-arden-pc.gov.uk)  
Website: [www.henley-in-arden-pc.gov.uk](http://www.henley-in-arden-pc.gov.uk)

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Telephone: 01789 842182  
Email: [sarahbt@wrccrural.org.uk](mailto:sarahbt@wrccrural.org.uk)  
Website: [www.wrccrural.org.uk](http://www.wrccrural.org.uk)

## Appendix A – cover letter & survey form



# The Beaudesert & Henley-in-Arden Joint Parish Council

*Working for the Benefit of the Residents of Henley-in-Arden*

*Joseph Hardy House, 150 High Street, Henley-in-Arden, Warwickshire B95 5BS  
Telephone: 01926 814491/07765 864588 Website: [www.henley-in-arden-pc.gov.uk](http://www.henley-in-arden-pc.gov.uk)*

## **Housing Needs Survey**

November 2019

Dear Householder

Do you want to downsize, are you currently living at home with parents and want your own home, do you need a bungalow in preference to a house?

A lack of suitable housing is an issue for many households and can often lead to local people moving away. To assess whether this is a problem in Beaudesert & Henley in Arden we are carrying out a Survey to identify the homes that local people need. **The survey is for everyone, whether or not you are looking for alternative housing.**

- People who are not in need of alternative housing are requested to complete part 1 only.
- People who are looking for alternative housing within the next five years and wish to remain in the parish 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? Or someone who currently works in the parish and lives elsewhere but would like to move into the parish to be nearer to their work? If so, please ask them to contact the Rural Housing Enabler ([sarahbt@wrccrural.org.uk](mailto:sarahbt@wrccrural.org.uk) or 01789 842182) to receive a copy of this form.

All information will be treated in confidence and an anonymised report will be provided to the parish council. **The Joint Parish Council will not see individual replies.** The survey is being carried out in partnership with WRCC, an independent charity that works across Warwickshire and Solihull to sustain rural communities. The analysis will be carried out independently by WRCC and it will retain, and shred, all returned survey forms.

By participating in the survey and completing the attached form your views and opinions will help to provide an insight into the housing needs of our community both now and for the future.

Please complete and return the attached form by 31<sup>st</sup> December 2019 using the Freepost envelope provided, or complete it online at [www.smartsurvey.co.uk/s/HB2019](http://www.smartsurvey.co.uk/s/HB2019).

Thank you for your help in conducting this Survey.

Yours faithfully

Councillor Ray Evans  
Chairman of Beaudesert & Henley in Arden Joint Parish Council

# Housing survey for Beaudesert and Henley in Arden parish

## Part one - to be completed by all households

**1. In principle would you be in favour of homes being developed in the parish that are restricted to people with a local connection**, for example homes for rent or shared ownership from a housing association? A planning obligation (S106 Agreement) would restrict the homes to people with a local connection (as per Q3 overleaf) in perpetuity.  
No particular site has been identified – this is just a general question.

Yes

No

Please add any comments you would like to make about local housing, including possible locations that may be suitable for housing. These comments may be included anonymously in our report.

## **2. Life in the parish**

Do you feel the parish lacks any facilities?

Yes - what facilities? .....

No

## **3. Is your current home suitable?**

When considering whether or not your current home is suitable for your needs please think about all household members and consider affordability, accessibility, size and security of tenure. Take into account any anticipated changes in circumstances over the next five years.

**Yes**, my current home is suitable (you don't need to complete part two of this form but please return this form using the Freepost envelope attached)

**No**, my current home is not suitable (please complete part two of this form overleaf if you would like alternative accommodation within the parish)

**Part two – to be completed ONLY if your household is in need of alternative housing and you wish to live in the parish**

**1. Which of the following statements apply to your household (tick all that apply)?**

- Need a larger home
- Want to downsize
- Want a starter home / first home
- Wish to return to the parish
- Struggling to afford current home
- Need to be closer to a carer or dependent
- To be closer to employment
- Need a home that is more accessible (ie all rooms on one floor)
- Need a new home for another reason - please explain below

**2. Current dwelling - what type of property do you currently live in?**

- |                                   |  |
|-----------------------------------|--|
| <input type="checkbox"/> Bungalow | <input type="checkbox"/> Flat / maisonette |
| <input type="checkbox"/> House    | <input type="checkbox"/> Other .....       |

Number of bedrooms .....

- |  |  |
|--|--|
| <input type="checkbox"/> Rent - housing association*           | <input type="checkbox"/> Owned (with/without mortgage) |
| <input type="checkbox"/> Rent – private*                       | <input type="checkbox"/> Live with parent/s            |
| <input type="checkbox"/> Shared ownership (part rent part buy) | <input type="checkbox"/> Other .....                   |

**\* If you currently rent your home approximately what percentage of your income, after tax, do you spend on rent?**

%

**3. What is your connection to this parish (tick all that apply)?**

- Currently live in the parish (how many years? .....
- Previously lived in the parish (how many years? .....
- Have close relatives living in the parish (relationship .....
- Currently work at least 16 hours per week in the parish (how many years? .....
- Born in the parish but moved away

**4. What type of property would your household prefer (tick all that apply)?**

- Bungalow                                       House                                       Flat / maisonette

Number of bedrooms .....

- |   |   |
|---|---|
| <input type="checkbox"/> Rent - housing association             | <input type="checkbox"/> Owned - with mortgage              |
| <input type="checkbox"/> Rent – private                         | <input type="checkbox"/> Owned - without mortgage           |
| <input type="checkbox"/> Fixed equity (reduced price ownership) | <input type="checkbox"/> Owned - Help to Buy / Starter Home |
| <input type="checkbox"/> Shared ownership (part rent, part buy) | <input type="checkbox"/> Owned - self-build                 |

- Designed to cater for a disability

Please provide details of any specific housing requirements (eg relating to a disability) for yourself or any member of your household who is seeking housing with you.

**5. It is important to understand what people can afford.**

**This information will not be disclosed to any third party and remains confidential. Financial information helps determine the tenure of property suitable for the household.**

Please indicate the approximate total annual gross income (before tax) of the household in need of alternative housing. Do not include housing or other benefits.

£

**Do you have savings or equity in your current home that could be used towards a new home?**

- Yes    savings £..... / equity £.....
- No

**6. Are you registered on the local authority housing waiting list (Home Choice Plus)?**

- Yes                                       No

If you wish to apply to rent a housing association property you should be on the housing waiting list. Application forms are available by email ([housingadviceteam@stratford-dc.gov.uk](mailto:housingadviceteam@stratford-dc.gov.uk)), telephone (01789 260861) or download ([www.homechoiceplus.org.uk](http://www.homechoiceplus.org.uk)).



**7. Details of the household seeking alternative housing.**

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

**Please provide your name and contact details.** We may need to contact you to obtain further information. Any information you give will remain confidential to WRCC and will not be shared with the parish council or any third party.

Name	
Address	
Email / telephone	

Thank you for your assistance in conducting this survey.

If you have questions regarding this survey or you require additional survey forms please contact Sarah Brooke-Taylor, Rural Housing Enabler, by telephone 01789 842182 or email [sarahbt@wrccrural.org.uk](mailto:sarahbt@wrccrural.org.uk).

**Please return this form in the Freepost envelope provided no later than 31<sup>st</sup> December 2019.**

(or post to Freepost Plus RSRR-KAGE-GBUR, Warwickshire Rural Community Council, Warwick Enterprise Park, Wellesbourne, Warwick CV35 9EF)

WRCC collects the minimum data required and for the specific purpose of providing an anonymised housing needs report. Data is processed lawfully and fairly, and it is kept in a secure manner. Returned survey forms are kept for a short period before being shredded.

WRCC is a registered charity No.1081017 and a Company Limited by Guarantee in England and Wales No. 3930819  
Find out more at [www.ruralwarwickshire.org.uk](http://www.ruralwarwickshire.org.uk)

## Appendix B – comments re housing and possible locations

Respondents were invited to add comments about local housing, including possible locations that may be suitable.

- More homes that are for single people one bedroom apartments.
- Housing should be open for all. A mixture of housing would be good. Concern is where the housing is sited due to flood risk which is a growing concern given the environment impacts.
- Along A4189 towards Redditch.
- I do think that Henley is able to grow. It is quite expensive - rental properties and/or shared ownership/starter homes would be very welcome.
- It is important that the linear lay out of Henley is maintained as far as possible (ie no building east or west towards Redditch or Warwick) - in extremis I would be in favour of limited social housing to the west of the village centre, beyond the railway bridge that cross New Road but as a last resort carefully managed.
- At present too many executive houses are being built.
- Areas to consider: near Mount around already developed office and houses at the north end of the town
- Smaller 2 bedroom houses would cover the needs of young people and also older wishing to downsize. Not flats.
- We have enough houses/development. Any more will change the nature of the village.
- I do not agree with additional housing.
- If the above housing goes forward to fruition, it should be protected by legal covenant from every being privately owned for buy to let purposes. Henley in Arden is currently swamped with privately owned buy to let properties to the detriment of the community as a whole.
- Affordable housing as the original Bear Lane proposal not the large houses for the affluent few.
- Have lived here to approx nearly 50 years and would like to stay part of the Henley community.
- Refer to the recommendations of the Henley 2050 assembly.
- Any development should observe the principles of architecture and planning as advocated by the Prince of Wales Vision of Britain as adopted in Poundbury Dorset.
- Speculation is the problem, and wealth repartition. Ghetto for rich people is not wishable. Dormitory villages can not help, with coming car dependence challenge. Think global, not local - no need to spoil green belts, there are empty houses anywhere. And: why are some people not happy where they are, and wish so much to move? Let's sort causes too, not only consequences.
- Homes in Henley need allocated parking spaces - people need garages for storage as new homes don't have enough.
- We have two young adult children currently living at home with us. Both of whom in the future would benefit from local affordable housing in the next 5-10years (ish)
- No problem with people of a local connection having a preferential treatment but if they do not take up the option then house should be available for sale to anyone.
- I would very much be in favour of homes in the parish for people with a local connection - this would be good for Henley-in-Arden!
- We need to enable our young people to continue living in the community, but numbers need to be a sensible amount.

- Not in field on other side of railway line from Brookend Drive as too wet.
- Further development would spoil Henley's character!
- Unused garage sites.
- More social housing to encourage mixed community. New building to be inside boundary, no encroachment North & South.
- There is a row of garages on land at the TOP of School Lane. When my husband & I Moved into our home in Henley, there were several garages on land on edge of the River Alne. Then these were demolished & Blackford Close was built. Spaces have been built upon in meadow Rd.
- Parking on double yellow lines outside Co-Op should be stopped. One person has already been injured because of this.
- My granddaughter [potential identifying comment removed] had to move out of Henley to get a bigger property. She was born in Henley and could not get a suitable house. She is in Birmingham.
- Rumour has it that a retirement village is to be built on the sports/college ground. This is not suitable as the lights are a hazard and it is a long way from the centre of the town and the local shops.
- I think that a community should welcome newcomers to the area with different opinions and abilities - it helps to keep communities alive, vibrant.
- All my children have bought shared ownership properties - they couldn't afford Henley prices. 2 in Warwick, 1 in Bromsgrove.
- With more housing comes the pressure on schools, doctors & hospitals locally. I would hope you will take this into account.
- We would favour a reasonable quota of affordable housing but not restricted to people with a local connection.
- We currently live in new housing in Wootton Wawen. We do not believe the people currently living in these new homes were in desperate need of alternative homes in Wootton Wawen.
- Very little space now in Henley for more properties - car parking?
- Definition of what is a local person needs care and any purchaser need to share equity if they are going to move up the ladder. If a job change takes them out of community range what then.
- Any housing developments must have at least two garages as parking is a major problem in Henley. East of the High Street is overdeveloped. Land West of High Street ie Bear Lane & Henley College area is underdeveloped.
- Bear Lane near Coal Yard for car parking or housing.
- Minimum development poss.
- Any development should not encroach on Green Belt land and be kept small in keeping with this small compact town.
- This type of development must be very limited. Road traffic is a growing issue and future development must take this into account.
- Why not make small apartments in the empty 'banks' for young people in the area so they can be independent but still near their families or friends. Make the rents affordable for them and they will stay in the area.
- Would be in favour as long as restricted to people with a local connection.
- We cannot look too far ahead, being in our 90s and late 80s. We are satisfied with our house, it suits us well and we own it.
- Not enough affordable family homes have been built, hence the school is undersubscribed now. I am not in favour of a 'retirement village' and think the medical centre is not fit for purpose already. You have to wait weeks to see a doctor.

- Need to retain greenbelt land.
- There must be strict regulation to avoid the housing being used by those with no local connection. Some areas have experienced problem families being move into these homes from outside the local area. Is the Ardenhurst site still available and if so it may be a suitable place if mixed with other housing.
- I currently rent and am very lucky to rent via the housing association and therefore have affordable rent. I would like to buy my first house, but can only afford a mortgage of £120,000-£150,000 and therefore would like to see more shared ownership to get my foot on the housing ladder. [personal detail removed]
- More property for lower income families.
- Providing it does remain shared ownership, for people with local connections and they are not rented out by tenants to private tenants as has happened at the Yew Trees.
- Affordable housing a priority.
- The urban area of Henley (as opposed to Beaudesert) is developed to capacity. There is no practical reason why the greenbelt surrounding the town should not be breached, if housing demands call for it. Under proper control, of course!
- There is no need for more housing. The infrastructure cannot handle more people.
- This may prevent young families or singles from having the opportunity to live in a village. They may not be able to afford to buy.
- Not interested if it means we lose more greenbelt. Traffic congestion is bad enough.
- My wife and I have both lived in Henley in the past [potential identifying comment removed]. We are both impressed with the development that has been carried out since we were here last.
- Former Warwickshire Sports Centre campus near the leisure centre. This large area could be converted into separate apartments for the local community or elderly. Keep the leisure centre and sports pitches as green open spaces.
- All housing is so expensive and getting a mortgage is difficult.
- Some green belt sites are more green than others - we need to be slightly less precious about development focused on Henley centre.
- Any new housing should be for the benefit for all and not just people with a local connection. Please avoid all green belt land. The big attraction to Henley & Beaudesert is very quick access by foot to countryside. Building on green belt will set a dangerous precedent.
- Warwickshire College & ground would make an ideal site for 2-3 bedroom houses with access to Estate via a roundabout at entrance to Sports College.
- Behind the station.
- [potential identifying comment removed] She has been on the Orbit Housing for years!! Due to no one bedroom flats - I can't see her ever being housed unless more properties are available.
- We need to retain our young population. I am not aware of any current potential sites.
- It is very difficult for young people who are born in Henley to live in the town due to the expense of buying property (or renting).
- Any development should be within the existing boundary. Green belt areas should be protected.
- Providing that other development could continue alongside the restricted development. Say 10-20% of all development are for restricted use.
- More for local people who lived in Henley from birth.
- Is there any way to disincentivise the sale of local housing as second homes?

- Why are parish council's obsessed about housing? Perhaps population growth should be a bigger concern. A look in the 4 estate agent windows would suggest we have more than enough available housing in Henley. Why are you intent on our lovely village becoming a Redditch overspill town?
- Not enough affordable housing or social housing for those who need it.
- I feel Council Housing should NEVER have been discontinued - it has put a lot of families out of housing range.
- Infrastructure not supportive of housing.
- In principle I would like to facilitate locals, however Henley has already grown exponentially over the years and am concerned about traffic (only 2 ways I and out), GPS (already can't get an appointment) and schools (which will become overcrowded if not already).
- Planning authority should only be granted if: 1. adequate parking spaces are integral with each house 2. there is a convincing range of sale price, partic 1st timers considered 3. there is adequate access for large service vehicles eg refuse collection, and emergency vehicles. Developers have little interest in these factors, Planning Authorities should have.
- Smaller affordable housing needed - not retirement. There are several large vacant premises on High Street - 2 banks. These should be converted into flats. There are several empty business premises, eg by the Medical Centre - can they be converted into flats. NO building should be allowed on green sites.
- Yes but absolutely not on green land; only on land that's previously been used for something else and only under strictest conditions you've already outlined above.
- We feel that quite a number of tenants are letting the side down eg hedges are left to get too big making walking on footpaths difficult to walk on. On bin days it is impossible to walk past them, so have to walk in road. Possible new housing spots are in Chigley bank disused garages etc.
- Important to supply small houses for young "marrieds".
- N/K - it would depend on whether a need for this type of restriction is identified. If it is, I would be in favour.
- The parish lacks diversity and I am in favour of organised development but not with a requirement for local connections. Henley is so unrepresentative of the wider UK population already.
- Avoidance of greenfield sites. Conversion of empty business properties.
- I feel Henley needs to bring in a younger element - small 2-3 bedroom affordable homes. Bear Lane would appear to have space without compromising the coal yard and would not force more traffic on the High Street.
- Future housing developments should not be allowed on green belt land.
- More housing in Henley would be healthy - it would help to keep shops & pubs in business (& schools, church etc). It would be a shame to lose the natural town boundaries, but (if flood risk permits) the fields to the east - at the north, and to the south of the High School - could be developed.
- Incomers bring diversity which is good. Trying to keep descendants of previous residents in the parish is trying to turn the clock back to before the Industrial Revolution.
- I would welcome homes being built for people of all walks of life & from many varying backgrounds & status but would favour homes for economically challenged families mostly.
- No more new homes, flooding will only get worse. More homes will make it even more likely. Henley was a Market Town for hundreds of years now homes in that place.

- We DO NOT have the infrastructure to support more housing in and around Henley in Arden. Dr surgeries are already under pressure as are schools etc. Parking in Henley in Arden is already full to capacity. Relaxed planning rules for extending homes would benefit Henley in Arden rather than more homes being built.
- Insufficient services and parking for more development. Already extremely congested before development along 435 makes it even worse.
- I would like to see the town grow to a reasonable size - double of what it is today - over the next 10-15 years through well thought out planned site developments. Such developments should provide a mixture of housing to suit young through to older generations but include the extra services such as additional Doctors Surgery, additional schools or re-site the primary school onto a larger bigger site to accommodate the increase in students. Henley is losing its vibrancy, the few shops in the town need supporting, with extra footfall, additional new businesses.
- Affordable housing required to retain/attract younger generations. Land to the north east of Henley, south of Buckley Green
- It is important to develop a balanced development that recognises the wide range of people who live and share together in Henley
- There are a number of locations where the properties/garages are managed by the Housing Company, Orbit. If their land is suitable for redevelopment then it MUST be for social housing.

## Appendix C – comments re lack of facilities

Respondents were invited to add comments about the lack of facilities in the parish.

- Not enough public transport (buses)
- Only exception is the bank
- A gym and swimming pool
- Swimming pool x5
- Better parking facilities
- Street cleaning, repair & maintenance
- A bank or building society branch
- More shops
- Good greengrocer and swimming pool!
- Sports Centre - if the current one is taken over by Wasps
- Community Sports Centre is about to close - has been sold to Wasps - it's a disgrace.
- No bank, more shop
- Bank & cashpoints
- Fresh food retailers - either near shops or a market. The current establishments are inadequate, particularly for those without personal transport
- Banks - more shops
- Hardware store
- Affordable clothing shops for all ages
- Banks, car parks
- Bank. General shops & parking
- Market, more trains, more lives
- More actual shops rather than hairdressers / beauty
- Depends on what is happening with gym, astro etc
- Bank. Market for meat, veg, hardware and every household need
- East - west public transport
- Public transport between Warwick/Leamington and Redditch
- Concern over future lack of sporting facilities
- Sports centre if Wasps get planning and the sale goes ahead
- Small bungalows for pensioners
- If Wasps takeover the sports facilities it will be significant loss
- Sports facilities
- Cash points, more regular train services
- Bank x6
- Sports as Warks college facility is disappearing
- A police station!!!
- Car parking x2
- Continued facilities like the Hub & dementia café
- Banks. Variety of shops - too many shops now offices
- The Warwickshire College facilities must NOT be allowed to be taken over by WASPS Rugby Club
- A good wine bar & hardware shop
- Parking on High Street for shopping
- Bank / building society
- A bank or building society branch

- Concerned about Warwickshire College sports and gym facilities
- An affordable gym - should Wasps take the current one
- Banking, The mobile is OK providing you remember the opening times which are not always convenient
- It needs more shops - not hairdressers, offices and the like
- To see so many shops closing down - need life in the High Street
- Need to encourage a better mix of commerce on the high street and develop tourism. More housing will keep the high street traders viable.
- Children's play area / park
- A gym and swimming pool
- Difficult question - too many people buy online today - so more shops will not survive here
- Hardware/DIY - and a bank or B.Society. Cash points now "close" when the two stores close - before accessible 24/7
- A proper Post Office - functioning facility open on Saturdays (often closed) stamps not always available. Youth club / sports facilities. Cash facilities.
- No bank! I do feel there are too many hairdressers & estate agents
- Banks. Police. Small shops (independents). Good public transport & available sports facilities for elderly
- Not enough parking for elderly by shops
- Gym/sports centre (if current one closes). Shops. Bank
- Banking, sport facilities at risk
- Bank, more shops
- More free parking particularly for people who work in Henley to encourage business growth. With the possible loss of the gym we could do with leisure facilities.
- Central car parking (up to 20mins)
- Shops - retail
- Would be nice if the train station was manned & the building brought back into use
- Better range of shops ie hardware
- Ironmongers shop
- Sports centre
- Gym & sports centre
- Shops
- A Bank (permanent)
- Public transport that doesn't finish before the interval at a theatre!!
- With the closure of the gym which is an outrage we need a community gym etc
- A by-pass to rid the High St of pollution
- 1) A bank, 2) Parking for residents (an insoluble problem!)
- A swimming pool so children can learn to swim and old folks can keep fit. More public transport esp to Warwick
- Sports facilities for young & people should the Wasps development occur. Entertainment for 14-18 year olds
- Public conveniences
- Have no idea! But needs something
- Bigger supermarket to avoid shopping elsewhere
- Gym if the Wasps deal goes through
- Soon to be the gym



- Parking
- Public transport. A bus to Redditch & Warwick would be of use
- Speed cameras all the way to Wootton Wawen
- Adequate parking, full time library, hardware shop, better bus services eg Warwick and Redditch, more disabled parking, swimming pool, ensure sports/gym facilities remain
- Supermarket (other than the Co-op)
- Current activities are more orientated to retirees - more need to be done for young/middle aged adults
- Variety of shops - too many estate agents
- A swimming pool. A croquet club. A Waitrose (but that's not going to happen)
- Parking & traffic control
- Not enough off road parking. Otherwise we feel privileged to live in a well provided for parish because we can afford to
- Shops, services, banks
- Improved sports opportunities. Modern community centre. 20mph speed limit on High St
- Sports facilities
- ?Sports/gym (facility being sold off by WCC!). Playing fields.
- Banking
- More free car parks
- Shopping choice is poor. Buses limited
- Depends on outcome of sports centre sale, if sold yes, sports centre
- Exercise classes for seniors & community choir
- Not yet, but will lack gym etc if this goes
- Henley is big enough to have a large gym/pool facility
- Parking at rail station W.Wawen
- Improvements on sports facilities. Shops that are useful to residents. No more offices, hairdressers, etc.
- We have a wide range of voluntary/special interest societies but no Adult Education facility
- 1) sports centre as of January) 2) pool 3) green park 4) Town centre car park due to selfish commuters/office workers filling up the Croft
- Would love a swimming pool! Can you introduce a 20mph speed limit on Henley High St? Cars speed down there particularly at night
- No banks or ATMs. Post Office regularly unmanned
- Grass cutting of verges in summer is very poor
- Social club ie British Legion, community club ie like Wythall and Hockley Heath have
- Public transport
- A bank. A retained Post Office
- Inadequate shops and poor playground facilities in parks, open spaces
- Use of village hall one night a week for 10-14 yr olds (16 plus would scorn it) - perhaps music, coke and table tennis?
- The maintenance of the level footpath from Castle Close, behind the school, to the top of Meadow Rd to allow pedestrian access to shops, GPs etc. For older residents who cannot walk up Meadow Rd
- There are no longer any banks and the shopping is dire, a better equipped pharmacy and some decent vegetable shops, an ironmonger etc. All the things that have unfortunately disappeared

- Banking, parking (free)
- A few more shops - to attract visitors so lower shop rates. Remove parking fees from the Railway Station to get cars off the road
- Concerned that Wasps Rugby Club will exclude local groups from facilities currently available!
- Play areas for young families. Car parks - a second one to the golf club entrance on the field to the north, plus the field to the east via Bear Lane
- Choice of food shops & hardware shops
- Our market
- Sports Facilities - a quality place that provides facilities such as fitness centre, swimming pool, the ability to undertake daily and weekly spin classes, boxercise classes, dance etc. together with an all weather outfield floodlit football / hockey field. A park big enough to walk through, spend time, cycle lanes and somewhere safe for children to play with football posts / running track. Yes, will cost money but increase the size of the town with better planning and attract a balanced socio-demographic for the requirements.
- Facilities for youths
- Bank and larger store as current facilities all at least 7 miles away in any direction with limited public transport. Bus route from Redditch to Warwick via Henley which would reduce commuter traffic. More for young school leavers
- Additional bus services to allow residents without transport to travel
- Henley based Police Officers, car parking for 'passing trade' shoppers, sports & leisure centre available at reasonable cost to all residents, retail market (which generates trade for local businesses) reliable Broadband, a reliable mobile phone service
- Henley cannot cope with parking now, if more homes are built the problems experienced now will only get worse!
- Better public transport links, particularly to hospitals and more variety of restaurants
- Banks or building societies
- Sports facilities

Many of the comments relate to sports facilities, shops and banking.

## Appendix D – property search

Property search within Beaudesert and Henley in Arden joint parish January 2020 (excluding listed properties, properties requiring refurbishment, with additional land, stables etc).

### For sale

Agent	Location	No of beds	Type	Price £
Knight Frank	Glenhurst Road	5	detached house	875,000
Peter Clarke & Co	Birmingham Road	4	detached house	795,000
Andrew Grant	Brook End Close	4	detached house	700,000
John Earle	Glenhurst Road	5	detached house	675,000
Peter Clarke & Co	Hunger Hill	3	detached house	625,000
Andrew Grant	Station Road	4	detached house	600,000
Andrew Grant	High Street	4	apartment	500,000
John H Cranmer & Co	The Croft	4	semi-detached house	475,000
Andrew Grant	Chingley Bank	4	detached house	450,000
Peter Clarke & Co	Millfield Court	2	town house	425,000
John Earle	Cherry Orchard	3	semi-detached house	400,000
Connells	Arden Road	4	semi-detached house	392,000
John Earle	Arden Road	4	detached house	375,000
John Earle	Mount Road	3	semi-detached house	350,000
Andrew Grant	St Johns Close	3	semi-detached house	325,000
DM&Co Homes	Birmingham Road	3	semi-detached house	325,000
Peter Clarke & Co	Fieldhouse Close	3	end of terrace house	300,000
Andrew Grant	The Croft	2	apartment	280,000
Peter Clarke & Co	Johnson Place	3	end of terrace house	279,950
John H Cranmer & Co	Riverside Gardens	2	semi-detached bungalow	269,950
Andrew Grant	The Croft	2	apartment	240,000
Peter Clarke & Co	Greengates	1	end of terrace house	230,000
Andrew Grant	Prince Harry Road	2	apartment	230,000
Peter Clarke & Co	High Street	2	maisonette	219,950
Burchell Edwards	William James Way	1	apartment	170,000
Burchell Edwards	High Street	2	apartment	135,000

### Sold within last 12 months

Date sold	Location	No of beds	Type	Price £
Oct-19	Littleworth	2	semi-detached house	250,000
Aug-19	Meadow Road	3	detached bungalow	335,000
Aug-19	High Street	2	apartment	192,500
Aug-19	New Road	3	semi-detached house	470,000
Jul-19	Mayfield Drive	3	detached house	451,000
Jul-19	Camp Lane	3	detached house	530,000
Jul-19	Greengates	1	semi-detached house	200,000
Jun-19	Meadow Road	3	semi-detached bungalow	280,000
Jun-19	Chestnut Walk	2	apartment	145,000
Jun-19	Brook End Drive	3	detached bungalow	325,000
May-19	Riverside Gardens	3	semi-detached house	371,000
May-19	Bear Lane	3	terraced house	310,000
May-19	Meadow Road	2	semi-detached bungalow	310,000
Apr-19	Fieldhouse Close	3	terraced house	280,000
Mar-19	Chingley Bank	4	detached house	420,000
Mar-19	Cherry Orchard	3	semi-detached house	305,000
Feb-19	Meadow Road	3	semi-detached house	320,000
Feb-19	Meadow Road	2	semi-detached bungalow	320,000
Feb-19	Riverside Gardens	2	semi-detached bungalow	250,000
Jan-19	The Yew Trees	2	terraced house	192,500
Jan-19	Bear Lane	2	apartment	330,000

### Average prices (using tables above)

Average house prices - for sale	
House size & type	Price £
1 bed apartment	170,000
1 bed end of terrace house	230,000
2 bed apartment	221,250
2 bed maisonette	219,950
2 bed town house	425,000
2 bed semi-detached bungalow	269,950
3 bed end of terrace house	289,975
3 bed semi-detached house	350,000
3 bed detached house	625,000
4 bed apartment	500,000
4 bed semi-detached house	433,500
4 bed detached house	584,000
5 bed detached house	775,000

<b>Average house prices - sold</b>	
<b>House size &amp; type</b>	<b>Price £</b>
1 bed semi-detached house	200,000
2 bed apartment	222,500
2 bed semi-detached bungalow	293,333
2 bed terraced house	192,500
2 bed semi-detached house	250,000
3 bed semi-detached bungalow	280,000
3 bed detached bungalow	330,000
3 bed terraced house	295,000
3 bed semi-detached house	366,500
3 bed detached house	490,500
4 bed detached house	420,000

<b>Overall average house prices</b>	
<b>House size &amp; type</b>	<b>Price £</b>
1 bed apartment	170,000
1 bed end of terrace house	230,000
1 bed semi-detached house	200,000
2 bed apartment	221,875
2 bed maisonette	219,950
2 bed town house	425,000
2 bed semi-detached bungalow	281,642
2 bed terraced house	192,500
2 bed semi-detached house	250,000
3 bed terraced house	295,000
3 bed end of terrace house	289,975
3 bed semi-detached house	358,250
3 bed detached house	557,750
3 bed semi-detached bungalow	280,000
3 bed detached bungalow	330,000
4 bed apartment	500,000
4 bed semi-detached house	433,500
4 bed detached house	502,000
5 bed detached house	775,000

Source: [rightmove.co.uk](http://rightmove.co.uk), [zoopla.co.uk](http://zoopla.co.uk), [onthemarket.com](http://onthemarket.com)

According to Land Registry records last year Henley-In-Arden, with an overall average price of £386,560, was cheaper than nearby Claverdon (£600,714), Tanworth-In-Arden (£827,055) and Lapworth (£574,183). During the last year sold prices in Henley-In-Arden were 15% down on the previous year and 7% down on 2017 when the average house price was £416,032.

## Appendix E – Home Choice Plus

Home Choice Plus is the scheme used to allocate housing association properties across the participating local authority areas, which includes Stratford-on-Avon District Council.

At November 2019 the following households with an address within Henley in Arden parish were registered.

Household type	No. of children in household	No. of households	House type/size
Single/couple	0	26	1 bed maisonette or 2 bed house
Family	1	14	2 bed house
Family	2	17	2 or 3 bed house
Family	3	2	3 or 4 bed house
Family	4	4	4 or 5 bed house
Pensioner/DLA	0	36	1 or 2 bed bungalow
Other	0	8	2 bed house

In rural areas where analysis indicates a need for 1-bed accommodation this would generally be reclassified as 2-bed accommodation as this offers greater flexibility.

If local needs properties are developed for a community as a result of information obtained through a housing survey and similar evidence it would be subject to a planning obligation limiting occupation of the homes, including any local market homes, to people with a defined local connection (as listed at Part 2 Q3 of the survey form).

## Appendix F - summary of need

ID	Local connection	Household composition	Specific housing needs	Tenure	Size & type
10	Yes	Three adults		Owner occupier	3 bed bungalow
24	Yes	One Adult	Health/mobility issue	Owner occupier	2 bed bungalow
30	Yes	Two adults, two children		Housing association rent	3 bed house
31	Yes	Two adults		Owner occupier	3 bed house
42	Yes	Three adults		Owner occupier	3 bed house
63	Yes	Two adults	Health/mobility issue	Fixed equity	2 bed bungalow
67	Yes	Two adults		Owner occupier / self build	2 bed bungalow
70	Yes	One adult		Housing association rent	1 bed maisonette
79	Yes	Two adults		Owner occupier	2 bed bungalow
81	Yes	Two adults		Owner occupier	2 bed bungalow
90	Yes	One adult		Housing association rent	1 bed maisonette
91	Yes	Two adults	Health/mobility issue	Housing association rent	2 bed bungalow
109	Yes	Two adults, two children		Housing association shared ownership	3 bed house
141	Yes	Two adults		Private rent	2 bed house
155	Yes	Two adult, one child		Owner occupier	2 bed house
172	Yes	Two adults		Owner occupier	2 bed bungalow
177	Yes	Two adults		Fixed equity or shared ownership	2 bed bungalow
197	Yes	Three adults		Housing association rent	2 bed house
209	Yes	One adult, three children		Housing association rent	3 bed house

In rural areas where analysis indicates a need for 1-bed accommodation this would generally be reclassified as 2-bed accommodation as this offers greater flexibility.