



**Housing Needs Survey Report  
for  
Burton Dassett Parish Council**

**May 2019**

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

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## 1. Introduction

Burton Dassett Parish Council commissioned WRCC to conduct a survey to collect local housing needs information within and relating to Burton Dassett parish.

The parish includes the settlements of Burton Dassett, Northend, Temple Herdewyke, Little Dassett, and Knightcote.

The survey form was a standard document used across the district and a copy was delivered to every home across the parish. Additional copies were available for people not currently living in Burton Dassett parish but with a strong local connection. A copy of the cover letter and survey form can be seen as Appendices A1 and A2 to this report.

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

Households with or containing a specific housing need were requested to complete Part 2 of the survey form. This part asks for specifics of the need and details of the household in need together with sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in strict confidence.

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

Completed survey forms were returned by Freepost envelope direct to the Rural Housing Enabler during March and April 2019 and analysis of the information provided took place in April and May 2019. Completed survey forms are retained by WRCC for a short period before being shredded.

## 2. Planning Context

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

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

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

'Local needs schemes' are 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 the identified local need,
- The scheme has been initiated from within the local community and has the support of the relevant parish council,
- Satisfactory arrangements for the management and occupation of the properties have been made to ensure that the homes to be provided will meet identified local housing needs both initially and in perpetuity.

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

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

New affordable homes are generally required for two reasons:

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

### **3. Results**

Approximately 490 survey forms were distributed to local residents and 108 were completed (either partly or fully) and returned, equating to a response rate of 22.04%. This level of response is considered to be good for a survey of this type.

People generally respond for one of three reasons:

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

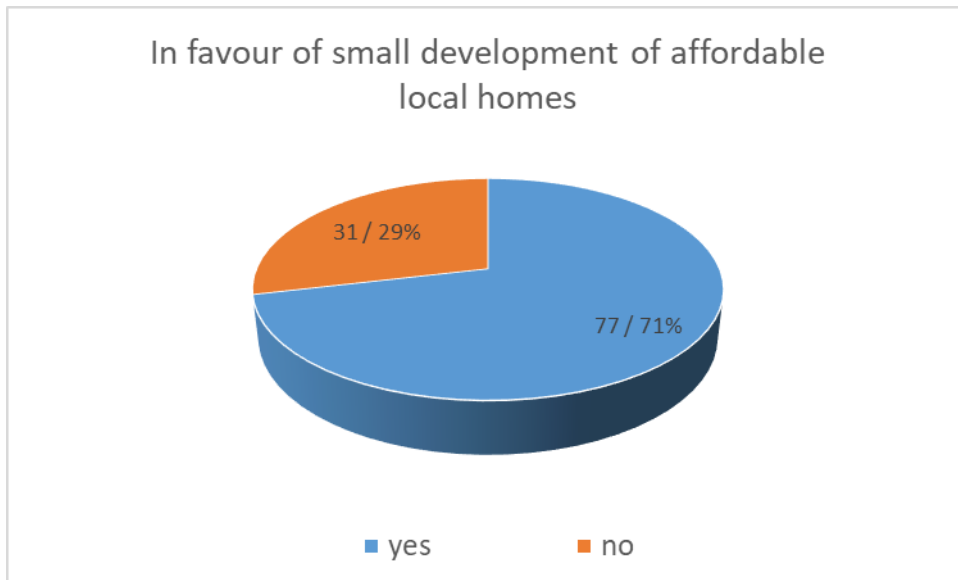
For the purpose of this report the term "respondent" refers to an individual survey form.

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

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

Respondents were asked "In principle would you be in favour of a small development (<10 homes) of affordable homes in the parish specifically for people with a local connection to this parish?".

Through a planning obligation (S106 Agreement) such properties would be restricted to people with a local connection in perpetuity. The local connections include (briefly) currently living in the parish, previously lived in the parish, born in the parish, close relatives currently living in the parish and currently working in the parish.

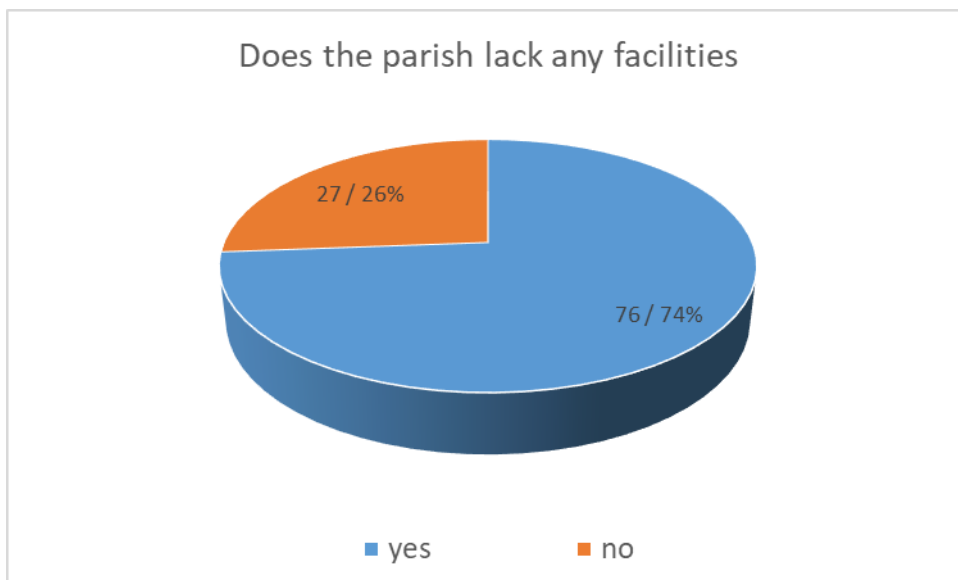


All respondents answered this question and, as can be seen above, at 71% the majority of respondents would, in principle, be in favour of a small development of affordable homes for local people.

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

**Q2: Life in the parish**

Respondents were asked “Do you feel Burton Dassett parish lacks any facilities?”.



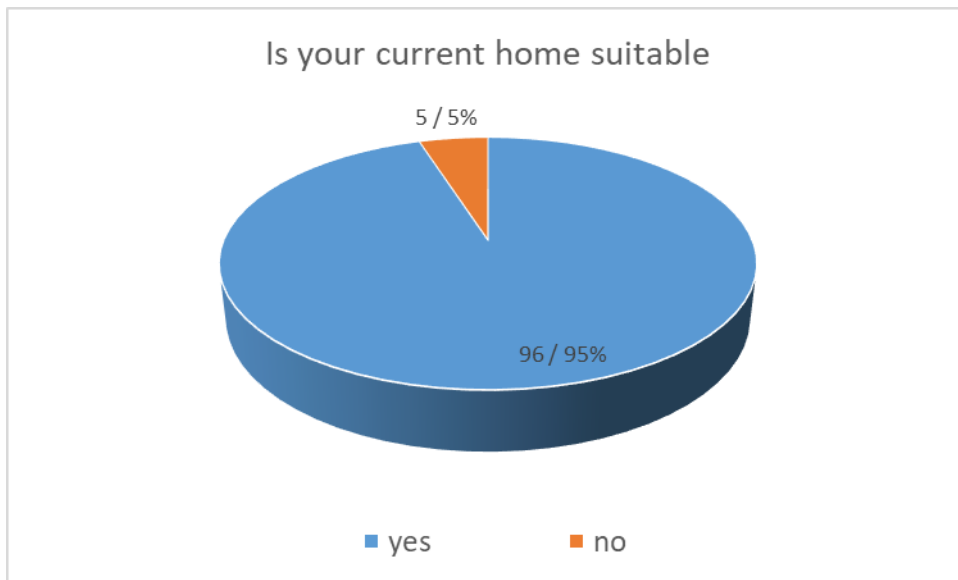
103 of the 108 respondents completed this section and, as can be seen above, 74% feel that the parish does lack facilities. Respondents were invited to add comments about local facilities and these comments can be seen at Appendix C to this report.

The greatest number of comments relate to the lack of a local shop.

### Q3: Is your current home suitable?

Respondents were asked to consider “whether or not your current home is suitable for your needs” and 101 responses were received.

Of the 101 responses, 95% indicated that their current home is suitable with 5% indicating their current home is not suitable.



One respondent provided an additional comment:

- suitable at this time but getting older and may need smaller Orbit accommodation in the future

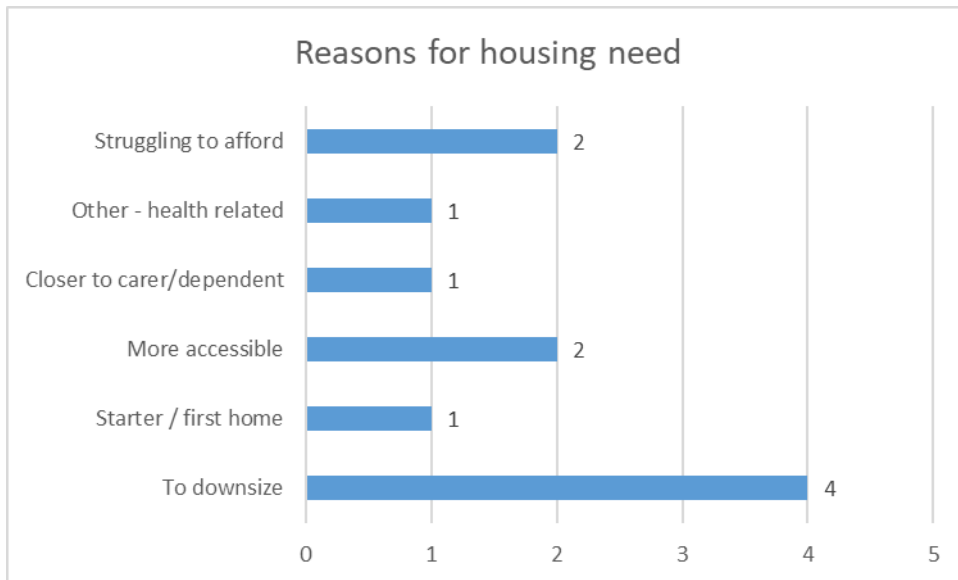
### Part two – to be completed if your household is in need of alternative housing

Although 5 respondents indicated that their current home is not suitable for their need Part 2 was completed by 6 respondents and this section relates to information provided by these respondents.

Of the 6 respondents 4 currently reside in Northend, 1 resides in Knightcote and 1 resides in Temple Herdewyke.

### Q1: Why do you/your household need alternative housing?

Respondents were asked to indicate why they needed alternative accommodation and were able to indicate more than one reason for need.



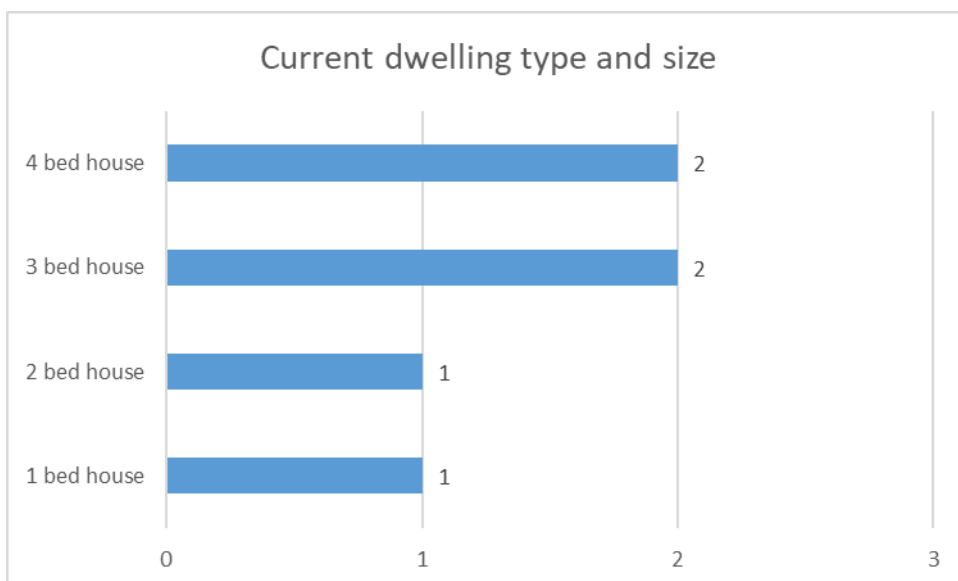
As can be seen the largest reason is wishing to downsize, which is not uncommon within rural communities as there is an increasing lack of smaller suitable properties such as bungalows.

Some respondents provided comments, as below:

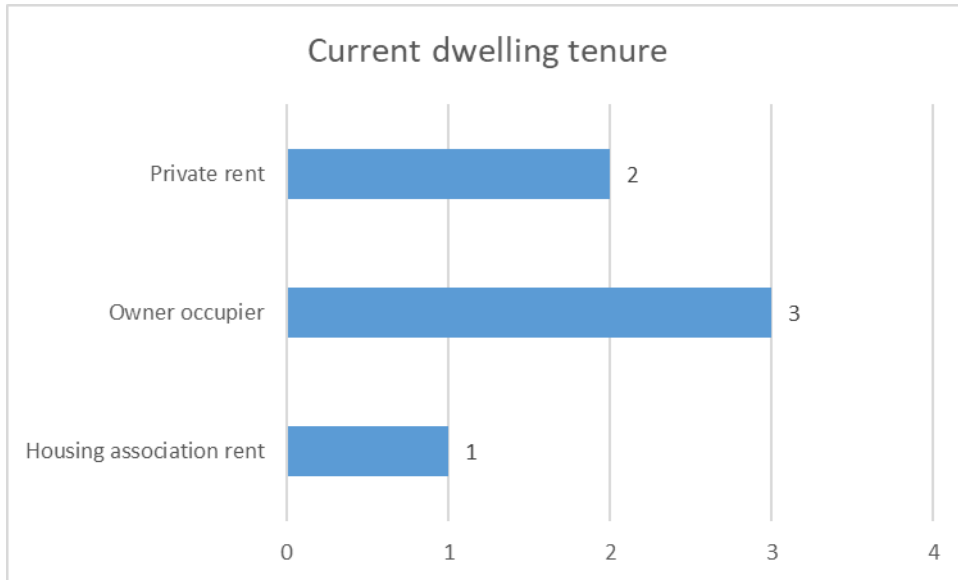
- Lower heating and maintenance bills
- To be close to sole family
- Very elderly with mobility problems so ideally a bungalow
- Rented home too expensive
- Rent is more than a mortgage would be

## Q2: Current dwelling

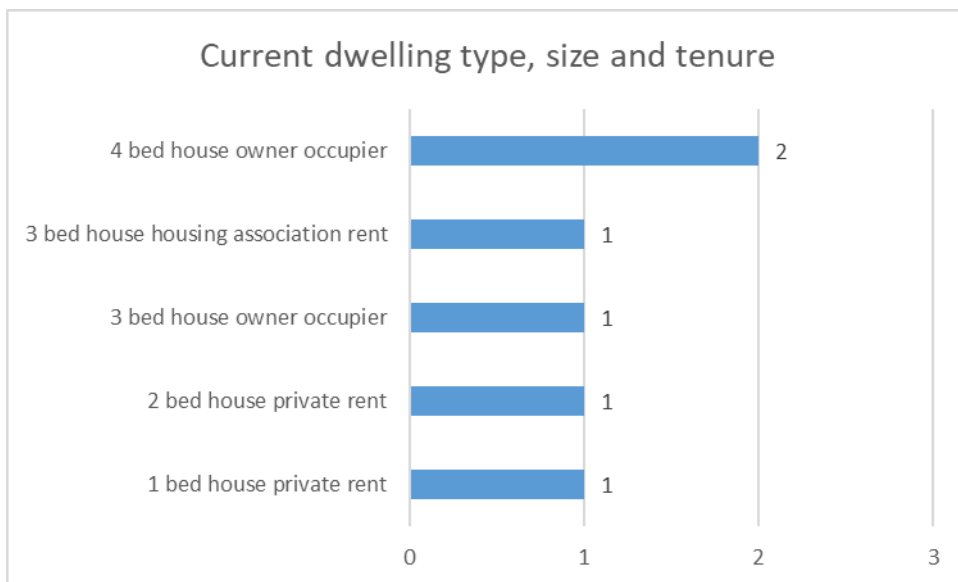
All 6 respondents indicated that they currently live in a house, with 1 each living in a 1-bed house and a 2-bed house whilst 2 each live in a 3-bed house and a 4-bed house.



Respondents were also asked to indicate the tenure of their current property and, as can be seen below, the largest group live in owner occupier accommodation.



Cross-referencing the data from the two charts above provides a combined profile of type, size and tenure. Owner occupier 4 bed houses emerge as the largest single factor.



Respondents who rent their current home were asked “approximately what percentage of your income, after tax, do you spend on rent?”

Two of the 3 respondents who currently rent indicated that they spend:

- 30%
- 50%
- giving an average rent of 40%

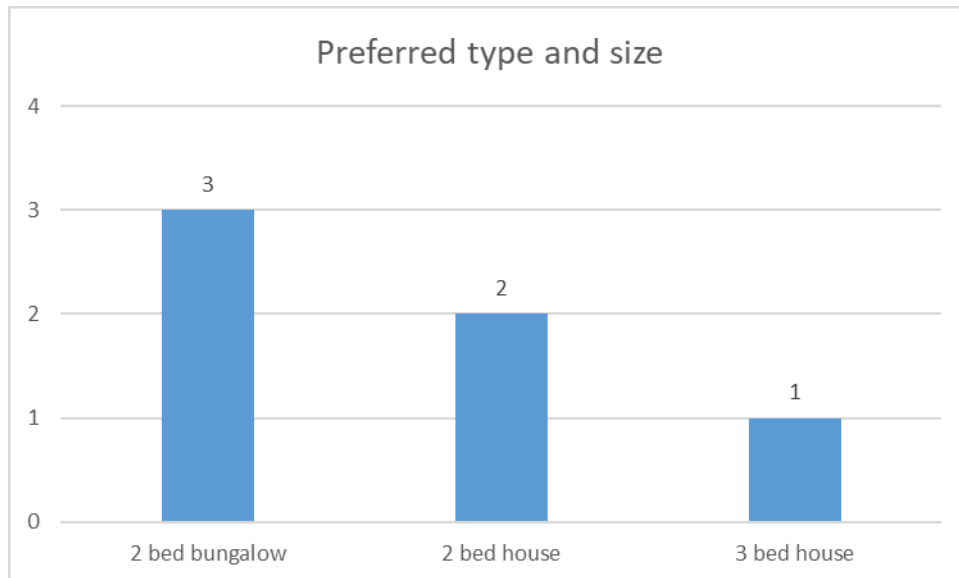
The 2017 English Housing Survey noted that on average private renters spend 41% of their gross income on rent compared with those households buying their home spending on average just 19% of their income on mortgage payments.



### Q3: Dwelling type and size preferred

Respondents were asked to indicate what type and size of property the responding household would prefer.

3 of the respondents indicated a preference for a 2 bed bungalow.

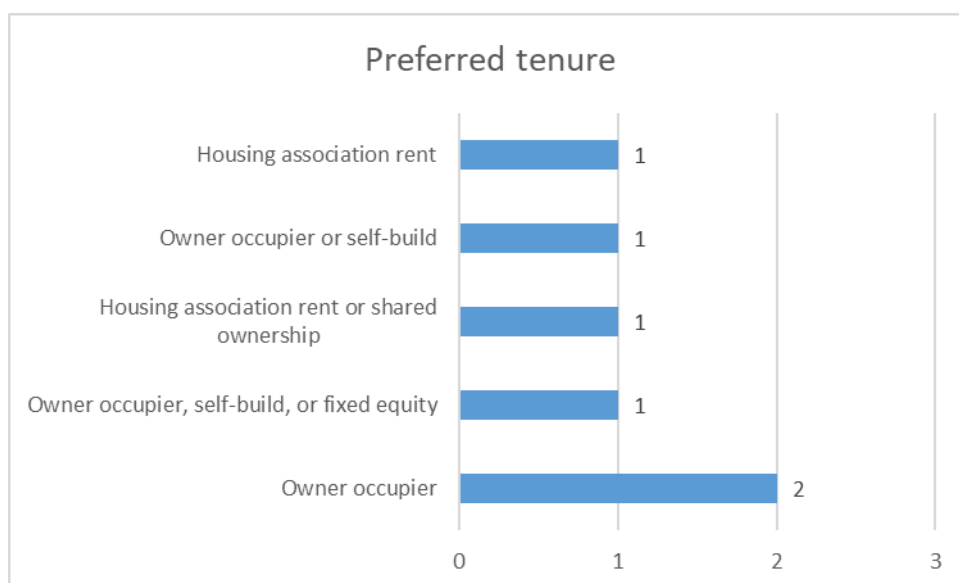


One of the respondents indicated that they would like a study or space to work from home and 1 respondent indicated a need for a home specifically designed to cater for a disability.

### Q4: Dwelling tenure preferred

Respondents were asked to indicate what tenure the responding household would prefer and were able to indicate more than one preferred tenure.

As can be seen below the majority would prefer some method of owning their own home.



### Q5: Local connection

Respondents were asked to indicate their connection to the parish and were able to indicate more than one connection. All 6 respondents indicated a suitable connection to the parish, with the majority of respondents currently living within the parish.



### Q6: Financial details

Of the 6 respondents 4 indicated that they have savings and/or equity in their current home.

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

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

Similarly, where a respondent indicates a preference for an owner occupied home their ability to enter into a mortgage is assessed including the ability to raise a deposit. Having assessed whether the respondent could reasonably acquire a suitable mortgage and deposit if they could not do so they are re-classified as being in need of either a shared ownership (with a suitable deposit) or rented property (without a suitable deposit).

Using the financial data provided by the respondents (such as household income, savings and current equity), size and composition of household, current dwelling details etc, enables us to determine the actual needs, as identified at Section 4.

### Q7: Housing waiting list

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

However, it should be noted that at November 2018 there were 20 households with an address within the parish registered on the local authority housing waiting list, seeking a home to rent. Whilst some registered households may not wish to continue residing locally, experience from across the district shows that typically most people living in a rural parish will wish to continue residing there because of established social networks etc. This particularly applies to families with children and older people. A summary of these households can be found at Appendix E to this report.

#### **Q8 & Q9: Detail of households seeking alternative housing**

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

## **4. Conclusion**

This survey identifies a need for six new homes for households with a defined local connection, as shown below.

Housing association rent

- 1 x 1 bed maisonette
- 1 x 2 bed house
- 1 x 2 bed bungalow

Owner-occupier (local market)

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

Owner occupier (local market) and/or self-build

- 1 x 2 bed bungalow or house

Consideration should also be given to the requirements of the local households currently registered on Home Choice Plus, each with a need to rent from a housing association.

The parish council may wish to conduct a site canvassing exercise to identify land suitable to accommodate the identified local need. If a suitable site(s) is located the relevant landowner(s) should be approached to seek their “in principle” support for a local needs scheme through the sale of land.

Local needs schemes must be located either within or adjacent to the existing settlement and can only respond to an identified local need. Properties for rent or shared ownership must be provided by a housing association and all properties would be restricted to people with a local connection in perpetuity through a S106 Agreement. Consultation with the community is a key element of local needs schemes and local support is essential.

## **5. Acknowledgements**

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

## **6. Contact Information**

Mrs Helen Hide-Wright - Clerk to Burton Dassett Parish Council  
12 Meadow Way, Fenny Compton CV47 2WD

Email: [clerk@burtondassett-pc.gov.uk](mailto:clerk@burtondassett-pc.gov.uk) / website: [www.burtondassett-pc.gov.uk](http://www.burtondassett-pc.gov.uk)

Sarah Brooke-Taylor - WRCC, Rural Housing Enabler  
Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF

Telephone: 01789 842182

Email: [sarahbt@wrccrural.org.uk](mailto:sarahbt@wrccrural.org.uk) / website: [www.wrccrural.org.uk](http://www.wrccrural.org.uk)

## Housing Survey for Burton Dassett Parish Council

March 2019

Dear Householder

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

To assess whether or not this is a problem in Burton Dassett parish, and to update the information that was last collected in 2010, we are conducting this survey to identify the homes that local people need. **The survey is for everyone, whether or not you are looking for alternative housing.**

- People who are **not looking for alternative housing** are requested to complete **part 1 only**.
- People who **are looking** for alternative housing and wish to remain in the parish are requested to complete **all** of the form.

This survey is being carried out in partnership with WRCC, an independent charity that works across Warwickshire and Solihull to sustain rural communities. When the survey is complete the parish council will be advised of the results and work with WRCC to explore how any local needs can be addressed.

**Do you know of people with a local connection to the parish who would like to return to live here?** If you know of anyone with a strong connection to the parish but currently living elsewhere please encourage them to contact Sarah Brooke-Taylor, Rural Housing Enabler for WRCC (01789 842182 or sarahbt@wrccrural.org.uk) and a survey form will be sent to them. They should currently work in the parish, have previously lived in the parish or have a close relative (parent, sibling or adult child) currently living in the parish.

The analysis will be carried out independently by WRCC, who will retain and shred all returned survey forms. All information you give will be treated in confidence. The parish council will not see individual replies.

Please complete and return the attached form by Saturday 13<sup>th</sup> April 2019 using the Freepost envelope provided. Alternatively, this survey can be completed online at [www.smartsurvey.co.uk/s/BDHNS2019](http://www.smartsurvey.co.uk/s/BDHNS2019)

Thank you for your assistance in conducting this survey.

Yours sincerely

James Gordon-Cumming  
Chairman of Burton Dassett Parish Council



# Housing survey for Burton Dassett parish

## Part one - to be completed by all households

**1. In principle would you be in favour of a small development (<10 homes) of affordable homes in the parish specifically for people with a local connection to this parish?** Through a planning obligation (S106 Agreement) such properties would be restricted to people with a local connection (as per Q5 overleaf) in perpetuity.

- Yes  No

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

## 2. Life in the parish

Do you feel Burton Dassett parish lacks any facilities?

- Yes - what facilities? .....
- No

## 3. Is your current home suitable?

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

- Yes**, my current home is suitable (you don't need to complete part two of this form but please return this form using the Freepost envelope attached)
- No**, my current home is not suitable (please complete part two of this form overleaf if you would like alternative accommodation within the parish)

**Anonymity and confidentiality are guaranteed if you use the attached Freepost envelope.**

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

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

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

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

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

Number of bedrooms .....

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

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

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

- |                                   |                                |                                            |
|-----------------------------------|--------------------------------|--------------------------------------------|
| <input type="checkbox"/> Bungalow | <input type="checkbox"/> House | <input type="checkbox"/> Flat / maisonette |
|-----------------------------------|--------------------------------|--------------------------------------------|
- Number of bedrooms .....
- To include a study/space to work from home
  - Specifically designed to cater for a disability

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

**4. Is your household looking for (tick all that apply)?**

- |                                                     |                                                                 |
|-----------------------------------------------------|-----------------------------------------------------------------|
| <input type="checkbox"/> Rent - housing association | <input type="checkbox"/> Shared ownership (part rent, part buy) |
| <input type="checkbox"/> Rent – private             | <input type="checkbox"/> Owned (with / without mortgage)        |
| <input type="checkbox"/> Fixed equity               | <input type="checkbox"/> Self-build                             |

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

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

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

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

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

£

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

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

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

- Yes  No

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



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

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

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

Name	
Address	
Email / telephone	

Thank you for your assistance in conducting this survey.

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

**Please return this form in the Freepost envelope provided  
no later than Saturday 13<sup>th</sup> April 2019.**

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

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

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

## Appendix B: comments - local housing and possible locations

At Part one Q1 respondents were invited to add comments about local housing, including possible locations that may be suitable for housing.

Comments re local housing:

- There has been a spate of rather grand houses recently, especially the 3 storey town houses which look totally out of place in this small village. Totally out of the pockets of local people.
- None at the moment
- Private housing has been built but no social affordable housing has been built in village. Affordable housing should be built before any more private housing developments.
- The term affordable homes is ridiculous. All homes are affordable. This village has been foisted with a dozen or more houses in the last couple of years that are not starter homes which our local people can afford. The district council say that they are conforming to the need of such housing in the parish. Not in this village!!! They also say that any new planning has to be in keeping with the area. EG 3 storey buildings next to OAP bungalows!!
- Roads uneven - no paths for children - no buses - no phone box - no Dfed
- Let us keep our villages as villages. Keep green fields green.
- In favour of affordable housing but it needs to be properly integrated within more general developments, and not restricted as described above.
- Please don't allow the building of houses on farm land or green open spaces. Keep small villages "small".
- In principle I have no objection to smaller developments of 1, 2 or 3 properties of 1 or 2 bedroomed houses/bungalows to fit the needs of 'starter' or retirement homes. The main problem is that all the villages within the parish are surrounded by farming land and infill is virtually non-existent.
- Traffic could be a problem - the narrow roads and large vehicles already cause considerable problems. There are considerable new developments on virtually all main roads currently, which will be available in close enough proximity to the parish.
- There is plenty of housing - house builders need to be made to stop building so many big houses and focus on small dwellings - not only for young families but widowed people & people who are on their own by choice or circumstance. Bishops Itchington is just having a huge build. they can sustain that, being a bigger village. Knightcote can't and if serious about the environment STOP BUILDING IN THE COUNTRYSIDE.
- Bungalows are needed locally for the elderly, houses locally that are being built in Northend, seem to be 4 or 5 bedroom properties for the wealthy. Plus the builders vehicles block up the village.
- Building 4 & 5 bedroom homes in the likes of Northend doesn't help the problem!
- I think it is extremely important to provide suitable housing for those who need it to remain in the area.
- However we have a development in Temple Herdewyke.
- Houses in keeping with the typical stone / style of the area.
- The Dasset school Fenny Compton undersubscribed and suffering as a consequence - more families closer to this community would really help the school - especially financially!

- Village is becoming over-developed already. Previous developments have been granted permission even though residents have objected so I have no reassurance that the wishes & concerns of the current residents would be respected. Northend is a wonderful small village - leave it as it is!
- There are 94 houses being built in Temple Herdewyke - none of these are affordable. Start with the basics.
- Although our current home works for us this is because we make it work. There does seem to be a lack of accessible homes. [possible identifying comment removed] it would make life easier if there were more bungalows available within our price range.
- We live in Temple Herdewyke. We don't need new homes we just need a shop.
- Impact green belt not ideal
- Local housing should be built from or clad in locally sourced stone so they are in keeping with existing buildings and are visually appealing. We must retain the feeling of peace & quiet & lots of green space as these are the reasons many people choose to live in Northend, which is a small rural village.
- Ideally I would like to be able to bring my elderly mother closer to me [possible identifying comment removed]. She is on housing benefit and is privately renting. Due to our jurisdiction falling under Stratford upon Avon there are limited local options/areas that I could look at for her as Leamington Spa does not count being Warwickshire DC.
- Would be interested in new housing being built as long as other facilities could also be built. Also only if the housing is private.
- All recently built houses in Northend have been 4 or 5 bedrooms. Unsuitable for young people. Need 2 bedroom starter homes.
- I think they should only be two-three bedrooms & built in keeping with the village or parish. They should only be for people of the parish or retired people from outside the parish. In Northend there are some properties which have been built that are not in keeping with the village and that spoils the look of the village. So if any are to be built should definitely be in keeping with the parish.
- Just because it is low cost housing maybe the planners & councillors and parish council could insist on quality design in the project rather than the usual sub standard design that is applied to most low cost housing. Why should recipients of low cost housing have to accept poor design. Good design improves the environment & peoples lives.
- Many "affordable" houses have been extended by owners so when resold are no longer "affordable". Total lack of designated building land to self build. Extensive "infill" has taken place so no room to park cars other than on the street.
- We need smaller homes in our village NOT like the last 7 monstrosities that the S-on-A Council have foisted on us. Planning permission should never have been given for those - they are completed dreadful. We have no sheltered accommodation to move into.
- This must be affordable - smaller properties but with reasonable outside space, to reflect the character of other properties in the parish. (At present all I see being built are larger properties with little outside space - likely to attract affluent outsiders with "town" mentality!)
- Am in favour of affordable homes, so long as they are not built on green belt land.

- It would be nice if large over priced houses were not built in Northend as people would like affordable houses especially young families, we have far too many large houses being built in Northend.
- House prices are prohibitively expensive for younger people especially those in non-professional jobs. Our villages are ageing and we need to keep a healthy balance of age groups and socio-economic groups if the villages are not to become the preserve of the better paid and well off retirees.
- I have two children who will be looking for homes in the next few years and there is a lack of affordable housing in the area, and no assisted purchasing programmes.
- All recent developments in Northend have been expensive 4/5 bedroom homes well beyond the reach of most people. Affordable housing needed to enable local people to remain in the parish.
- Any new buildings should be in keeping with the character of the village.
- Many villages including those in this area are getting 'old' - young children have grown and left home, and the parents are getting older. These villages would benefit from some additional housing to meet local needs as well as wider market demand to rejuvenate these communities. People are living longer, home buying & selling costs have increased, so homes are not being recycled into the market.
- Stratford DC has repeatedly turned down planning applications for "affordable" housing in favour of high value houses in spite of suitable sites having become available. The planning department of SDC is a joke, it never listens to local needs and wishes - as recent "developments" in Northend testify.
- Large, expensive houses have been built in the village which are out of scale and out of keeping with the style and ambiance of existing beautiful old houses. These new houses are cramped on to small plots. Far more attention should be given to affordable family houses with a decent amount of garden. The character of the village should & must be preserved.
- Sadly I feel that this excellent idea is 2 years late. Over the last couple of years the county and district councils have passed plans for over a dozen large properties, none of which are anywhere near "affordable" for any of my children or grandchildren. My son was born here, [possible identifying comment removed]. Three live in rented property in the village but will have to move when they become parents. Three are married and live in rented property elsewhere.
- More than 10 such homes are needed.
- Small homes not three or four bedroomed, not like being built Redrow.
- This has been tried before, it never works. These affordable properties always go to anyone or are sold off. The locals don't count!!
- With the new ongoing development at Temple Herdewyke, that will bring that area to over capacity. Northend has very little capacity unless you build on 'green field' sites on the LH side going out of the village on Top Street or extend from the Prebend. Little Dasset and Burton Dasset are, I believe, unsuitable for further housing due to access difficulties. Knightcote I am unsure of.
- I'm definitely not in favour of a small development of affordable homes within Knightcote village. There is too much housing development already in the local parish.

Comments re possible locations:

- Suitable site opposite Manor House - was allotments in the past.
- The land behind the two new houses and Green Ground at the bottom of Top Street would make a good plot, within the confines of the village and next to the play area.
- Suggested location: Top Street between end of existing housing and Fenny Compton Road.
- The field at the Prebend.

## Appendix C: comments - lack of facilities

At Part one Q2 respondents were invited to add comments about any lack of local facilities.

- School, shop, paving suitable for wheelchairs/mobility scooters
- Shops, pubs, restaurants
- Shop / shops x 20
- Shop, AED, bus service
- School, shop
- A shop with essentials (milk, bread, pasta, eggs etc)
- Youth club
- Bus service/s x4
- A few more dog poo bins would be welcomed
- Royal Mail pickup office
- Village shop x 3
- We have few facilities except the church & pub
- A shop that you can walk to for groceries (eg milk & bread)
- Shopping facilities (groceries etc)
- Shop, buses via Kineton & more buses to Banbury
- Local shop/s x 2
- Doctors, bigger school, main supermarket
- Shop (village)
- Chip shop, school & entertainment for young & old
- Bus service; shop or reliable home delivery for groceries etc; more services from the post office eg car tax
- Shops, leisure facilities
- Community transport links
- Shop, school, decent pub
- Spar or Co-op shop
- No school - no shops - we never see a road sweeper, or gritter in bad weather. The pavements are unfit to walk on even when fine & dry.
- Public transport links
- Shop, regular bus in all parts of the parish
- Food shop x 2
- A shop in Northend
- A local shop & a pub
- Lacking in most things - no shop, no school, PO sometimes, pub sometimes open
- Shop, more of a community feeling rather than a divided one
- Public transport, post office
- Post office x 2
- Shop - post office
- Better village hall with parking and a usable & modern park for children
- A decent footpath to Fenny would be nice
- Local shop/café
- Better social and transport options for the elderly
- Shop, primary school - both lost in the past
- Shop with post office. Playgroup
- School, sold for conversion. Shop

- Public transport, footpaths & cycle paths between villages
- Supermarket & good pubs within walking distance of Temple Herdewyke.
- Everything
- Local shop would be useful - only have the Co-op in Fenny Compton!
- New village hall, footpath to Fenny Compton and Gaydon

## Appendix D: property search

Property search within Burton Dassett parish, April 2019

### For sale

Agent	Settlement	No of beds	Type	Price £
Savills	Northend	5	detached house in 1/3 acre	895,000
Chancellors	Northend	3	detached bungalow	400,000
Loveitts	Knightcote	5	detached house	500,000
Peter Clarke & Co	Temple Herdewyke	3	terraced house	200,000
Fine Homes	Temple Herdewyke	3	terraced house	199,950
Northwood	Temple Herdewyke	2	semi-detached house	180,000
Thomas James	Temple Herdewyke	2	semi-detached house	170,000
Bairstow Eves	Temple Herdewyke	2	terraced house	160,000
Connells	Temple Herdewyke	2	terraced house	150,000

### Previously sold

Date sold	Settlement	No of beds	Type	Price £
Jan-19	Northend	2	terraced house	235,000
Dec-18	Temple Herdewyke	3	terraced house	165,000
Dec-18	Northend	4	semi-detached house	560,000
Dec-18	Temple Herdewyke	2	terraced house	163,000
Nov-18	Temple Herdewyke	3	semi-detached house	170,000
Nov-18	Temple Herdewyke	3	terraced house	167,500
Nov-18	Northend	4	detached house	450,000
Nov-18	Northend	4	detached house	780,000
Nov-18	Knightcote	4	detached house	475,000
Sep-18	Temple Herdewyke	2	terraced house	169,950
Sep-18	Temple Herdewyke	3	terraced house	170,000
Aug-18	Temple Herdewyke	3	terraced house	167,000
Aug-18	Temple Herdewyke	3	terraced house	199,000
Aug-18	Temple Herdewyke	3	terraced house	168,500
Jul-18	Temple Herdewyke	3	terraced house	180,000
Jul-18	Temple Herdewyke	3	terraced house	175,000
Jul-18	Temple Herdewyke	4	terraced house	200,000
Jul-18	Temple Herdewyke	2	terraced house	140,000
Jun-18	Northend	3	semi-detached house	320,000
Mar-18	Northend	3	semi-detached house	240,000
Mar-18	Northend	3	terraced house	275,000
Feb-18	Temple Herdewyke	2	semi-detached house	162,000
Jan-18	Temple Herdewyke	3	terraced house	177,500
Jan-18	Temple Herdewyke	3	terraced house	170,000



### Average house prices – Knightcote

House type	Price £
4 bed detached house	475,000
5 bed detached house	500,000

### Average house prices – Northend

House type	Price £
2 bed terraced house	235,000
3 bed terraced house	275,000
3 bed semi-detached house	280,000
4 bed semi-detached house	560,000
4 bed detached house	615,000
5 bed detached house	895,000

### Average house prices – Temple Herdewyke

House type	Price £
2 bed terraced house	157,650
2 bed semi-detached house	162,000
3 bed terraced house	173,950
3 bed semi-detached house	170,000
4 bed terraced house	200,000

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

## Appendix E: Home Choice Plus

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

At November 2018 the following households with an address with Burton Dassett parish were registered.

Household type	No. of children in household	No. of households	House type/size	Settlement
Family	3	1	3 or 4 bed house	Burton Dassett
Family	2	3	2 or 3 bed house	Northend
Family	3	2	3 or 4 bed house	Northend
Single/couple	0	2	1 bed maisonette	Northend
Pensioner/DLA	0	4	1 bed bungalow	Northend
Pensioner/DLA	0	1	2 bed bungalow	Northend
Pensioner/DLA	1	1	2 bed bungalow	Northend
Family	1	3	2 bed house	Temple Herdewyke
Family	1	1	3 bed house	Temple Herdewyke
Family	4	1	4 or 5 bed house	Temple Herdewyke
Pensioner/DLA	0	1	1 bed bungalow	Temple Herdewyke

Where analysis indicates a need for 1-bed accommodation this would be reclassified as being a need for 2-bed accommodation. In rural areas 1-bed homes can often be difficult to let so may sit vacant for a period of time and can accommodate only a single person or a couple. A 2-bed home can also accommodate a small family and it is reasonable to assume that a single or couple household may grow and require additional space in the future. This increased flexibility, weighed against the relatively small extra cost and extra space associated with building a 2-bed home is a strong argument for providing the larger unit.

If local needs properties are developed by a community as a result of information obtained through a housing survey and similar evidence it would be subject to a planning obligation limiting occupation of the homes, including any local market homes, to people with a defined local connection (as detailed at Q5 within the survey form, which can be seen at Appendix A2).