



**Housing Needs Survey
for
Norton Lindsey Parish Council**

March 2017

**Analysis by Fiona Henderson
Rural Housing Enabler (Warwick District)
for WRCC**

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1. Summary of Results

Approximately 256 Housing Needs Survey forms were distributed and 103 forms were returned. This equates to a response rate of 40%, a rate considered to be excellent for a survey of this type.

3 respondents expressed a need for alternative housing.

The specific needs are:

Owner occupier

1 x 2 or 3 bed bungalow

2 x 3 bed house

2. Introduction

Norton Lindsey Parish Council commissioned a local Housing Needs Survey in January 2017.

The aim of the survey was to collect accurate, up-to-date housing needs information relating to the parish and the village, including parts of the village that fall within adjoining parishes.

The survey form was essentially a standard document used in parishes across Warwickshire. A survey form was delivered to every home in the parish and village. A copy of this along with the covering letter can be seen as Appendix A i) and A ii) of this report.

All households were invited to fill out the first part of the survey form with the aim of producing a demographic picture of household composition, tenure, property type and size. Positive and negative aspects to life in the parish were explored and respondents were able to specify their opinion on any perceived lack of facilities and lack of housing. This part of the survey also asked whether any member of the household left the parish to find suitable affordable or market housing.

Only households with, or containing, a specific housing need were asked to complete the second part of the survey form. This part of the form asked for respondents' names and addresses and other sensitive information in confidence, e.g. information relating to income.

Completed survey forms were posted directly to the Rural Housing Enabler at WRCC via a 'Freepost' envelope. Analysis of the completed forms took place in March 2017.

3. Planning Context

The Warwick District Local Plan 1996-2011 is the current adopted development plan that provides policies and context for future development in the District. The Warwick District Local Plan 2011 – 2029 has been submitted though is currently suspended pending further

examination in public, so the weight that the District Council can give updated policies is currently limited.

Policy RAP1 sets out the circumstances in which new residential development will be permitted in Limited Infill Villages - that being (i) on previously developed land within the Growth Village where any market housing meets a specific local need as identified by the community in an appraisal or assessment or (ii) affordable housing in accordance with Policy RAP4.

An appraisal or assessment would normally take the form of a full household survey (Housing Needs Survey) of the parish.

Where the survey indicates a need for market housing, any housing development proposals should only provide the types of homes which are shown to be in need by size (number of bedrooms) and type (houses, bungalows or flats).

Where a private development site emerges in a Limited Infill Village, the Council will require 40% affordable housing on sites of more than 10 dwellings.

Policy RAP4 sets out the circumstances in which the development of affordable housing in the rural area to meet local needs of a village or parish may be permitted in exceptional circumstances (Rural Exception schemes), that being where;

- a) there is full, detailed and up to date evidence, in the form of a parish or village survey of housing need, which demonstrates that the proposal will meet a particular local housing need which cannot be met in any other way;
- b) the proposed development is small in scale, of appropriate design and is located within or adjoining an existing settlement; and
- c) the following principles are established;
 - i all of the housing provided will be for exclusive occupation of people with a demonstrable need to be housed in the locality;
 - ii the type of accommodation to be provided will be determined on the basis of local need;
 - iii forms of tenure other than social rented housing (such as Shared Ownership) will be considered provided that they achieve weekly outgoings significantly below the maximum affordable to households in housing need; and
 - iv such housing is available, both initially and for subsequent occupancy, only to those with a demonstrable housing need.

All the dwellings must meet an identified need in a recent survey. However, notwithstanding the level of need, only small scale developments will be allowed and these should blend well into the existing settlement.

The design and layout of the scheme should be essentially rural in character and should integrate well with the styles and materials which predominate in the surrounding area.

The scheme must be located within, or adjoining, an existing settlement.

People with a demonstrable need to be housed in the locality include;

- people who currently live in the parish and have done so continuously for at least the last 2 years and are seeking more suitable accommodation;
- people who have lived in the parish for at least 2 years out of the last 10 years;
- people who used to live in the parish and who have immediate family (mother, father, son, daughter, brother or sister) living in the parish;
- people who have relatives living in the parish to whom it is desirable to live near for support eg elderly relatives, young families; and
- people who have been permanently employed in the parish for at least 12 months.

The Government accepts Rural Exception schemes in the Green Belt but greater controls are needed to ensure that the fundamental objectives of the Green Belt are not harmed – in particular, the retention of the open nature and rural character of the countryside.

Policy DAP1 sets out the circumstances in which development will be permitted in the Green Belt - that being new dwellings in accordance with Policy RAP1 (on previously developed land within a Limited Infill Village where any market housing meets a specific local need as identified by the community in an appraisal or assessment, or affordable housing in accordance with Policy RAP4).

Policies RAP1, RAP4, DAP1 and the Affordable Housing Supplementary Planning Document provide for a number of circumstances whereby residential development may be permitted in Limited Infill Villages such as Norton Lindsey.

4. Results – Contextual Information

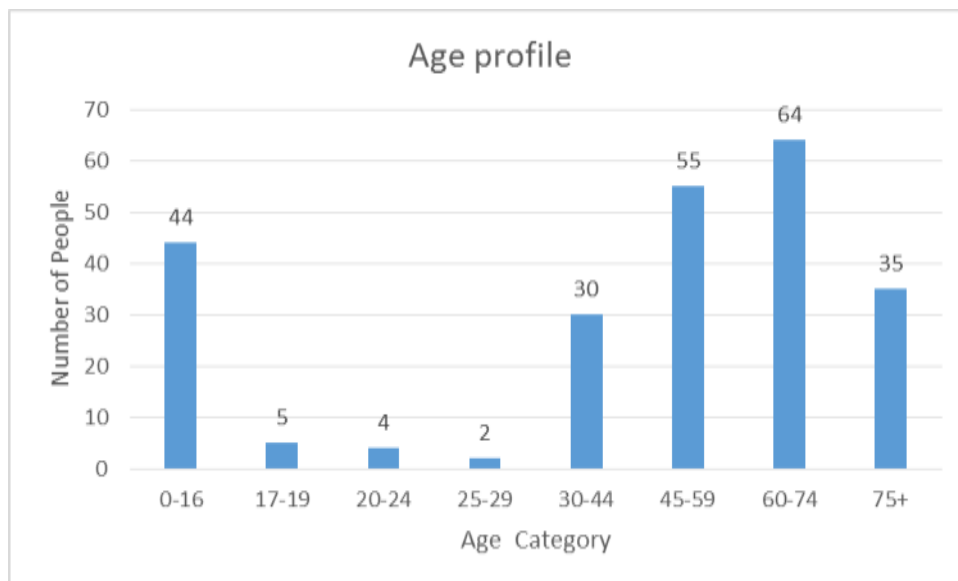
A total of 103 survey forms were returned equating to a response rate of 40%. A response rate of 40% is considered to be excellent for a survey of this type. People generally respond for one of three reasons;

- To express a housing need,
- To offer support in principle to the idea of a small housing scheme for local needs, or
- To state opposition to the idea of a housing scheme.

i) Age Profile (103 responses)

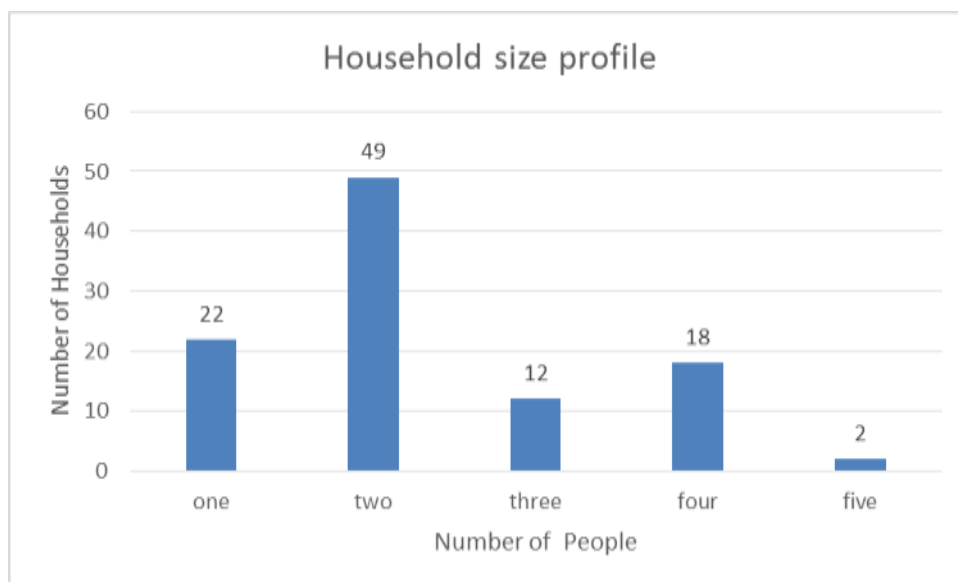
The following chart shows the age profile captured by the survey returns. The chart shows an ageing population, with 154 out of the 239 people aged 45 and above. It is noticeable that the age groups 17-19 years, 20–24 years and 25-29 years are low in number, suggesting an imbalance in the age profile. If this is a reflection of the actual

population and not just the survey respondents this could have repercussions for the long-term sustainability of the parish.



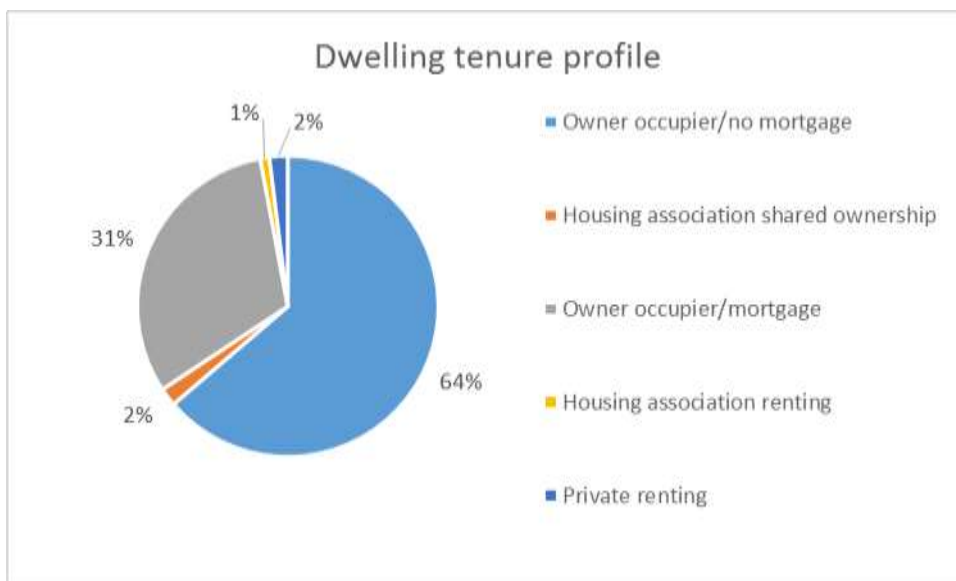
ii) Household Size Profile (103 responses)

The data collected from the age question can be used to create a profile of household size as shown in the following chart. The chart shows a dominance of 2 person households. The majority of parish Housing Needs Surveys record a predominance of 2 person households. The mean average household size within the survey is 2.32 people. The Census 2011 figure was 2.34 for the *parish* of Norton Lindsey.



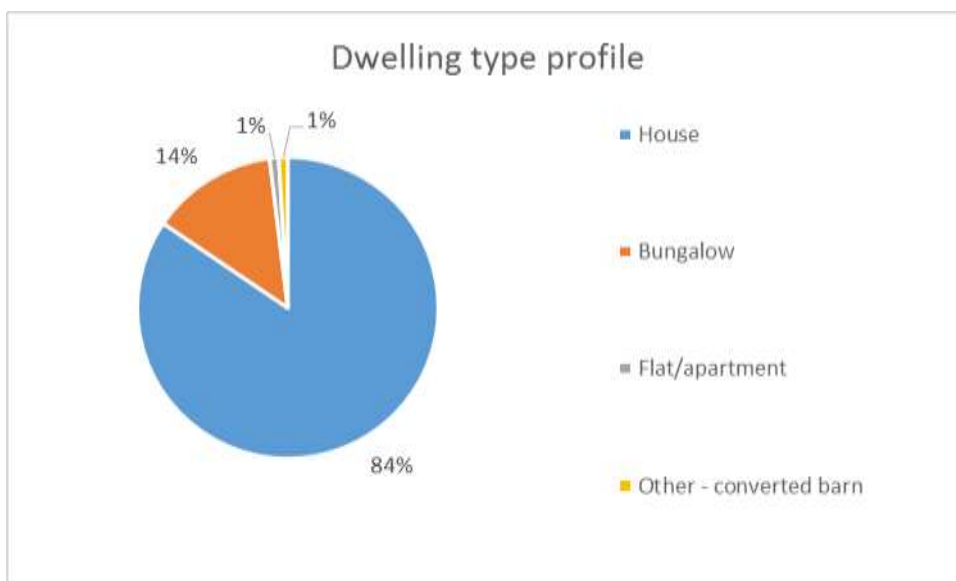
iii) Dwelling Tenure Profile (102 responses)

The following chart shows the dwelling tenure profile for survey respondents. The typical pattern for villages across Warwickshire is of high levels of owner-occupier housing. Of the survey respondents in Norton Lindsey village and parish 95% recorded owner-occupier housing; 64% of respondents stated they are mortgage-free. Tenures traditionally considered to be within the 'social sector' represent 3% of the total.



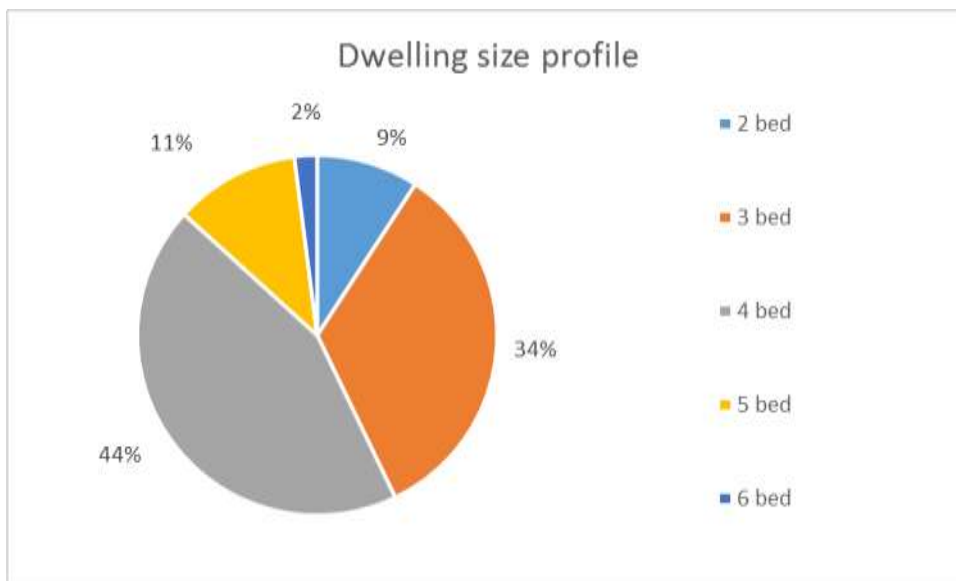
iv) Dwelling Type Profile (101 responses)

The following chart shows the types of dwellings that the survey respondents live in. Houses represent by far the largest factor. 14% of the survey respondents live in bungalows, the type of dwelling considered to be suited to an ageing population. Compared to the age profiles shown at 4.i this indicates a shortage of dwellings suited to the population of Norton Lindsey parish and village.



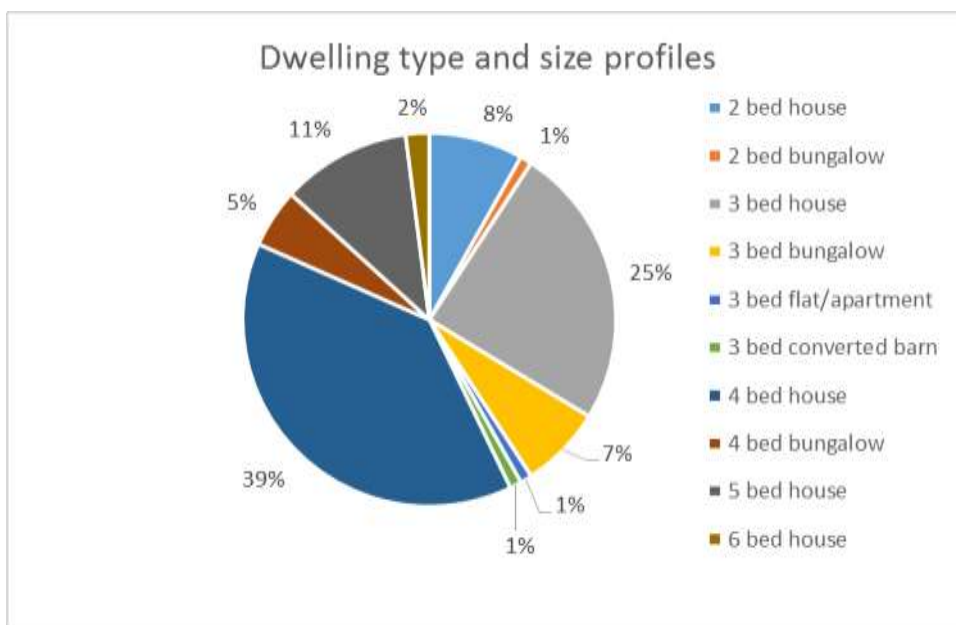
v) Dwelling Size Profile (98 responses)

The following chart shows the sizes of dwellings that the survey respondents live in.



vi) Dwelling Type and Size Profiles Cross Referenced (98 responses)

Cross-referencing the data from 4.iv and 4.v provides a combined profile of dwelling type and size. This can be seen in the following chart. 4 bedroom houses emerge as the largest single factor comprising 39% of the responses, followed by 3 bedroom houses. When compared to 4.ii above, i.e. a dominance of 2 person households, these results may suggest an issue of dwelling under-occupation in the parish.



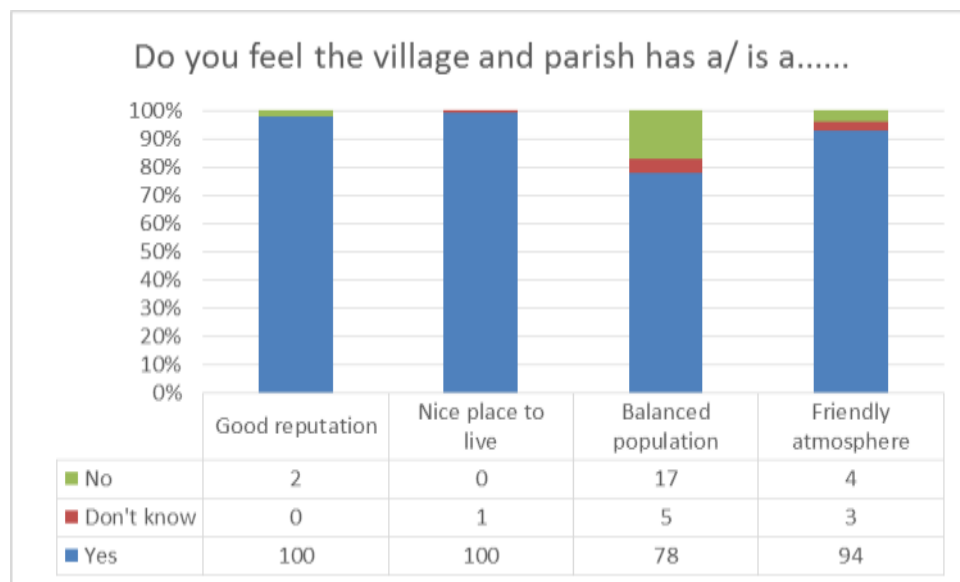
vii) Life in the Parish: Positive / Negative Aspects

The survey respondents were asked a series of questions relating to the perceived benefits and disadvantages to living in Norton Lindsey. This was done to build-up a picture

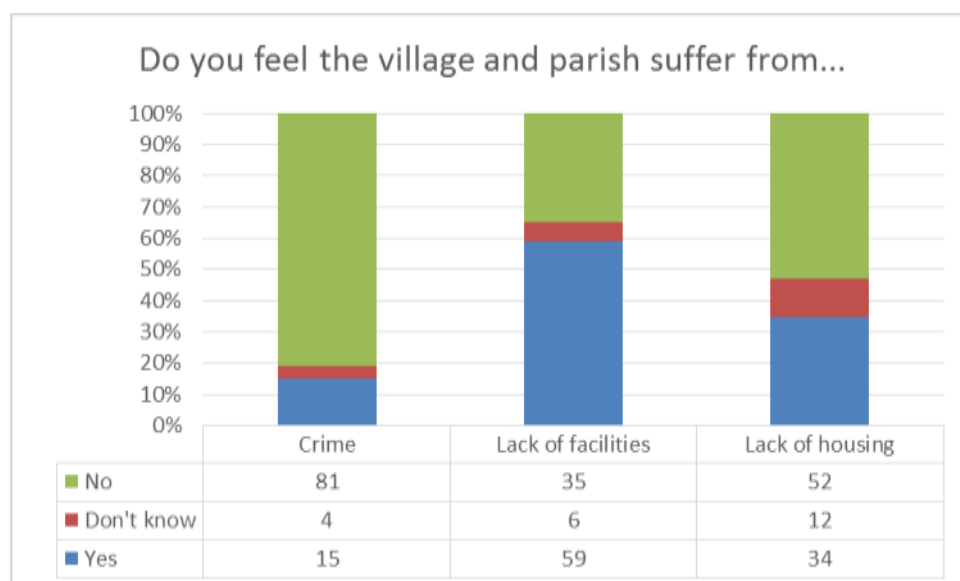
of life in the parish and also to identify any issues / problems which could threaten the long-term sustainability of the parish.

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

The first chart shows the respondents' views about the benefits to living in Norton Lindsey. The vast majority of the respondents thought the parish had a good reputation, was a nice place to live, had a balanced and varied population, and a friendly atmosphere.



The second chart shows the survey respondents' views about negative issues that might exist in the parish. Few respondents (15%) felt that the parish suffers from crime. A larger number of respondents (59%) stated there is a lack of facilities. 35% of respondents felt there is a lack of housing.



As part of the survey, respondents were invited to elaborate on their views regarding any lack of local facilities and lack of suitable housing. Certain key issues emerged, as can be seen in the following list of comments.

Lack of Facilities

Comments received are reproduced below, whole and verbatim:

- A better hall, a shop, better bus service
- Bus and shop
- Bus route could be better. Better village hall
- Bus service and shop
- Bus service, shop
- Bus to Warwick, teen activities
- Buses to Warwick, shop
- Childminding, shop
- Decent village hall
- Everything - no shop, pub, bus service
- Local shop
- Local shop and teenager activities, skate park
- Local shop/artisan bakery
- Modern village hall, all weather sports facilities
- No shop, no reliable bus service, infrequent police presence
- Nothing for young people. No pub that is good and offers good food
- OK when pub/café/shop opens
- Open pub, shop
- P.O. Shop, pub (... *illegible*)
- Pub
- Pub - but that is being addressed
- Pub & shop
- Pub saving will help
- Pub, shop, bus
- Pub, shop, transport
- Public transport
- Public transport, pub- to be reopened, café, shop-planned
- Public transport, shop, post office, poor road maintenance
- Public transport, shops
- Recreational ground, shop, good village hall
- Regular bus service
- Shop x 10
- Shop etc.
- Shop, bus service
- Shop, buses
- Shop, community activities
- Shop, Drs, P/O
- Shop, post office, medical centre, sports facilities, public transport
- Shop, Post Office, public transport
- Shop, provisions for elderly, public transport
- Shop, pub
- shop, regular bus service to Stratford

- Shop, transport x 2
- Small shop
- Sports
- Sports for youth & adults e.g. tennis, bowls, netball

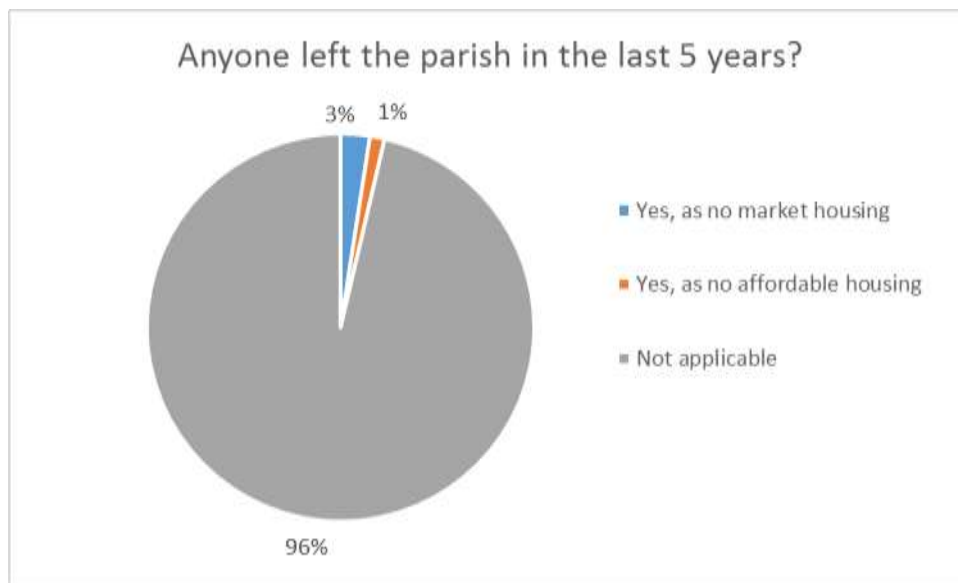
Lack of Housing

Comments received are reproduced below, whole and verbatim:

- 3 bedroom semi x 2
- 3 bedroom semi/detached houses, 2 bedroom bungalows
- 3/4 bed affordable ownership
- Affordable x 2
- Affordable family homes
- Affordable for younger people
- Affordable homes are needed & starter homes (not social housing). Affordable/starter homes are needed now.
- Affordable homes are needed & starter homes (not social housing). Affordable/starter homes are needed now.
- Affordable housing for young people, rent/to buy
- Affordable housing larger than 2 x beds
- Affordable starter homes for locals
- Affordable!
- Bungalows
- Bungalows for retirement
- No - but don't have access to any demand information
- First time buyer
- First time buyer houses
- Lower owner occupied
- Mid size market housing
- Retirement homes
- Small x 2
- Small 3 bed houses for families who have a more modest income compared to other residents and 2 bed for villagers that may want to downsize with manageable gardens.
- Small dwellings
- Smaller homes for all generations
- Smaller homes, more homes of all types needed to sustain village
- Smaller, affordable houses, bungalows for older people to move to from larger properties in village so they don't have to move away.
- Smaller, cheaper houses
- Starter and small family
- Suitable houses to downsize to
- 1) Small / easy maintenance for older residents to downsize and remain in village
- 2) Affordable starter homes for people to come into/remain in village
- 3) 3 bedroom houses as families grow
- 1) Affordable 2) Bungalows

viii) People leaving the Parish in the last 5 years

The chart below shows the number of households where someone has had to leave the parish in the last 5 years because no suitable affordable or market housing was available. The chart shows that this has occurred in 4% of respondents' households.



5. Results – Housing Needs Information

Out of the responses to the survey, six individuals/households expressed an unmet housing need. Of these, three households were deemed to be adequately housed in terms of the number of bedrooms. Therefore three households in the parish and village are recorded as having an unmet housing need.

This section provides a breakdown of information from the three respondents with a housing need.

i) Reason(s) for Housing Needs

The housing needs stated were as follows:

- Smaller accommodation
- Independent accommodation
- Larger accommodation
- First time buyer

For some respondents more than one reason was specified.

ii) Local Connection

The three respondents with a housing need all currently live in the village or parish of Norton Lindsey. Two of the households have immediate family in the village/parish. For one household it is essential to live near close relatives in the village/parish to give/receive support.

iii) **Waiting List**

None of the three respondents with a housing need are currently registered on the local authority waiting list or on a housing association waiting list.

iv) **Preferred Tenure**

Two of the respondents with a housing need stated they require owner occupier housing. One of the respondents (as first time buyers) stated they require a starter home. As the market value of their preferred housing is greater than the restricted value of a starter home, the tenure is also classed as owner occupier.

v) **Preferred Type and Size**

The preferred type and size of accommodation expressed by the three respondents is as follows:

- 2 or 3 bed bungalow
- 3 bed house
- 3 bed house

6. **Determination of Specific Housing Needs**

The following table shows the specific housing needs of the three respondents.

A number of rules/considerations were used to compile this table;

- Where a respondent indicated a preference for owner occupied housing their financial ability to afford this was clarified using income and mortgage capacity information.
- Research was carried out on property prices in Norton Lindsey and can be seen as Appendix C of this report.

Local Connection Verified	Preferred Tenure	Preferred Type/Size	Actual Tenure	Actual Type/Size
Yes	Owner occupier	2 or 3 bed house or bungalow	Owner occupier	2 or 3 bed bungalow
Yes	Owner occupier	3 or 4 bed house	Owner occupier	3 bed house
Yes	Starter home	3 or 4 bed house or bungalow	Owner occupier	3 bed house

7. Conclusions

There is a need for three new homes in Norton Lindsey village and parish for local people.

The specific needs are:

Owner occupier

1 x 2 or 3 bed bungalow

2 x 3 bed house

8. Acknowledgements

Gratitude is expressed to Councillor Jon Stobart, Chairman of Norton Lindsey Parish Council, to Jennifer Bendall, Clerk to Norton Lindsey Parish Council, and to all those who helped to deliver the survey forms.

9. Contact Information

Fiona Henderson
Rural Housing Enabler
WRCC
Warwick Enterprise Park
Wellesbourne
CV35 9EF

Tel: 01789 842182
Email: fionah@wrccrural.org.uk

Jennifer Bendall
Clerk to Norton Lindsey Parish Council
7 Brick Kiln Close
Curlieu Lane
Norton Lindsey

Email: nortonlindseypc@outlook.com

NORTON LINDSEY PARISH COUNCIL
HOUSING NEEDS SURVEY

January 2017

Dear Householder

It is five years since a housing needs survey was undertaken in Norton Lindsey, and the Parish Council believes it is time to do another to ensure the current housing needs of the village and parish have been identified.

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 Norton Lindsey we are carrying out a survey to identify the types and sizes of homes that local people need. **The survey is for everyone, however, not just people in housing need.** The questions in the first part of the survey form will help to compile a profile of residents and some general points about life in the village and parish. We need your help and ask all households to complete a survey form.

- People who are not in housing need are requested to complete Page 1 only.
- People in need of either affordable or market housing are requested to complete all parts of the form.

The survey is being carried out in partnership with Warwickshire Rural Community Council (WRCC). When the survey is complete the Parish Council will consider the results of the survey and work together with WRCC and Warwick District Council to explore how any needs can be addressed.

PLEASE NOTE that people in housing need do not have to be living in Norton Lindsey at the present time. They do, however, need to have a strong local connection, e.g. they work in the village or parish **or** they previously lived here but moved away to find affordable/suitable housing **or** they have a close relative in the village or parish. If you know of anyone with a strong connection to the village or parish but currently living elsewhere, please encourage them to contact Fiona Henderson, Rural Housing Enabler at WRCC, on 01789 842812 or email fionah@wrccrural.org.uk so that a survey form can be sent to them.

All information you give will be treated in strict confidence and the Parish Council will not see individual replies. The analysis will be carried out by WRCC and it will retain all survey forms.

Forms should be returned by **6 February 2017** in the 'Freepost' envelope provided.

Thank you for your help in conducting this survey.

Yours sincerely

Councillor Jon Stobart
Chairman of Norton Lindsey Parish Council

Appendix A ii)

Housing Needs Survey for Norton Lindsey village and parish

Q1: Your household

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

0-16 years	<input type="text"/>	17-19 years	<input type="text"/>	20-24 years	<input type="text"/>	25-29 years	<input type="text"/>
30-44 years	<input type="text"/>	45-59 years	<input type="text"/>	60-74 years	<input type="text"/>	75+ years	<input type="text"/>

Q2: Your housing circumstances

Housing tenure (please tick)

Housing association renting	<input type="checkbox"/>	Living with parents	<input type="checkbox"/>	Owner occupier / no mortgage	<input type="checkbox"/>	Council renting	<input type="checkbox"/>
Housing association shared ownership	<input type="checkbox"/>	Living with friends	<input type="checkbox"/>	Owner occupier / mortgage	<input type="checkbox"/>	Private renting	<input type="checkbox"/>
Tied accommodation	<input type="checkbox"/>	Other (please specify)					<input type="checkbox"/>

Housing type (please tick)

House	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>	Flat/apartment	<input type="checkbox"/>	Mobile home	<input type="checkbox"/>
Other	<input type="text"/>	(please specify)					

Number of bedrooms

Q3: Life in the village and parish

Do you feel the village and parish ... (please tick)

	Yes	No	No opinion
Has a good reputation?			
Is a nice place to live?			
Has a balanced and varied population?			
Has a friendly atmosphere / community spirit?			
Suffers from crime?			
Suffers from a lack of facilities?			
If yes, what facilities?			
Suffers from a lack of housing?			
If yes, what type of housing?			

Has anyone in your household had to leave the village or parish in the last 5 years because no suitable affordable or market housing was available (please tick)? (*see back page for definitions)

Market housing*	<input type="checkbox"/>	Affordable housing*	<input type="checkbox"/>	Not applicable	<input type="checkbox"/>
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Additional comments

The remainder of this survey is to be completed only if you have an unmet housing need within the parish.

If there is more than one housing need in your household please request extra forms (details overleaf).

Q4: Your details

Name	
Address	
Telephone number (landline / mobile)	

Q5: Reason/s for your housing need (please tick all that apply)

Larger accommodation	<input type="checkbox"/>	Smaller accommodation	<input type="checkbox"/>
Physically adapted home	<input type="checkbox"/>	Less expensive home	<input type="checkbox"/>
To be closer to relatives	<input type="checkbox"/>	To be closer to employment	<input type="checkbox"/>
To be closer to carer/dependent	<input type="checkbox"/>	To be closer to school	<input type="checkbox"/>
First time buyer	<input type="checkbox"/>	Independent accommodation	<input type="checkbox"/>
Supported accommodation (eg warden on site)	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>

Q6: Local connection

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

Currently live in the village/parish?	<input type="checkbox"/>	If so, for how long?	years
Previously lived in the village/parish?	<input type="checkbox"/>	If so, for how long?	years
Work in the village/parish?	<input type="checkbox"/>	If so, for how long?	years
Immediate family in the village/parish?	<input type="checkbox"/>		

Is it essential to live near close relatives in the village/parish to give/receive support? Yes / No

Q7: Housing register

Are you on a housing register?

No	<input type="checkbox"/>	Yes (please specify):	Local authority housing register	<input type="checkbox"/>
			Housing association register	<input type="checkbox"/>

You are recommended to register with the local authority if you have not already done so.

Q8: Details of family also seeking housing with you (if any)

Title	Surname	First name	Relationship to you	Date of birth

Q9: Specific housing needs

Please state any specific housing needs (eg disability requirements) for yourself or any members of your household who are seeking housing with you.

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Q10: Type of housing needed

Housing tenure (please tick)

Housing association rented *

Housing association shared ownership *

Starter home *

Private rented

Owner occupier

* See back page for definitions.

Housing type (please tick)

House

Bungalow

Flat/apartment

Number of bedrooms

Q11: Financial information

Please specify basic annual income including pension but not including benefits (joint income where applicable).

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 owner occupier required at what price range are you looking to purchase (please tick all that apply)?

Up to £125,000	<input type="checkbox"/>	£125,000-£149,999	<input type="checkbox"/>	£150,000-£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"/>	Over £400,000	<input type="checkbox"/>		<input type="checkbox"/>

If you require a shared ownership or starter home what is the maximum amount you could afford?

Maximum mortgage (assume 3 x income)	£
Equity in existing home (if shared ownership is required)	£
Savings	£
Other	£
TOTAL	£

Thank you for completing this form.

Please return in the FREEPOST envelope by 6 February 2017.

If you have any questions regarding this survey or you require additional forms please contact
Fiona Henderson, Rural Housing Enabler at WRCC,
Warwick Enterprise Park, Wellesbourne CV35 9EF.
Telephone: 01789 842182 or email: fionah@wrccrural.org.uk

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

Definitions of property types:

- Market housing is housing available for purchase on the open market.
- Affordable housing is social rented and intermediate housing available to eligible households at lower than full market value.
- Housing association rented properties are available at lower than private rental values.
- Housing association shared ownership is a cross between buying and renting; aimed mainly at first-time buyers. You own a share and then rent the part you don't own at a reduced rate.
- A starter home is a new dwelling, for first-time buyers aged 23 to 39, sold at a discount of at least 20% of market value and less than £250k, and subject to restrictions on future sale.

Appendix B

At the bottom of page 1 respondents were invited to provide any additional comments. Although intended to focus on housing issues, the comments relate to a range of subjects. The comments are reproduced below, whole and verbatim, except where a reference was made that could identify the individual concerned or in the case of defamatory remarks.

- 1) Yes - pass planning for "chicken house" site. 2) Norton Lindsey has an inbuilt inverted snobbery attitude toward "affordable housing or starter homes". Perhaps the council could stress people who rent/or buy affordable homes are not an "inferior class" and have the same rights as anyone else paying a mortgage.
- Any low cost rental homes should remain for those in the greatest housing need, and not be available for right to acquire discount. Housing Associations house those "In Need" when tenancy started, there should be regular checks that they're still "In Need". A graduate may be "In Need" when graduated but 5 years later into their career could be earning £100k pa, and it is wrong that they should be in a low cost rental home when they could easily afford to rent or buy at market prices.
- Don't think we need any additional housing in the parish. There has been way too much new developments over the last few years anyway.
- Facilities was a problem, but now in hand with local community who are working hard to provide the lack of facilities.
- Given limited employment available in the rea, there would appear to be no further need for housing, once a suitable development of the poultry farm site has been completed.
- Happy to support some in-fill development of small number of houses (not new estates). NOT happy to see housing on greenbelt land.
- However it is likely we will have to (leave the parish) in the next 5 yrs.
- I think that the village can only support more housing with better facilities including public transport, especially important for young people and elderly that cannot drive. Shop/café will be helpful.
- I will need to downsize soon but do not want to "subject" village to new development i.e. developer style small estate.
- If a decision is made to build any new homes they should not just be 2 bed starter homes. They should be a mixture of sizes and ideally market housing as the village already has enough affordable/social housing.
- If we are to sustain village and its new pub, shop and community hu7b we must be open to development of some new housing.
- In previous years (i.e. earlier than 5 years) one's children didn't even look to live in the village as it's never had affordable housing save for the Windmill development which turned out to be farcical. People are not very keen on part ownership.
- Low cost housing should be fair not like farce of Hawkes Hill Close and Mill Close.
- Need to develop the old chicken farm for housing. This should include some affordable housing/shared ownership.
- Norton Lindsey is a nice village and although we wouldn't want to see it massively developed, we would at least like to see more affordable houses, meaning when we can afford to get a mortgage, we would not have to move into a town or even move out of the area completely.
- Road and ditch maintenance is poor

- Smaller properties suitable for downsizing so we are able to stay in the village in retirement.
- The village now has a good spread of all types of housing including a range of affordable houses. Inevitably housing here is now expanding, but there is a local range in neighbouring centres, Stratford, Warwick etc.
- The village populations has changed in recent years and we have more families here now. The village has an excellent reputation. I feel strongly that we do not need any more housing here. It will impact on traffic flow and make the amount of cars in it busier and noisier. We love it the way it is.
- There is no housing need in Norton Lindsey and there is a good supply of different house types/tenures.
- We do not want any more affordable housing. Village school bulging (full)
- WE moved to Norton Lindsey because of its rural, tranquil nature and good reputation. Adding more housing raises concerns over a decrease in the above and risks drop in house prices of existing owners.
- Whilst I agree with the requirements for a wide variety of houses within the village I think the focus on providing affordable/suitable housing for anyone with links to the village is wrong. I couldn't afford to live in the village where I grew up... that gave me aspirations for my future, I moved to where I could afford then moved back later. I would much rather see a focus on the types of homes in the village to ensure a natural progression... this would free up more potentially affordable homes e.g. are there enough bungalows or are people staying in more unsuitable homes because there aren't likewise what is the move from a 2 bed part ownership for young families? (sic)
- Whilst I have answered "No" to there being a lack of housing, if I were to be looking now for retirement bungalow for two people I can imagine a lack within the village!

Appendix C

Property search on 13 April 2017, Norton Lindsey village and surrounding areas. As the number of properties for sale was limited, the search was extended to include properties sold within the previous 2 years.

Agent	Street	Settlement	No of beds	Type	Price (£)
Connells	Snitterfield Lane	Norton Lindsey	4	house	620,000
Victoria Jeffs		Norton Lindsey	4	house	650,000

Sold	Street	Settlement	No of beds	Type	Price (£)
Nov-16	Wolverton Road	Norton Lindsey	5	house	1,140,000
Nov-16	New Road	Norton Lindsey	3	house	455,000
Jun-16	Hawkes Hill Close	Norton Lindsey	3	house	543,750
Apr-16	Wolverton Fields	Norton Lindsey	4	house	560,000
Feb-16	Wolverton Road	Norton Lindsey	4	house	700,000
Jan-16	Snitterfield Lane	Norton Lindsey	4	house	900,000
Nov-15	Curlieu Lane	Norton Lindsey		house	470,000
Oct-15	Hawkes Hill Close	Norton Lindsey	3	house	460,000
Oct-15	Wolverton Fields	Norton Lindsey	4	house	675,000
Sep-15	Norton Lea	Norton Lindsey	5	house	700,000
Sep-15	Wolverton Fields	Norton Lindsey	4	house	745,000
Aug-15	Paddox Hollow	Norton Lindsey		house	572,000
Aug-15	Curlieu Lane	Norton Lindsey	3	house	447,500
Jul-15	Hawkes Hill Close	Norton Lindsey	5	house	820,000
Jul-15	Mill Close	Norton Lindsey		house	290,000
Jun-15	Hawkes Hill Close	Norton Lindsey	3	house	475,000
Jun-15		Norton Lindsey		house	950,000
Jun-15	Main Street	Norton Lindsey	4	house	717,500
May-15		Norton Lindsey		house	650,000
May-15	Gannaway	Norton Lindsey		house	550,000

Type	Average	Average -5%
3 bed houses	476,250	452,437.5
4 bed houses	716,250	680,437.5
5 bed houses	886,667	842,333.3

Appendix D

ID	Local connection verified	Household composition	Reason for need	Preferred tenure	Preferred size/type	Actual tenure	Actual size/type
8	Yes	1 adult	smaller accommodation, independent accommodation	owner occupier	2 or 3 bed house or bungalow	owner occupier	2 or 3 bed bungalow
68	Yes	1 couple, 2 children	larger accommodation	owner occupier	3 or 4 bed house	owner occupier	3 bed house
96	Yes	1 couple, 2 children	first time buyer	owner occupier	3 or 4 bed house or bungalow	owner occupier	3 bed house