



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

November 2015

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

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1. Summary of Results

Approximately 546 Housing Needs Survey forms were distributed and 127 forms were returned, equating to a response rate of 23.26%.

There is a need for seven new homes in Wilmcote parish for people with a local connection and the specific need is for:

Housing association rent

- 1 x 2 bed house
- 1 x 2 bed flat or house

Private rent

- 1 x 2 bed house

Owner occupier

- 1 x 2 bed bungalow, adapted
- 1 x 2 bed house
- 1 x 2 bed bungalow or house
- 1 x 3 bed house

2. Introduction

Wilmcote Parish Council commissioned a local Housing Needs Survey which was distributed in October 2015 with a deadline return of 31st October 2015.

The aim of the survey was to collect accurate housing needs information for Wilmcote 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 Wilmcote 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 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.

Households with or containing a specific housing need were requested to complete Part 2 of the survey form. This part asks for the name and address of the respondent together with details of the household in need and 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 November 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 127 survey forms were returned equating to a response rate of 23.26%.

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:

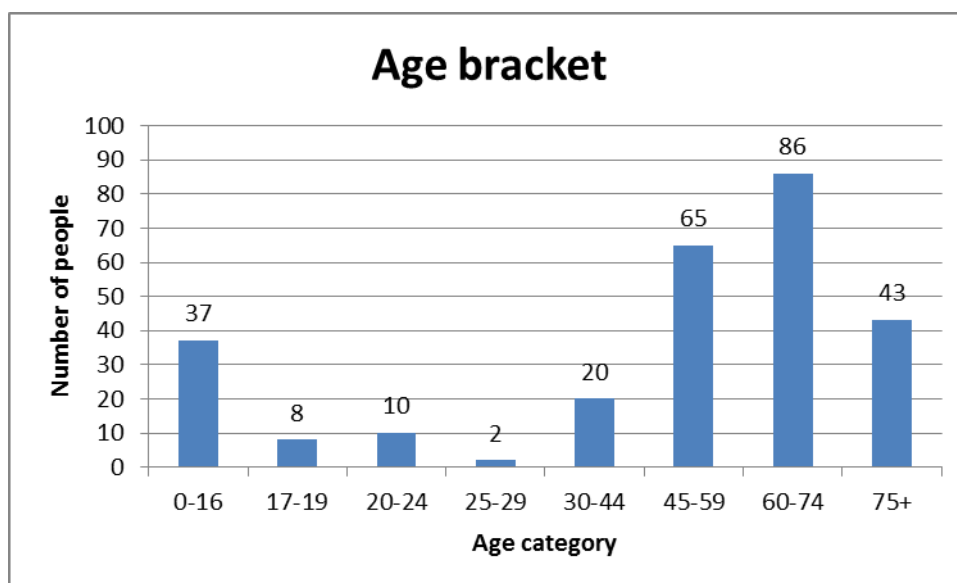
1. To express a housing need,
2. To offer support in principle to the idea of a small housing scheme to meet local needs,
or
3. To state opposition to the idea of a housing scheme.

Question 1: Your household

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

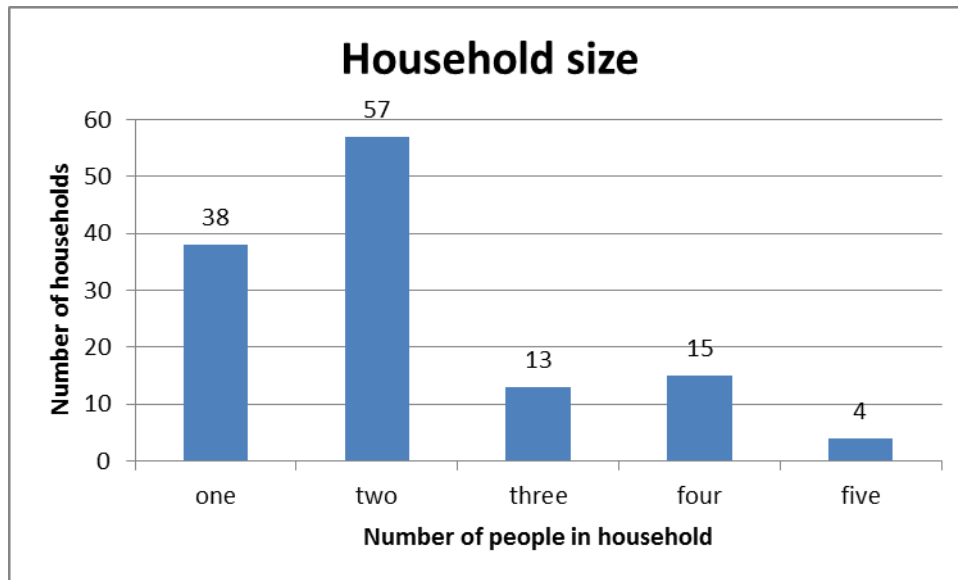
i) Age (127 responses)

The following chart shows the age profile of 271 people. The chart shows an ageing population, with 194 out of the 271 people aged 45 and above. It is noticeable that the age groups 17-19 years, 20-24 years and 25–29 years are small in number, suggesting an imbalance in the age profile which may have repercussions for the long-term sustainability of the parish.



ii) Household size (127 responses)

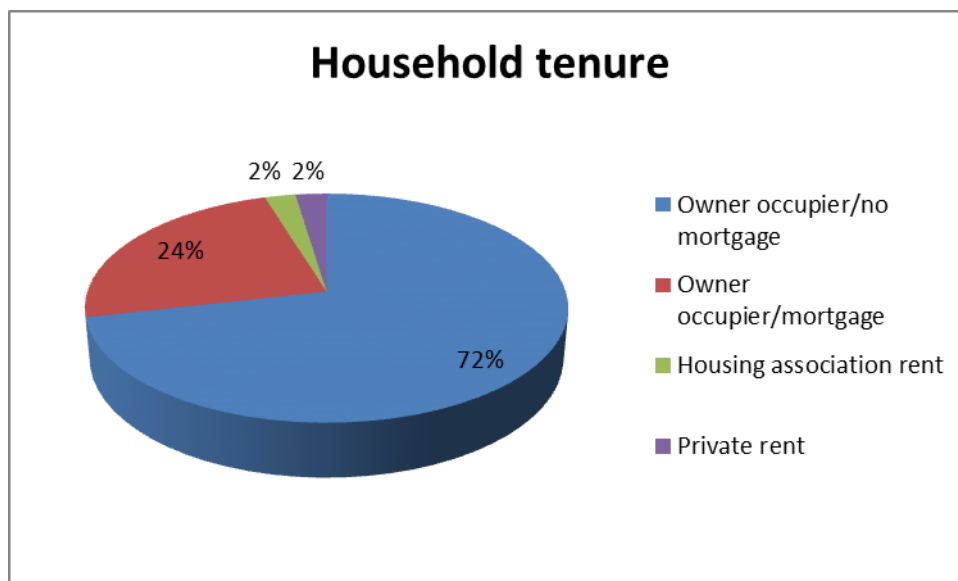
The information collected from the age profile can also be used to create a profile of household size, as shown in the following chart. The chart shows a dominance of two person households as indeed do the majority of parish Housing Needs Surveys across the district. The mean average household size is 2.13 people, almost identical to the 2011 Census figure of 2.33 people (1226 usual residents in households divided by 525 dwellings).



Q2: Your current housing circumstances

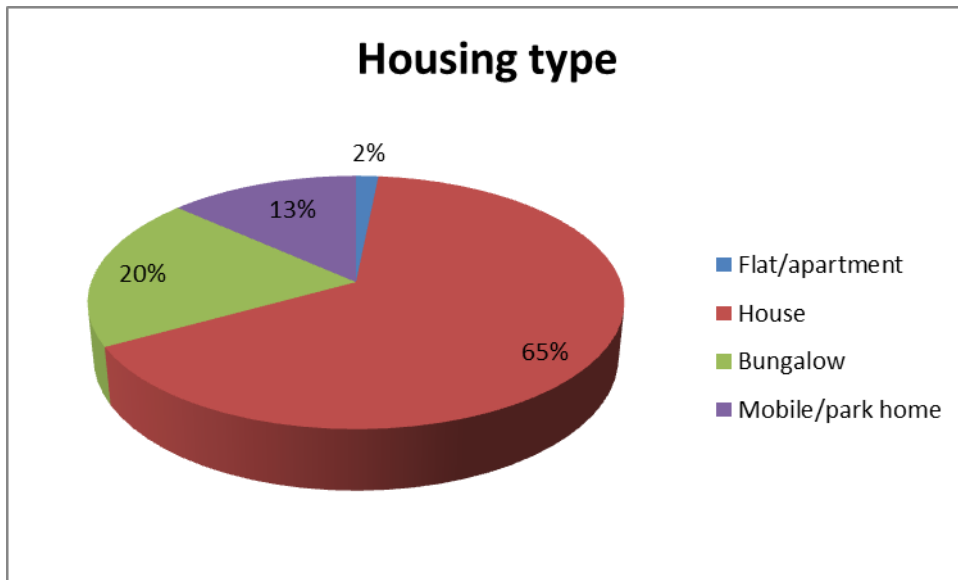
iii) Housing tenure (126 responses)

One respondent declined to answer this section so the following chart shows the housing tenure profile for 126 survey respondents. In a pattern typical for villages in south Warwickshire, owner-occupiers represent the majority, with 96% of the total. Tenures traditionally considered to be within the 'social sector' represent just 2% of the total.



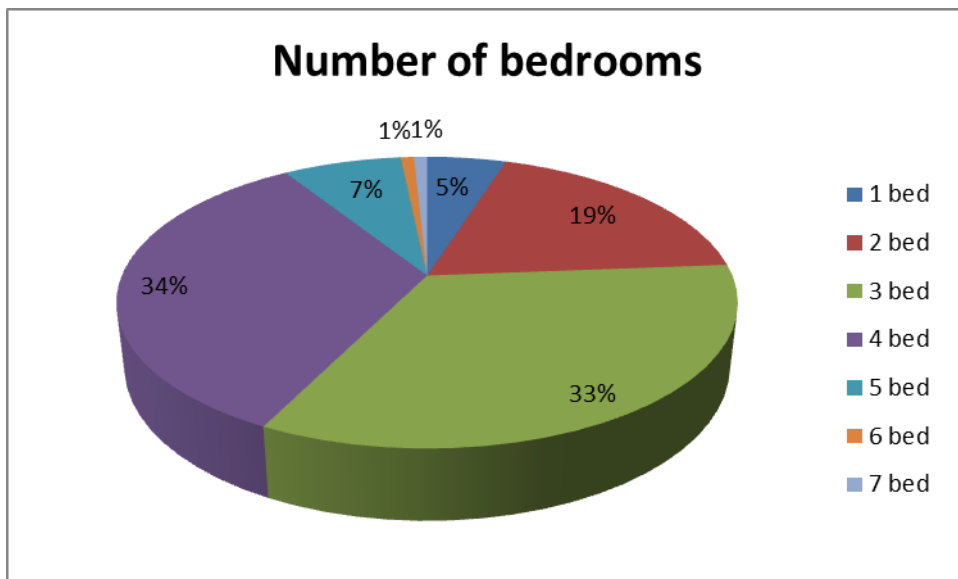
iv) Housing type (127 responses)

The chart below shows the types of homes that the 127 survey respondents live in. Unsurprisingly houses represent the largest factor, at 65%.



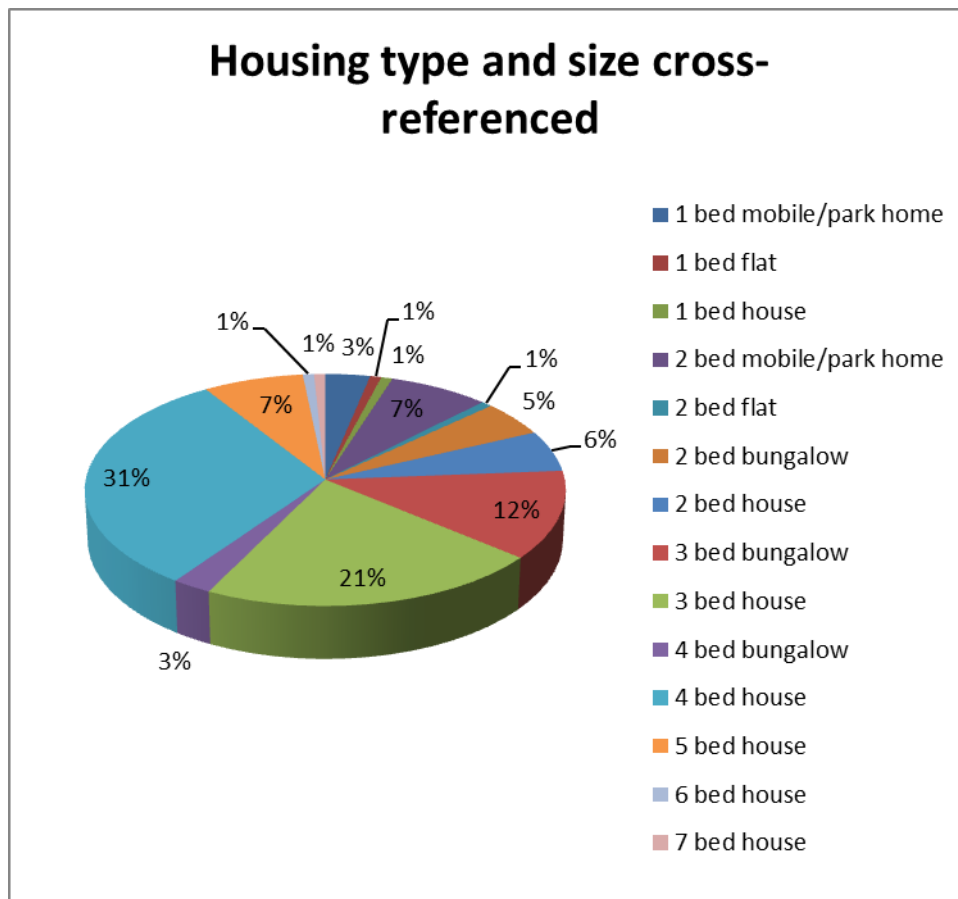
v) Number of bedrooms (122 responses)

Five respondents declined to answer this question so the following chart shows the sizes of homes that the remaining 122 survey respondents live in. Given the Census 2011 average household size of 2.33 people this chart indicates that many homes across the parish are under-occupied.



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. 3 bed houses represent the largest group.



vii) Work from home

Respondents were asked does “anyone in your household predominantly work from home?” and, if so, whether “they occupy or need dedicated work space?” Of the 20 respondents who indicated that they predominantly work from home 15 indicated that they occupy or need dedicated work space. One respondent indicated that they didn’t predominantly work from home but that they did occupy or need dedicated work space.

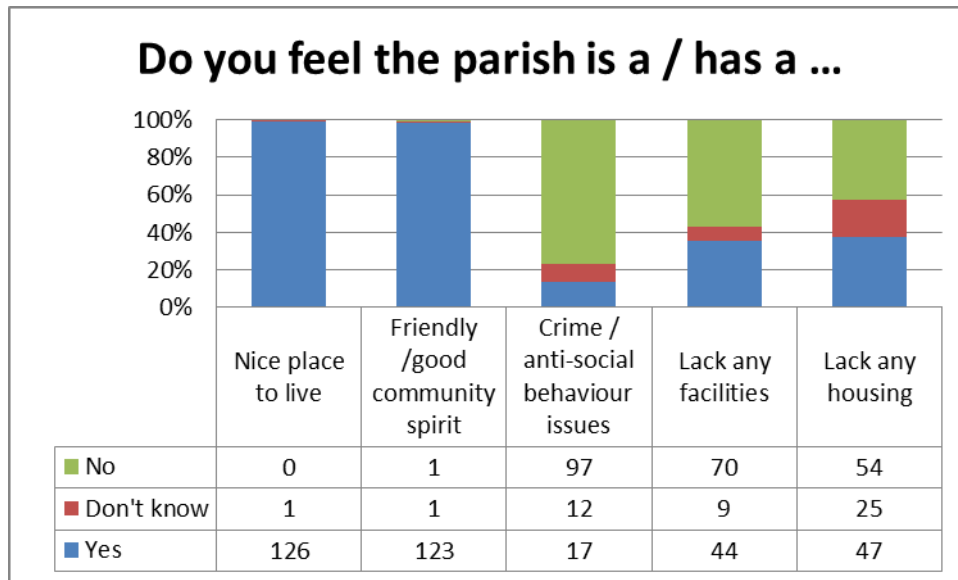
Q3: Life in the parish

viii) 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 Wilmcote 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 may subsequently be provided will be ‘sustainable’. Ensuring that people will occupy them is a crucial consideration when proposing new homes for local people.

The majority of respondents feel the parish is a nice place to live, that the parish is friendly with a good community spirit and that there is not an issue with crime or anti-social behaviour.



The majority of respondents feel that the parish does not lack facilities. 37.3% of the 126 respondents feel that the parish lacks housing, whilst 42.86% do not.

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.

ix) Lack of facilities comments:

- Decent bus services.
- Adequate street lighting.
- Doctor.
- Station car park. Bus service could be better!
- Doctor surgery. Maybe another shop. No bus route as such.
- Street lights, affordable housing.
- Safe parking for the school.
- A good place to eat out.
- Car parking for the school & also the railway station.
- A decent pub.
- Doctor's surgery.
- Doctors.
- Parking.
- Parking at the railway station.
- Traffic/parking control.
- Car park at the station.
- 2 x pubs but don't feel either promote/encourage community feel (like K.Head).
- A car park - spaces nr station.
- Cricket club. Footway along A3400 Pathlow & F/Lane.
- Parking space.
- Regular bus service. Static PO. Doctor's surgery.
- Parking & permanent post office.
- Post office. Parking at station.
- Doctor, local Bobby?
- Off road car parking for church/school/station.

x) Lack of housing comments:

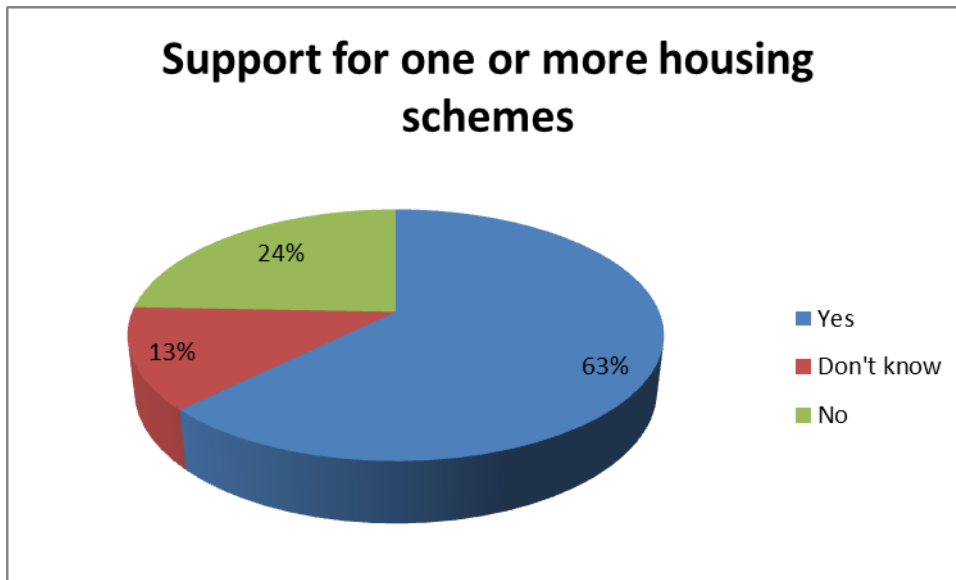
- Affordable housing for local community need.
- Affordable housing for young people or those living alone.
- Over 60 bungalows.
- Social, first time buyers.
- Affordable for younger people.
- Affordable housing for young families.
- Probably affordable housing.
- Smaller affordable.
- 2 bedroom property.
- Low energy - eco homes - that are cheap to run and maintain.
- First time buyer, affordable housing.
- Affordable housing x8.
- Homes for young families ie 3/4 beds.
- Starter homes.
- Starter/1st buyer homes.
- Retirement property. Low cost housing.
- Small bungalow - retirement facilities.
- Affordable & social.
- More affordable housing.
- First time buyer affordable housing.
- Small affordable starter homes 1-2 bedroom (flats or houses).
- Low cost.
- 2/3 bedroom houses.
- Affordable for young people to be able to stay in village they grew up in.
- More houses for young families.
- All.

xi) Outward migration from the parish (122 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. Five respondents stated this had happened in their household.

xii) Support for one or more housing schemes (123 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 24% against.



5. Results – Housing Needs Information

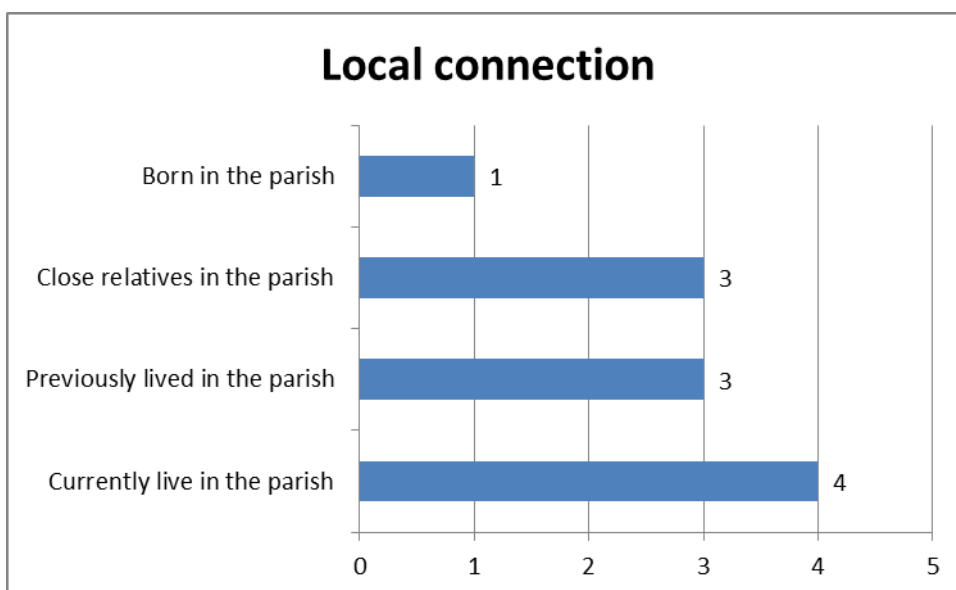
Of the 127 responses to the survey, eight individuals or households expressed a need for alternative housing. However one respondent was discounted as they did not provide sufficient evidence of local connection and no contact details were provided to enable contact with the respondent.

Section 5 provides a breakdown of information from the remaining seven 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.

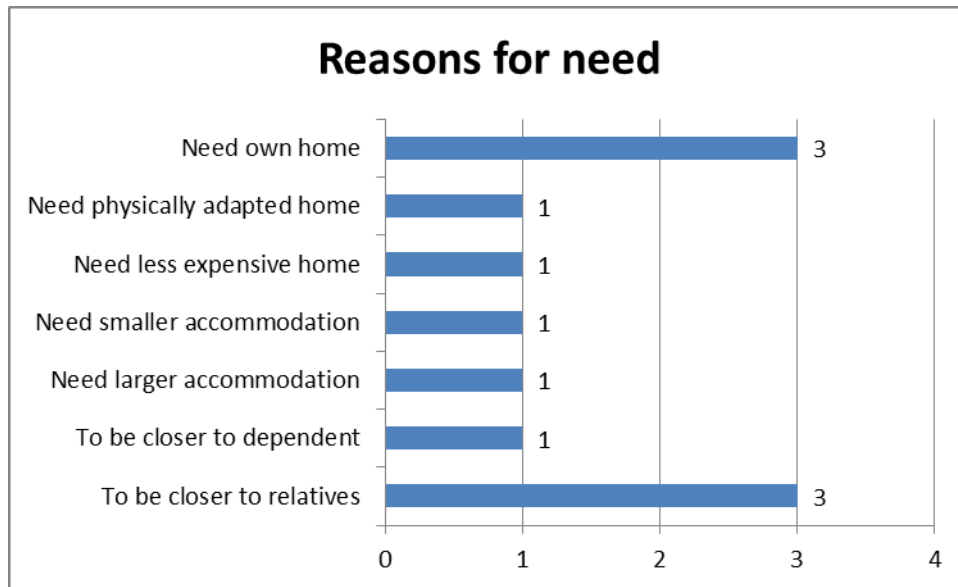
i) Local connection

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



ii) Reason/s for housing need

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



iii) Housing waiting list

Two of the seven respondents indicated that they are registered on the Stratford-on-Avon District Council housing waiting list.

iv) Working from home

One of the respondents indicated that they required space in order to work from home.

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. Similarly where a respondent indicates a preference for an owner-occupier dwelling their ability to enter into such an arrangement is assessed and where it is identified they could not do so they are re-classified as being in need of shared ownership or rented accommodation.

7. Conclusion

There is a need for seven new homes in Wilmcote parish for people with a local connection and the specific need is for:

Housing association rent

- 1 x 2 bed house
- 1 x 2 bed flat or house

Private rent

- 1 x 2 bed house

Owner occupier

- 1 x 2 bed bungalow, adapted
- 1 x 2 bed house
- 1 x 2 bed bungalow or house
- 1 x 3 bed house

8. Recommendation

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

Partners in the land identification exercise should include:

- Wilmcote 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 all those who helped to deliver the survey forms across the parish.

10. Contact Information

Liz Butterworth - Clerk to Wilmcote Parish Council

Tel: 01789 268998

Email: lizbutterworth1@btinternet.com

Sarah Brooke-Taylor – WRCC, Rural Housing Enabler

Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF

Tel: (01789) 842182

Email: sarahbt@wrccrural.org.uk

Wilmcote Parish Council
Housing Needs Survey

October 2015

Dear Householder

The Wilmcote Parish Council recently conducted a questionnaire as part of its preparation of a Neighbourhood Plan. In the questionnaire some questions related to the type of houses you would want to see in the future in the Parish (this includes Pathlow). The response was that 85% of respondents agreed with limited infilling when asked what form proposed housing should take, 79% agreed that there should be limited affordable housing for local community needs and 78% felt there should be redevelopment of previously developed sites. It is necessary to understand a little more of your views on the future type of housing you would prefer to see in the Parish in future years. We have asked Warwickshire Rural Community Council to conduct a housing needs survey of your views on future housing in Wilmcote and Pathlow that we can use in the Neighbourhood Plan.

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. This will form part of the Wilmcote Neighbourhood Plan.

People in housing need do not have to be living in Wilmcote Parish at the present time but they do need to have a strong local connection, e.g. they work in the Parish, have previously lived in the Parish but moved away to find affordable/suitable housing or they have a close relative in the Parish. The Part 2 of the survey can be completed on behalf of a family member not currently living in the Parish but who would like to live in the Parish if appropriate housing were available.

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.

Forms should be returned by 31st October 2015 in the 'Freepost' envelope provided.

Thank you for your help in conducting this survey.

Yours sincerely



Colin Ray
Chairman of Wilmcote Parish Council

Appendix A2

Housing Needs Survey for Wilmcote 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

| | | | | | | | |
|-----------|----------------------|-----------|----------------------|-----------|----------------------|-----------|----------------------|
| 0-16 yrs | <input type="text"/> | 17-19 yrs | <input type="text"/> | 20-24 yrs | <input type="text"/> | 25-29 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"/> |

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="text"/> | | |

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="text"/> | (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"/> |
|---|--------------------------|---|--------------------------|---|--------------------------|---|--------------------------|----|--------------------------|

Number of bedrooms

Does anyone in your household predominantly work from home? Yes / No (if No go to Q3)
Do they occupy or need dedicated work space? Yes / No

Q3: 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 | | | |

Additional comments

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

Q4: 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 | |

Q5: 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 (please tick)

1 2 3 4 5+

Q6: Local connection

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

| | | | |
|---------------------------------|--------------------------|----------------------|-------|
| Currently live in the parish? | <input type="checkbox"/> | If so, for how long? | years |
| Previously lived in the parish? | <input type="checkbox"/> | If so, for how long? | years |
| Currently work in the parish? | <input type="checkbox"/> | If so, for how long? | years |
| Close relatives in the parish? | <input type="checkbox"/> | | |
| Born in the parish? | <input type="checkbox"/> | | |

Q7: 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.

Q8: 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.

Q9: Type of housing required (please tick)

| | | | |
|--|--------------------------|----------------|--------------------------|
| Housing association rent | <input type="checkbox"/> | Owner occupier | <input type="checkbox"/> |
| Housing association shared ownership (part rent, part buy) | <input type="checkbox"/> | Private rent | <input type="checkbox"/> |

Housing type (please tick)

House Bungalow Flat/apartment

Number of bedrooms (please tick)

1 2 3 4 5+

Do you require space in order to work from home? Yes No

Q10: 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.

Please return in the FREEPOST envelope by 31st 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, Warwick Enterprise Park, Wellesbourne CV35 9EF. Telephone: 01789 842182 / email: sarahbt@wrccrural.org.uk

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

All properties can only be let or sold to people with a strong local connection.

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 or by download from www.homechoiceplus.org.uk.

Appendix B

At the end of Part 1 respondents were able to provide additional comments and these comments are reproduced below, whole and verbatim except where identifying comments have been removed.

- My [identifying comment removed] family have lived with me in the parish for several years. They are involved with the community, and their children are due to attend the village school but they can't find a house to buy in the village.
- Needs more childrens amenities - tennis courts, play area for older age. Basket ball etc.
- No I do not understand the concept of building homes only for local people this is not practicable as they will soon be sold on.
- Would be in favour of a limited housing scheme as long as it was on infill land or redeveloped land - not previously 'green' spaces.
- Strong local connection, too tightly defined: there is (very) limited work in the Parish.
- We live in the 21st Century! Most people have CARS these days and travel to work. Their priority is to be nearer to work or have suitable public transport to it. In the present local housing probably 40% are out of work and they are certainly not LOCAL. Shared ownership would make more sense. There is very little employment around this area as well.
- I would like Wilmcote to remain a small friendly village minimally populated, which is why I came to live here.
- It depends on what a housing scheme would include (size & numbers) before answering 'yes' or 'no' to being in favour of one or more housing schemes based on the needs of locals.
- What do you mean by "nice"? If you want meaningful information wouldn't it be advantageous to avoid meaningless terms? Can't quite see how the completion of Part 1 is useful if Part 2 is not relevant to us.
- Private individual development proposals by local residents should be preferred.
- Any new build needs to infill sites if possible.
- Central Government Guidelines are quite specific in its intention to protect the Rural countryside and places like Wilmcote - a Heritage Village within the Green Belt. Furthermore we entirely agree - and from the recent survey it would appear that 85% of the villagers also agree - with Tyler Parkes' excellent report commissioned by Wilmcote Parish Council. Any development, apart from 'limited' infilling, would put an unsustainable strain on the services & facilities and detrimentally affect the historic character and setting of our village.
- The village school is receiving fewer children each year. Housing in the surrounding area is expensive and therefore first-time buyers (who tend to be the occupiers with young children) cannot move into the area.
- Parking is a problem in Glebe Estate. Can village hall land at back be made into car park & no works big vans be parked in road overnight.
- We feel housing could be infill it is not necessary to build on Green fields.
- Depends on what scheme size/location etc.
- Parking restrictions in Station Road from station to junction. Parking restrictions outside of church & school - all enforced. Any more housing would bring extra vehicles & make these restrictions even more important.
- But only small infilling schemes. Not schemes which would threaten existing recreational spaces.

- Post van when it comes to be more reliable.
- House builders concentrate on building larger family homes re 3-5 bedrooms, and not affordable starter homes or homes for singletons. All the available smaller properties are already occupied and over-priced. What chance do singletons and first-time buyers stand? This imbalance needs addressing.
- Any housing schemes would need to be assessed on an individual basis.
- Any new housing must fit in with the current properties. There are already infill houses totally out of character with the village.
- Lack of 4/5 bed houses for growing families with big gardens.
- Social housing for local people, the designs should be in keeping with the village and of good quality. Keeping the Bovis Triangle free for recreational use.
- Dependant on what you call LOCAL.
- We don't know the crime figures for the area - to make a constructive comment.
- Parking restrictions eg double yellow lines needed on the junction between Station Road/Aston Cantlow Road. At the junction between Featherbed Lane + A3400 the road needs reducing to one lane so there is only a single file of traffic waiting to turn. There needs to be adequate parking at the railway station.
- All new housing must be well designed to fit in a complimentary way into the village.
- Small mixed type of infill housing would be acceptable for local people. Not large estates that would ruin the character of the village.
- I would not favour an estate. Two estates have been built in the village. Future developments should be small scale, infill, to comply with Greenbelt policy.
- Some crime reported in village. Anti-social - dog barking an issue.
- Leave the village alone.
- Small housing schemes - no large developments. Village hasn't infrastructure for large development.
- The parish does not need: 1) a car park - will drive traffic to the village & Stratford Parkway is short distance away for this purpose. 2) traffic lights - these are only being requested to allow building of a mobile estate. They would ruin the historic nature of village & cause [indecipherable] traffic.
- The sad fact is that the prime reason housing is so expensive and our children increasingly can't afford to buy their own home - a basic right I would hope you agree - is that the UK does not release enough land for building. Wilmcote has to play its part in this and release as much land [undecipherable]. As such you should be looking to reach a "minimum" target but release as much land as possible!!!
- More info needed - what are the needs of local people?
- Yes, so long as no building was done on the approach to the village & that it was contained in the village.
- [Identifying comment removed]. Our daughter would love to live near us. [Identifying comment removed]. At the moment she lives in B'ham and because of costs cannot get here as often as she would like, her name is down with Stratford Council for Social Housing but no luck yet.
- The problem with new housing is the quality of design and construction. New housing from specialist small builders with a good trade record working with a good architect would result in something that would enhance the village. I do not consider the 'Foxes Lane' development as a good example of this - it is terrible! Big house builders should be avoided at all cost!
- [In favour] but only small numbers. This is a village - not a small town, and it needs to remain so - it is also Greenbelt - so should not have large housing schemes. Could there be some arrangement between the school & the two pubs whereby

(even for a small fee) their car parks could be utilized? Parents should be prepared to walk their children the short distance to the school.

- The nice place, peaceful village description is rapidly disappearing under the onslaught of fast, noisy traffic. Station Road is straight, safe, noisy & menacing for pedestrians. Even 'rumble strips' would be far more effective than the so called 'dragons teeth' (nats kneecaps would be a better description).

Appendix C

| ID | Local connection verified | Household composition | Reason/s for need | Specific housing needs (eg disability requirements) | Tenure | House size and type |
|-----|---------------------------|--------------------------|---|--|--------------------------|-------------------------|
| 5 | Yes | Two adults | Need own home | No | Owner occupier | 2 bed house |
| 33 | Yes | One adult | To be closer to relatives, own home | No | Private rent | 2 bed house |
| 67 | Yes | One adult | Need smaller accommodation, less expensive home, own home | No | Housing association rent | 2 bed flat or house |
| 74 | Yes | Two adults, two children | Need larger accommodation | No | Owner occupier | 3 bed house |
| 76 | Yes | Two adults | Need physically adapted home | No | Owner occupier | 2 bed bungalow, adapted |
| 88 | Yes | Two adults | To be closer to relatives | No | Owner occupier | 2 bed house or bungalow |
| 112 | Yes | Two adults, one child | To be closer to relatives, to be closer to dependent | Elderly father wheelchair bound & mother has arthritis | Housing association rent | 2 bed house |

Appendix D

Property search November 2015 (Wilmcote and surrounding villages, £400K and less, excluding character properties and properties requiring renovation).

| Agent | Street | Settlement | No of bedrooms | Type | Price £ |
|-----------------------|-----------------|-----------------|----------------|------------|---------|
| Purple Bricks | High Street | Henley in Arden | 2 | apartment | 180000 |
| Hunters | Market Way | Henley in Arden | 2 | apartment | 225000 |
| Hunters | High Street | Henley in Arden | 2 | maisonette | 197500 |
| Andrew Grant | Arden road | Henley in Arden | 2 | bungalow | 265000 |
| John Shepherd | Wolverton Road | Snitterfield | 2 | house | 189950 |
| Bigwood | Arden Close | Wilmcote | 2 | house | 195000 |
| John H Cranmer | The Yew Trees | Henley in Arden | 2 | house | 199950 |
| Andrew Grant | The Yew Trees | Henley in Arden | 2 | house | 210000 |
| John Shepherd | Mayswood Road | Henley in Arden | 2 | house | 315000 |
| John Shepherd | Oaktree Close | Bearley | 3 | house | 169950 |
| Wigwam | Grange Road | Bearley | 3 | house | 189950 |
| John Shepherd | Hurdlers Lane | Snitterfield | 3 | house | 205000 |
| Nicholas Haycock | Oaktree Close | Bearley | 3 | house | 205000 |
| Hunters | Hurdlers Lane | Snitterfield | 3 | house | 209000 |
| John Shepherd | Home Meadow | Claverdon | 3 | house | 209995 |
| Halifax | Pound Field | Wootton Wawen | 3 | house | 224950 |
| Edwards Estate Agents | Grange Road | Bearley | 3 | house | 225000 |
| John H Cranmer | Park Close | Claverdon | 3 | house | 250000 |
| Peter Clarke & Co | Langley Road | Claverdon | 3 | house | 279950 |
| John Shepherd | Brook End Drive | Henley in Arden | 3 | house | 295000 |
| John Shepherd | Meadow Road | Henley in Arden | 3 | house | 325000 |
| Andrew Grant | Appleby Close | Great Alne | 3 | house | 329950 |
| John Earle | Market Way | Henley in Arden | 3 | house | 335000 |
| Peter Clarke & Co | Chapel Lane | Aston Cantlow | 3 | house | 399950 |

| Type | Average £ | Average £ -5% |
|--------------------------------|-----------|---------------|
| 2 bed apartment/ maisonette | 200833 | 190792 |
| 2 bed bungalow | 265000 | 251750 |
| 2 bed houses | 221980 | 210881 |
| 3 bed houses | 256913 | 244067 |