



WELLESBOURNE HOUSING NEEDS SURVEY

**Commissioned by
Wellesbourne Parish Council
in partnership with
Warwickshire Rural Community Council**

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1. Summary of Results.

Wellesbourne is the 5th largest settlement in Stratford-on-Avon District and a Housing Needs Survey of this size is a significant undertaking ; Wellesbourne Parish Council should be given due credit for commissioning the Survey.

Approximately 2,500 Housing Needs Survey forms were distributed and 753 forms were returned. This equates to a response rate of 30%.

A response rate of 30% is considered good for a Survey of this type.

This is significantly higher than the response rates for recent Surveys in similar sized settlements ; 12% in Southam and 16% in Studley.

Indeed, the response rate is similar to that achieved for the recent Wellesbourne and Walton Parish Plan.

51 Survey respondents expressed a need for alternative housing.

4 of these were subsequently discounted because they appear to be meeting, or appear able to meet, their own housing needs.

The remaining 47 specific housing needs are for ;

Rented from a Housing Association

15 x 2 bedroom houses
9 x 2 bedroom bungalows
8 x 3 bedroom houses
2 x 4 bedroom houses

Shared Ownership

3 x 2 bedroom houses

Local Market Ownership

2 x 2 bedroom houses
5 x 2 bedroom bungalows
1 x 3 bedroom house
2 x 4 bedroom houses

These results are consistent with the responses to Q45 of the Parish Plan Questionnaire ; "Is your present accommodation suitable for your needs ?" 45 respondents answered "No" to this question.

However, this housing need is significantly lower than the last available Housing Register data (October 2008) which indicated 144 households with a local connection to Wellesbourne seeking accommodation in the Village.

2. Introduction.

Wellesbourne Parish Council commissioned a local Housing Needs Survey in May and June 2011.

The aim of the Survey was to collect accurate housing needs information for Wellesbourne Parish.

Housing needs information can be used in a number of ways, but perhaps the most important is to help justify new homes, especially affordable homes, for people with a local connection.

New homes may come about through two different routes ;

- Sites that are proposed for allocation for housing development, as defined by the emerging Stratford on Avon District Local Development Framework Core Strategy.
- Sites that come forward through the 'Local Choice' initiative, as defined by the Stratford on Avon District Local Plan 1996-2011 and likely to be carried forward as per the emerging Core Strategy.

The Survey form was essentially a standard document used in Parishes across Warwickshire. A copy of the Survey form was delivered to every home in the Parish.

Additional copies of the form were available for people not currently living in Wellesbourne, but with a strong connection to the Parish, as well as for households in which more than one housing need existed, eg households with two adult children needing independent accommodation. A copy of the Survey form can be seen as Appendix A to this Report.

All households were requested to fill out Part 1 of the Survey form. The first segment in Part 1 was designed to collect information on household composition and property tenure, type and size. The second segment was 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. The final segment asked 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 one or more small housing schemes to meet locally identified housing needs.

Only households with or containing a specific housing need were asked to complete Part 2 of the Survey form. This asked for respondents' names and addresses and other sensitive information, eg 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. Analysis of all the information provided took place in June, July and August 2011.

3. Planning Context.

Planning policy at all levels (national, regional and local) imposes general restraint on new housing development in rural areas. However, there are certain exceptions to this restraint. These exceptions can be broadly summarised as follows ;

- Homes on proposed allocation sites, as defined by the emerging Stratford on Avon District Local Development Framework Core Strategy.
At the time of writing this Report, one housing site had been proposed in the Consultation Core Strategy February 2010. This was land to the east of Ettington Road (Policy WELL.1 of the Consultation Core Strategy).
In addition, a number of other sites on the edge of Wellesbourne are being promoted by landowners and developers for housing. These need to be assessed by Stratford District Council and a position taken on which, if any, to identify in the next draft of the Core Strategy that is due to be produced by the end of 2011.
- Homes on sites that come forward through the 'Local Choice' initiative, as defined by the Stratford on Avon District Local Plan 1996-2011. The 'Local Choice' initiative is a tool for use by rural communities to deliver new homes. The rationale of the policy is to give rural communities the opportunity to address their own local needs, as opposed to the traditional 'top-down' approach to planning. Developments brought forward under the 'Local Choice' initiative can include both affordable housing and local market housing. It is expected that the 'Local Choice' initiative will be carried forward to the emerging Core Strategy.

'Local need' refers to need originating or relating to the settlement in question, ie Wellesbourne.

A household is considered to have a local connection if it meets one or more of the following **'Local connection criteria'** ;

- An individual who was born in the Parish
- An individual who currently lives in the Parish and has done so for at least 12 months
- An individual who was resident in the Parish for at least 3 continuous years but has left in order to find suitable accommodation

- An individual who works full time in the Parish and has done so for at least 12 months
- An individual with a close family member, ie mother, father, brother or sister, son or daughter resident in the Parish for at least 3 continuous years

‘Affordable housing’ is defined as homes available to rent through a Housing Association at a low (subsidised) rent or homes available on a shared ownership basis. Shared ownership (sometimes known as ‘HomeBuy’) is a middle ground between renting a property and full ownership. A ‘shared owner’ buys a share of the property, typically 50% initially, and pays rent to a housing provider, usually a Housing Association, on the remaining share. A ‘shared owner’ can usually increase their share of the property up to a certain limit, but they are not able to buy the property outright (under current legislation).

‘Local Market Ownership’ or ‘Owner-occupier housing’ is defined as homes available to buy outright.

All new homes provided under Policy COM.1 would be subject to a planning obligation, referred to as a **‘Section 106 Agreement’**. This limits occupation of the homes, including any local ownership or owner-occupier homes, to people with a local connection, at least in the first instance. It would also seek to ensure than any affordable homes remain ‘affordable’ in perpetuity.

4. Results – Contextual Information.

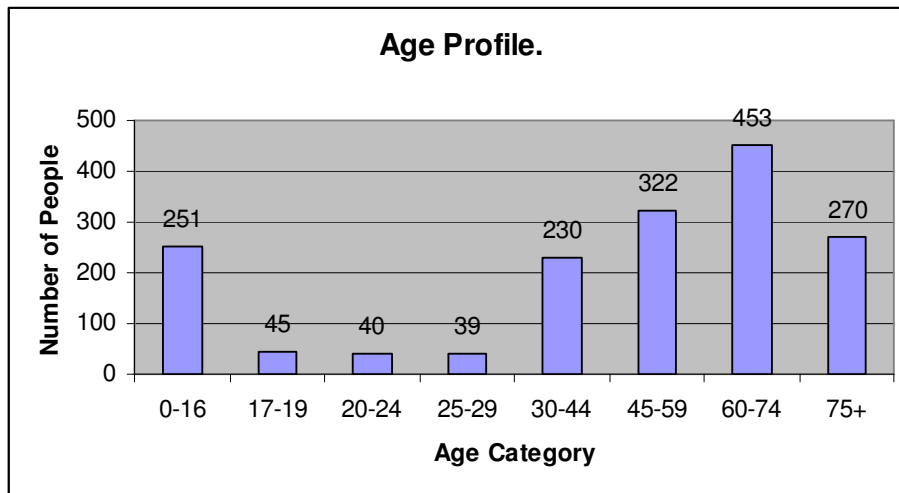
A total of 753 Survey forms were returned equating to a response rate of 30%.

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

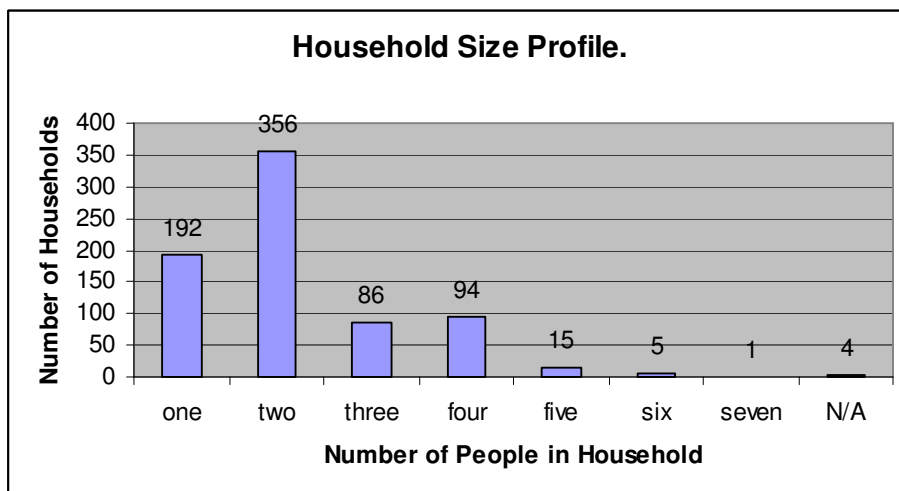
i) Age Profile (753 responses, 1,650 people).

The following chart shows the age profile captured by the Survey returns. The chart shows an ageing population, with 1,045 out of the 1,650 people aged 45 years and above. Encouragingly though, the number of children in the age bracket 0–16 years and adults in the age bracket 30-44 years indicates a relatively high number of young families. In terms of the future sustainability of the Parish, this is a healthy sign.



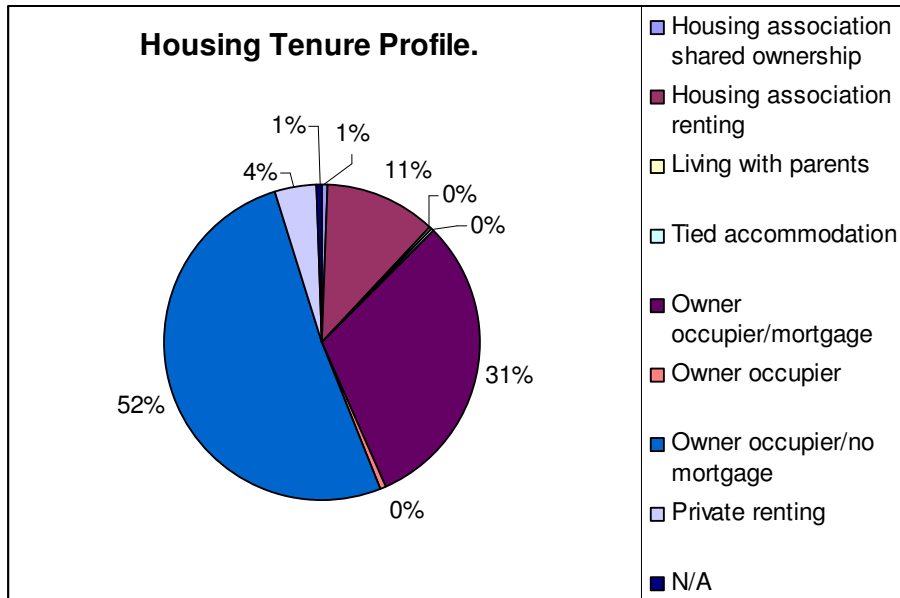
ii) Household Size Profile (753 responses).

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 2 person households as indeed do the majority of local Housing Needs Surveys. The mean average household size is 2.19 people, slightly lower than the 2001 Census figure for Wellesbourne, which was 2.35 people.



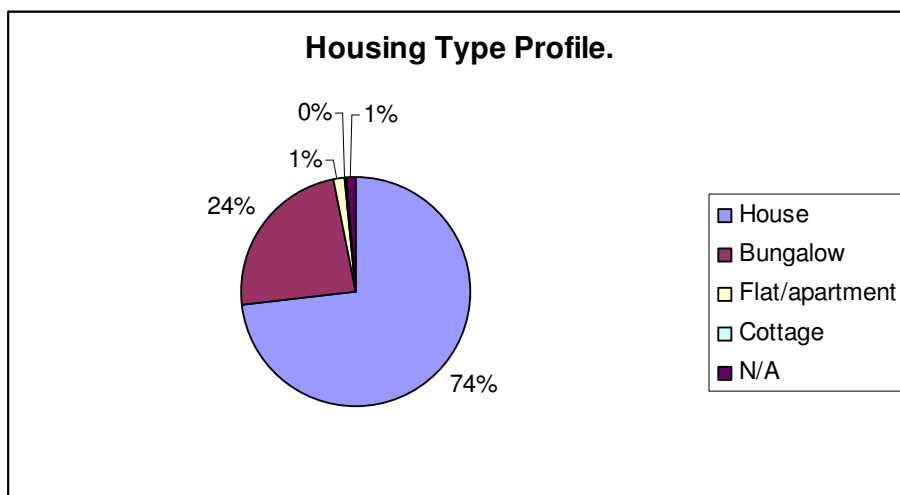
iii) Housing Tenure Profile (753 responses).

The following chart shows the housing tenure profile for the Survey respondents. In a pattern typical for south Warwickshire settlements, owner-occupiers represent 83% of the total. Tenures traditionally considered to be within the 'social sector' represent 12% of the total.



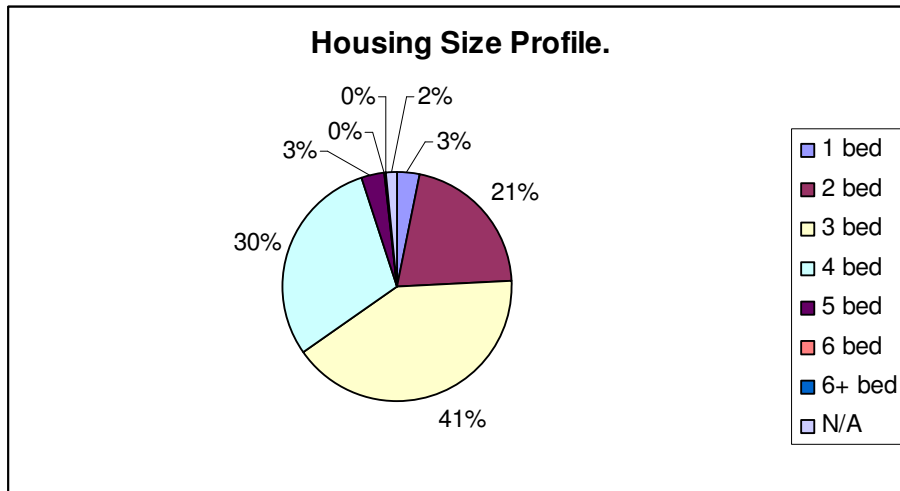
iv) Housing Type Profile (753 responses).

The chart below shows the types of homes that the Survey respondents live in. Perhaps unsurprisingly, houses represent the largest factor.



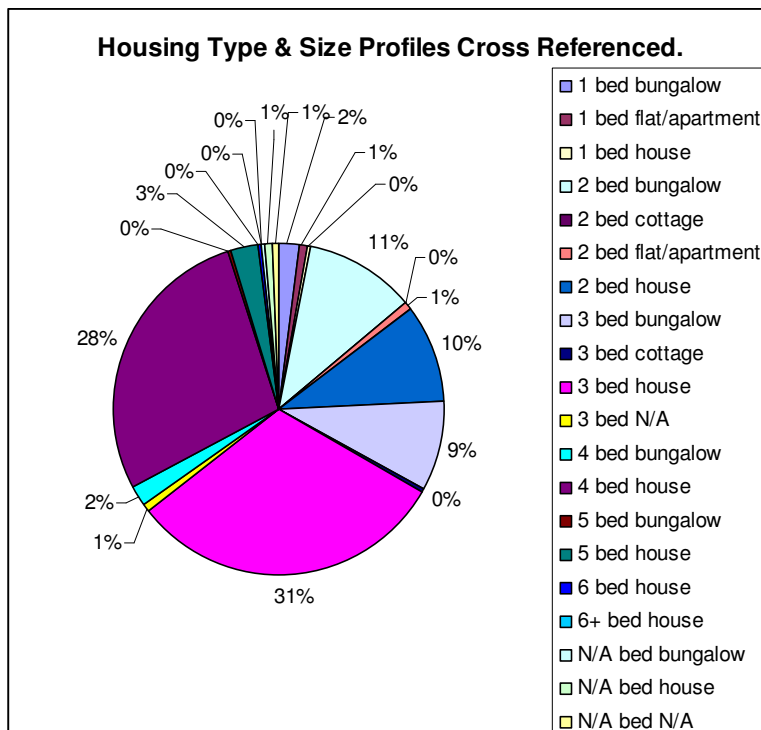
v) Housing Size Profile (753 responses).

The following chart shows the sizes of homes that the Survey respondents live in.



vi) Housing Type and Size Profiles Cross Referenced (753 responses)

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

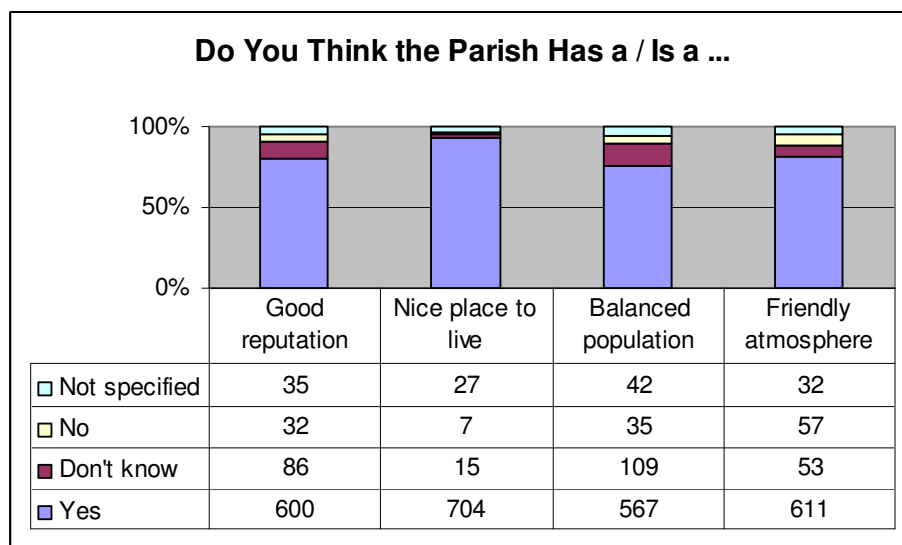


vii) Life in the Parish : Positive and Negative Aspects (753 responses).

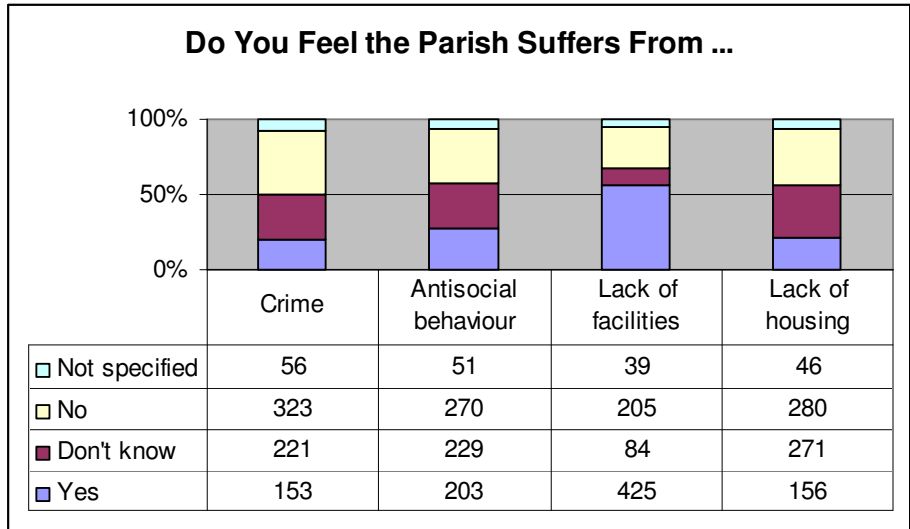
The Survey respondents were asked a series of questions in respect of the perceived positive and negative aspects to life in Wellesbourne Parish.

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

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



The second chart shows respondents' views on negative issues that exist in the Parish. The largest group of respondents thought there was not an issue with crime or antisocial behaviour. The majority of respondents thought there to be a lack of facilities. Although the largest group of respondents thought there was not a lack of housing, a similar number didn't know.



The Survey respondents were asked to elaborate on their views regarding a lack of facilities and a lack of housing. Certain key issues emerged, as described in the following tables ;

Lack of Facilities Comments ;

Key issue	Number of respondents' comments
Facilities for children, youngsters, youth, teenagers & young adults including Youth Club	170
Sports Centre / Club / Hall & facilities	106
Community & Leisure Centre / Club & activities	71
Public Toilets	57
Swimming Pool	56
Parking	40
Community Meeting Place / Improved Village Hall	17
Improved range of Shops	16
Gym	15
Tennis Courts	13

Lack of Housing Comments ;

Given the range of comments received it seems more appropriate to reproduce them below, whole and verbatim.

Comments
<ul style="list-style-type: none"> • Affordable. • Social houses for local people who can't afford to buy a house. • Affordable. • Affordable houses for first time buyers. • General. • Affordable. • Affordable social housing and larger houses. • Perhaps single storey houses. Multi-resident dwellings (ie flats). • No low cost housing for lower paid workers (local or other).

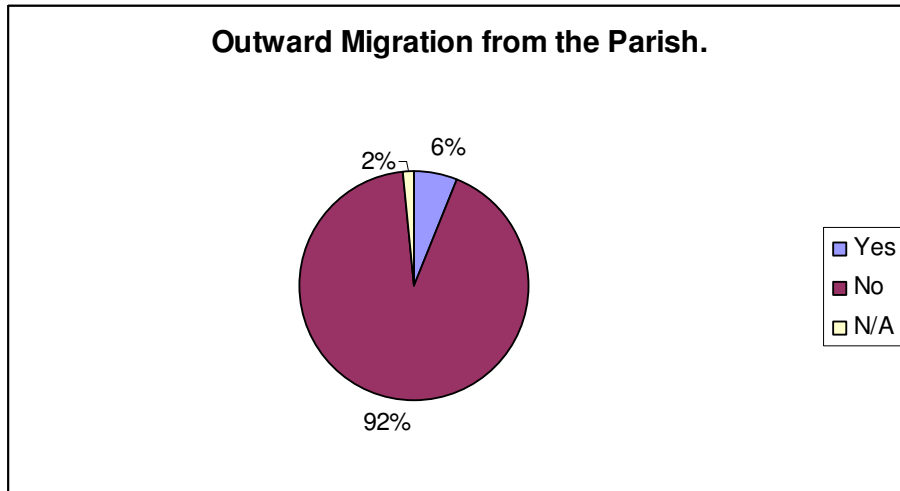
- First time buyers.
- Affordable.
- Bungalows for the disabled.
- Affordable family & single rental social housing.
- Housing for affordable young people.
- Affordable.
- Low cost for 1st time buyers.
- Affordable starter homes.
- Too many houses.
- Rental accommodation of all types.
- Affordable starter housing / especially for local people.
- Council.
- Affordable 2 and 3 bedroom houses for rent for local people.
- Starter homes & traditional 3 / 4 bed houses.
- For old people and starter homes.
- Affordable housing.
- Starter homes.
- Small / medium and some more larger.
- 2 bedroom bungalows for 2 people to rent, the second bedroom not small like most.
- Affordable starter homes.
- 4 bed detached with good sized gardens.
- Small 2 bed & 1 bed properties.
- Not enough housing for people like me. Just for people with money. No Council houses.
- All categories.
- Affordable - shared ownership - first time buyers - get on the ladder.
- Affordable first time buyers. Social.
- Social.
- Decent, affordable starter homes, for locals only.
- Bungalows and flats.
- Retirement bungalows.
- Cheap / reasonable.
- Housing Association.
- Private retirement apartments.
- Single accommodation.
- Affordable for young and provision for elderly.
- Affordable housing for 1st time buyers.
- Affordable.
- Part ownership & private rent.
- Three good sized housing estate areas. Plus the original village & other housing. With some empty property.
- Affordable housing - 2 bed & 3 bed.
- Affordable family house to rent or buy.
- Smaller housing (affordable bungalows).
- Low cost.
- Housing Association renting.
- Haven't had time to assess ! Only moved here last October.
- 1st time homes. Rented / social housing for local youngsters.
- For young married people.
- Affordable accommodation.
- Lack of affordable 3 bedroom properties.
- Affordable housing for local people !
- Affordable / Housing Assoc.
- Social housing 3 bedroom.
- But possibly first time buyer type housing & reasonably priced rented housing.

- Cheaper properties to buy or rent. Various sizes.
- Provided by Housing Association.
- Care Home / Nursing Home. Affordable starter homes.
- For the younger ie flats at affordable rents and more single types of homes.
- Plenty of property available on the market, prices may come down. Getting a mortgage - difficult.
- Affordable housing for first time buyers. Retirement flats / apartments for the elderly. Shared ownership properties.
- Shared ownership. Housing Association.
- Apartments.
- Social Housing.
- Houses for first time buyers at affordable prices.
- For the young.
- Starter homes / Council houses.
- Private housing retirement or shared ownership.
- Rented accommodation.
- Renting. Need more Council housing / renting houses for Wellesbourne people / connection with Wellesbourne.
- Affordable housing for young families.
- Flats, starter homes, semi-detached, bungalows.
- More affordable housing.
- Affordable 1st time buyer homes.
- Affordable housing for first time buyers.
- Affordable housing for younger people who want to stay in village. Housing for very elderly.
- For first time buyers who wish to stay in village.
- Housing for the elderly.
- Council houses.
- Bungalows for disabled.
- Suffers from too much housing.
- Affordable smaller homes.
- For young people.
- Social.
- Affordable housing for young singles.
- Affordable housing.
- Housing Association.
- For the elderly.
- Housing suitable for people with wheelchairs etc.
- Affordable 1 - 2 bedroom starter homes.
- All types, but more 3 bed houses also 2 bed flats.
- Social housing and cheaper and smaller private housing.
- Affordable or shared ownership.
- Rented.
- Housing for local young families who want to stay in village.
- Affordable housing.
- Affordable / well sized.
- Affordable housing.
- Affordable housing for young couples. Sheltered / retirement for over 65s.
- First time buyers.
- Low priced starter homes.
- Private rental & Council.
- Cheap social housing - private rental very expensive !
- Small rented / 1st time buyers.
- Affordable & social.
- Social housing.

- But only affordable housing for the young people of the village. We don't need any other kind.
- Social housing.
- Rented & shared property.
- Retirement apartments or similar.
- For young married village people who will have to move away as they cannot afford to buy locally.
- For young people able to pay reasonable rent.
- Small affordable housing.
- Low cost housing.
- First time buyers.
- Affordable housing for families.
- Affordable.
- Affordable rent.
- Low cost starter.
- Starter homes.
- If the people that live alone in a 3 bed house (Housing Ass) were made to go to 1 / 2 bed house / bungalow there would be no problem.
- Homes for couples that don't have children. Flats or houses.
- Affordable housing for youngsters to start on the property ladder.
- For 1st time buyers.
- Properties suitable for young couples to rent. 1 or 2 bedroom properties for the young.
- Rented.
- Single floor housing that is more spacious than sheltered accomodation.
- Affordable.
- Affordable housing for young families.
- Single person & couples.
- Lack of affordable housing.
- Young peoples / affordable.
- Housing Association homes.
- Low cost starter homes.
- Affordable homes for younger people in the village.
- 1 bedroom starter homes and bungalows.
- Cheaper to buy housing.
- Affordable detached houses.
- Starter flats / homes.
- First time buyers.
- But if we have to have more housing it should be starter homes.
- Affordable.
- There are a lot of bungalows and small new builds and I am concerned reputation of Wellesbourne being a nice place to live may go down hill as it becomes cheap and nasty rather than a village for families.

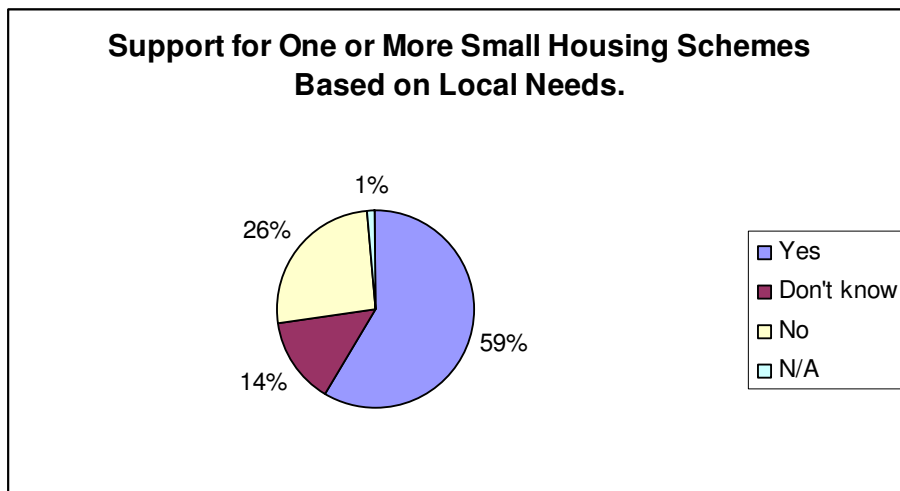
viii) Outward Migration from the Parish (753 responses).

The Survey respondents were asked whether anyone in their household had had to leave the Parish in the last 5 years because no affordable / suitable housing was available. The chart shows that this has occurred in 6% of respondents' households (47 cases).



ix) Support for One or More Small Housing Schemes Based on Local Needs (753 responses).

The chart below shows the level of support amongst Survey respondents for one or more small housing schemes to meet the needs of local people being built in the Village. The chart shows there is a high level of support, 59%, amongst respondents for a small housing scheme(s). Only 26% of respondents were against such a scheme(s). Comments received from respondents in respect of this matter are reproduced as Appendix B to this Report.



5. Results – Housing Needs Information.

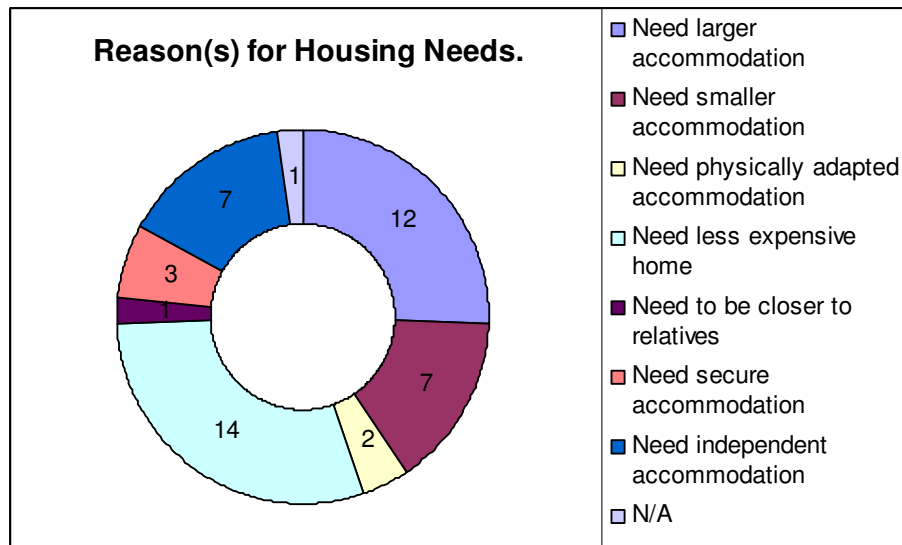
Out of the 753 responses to the Survey, 51 individuals or households expressed a need for alternative housing.

However, 4 of these housing needs were subsequently discounted because they appear to be meeting, or appear able to meet, their own housing needs.

Section 5 provides a detailed breakdown of information from the remaining 47 respondents.

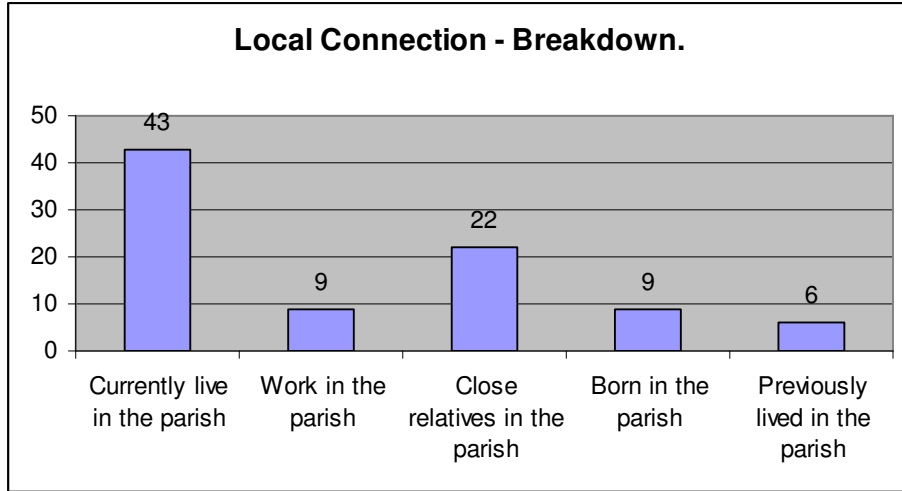
i) Reason(s) for Housing Needs – Breakdown (47 responses).

The following chart shows the reasons for the 47 respondents' housing needs. Where more than one reason was specified, the first reason shown on the Survey form was counted.



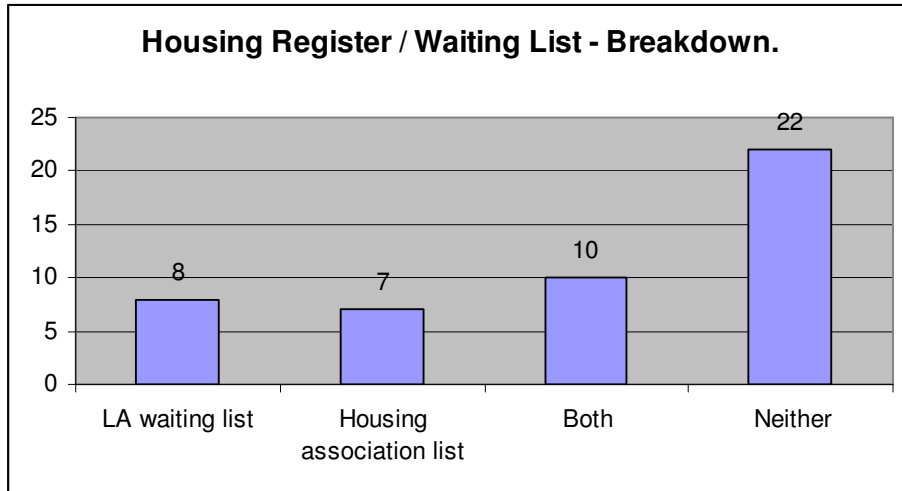
ii) Local Connection – Breakdown (47 responses).

The chart below shows the types of local connection that the respondents have. Respondents were able to indicate more than one type of local connection.



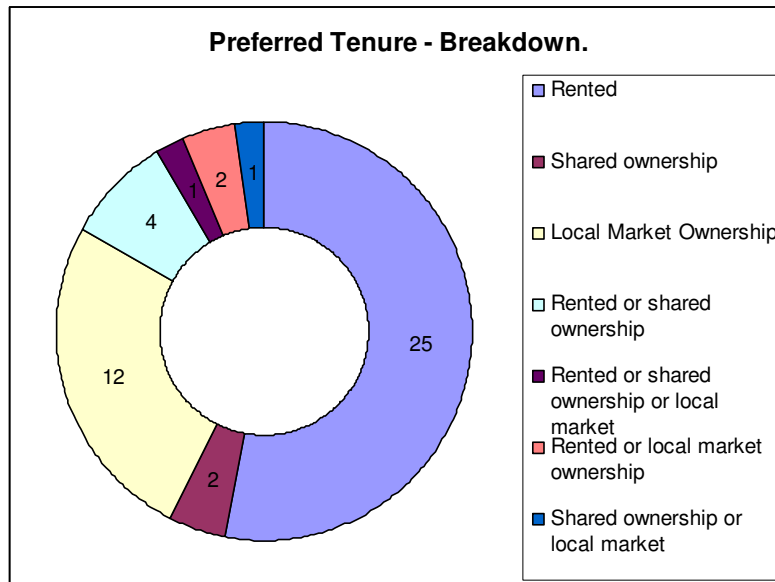
iii) Housing Register / Waiting List – Breakdown (47 responses).

The following chart shows the number of respondents registered on the Local Authority Housing Register and / or a Housing Association Waiting List.



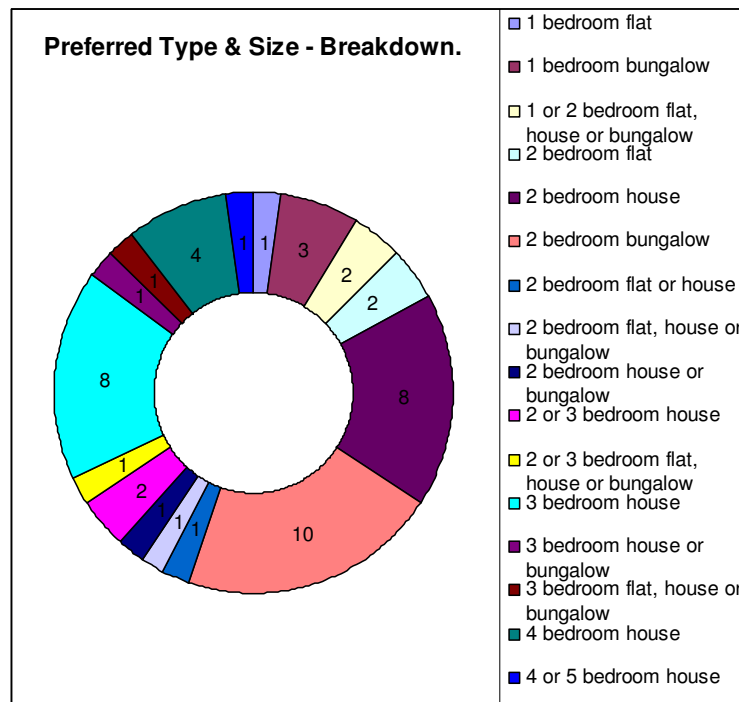
iv) Preferred Tenure – Breakdown (47 responses).

The preferred tenures of the 47 respondents are shown in the chart below.



v) Preferred Type and Size – Breakdown (47 responses).

The preferred types and sizes of accommodation expressed by the 47 respondents are shown in the following chart.



6. Determination of Specific Housing Needs.

The following table shows the specific housing needs of the 47 respondents. A number of rules were used to compile this table ;

- Respondents that indicated a preference for 1 bedroom accommodation were reclassified as being in need of a 2 bedroom home. There are three reasons for this ; (1) The possibility of a 1 bedroom home sitting vacant for a period of time, (2) The extra flexibility that a 2 bedroom home provides and (3) The possibility that a household will grow and require additional space in the future.

Past experience of providing 1 bedroom affordable homes in rural areas has often proved to be problematic. The needs that exist in the short term may change significantly in the medium and long term. The consequence of these changes is that 1 bedroom homes, especially older homes, can be difficult to let and therefore sit vacant for periods of time.

In reality a 1 bedroom home can accommodate only a single person or a couple, whereas a 2 bedroom home can also accommodate a small family. This increased flexibility, weighed up against the relatively small extra cost and extra space associated with building a 2 bedroom home, is a strong argument for providing the larger unit.

- Where a respondent indicated a preference for local market ownership or owner-occupied housing, their financial ability to afford this was checked using the income and mortgage capacity information they provided. Some basic research was carried out into the prices of existing owner-occupier housing in Wellesbourne and this can be seen as Appendix C to this Report. If a respondent could not afford owner-occupied housing then they were reclassified as being in need of shared ownership housing.
- Where a respondent indicated a preference for shared ownership their ability to enter into a shared ownership arrangement was assessed. The mortgage the respondent could raise was compared against a 50% share (the usual starting % for shared ownership) of a comparable owner-occupied property, as demonstrated through the research shown in Appendix C to this Report. Having assessed whether the respondent could afford to enter into a shared ownership arrangement, if they could not do so they were re-classified as being in need of rented accommodation from a Housing Association.

Local Connection Verified	Preferred Tenure	Preferred Type/Size	Actual Tenure	Actual Type/Size
Yes	Local Market Ownership	4 bed house	Local Market Ownership	2 bed house
Yes	Rent	2 bed bungalow	Rent	2 bed bungalow
Yes	Rent	4 bed house	Rent	4 bed house
Yes	Rent	2 bed house	Rent	2 bed house
Yes	Rent	4 bed house	Rent	4 bed house
Yes	Local Market Ownership	3 bed flat, house or bungalow	Local Market Ownership	3 bed house
Yes	Rent	3 bed house	Rent	3 bed house
Yes	Rent	2 bed bungalow	Rent	2 bed bungalow
Yes	Local Market Ownership	3 bed house	Rent	2 bed house
Yes	Local Market Ownership	2 bed bungalow	Local Market Ownership	2 bed bungalow
Yes	Local Market Ownership	2 bed bungalow	Local Market Ownership	2 bed bungalow
Yes	Local Market Ownership	2 bed bungalow	Local Market Ownership	2 bed bungalow
Yes	Rent	2 bed house	Rent	2 bed house
Yes	Local Market Ownership	2 bed flat or house	Rent	2 bed house
Yes	Rent	2 or 3 bed house	Rent	2 bed house
Yes	Local Market Ownership	2 bed bungalow	Local Market Ownership	2 bed bungalow
Yes	Local Market Ownership	2 bed house	Local Market Ownership	2 bed house
Yes	Rent	2 bed house	Rent	2 bed house
Yes	Rent	1 bed bungalow	Rent	2 bed bungalow
Yes	Rent	2 bed flat, house or bungalow	Rent	2 bed house
Yes	Rent	1 or 2 bed flat, house or bungalow	Rent	2 bed house
Yes	Rent or Shared Ownership	2 bed house	Rent	2 bed house
Yes	Rent	3 bed house	Rent	3 bed house
Yes	Rent	2 or 3 bed house	Rent	3 bed house
Yes	Rent	3 bed house	Rent	3 bed house
Yes	Rent	2 bed bungalow	Rent	2 bed bungalow
Yes	Shared Ownership or Local Market Ownership	3 bed house	Shared Ownership	2 bed house
Yes	Rent	3 bed house	Rent	3 bed house
Yes	Rent or Local Market Ownership	2 or 3 bed flat, house or bungalow	Local Market Ownership	2 bed bungalow
Yes	Shared Ownership	2 bed flat	Rent	2 bed house
Yes	Rent	3 bed house	Rent	3 bed house
Yes	Rent	2 bed bungalow	Rent	2 bed bungalow
Yes	Local Market Ownership	2 bed house	Shared Ownership	2 bed house
Yes	Rent	2 bed bungalow	Rent	2 bed bungalow

Yes	Rent	2 bed house or bungalow	Rent	2 bed house
Yes	Local Market Ownership	4 bed house	Local Market Ownership	4 bed house
Yes	Shared Ownership	2 bed house	Shared Ownership	2 bed house
Yes	Rent or Shared Ownership	3 bed house or bungalow	Rent	3 bed house
Yes	Rent	2 bed house	Rent	2 bed house
Yes	Rent	1 bed bungalow	Rent	2 bed bungalow
Yes	Rent	2 bed bungalow	Rent	2 bed bungalow
Yes	Rent	1 bed bungalow	Rent	2 bed bungalow
Yes	Rent or Shared Ownership	1 bed flat	Rent	2 bed house
Yes	Rent or Local Market Ownership	3 bed house	Rent	3 bed house
Yes	Rent or Shared Ownership	2 bed flat	Rent	2 bed house
Yes	Local Market Ownership	4 or 5 bed house	Local Market Ownership	4 bed house
Yes	Rent, Shared Ownership or Local Market Ownership	1 or 2 bed flat, house or bungalow	Rent	2 bed house

A full breakdown of the needs can be seen as Appendix D to this Report.

7. Conclusions.

There is a need for 47 new homes in Wellesbourne for people with a local connection. The specific needs are for ;

Rented from a Housing Association

15 x 2 bedroom houses
9 x 2 bedroom bungalows
8 x 3 bedroom houses
2 x 4 bedroom houses

Shared Ownership

3 x 2 bedroom houses

Local Market Ownership

2 x 2 bedroom houses
5 x 2 bedroom bungalows
1 x 3 bedroom house
2 x 4 bedroom houses

8. Recommendations.

As previously stated in Sections 2 and 3, new homes may come about through two different routes ;

- Homes on proposed allocation sites, as defined by the emerging Stratford on Avon District Local Development Framework Core Strategy.
At the time of writing this Report, one housing site had been proposed in the Consultation Core Strategy February 2010. This was land to the east of Ettington Road (Policy WELL.1 of the Consultation Core Strategy).
This site may have the potential capacity for a total of approximately 175 dwellings, of which approximately 60 dwellings might be affordable homes for local people.
As specialist accommodation for the elderly may be appropriate on the site, the potential for affordable housing could be reduced.
In addition, a number of other sites on the edge of Wellesbourne are being promoted by landowners and developers for housing.
These need to be assessed by Stratford District Council and a position taken on which, if any, to identify in the next draft of the Core Strategy that is due to be produced by the end of 2011.
However, there is no absolute certainty at this stage that the allocation of WELL.1 or any of the other sites being promoted by landowners and developers will be confirmed in the adopted Core Strategy.
- Homes on sites that come forward through the 'Local Choice' initiative, as defined by the Stratford on Avon District Local Plan 1996-2011.
The 'Local Choice' initiative is a tool for use by rural communities to deliver new homes. The rationale of the policy is to give rural communities the opportunity to address their own local needs, as opposed to the traditional 'top-down' approach to planning.
Developments brought forward under the 'Local Choice' initiative can include both affordable housing and local market housing. It is expected that the 'Local Choice' initiative will be carried forward to the emerging Core Strategy.

It is recommended that the Parish Council decides to address the 47 housing needs identified in this Survey through the 'Local Choice' initiative by carrying out an exercise to identify a suitable piece of land, or pieces of land, to meet the housing needs.

This recommendation is made on the basis that ;

1. The housing need identified in this Survey is significantly lower than the last available Housing Register data (October 2008) which indicated 144 households with a local connection to Wellesbourne seeking accommodation in the Village.

2. There is no absolute certainty at this stage that the allocation of WELL.1 or any of the other sites being promoted by landowners and developers will be confirmed in the adopted Local Development Framework Core Strategy.

Partners in this exercise should continue to include ;

- The Parish Council
- Stratford on Avon District Council
- A Housing Association(s) selected by the Parish Council
- Local landowners
- The Rural Housing Enabler for Warwickshire Rural Community Council

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 Councillor David Johnston, Chairman of Wellesbourne Parish Council, Councillor Tony Copeland, all those who helped to deliver the Survey forms.

10. Contact Information.

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Warwickshire Rural Community Council
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Wellesbourne
Warwick
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Clerk to Wellesbourne Parish Council
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Wellesbourne
CV35 9NH

Tel (01789) 841434
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APPENDIX A WELLESBOURNE PARISH HOUSING NEEDS SURVEY

PART 1 – TO BE COMPLETED BY THE HEAD OF THE HOUSEHOLD

Q1 YOUR HOUSEHOLD

Number of people in your household that fall into each age category (Please specify the number for each category)	0-16 years		30-44 years	
	17-19 years		45-59 years	
	20-24 years		60-74 years	
	25-29 years		75 + years	

Q2 YOUR HOUSING CIRCUMSTANCES

Housing tenure (Please tick)	Tied accommodation <input type="checkbox"/>	Owner occupier/ no mortgage <input type="checkbox"/>
	Private renting <input type="checkbox"/>	Owner occupier/mortgage <input type="checkbox"/>
	Living with parents <input type="checkbox"/>	Housing association shared ownership <input type="checkbox"/>
	Living with friends <input type="checkbox"/>	Housing association renting <input type="checkbox"/>
	Other <input type="checkbox"/>	
(please specify):		
Housing type (Please tick)	House <input type="checkbox"/> Bungalow <input type="checkbox"/> Flat/apartment <input type="checkbox"/> Mobile home <input type="checkbox"/>	
	Other <input type="checkbox"/> (please specify):	
No. of bedrooms (Please tick)	1 Bed <input type="checkbox"/> 2 Bed <input type="checkbox"/> 3 Bed <input type="checkbox"/> 4 Bed <input type="checkbox"/> 5 bed <input type="checkbox"/> 6 Bed <input type="checkbox"/> 6+ bed <input type="checkbox"/>	

Q3 LIFE IN THE PARISH

Do you feel the Parish (Please tick)	Has a good reputation?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	Is a nice place to live?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	Has a balanced and varied population?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	Has a friendly atmosphere/community spirit?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
Do you feel the Parish (Please tick)	Suffers from crime?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	Suffers from anti-social behaviour	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	Suffers from a lack of facilities?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	If 'YES', what facilities?	
	Suffers from a lack of housing?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	If 'YES', what type of housing?	

Has anyone in your household had to leave the Parish in the last 5 years because no affordable/suitable housing was available? (Please tick)	Yes <input type="checkbox"/> No <input type="checkbox"/>
---	--

Would you be in favour of one or more SMALL housing schemes based on the needs of LOCAL people being built in the Parish? (Please tick)	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
--	--

ADDITIONAL COMMENTS

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PART 2 – TO BE COMPLETED ONLY IF YOU HAVE AN UNMET HOUSING NEED

IF THERE IS MORE THAN ONE HOUSING NEED IN YOUR HOUSEHOLD PLEASE CONTACT PHIL WARD, RURAL HOUSING ENABLER (CONTACT DETAILS BACK PAGE) SO THAT EXTRA FORMS CAN BE SENT TO YOU

Q1 YOUR DETAILS

Name	
Address	
Telephone no. (Home)	
Telephone no. (Work)	
Date of Birth	
Current housing tenure (Please tick)	Tied accommodation <input type="checkbox"/> Owner occupier/ no mortgage <input type="checkbox"/> Private renting <input type="checkbox"/> Owner occupier/mortgage <input type="checkbox"/> Living with parents <input type="checkbox"/> Housing assoc. shared ownership <input type="checkbox"/> Living with friends <input type="checkbox"/> Housing association renting <input type="checkbox"/> Other <input type="checkbox"/> (please specify):
Current housing 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):
Current number of bedrooms (Please tick)	1 Bed <input type="checkbox"/> 2 Bed <input type="checkbox"/> 3 Bed <input type="checkbox"/> 4 Bed <input type="checkbox"/> 5 bed <input type="checkbox"/> 6 Bed <input type="checkbox"/> 6+bed <input type="checkbox"/>

Q2 THE REASON FOR YOUR HOUSING NEED

Why do you need alternative accommodation? (Please tick)	Need larger accommodation <input type="checkbox"/> Need smaller accommodation <input type="checkbox"/> Need physically adapted accommodation <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 secure accommodation <input type="checkbox"/> Need supported accommodation <input type="checkbox"/> Need independent accommodation <input type="checkbox"/> Other <input type="checkbox"/> (please specify):
---	--

Q3 YOUR LOCAL CONNECTION

Do you / have you / were you (Please tick all boxes that apply)	Currently live in the Parish? <input type="checkbox"/> If so, for how long? years Work in the Parish? <input type="checkbox"/> Close relatives in the Parish? <input type="checkbox"/> Born in the Parish? <input type="checkbox"/> Previously lived in the Parish? <input type="checkbox"/> If so, for how long? years
--	---

Q4 HOUSING REGISTER

Are you on a Housing Register? (Please tick all boxes that apply)	Local Authority Housing Register <input type="checkbox"/> Housing Association Register <input type="checkbox"/>
--	--

(You are recommended to register with the **Local Authority**, if you have not done so already)

Q5 YOUR FAMILY DETAILS (IF THEY ARE ALSO SEEKING HOUSING WITH YOU)

Title	Surname	First name	Relationship to you	Date of Birth

Q6 SPECIFIC HOUSING NEEDS

Please specify any specific housing needs (e.g. disability requirements)	
---	--

Q7 TYPE OF HOUSING NEEDED

Tenure of housing needed (Please tick)	Shared Ownership* <input type="checkbox"/>	Rented <input type="checkbox"/>	Owner occupier <input type="checkbox"/>
Type of housing needed (Please tick)	House <input type="checkbox"/>	Bungalow <input type="checkbox"/>	Flat <input type="checkbox"/>
No. of bedrooms needed (Please tick)	1 Bed <input type="checkbox"/> 2 Bed <input type="checkbox"/> 3 Bed <input type="checkbox"/> 4 Bed <input type="checkbox"/> 5 bed <input type="checkbox"/> 6 Bed <input type="checkbox"/> 6+bed <input type="checkbox"/>		

*See back page for definition of shared ownership

Q8 FINANCIAL INFORMATION

Basic annual income, 'joint income' where applicable (Please tick)	Up to £14,999 <input type="checkbox"/>	£15,000-£19,999 <input type="checkbox"/>	£20,000-£29,999 <input type="checkbox"/>	£30,000-£39,999 <input type="checkbox"/>	£40,000-£49,999 <input type="checkbox"/>	£50,000-£59,999 <input type="checkbox"/>	£60,000-£69,999 <input type="checkbox"/>	£70,000-£79,999 <input type="checkbox"/>	£80,000-£89,999 <input type="checkbox"/>	£90,000-£99,999 <input type="checkbox"/>	£100,000+ <input type="checkbox"/>	
If you need a shared ownership or owner-occupied home, what is the maximum amount you could afford to pay for this?	Maximum mortgage	£	(assume 3x joint income) +	Equity in existing home	£	+	Savings	£	+	Other	£	=
	Total	£										

Q9 ETHNICITY MONITORING

Please specify the number of people in each group			
White		Asian or Asian British	
British		Indian	
Irish		Pakistani	
Other White background		Bangladeshi	
Mixed		Other Asian background	
White and Black Caribbean		Black or Black British	
White and Black African		Caribbean	
White and Asian		African	
Other Mixed background		Other Black background	
Chinese		Other (please state below)	
Chinese			

THANK YOU FOR COMPLETING THIS FORM. PLEASE RETURN IT IN THE FREEPOST ENVELOPE BY 6 JUNE 2011

If you have any questions regarding this Survey or you require additional Survey Forms, please contact Phil Ward, Rural Housing Enabler for Warwickshire Rural Community Council.

Address: 25 Stoneleigh Deer Park Business Centre, Abbey Park,

Stareton, Kenilworth. CV8 2LY.

Telephone: 02476 217343.

Email: philw@wrccrural.org.uk

ADDITIONAL INFORMATION ON PROPERTY TYPES

Any small-scale scheme would probably include a mixture of property types and sizes. Some homes might be available for rent, some for shared ownership and some for owner occupation.

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

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

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

Any new owner occupied homes would reflect locally identified needs and be subject to local occupancy restrictions.

Appendix B.

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

- There isn't much locally for my 11 year old daughter to do. We were looking forward to the new leisure centre but now it is not being developed.
- I have only lived in Wellesbourne since July 2010 when I moved from Harborne in Birmingham
- We feel there is enough social housing. New houses would be filled by top of the list families and problems caused by them.
- I feel the Parish has a varied and particularly a balanced population which is adequately served by local facilities. Any further development would require an increase in services, which we would probably NOT get. Also, the area has limited employment opportunities so providing affordable housing would still not address the employment needs.
- The bidding scheme for housing at present is no good for local people who can be out bid by someone living in other areas and nothing to do with our village, forcing locals to move elsewhere. Time to look after our own first ?!
- Housing is fine if the village had the facilities to afford more housing. Our doctor surgery, dentists are full. We have little policing, no proper parking in the village. We have a real lack of varied shops, eateries and places for the young to go and keep them off the streets - maybe this should be addressed before you start building more houses, bringing in more people and more cars into a village that can't cope with any more.
- While we live in a Orbit house and chose this house we are finding it difficult to get a 4 bed house in Wellesbourne. We have a 17, 18, 12 year old in 1 room and 2 15 yr olds in the other. They are both single rooms.
- But strictly local. No Buy to Let ! No 'second homes'.
- Excellent initiative.
- There are too many Estates in the village - it is full to bursting now.
- We moved from rented in [illegible] to parents in Stratford to save for affordable mortgage 1 1/2 years. Now own house on Dove House Estate, Wellesbourne.

- I would like to stay in Wellesbourne but my family needs a bigger house.
- Depends where the new housing is built, I feel there isn't a surplus of space for new housing in the area.
- If absolutely necessary.
- You are sending out this form because you want to build houses and for no other reason. People do not have a 'right' to live in the place they were born. I would like to live where I was born but I can't afford to ! I'm not rich enough to buy a house there and not poor enough for local government to hand me what I want on a plate.
- For single people (affordable).
- We will have to move to 3 bedroom in two years and want to stay in Wellesbourne.
- Both the HRI and the College are major employers linked to the village of Wellesbourne and its economy. We have lost a high proportion of the HRI in efficiency measures, we must minimise further losses to the socio-economic stability of the village.
- Properties that are empty on the Warwick Road (opposite Duncan's) should be refurbished and used as homes. This is a gateway into the village and is an eyesore rather than new development.
- What is small ? What is local need ? How can you decide who is local ? How does housing remain for local use over time ? You should have put additional notes here, not on back page after I've already filled in the above box.
- No more undesirables in Wellesbourne / ghettos of cheaply built tiny "houses" ; unless, of course, I can buy one and sell it on at huge profit - then Yes : build, build, build !!
- Profitable use of football club building should be a priority. Security would require 24 / 7 occupation. Local properties now rented by the Council to provide Police / Council & other services could be substituted, by this building being used, resulting in cost savings.
- Dislike the cutting of hedge(s) to accommodate the huge Wellesbourne Market sign. Dislike the huge signs for the Distribution Centre.
- I'd move to a bigger bungalow with a larger garden if I could buy one (detached).
- Have not completed the ethnicity section as this is not relevant to housing needs.

- But depends on what you call small as opposed to what developers call 'small' AND precise location (ie not tacking onto an already large development !). We do not want another Telford, Burntwood, Lichfield !!
- Maybe one - but based on needs. No more large executive housing.
- Wellesbourne is big enough. Further development would move it towards a town.
- Modest housing - not "executive" housing. Not more houses on vulnerable flood plain land.
- Would not object to very small scheme, but, importantly, where it would be. West's old nursery by Walton Lane would be suitable.
- New building only when all facilities are covered ie medical, schooling, parking and traffic control - all known FLOODING AREAS PREVENTION - completely !
- Using infill or empty space not expanding into the countryside.
- Facilities such as medical / healthcare cannot support any more residents.
- Village already has enough housing and has some derelict properties opposite Duncans Pet Shop. More 'social' housing could have been provided in the past.
- Would only be in favour of very small housing scheme, affordable to people starting out, built on brownfield sites, and available only to local people whose original families are long-time Wellesbourne-based. All the houses I am aware of built in recent years are 4 - 5 bedroom houses, £500,000 - £600,000+, benefiting no-one but the developers.
- How small is small ? This needs defining. Also, where scheme(s) are is relevant. Forms may only be completed by those with housing need (=> bias ?).
- We've had eggs thrown at our house in the past.
- With two small children we needed a larger house in the village that my wife and myself were born in. We were unable to obtain a house of any size in our budget that hadn't already been taken by people from outside the Parish so we were forced to move away from both our immediate families and extended families and places of work and where our eldest child goes to school and youngest is at nursery. We are now in the process of moving back in with parents as the cost of leaving the village and cost of living has gone up.
- Any new housing should be on brownfield sites. Agricultural land, woodland & allotments are too precious to be built on.
- Build lots of houses for the young people of the village.

- Only in certain areas. If more housing is built, the Preceinct needs to be modernised - bring it into 21st century !
- Yes as long as the current facilities could support it, schools etc.
- Not enough facilities in Wellesbourne to support additional housing eg Doctors, Dentist and School would struggle.
- Large number of houses built adjacent to us in last few years. Always stated "to be for local residents" never notice this happens. Village already larger than some towns !
- We need a speed camara on main Kineton Road through village in effort to deter noisy road racers especially at weekends and surely once again large pantecnican lorries should be stopped through village. Danger to school and road damage to small roads !!!
- More Council houses.
- My son and partner work locally and cannot afford to buy with a deposit - they are having to do private rent.
- Yes to the above as long as it is only one or two small schemes.
- Small schemes 10 - 15 units.
- PLEASE can we have more 'poo bins'. We double bag and use litter bins but get disapproving looks. Thank you.
- If more housing then infrastructure must improve, better parking.
- I think we need a lot more affordable / suitable housing in this area or we will lose all our young people.
- Not enough things to do or places for disabled people.
- I would be in favour of some housing, but I think we would need a better placed primary school as Newbold Road gets clogged up.
- We love living in Wellesbourne.
- Crime in Wellesbourne is relatively low at the moment but will probably become worse due to the cuts in Police cover planned.
- Yes to local people, however I want to be able to retain a village status.
- Housing scheme idea is brilliant. We really struggle with housing problems ie if we had to move would not find another house in village.

- Depends where as village does need other facilities eg public toilets & parking.
- Wellesbourne is already over-developed. The local services eg schools, sewage would not be able to sustain more development.
- For young families and elderly. Location would need proper consultation.
- If additional facilities are provided then a small housing scheme should be OK.
- Would have struggled in recent divorce if forced to sell by ex as could not afford to buy house and would not have got on Housing List and rental too expensive. Shared ownership could have been a good solution.
- Wellesbourne is an over-developed village both in commercial premises and residential terms. It has two large scale affordable housing projects and at least one on a smaller scale. This is quite sufficient for what is a rural village.
- Impossible to give tick-box answer to complex question. What does "small" mean ? What does "one or more" commit you to ? How many more ? Similarly "lack of facilities" - for people of our age, in our financial position, the facilities are fine, but doubtless many other people are not catered for.
- This village is growing into a town, with a lot of the problems of town life.
- I need to know more about Council plans for future schemes. Distribution Park is a major reason people was to move away.
- I also feel the area playgrounds need improving ; not enough dog poo bins in Wellesbourne & also nowhere to walk your dog !! Everywhere dogs are being banned.
- Our teenage children may have housing needs in the future depending on financial situation. We all enjoy living here.
- If any more houses built adequate services and amenities need to be upgraded. No new development should be built on land liable to flooding.
- Had to leave previous Parish (Alderminster) due to the complete lack of affordable housing.
- Q3 has good facilities for team games but nothing for individuals such as badminton, tennis.
- I would hope that any new housing would be built in a sympathetic style for the village.

- Wellesbourne has grown considerably over recent years, which has brought traffic problems. Therefore, I object to any development until implementation of effective traffic management for village and in particular for all school traffic in Mountford Close, Wellesbourne.
- There is plenty of housing in the village - this is evidenced by the amount of properties for sale which remain unsold - in every price band - including affordable.
- At the moment in this Parish (Walton) there is rented accommodation some of which is occupied by people who have lived locally all their lives. There has been no new building for over a century. Situation is different in Wellesbourne.
- Crime & anti-social behaviour is due to increase as Police coverage decreases due to cutbacks. This is the perfect time to get a youth / sports facility up and running to keep the kids occupied and interested. Have you considered getting the community to start fundraising to reopen / revamp the Sports Club and get local people to run it. It would work.
- There are too many houses with not enough facilities.
- Wellesbourne is a great place to live with many activities for most ages. The Youth Club is closing and we need an alternative for 15 - 25s. I know there is sport but other activities are needed.
- I think that we have the right amount of houses at the moment - any more houses would make the village too busy, more traffic etc. Village couldn't cope - no more please !
- We had to move our family to Barford as there were no houses available in Wellesbourne. I feel disappointed as both our families live here, our sons go to school here and I also work in the village.
- I am not opposed to housing at rent / help to buy for local people. However, invariably there is always insufficient parking provided so that cars finish up being parked on the street / highway. On the Warwick Road there are at least 2 large houses unoccupied and in need of repairs - could not these be renovated ?
- Control of market traffic - especially on Bank Holidays. Litter to be picked up from Market on By-Pass. Better screening of Industrial Park.
- Maintain a Police presence.
- As long as locals have 1st chance.
- Hopefully the current local stores are safe from closure & there are no more plans for supermarket expansion as the Co-op is enough, even if another small housing scheme is given the go-ahead.

- Not infill. Any provision of housing in Wellesbourne should be at designated and agreed locations. No infill siting which would create an overcrowded environment.
- I am in favour of people buying their own homes. Government policy does not encourage investors in Building Societies so there is less money available.
- Activities that support closer community would improve the quality of life for many people.
- There are already traffic problems in the village at peak times. Further housing would increase this as there are only limited employment opportunities in the village.
- We should have a park we can walk around safely. All those warehouses are an eyesore. Why hasn't the river been developed for our pleasure ?
- Wellesbourne has become quite tatty and grafitti-ridden. We need to smarten it up rather than build more housing.
- We think Wellesbourne is a really nice, friendly place to live, being well run by the Parish Council who don't need or deserve the recent carping and criticism by a certain individual.
- General appearance of the village requires improvement ie row of houses opposite Duncans Pet Shop.
- We need a larger house but cannot afford 3 / 4 bedroom in Wellesbourne so may need to move in next 2 years before we can add to our family.
- Additional housing adds pressure to already overburdened infrastructure ie Doctors, Schools etc. Even road systems are locked up due to Markets on Saturdays and Bank Holidays which is unacceptable !!
- Only for those with definite local connections.
- The HRI should be changed to a High School with playing fields and family housing.
- Need a way of better balance between ageing population and younger needs in terms of housing. Smaller 'affordable' housing developments would be a step in the right direction.
- Enough housing already. Infrastructure would not be able to cope with any more houses.
- In moderation.

- We need more housing homes for local people built in the parish Wellesbourne because when people have to bid for property in Wellesbourne they have a job to get a house in Wellesbourne. Too many people bid for a house in Wellesbourne most of them are outsiders and to get a house in Wellesbourne with bidding system with Orbit Housing you got to be in Homeless or Gold Band Plus to get a house in Wellesbourne otherwise you do not get one.
- The anti-social behaviour & crime is centred around the Housing Estates like the Dovehouse.
- Parking space desperately needed and public toilets. Was the expense of this form necessary ? What are Council Meetings for ?
- If the housing is located in a suitable area of Wellesbourne that doesn't impact too much upon current residents.
- Wellesbourne has grown enough over recent years. NO MORE HOUSING PLEASE !!
- The need for housing in Wellesbourne is far greater than SMALL. There has been no major development for 20 years that has provided enough low cost housing and housing for rent for local people.
- Any 'affordable' housing has to be at market value or we all may as well move to a highly populated area, which we have chosen not to do.
- Although we know there is a lack of affordable housing, Wellesbourne is getting too big. Needs to keep a village atmosphere.
- But only some. If Wellesbourne continues to grow with more & more housing added, we will lose the feel of a village. We think there should be a limit.
- The main roads need to exclude HGV & reduce speeding traffic as it is unsafe for pedestrians and cyclists.
- A great many houses have been built in Wellesbourne over the last few years. Parking is now difficult & dangerous especially near the School in the village.
- But only if other facilities were improved.
- Really need a bigger house because it's too crowded.
- Recently moved here, so do not yet know the area.
- The village already has a good mix of housing schemes ie Housing Association, privately rented, & owner / occupied for all age groups.

- I would be more interested in seeing houses available for rent (DSS) low income families being let to local families rather than Birmingham / Glasgow / Poland etc etc whilst our own young people have to move away to areas like Coventry etc. Available houses should only be offered out externally once our own community families / children have been accommodated not given to incomers & immigrants in first instance.
- If the additional housing was only for local people probably acceptable. Otherwise No !!
- This depends very much on where / how many houses & design. So much affordable housing is so ugly. We would need more school places & more parking. Also builders tend to want to build enormous developments as well as affordable homes thereby swamping the local community.
- But the infrastructure needs to be in place.
- Facilities for young adults is appalling. We have to visit nearby villages to use their facilities. It's appalling !! No point adding more households, you will just increase crimes as these young adults are not catered for.
- Depends upon number of schemes and proposed locations. Also what else the land could be used for. Things above are of higher priority than housing.
- No more houses, please. Think about the flooding & drainage etc.
- But not shared ownership schemes.
- My daughter lives with me as my full-time carer.
- It would not be for local people. There is a need for affordable housing for local people. However, if the go-ahead is given for more housing, one of the criteria for people to have these houses are if they work in the Parish. The biggest employer here is Munster Joinery. Over 80% of the workforce are from abroad. This does not in my eyes constitute local people. Before I am branded as a racist, I would like to point out I have many foreign friends, but as a life long resident of Wellesbourne whose family goes back at least to the 18th cent here I believe Wellesbourne should first & foremost look after their own, keeping people who live here able to afford to stay if they wish.
- However, more housing will inevitably create more traffic - which is already a problem.
- Only infill housing should be considered. Definitely no new Estates.
- Dependant on impact on existing facilities ie Drs / Police / etc / local Schools / transport.

- These never are for local people - eventually outsiders move in. I have seen this occur in other areas. Wellesbourne is a perfect size - don't ruin it.
- Have lived in Wellesbourne for 14 years during which time houses have been built in Hammond Green and in a road opposite the Co-op.
- Depending on where they're built.
- We need low cost housing for local people.
- Additional housing, providing 106 Agreement contribution goes to Wellesbourne to provide towards the top priority issues in the new Parish Plan.
- I feel sorry for the young. There is never going to be enough social housing if we keep giving them to people from other countries !
- Affordable housing should be mixed into other developments, not all lumped together.
- Today's population consists of a lot of single people who need affordable, decent properties to rent or buy. It affects all age groups.
- In favour if for rental either social or private, not more than 3 bedrooms and only for local (as in or near Wellesbourne) villages.
- Local people for local housing. Many houses are given to people out of area have no family or other connections with the village.
- Wellesbourne is too big already. It is difficult to park, get an appointment at Dr / Vet / Dentist. We don't need any more people. Also do not want building on fields / green land etc.
- Many of the younger generation have had to leave and would like to come back (over the last 10 - 15 yrs) - why restrict your question to 5 yrs ? The older generation would have caring support from their families.
- If extra housing is built, more needs to be done to improve facilities ie more parking, improved bus services, sewage farm facilities would probably need some attention.
- I am currently on Maternity Leave, so affording private rental is even more difficult than before !!!
- Family had to wait 12 months before they could find a house.
- Why don't you build on ex-factory sites ? Then you don't waste our green land.

- I moved to this area from Peterborough 6 months ago. I wanted to be nearer my son in Coventry. I was attracted by Wellesbourne because of its range of shops, services and medical facilities, in a semi-rural location.
- Any extra housing should be done in Walton, Charlecote or Hampton Lucy.
- Wellesbourne is an ageing community & we feel not enough is being done regards the future requirements & conditions for then. Additional housing will increase the load on the existing Dr / Health services.
- I have to sell my house to pay an ex-partner and will be left with very little equity to buy a new one. Shared ownership within Wellesbourne would be brilliant.
- I have the impression Wellesbourne has grown enormously in the last couple of decades already. I don't think a village constantly growing is a good thing. But if housing is going to be built then giving local people priority seems good to me. If builders were going to build houses it would be great if they could put up a Beaver / Cub / Scout hut ! (I know many Scout Huts have been left by builders when they've put up houses.) Currently Wellesbourne Cubs / Beavers / Scouts are very expensive to belong to compared to other Packs as they have to pay rent to use the School. That's partly why a Cub / Scout Hut would be great. The youth also need a new building I've heard. Maybe they could share it !
- Families with children live in cramped accommodation because they can't afford to buy and there aren't enough social housing to rent.
- I believe housing increase is inevitable, but am not in support of it.
- Just one, not on Green Belt land.
- To people outside Wellesbourne, the village is really a huge Saturday market with traffic congestion to match. And consequent litter ! Obviously, some crime and anti-social behaviour, but small scale, such as graffiti. The very welcome co-op foodstore has been the target of thieves, but they could be from anywhere.
- As long as it is a small scheme and is purposely built with local people in mind. It is a real shame that children who have grown into adulthood in the village cannot afford to buy in the village (or stay).
- People starting up want houses near to their place of work not in villages and having to spend like I do (£280.00 pm) in fuel to get to work, build houses in towns where there is work, the businesses in Wellesbourne employ very few locals.
- Please increase bus provision to one per half hour that serves Dovehouse / Mountford and Hastings, Monday - Saturday.

- If affordable housing for working adults. NOT people on Benefits. Enough houses for non-working adults / families. About time working citizens had chance to live where they want in Parish with affordable housing - making them priority !
- There are plenty of houses but not necessarily affordable ones. If more houses are built then extra facilities - healthcare - need to be extended too.
- Ref. crime and anti-social behaviour, have heard / read that there is a little of each. However definitely NOT aware of any in our part of Wellesbourne.
- I have only lived here just over a year so am not certain of the answer to some questions.
- All friendly apart from the [named business] who are famous in the area for being very rude and offhand !
- What about land near [illegible] near Walton Road ie West's land or similar.
- I think the village housing is large enough.
- Wellesbourne has lost its village 'feel'. It's a bit sprawling with no real heart.
- Depends where / how big.
- Village centre facilities for present population is already insufficient in terms of range and choice of shops and parking. Already a problem with through roads already used for parking. Village centre requires a complete re-vamp BUT this is not a practical option.
- Only recently moved here.
- Small.
- It depends on the details of the scheme. Standards should not be compromised for local people. Would question if there is demand to make such a scheme financially viable.
- Housing scheme fine, but where ??
- I think the Parish is in danger of getting too large already.
- Disabled / wheelchair friendly homes needed.
- As long as local people got them or buy the 3 bed houses of the people that live alone.

- Generally a nice place to - investment and strict management required to re-open old football club. Prime location - could be very lucrative business venture plus the benefit to all age groups.
- Village is well populated now. Any further influx would put more pressure on roads and other amenities particularly the Doctor's surgery.
- 2 or 3 bed houses only.
- Some people need help but circumstances can and do change, and then they don't. Help needs to be provided on current needs and subject to review.
- Already have too many houses. Need to address flooding issues in the village before building any more housing.
- There are many 3 bedroomed houses occupied by 1 or 2 persons (usually elderly). These could be freed for family usage.
- Local infrastructure is already stretched - full School etc.
- Housing for the elderly doesn't want such large gardens.
- Any additional housing must be balanced to facilities. New developments will increase traffic and parking problems. Traffic and parking problems require addressing ahead of any new developments.
- They would need to be SMALL - there's already a severe lack of parking space as it stands at present - village is already swamped by cars !
- I was born and raised in the village and find that there is no affordable social housing for village people. All of my family live here and in the past I have had to move out of the village because I could not afford a property.
- More affordable - and I stress affordable housing - for our own local young people / families, be it rental (local authority) or private and more smaller detached for retiring couples.
- For locals only, not any other. Your questions can't be answered with a straight yes or no.
- Our son had to move out of Wellesbourne as there was no suitable affordable housing here. He is now privately renting a house (at a large monthly premium) to live in his own village. Please can this situation be rectified ? More low cost housing is required for the younger people and to keep the village a viable place for school, doctor, dentist, pharmacy, bank, etc.
- Providing that the building of housing is strictly for the local people and not (as I suspect it would be) for the benefit of newcomers. We have to be wary that pressure is not put on present facilities such as school and medical.

- The vast expansion on the village has put considerable strain on the resources available. Further expansion would require a complete overhaul of facilities available.
- As long as it's for locals not outsiders. My daughter had to leave Wellesbourne longer than 5 years as there was nothing for her here. Some housing has been given to outsiders even when locals were desperate.
- Within the village - not on outskirts to reduce the need to use cars.
- Village is large enough and encroachment into the Green Belt is undesirable.
- Proviso is what does "small" actually mean.
- The answer to the above question would be yes if housing were to be for starter homes for young people.
- But emphasis is on small and one.
- Currently a reasonable balance. Have heard of many people seeking larger individual housing moving away. Our next move will have to be, reluctantly, out of Wellesbourne as inadequate individual 4 bed properties. Do not want to live on large estate.
- Having only lived in Wellesbourne for six months, I don't think I'm in a position to pass comment on the above questions.
- Please see comments made above. We felt the village was starting to provide facilities for a good community village - local shops, childrens centre etc - but there is concern that local shops receive no support and therefore struggle against the likes of Tesco owned shops ? The PC should help improve the Precinct for local shop owners rather than putting more effort into building more cheap and nasty looking homes. Are we slowly turning Wellesbourne into a giant Council Estate ?
- No more housing required. Village has expanded enough in last 15 years.
- Too many houses already built in the village. Too many people speed through the village, especially on the Warwick Road from the Chip Shop onwards - need speed bumps !

Appendix C.

Property Search on 6 June 2011 (Wellesbourne excluding character properties, properties in need of repair, and properties over £300,000).

Agent	Street	Settlement	Beds	Type	Price (£)
Connells	Orford Close	Wellesbourne	1	Apartment	84,950
Connells	Church Street	Wellesbourne	1	House	160,000
Peter Clarke & Co	Staple Hill House	Wellesbourne	2	Apartment	174,950
Peter Clarke & Co	Staple Hill House	Wellesbourne	2	Apartment	184,950
JKM Property Solutions	Harvard Close	Wellesbourne	2	Bungalow	195,000
Connells	Harvard Close	Wellesbourne	2	Bungalow	195,000
Connells	Sunderland Place	Wellesbourne	2	Bungalow	199,000
Connells	Chapel Street	Wellesbourne	2	Bungalow	200,000
Connells	Elliotts Drive	Wellesbourne	2	House	142,500
Connells	Monston Drive	Wellesbourne	2	House	162,500
Peter Clarke & Co	Duxford Close	Wellesbourne	2	House	169,950
Connells	Bristol Way	Wellesbourne	2	House	198,500
Peter Clarke & Co	Newbold Road	Wellesbourne	3	House	175,000
Peter Clarke & Co	Wyvern Close	Wellesbourne	3	House	179,500
Connells	Ramsay Green	Wellesbourne	3	House	187,500
Connells	Hastings Road	Wellesbourne	3	House	193,000
Peter Clarke & Co	Cherry Orchard	Wellesbourne	3	House	195,000
Key	Beaufort Close	Wellesbourne	3	House	210,000
Connells	Ettington Close	Wellesbourne	3	House	215,000
Peter Clarke & Co	Hammerton Way	Wellesbourne	3	House	224,950
Connells	Westfield Crescent	Wellesbourne	3	House	230,000
Connells	Talbot Court	Wellesbourne	3	House	239,950
Connells	Dovehouse Drive	Wellesbourne	3	House	242,000
Peter Clarke & Co	Talbot Court	Wellesbourne	3	House	269,950
Edwards	Hotchkiss Close	Wellesbourne	3	House	275,000
Peter Clarke & Co	Ettington Close	Wellesbourne	4	House	217,950
Peter Clarke & Co	Pembroke Gardens	Wellesbourne	4	House	239,950
Peter Clarke & Co	Home Furlong	Wellesbourne	4	House	275,000
Peter Clarke & Co	Valletta Way	Wellesbourne	4	House	275,000
Connells	Hopkins Way	Wellesbourne	4	House	275,000
Connells	Hampdon Way	Wellesbourne	4	House	279,950
Wigwam	Crosslands	Wellesbourne	4	House	279,950
Connells	Huntington Close	Wellesbourne	4	House	285,000
Connells	Bristol Way	Wellesbourne	4	House	285,000
Parker Mercer Durnian	Whitworth Close	Wellesbourne	4	House	299,950
Edwards	Huntington Close	Wellesbourne	4	House	299,950
Connells	Dovehouse Drive	Wellesbourne	4	House	300,000

Type	Average (£)	Average - 5% (£)
1 bedroom apartments	84,950	80,703
1 bedroom houses	160,000	152,000
2 bedroom apartments	179,950	170,953
2 bedroom bungalows	197,250	187,388
2 bedroom houses	168,363	159,944
3 bedroom houses	218,219	207,308
4 bedroom houses	276,058	262,255

Appendix D.

ID	Local Connection Verified	Household Composition	Reason for Need	Support Needed	Preferred Tenure	Preferred Type/Size	Actual Tenure	Actual Type/Size
15	Yes	Couple with 1 child	Need secure accommodation	No	Local Market Ownership	4 bed house	Local Market Ownership	2 bed house
16	Yes	Single adult	Need physically adapted accommodation	No	Rent	2 bed bungalow	Rent	2 bed bungalow
19	Yes	Couple, 2 nd couple & 3 children	Need larger accommodation	No	Rent	4 bed house	Rent	4 bed house
24	Yes	Single adult with 1 child	Need less expensive home	No	Rent	2 bed house	Rent	2 bed house
35	Yes	Couple with 4 children	Need larger accommodation	No	Rent	4 bed house	Rent	4 bed house
39	Yes	Couple with 1 adult child	Need less expensive home	No	Local Market Ownership	3 bed flat, house or bungalow	Local Market Ownership	3 bed house
44	Yes	Couple with 2 children	Need larger accommodation	No	Rent	3 bed house	Rent	3 bed house
47	Yes	Couple	Need less expensive home	No	Rent	2 bed bungalow	Rent	2 bed bungalow
54	Yes	Single adult	Need independent accommodation	No	Local Market Ownership	3 bed house	Rent	2 bed house
63	Yes	Couple	Need independent accommodation	No	Local Market Ownership	2 bed bungalow	Local Market Ownership	2 bed bungalow
66	Yes	Single adult	Need smaller accommodation	No	Local Market Ownership	2 bed bungalow	Local Market Ownership	2 bed bungalow

90	Yes	Couple	Need smaller accommodation	No	Local Market Ownership	2 bed bungalow	Local Market Ownership	2 bed bungalow
92	Yes	Single adult	Need less expensive home	No	Rent	2 bed house	Rent	2 bed house
93	Yes	Single adult	Need independent accommodation	No	Local Market Ownership	2 bed flat or house	Rent	2 bed house
112	Yes	Couple with 2 children	Need larger accommodation	No	Rent	2 or 3 bed house	Rent	2 bed house
122	Yes	Single adult	Need smaller accommodation	No	Local Market Ownership	2 bed bungalow	Local Market Ownership	2 bed bungalow
144	Yes	Single adult	Need smaller accommodation	No	Local Market Ownership	2 bed house	Local Market Ownership	2 bed house
150	Yes	Single adult with 2 children	Need secure accommodation	No	Rent	2 bed house	Rent	2 bed house
179	Yes	Single adult	Need physically adapted accommodation	No	Rent	1 bed bungalow	Rent	2 bed bungalow
195	Yes	Couple with 1 child	Need less expensive home	No	Rent	2 bed flat, house or bungalow	Rent	2 bed house
197	Yes	Single adult	Need less expensive home	No	Rent	1 or 2 bed flat, house or bungalow	Rent	2 bed house
218	Yes	Single adult with 1 child	Need secure accommodation	No	Rent or Shared Ownership	2 bed house	Rent	2 bed house
258	Yes	Couple with 2 children	Need larger accommodation	No	Rent	3 bed house	Rent	3 bed house

294	Yes	Couple with 2 children	Need larger accommodation	No	Rent	2 or 3 bed house	Rent	3 bed house
307	Yes	Single adult with 2 children	Need larger accommodation	No	Rent	3 bed house	Rent	3 bed house
315	Yes	Couple	Need less expensive home	No	Rent	2 bed bungalow	Rent	2 bed bungalow
345	Yes	Couple with 1 child	Need larger accommodation	No	Shared Ownership or Local Market Ownership	3 bed house	Shared Ownership	2 bed house
371	Yes	Couple with 2 children	Need larger accommodation	No	Rent	3 bed house	Rent	3 bed house
375	Yes	Single adult	Not specified	No	Rent or Local Market Ownership	2 or 3 bed flat, house or bungalow	Local Market Ownership	2 bed bungalow
393	Yes	Single adult with 1 child	Need independent accommodation	No	Shared Ownership	2 bed flat	Rent	2 bed house
422	Yes	Couple with 4 children	Need larger accommodation	No	Rent	3 bed house	Rent	3 bed house
454	Yes	Single adult with 1 adult child	Need smaller accommodation	No	Rent	2 bed bungalow	Rent	2 bed bungalow
477	Yes	Couple	Need less expensive home	No	Local Market Ownership	2 bed house	Shared Ownership	2 bed house
478	Yes	Single adult	Need smaller accommodation	No	Rent	2 bed bungalow	Rent	2 bed bungalow
541	Yes	Couple with 1 child	Need less expensive home	No	Rent	2 bed house or bungalow	Rent	2 bed house

563	Yes	Couple with 1 adult child	Need smaller accommodation	No	Local Market Ownership	4 bed house	Local Market Ownership	4 bed house
567	Yes	Single adult with 1 adult child	Need less expensive home	No	Shared Ownership	2 bed house	Shared Ownership	2 bed house
604	Yes	Single adult with 2 children	Need less expensive home	No	Rent or Shared Ownership	3 bed house or bungalow	Rent	3 bed house
645	Yes	Couple	Need less expensive home	No	Rent	2 bed house	Rent	2 bed house
651	Yes	Single adult	Need larger accommodation	No	Rent	1 bed bungalow	Rent	2 bed bungalow
654	Yes	Single adult	Need to be closer to relatives	No	Rent	2 bed bungalow	Rent	2 bed bungalow
668	Yes	Single adult	Need independent accommodation	No	Rent	1 bed bungalow	Rent	2 bed bungalow
678	Yes	Single adult	Need independent accommodation	No	Rent or Shared Ownership	1 bed flat	Rent	2 bed house
687	Yes	Single adult with 2 children	Need less expensive home	No	Rent or Local Market Ownership	3 bed house	Rent	3 bed house
732	Yes	Single adult	Need independent accommodation	No	Rent or Shared Ownership	2 bed flat	Rent	2 bed house
736	Yes	Couple with 2 children	Need larger accommodation	No	Local Market Ownership	4 or 5 bed house	Local Market Ownership	4 bed house

738	Yes	Couple	Need less expensive home	No	Rent, Shared Ownership or Local Market Ownership	1 or 2 bed flat, house or bungalow	Rent	2 bed house
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