

Response to the Independent Examiners (IE) Preliminary Inquiries

General

Can we make a couple of general points. First, we can see the desirability of NDPs focusing on area specific policies and in response to your comments we agree that some policies add nothing to what is already in the Core Strategy or NPPF. Some of these were taken from made NDPs elsewhere in the District to which it would seem there was a more relaxed attitude. Second it has been necessary to take people with us, and reflecting their priorities has been important. We feel that residents need to see that their priorities are reflected in the NDP.

Plan Period

We agree a Plan period commencing in 2021

Inset Proposals maps

We suggest that the Inset Proposals Maps show Policies H1, H2, H3 (BUABs), NE1 (Valued Views) and NE3 (Local Green Spaces); and the text be clarified regarding application of all the policies.

Policies H1 and H2 Meeting Housing Needs

It was thought that we should show we had looked at everything before including any sites in the NDP. Many sites fell by the wayside because it was clear that development of them would damage one or more of the core purposes of the Green Belt as set out in para 138 of the NPPF . It was not thought necessary to score every site against every criterion but it was always open to interested parties to challenge what we had done. No one did so.

As regards the one objection to the H2 site we can say no more than we have already that the additional traffic is de minimis. The owner commissioned a traffic survey which shows that traffic onto Broad Lane generated by the development would be less than 1% of current movements along Broad Lane. Wood End is identified in the Local Plan as a Local Service Village because of the service amenities mentioned. A reason for selecting this site is because of the proximity of those service amenities. The Highways Department have had the opportunity of commenting and have not raised concerns.

WE did not read the County Council's comments to say that there is a flood risk – rather we saw it as a standard comment, probably sent to every draft NDP. You ask for the evidence. Work commissioned by the District Council from Peter Brett Consultants in connection with SHLAA for the Core Strategy produced maps detailing possible constraints to development. These maps included the designated flood zones. As it happens both sites are on high ground.

As regards deliverability the Warwickshire Housing Association have produced a draft scheme for H1 (layout and housing mix) which the owner, the Enclosure Award 1857 Trust, and the Parish Council have agreed in principle. In respect of H2 discussions were held with the owner during the preparation of the NDP and the text of Policy H2 was agreed with him.

We enclose a copy of the recently completed Housing Needs Survey. It was commissioned because the District Council will not endorse a Local Housing Needs Scheme without an up to date survey (ie within last 5 years).

H1 may have market homes in which case the Housing Association may not be wholly in control and H2 will be entirely market homes. Layout and design may well limit the opportunities for extensions but we cannot be sure because those are matters for . We are aware of the advice in para 54 of the NPPF regarding conditions limiting GDO rights but we consider that ensuring these developments continue to meet the demand for smaller homes now and in the future is sufficient justification for the condition. This was a matter that residents attached importance to. We note that the SDC quite often impose this condition.

On Criterion 1 in Policies H1 and H2 as a matter of fact one is being developed by a Housing Association primarily for rent and the other is being developed privately for market homes. But in policy terms the wording of Policy H2 could be used for both if this would address the concerns.

Policy H3 Village Boundaries.

At each stage we have sought to use the SDC BUABs, rather than attempt to do the job ourselves. In other words the NDP methodology is the latest SDC methodology and the BUABs should be the same - with one exception. The exception concerns three properties in Vicarage Hill Tanworth which we consider are outside "the physical confines of the settlement". The SDC methodology does not really cover the question of where a settlement starts and finishes. In many cases it is obvious, but in others the settlement can tail off gradually and people can reasonably make different choices. This is not an issue of interpretation of garden land: the NDP excludes the entirety of the three properties including all of their gardens.

Inclusion within a BUAB establishes the principle of development proposals and this part of Vicarage Hill is very sensitive. It is not only particularly attractive but is also essential to maintaining the separation between Tanworth and Wood End villages.

With the exception of Vicarage Hill the NDP BUABs should, therefore, be the same as those of the SDC. I enclose what I understand to be the latest SDC BUABs. We regret that two of the changes made by the SDC (from the previous versions) have not been copied into the NDP BUABs. This will need to be done. These are marked on the SDC plan for the Wood End BUAB, and the difference regarding Vicarage Hill regarding is marked on the SDC plan for the Tanworth BUAB.

Policy H4 Brownfield Sites

We agree this policy and supporting text adds nothing to the Core Strategy, and therefore can be deleted along with paras 2.24 2.25.

Policy H5 Garden Development

We agree that Para 2.28 is superfluous because the wording of the Policy itself makes it clear that to be supported the garden development must be within the BUABs. The policy itself is taken from Claverdon NDP which has been approved.

Policy H6 Management of Change to the Housing Stock

We discussed Policies H1 and H2 with SDC planning and housing officers who were helpful in the drafting of those policies . They agreed our analysis of the issues – namely the social and community consequences of a continuing loss of smaller/more affordable homes - and it was they who suggested that as well as dealing with the problem by providing for new smaller homes we should tackle the causes of the problem. Initially we looked at trying to restrict new development to smaller homes but apart from the sites referred to in Policies H1 and H2 new development will be limited to infill, and the limited infill opportunities are in areas nearly always characterised by large houses. It seemed therefore that there were practical problems in developing a workable policy along those lines.

The only other approach is to limit the scale of replacement dwellings and extensions. We understand, however, your concerns about Policy H6.

It seems therefore that although the SDC and the Parish Council agree on the objective you and the SDC are saying that strategic planning policies prohibits any action other than more Local Housing Needs Schemes on the edge of the Local Service Villages in the Parish. If that is the case we ,of course, have to accept it.

Economy

Residents and business owners within the parish overwhelmingly rejected the expansion of businesses within the Green Belt and therefore the NDP's policy E1 reiterates that resistance. There are, however, a number of established businesses and business parks within the parish which provide employment of services for local people. Policy E1 therefore provides support for expansion of those existing businesses and business premises within those existing areas to continue to be viable, provided they don't impinge on the local environment or amenity of neighbours. You are right that much of this is provided for within the existing Core Strategy but we believe this policy provides explicit support for such businesses to continue to exist and develop within the parish subject to local and immediate impact being managed.

E2 is drafted such as to include greater challenge to any change of use proposed for existing businesses. As a rural parish with relatively few shops and services but with an ageing population it is important that such services are maintained where viable. There is also relatively few employment opportunities locally. Policy E2 is therefore drafted to provide that challenge similar to that of businesses and assets deemed community assets.

Similar to policy BE2, we are conscious of the rural nature of the parish and the resulting narrowness of the roads. Policy E3 is therefore important to ensure that where businesses are based at home and allow or require customers or suppliers to visit the premises, there should be sufficient off-street parking as a result of any expansion that is sufficient to require planning, in order to maintain safety of pedestrians and other car users. We agree that in many cases working at home will not mean additional parking but in some cases it can. For example self employed person employing others as business grows.

As has been stated many times, the parish is rural in nature and benefits from open countryside and the particular attraction of Earlswood lakes. It is important that sufficient infrastructure is provided to allow people to enjoy these aspects of our parish both safely and with enjoyment and

convenience, without detriment to local residents. Policy E4 therefore provides support for local businesses e.g. Earlswood Garden Centre, Umberslade Farm as well as local pubs and restaurants to continue to provide such services as required by day tourists who look to enjoy the rural character of the parish provided such development does not impact on the local character and amenity enjoyed by local residents.

Policy Infrastructure. Parking at Railway Stations

We do not know why you say we prefer a reduction in outward commuting. It is not a matter we can influence. But we do support greater use of the rail network and more car parking capacity would help.

We recognise that improvements to the parking provision at any of the stations is probably entirely dependent on action by the Train Operating company over which we have no control. But is it inappropriate for an NDP to say that should proposals be made they would be supported?

Policy I 2 Improving Broadband and Mobile Telephone Services and Policy I3 Access to High Speed Services

We agree that there is no need for two policies.

We felt it was appropriate in order to reflect the strength of views of our residents in respect of the poor service received historically. Our response to the Local Authority was aligned with this in that planning should reflect a balance of priorities and it was important that the strength of opinion and desire to see improvements in mobile and broadband service were given appropriate weight when considering the siting of new equipment.

However, over the past 2-3 years the broadband service and to a degree mobile reception have improved and therefore this policy is potentially less relevant now than when the NDP was originally drafted.

Supporting Actions

Para 1.19 explains the status of Supporting Actions. We agree to the Local Authority suggestion,

The Built Environment

Policy BE1 Responding to Local Character and Design Principles

The NPPF emphasizes the role of NDPs in this matter and while some of the elements highlighted in Policy BE1 might be considered generic they are singled out because, in our experience of being a statutory consultee on planning applications, they are frequently relevant and important. It seems to us that the policies in the NPPF and the Core Strategy are general in nature and while there is some repetition Policy BE3 adds material that is specific.

Policy BE2 Car parking

The character of the parish is predominantly one of narrow rural roads where on-street parking would present a significant risk to other road users and pedestrians. In formulating this policy, we had regard to the most recent census data (2011 at the time) which highlighted the extensive ownership and use of cars within the parish:

- Journeys to work were predominantly undertaken by car (84% of those who journeyed to work did so by car compared to 80% in the wider Stratford district and 61% across East and West Midlands); and
- 71% of households in the parish owned 2 or more cars compared to 49% across the district and 32% across East and West Midlands. This scale of car ownership is also driven by the skew in size of house observed within the parish towards larger 4,5 and 6 bedroom properties.

To avoid causing danger and risk of damage, many households have repurposed part of their front gardens to include more parking space as a reactive measure to that significance of car ownership in the parish. In a bid to avoid the need for retrospective action and ensure sufficient car parking space is built into initial planning for future development we believe such a policy is therefore justified.

Policy BE3 Protection of Historic Heritage

The reference to a live list was taken from a made NDP and seemed to us to be a helpful idea. If it is not possible we should delete any reference.

We attach a plan showing the features listed in Appendix B. This is to help you. We thought about a map showing designated assets as well as the proposed non designated assets. There are however a lot of designated assets, including many farm structures and we concluded that such a map would be cumbersome. If there is not a map of designated assets we see little point in mapping the non designated assets. They are clearly addressed.

Quite by chance we have noticed that the Malt Shovel is already listed and should not have been included as a non designated heritage asset.

Natural Environment

Policy NE1 Landscape and Valued Views

We agree that the second part of the Policy is overstating matters and should be deleted.

Policy NE2 Protection of Wild Life Sites

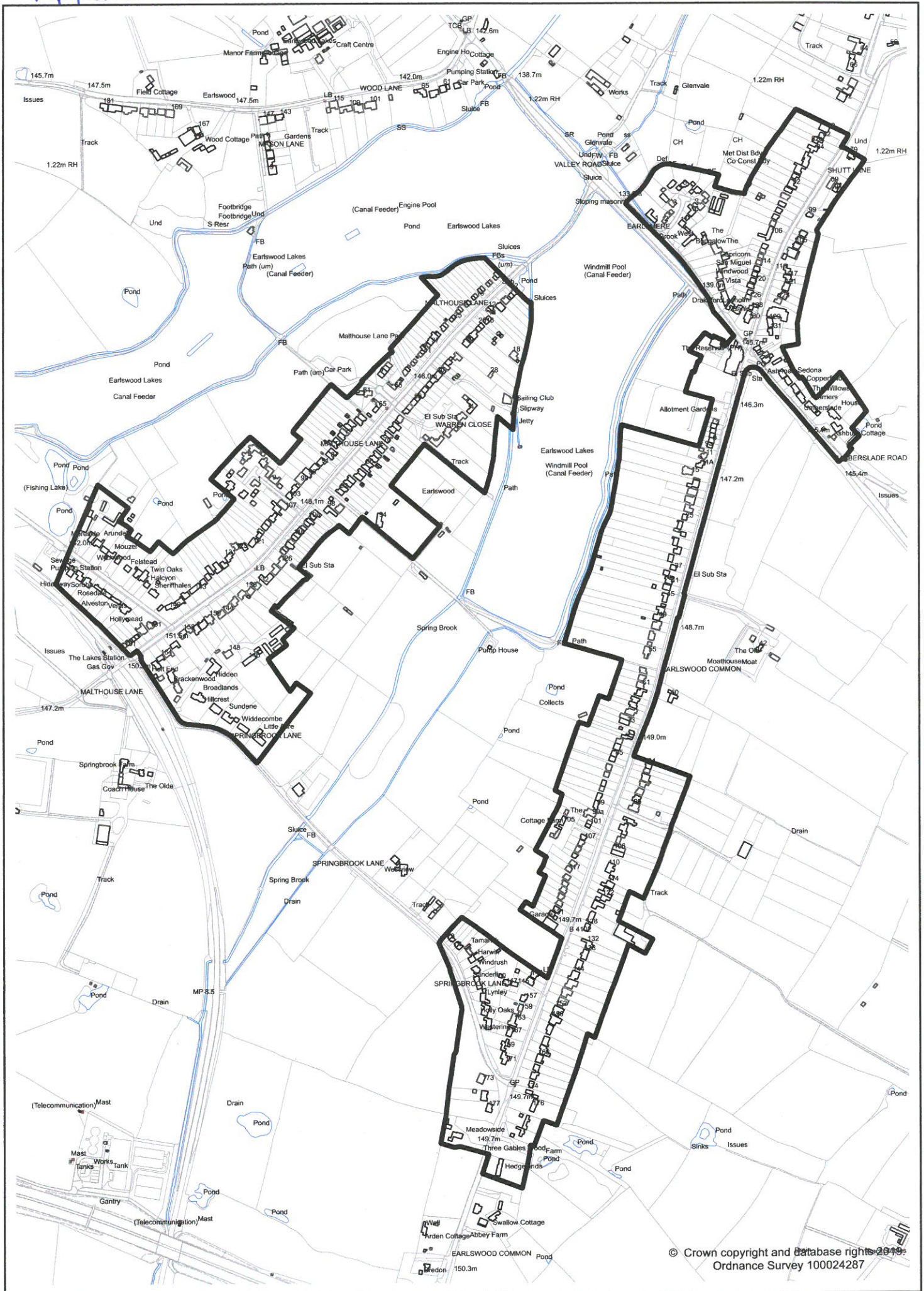
We do not wish to record the locations of the sites in the NDP. You are right about the para numbering but this section will be deleted.

Policy NE2 Local Green Spaces

The origin of the proposal was essentially the protection of the views over the site, especially towards the church. But the NDP has a policy to protect these views and we agree the deletion of this proposed LGS.

You ask for a plan showing revised boundary for LGS 1. We would suggest the boundary of the LGS as shown in Appendix G. This excludes the scout hut and the pavilion even though the pavilion is integral to the playing field in that it provides changing rooms for the users of the football pitch.

We note, which we should have done before, that the BUAB includes the tennis courts. The SDC methodology does not deal explicitly with such facilities but it clearly excludes play areas and recreation areas. It seems to us that tennis courts are play areas/recreation areas and the Tanworth BUAB excludes some of the school tarmacked playgrounds. We suggest therefore that the BAUB be amended as shown on Appendix B. This will resolve the conflict in boundaries raised by Councillor Dixon' objection.



© Crown copyright and database rights 2019
Ordnance Survey 100024287





**Housing Needs Survey Report
for
Tanworth in Arden Parish Council**

July 2021

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

Contents

1. Introduction

2. Planning Context

3. Results

- Q1 Reasons for housing need
- Q2 Current dwelling
 - i) Dwelling type
 - ii) Number of bedrooms
 - iii) Dwelling tenure
- Q3 Local connection
- Q4 Preferred property
 - i) Dwelling type
 - ii) Number of bedrooms
 - iii) Dwelling tenure
 - iv) Self build
 - v) Designed to cater for a disability
- Q5 Financial information
- Q6 Housing waiting list
- Q7 Detail of households seeking alternative housing

4. Conclusion

5. Contact Information

Appendices

- A: Survey letter & form**
- B: Property search**
- C: Home Choice Plus**

1. Introduction

Tanworth in Arden Parish Council commissioned a local Housing Needs Survey which was distributed in May 2020, with a deadline return of 19th June. The aim of the survey was to collect local housing needs information within and relating to Tanworth in Arden parish.

The survey form was a standard document used in parishes across Stratford district and a copy was posted to every home in the parish. Additional forms were available upon request and respondents were given the option to complete the survey online if they preferred. A copy of the cover letter and survey form can be seen as Appendix A to this report.

Households with a need for alternative housing, and who wish to live in the parish, were requested to complete and return the survey form. The form asks for details of the household, the current housing situation, preferred housing situation, the identified need and local connection, together with sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in strict confidence.

The survey pack included a Freepost envelope so, if not completed online, forms could be securely returned direct to the WRCC Rural Housing Enabler.

2. Planning Context

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

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

There is also scope for a local community to prepare a neighbourhood plan to steer development within their area and, in particular, assist in meeting any local housing that may be identified in this report or as a result of subsequent housing surveys.

A community can choose to promote a ‘local needs scheme’ in its own right, relying on 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. Such schemes will be supported within or adjacent to existing settlements provided that:

- It has been demonstrated that there is a local need for affordable housing and the scheme reflects identified local need,
- The scheme has been initiated from within the local community and has the support of the relevant parish council,
- Satisfactory arrangements for the management and occupation of the properties have been made to ensure that the homes to be provided will meet identified local housing needs both initially and in perpetuity.

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

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 residents, for example homes for people who are older and wish to downsize.

3. Results

Approximately 1406 Housing Needs Survey forms were distributed and 31 surveys were returned. However, 6 of the surveys were discounted for the following reasons:

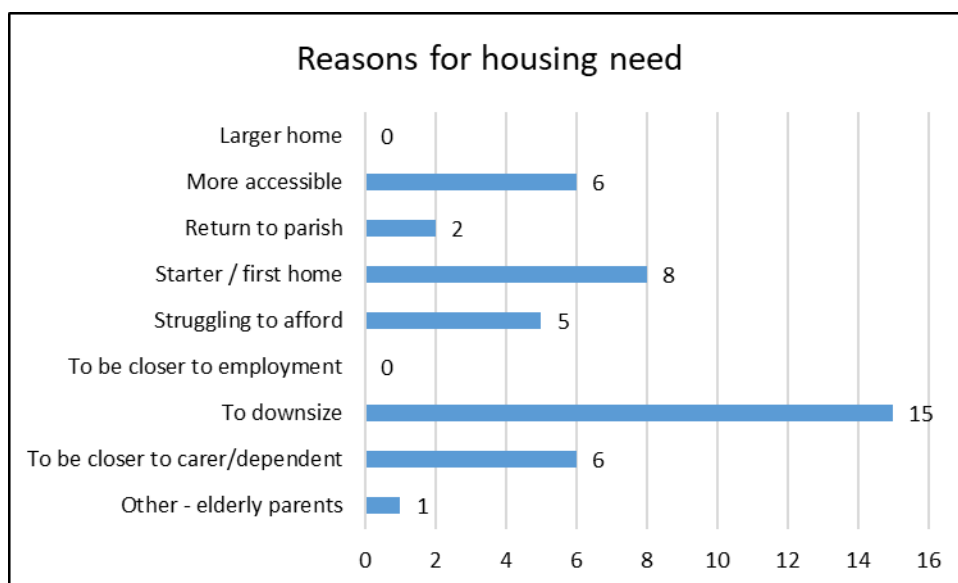
- two respondents did not identify a housing need
- one respondent did not answer any questions but did include comments
- two respondents appear to already be adequately housed
- one respondent provided insufficient information and no contact details

This report therefore provides information from the remaining 25 survey forms.

For the purposes of this report the term “respondent” refers to an individual survey form.

Q1: Reasons for housing need

Respondents were asked to indicate “which of the following statements apply to your household” and were able to indicate more than one reason. All respondents completed this section.



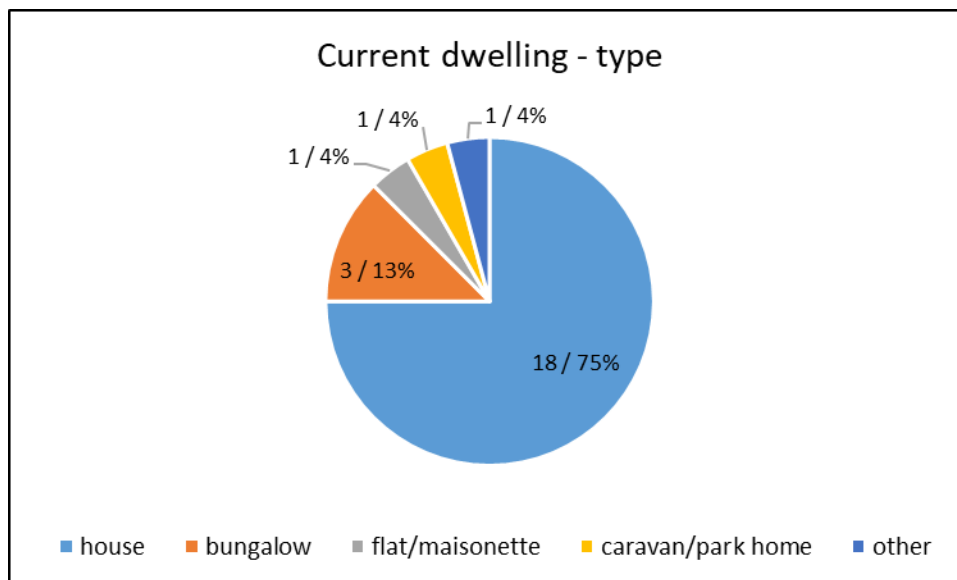
As can be seen respondents seeking to downsize represent the largest group, followed by respondents looking for a starter home/first home.

Q2: Current dwelling

Respondents were asked to indicate the type, size and tenure of their current dwelling.

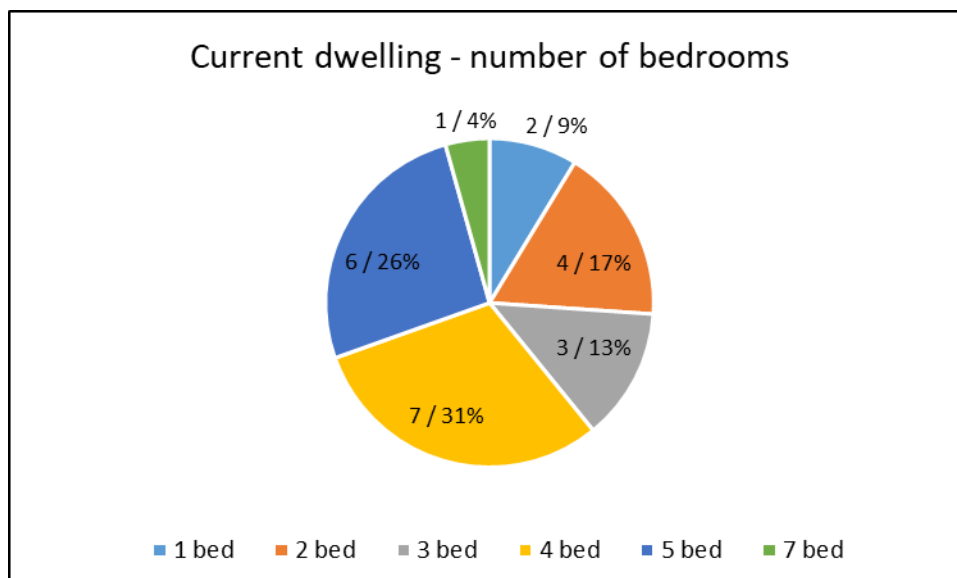
i) Dwelling type

24 of the 25 respondents indicated the type of dwelling that they currently reside in and, not surprisingly, 'house' represents the largest group at 75%.



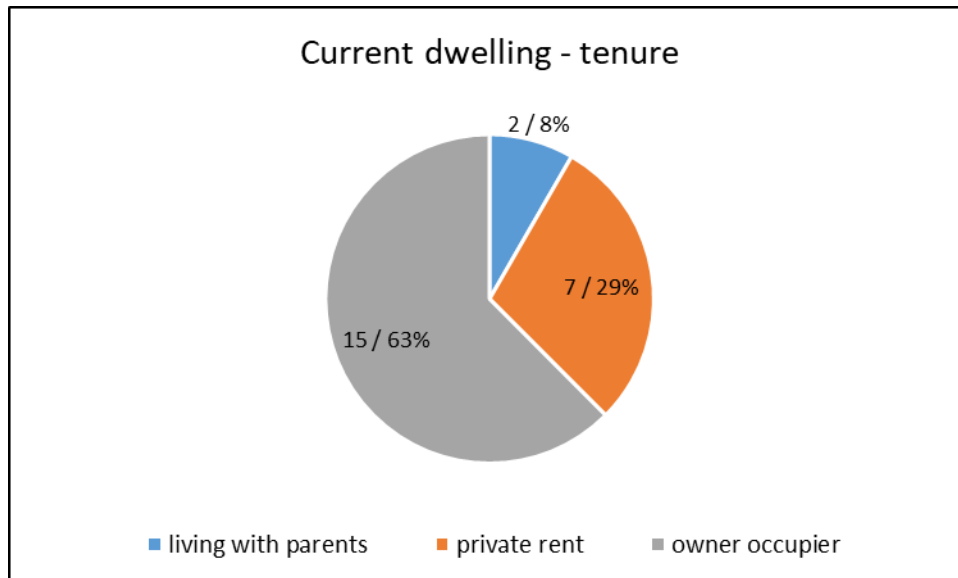
ii) Number of bedrooms

23 of the 25 respondents indicated the number of bedrooms within their current dwelling, and 4 bed homes represent the largest group.



iii) Dwelling tenure

The following chart shows the current dwelling tenure of 24 of the respondents, with home ownership being the majority factor at 63%.

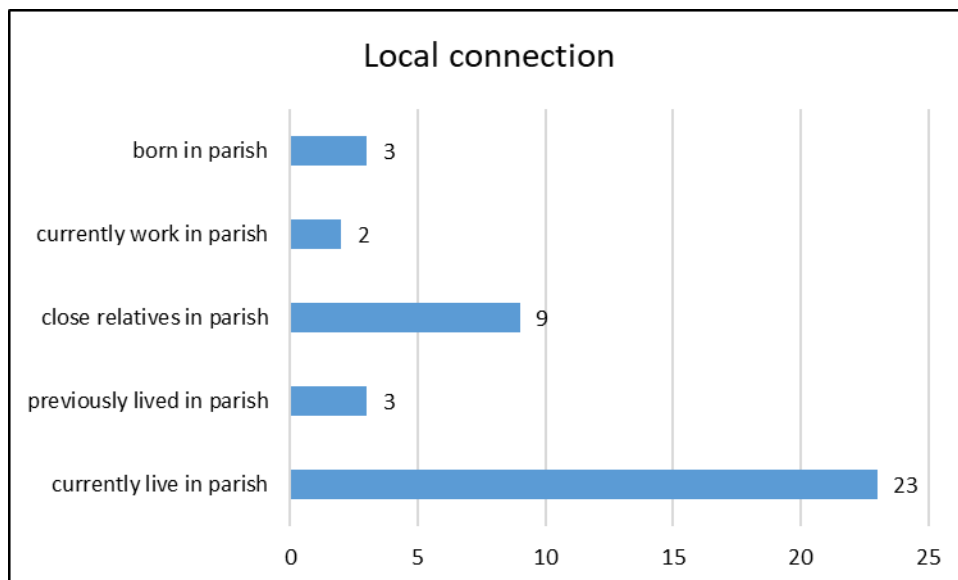


Respondents who rent were asked to indicate “approximately what percentage of your income, after tax, do you spend on rent?” 4 of the 7 respondents who currently rent provided information, as shown below, which gives an average rent of 40% of income:

- 20%
- 25%
- 45%
- 70%

Q3: Local connection

Respondents were asked to indicate their local connection to the parish and were able to indicate more than one connection. All respondents answered this question.



Unsurprisingly, 23 of the 25 respondents currently live in the parish whilst 9 indicated that they have close relatives (parents, siblings, children) within the parish.

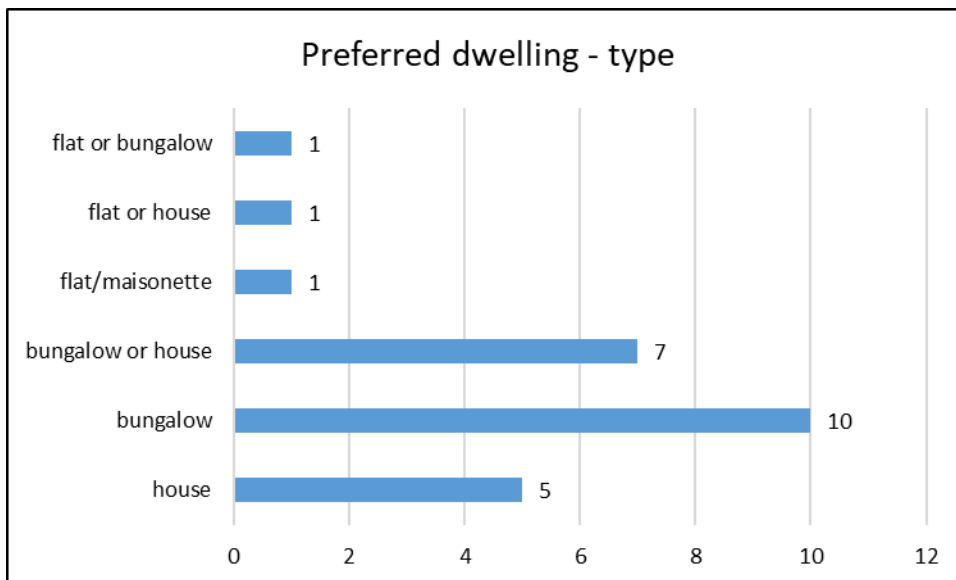
Q4: Preferred dwelling

Respondents were asked to indicate the type, size and tenure of their preferred dwelling. It should be noted that a housing preference doesn't necessarily align to analysed need. For example, a couple with a young child, a joint income of £30,000, no savings or equity, and seeking a 3-bed owner occupier home would be analysed as requiring a 2-bed house to

rent from a housing association. Further information is provided at Q5 Financial Information.

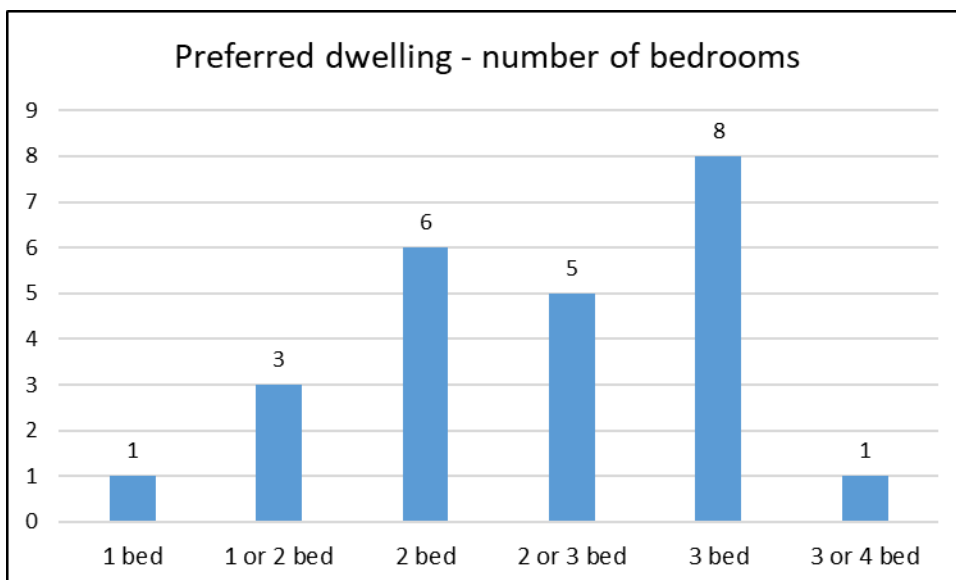
i) Dwelling type

All respondents provided information and, as can be seen in the following chart, house is the most popular option followed by bungalow.



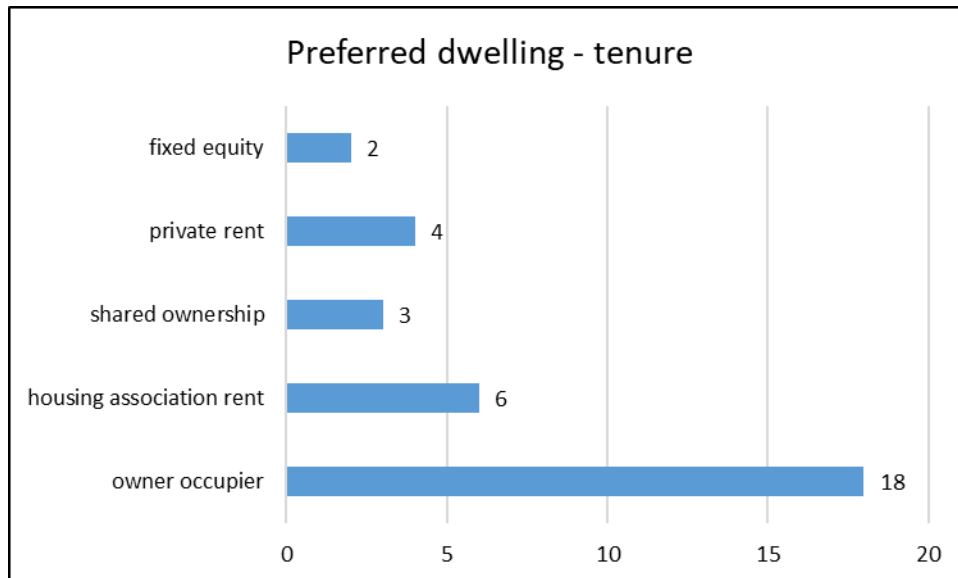
ii) Number of bedrooms

24 respondents indicated a preference regarding the number of bedrooms with two and three beds proving most popular, which is not dissimilar to other rural parishes across the district.



iii) Dwelling tenure

Respondents were asked to indicate their preferred tenure and were able to indicate more than one preference. All respondents answered this question and some form of home ownership is the most popular.



iv) **Self build**

10 respondents indicated that they would be interested in self build.

v) **Designed to cater for a disability**

1 respondent indicated that they would prefer a property specifically designed for a disability, with reference made to health issues limiting mobility and a preference for no stairs.

Respondents were invited to “provide details of specific housing requirements”.
Comments included:

- Due to illness and age I struggle with stairs
- ... houses here are too big for us to cope with
- Accessible by person with limited mobility
- Difficulty with stairs

The information provided aids the analysis of need but is not reproduced verbatim within the report.

Q5: 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 and deposit that the respondent could raise is compared against a comparable owner occupied property in the local area, as demonstrated through the research shown in Appendix B to this report. If it appears that the respondent could not enter into a shared ownership arrangement (perhaps where they have no deposit) they are re-classified as being in need of rented accommodation.

Similarly, where a respondent indicates a preference for a market 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 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).

Q6: Housing waiting list

None 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 2020 there were 29 households with an address within the parish registered on the local authority housing waiting list. 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 due to established social networks etc. This particularly applies to families with children and older people. A summary of these registered households can be seen at Appendix C.

Q7: Detail of households seeking alternative housing

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

4. Conclusion

This survey identifies a need for 25 alternative homes for households with a defined local connection to Tanworth in Arden parish, as shown below.

Housing association rent

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

Housing association shared ownership

- 2 x 2 bed house

Owner occupier

- 10 x 2 bed bungalow
- 2 x 3 bed bungalow
- 3 x 2 bed house
- 2 x 3 bed house

Consideration should also be given to the households registered on Home Choice Plus.

In rural areas where analysis indicates a need for 1-bed rented accommodation this may be reclassified as 2-bed accommodation as 1-bed homes can sometimes be difficult to let and may sit vacant for a period of time. A 1-bed home can accommodate only a single person or couple, whereas a 2-bed home can also accommodate a small family and 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.

5. Contact Information

Mrs Julie White - Clerk to Tanworth in Arden Parish Council
Earlswood Village Hall, Shutt Lane, Earlswood B94 6BZ
Tel: 01564 703200
Email: office@tanworth-pc.org.uk
Web: www.tanworth-pc.org.uk

Sarah Brooke-Taylor – WRCC, Rural Housing Enabler
Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF
Tel: 01789 842182
Email: housing@wrccrural.org.uk
Web: www.ruralwarwickshire.org.uk



Housing needs survey for Tanworth in Arden parish

Do you want to downsize, are you currently living at home with parents and want your own home, do you need a bungalow in preference to a house?

A lack of suitable housing is an issue for many households and can often lead to local people moving away. To assess whether or not this is a problem in the local area we are conducting a survey to identify the homes that local people need.

The form is to be completed ONLY if you have a need for alternative housing and wish to live within the parish.

If you know anyone currently living elsewhere who would like to live in this parish please ask them to contact the Rural Housing Enabler (details on back page) to receive a copy of this form. They would need to have a strong local connection, for example they currently work in the parish, previously lived in the parish or have a close relative currently living in the parish.

This data is collected for the purpose of identifying parish-wide housing need only and will not be used for any other purpose. All information will be treated in strict confidence and neither the parish council nor any third party will see individual replies. Analysis will be carried out by WRCC (an independent charity that supports rural communities across Warwickshire), who will retain (& shred) all survey forms. An anonymised report will be provided to the parish council.

A separate form should be completed by each household in need of alternative housing and if they wish to be housed in the parish within the next five years. See contact details on the back page to request extra forms.

Please return your survey by 19th June 2021 using the attached Freepost envelope or complete the survey online at www.smartsurvey.co.uk/s/Tanworth.

Thank you for participating in this survey.

Tanworth in Arden Parish Council



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

- Need a larger home due to overcrowding
- Wish to downsize
- Want a starter home / first home
- To return to live in the parish
- Struggling to afford current home
- Need to be closer to a carer or dependent to give or receive support
- To be closer to employment
- 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"/> Caravan / park home |
| <input type="checkbox"/> House | <input type="checkbox"/> Other |
| <input type="checkbox"/> Flat / maisonette | |

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 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?
- Born in the parish but moved away

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

- Bungalow House Flat / maisonette

Number of bedrooms

- Rent - housing association Shared ownership (part rent, part buy)
 Rent - private Owned (with / without mortgage)
 Fixed equity

 Interested in self-build

 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.

5. 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 to 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, equity in your current home or will someone gift you money towards a new home?

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

6. 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), email (housingadviceteam@stratford-dc.gov.uk) or telephone (01789 260861).

7. Details of the household seeking alternative housing.

Please complete a separate form for each household in need of 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 | | | |

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 any third party.

| | |
|-------------------|--|
| Name | |
| Address | |
| Email / telephone | |

Thank you for completing this survey.

If you have questions regarding this survey or require an additional form please contact Sarah Brooke-Taylor, Rural Housing Enabler (01789 842182 or housing@wrccrural.org.uk).

**Please return this form in the Freepost envelope provided
no later than 19th June 2021.**

(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

Appendix B – Property search

Results of property search within the parish, July 2021 (excluding period & listed properties, property in need of refurbishment, with additional land, stables etc).

Details of properties for sale in Tanworth in Arden parish.

| Agent | Location | No of beds | Type | Price £ |
|----------------------------------|-------------------|------------|------------------------|---------|
| Xact Homes | Arden Leys | 4 | detached house | 675,000 |
| Ruxton Independent Estate Agents | Aspley Heath Lane | 3 | detached house | 600,000 |
| Partridge Homes | Blind Lane | 3 | detached bungalow | 599,950 |
| Xact Homes | Blind Lane | 2 | detached bungalow | 579,950 |
| Peter Clarke & Co | Blind Lane | 3 | detached bungalow | 579,000 |
| Peter Clarke & Co | Blind Lane | 4 | semi-detached bungalow | 525,000 |
| Ruxton Independent Estate Agents | Malthouse Lane | 3 | semi-detached house | 459,950 |
| Right Estate Agents | Bell Field | 3 | semi-detached house | 449,950 |
| Sydney Mitchell Estate Agents | Broad Lane | 3 | semi-detached house | 365,000 |
| Burchell Edwards | Malthouse Lane | 3 | semi-detached house | 330,000 |
| Kelly Homes | Bellfield | 2 | terraced bungalow | 220,000 |
| Veritas Homes | Umberslade Road | 3 | apartment | 215,000 |

Details of properties sold in Tanworth in Arden parish over the last 12 months.

| Date sold | Location | No of beds | Type | Price £ |
|-----------|-------------------|------------|--------------------------|---------|
| Feb-21 | Malthouse Lane | 3 | semi-detached house | 425,000 |
| Dec-20 | Earlswood Common | 3 | detached house | 532,000 |
| Nov-20 | Malthouse Lane | 3 | semi-detached house | 350,000 |
| Nov-20 | Springbrook Lane | 4 | detached dormer bungalow | 625,000 |
| Nov-20 | Malthouse Lane | 4 | semi-detached house | 490,000 |
| Nov-20 | Earlswood Common | 4 | detached house | 725,000 |
| Oct-20 | Norton Lane | 4 | detached house | 630,000 |
| Oct-20 | Earlsmere | 6 | detached house | 627,500 |
| Oct-20 | Broad Lane | 4 | detached house | 561,000 |
| Sep-20 | Aspley Heath Lane | 4 | detached house | 534,000 |
| Sep-20 | Earlswood Common | 4 | detached house | 780,000 |
| Sep-20 | Shutt Lane | 5 | detached house | 660,000 |
| Aug-20 | Valley Road | 3 | detached bungalow | 535,000 |
| Aug-20 | Malthouse Lane | | semi-detached house | 425,000 |

Average house prices in Tanworth in Arden parish using for sale and sold information.

| House size & type | Price £ |
|------------------------------|----------------|
| 2 bed terraced bungalow | 220,000 |
| 2 bed detached bungalow | 579,950 |
| 3 bed apartment | 215,000 |
| 3 bed detached bungalow | 571,317 |
| 3 bed semi-detached house | 396,650 |
| 3 bed detached house | 566,000 |
| 4 bed semi-detached bungalow | 525,000 |
| 4 bed detached bungalow | 625,000 |
| 4 bed semi-detached house | 490,000 |
| 4 bed detached house | 650,833 |
| 5 bed detached house | 660,000 |
| 6 bed detached house | 627,500 |

Source: Rightmove, PurpleBricks, Zoopla, OnTheMarket

Appendix C – 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 2020 the following households with an address within Tanworth in Arden parish were registered.

| Household type | No. of children in household | No. of households | House type & size |
|-----------------|------------------------------|-------------------|----------------------------------|
| Single / couple | 0 | 6 | 1 bed maisonette or 2 bed house* |
| Family | 1 | 4 | 2 bed house |
| Family | 2 | 4 | 2 or 3 bed house |
| Family | 3 | 3 | 3 or 4 bed house |
| Family | 4 | 2 | 4 or 5 bed house |
| Pensioner/DLA | 0 | 9 | 1 or 2 bed bungalow* |
| Pensioner/DLA | 0 | 1 | 2 bed bungalow |

*In rural areas where analysis indicates a need for 1-bed accommodation this may be reclassified as 2-bed accommodation as this offers greater flexibility.

If local needs properties are developed for 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 listed at Q3 on the survey form).

