



**Housing Needs Survey Report
for
Welford on Avon Parish Council**

May 2019

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Rural Housing Enabler, WRCC**

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1. Introduction

Welford on Avon Parish Council commissioned WRCC to conduct a survey to collect local housing needs information within and relating to Welford on Avon parish.

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 Welford on Avon 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 665 survey forms were distributed to local residents and 150 were completed (either partly or fully), equating to a response rate of 22.56%. This level of response is considered to be good for a survey of this type.

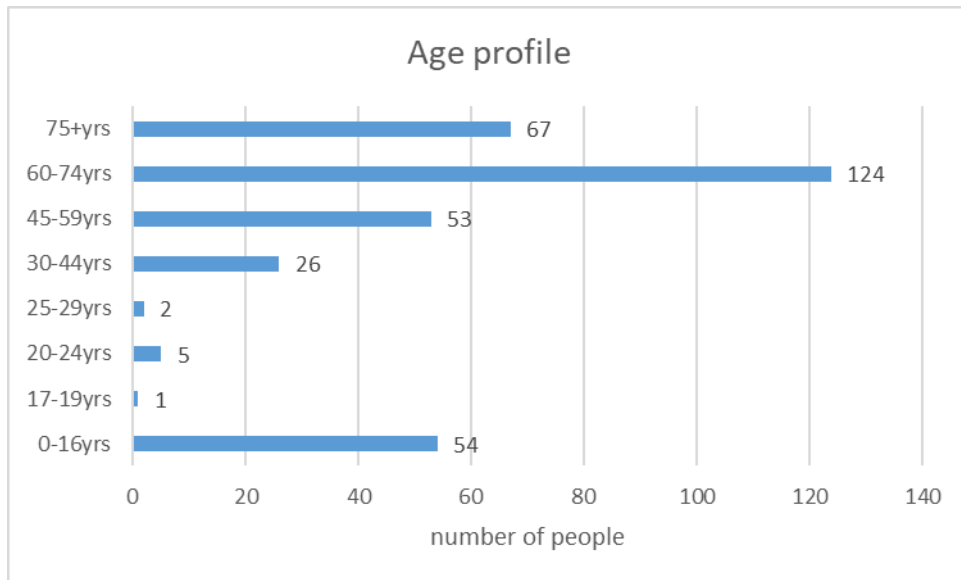
For the purpose of this report the term "respondent" refers to an individual survey form.

Part one – to be completed by all households

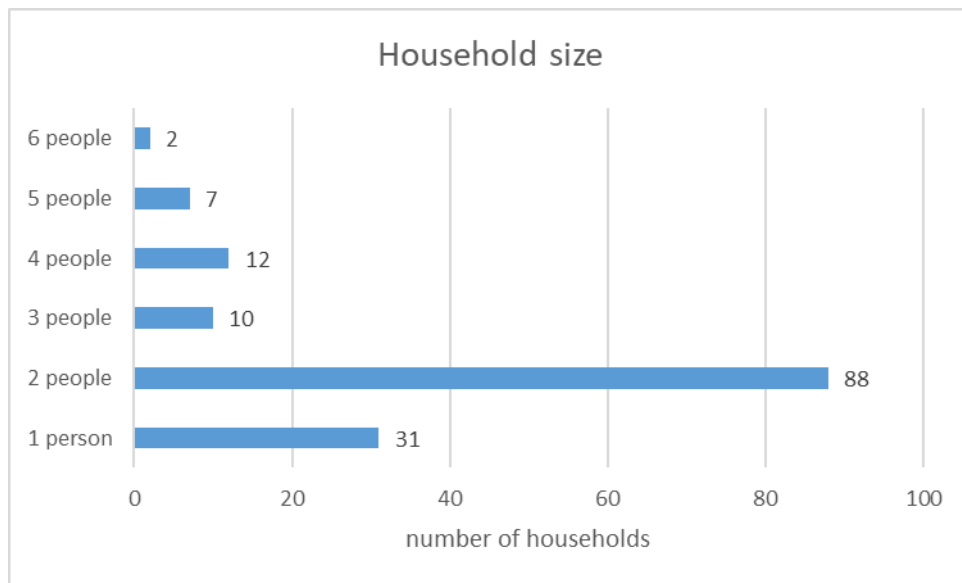
Q1: Your household

This section looks at the people that make up the responding households.

The following chart shows the age profile captured from the 147 responses and indicates an ageing population, with 244 of the 332 people aged 45 years and above.



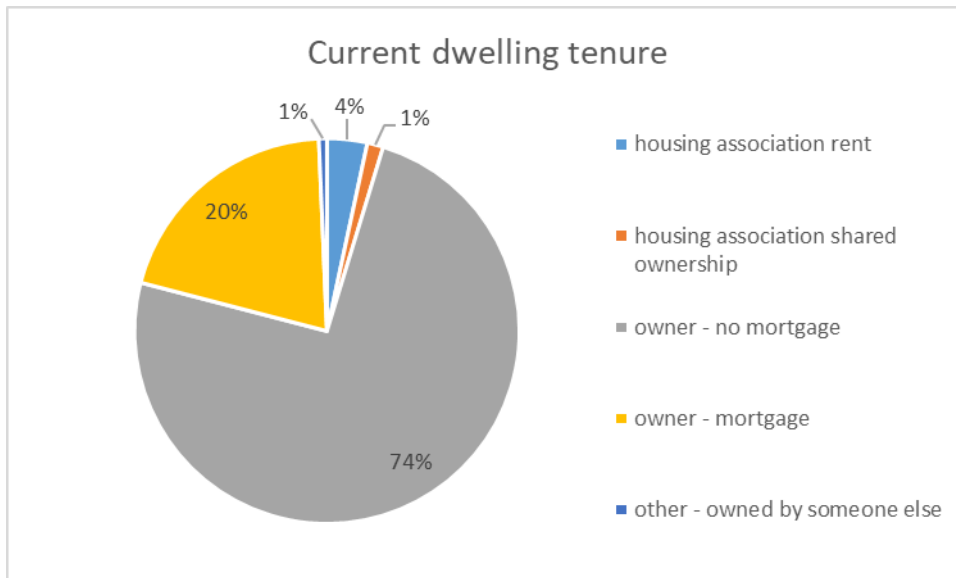
The information collected can also be used to create a profile of household size as shown below, which shows a dominance of 2 person households. This gives a mean average household size of 2.26 people which is slightly lower than the 2011 Census figure for Welford on Avon parish at 2.35 people.



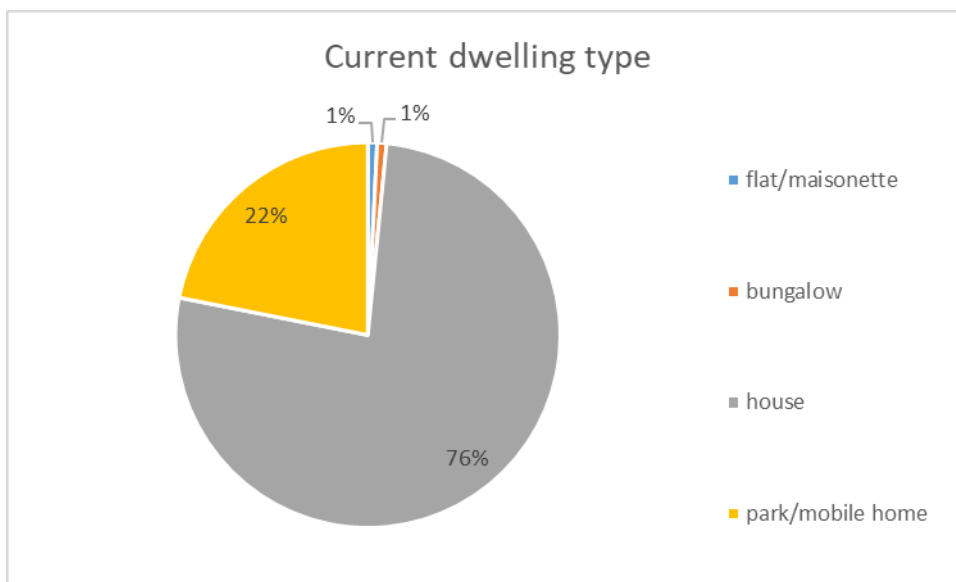
Q2: Current housing circumstances

Respondents were asked questions about their current housing circumstances.

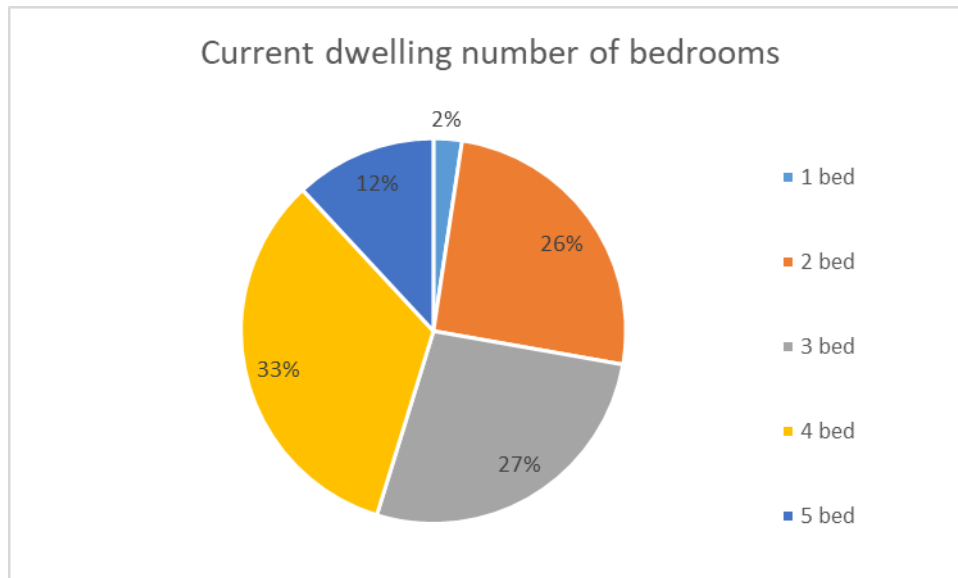
The following chart shows the housing tenure of the 148 respondents and, in a pattern typical for south Warwickshire settlements, owner occupiers represent 94% of the total. Tenures traditionally considered to be within the 'social sector' represent 4% of the total.



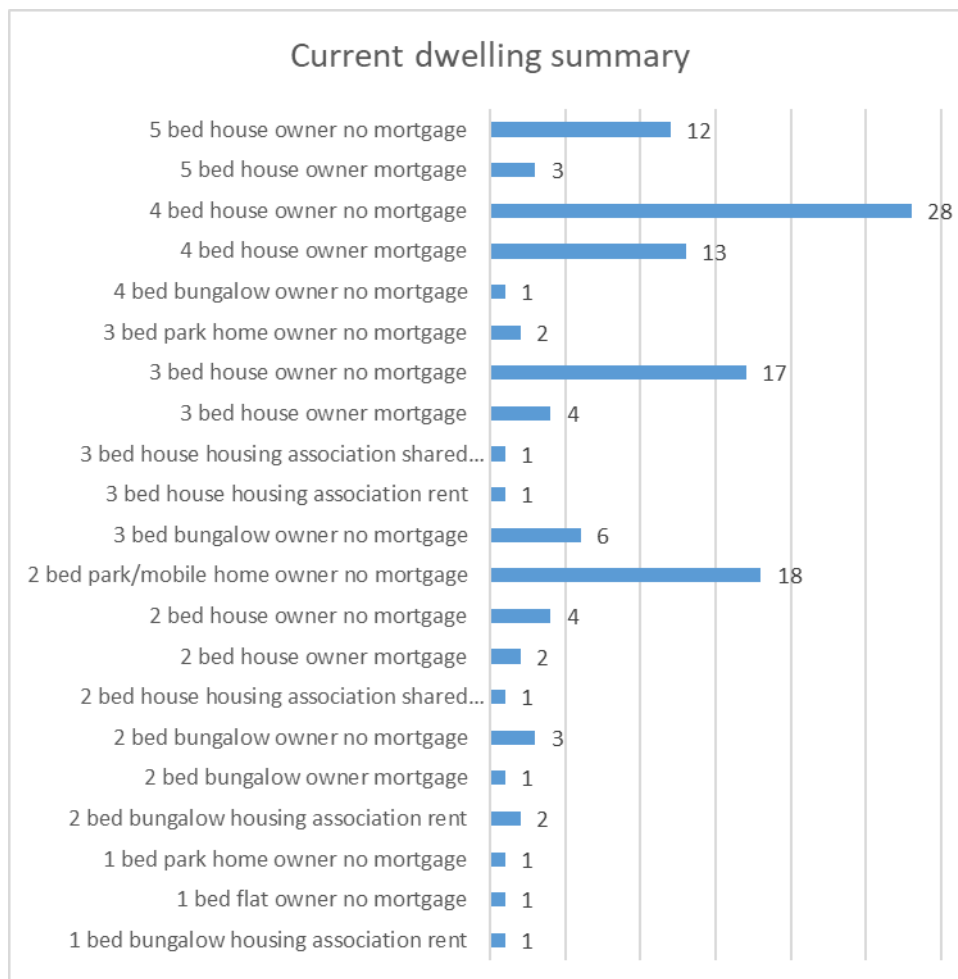
Respondents were asked to indicate their current house type and, of the 128 responses, at 76% the majority currently live in a house.



126 respondents indicated the number of bedrooms within their current dwelling and the largest group, at 33%, currently occupy a 4-bed home. Unsurprisingly the smallest number currently live in a 1-bed home.



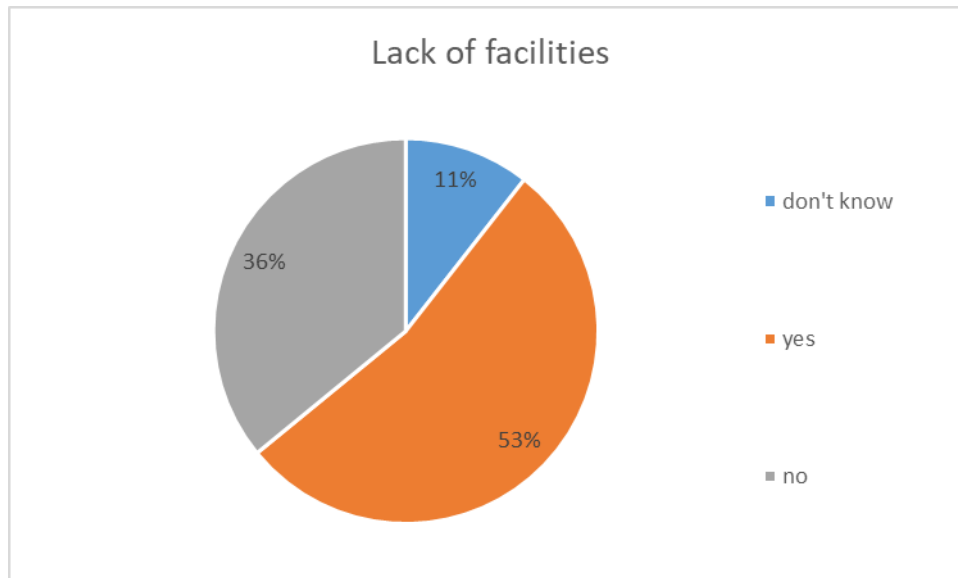
Cross-referencing the information regarding tenure, type and size of dwelling provides the following summary. Respondents owning a 4-bed house with no mortgage are the single largest group.



Q3: Life in the parish

i) Lack of facilities

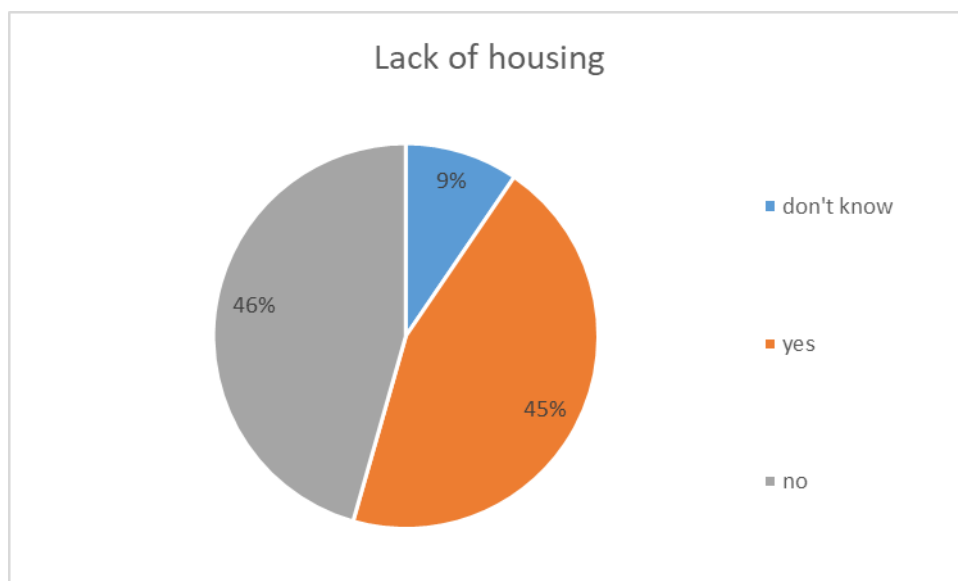
Respondents were asked about a lack of facilities within the parish and, of the 142 responses, 53% believe that the parish does lack facilities.



Respondents were invited to add comments about the lack of facilities, which can be found at Appendix B to this report.

ii) Lack of housing

Respondents were asked about a lack of housing within the parish and, of the 147 responses, 46% believe that there is no lack of housing whilst 45% believe there is a lack of housing.



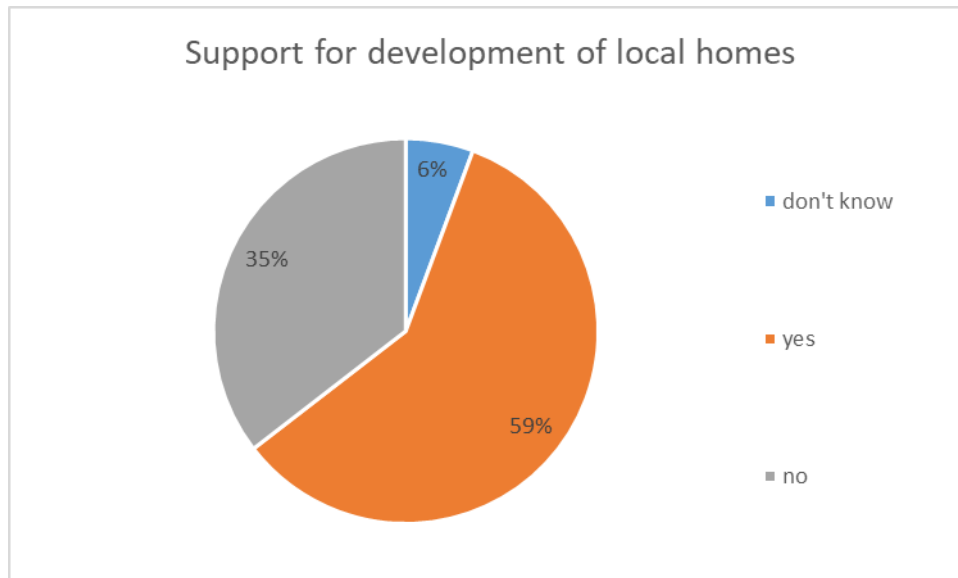
Respondents were invited to add comments about the lack of housing, which can be found at Appendix C to this report.

iii) Leaving the parish

Ten respondents indicated that someone in their household had left the parish in the last 5 years because no affordable or suitable housing was available.

iv) Support for development of homes for local people

Respondents were asked "In principle, would you be in favour of a small housing scheme (<10 homes) being built in the parish based on the identified needs of LOCAL people?".



141 respondents answered this question and, at 59%, the majority of respondents would, in principle, be in favour.

Through a planning obligation (S106 Agreement) any local needs 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.

v) Additional comments

Respondents were invited to add comments including possible locations that may be suitable for housing, which can be seen at Appendix D to this report.

Part two – to be completed only if your household has a need for alternative housing

Although 13 respondents indicated that their current home is not suitable for their need one of these responses was discounted as insufficient information was provided and the household didn't respond to a request for further information.

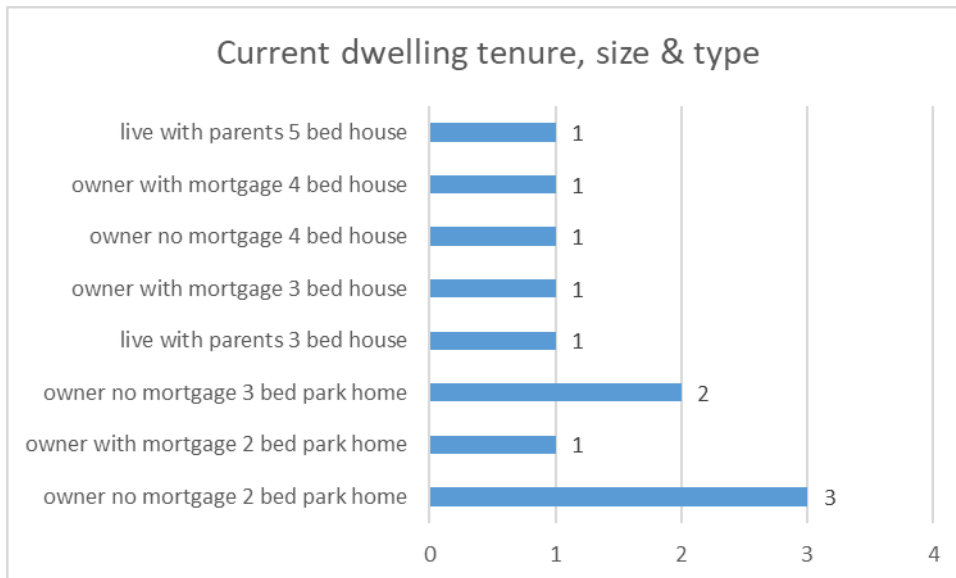
This section therefore relates to information provided by 12 respondents.

Q4: Details of household members

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

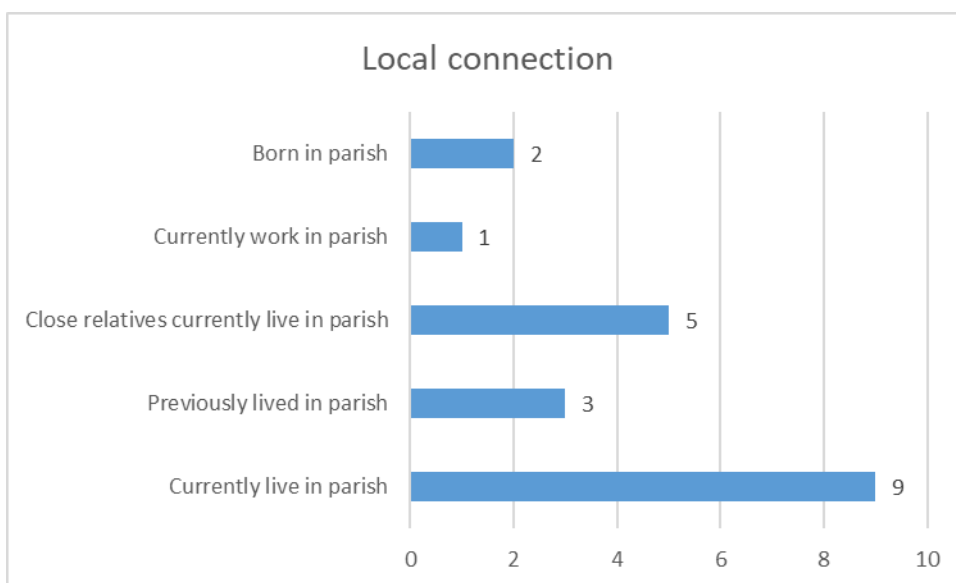
Q5: Current dwelling

Respondents were asked to indicate the tenure, type and size of their current property and, as can be seen below, of the 11 respondents the majority currently live in owner occupied accommodation either with or without a mortgage.



Q6: Local connection

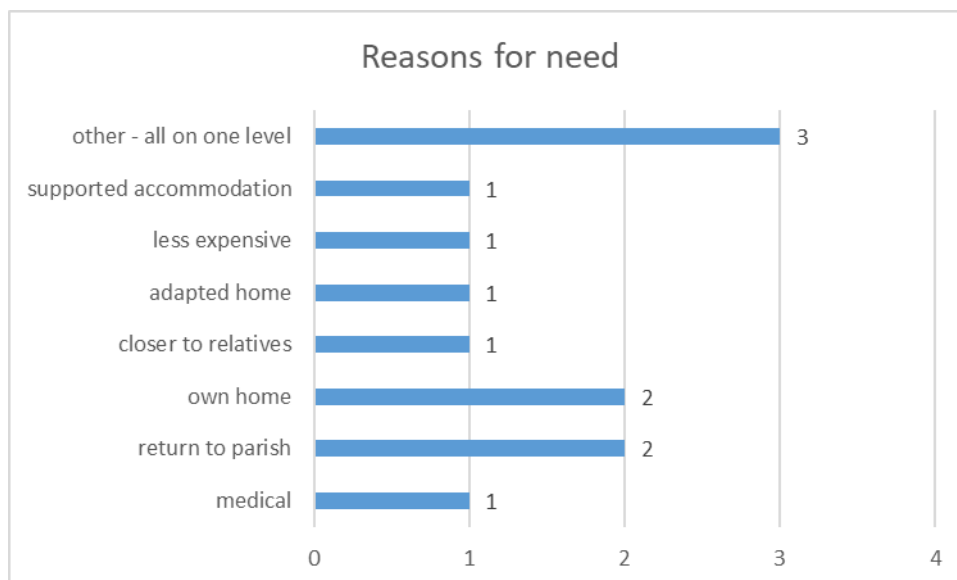
Respondents were asked to indicate their connection to the parish and were able to indicate more than one connection. All respondents indicated a suitable connection to the parish, with 9 of the 12 respondents currently living within the parish.



Q7: Reasons for need

Respondents were asked to indicate why their household needs alternative accommodation and were able to indicate more than one reason.

Respondents were able to provide additional information relating to any specific household needs (eg disability requirements). The information provided aided the analysis of need but is confidential and not reproduced herein.



Q8: Housing waiting list

Four 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 26 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 F to this report.

Q9: Type of housing preferred

Respondents were asked to indicate what tenure, type and size of property the responding household would prefer and were able to indicate more than one preference.

Preferred tenure	Preferred type	Preferred no. of bedrooms
Owner occupier	Bungalow	2
Housing association rent	Bungalow	2
Housing association rent	Bungalow	2
Owner occupier	House	2 or 3
Owner occupier	House	2
Owner occupier	House or bungalow	2+
Owner occupier	House	2 or 3
Owner occupier	House	2
		2
Housing association rent	Bungalow	2
	Bungalow	2
	Park/mobile home	2

The preferred housing will not necessarily align to the analysis of need which takes into account all information provided by the responding household.

Q10: Working from home

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

Q11: Financial information

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, size and composition of household, reasons for need, current dwelling details etc, enables us to determine the actual needs, which are identified at Section 4.

4. Conclusion

This survey identifies a need for 12 homes for households with a defined local connection, as shown below.

Housing association rent

- 1 x 1 bed maisonette
- 6 x 1 bed bungalow

Owner-occupier (local market)

- 5 x 2 bed bungalow

Consideration should also be given to the requirements of the 26 local households currently registered on Home Choice Plus, each with a need to rent.

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 “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 Adele Street - Clerk to Welford on Avon Parish Council
welfordpc@yahoo.co.uk
www.welfordonavon.com

Sarah Brooke-Taylor - WRCC, Rural Housing Enabler
Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF
01789 842182
sarahbt@wrccrural.org.uk
www.wrccrural.org.uk

Appendix A1: cover letter

Welford-on-Avon Housing Needs Survey

March 2019

Dear Householder

The Parish Council is aware that a lack of affordable and 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 Welford-on-Avon parish we are carrying out a survey to identify the types and sizes of homes that local people need. The last full survey was conducted in 2008 with an update in 2012. It's important that relevant housing is up to date to ensure planning applications can be properly assessed.

The survey is for everyone, however, not just people in housing need. The questions in the first part of the survey will help to compile a profile of residents and some general points about life in the parish.

We need your help and ask all households to complete a survey form:

- People who are not in need of housing are requested to complete part 1 only.
- People who are in need of housing are requested to complete all parts of the form.

The 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 consider the results of the survey and work together with WRCC to explore how any needs can be addressed.

Statistical feedback to villagers will be given via Welford Matters and the Annual Parish Meeting, if the results are back in time.

Do you know of people with a local connection to the parish who would like 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, on 01789 842182 or email sarahbt@wrccrural.org.uk so that a survey form can be sent to them. They should currently work in the parish, have previously lived in the parish or have a close relative currently living in the parish.

All information you give will be treated in strict confidence and neither the Parish Council or any third party will see individual replies.

The analysis will be carried out independently by WRCC and it will retain all survey forms. Please complete and return the attached form by 13th April 2019 using the Freepost envelope provided. Alternatively you can complete the survey online at www.smartsurvey.co.uk/s/WoAHNS2019.

Thank you for your help in conducting this survey.

Yours sincerely,

Simon

Mr Simon Carter
Chair of Welford-on-Avon Parish Council

Appendix A2: survey form

Housing Needs Survey for Welford-on-Avon parish

Part 1

Q1: Your household

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

0-16 yrs <input style="width: 40px;" type="text"/>	17-19 yrs <input style="width: 40px;" type="text"/>	20-24 yrs <input style="width: 40px;" type="text"/>	25-29 yrs <input style="width: 40px;" type="text"/>
30-44 yrs <input style="width: 40px;" type="text"/>	45-59 yrs <input style="width: 40px;" type="text"/>	60-74 yrs <input style="width: 40px;" type="text"/>	75+ yrs <input style="width: 40px;" type="text"/>

Q2: Your current housing circumstances (please tick)

Own your home / no mortgage <input style="width: 40px;" type="checkbox"/>	Housing association rent <input style="width: 40px;" type="checkbox"/>
Own your home / mortgage <input style="width: 40px;" type="checkbox"/>	Housing association shared ownership <input style="width: 40px;" type="checkbox"/>
Rent privately <input style="width: 40px;" type="checkbox"/>	Tied accommodation <input style="width: 40px;" type="checkbox"/>
Live with parents <input style="width: 40px;" type="checkbox"/>	Live with friends <input style="width: 40px;" type="checkbox"/>
Other (please specify) <input style="width: 40px;" type="text"/>	

House type (please tick)

House <input style="width: 30px;" type="checkbox"/>	Bungalow <input style="width: 30px;" type="checkbox"/>	Flat / maisonette <input style="width: 30px;" type="checkbox"/>	Park / mobile home <input style="width: 30px;" type="checkbox"/>
Other <input style="width: 30px;" type="text"/> (please specify)			

Number of bedrooms

Q3: Life in the parish

	Yes	No	Don't know
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 /suitable housing was available?			
In principle, would you be in favour of a small housing scheme (<10 homes) being built in the parish based on the identified needs of LOCAL people?			

Additional comments, including possible locations that you feel may be suitable for housing.

These comments will be included anonymously within the final report.

Part 2 – to be completed only if your household, or anyone in it, has a need for alternative housing and wishes to remain within the parish.

If your property contains more than one household in housing need please request extra forms from the Rural Housing Enabler (details on back page).

Q4: Details of all household members seeking housing and contact details

Age	Sex (M / F)	Relationship to you
		<i>Person completing survey form</i>

Your 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 any third party)

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 Bungalow Flat / maisonette Park / mobile home
 Other (please specify)

Number of bedrooms

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 for at least 16 hours per week?	<input type="checkbox"/>	If so, for how long?	years
Close relatives in the parish?	<input type="checkbox"/>	Relationship:	
Born in the parish?	<input type="checkbox"/>		

Q7: Why do you/your household need alternative housing? (please tick all that apply)

Need larger accommodation	<input type="checkbox"/>	Need to downsize	<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 registered on the local authority housing waiting list? 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), telephone (01789 260861) or email (housingadviceteam@stratford-dc.gov.uk).

Q9: Type of housing preferred (please tick all that apply)

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"/>
		Self-build	<input type="checkbox"/>
		Fixed equity	<input type="checkbox"/>

House Bungalow Flat / maisonette

Number of bedrooms

Q10: Do you require space in order to work from home? Yes No

Q11: Financial information

Please tick to indicate basic annual household income (joint income where applicable). Do not include benefits.

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"/>		<input type="checkbox"/>

If an owner occupier dwelling is preferred please tick to indicate in what price range you are looking to purchase.

Up to £199,999	<input type="checkbox"/>	£200,000-£249,999	<input type="checkbox"/>	£250,000-£299,999	<input type="checkbox"/>
£300,000-£349,999	<input type="checkbox"/>	£350,000-£399,999	<input type="checkbox"/>	£400,000+	<input type="checkbox"/>

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

Maximum mortgage (assume 3.5 x income)	£
Equity in existing home	£
Savings	£
Other	£
TOTAL	£

Thank you for completing this form.

Please return in the FREEPOST envelope by 13th April 2019.

**Alternatively this form can be completed online at
www.smartsurvey.co.uk/s/WoAHNS2019**

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

Rural exception sites are small sites, located within or adjoining an existing settlement, used for affordable housing where the site would not normally be used for housing. Such sites seek to address the demonstrated housing needs of the local community by accommodating households who are either current residents or have a defined local connection. Small numbers of local market homes (homes available to purchase by people with a local connection) may be allowed where there is an identified need.

'Affordable housing' is 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 and pays rent on the remaining share.

All information will be treated in strict confidence and neither the parish council nor any third party will see individual replies. 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 by WRCC 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



Appendix B: comments – lack of facilities

At Q3 respondents were invited to add comments about any lack of local facilities.

- More sports facilities for all ages. Larger meeting places
- Butcher x2
- Sports club for young people
- What facilities do we have - three pubs, one so called shop & a bus that comes when it likes
- Need wider footpaths and resurfacing
- Country club or bistro type smaller establishment where a drink or light meal can be enjoyed without the noise or activity in the larger establishments/restaurants
- Public transport services are poor. No doctor or dental surgeries in village. Roads and road surfaces are inadequate (potholes & manhole covers)
- Fit for purpose sports facilities. School does not have space for local children
- Safe cycle access to the Greenway. A tennis/netball/baseball court
- More transport, butcher, baker, gym, skate park
- The school is overcrowded with 32 in a class
- Good butcher!
- 1) There are no traffic calming measures in the village. The volume of traffic has increased significantly, the village is used as a rat-run and more drivers ignore the speed limit. 2) There is no street lighting. 3) The village hall is too small
- Choir, fitness for elderly
- Butcher / café/coffee shop / speed humps / pedestrian crossing
- Butchers shop & bakery
- Bigger village hall. Doctor/Dentist surgery. Off road parking at school
- Doctors surgery
- Sports club for young people
- Doctors, dentist, butcher
- Butchers, delicatessen, coffee/tea room, traffic calming measures, weight limit
- Fibre broadband to home. Infrastructure & transport. Tennis courts - space by bowling club?
- Traffic calming measures. Ban on lorries
- Park bus to support housing
- Leisure - sports hall/community centre (Memorial Hall - too small)
- Decent sports pavilion at Synder Meadow. This should have been rectified years ago
- Good children's facilities, central sports
- More use of the village hall for playgroups/teenage groups/exercise classes.
- Better playground, better shop, deli/café
- Decent shop with wide choice of fresh products. More space at the school
- Park/sports area
- High speed wifi
- Doctors, traffic calming
- Re-open empty shop for fresh fruit & vegetables etc, possibly fresh bread cooked on site
- Increasing size of village school
- Butchers was handy esp when Colin Smith sold fresh bread, veg etc. Bakery/café would be positive addition
- A suitable replacement sports pavilion at Synder Meadow

- 1) Zebra crossing - walkers safety. 2) Traffic at Bell/bridge - bottle necks.
- 3) Street lamps - safety.
- Doctors, chemist
- A good fish & chip shop. Speed cameras along Barton Road, Long Marston Road, High Street, Binton Road
- More shops (butcher is closing). Larger school
- A re-opened butcher's shop
- Doctors x2
- Some activity or facility to capture the imagination of teenagers.
- Some way of keeping yummy mummies in order when on the school run - they take over the roads
- Better bus service
- Pressure on small businesses - loss of butchers - school capacity
- Local taxi service
- Affordable homes for the young. Also homes for the elderly/bungalows
- Better public service connections or car pool arrangements
- For teenagers somewhere to congregate. Better public transport. More play equipment
- A more reliable bus service
- Street lighting. Dropped kerb to shop
- Indoor sports eg badminton, gym
- Tennis courts, swimming pool. Delicatessen / community shop (for example see Ilmington)
- Sports facilities / pavilion / tennis courts
- Activities still limited, particularly for over 70s - frail people. Loss of butcher, sad
- More regular bus service into Stratford - one which coincides with trains to Birmingham. A centralised sports facility with multiple uses
- Lighting in the village
- A larger play area, a small supermarket
- Street lighting, Security in the long dark winter evenings is a big issue for older people
- Doctor's surgery. If you do not have your own transport - you need to catch 2 buses to get to Bidford Health Centre
- Doctors - no surgery, school - no places. Improvement to bus facility
- Shops
- Youth club x2
- Butchers closed – never see a policeman. Too many signs at the village entrance
- Butchers, bakers, deli, better supermarket
- Good public transport
- Butchers - very missed. Doctors, dentist, bakers

Appendix C: comments - lack of housing

At Q3 respondents were invited to add comments about any lack of local housing.

- Two bedroomed affordable property suitable for young couples/single people or retired people. The village is full of five bedroomed houses.
- Low cost affordable housing so that young people from Welford can afford to buy in the village.
- Bungalows for the elderly
- Affordable housing for the elderly
- Bungalows & 3 bedroom houses
- Affordable housing for local youngsters
- Small bungalows for elderly
- Bungalows & park homes for permanent residential occupancy
- Bungalows, residential park/mobile homes for the over 50s and those with disabilities.
- Retirement apartments possibly
- Affordable housing x14
- Lack of affordable housing particularly for younger people
- Not that I have identified
- Development of bungalows 2/3 bedrooms for 55+
- 2/3 bedroom houses
- 2 bed bungalows
- No, but it lacks a balance of houses
- Bungalows for elderly downsizing. Family homes in the £600-£800,000 range - everything I £1 million now!
- Reasonable price for young families BUT must have places in local school to have friends in village & school.
- Priced under £200,000!
- Affordable for young people
- Starter homes & elder-friendly eg bungalows (fast disappearing as developers buy/dismantle for more 4/5 bed homes)
- No more great 4/5/6 bedroom houses. Affordable housing for the younger people. Not in keeping with Welford.
- For first time buyers for local residents
- Two and three bedroom homes not these 5 bedroom million pound homes.
- Bungalows
- Sufficient affordable housing within developments
- For younger starter homes
- Bungalows for downsizing and/or elderly residents.
- Affordable housing - bungalows
- Affordable!!
- Bungalows & affordable housing for local people
- Affordable housing for the elderly
- Affordable housing for both young & old not luxury 4/5 bedroom homes, on exclusive developments
- Affordable housing for all
- Starter and next step houses
- Mid price 2 - 4 bed houses that aren't above £400k.
- Smaller detached bungalows and affordable housing for young families

- Bungalows for elderly downsizing. Family homes in the £600-£800,000 range - everything I £1 million now!
- Small - 1 or 2 beds. Low cost.
- Social housing. Affordable so family members do not leave village to seek elsewhere
- Starter homes only
- Affordable smaller properties (2/3 beds)
- Affordable and starter 1, 2 bed
- Small 1-2 bed starter / affordable
- Housing for elderly retired. All bungalows are disappearing!
- Small affordable houses
- Low cost affordable housing so that young people from Welford can afford to buy in the village.
- Affordable for young people
- Reasonable priced housing for young people. At the moment housing being built is far too dear for young people.
- 1 bed housing for simple people & bungalows for the elderly
- Social housing
- Affordable rent for the youngsters that are in private rent
- First time buyer accommodation
- Affordable small housing - first time buyers

Appendix D: additional comments

At Q3 respondents were invited to provide additional comments, including possible locations that may be suitable for housing.

- By allowing the upgrade from eleven months housing to twelve months on site like Welford Park. The park is developed using alternative modular built properties which Stratford upon Avon repeatedly refused planning applications. Yet government continues to suggest alternative schemes particularly for elderly residents.
- I currently live at Welford Park which is a 11 month holiday park. We on the park (24 in total) have applied on 2 occasions to Stratford District Council to become residential. Hence we can live in the park for 12 months of the year. As the park has been existing for over 50years I feel that it is in the perfect location to become residential.
- Only houses (small) or bungalows. Stop building massive mansions only rich people can afford.
- We have lived on Welford Park for 5+ years. Our home is a 2 bedroom park home and we love it here. [identifying comment removed] Therefore the single level living is essential. 24 of us have applied twice to Stratford District Council to be able to stay in our homes for 12 months of the years and have been refused and now gone to appeal. We have to vacate our homes from 5th January until 6th February each year. VERY DISTRESSING. We need full 12 month residential status.
- Allowing park/mobile homes on sites that have 11 month Licences already to be used as permanent homes for 365 days of every year for the over 50's age group would address the need for affordable homes for the older generation or for those with disabilities who need homes which are of one level. Larger homes/houses are needed more for growing families, which will be the next generation of the village.
- There is enough housing.
- Welford has had it's fair share of houses built & affordable housing. No More! It needs to stay a village!
- Too many expensive housing already built and being built, which increases our running costs. It used to be a beautiful village, until all these new homes were built, and unfortunately we can't afford to move.
- Roads are too busy to agree to additional traffic in the village & rural lanes nearby. Current building work has made a dreadful mess of the countryside lanes.
- If no further developments are to take place then we would have no objections to the above proposal. However wo do feel village is losing its character with all the new builds and considerable increase in traffic.
- Welford has been 'raped' over the last few years by developers - no confidence in the planning system to provide appropriate housing.
- My son advertised his 3 bedroom house for sale in the parish and not one person replied. The building was a shared ownership house in the village. Where is the need for affordable houses?
- Unfortunately suitable locations have virtually all been taken up by housing unaffordable to local people.
- We also need a bigger school for the new children coming to the village and can't go to Welford school.
- On a site which would otherwise be used for a substantial executive property. In keeping with the village, the design standard should be high. A condition of tenancy/ownership should be that all external areas are well maintained.
- Too much building going on. Take the houses elsewhere!

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- Since 2011 Census there has been a 26% increase in housing stock (157 to date) with NO associated improvements in infrastructure. The school is full, the roads are congested & dangerous. The rural nature of the village has been compromised by urban density developments. The majority of new build has been 4/5 bed executive homes for the benefit of developers and at the expense of residents. Planning have approved schemes to demolish smaller properties for which there was a need & build large executive homes for which the village has no need.
- More housing is NOT necessary. I oppose any more new houses, on the basis that village infrastructure CANNOT support and it will cause erosion of village quiet life. More traffic equals more pollution and greater dangers to our children & wildlife. NO MORE HOUSES!!! STOP DESTROYING OUR WAY OF LIFE FOR MONEY!
- A safe cycle route to the greenway from the village would be excellent and much safer than the Milcote road.
- Welford has been over developed, not the right time to ask if we want more, Should have challenged all £1million builds.
- No more large houses or housing estate. Small affordable developments would be welcomed.
- Surely enough houses have been demolished/re-built or newly built over the last few years. This is now a commuter village, what facilities we have need to be driven to and the school is full. The public transport is lamentable.
- Since at least the 1950's people have had to move out of an area to find cheaper housing, save up to be able to afford a better area later. What's the point of affordable housing in an area where there is no local employment and no suitable public transport to travel to work.
- Welford-on-Avon already has an appropriate mix of housing. The response to the growth in "high-end" housing is not to build even more. This survey is based on the premise that the village needs more housing. It does not - the village has been ravaged by over-development. The planning system seems unable to stem the onslaught and market forces have led to a glut of c£1million houses. The Core Strategy with its prescribed housing numbers for each village provided some hope that the pressure on the village would be alleviated or at least capped but that has been completely ignored and villagers are left with the impression that it is a free-for-all and that if developers persevere long enough they will get their way and build yet more. Enough is enough - we need a moratorium on all new housing development until 2031.
- More than enough new housing being built in this area. Public transport not adequate to support older & needy.
- Too many 5 bed £1 million pound houses with no gardens. Where are the 2/3 bed bungalows to suit the ageing population?
- Barton Road x2
- This survey is 5 years too late! The village is over run by construction projects with no control being exercised over the number of new houses being built - that last we need is more houses of any kind.
- No more building in gardens & small green areas in village! No more building on surrounding fields! We saved for many years to retire in a village! Stratford area would be better suited for affordable housing as it has far more facilities & transport. Meon Vale has affordable housing but NO infra-structure!
- Housing development has already ruined the look and feel of what was once a lovely village in the 25+ years we have lived here.
- My view is that affordable housing is best situated closer to towns and work locations unless people work from home or there is public transport provision.

- We don't think there should be a presumption that just because you grew up in the village you have the right to be able to afford a house here. 50yrs ago we moved because we couldn't afford a house in our home town. One moves to a place one can afford.
- Provided it is either on a brown field site or within the boundary of the village.
- Starter homes can be bought cheap and sold on at a dearer price.
- No more large (>5 properties) developments please. Road signage beginning to be "over the top". Do we need all the advertising banners?
- There is sufficient development and planned development to not require further housing.
- The Flood Plain, the land between Welford & Weston and protected areas should not be built on. Welford is now above capacity and we do not welcome any more housing requests. The infrastructure is struggling to cope and we are in danger of losing the beautiful village that we have.
- I feel our village has been inundated with large dwellings. We simply do not need any further housing.
- Our neighbours have had to move out of the village to find a larger family home in their price range. Our kids will no doubt be unable to afford a first home here if they want one at that time. The building needs to stop. The traffic can be a nightmare now & I am thankful my kids are no longer at the primary school which is bursting at the seams!
- We think there is too much housing development going on in Welford, and there should be no further development. Considering the ongoing new developments, we feel the balance of housing types is wrong. Why so many very large £m+ houses?
- Too much building in excess of local plan and when planning permission given insufficient affordable housing. I have lost confidence in power of council to control builders.
- All houses now being built too large too expensive. Any small properties for sale are knocked down & replaced with larger houses or altered & enlarged. It no longer is a village accommodating homes for older people or young people unless they are very wealthy. The traffic is horrific. A crossing and restrictive parking is needed outside Maypole Stores. Give Way signs at Bell & bridge are the wrong way round.
- Housing in Welford is becoming solely the privilege of the rich. Young and diverse families and individuals are being squeezed out. This is unacceptable in the 21st century.
- Either side of Barton Road up to Cress Hill with good footpath to the school and bus stop at southern end of Headland Rd. with plenty of parking for cars by houses.
- Too many houses costing a million pounds. Too many unreasonably priced houses that are allowed to be enlarged or even knocked down to be finished up at a large price on the housing market. Enough open spaces have been lost in this village - no more.
- Please do not neglect the needs of older residents, wishing to remain within the parish but maybe downsizing to a bungalow/similar, potentially freeing up a family home.
- No more big ugly houses. Welford has had more than its fair share, if you can find any land left in Welford build some smaller ones for the young people.
- Bearing in mind the substantial increase in houses in the village over the past five years, it would seem difficult to justify any more - however, if a genuine need is established then a few "starter" or small retirements homes could be built.
- A small development along the Barton Road.
- 4-5 bedroom houses in Welford too expensive.

- Prevent bungalows being converted into houses and/or demolished for housing as local people need bungalows as they get older. Chapel Street and Miller's Close is a suitable location.
- We live on Welford Park, its our only home. [identifying comment removed] We participate in many activities within the village and support the local businesses. We would welcome a decision to let us stay here for 12 months instead of 11 months. This would make the site an affordable option for the elderly.
- We own our park home, but rent the land it sits on. Our park home site can accommodate 60 low maintenance homes, but people are put off by outdated 11 month licence ruling.
- Although we have said no to anyone leaving the parish in our household, we are forced to sell our home now because it is only 11 months occupation and because of health reasons, it is impossible for us to keep moving directly after Christmas and also the cost to find somewhere else for 4 1/2 weeks! NB. The Parish Council and Stratford Council refuse to give us a 12 month Licence forcing many of us elderly people to move away, even after downsizing.
- Consider allowing one larger development that would also bring more facilities to village and contributions - would sustain larger school, extra/frequency bus services direct rather than long route to Stratford town & train station (Parkway). Lots of small developments won't get us this. We have had lots of small ones over last few years and very little village benefits to show from it.
- Commercial greenhouse plots - not now in use.
- My children grew up in the village and attended the school. When time to get married they had to move elsewhere to buy homes as could not afford housing. [identifying comment removed] What a pity it appears 1 million plus homes they seem to find space but not social housing or affordable to buy. Very sad.
- Welford has seen a huge growth in housing and has met all requirements. Further increase in housing will bring unacceptable levels of pressure on our roads and infrastructure. A village by its very name can only remain so by limiting development otherwise we risk losing a way of life and a sense of community.
- The village is disappearing under new developments. Traffic is chronic thro' village most of the time, and the character is being ruined (especially as it's an "expensive" area). I think enough is enough!
- My daughter has this year had to move away from the village to find affordable housing. More housing association properties needed & retirement properties.
- Any parcel of land which becomes available should be prioritised for a) affordable (ie to rent - housing association) housing, also b) sheltered housing should be considered. We have an elderly/ageing profile. Please no more huge houses. The village is not socially diverse enough.
- The only development that should be happening should be affordable - genuinely affordable! - to encourage those children born in Welford to stay in Welford. Welford itself is seen as a desirable village by developers because 'it' is protected & cared for. The excessive developments recently will only serve to decrease the attractiveness.
- My husband and I are very happily living in our lovely village and do not want to see a lot more building. At the moment young people are being priced out of the market by the type of housing being built in the village.
- Welford has had several new developments recently. The local school is full. The road through Welford has become busier. It therefore may be too late to consider 10 extra houses.
- There are "Orbit Housing Ass." houses/bungalows in the village either stood empty or being sold.

- So much land has been eaten up around the village by greedy investors building houses that vary from £600,000-£1,200,000 - no wonder so many people are leaving who have lived in Welford 30yrs plus.
- I feel the village is inundated with houses and that young people expect to move into desirable areas. We started in a coal mining north Warwickshire village with no carpets or bed. When we could afford it we bought more and moved into better areas.
- No more houses in Welford.

Appendix E: property search

Property search across Welford on Avon parish, April 2019
(excluding listed properties and property in need of refurbishment)

For sale

Agent	Location	No of beds	Type	Price £
Damson Homes	Church Bank	5	detached house	1,795,000
John Shepherd Vaughan	Duck Lane	6	detached house	1,450,000
Fine & Country	High Street	5	detached house	1,250,000
Oliver Knight New Homes	Headland Road	5	detached house	1,150,000
Oliver Knight New Homes	Headland Road	5	detached house	1,050,000
Knight Frank	Two Acre Lane	5	detached house	1,000,000
Peter Clarke & Co	Barton Road	4	detached house	992,000
Peter Clarke & Co	Barton Road	4	detached house	995,000
Edwards Exclusive	Church Lane	5	detached house	950,000
Oliver Knight New Homes	Headland Road	5	detached house	950,000
Edwards Estate Agents	Binton Road	5	detached house	950,000
Peter Clarke & Co	Barton Road	4	detached house	899,000
Edwards Exclusive	Long Marston Road	5	detached house	895,000
Edwards Exclusive	Barton Road	4	detached house	895,000
Knight Frank	Church Street	4	detached house	875,000
Edwards Exclusive	Elizabeth Close	5	detached house	850,000
Peter Clarke & Co	High Street	4	detached house	825,000
John Shepherd Vaughan	High Street	4	detached house	825,000
John Shepherd Vaughan	Quineys Leys	5	detached house	725,000
John Shepherd Vaughan	Chapel Street	4	terraced cottage	595,000
Edwards Estate Agents	Headland Road	4	semi-detached bungalow	575,000
Knight Frank	High Street	3	detached cottage	500,000
King Homes	Barton Fields	4	detached house	450,000
Belvoir	Chapel Close	4	detached house	449,950
Peter Clarke & Co	High Street	3	detached cottage	400,000
Jeremy McGinn	Samantha Close	2	detached bungalow	390,000
King Homes	Binton Road	2	detached park home	315,000
Sell My Group	Welford Chase	2	detached park home	315,000
Jeremy McGinn	Millers Close	4	semi-detached house	300,000
Sell My Group	Welford Chase	2	detached park home	295,900
King Homes	Binton Road	2	detached park home	290,000
Sell My Group	Welford Chase	2	detached park home	284,000
RA Bennett & Partners	Headland Rise	3	terraced house	260,000

Peter Clarke & Co	Headland Rise	2	semi-detached bungalow	250,000
John Shepherd Vaughan	Damson Close	3	terraced house	240,000
Peter Clarke & Co	Avon View	2	detached bungalow	185,000
Belvoir	Barton Road	3	detached park home	169,950
Peter Clarke & Co	Avon View	1	terraced mews house	153,000
Peter Clarke & Co	Avon View	1	terraced mews house	153,000
Peter Clarke & Co	Avon View	1	terraced mews house	153,000
Peter Clarke & Co	Avon View	1	terraced mews house	153,000
Belvoir	Barton Road	3	detached park home	145,000

Average house prices

House type	Price £
1 bed terraced mews house	153,000
2 bed detached park home	299,980
2 bed detached bungalow	287,500
2 bed semi-detached bungalow	250,000
3 bed terraced house	250,000
3 bed detached park home	157,475
3 bed detached cottage	450,000
4 bed terraced cottage	595,000
4 bed semi-detached bungalow	575,000
4 bed semi-detached house	300,000
4 bed detached house	800,661
5 bed detached house	1,051,364
6 bed detached house	1,450,000

Source: rightmove.co.uk, zoopla.co.uk, onthemarket.com

Appendix F: 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 within Welford on Avon parish were registered.

Household type	No. of children in household	No. of households	House type/size
Family	1	2	2 bed house
Family	2	1	2 or 3 bed house
Family	0	1	2 bed house
Single/couple	0	6	1 bed maisonette
Pensioner/DLA	0	13	1 bed bungalow
Pensioner/DLA	0	2	2 bed bungalow
Other	0	1	2 bed house

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 per Q6 within the survey form, which can be seen at Appendix A2).