



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

June 2023

**Report by WRCC
Rural Housing Enabler**

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1. Introduction

Housing is an important issue in rural communities. Rising house prices, which recently have far outstripped increases in earnings, mean that people may be priced out of the local housing market in the area in which they grew up. In order to sustain a fair and balanced local housing market a community should consider providing housing accessible to all within that community. Evidencing the housing required by the local community is a first step and essential to community planning.

Norton Lindsey Parish Council commissioned WRCC to undertake a Housing Needs Survey on their behalf, which updates the previous survey undertaken in 2017, to show the future needs of the respondents for homes in the parish.

This report presents the results of the survey and is based directly on the responses to the questionnaire.

The survey form is based on a standard document used by Rural Housing Enablers across England and a copy of the cover letter and survey form can be seen as Appendix A to this report.

Additional forms were available upon request. Forms were returned direct to the WRCC Rural Housing Enabler, who has undertaken this analysis, using a Freepost envelope or respondents could complete the survey online if preferred.

Individual responses have been anonymised and are not shared with the parish council or any other third party.

2. Planning Context

At a national level current guidelines (National Planning Policy Framework, updated 2021) state that “In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs”. It further says that “Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.”

At a more local level, the Warwick District Local Plan 2011-2029 is the current adopted development plan that provides the policies and context for future development in the district.

Policy H3 of the Local Plan states that “The development of affordable housing to meet the local needs of a village or parish may be permitted in locations which would not normally be released for housing, provided that:

- a) the proposal will meet a particular local housing need, as identified in detailed and up to date evidence from a parish or village housing needs assessment, and it can be demonstrated that the need cannot be met in any other way;
- b) the proposed development will be small in scale, of appropriate design and located within, or adjoining, an existing settlement; and
- c) the following principles are established:

- i) all of the housing provided will only be available (both initially and for subsequent occupancies) to those with a demonstrable housing need and, first and foremost, to those with a need to be housed in the locality;
- ii) the type of accommodation, in terms of size, type and tenure, to be provided will reflect the needs identified in the housing needs assessment.

Item 4.3 under Policy H3 states that a proposal will be expected to be accompanied by an up-to-date local housing needs survey which identifies the types, sizes and tenures of homes that are needed and that prospective occupiers identified in the housing needs assessment can demonstrate a strong local connection. This includes:

- 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; or
- people who previously lived in the parish for at least 2 years out of the last 10 years; or
- people who have relatives living in the parish to whom it is desirable to live near for support eg elderly relatives, young families; or
- people who have been permanently employed in the parish for at least the past 12 months.

3. Results

Surveys were distributed to 169 households across the parish and a total of 69 responses were received, including 13 online and one return which gave information about two households in need of alternative housing. This equates to a response rate of 40.83%, which is excellent for a survey of this type.

All households were invited to complete part one of the survey with the aim of producing a picture of household composition and current housing tenure, type, and size. Respondents were asked how they felt about life in the parish and were able to provide comments about local facilities, services, and housing.

Households with a need for alternative housing, and who wish to live in the parish, were requested to complete part two of the survey. A household may comprise a family, a single person or a couple, and a current dwelling may contain more than one household in housing need. Part two asked for details of the household and the need together with sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in confidence.

People generally respond for one of the following reasons:

- They are looking for housing and their need cannot be met from the existing available housing.
- To offer support in principle to the idea of a small housing scheme for local needs, or because they feel there is a need for a specific type of accommodation in their area.
- To state opposition to the idea of a housing scheme.

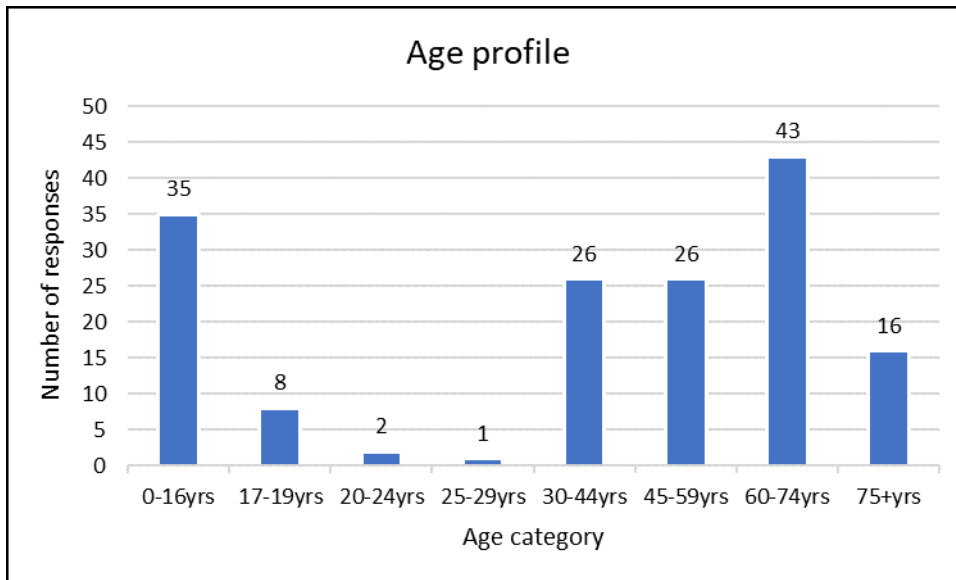
Whether completing part one only or both parts, not every survey was completed in full with every question answered.

Results - part one

Q1: Your current household

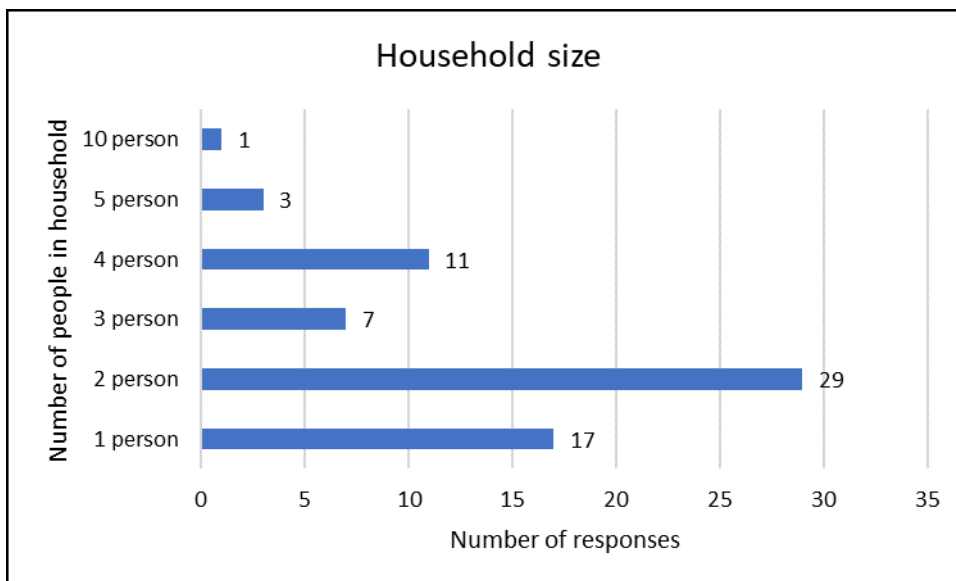
i) Age profile

Respondents were asked to “indicate the number of people that fall into each age group”. All respondents except one answered this question. As can be seen below there appear to be few young adults in the parish, though the 2021 Census indicates 7.2% of the parish population are aged 20-29 years (compared to 12.6% of the population across England).



ii) Household size

The data collected from the age question enables us to create a profile of household size, as shown below.



The results show a dominance of two person households, which is similar to other rural communities across the district. The 2021 Census indicates 22.1% of local households are

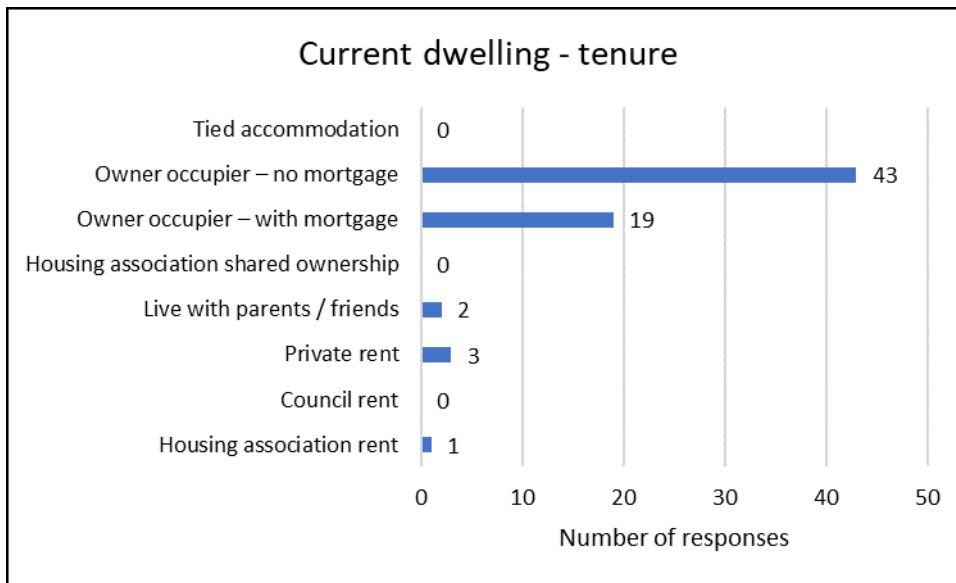
single person households, which is similar to the chart above which shows 25% of households being 1 person.

Q2: Your current dwelling

Respondents were asked to indicate the tenure and type of their current dwelling together with the number of bedrooms.

i) Dwelling tenure

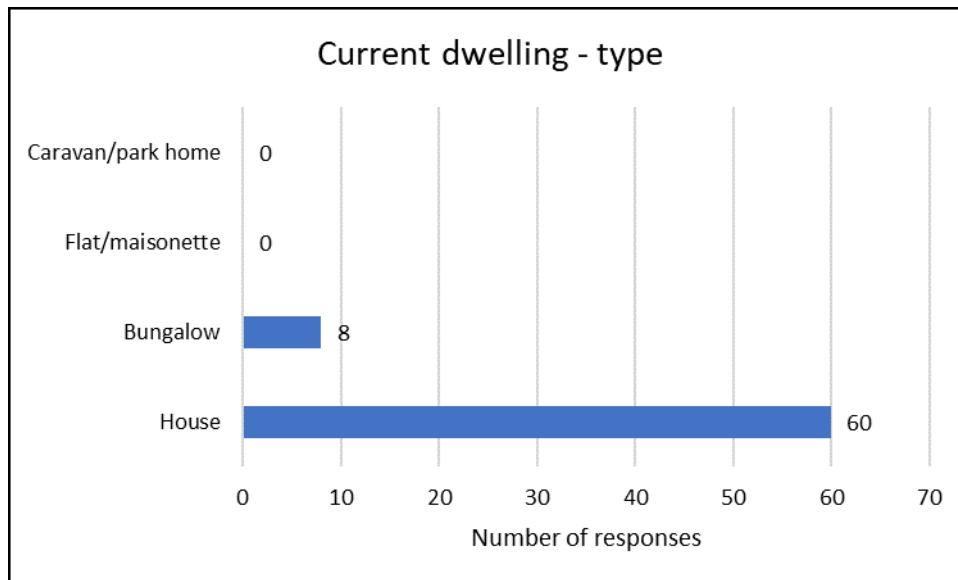
Sixty-eight respondents provided tenure information. Owner-occupation is the majority tenure with 91.18% of dwellings either being owned outright or with a mortgage (62 of 68 responses).



The 2021 Census shows 51.4% of local dwellings being owned outright (with no mortgage) and 33.8% being owned with a mortgage, loan or through shared ownership.

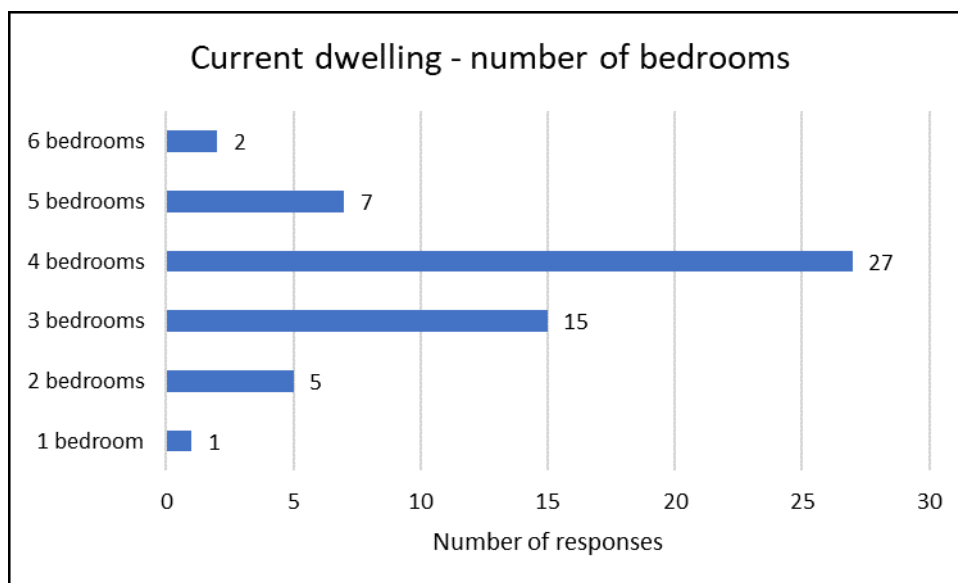
ii) Dwelling type

Sixty-eight respondents indicated the type of dwelling that they currently live in with 'house' being the largest category at 88.23% (sixty of the respondents). The 2021 Census shows 'house' represents 96.5% of parish dwellings.



iii) Number of bedrooms

This chart shows the number of bedrooms per property, as indicated by fifty-seven respondents. The largest respondent group live in a 4 bed property, followed by those living in a 3 bed property.

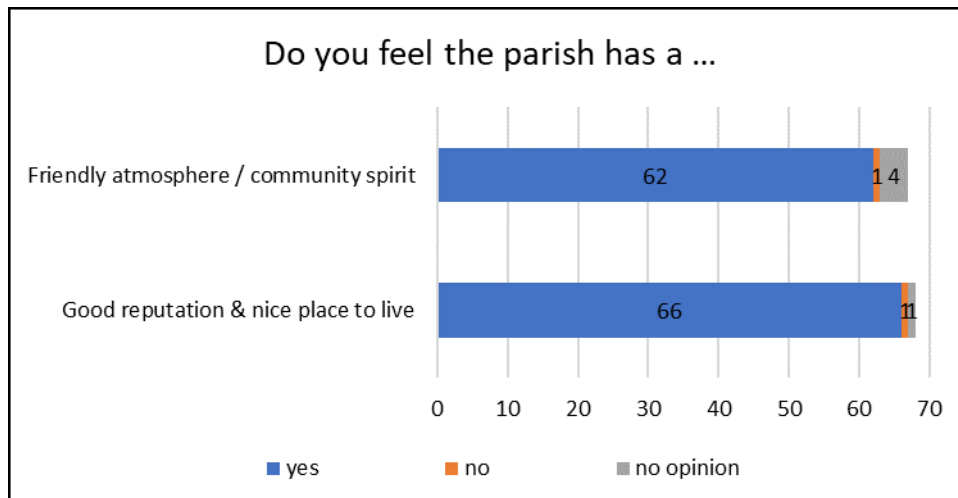


Given the dominance of 2-person households shown at Q1.ii) this would indicate that many homes across the parish are under-occupied.

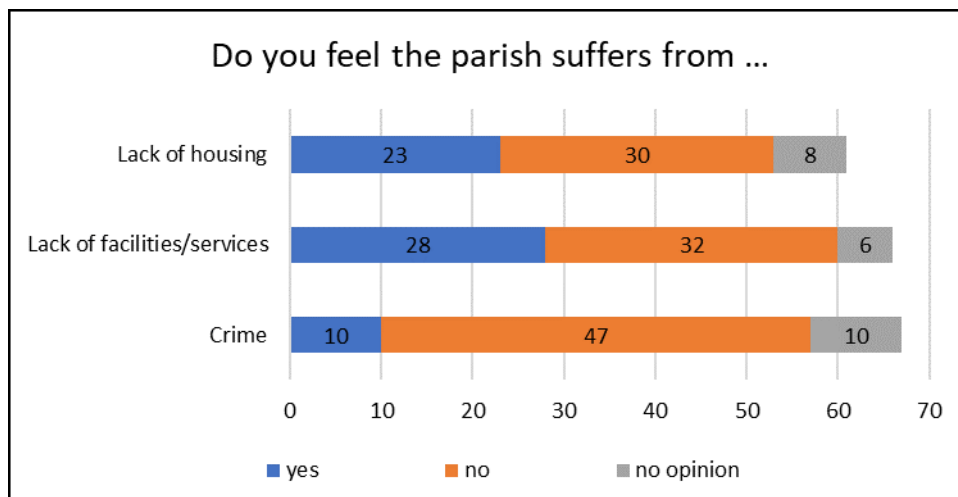
Q3: Life in the parish

Respondents were asked a number of questions relating to their feelings towards life in the parish. This helps to identify any perceived issues/problems.

The first chart shows views about the benefits to living in Norton Lindsey parish. The majority of respondents agreed that the parish has a good reputation and is a nice place to live, and that it has a friendly atmosphere/community spirit.



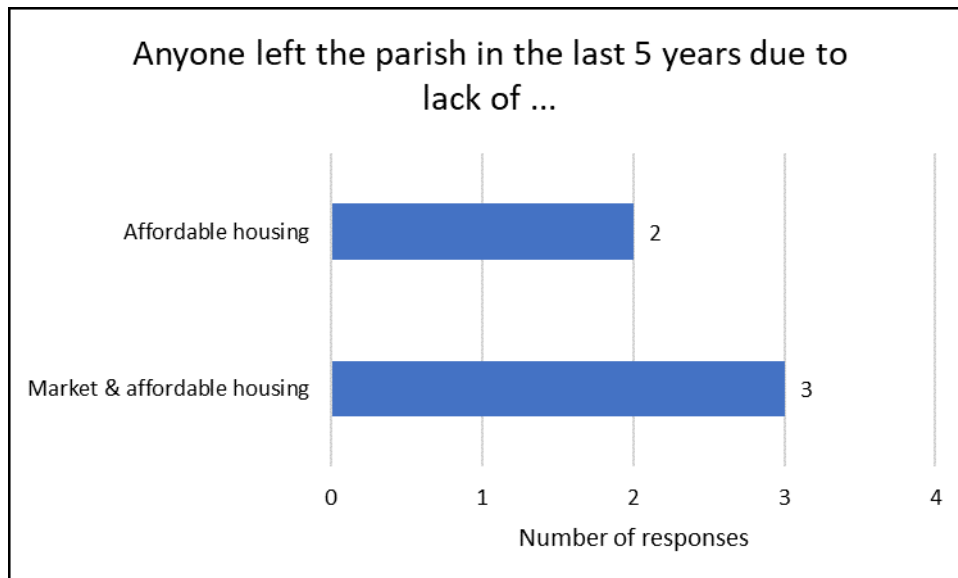
The second chart shows views about negative aspects that might exist in the parish. The majority of respondents feel that the parish does not suffer from crime, but respondents are closely divided on the question of a lack of facilities / services. Thirty of the sixty-one respondents (49.18%) feel that the parish suffers from a lack of housing.



Respondents were able to leave comments where they felt there was a lack of facilities/services and/or a lack of housing. Certain key issues emerged, as can be seen in the comments which are reproduced at Appendix B.

Respondents were also asked whether “anyone in your household had to leave the parish in the last 5 years because no suitable affordable or market housing was available”. Definitions of “market housing” and “affordable housing” were provided on the back page of the survey form.

As can be seen below, respondents indicated that this has happened in five households.



At the end of part one respondents were invited to provide comments, and these can be seen at Appendix C.

Results - part two

The second part of the form was “to be completed only if you or your household have an unmet housing need and wish to live within the parish”.

Of the sixty-nine respondents, ten completed all or part of part two. However two of these responses were discounted:

- Insufficient information supplied and no contact information
- Answered yes to online question “Do you or your household have an unmet housing need” but provided no further information

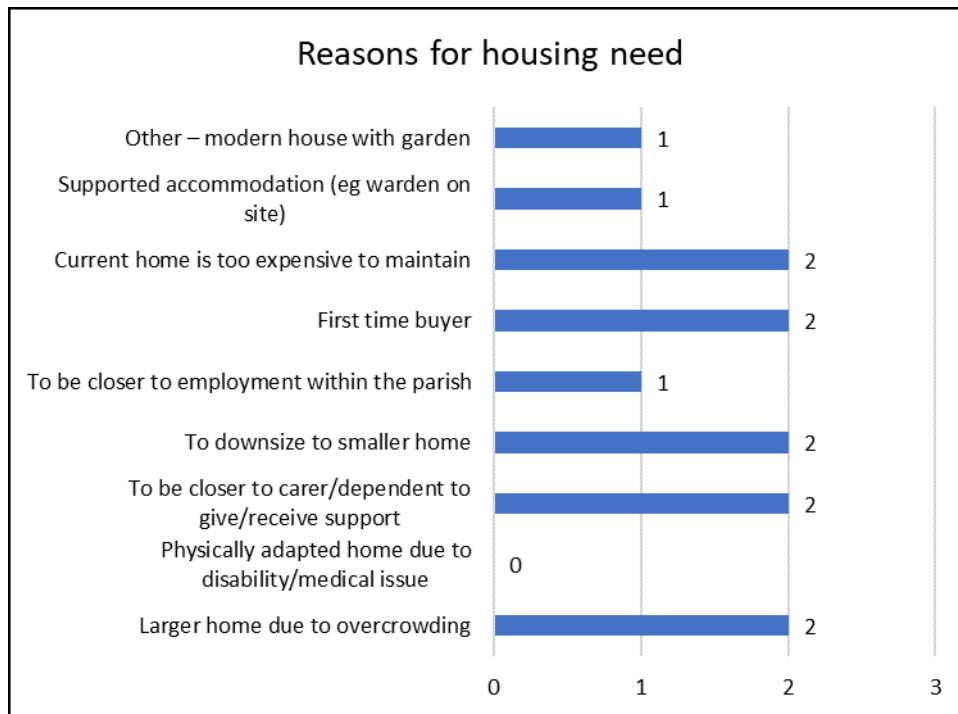
This section therefore provides a breakdown of the information provided by the remaining eight respondents.

Q4: Your details

The information provided in response to this question is confidential and not reproduced within this report.

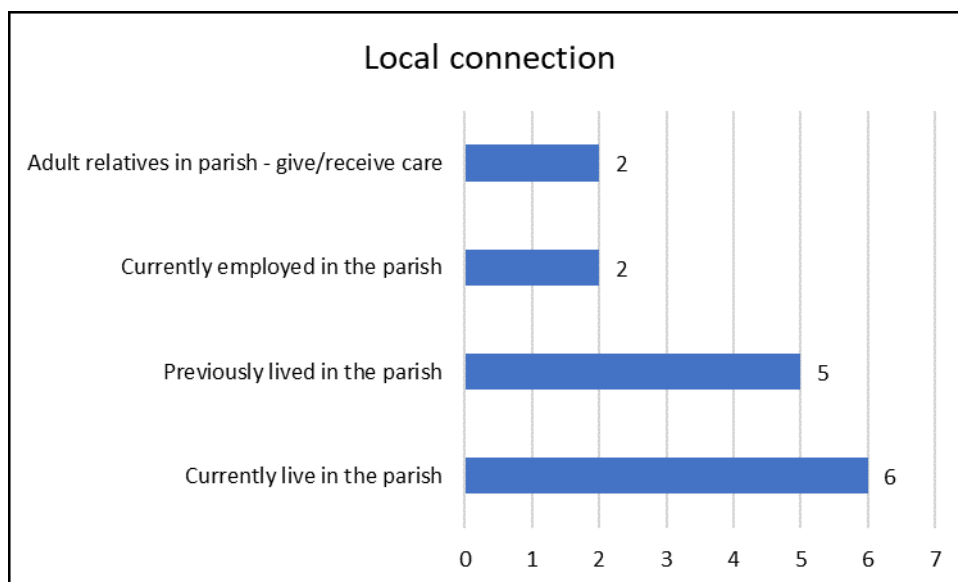
Q5. Reasons for your housing need

Respondents were able to show the reasons for their housing need and were able to “tick all that apply”. As can be seen below there was no one majority reason.



Q6: Local connection

Respondents were asked to indicate their connection to Norton Lindsey parish and were able to indicate more than one connection where applicable. All respondents had a local connection, with six of the eight currently living in the parish and two currently employed in the parish.



Q7: Housing register

Respondents were asked “Are you on a housing register?” Where the answer was “yes” respondents were asked to further indicate whether this was the Warwick District Council housing register or a housing association register.

One respondent indicated that they are on the Warwick District Council housing register.

Q8: Details of family seeking housing

The information provided in response to this question is confidential and not reported here but aids in the analysis, for example in regard to overcrowding.

Q9: Specific housing needs

Respondents referenced the cost of maintaining a home, a wish to downsize, wanting a more energy efficient home, affordability, and supporting someone with medical needs.

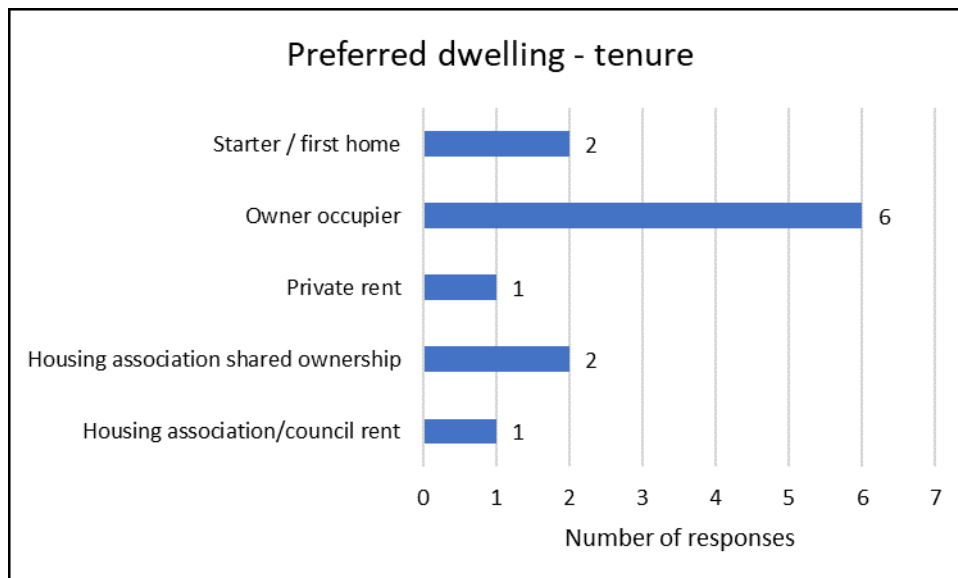
This information aids the analysis of the individual responses.

Q10: Dwelling preferred

Respondents were asked to indicate the dwelling tenure, type, and number of bedrooms that they would prefer. A preference does not necessarily relate to actual need. For example, a household with two adults and two young children under the age of four years with no savings and a joint income of £35,000 may prefer an owner occupier 3 bed house, but the need would probably be analysed as requiring a 2 bed house for rent. Further information is provided under Q11 Financial Information.

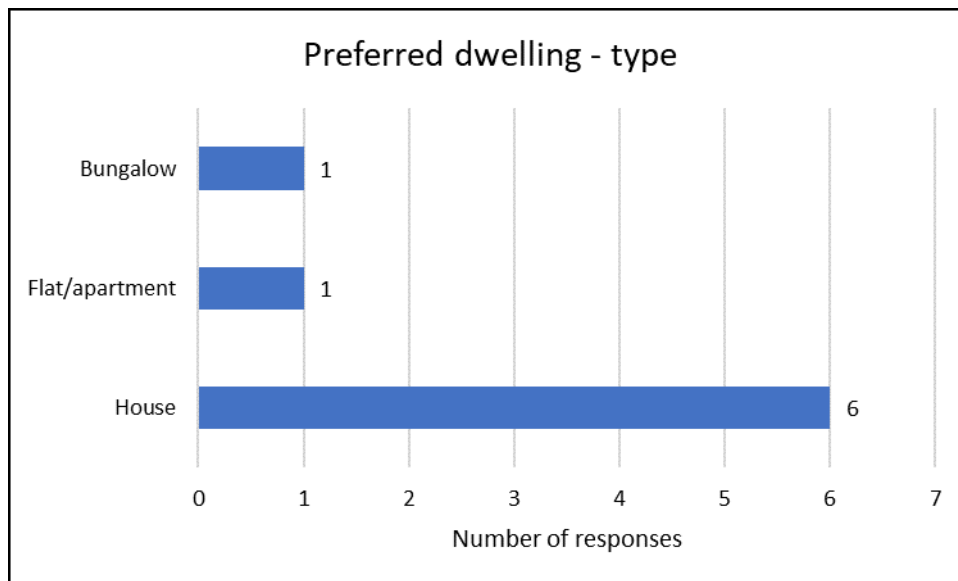
i) Dwelling tenure

Respondents were asked what tenure they would prefer and were able to indicate more than one preference. All respondents answered this question, and some form of owner occupier dwelling (either owned outright, with a mortgage or via shared ownership) is preferred by the majority.



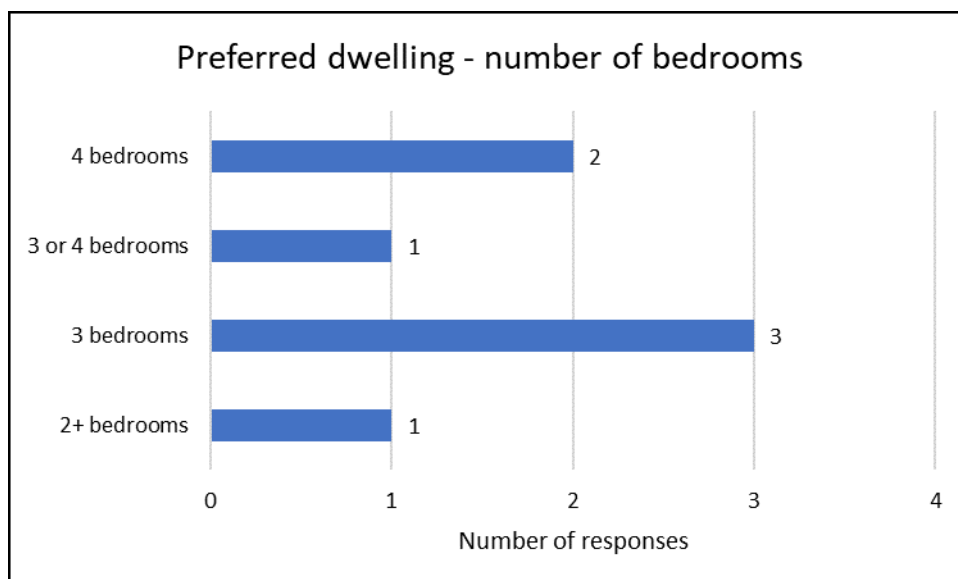
ii) Dwelling type

Respondents were asked to indicate what type of dwelling they would prefer and were able to indicate more than one type. All respondents answered this question and, as can be seen below, 'house' is preferred by the majority.



iii) Number of bedrooms

Respondents were asked to indicate what number of bedrooms they would prefer. Seven of the eight respondents indicated a preferences with 3-beds being most popular, followed by 4-beds.



iv) Self build

Respondents were asked to indicate if they were interested in self-build and three of the respondents answered 'yes'. However, given the financial information provided it would appear that two of these respondents would not have sufficient funds.

Q11: Financial information

Respondents were asked questions regarding their finances, with regard to affordability of alternative housing. The specific answers provided are confidential and the data is not replicated here.

Annual incomes (before tax) ranged from £20,000-£29,999 up to £70,000-£79,999.

Where a respondent indicates a preference for any form of owner occupier housing their financial ability to afford this is clarified using the income and mortgage capacity information provided. Where a mortgage is required and the respondent doesn't appear to have the ability to raise a deposit they would be re-classified as needing rented accommodation.

Where respondents were looking for owner occupied property they indicated a price range from £125,000-£149,999 up to £500,000+.

Research was carried out on property prices in the local area, and this can be seen at Appendix D.

4. Conclusion

It is concluded that, based on analysis of the information provided by respondents, the following alternative homes are required for households with a local connection to the parish.

Tenure, size & type	Survey ID
Owner occupier 3 bed house	6
Housing association/council 1 bed bungalow	12
Owner occupier 2 bed house	15
Owner occupier 3 bed house	25
Shared ownership 3 bed house @ 50% share	57
Owner occupier 3 bed house	61
Owner occupier 4 bed house	65
Owner occupier 4 bed house	65a

This is summarised below.

Housing association/council dwelling to rent:

- 1 x 1 bed bungalow

Shared ownership dwelling:

- 1 x 3 bed house – 50% share

Owner occupier dwelling:

- 1 x 2 bed house
- 3 x 3 bed house
- 2 x 4 bed house

5. Contact Information

Jennifer Bendall - Clerk to Norton Lindsey Parish Council

Tel: 01926 843534

Email: nortonlindseypc@outlook.com

Website: www.nortonlindseypc.org

Sarah Brooke-Taylor - Rural Housing Enabler

WRCC, Warwick Enterprise Park, Wellesbourne CV35 9EF

Tel: 01789 842182

Email: housing@wrccrural.org.uk

Website: wrccrural.org.uk

NORTON LINDSEY PARISH COUNCIL

Clerk to the Council: Mrs Jennifer Bendall, 7 Brick Kiln Close, Norton Lindsey, Warwick, CV35 8DL
(tel: 01926 843534, email: nortonlindseypc@outlook.com)

April 2023

Housing Needs Survey

Do you want to downsize, are you currently living at home with parents or with friends and want your own home, do you need a bungalow in preference to a house? Do you work locally but cannot afford to buy a home here?

It is important that Norton Lindsey Parish Council understands and accurately represents the views and needs of parishioners when responding to planning applications and the proposed joint South Warwickshire local plan. Additionally, the results of this survey will carry weight with Warwick District Council when considering planning applications. We recently carried out a survey to get your views regarding the Local Plan, and we are now looking to find out the specific housing needs that you have now/will have in the next few years. It is 6 years since the last housing needs survey was carried out in Norton Lindsey.

A lack of suitable and affordable housing has been a problem for many years, with house prices outstripping average incomes. **The survey is for everyone, not just people in housing need.** We need your help and ask all households to complete a survey form.

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

All information you give will be treated in strict confidence and the parish council will not see individual replies. The survey is being carried out on our behalf by Warwickshire Rural Community Council (WRCC) who will receive the responses, undertake the analysis and securely destroy all survey forms.

If you know anyone currently living elsewhere who would like to live locally they can also complete the survey though they would need to have a strong local connection, for example they currently work in the area or have close family living in the area (close family in Warwick District is considered to be parents, children, siblings). Please encourage them to contact WRCC (call 01789 842812 or email housing@wrccrural.org.uk) so a survey form can be sent to them.

A separate survey should be completed by each household (family, single, couple) in need of different housing and if they wish to be housed within the parish within the next five years.

Completed forms should be returned by 13th May 2023 in the Freepost envelope provided, or complete the survey online at www.smartsurvey.co.uk/s/NortonLindsey.

Yours sincerely

Cllr Jon Stobart
Chairman of Norton Lindsey Parish Council

Housing Needs Survey for Norton Lindsey parish

Part one

Q1: Your current household - please indicate the number of people that fall into each age group

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 current dwelling

Dwelling tenure (please tick)

Housing association rent	<input type="checkbox"/>	Housing association shared ownership	<input type="checkbox"/>
Council rent	<input type="checkbox"/>	Owner occupier – with mortgage	<input type="checkbox"/>
Private rent	<input type="checkbox"/>	Owner occupier – no mortgage	<input type="checkbox"/>
Living with parents / friends	<input type="checkbox"/>	Tied accommodation	<input type="checkbox"/>

Other – please specify

Dwelling type (please tick)

<input type="checkbox"/> House	<input type="checkbox"/> Flat/maisonette
<input type="checkbox"/> Bungalow	<input type="checkbox"/> Caravan/park home

Number of bedrooms

Q3: Life in the parish - do you feel the parish ... (please tick as appropriate)

	Yes	No	No opinion
Has a good reputation & is a nice place to live?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has a friendly atmosphere / community spirit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suffers from crime?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suffers from a lack of facilities/services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, what facilities/services?	<input style="width: 100%;" type="text"/>		
Suffers from a lack of housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, what type of housing?	<input style="width: 100%;" type="text"/>		

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

Market housing* Affordable housing* Not applicable

Additional comments about local housing and/or the parish.

Part two - to be completed only if you or your household have an unmet housing need and wish to live 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 / email	

Q5: Reasons for your housing need (please tick all that apply)

<input type="checkbox"/>	Larger home due to overcrowding
<input type="checkbox"/>	Physically adapted home due to disability/medical issue
<input type="checkbox"/>	To be closer to carer/dependent to give/receive support
<input type="checkbox"/>	To downsize to smaller home
<input type="checkbox"/>	To be closer to employment within the parish
<input type="checkbox"/>	First time buyer
<input type="checkbox"/>	Current home is too expensive to maintain
<input type="checkbox"/>	Supported accommodation (eg warden on site)
<input type="checkbox"/>	Other – please specify

Q6: Local connection (please tick all that apply)

<input type="checkbox"/>	Currently live in the parish and have done so continuously for at least the last two years
<input type="checkbox"/>	Previously lived in the parish for at least two years out of the last ten years
<input type="checkbox"/>	Currently employed in the parish in permanent paid work and have been for at least twelve months
<input type="checkbox"/>	Have adult relatives living in the parish to whom it is essential to live near in order to give or receive care or significant support (examples on back page)

Q7: Housing register

Are you on a housing register?

No	<input type="checkbox"/>	Yes (please specify):	<input type="checkbox"/>	Warwick District Council housing register	<input type="checkbox"/>
			<input type="checkbox"/>	Housing association register	<input type="checkbox"/>

Apply to the Warwick District Council housing register (HomeChoice) via www.warwickdc.gov.uk, call 01926 456129 or email hadvice@warwickdc.gov.uk

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

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

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.

Q10: Type of dwelling preferred

Dwelling tenure (please tick all that apply)

Housing association/council rent * <input type="checkbox"/>	Private rent <input type="checkbox"/>
Housing association shared ownership * <input type="checkbox"/>	Owner occupier <input type="checkbox"/>
Starter/first home * <input type="checkbox"/>	

* See back page for definitions

Dwelling type (please tick all that apply)

House Bungalow Flat/apartment

Number of bedrooms

Are you interested in self build? Yes / No (please delete as appropriate)

Q11: Financial information

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 specify basic annual income (before tax) 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"/>	

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

Up to £124,999 <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"/>	£400,000-£499,999 <input type="checkbox"/>	Over £500,000 <input type="checkbox"/>

If you are looking for an owner occupier or shared ownership home what is the maximum amount you could afford?

Maximum mortgage (assume 4 x income)	£
Equity in existing home	£
Savings	£
Other (ie money gifted from parents)	£
TOTAL	£

**Please return form in the FREEPOST envelope provided
by 13th May 2023 or complete this survey online at
www.smartsurvey.co.uk/s/NortonLindsey**

If you require additional forms please contact WRCC:
01789 842182 or housing@wrccrural.org.uk

This data is collected for the specific purpose of identifying housing need to provide an anonymised housing needs report and will not be used for any other purpose. Data is processed lawfully and fairly, and it is kept in a secure manner. All information will be treated in strict confidence. 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, affordable rented and intermediate (shared ownership) housing, provided to eligible households whose needs are not met by the market. Eligibility is determined by local incomes and local house prices.
- Housing association and council 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, and those earning £80,000 per year or less. 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 between 23 and 40, with a combined household income of less than £80,000 per year, sold at a minimum discount of 20% of market value and less than £250k. The homes are subject to restrictions on future sale.

Local connection:

Have adult relatives living in the parish to whom it is essential to live near in order to give or receive care or significant support. For example, elderly relatives who need help with shopping, personal care, transportation to hospital or GP appointments, young families who need help with childcare or couples and single people living independently for the first time. You will need to be able to demonstrate why you need to live in the same parish in order to provide or receive this care and support, and the local authority may require supporting evidence.

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Find out more at: www.wrccrural.org.uk

Appendix B – comments re lack of facilities/services and lack of housing

Lack of facilities/services

- Bus services x2
- Bus, shops, post office, Doctors/dentist. We have a village hall & a pub & a church
- Shop, bus service
- Shop coming will be an improvement!
- Not for a village of this size - pub, v.hall, & soon shop
- Bus x4
- Shop, bus service
- Bus service to Warwick & Stratford upon Avon x2
- tennis, picnic area, shop
- has no facilities
- 1. Post Office (mobile) 2. Tennis court (public access)
- shop - due to open 2023
- Regular bus service to Warwick not Stratford
- Village shop, shared tennis court
- public transport x2
- public transport/bicycle routes
- Has community owned pub but it is not a community pub!!
- Bus - no regular service
- Coffee shop. Shop/newsagent. Public transport links
- I feel that the services are improving with the opening of the new shop
- Appropriate Public Transport
- No regular bus service, no shop (but being addressed), no post office.
- Public transport. Dedicated cycle lanes/paths. Shop

Lack of housing

- Smaller, affordable or market housing & bungalows for older downsizers. Mid price range family homes ie £400k upwards.
- For young & older downsizing. Most houses in NL are large, even smaller houses have been extended to larger
- Affordable housing
- Suitable for downsizing ie 2/3 bedroom small detached house/bungalow with small garden
- Bungalows
- Starter homes
- Affordable
- all types, mainly smaller
- market housing for young families
- Small homes for those looking to downsize but not leave the village.
- Housing for young families, three bedrooms
- Small, 2 bed esp bungalows for people who want to downsize
- Affordable three bedroom properties
- Housing generally and affordable in particular
- 1st time buyer homes - affordable. Shared ownership homes
- No suitable housing on one level for elderly people when they want to downsize enabling them to remain in the village that has been their home for many years.

- Starter homes/bungalows
- Affordable housing. I have lived in the village for the past 9 years in rental accommodation and lived in the district for over 20 years.
- bungalows and smaller properties
- First time buyers or people requiring part buy/part rent
- Affordable housing for families. Especially to encourage local people, who wish to stay local, to remain. Lower cost housing.
- Open market and affordable
- More affordable 4/5 bedroom houses

Appendix C – additional comments

- Living here we accept you need a car, & that amenities are going to be limited. It's not a problem as you move here knowing this and adapt. Development should follow similar previous ones - small developments that fit with the character of the village.
- No housing for the young. My daughter had to move out of Norton Lindsey because there was nothing for her. She wanted to stay here but have her own property.
- It is important that we have smaller housing for older residents to downsize to. With small gardens.
- One will do in near future. No affordable housing available as far as I know.
- Norton Lindsey parish is different to Norton Lindsey village due to council boundaries, and on paper we have few starter homes but in reality we have quite a number of affordable housing, and shared ownership.
- Sadly any new house takes time to become part of the village community and any large development will effectively destroy what makes the village such a good place to live.
- Can we please have some control on the use of affordable housing ...All too often this type of housing ends up being extended by the occupants...It then is no longer entry level housing! That's part of the reason why people keep suggesting we should build more affordable houses. Put some form of constraint or covenant that stops additional rooms being added. (A classic example is Mill Close - started as shared ownership for eligible households only - Many have been extended & 'profit' have been made as owners trade-up)
- We are concreting over green spaces in Warwickshire at an alarming rate. This destroys fields which absorb CO2, habitat and native species. We need to be campaigning at national level for net zero immigration and only allowing new builds on brownfield sites.
- If further housing is built to serve a local need it should include a covenant on sale that it must be sold to someone who is already resident in the village or whose parents are resident to ensure the problem does not perpetuate.
- We are new to the village, and look forward to understanding more about the parish.
- Ticked yes to friendly atmosphere etc. but that is very limited and operates somewhat in "silos". Very limited volunteering for the majority of the households - especially 40 to 60 year olds. Storing up a problem from the future.
- More houses will result in an increase in traffic and pollution. It is therefore essential that public transport (regular/accessible) is in place prior to any additional builds in this village for the benefit of everyone.
- Parish work hard to look after the village & community and with help of John Matechi we avoided the chicken farm being built. We feel the village has an adequate mix of housing and any more suggested sites for proposed developments of housing sites would increase traffic flow in and throughout the village. The existing roads in/out of the village are already busy with traffic from adjoining villages.
- Young families having to move away as there's nothing affordable for them. We are fast becoming a pensioner community!
- To keep rural character we feel any new housing should be on brownfield sites. This should reduce the impact on wildlife and climate change.
- Eco-friendly, easily managed bungalows designed for elderly people so they can

live safely and maintain their independence in their own home. A pleasant small garden would enhance the property and should be, as the property, easily managed.

- Definitely needs some 2/3 bedroom semi-detached housing suitable for first time buyers. Despite being "washed over" by the green belt, there is scope for identifying pockets of land for new housing to support school/village hall/pub and church.
- We are two brothers and families who have had to move out of our family home.
- The village is a lovely mix of old & young with a good variety of housing types. I would strongly oppose a large number of new houses as it would fundamentally alter the feel of the village. Infill & small numbers can be accommodated without changing the nature of the village.
- Green belt important feature of attractiveness of area
- It would seem strange to introduce housing to a relatively remote area where we have a population of residents who predominantly own their homes. If I needed social housing or access to the housing market, I would live in a more populated area especially if I would also need access to transport links and amenities. Please do not get distracted by this survey. Supporting housing needs in this country by ensuring that towns of scale and cities support growth. Quaint and remote villages should not be the target.
- We really hope that the council listen to the needs. It's very difficult living in such a wonderful village, but being unable to purchase here. With house prices reaching above £700k, £800k it's such a shame that more isn't done to keep younger families or professionals who don't have the ability to pay those prices, here. It's particularly difficult when proposals e.g. the previous applications for behind Brick Kiln, are rejected by those living in such properties.

Appendix D – properties for sale/sold

Property search May 2023.

Properties for sale

Agent	Location	No of beds	Type	Price £
Peter Clarke & Co	Snitterfield Lane	4	detached house	785,000
Purplebricks	Mill Close	2	terraced house	285,000

Properties sold over the last 12 months

Date sold	Location	No of beds	Type	Price £
Sep-22	Mill Close	3	semi-detached house	410,000
Jul-22	Hawkes Hill Close	5	detached house	785,000
Jun-22	Norton Lea		detached house	1,200,000
Apr-22	Wolverton Fields	5	detached house	1,270,000
Apr-22	Mill Close	3	semi-detached house	362,500
Mar-22	Snitterfield Lane	5	detached house	975,000
Dec-21	Curliou Lane	3	detached house	615,000
Sep-21	Snitterfield Lane	4	detached house	1,046,000
Jul-21	Morgan Close	2	semi-detached house	139,454
May-21	Wolverton Fields	4	detached house	895,000
Apr-21	Canada Lane	4	detached house	795,000

Average sold property prices using information above

House size & type	Price £
2 bed semi-detached house	139,454
3 bed semi-detached house	386,250
3 bed detached house	615,000
4 bed detached house	970,500
5 bed detached house	1,010,000

Source: www.rightmove.co.uk, www.purplebricks.co.uk, www.onthemarket.com