



Warwickshire  
Rural Community Council

# **Priors Marston Housing Needs Survey**

**Commissioned by  
Priors Marston Parish Council  
in partnership with WRCC**

**November 2015**

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



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## 1. Summary of Results

Approximately 250 Housing Needs Survey forms were distributed and 72 forms were returned. This equates to a response rate of 28.8%, which is considered to be good for a survey of this type.

There is an identified need for five new homes in Priors Marston parish for people with a local connection, as below:

### **Housing association rent**

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

### **Housing association shared ownership**

- 1 x 2 bed house

### **Owner occupier**

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

## 2. Introduction

Priors Marston Parish Council commissioned a local Housing Needs Survey which was distributed in September 2015 with a survey deadline return of 17<sup>th</sup> October 2015.

The aim of the survey was to collect accurate housing needs information for Priors Marston parish. This information can be used in a number of ways, but perhaps the most important is to help justify a small scheme of new homes, especially affordable homes, for people with a local connection. This type of scheme is referred to as a 'Rural Exception' scheme because the development of new homes in rural areas is an exception to normal planning policy.

The survey forms were standard documents used in parishes across Stratford district and were delivered to every home in the parish. Additional copies were available for people not currently living in Priors Marston parish. A copy of the covering letter and survey form can be seen as Appendices A1 and A2 to this report.

All households were requested to fill out Part 1 of the survey form. Part 1 is designed to collect information on household composition and property tenure, type and size. It gives an opportunity for residents to comment on specific issues in order to build up a profile of positive and negative aspects to life in the parish. This part also asks whether any member of the household had left the parish to find affordable or suitable accommodation and whether or not they would be in favour of a small scheme of new homes to meet locally identified housing needs.

Respondents were able to provide additional comments at the end of this section, which can be seen as Appendix B.

Only households with or containing a specific housing need completed Part 2 of the survey form. This part asks for the name and address of the respondent together with other sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in the strictest confidence.

Completed survey forms were posted via a 'Freepost' envelope to the Rural Housing Enabler and analysis of all the information provided took place in October 2015.

### **3. Planning Context**

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

At a local level, Stratford-on-Avon District Council is currently preparing a new local plan to guide development in the district to 2031 and beyond. Amongst other things this emerging plan aims to build upon the success of previous plans in providing opportunities for local communities to promote housing schemes, as well as other forms of development, that meet an identified local need.

There is also 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.

Your community can choose to promote a 'local needs scheme' in its own right, relying on policies in the emerging local plan, or via a neighbourhood plan. In either case a local needs scheme can include both affordable housing and local market housing. Such 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.

'Affordable housing' is defined as homes available from a housing association either to rent at a low (subsidised) rent or available on a shared ownership basis. Shared ownership is a middle ground between renting a property and full ownership whereby a 'shared owner' buys a share of the property, typically 50% initially, and pays rent on the remaining share. A 'shared owner' can usually increase their share of the property.

### **4. Results – Contextual Information**

A total of 72 survey forms were returned equating to a response rate of 28.8%.

This level of response is considered to be a good achievement for a survey of this type because people generally respond for one of three reasons:

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

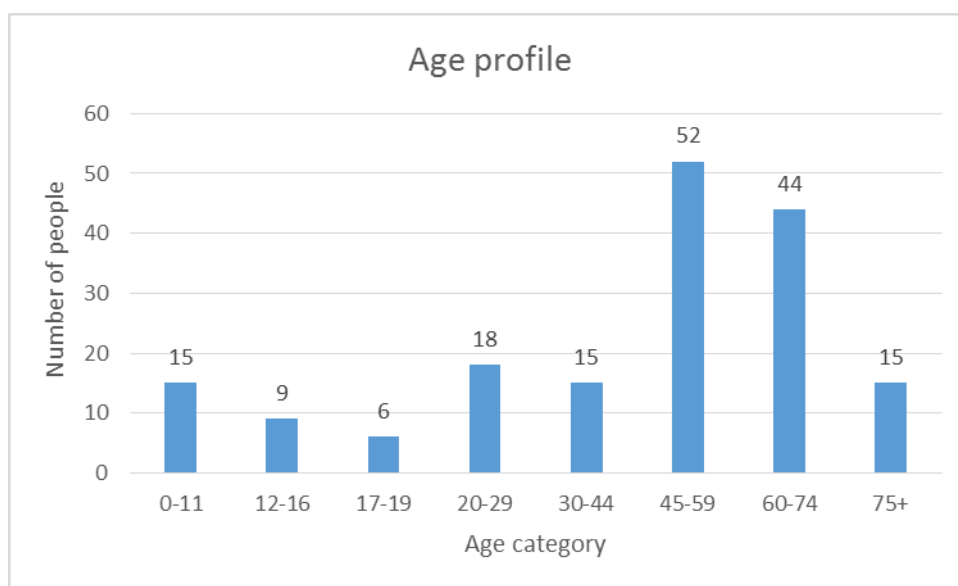
3. To state opposition to the idea of a housing scheme.

### Question 1: Your household

This question asked respondents to “specify the number of people in your household that fall into each age category”.

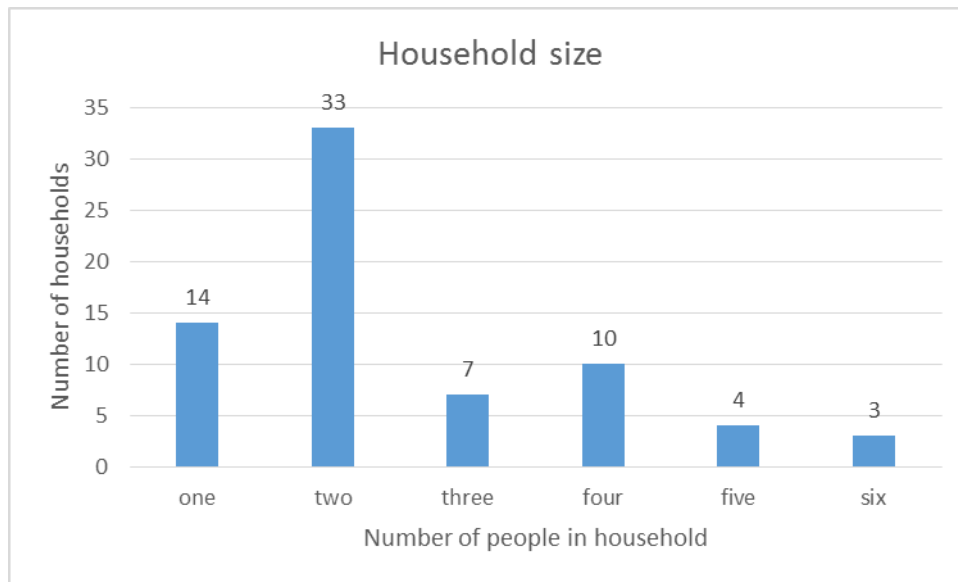
#### i) Age (71 responses)

The following chart shows the age profile of 184 people, captured by 71 of the 72 survey returns as one respondent declined to complete this section. The chart shows an ageing population, with 111 out of the 184 people aged 45 and above. It is noticeable that the age groups 17-19 years and 20–29 years are small in number, suggesting an imbalance in the age profile which may have repercussions for the long-term sustainability of the parish.



#### ii) Household size (71 responses)

The information collected from the age profile can also be used to create a profile of household size, as shown in the following chart. The chart shows a dominance of two person households as indeed do the majority of parish Housing Needs Surveys across the district. The mean average household size is 2.45 people, almost identical to the 2011 Census figure of 2.46 people (579 usual residents in households divided by 235 dwellings).



## Question 2: Education

The first part of this question asked whether respondents “have children who attend Priors School”.

Three households did not respond to this question. 65 respondents answered no. Of the four respondents who answered yes, two each have one child who attends Priors School and two each have two children who attend Priors School.

The second part of this question asked whether respondents “have children who attend another local school”. Where they answered yes they were asked to “state the number of children and school attended”.

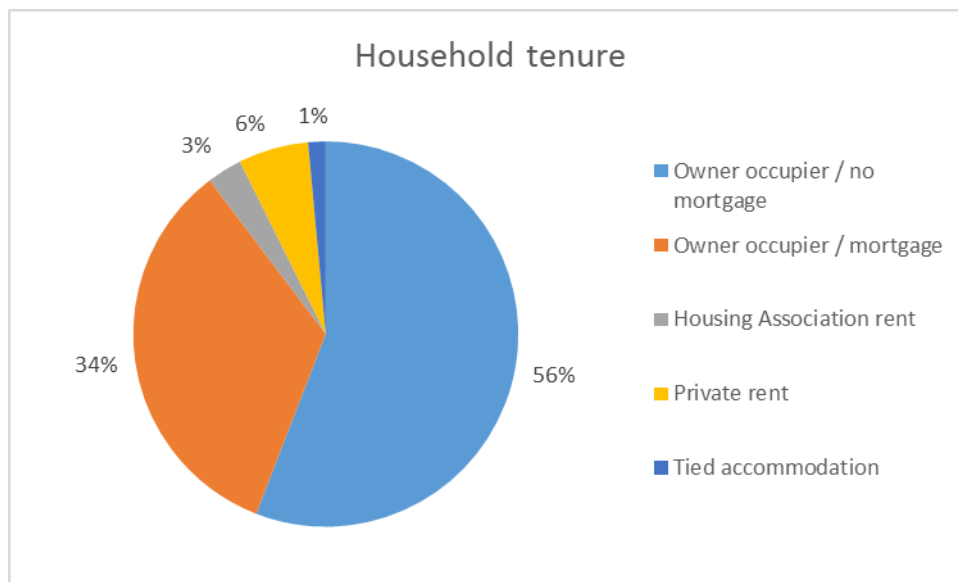
There were nine respondents, who answered as below:

- 1 x Carrolus School; 1 x Princethorpe; 1 x Uppingham School
- 1 x King's High, Warwick
- 1 x Tudor Hall, 2 x Rugby School
- 1 x Warwick School
- 1 x Warwick School
- 1 x Warwick School
- 2 x Crown Meadow, Alvechurch
- 2 x Southam College
- 2 x Southam Primary

## Q3: Your housing circumstances

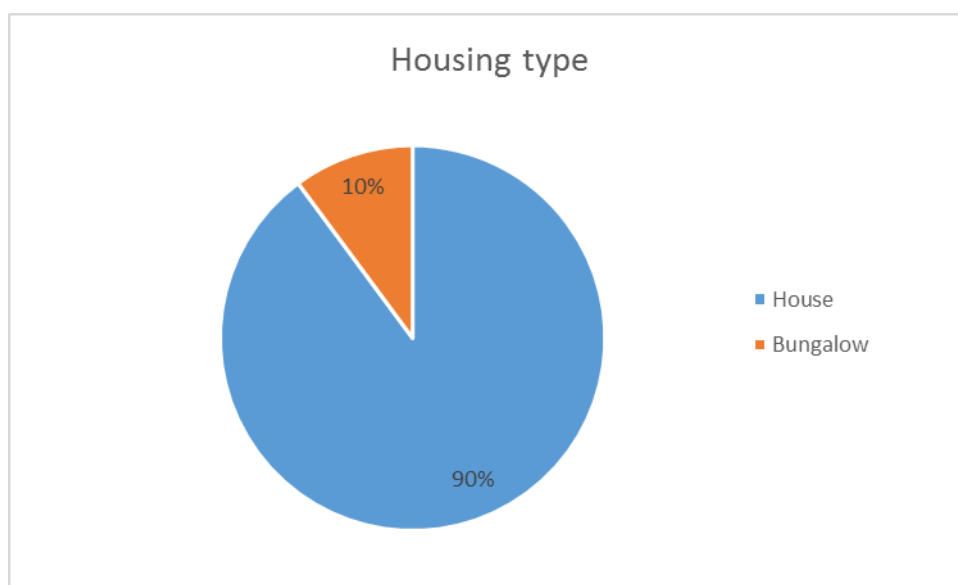
### iii) Housing tenure (68 responses)

Four respondents declined to answer this section so the following chart shows the housing tenure profile for 68 survey respondents. In a pattern typical for villages in south Warwickshire, owner-occupiers represent the majority, with 90% of the total. Tenures traditionally considered within the ‘social sector’ represent just 3% of the total.



**iv) Housing type (69 responses)**

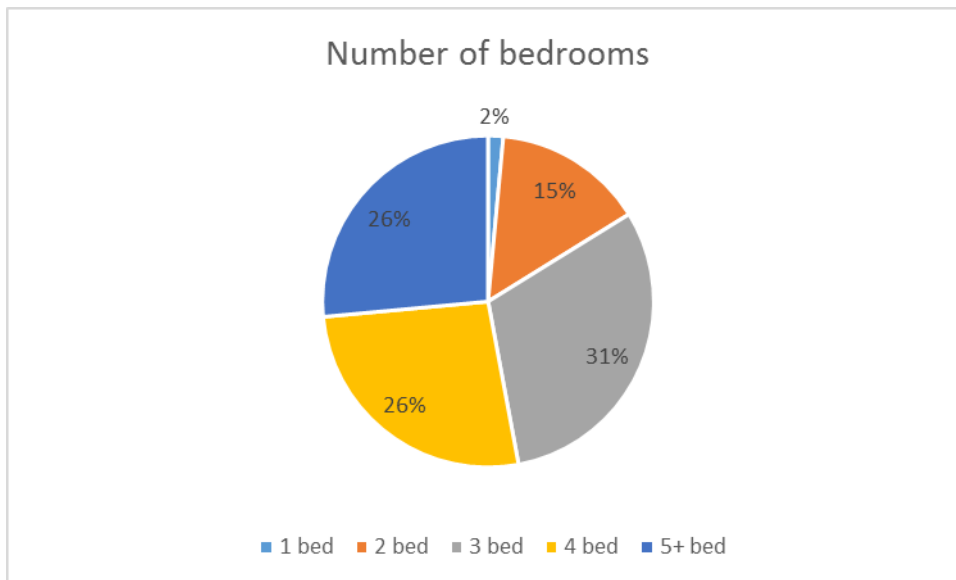
Three respondents declined to answer the question so the chart below shows the types of homes that the 69 survey respondents live in. Unsurprisingly houses represent the largest factor.



**v) Number of bedrooms (68 responses)**

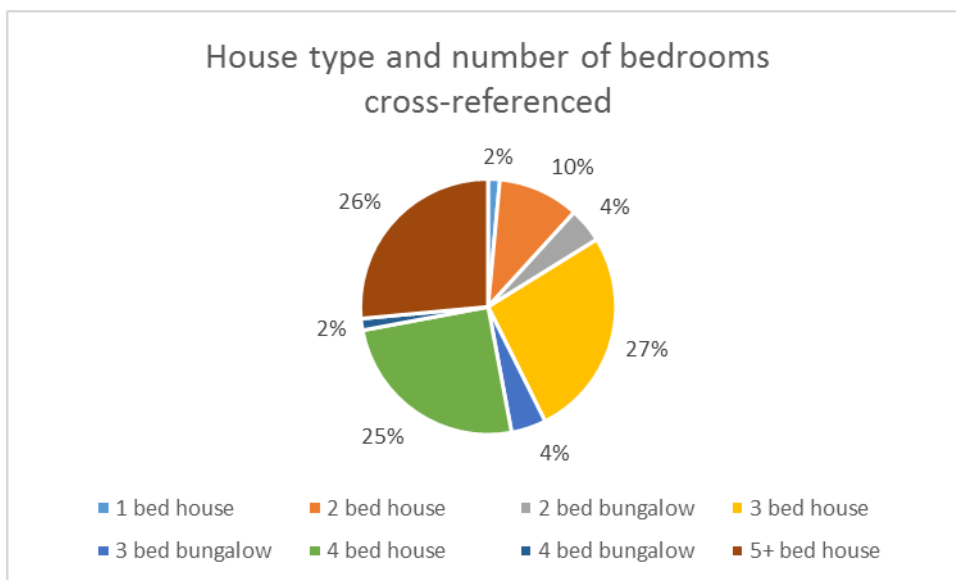
Four respondents declined to answer this question so the following chart shows the sizes of homes that the 68 survey respondents live in.





**vi) Housing type and size cross referenced**

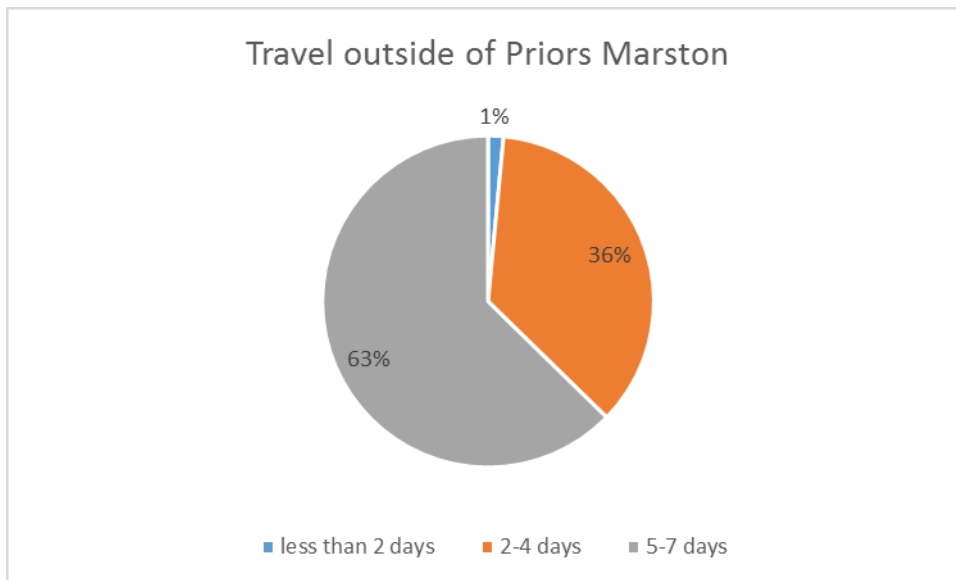
Cross-referencing the data from 4.iv and 4.v provides a combined profile of dwelling type and size. The number of 3 bed houses, 4 bed houses and 5+ bed houses are very similar.



**Q4: Transport & Travel**

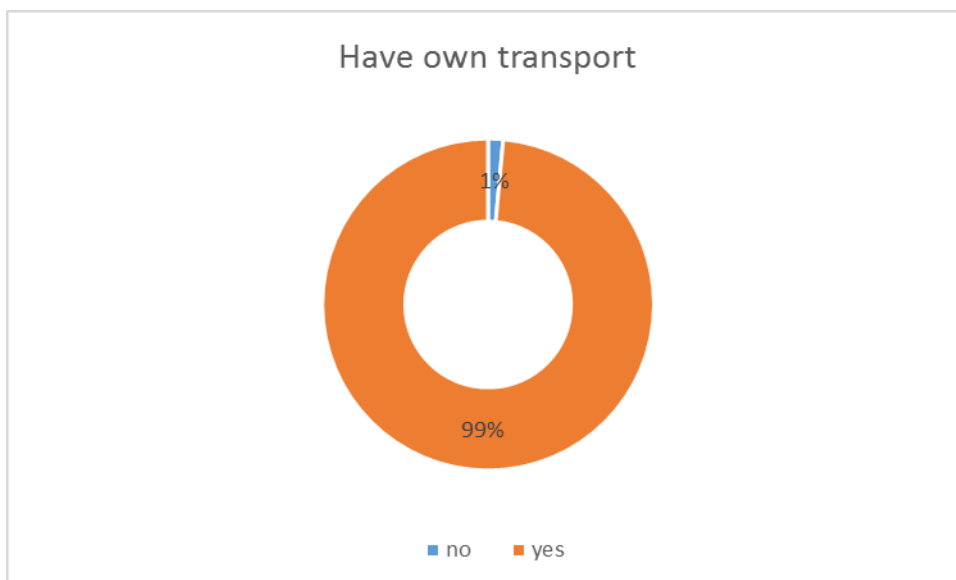
**vii) Travelling outside Priors Marston**

Respondents were asked “How often each week do you or members of your family travel outside of Priors Marston (travelling approx. 3 or more miles)?” The chart below shows the responses of the 67 respondents and indicates that the majority of respondents travel outside of Priors Marston most days.



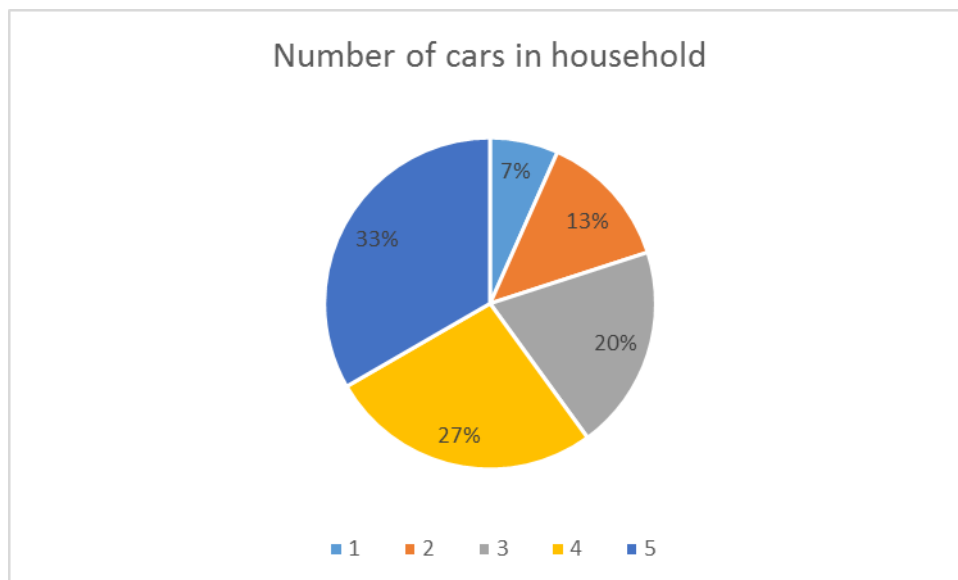
**viii) Own transport**

Three respondents declined to answer but of the remaining 69 respondents 99% have their own transport.



**iv) Number of cars in household**

Three respondents declined to answer this question so the chart below shows the responses of the 69 respondents.



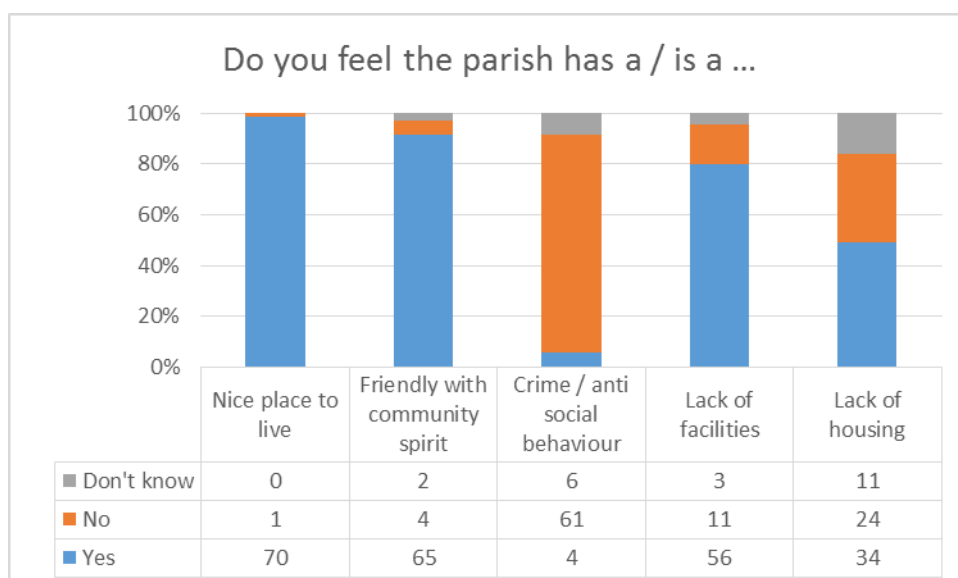
## Q5: Life in the parish

### x) Life in the parish: positive and negative aspects

The survey respondents were asked a series of questions in respect of the perceived positive and negative aspects to life in Priors Marston parish. Not all respondents answered each question within this section.

Information relating to the sustainability of a parish is important to assess whether any homes that are subsequently provided will be 'sustainable'. Ensuring that people will occupy them is a crucial consideration when proposing new homes for local people.

Respondents feel the parish is a nice place to live and the majority feel it is friendly with a good community spirit.



The majority of respondents feel there is not an issue with crime or anti-social behaviour in the parish and 80% of respondents feel that the parish lacks facilities. Almost half of the 69 respondents feel that the parish lacks housing.

Survey respondents were asked to elaborate on their views regarding a lack of facilities and a lack of housing, and these comments are reproduced below.

**xi) Lack of facilities comments:**

- As a small rural village, we are without a shop or medical centre, but those of us who chose to live here, accept these "short comings" as part of rural life.
- Good pub x 3 comments
- Lack of road drainage.
- Local shop / post office.
- No facilities lacking, given this is a village.
- Only 1 pub - more would provide competition.
- Adequate parking for residents + visitors, visible road signs, cut back hedges, navigable footpaths and a decent pub.
- Regular bus service x 17 comments.
- Shop - but one wouldn't be viable.
- Shop / post office open daily (not w/e).
- Things for youngsters.
- Library, 7 day a week pub, coffee shop, decent wi-fi, doctor, 5-a-side football pitches.
- Shop, selling everyday essentials and locally sourced goods/produce.
- Garage/petrol.
- Small shop, but I'm not sure there is sufficient demand.

**xii) Lack of housing comments:**

- 2-3 bedroom housing x 3 comments.
- For young people. There are more than enough large houses for older/wealthy people in this village.
- Affordable.
- Small, affordable houses for young or old people.
- Affordable council housing. Affordable housing for purchase.
- Modest, 2/3 bedrooms.
- Affordable housing for younger people + first time buyers.
- Low cost.
- Bungalows x 3 comments.
- First time buyer.
- First time buyer homes not luxury mansions - got plenty of them.
- 1) Shared ownership & 2) Affordable housing, for youngsters who want to stay in the village.
- Starter homes, community homes, retirement bungalows.
- Affordable starter homes.
- Affordable housing, most notably shared ownership properties.
- Good quality affordable housing.
- Affordable housing x 4 comments
- More affordable.
- Affordable housing for young people/families.
- Family housing - to keep school + shop thriving.
- Possibly starter homes.
- More 3+ bedroom affordable housing to rent.
- Low cost starter homes.

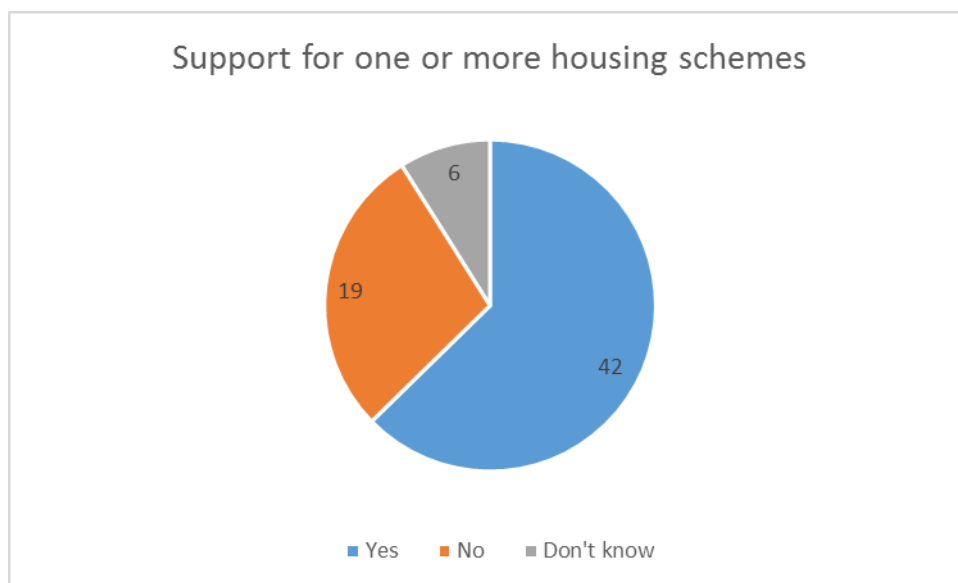
- Smaller (2-3 bedroom) houses for a) young families and b) retirees wishing to downsize.
- Demand still exceeds supply. Good quality housing that fits in or adds to the village character.

**xiii) Outward migration from the parish (66 responses)**

Survey respondents were asked whether anyone in their household had to leave the parish in the last 5 years because no affordable / suitable housing was available. Four respondents stated this had happened in their household.

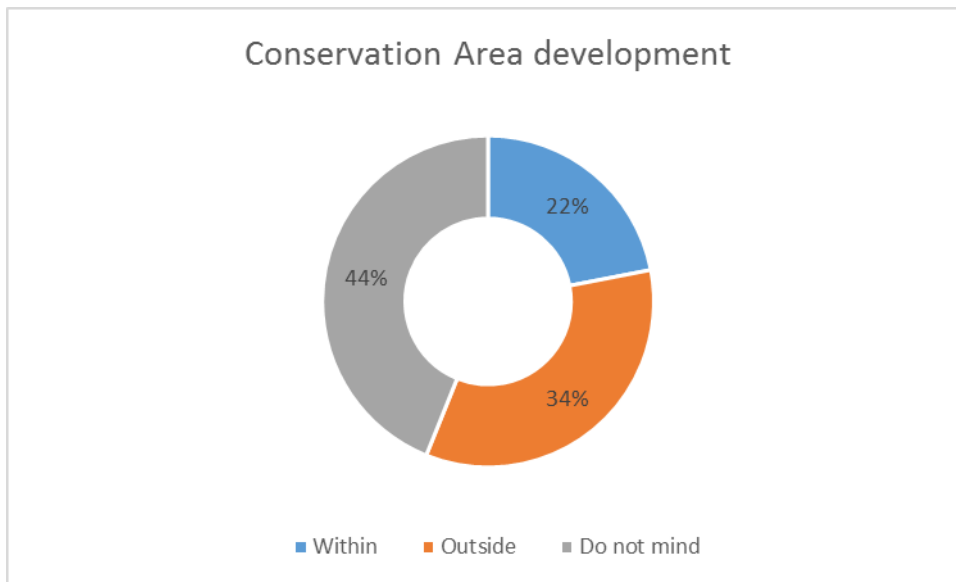
**xiv) Support for one or more housing schemes (67 responses)**

This chart shows the response to the question “Would you be in favour of one or more housing schemes based on the needs of LOCAL people being built in the parish?” 63% of respondents are in favour, with only 28% against.



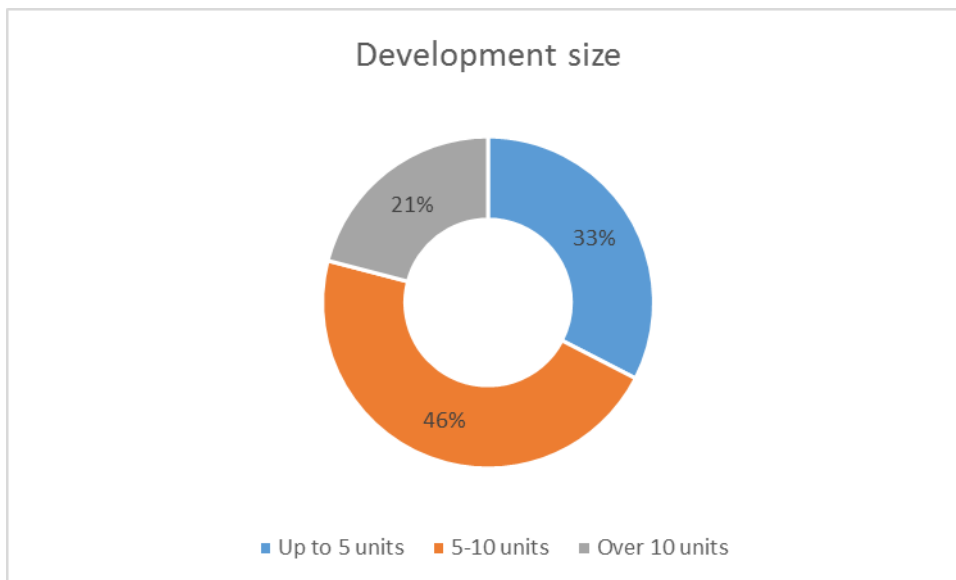
**xv) Development within the Conservation Area**

Where respondents had answered yes to the above question they were asked to indicate whether the development should be within or outside of the Conservation Area. Of the 41 responses more people would like to see development outside of the Conversation Area than within it.



**xvi) Development size**

Respondents were asked “what size should the development be?” Of the 43 responses the option ‘5-10 units/properties’ was the most popular size.



**5. Results – Housing Needs Information**

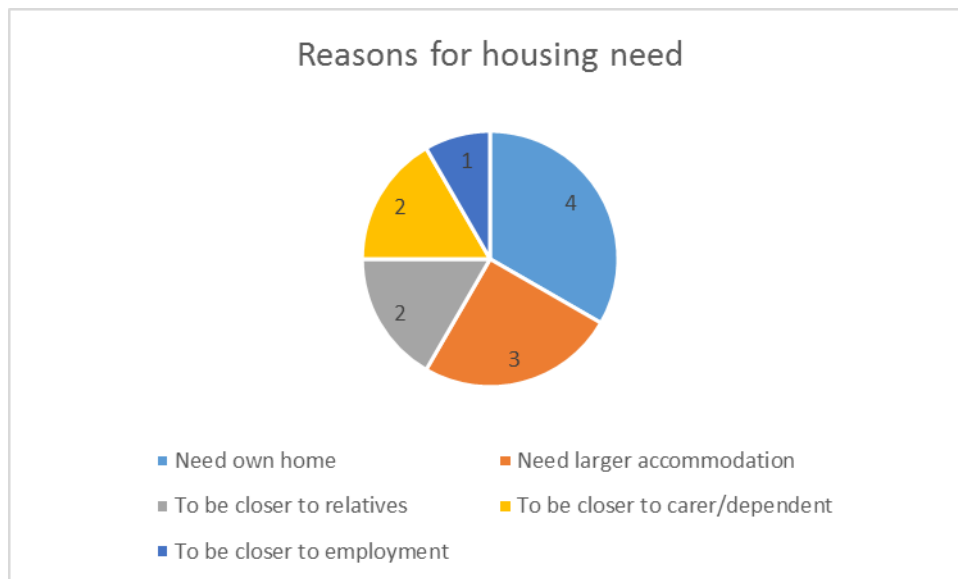
Of the 72 responses to the survey, six individuals or households expressed a need for alternative housing. However, one of the responses was discounted as the respondent did not supply enough information to afford a proper analysis and no contact details were provided to enable the necessary information to be obtained.

Section 5 provides a detailed breakdown of information from the remaining five respondents and a full breakdown of the needs can be seen at Appendix C to this report.

Information provided in response to some of the questions within this section has helped with the analysis but is private and confidential and therefore not reproduced within this report.

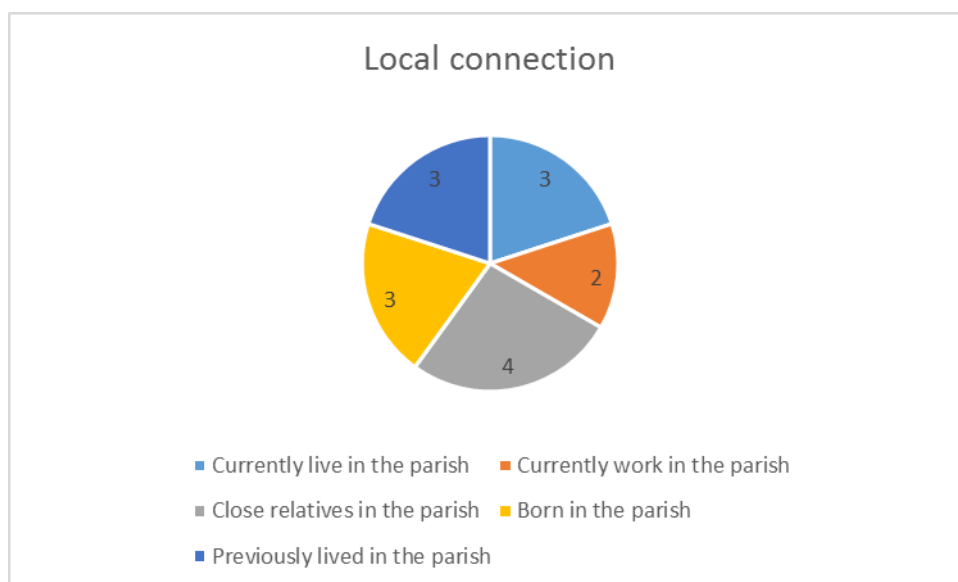
**i) Reason/s for housing need**

Respondents were asked why they needed alternative housing and the following chart shows the reasons for the housing needs. The five respondents were able to indicate more than one reason for need.



**ii) Local connection**

All five respondents indicated that they have a local connection and the chart below shows the types of local connection they have. Respondents were able to indicate more than one type of local connection.

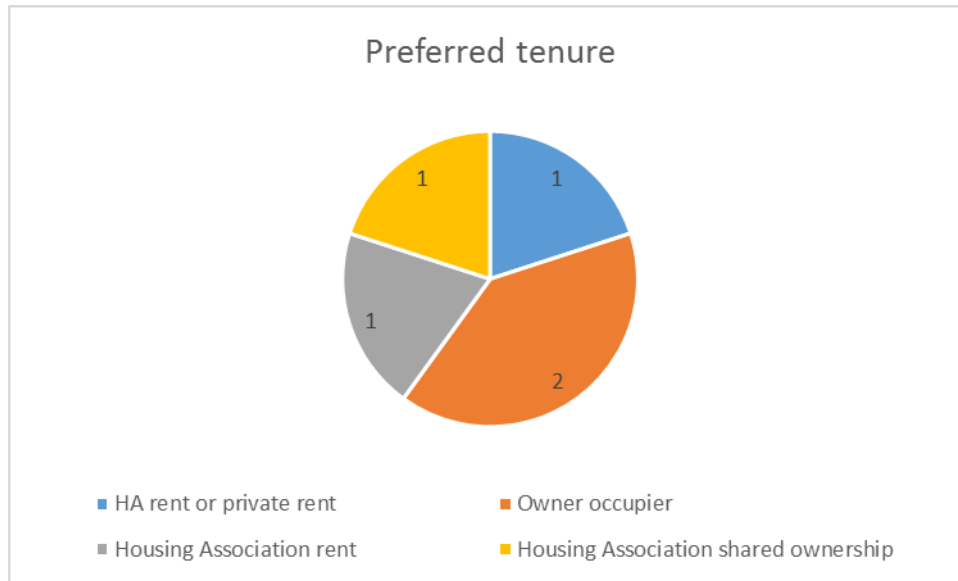


**iii) Housing waiting list**

Three of the five respondents indicated that they are registered on the Stratford District Council housing waiting list.

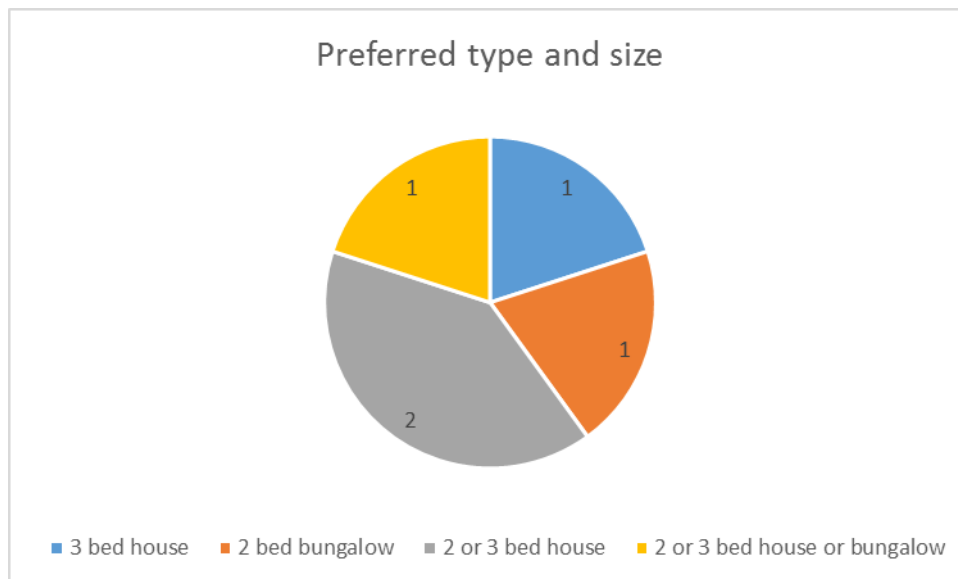
#### iv) Preferred tenure

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



#### iv) Preferred type and size

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



### 6. Determination of Specific Housing Needs

Where a respondent indicates a preference for shared ownership their ability to enter into a shared ownership arrangement is assessed. The mortgage the respondent could raise is compared against a 50% share (the usual starting % for shared ownership) of a comparable owner-occupied property, as demonstrated through the research shown in Appendix D to this report. Having assessed whether the respondent could afford to enter into a shared ownership arrangement if they could not do so they are re-classified as being in need of rented accommodation from a housing association.



## 7. Conclusion

There is a need for five new homes in Priors Marston parish for people with a local connection and the specific need is for:

### **Housing association rent**

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

### **Housing association shared ownership**

- 1 x 2 bed house

### **Owner occupier**

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

## 8. Recommendation

It is recommended that an exercise is carried out to identify a suitable piece of land to meet the five housing needs identified by this survey.

Partners in the land identification exercise should include:

- Priors Marston Parish Council
- Stratford on Avon District Council
- Warwickshire Rural Housing Association
- Local landowners
- Rural Housing Enabler for WRCC

Any new homes that are intended to meet the needs described in Section 7 should be accompanied by an appropriate planning obligation to restrict occupancy of the homes to people with a local connection, as described in Section 3 of this Report.

## 9. Acknowledgements

Gratitude is expressed to Priors Marston Parish Council together with all those who helped to deliver the survey forms across the parish.

## 10. Contact Information

Helen Keeves - Clerk to Priors Marston Parish Council

Tel: 01926 633338

Email: [helen@priorsmarston.org](mailto:helen@priorsmarston.org)

Sarah Brooke-Taylor - WRCC Rural Housing Enabler

Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF

Tel: (01789) 842182

Email: [sarahbt@wrccrural.org.uk](mailto:sarahbt@wrccrural.org.uk)

**Priors Marston Parish Council**  
**Housing Needs Survey**

October 2015

Dear Householder

The Parish Council is updating its village plan, and needs to respond to the proposed local housing developments set out in Stratford District Council's core strategy. The Parish Council would also like to ensure that there will be sufficient affordable and sustainable housing in Priors Marston.

To properly assess the housing needs in Priors Marston 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.** The questions in the first part of the survey will help to compile a profile of residents and some general points about life in the parish. 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 alternative housing are requested to complete both parts 1 & 2.

The survey is being carried out in partnership with Warwickshire Rural Community Council (WRCC). When the survey is complete the Parish Council will consider the results of the survey and work together with WRCC and Stratford-on-Avon District Council to explore how any needs can be addressed.

**PLEASE NOTE that people in housing need do not have to be living in Priors Marston parish at the present time.** They do, however, need to have a strong local connection, e.g. they work in the parish, previously lived in the parish but moved away to find affordable/suitable housing or they have a close relative in the parish. If you know of anyone with a strong connection to the parish, who is interested in living in Priors Marston but are currently living elsewhere please encourage them to contact Sarah Brooke-Taylor, Rural Housing Enabler for WRCC on 01789 842182 or email [sarahbt@wrccrural.org.uk](mailto:sarahbt@wrccrural.org.uk) so that 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 analysis will be carried out independently by WRCC and it will retain all survey forms.

**Stratford-on-Avon District Council's housing waiting list.**

Application forms are available by telephoning 01789 260861/2/4, by emailing [housingadviceteam@stratford-dc.gov.uk](mailto:housingadviceteam@stratford-dc.gov.uk) or by download from [www.homechoiceplus.org.uk](http://www.homechoiceplus.org.uk).

Forms should be returned by Saturday 17<sup>th</sup> October 2015 in the 'Freepost' envelope provided.

Thank you for your help in conducting this survey.

Yours sincerely

Helen Keeves  
Clerk to Priors Marston Parish Council

## Appendix A2

### Housing Needs Survey for Priors Marston parish

#### Part 1 – to be completed by the head of the household

##### Q1: Your household

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

0-11 yrs	<input type="text"/>	12-16 yrs	<input type="text"/>	17-19 yrs	<input type="text"/>	20-29 yrs	<input type="text"/>
30-44 yrs	<input type="text"/>	45-59 yrs	<input type="text"/>	60-74 yrs	<input type="text"/>	75+ yrs	<input type="text"/>

##### Q2: Education

Do you have children who attend Priors School? Yes / No If yes, how many? \_\_\_\_\_

Do you have children who attend another local school? Yes / No

If yes, please state number of children and school attended:

School \_\_\_\_\_ No of children \_\_\_\_\_

School \_\_\_\_\_ No of children \_\_\_\_\_

School \_\_\_\_\_ No of children \_\_\_\_\_

##### Q3: Your housing circumstances (please tick)

Own your home / no mortgage	<input type="checkbox"/>	Housing association rent	<input type="checkbox"/>
Own your home / mortgage	<input type="checkbox"/>	Housing association shared ownership	<input type="checkbox"/>
Rent privately	<input type="checkbox"/>	Tied accommodation	<input type="checkbox"/>
Live with parents	<input type="checkbox"/>	Live with friends	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>		

House type (please tick)

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

Number of bedrooms (please tick)

1	<input type="checkbox"/>	2	<input type="checkbox"/>	3	<input type="checkbox"/>	4	<input type="checkbox"/>	5+	<input type="checkbox"/>
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##### Q4: Transport & Travel

How often each week do you or members of your family travel outside of Priors Marston (travelling approx. 3 or more miles)? (please tick)

5-7 days	<input type="checkbox"/>	2-4 days	<input type="checkbox"/>	Less than 2 days	<input type="checkbox"/>
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Do you have your own transport? Yes / No

Number of cars in household

Do you use the community transport system? Yes / No

**Q5: Life in the parish** (please tick)

	Yes	No	Don't know
Is the parish a nice place to live?			
Is the parish friendly with good community spirit?			
Is crime / anti-social behaviour an issue in the parish?			
Does the parish lack any facilities?			
If yes, what facilities?			
Does the parish lack any housing?			
If yes, what type of housing?			
Has anyone in your household had to leave the parish in the last 5 years because no affordable and or suitable housing was available?			
Would you be in favour of one or more housing schemes based on the needs of LOCAL people being built in the parish *			

\* If yes, should the development be? (please tick one)

Within Conservation Area  Outside Conservation Area  Do not mind

What size should the development be? (please tick)

Up to 5 units/properties  5-10 units/properties  Over 10 units/properties

Any additional comments

**Part 2 – to be completed only if someone in your household has an unmet housing need in Priors Marston. Please complete this section for each housing need.**

**Q6: Details of all household members seeking housing and contact details**

Title	Surname	First name	Relationship to you	Date of birth

Your contact details	
Name	
Address	
Telephone number	
Email address	

**Q7: Your current housing** (please tick)

Own your home / no mortgage	<input type="checkbox"/>	Housing association rent	<input type="checkbox"/>
Own your home / mortgage	<input type="checkbox"/>	Housing association shared ownership	<input type="checkbox"/>
Rent privately	<input type="checkbox"/>	Tied accommodation	<input type="checkbox"/>
Live with parents	<input type="checkbox"/>	Live with friends	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>		

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

Number of bedrooms

**Q8: Why do you need alternative housing?** (please tick all that apply)

Need larger accommodation	<input type="checkbox"/>	Need smaller accommodation	<input type="checkbox"/>
Need physically adapted home	<input type="checkbox"/>	Need less expensive home	<input type="checkbox"/>
Need to be closer to relatives	<input type="checkbox"/>	Need to be closer to employment	<input type="checkbox"/>
Need to be closer to a carer or dependent	<input type="checkbox"/>	Need own home	<input type="checkbox"/>
Other (please specify below)	<input type="checkbox"/>	Need supported or specialised accommodation (please specify below)	<input type="checkbox"/>

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

**Q9: Local connection**

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

Currently live in the parish?		If so, for how long?	years
Previously lived in the parish?		If so, for how long?	years
Currently work in the parish?		If so, for how long?	years
Close relatives in the parish?			
Born in the parish?			

**Q10: Housing waiting list** (please tick)Are you on the District Council's housing waiting list? Yes  No 

You should go on this list if you have not already done so and details are included within the covering letter.

**Q11: Type of housing required** (please tick)

Housing association rent  Housing association shared ownership (part rent, part buy)   
 Owner occupier   
 Private rent

House  Bungalow  Other (please specify) Number of bedrooms **Q12: Financial information**

Please specify basic annual household income (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 accommodation is required at what price range are you looking to purchase (please tick all that apply)?

Up to £199,999		£200,000-£249,999		£250,000-£299,999	
£300,000-£349,999		£350,000-£399,999		£400,000+	

If you require a shared ownership or owner occupied home what is the maximum amount your household could afford?

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

Thank you for completing this form. This data is collected for the purpose of identifying housing need only and will not be used for any other purpose.

**Please return in the FREEPOST envelope by 17<sup>th</sup> October 2015.**

If you have questions regarding this survey or you require additional survey forms please contact  
 Sarah Brooke-Taylor, Rural Housing Enabler at WRCC.  
 Telephone: 01789 842182 / email: sarahbt@wrccrural.org.uk

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## Appendix B

At the end of Part 1 respondents were able to provide additional comments and these comments are reproduced below, whole and verbatim.

- Further properties could be built on unused "wild garden" in Bradshaw Close.
- 1. The village is mostly made up of lifestyle properties of high monetary value. Many of these are further developed to be even bigger or more luxurious. 2. Since many residents in council houses took up their 'Right to Buy', there has been only the Bradshaw Close development to replenish affordable housing in Priors Marston. This is insufficient. Many young Priors Marstoners leave the village because they have no reasonable alternative. Mr Cecil, owner of the Manor House, had plans for a retirement development in the village. This is not needed. ....Had he suggested a development of affordable housing this would have been welcomed by many in the village.
- We only need bungalows for old people of the village.
- I have assumed that this refers to a one off application - not a regular repeat.
- The houses should be small, suitable to the village environment in architecture with attractive surrounding landscaping - lawns, trees, shrubs. The houses on Bradshaw Close look so barren. Many of the new houses built in the village have been large "executive" type houses - we don't need any more.
- Housing scheme should be in keeping with current architecture - not like the last one - wrong stone!!
- Consider smaller 1/2 bed properties for older single people who might want to downsize and free up larger properties. Lessons should be learned from affordable developments at Bradshaw Close which does not feel part of the village and some of the properties were faced in Cotswold stone which is out of keeping with the rest of the village. The development was unimaginative and does not enhance the village environment.
- Small developments in immediate proximity to village but not infilled into any green space in village. We still want to live in village not small built up "town".
- The village inhabitants are mainly elderly. In order for any real community spirit to survive we need to make affordable housing available to young people & young families. We need to be able to inject some life into the village, to support the school and the life of the community. We certainly do not need retirement accommodation which has been suggested.
- The village and country needs more housing. Priors Marston should allow more housing 'but' they must add to the village character - good quality, materials sympathetic to the surroundings. The affordable houses built some years ago do not fit this criteria, the housing is not in keeping with the village character.
- 1) Recent years have shown a reduction in "affordable" houses including council and pensioner. Priors Marston is now a village of older and financially comfortable people. The demographics are now out of balance. There is a desperate need for shared ownership and affordable (purchase and rent) to redress the balance and keep our youngsters in the village. 2) Priors Marston pays its fair share of local taxes but its services are sadly lacking. We need our streets cleaned, paths maintained and ditches cleared. The only satisfactory council service here is refuse collection.
- Small new settlements should be preferably within or on the edge of the villages & should preferably be brownfield sites, former farm buildings, old garages, and infill. Greenfield should be the last resort after other more suitable sites have been utilised. Greenfield is fine but only then. Developments should be high quality, architecturally interesting and 2 & 3 bedroom with small but private gardens & sufficient car parking spaces, to keep cars off the road.
- The affordable housing built on the Southam Road is a good example of local needs. Except for the catastrophic oversight of the colour of stone used.

- I am opposed to development within the confines of the village (new build), however I can see the need for a limited amount of new properties on the arterial routes to the village as long as they are varied and keeping with the 'feel' of the village (not just generic new-builds).
- I do not think that we need to restrict housing to local people. It is good to diversify & bring in new blood. Property development should be proportional so not large - 10 or more - developments as it would destroy the village.
- We are in favour of infill housing in the Conservation area to meet the needs of lower income/local people.
- Within Conservation area - up to 5 properties. Outside Conservation area - over 10 properties.
- The problem with housing schemes is that they cannot satisfy everyone's needs all the time and therefore they become a short term fix only & is not sustainable. We are generally in favour of some relaxation of planning but some controls of size, style & placement need to be maintained.
- For the size of the village we feel that there is a good mix of housing.
- I have answered NO to the last question. If ?? housing is needed for local people, there could be no objection, but the term local is not defined. I believe in recent years most of the existing Housing Ass. Properties when becoming vacant have been allocated to people without any village connects.
- There is plenty of housing in the village. Please protect our community, the conservation area and the green belt. The lack of facilities, the narrow roads and lack of public transport make this village unsuitable for even more development. There has been a lot of property for sale in the last few years, much of which was slow to sell, therefore there is not demand for more property as shown by market forces!
- Any further development would change character of Priors Marston so strongly against it. Understand need of housing for young people but Priors Marston is not appropriate.
- We do not believe there is adequate infrastructure to support additional housing. Of particular concern is the drainage system. In periods of heavy rainfall our drains cannot cope & properties & roads are flooded. Additional building would only add to this problem.
- There is no need to have a 'scheme' or 'development'. There is space within the conservation area/village itself for individual houses or pairs. The LAST thing we should contemplate is a 'development' of new houses stuck on the edge of the village. The character of the village is too precious for the convenience and profit of developers to be given ANY consideration.
- Additional building would spoil the village.
- I believe an application for a retirement dwelling(s) has been made and I would not be adverse to this type of development. I would not be keen on multiple residential developments being built as these would not be in-keeping with the rest of the village.
- Need a shop and local bus service to Daventry or Southam.



## Appendix C

ID	Local connection verified	Household composition	Reason/s for need	Specific housing needs (eg disability requirements)	Preferred tenure	Preferred size/type	Actual tenure	Actual size/type
58	Yes	Two adults, two children	Larger accommodation	No	Housing association rent or private rent	3 bed house	Housing association rent	3 bed house
39	Yes	Two adults	Own home	Will lose home in 2016	Housing association rent	2 bed bungalow	Housing association rent	2 bed bungalow
31	Yes	One adult	Larger accommodation, closer to relatives, closer to carer/dependent, closer to employment, own home	No	Owner occupier	2 or 3 bed house	Owner occupier	2 or 3 bed house
32	Yes	Two adults	Larger accommodation, closer to relatives, closer to carer/dependent, own home	No	Owner occupier	2 or 3 bed house	Owner occupier	2 bed house
51	Yes	Two adults	Own home	No	Housing association shared ownership	2 or 3 bed house or bungalow	Housing association shared ownership	2 bed house

## Appendix D

Property search 26 October 2015 (Priors Marston and surrounding villages, £300K and less, excluding character properties).

Agent	Street	Settlement	No of beds	Type	Price £
insidehomes	Hardwick Road	Priors Marston	2	house	300,000
Taylor Wimpey	Byfield Road	Woodford Halse	4	house	260,000
Connells	St Lawrence Close	Napton	3	house	250,000
Connells	Central Avenue	Woodford Halse	4	house	250,000
Taylor Wimpey	Byfield Road	Woodford Halse	3	house	245,000
Hawkesford	Tuckwell Close	Stockton	3	house	230,000
Mark Belcher	Larch Close	Woodford Halse	3	house	229,950
Loveitts	Hillside Croft	Napton	3	house	229,950
Mark Belcher	Byfield Road	Woodford Halse	3	house	219,950
Connells	Becks Close	Stockton	2	house	215,000
Taylor Wimpey	Byfield Road	Woodford Halse	3	house	210,000
Hawkesford	George Street	Stockton	3	house	210,000
Mark Belcher	Birch Close	Woodford Halse	3	house	209,950
Hawkesford	Elm Row	Stockton	3	house	189,950
Lawrence Tremayne	Bankside	Woodford Halse	2	house	146,950

Type	Average £	Average £ -5%
2 bed house	220650	209617.5
3 bed house	222475	211351.25
4 bed house	255000	242250