



# **BISHOPS TACHBROOK HOUSING NEEDS SURVEY**

**Survey commissioned by  
Bishops Tachbrook Parish Council  
in partnership with  
Warwickshire Rural Community Council  
and  
Warwickshire Rural Housing Association**

**Analysis by Phil Ward  
Rural Housing Enabler  
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**August 2009**

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## 1. Summary of Results.

Approximately 1,050 Housing Needs Survey forms were distributed and 470 forms were returned. This equates to a response rate of 45%, a rate considered to be excellent for a survey of this type.

Fifteen respondents expressed a need for alternative housing.

However, although one of the respondents wanted a self-build project for a 3 or 4 bedroom bungalow, this housing need was discounted from the final analysis because it is felt unlikely that a developer would be interested in selling land for a self-build project within a larger mixed development project.

The specific needs are ;

### **Rented**

5 x 2 bedroom houses  
2 x 2 bedroom bungalows (one with physical adaptations)  
2 x 3 bedroom houses

### **Shared Ownership**

1 x 2 bedroom house

### **Owner Occupier**

1 x 2 bedroom bungalow  
1 x 3 bedroom house  
1 x 4 bedroom house  
1 x 5 bedroom house

## 2. Introduction.

Bishops Tachbrook Parish Council commissioned a local Housing Needs Survey in May 2009.

The aim of the survey was to collect accurate, up-to-date housing needs information relating to the Parish. This information can be used in a number of ways, but perhaps the most relevant is to help justify a small scale housing scheme to meet local needs, as specified in Warwick District Council's Local Plan.

The survey form was essentially a standard document used in Parishes across Warwickshire. A survey form was delivered to every home in Bishops Tachbrook Parish. A copy can be seen as Appendix A 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 the opinions of respondents towards a small housing scheme based on the needs of local people were sought.

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 for Warwickshire Rural Community Council via a 'Freepost' envelope. Analysis of the completed forms took place in June and July 2009.

### **3. Planning Context.**

The Warwick District Local Plan 1996-2011 (adopted in September 2007) provides the policies and context for future development in the District.

Policy RAP1 sets out the circumstances in which new residential development will be permitted in Limited Growth Villages - that being (i) on previously developed land within the Limited 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 village or 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 Growth Village the Council will require an element of affordable housing on sites of 3 dwellings or more. As a general rule, the Council will require a minimum of 80% social rented housing (usually through a Housing Association) and a maximum of 20% intermediate housing (often called Shared Ownership).

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 Growth 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 and DAP1 provide for a number of circumstances whereby residential development may be permitted in a Limited Growth Village such as Bishops Tachbrook.

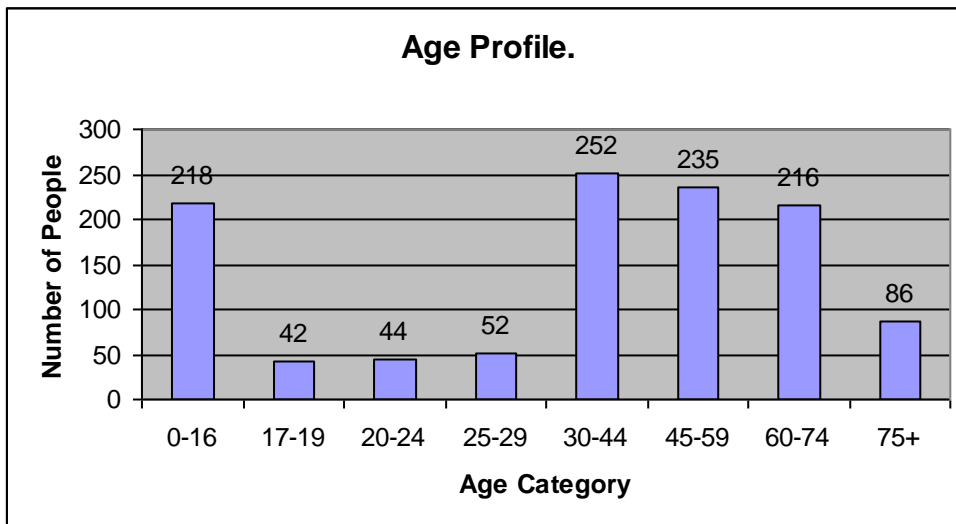
#### **4. Results – Contextual Information.**

A total of 470 survey forms were returned equating to a response rate of 45%. A response rate of 45% is considered to be excellent for a survey of this type because people generally only 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.
- To state opposition to the idea of a housing scheme.

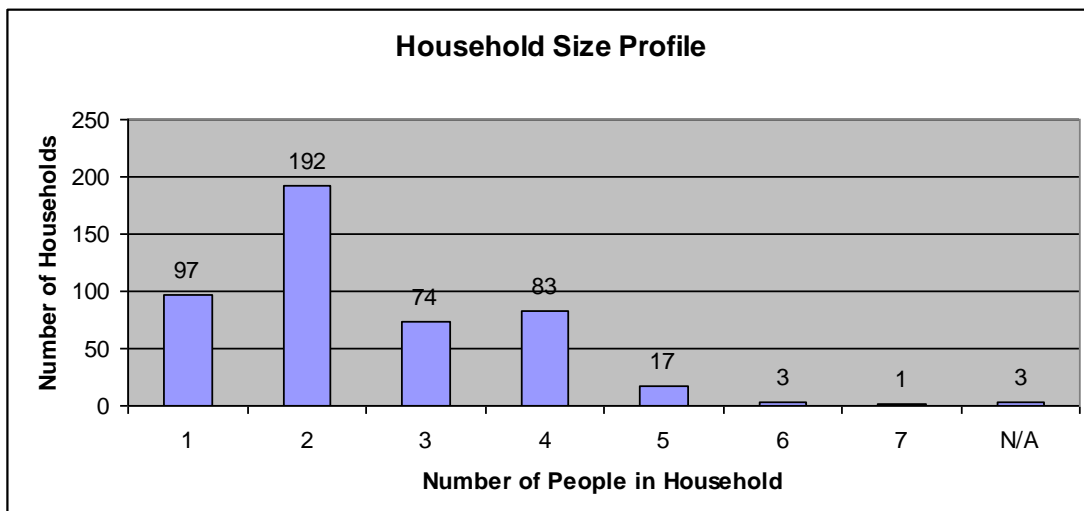
**i) Age Profile (470 responses, 1,145 people).**

The following chart shows the age profile captured by the survey returns. The chart shows an ageing population, with 537 out of the 1,145 people aged 45 and above, although there are 218 people in the 0-16 age group. It is noticeable that the age groups 17-19 years, 20-24 years and 25-29 years are small in number, suggesting an imbalance in the age profile which may have repercussions for the long-term sustainability of the village.



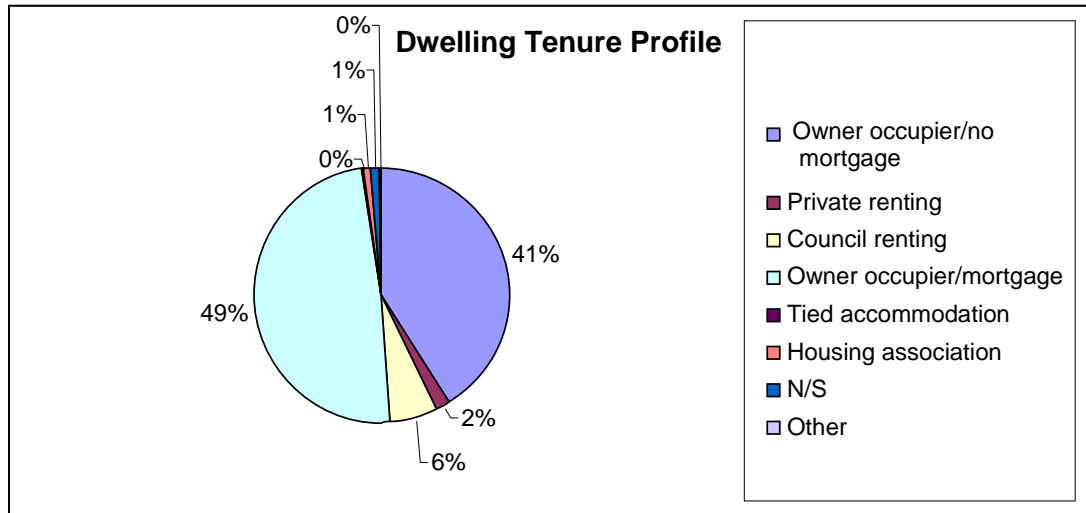
**ii) Household Size Profile (470 responses).**

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, as indeed do the majority of Parish Housing Needs Surveys. The mean average household size is 2.44 people, slightly lower than the Census 2001 figure of 2.57.



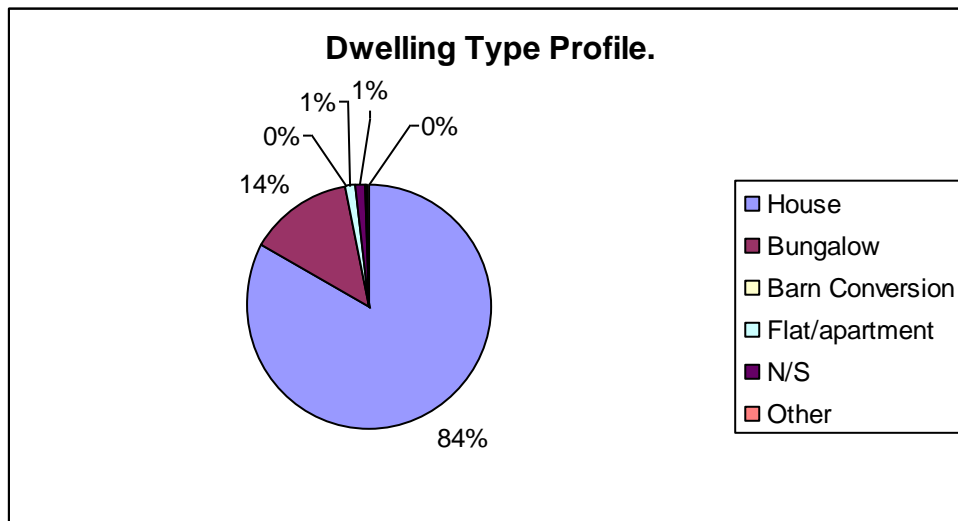
### iii) Dwelling Tenure Profile (470 responses).

The following chart shows the dwelling tenure profile for survey respondents. In a pattern typical for villages across Warwickshire, owner-occupiers represent 90% of the total. Tenures traditionally considered to be within the 'social sector' represent 7% of the total.



### iv) Dwelling Type Profile (470 responses).

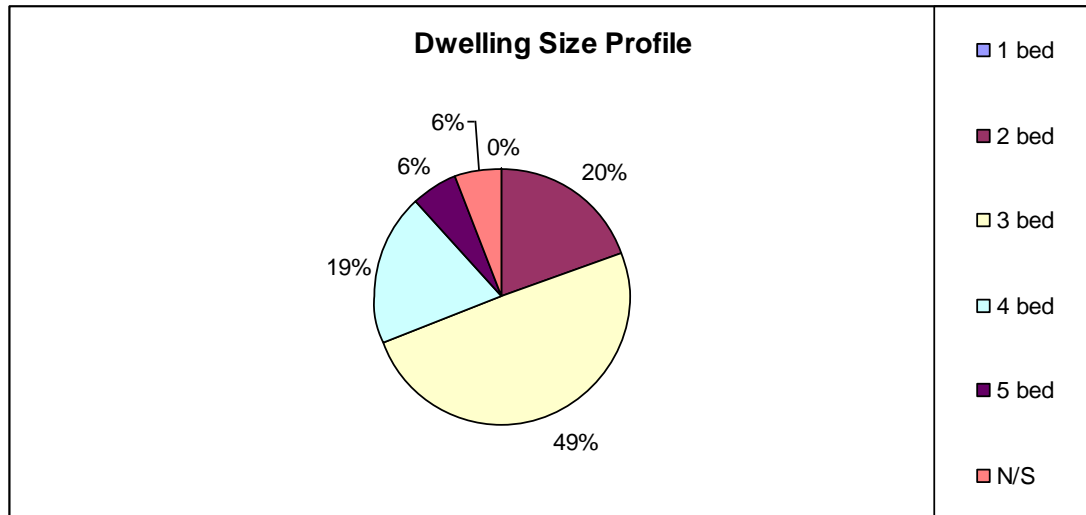
The following chart shows the types of dwellings that the survey respondents live in. Perhaps unsurprisingly houses represent the largest factor.





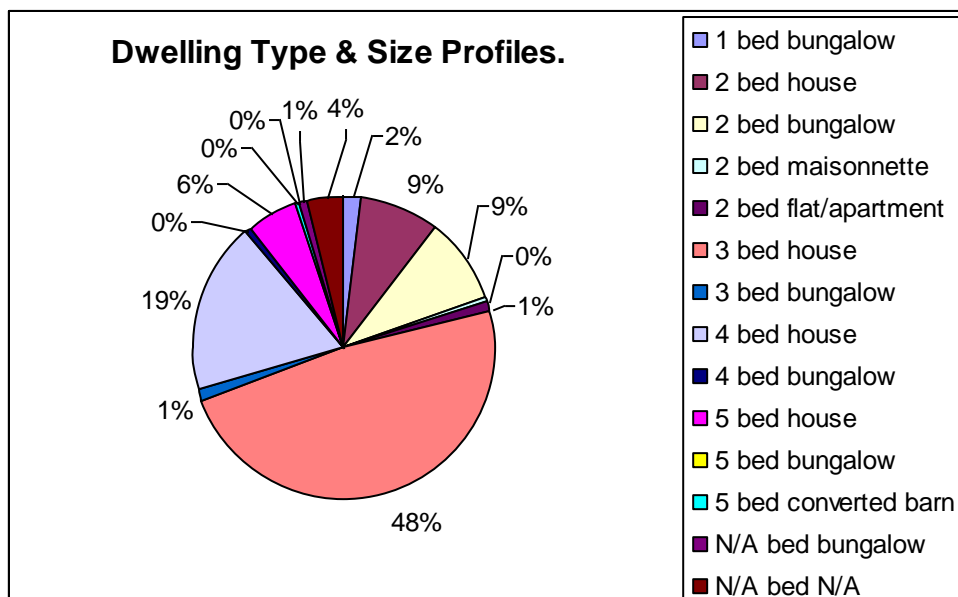
**v) Dwelling Size Profile (470 responses).**

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



**vi) Dwelling Type & Size Profiles Cross Referenced (470 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. 3 bedroom houses emerge as the largest single factor of those specified. 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.

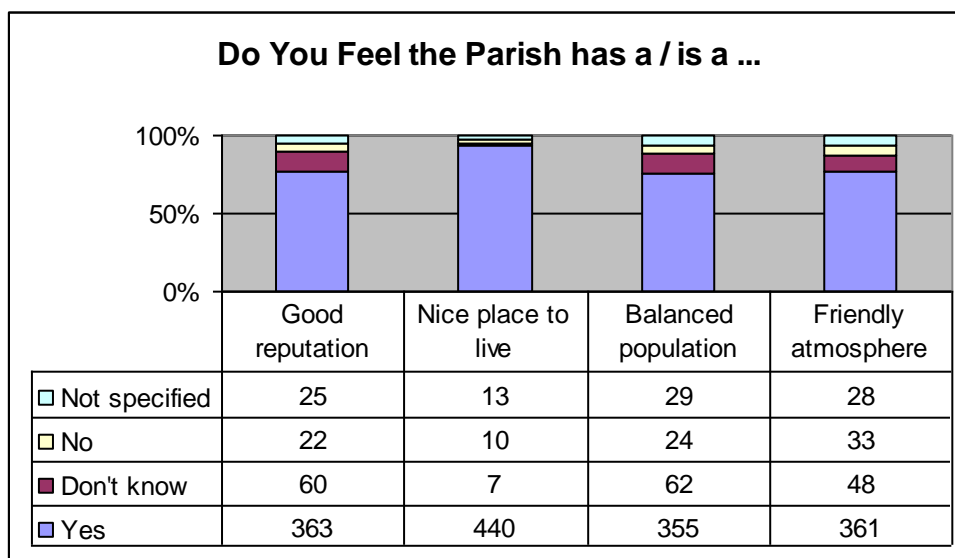


**vii) Life in the Parish : Positive / Negative Aspects (470 responses).**

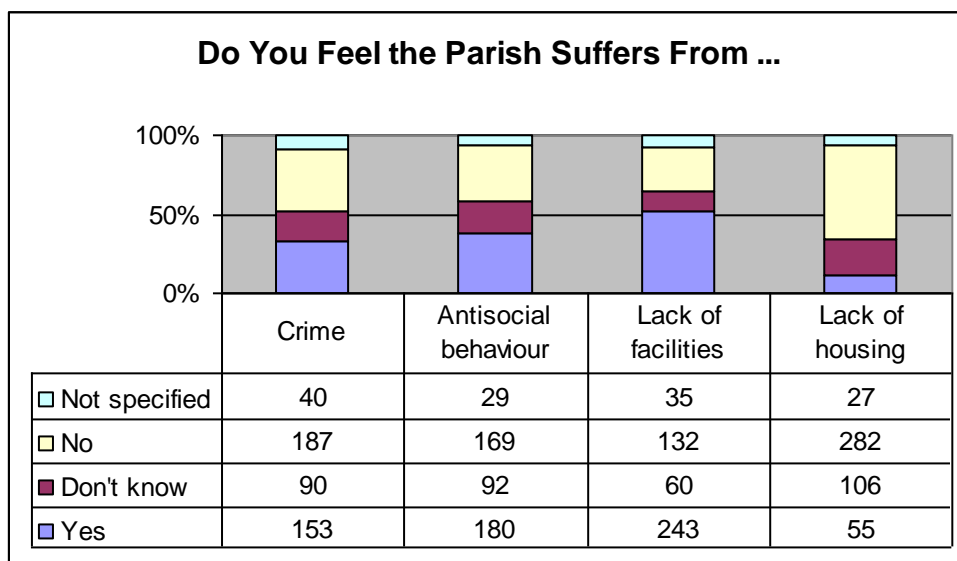
The survey respondents were asked a series of questions relating to the perceived benefits and disadvantages to living in Bishops Tachbrook Parish. This was done to build-up a picture of life in the Parish and also to identify any issues / problems which could threaten the long-term sustainability of 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 Bishops Tachbrook Parish. 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. There were a variety of opinions in respect of the issues. The largest groups of respondents did not think that there was a problem with crime, but the largest group of respondents did think there was a problem with anti-social behaviour. The majority of respondents thought there was a lack of facilities but not a lack of housing.



As part of the survey, respondents were invited to elaborate on their views regarding a lack of local facilities and a lack of adequate housing. Certain key issues emerged, as specified in the following tables ;

#### **Lack of Facilities – Main Comments ;**

<b>Key Issue</b>	<b>Number of Respondents' Comments</b>
Pub	89
Post Office	80
Facilities for children, older children, young teenagers & young people (inc sport facilities)	57
More shops (including chemist, butcher & greengrocer)	51
Village hall / community centre	45
Public transport	36
Sports & recreation	15
School (improve current facility)	12
Chip shop / take away	10

With 19% of respondents requesting a Pub and 17% of respondents requesting a Post Office, these might be considered issues.

#### **Lack of Adequate Housing – Main Comments ;**

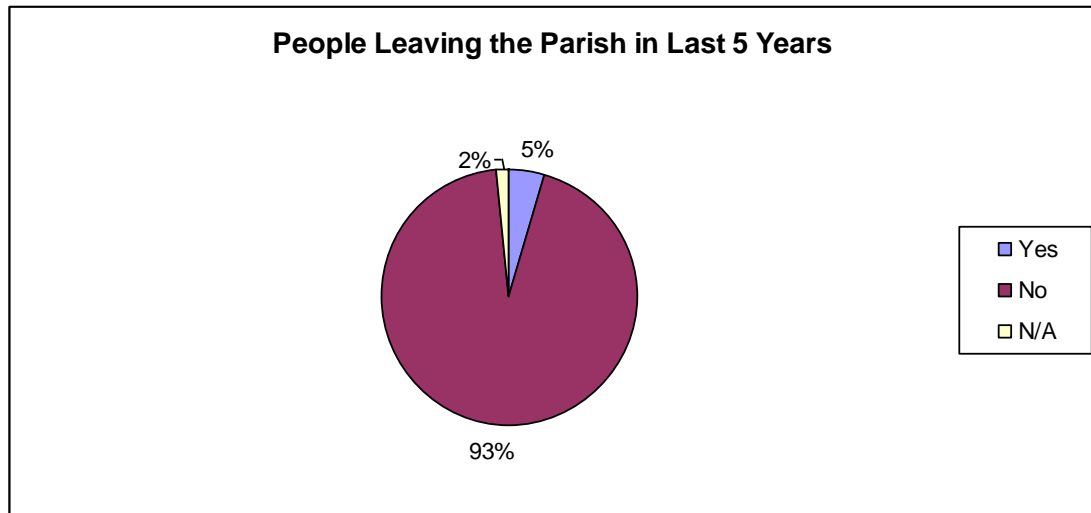
Given the range of comments received it seems more appropriate to reproduce them below, whole and verbatim. Their order attempts to reflect emerging themes.

<b>Comments</b>
<ul style="list-style-type: none"> <li>• Affordable.</li> <li>• Affordable.</li> <li>• Affordable housing.</li> <li>• Affordable housing.</li> <li>• Affordable housing.</li> <li>• Affordable housing. Smaller starter / 1st time buyer homes.</li> </ul>

- Affordable housing, 1st time buyers.
- Affordable properties for 1st time local buyers - young adults wishing to move out of parents home.
- Affordable first time buyers or older persons homes.
- Affordable houses for local people.
- Affordable local housing for villagers.
- Affordable housing for young local working people.
- Housing for young single working persons (affordable).
- Affordable plus council.
- Council.
- Council and first time buyers.
- Council, for young people.
- Council housing / affordable housing.
- Housing for rent.
- Private rented accommodation.
- Rented properties.
- Flats for young adults.
- For 1st time buyers.
- Starter homes.
- Smaller units for singles/couples (for village families ?? so they can stay here).
- Small two bedroom for young people (to buy).
- 2 and 3 bedroom houses for local families.
- Not enough vacant 3 beds.
- Lack of three bedroom houses for families. They have to live in two bedroom while one person occupies a big three bedroom. Over crowded.
- 3 / 4 / 5 bedroom family houses.
- 4 bed.
- 4 bedroom.
- 4 bed homes.
- 4 bedroom plus houses.
- Larger 4 bedroom.
- Larger family houses eg 4 bedrooms, detached.
- Family houses of 4 bedrooms, particularly with decent-sized gardens.
- Larger market housing 4 and 5 bedrooms.
- Detached houses.
- Higher-end.
- Larger homes - to balance the village more.
- Larger houses with larger gardens.
- Larger, detached properties.
- Retirement / sheltered accommodation for senior citizens. Four / five bedroom houses for larger families.
- Smaller retirement homes and apartments to buy or rent.
- Elderly persons designated properties.
- Bungalows for the elderly.
- Mixed tenure.
- Replacement of social housing sold to tenants.

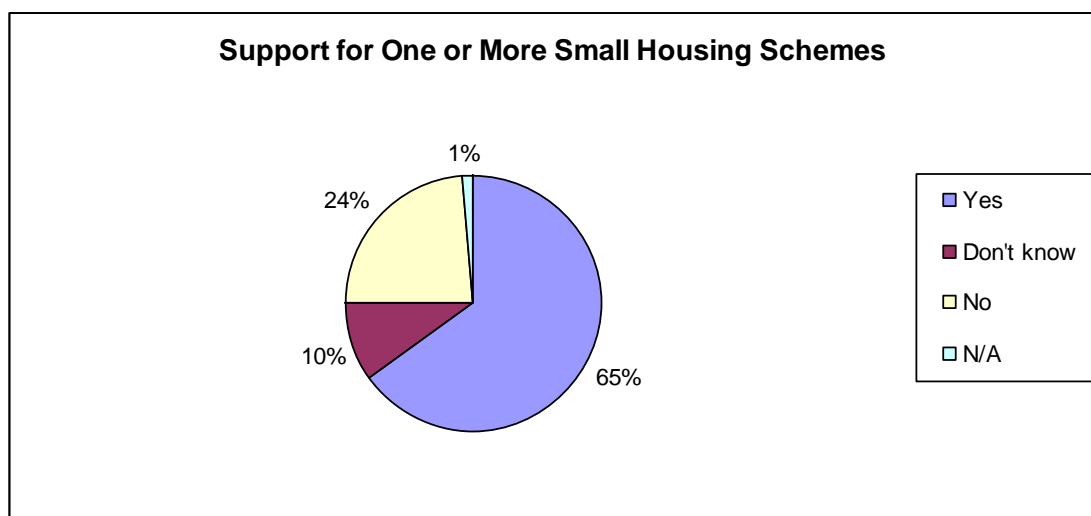
**viii) People Leaving the Parish in Last 5 Years (470 responses).**

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



**ix) Support for One or More Small Housing Schemes (470 responses)**

The chart below shows the level of support within the community for one or more small housing schemes to meet the needs of local people being built. The chart shows there is a high level of support, 65%, amongst the survey respondents for a small-scale affordable housing scheme. 24% of respondents were against such a scheme. Comments received from the respondents with regard to the development of such a scheme are shown in Appendix B of this report.



## 5. Results – Housing Needs Information.

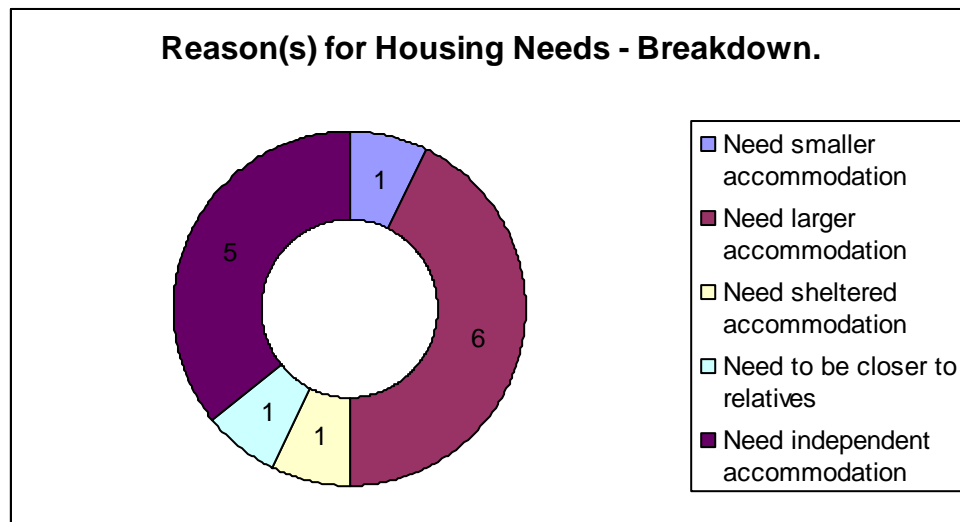
Out of the 470 responses to the survey, 15 individuals / households expressed a need for alternative housing.

However, although one of the respondents wanted a self-build project for a 3 or 4 bedroom bungalow, this housing need was discounted from the final analysis because it is felt unlikely that a developer would be interested in selling land for a self-build project within a larger mixed development project.

Section 5 provides a breakdown of information from the remaining 14 respondents.

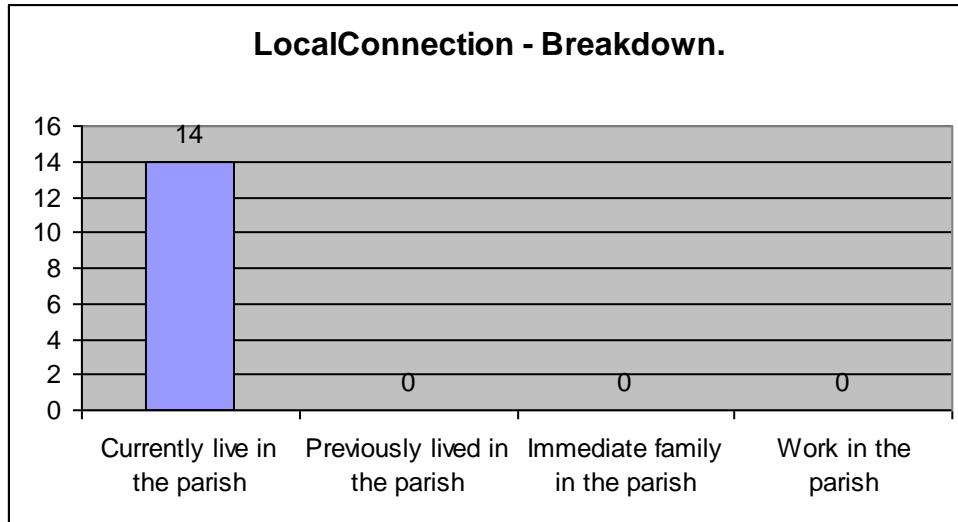
### i) Reason(s) for Housing Needs – Breakdown (14 responses).

The following chart shows the reasons for the 14 respondents' housing needs. Where more than one reason was specified, the first reason shown on the survey form was counted.



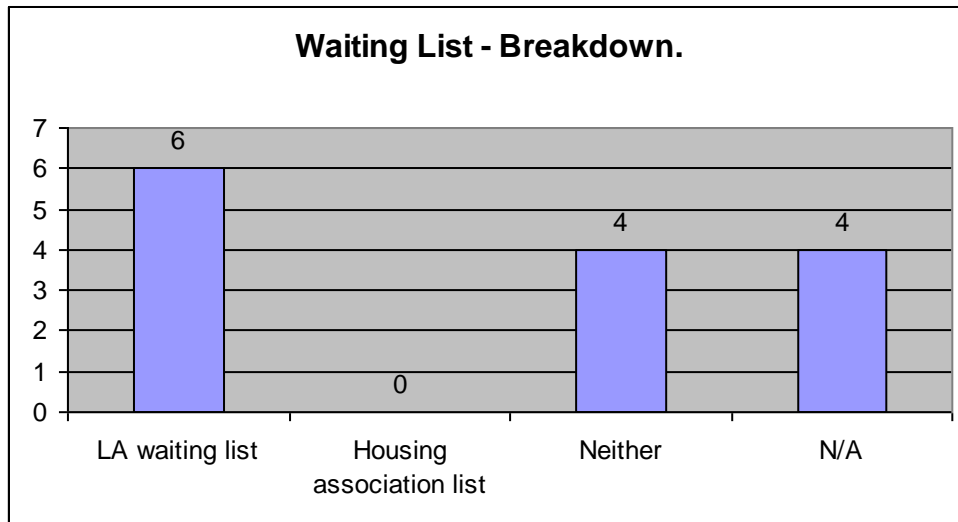
**ii) Local Connection – Breakdown (14 responses).**

The chart below shows the types of local connection that the 14 respondents have.



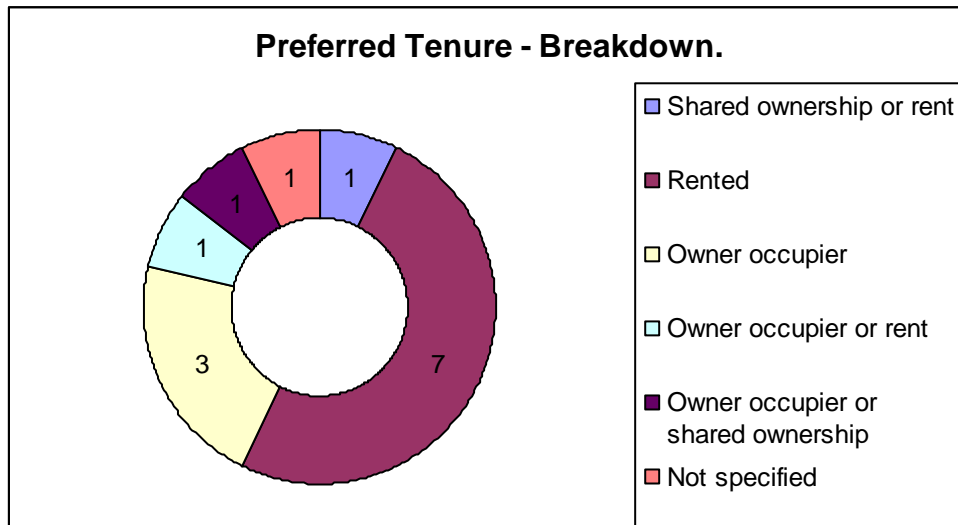
**iii) Waiting List – Breakdown (14 responses).**

The following chart shows the number of respondents registered on the local authority waiting list and / or a housing association waiting list.



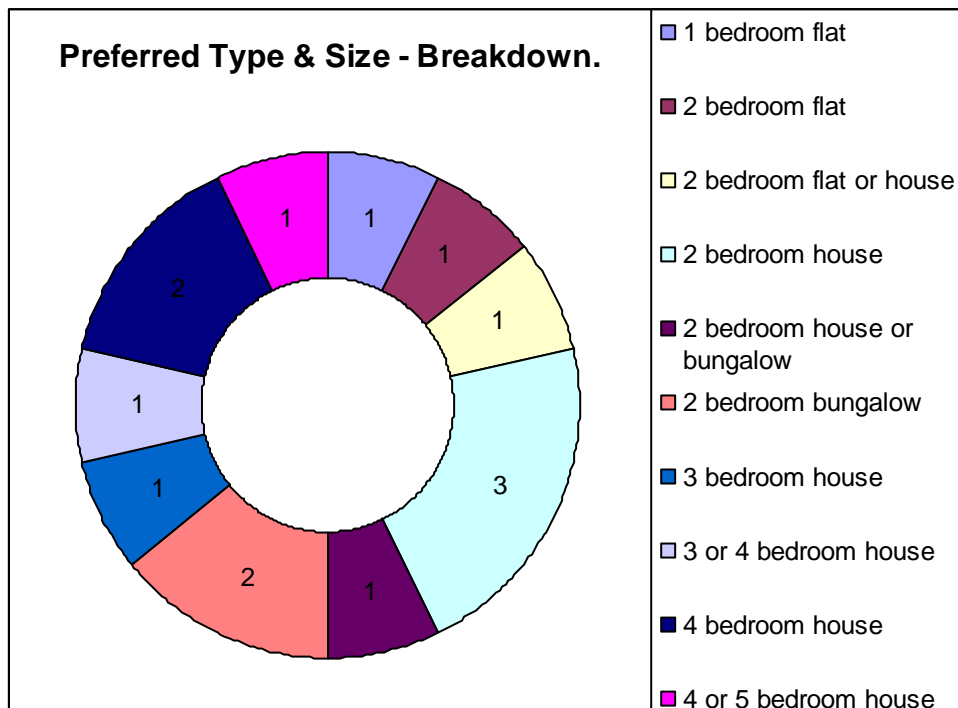
**iv) Preferred Tenure – Breakdown (14 responses).**

The preferred tenures of the 14 respondents are shown in the chart below.



**v) Preferred Type and Size – Breakdown (14 responses).**

The preferred types and sizes of accommodation expressed by the 14 respondents are shown in the following chart.





## 6. Determination of Specific Housing Needs.

The following table shows the specific housing needs of the 14 respondents. A number of rules were used to compile this table ;

- Respondents that indicated a preference for 1 bedroom accommodation were reclassified as being in need of a 2 bedroom home. In rural areas, the capacity for Housing Associations to develop 1 bedroom homes is very limited. In terms of occupancy, the flexibility of 2 bedroom homes is far greater than 1 bedroom homes.
- Where a respondent indicated a preference for shared ownership their ability to enter into a shared ownership arrangement was assessed. The mortgage the respondent could raise was compared against a 50% share (the usual starting % for shared ownership) of a comparable open market property. Research was carried out on property prices in Bishops Tachbrook and surrounding areas and can be seen as Appendix C of this Report. Having assessed whether the respondent could afford to enter into a shared ownership arrangement, if they could not do so they were reclassified as being in need of rented accommodation from a Housing Association.
- Where a respondent indicated a preference for owner occupied housing, their financial ability to afford this was clarified using income and mortgage capacity information. If a respondent could not afford owner occupied housing they were reclassified as being in need of shared ownership housing under the terms described in the paragraph above.

Local Connection Verified	Preferred Tenure	Preferred Type/Size	Actual Tenure	Actual Type/Size
Yes	Rent	1 bed flat	Rent	2 bed house
Yes	Owner occupier or rent	2 bed flat	Owner occupier	2 bed bungalow
Yes	Rent	2 bed house	Rent	2 bed house
Yes	Rent	2 bed bungalow with physical adaptations	Rent	2 bed bungalow with physical adaptations
Yes	Not specified	2 bed bungalow	Rent	2 bed bungalow
Yes	Rent	2 bed house	Rent	2 bed house
Yes	Owner occupier or shared ownership	2 bed house	Shared ownership	2 bed house
Yes	Rent	3 bed house	Rent	3 bed house
Yes	Rent	2 bed flat or house	Rent	2 bed house
Yes	Owner occupier	3 or 4 bed house	Owner occupier	3 bed house
Yes	Rent	4 bed house	Rent	3 bed house
Yes	Owner occupier	4 or 5 bed house	Owner occupier	5 bed house
Yes	Shared ownership or rent	2 bed house or bungalow	Rent	2 bed house
Yes	Owner occupier	4 bed house	Owner occupier	4 bed house

A full breakdown of the total identified local housing need can be seen as Appendix D of this Report.

## **7. Conclusions.**

There is a need for 14 new homes in Bishops Tachbrook for local people.

The specific needs are ;

### **Rented**

5 x 2 bedroom houses  
2 x 2 bedroom bungalows (one with physical adaptations)  
2 x 3 bedroom houses

### **Shared Ownership**

1 x 2 bedroom house

### **Owner Occupier**

1 x 2 bedroom bungalow  
1 x 3 bedroom house  
1 x 4 bedroom house  
1 x 5 bedroom house

## **8. Recommendations.**

It is recommended that an exercise is carried out to identify a suitable piece of land in Bishops Tachbrook to meet the 14 housing needs identified by this Survey.

Partners in this exercise should include ;

- The Parish Council
- Warwick District Council
- Warwickshire Rural Housing Association
- Local landowners
- Rural Housing Enabler for Warwickshire Rural Community Council

Any housing that is intended to meet the needs described in Section 7 should be accompanied by an appropriate planning obligation to restrict occupancy of the homes to people with a local connection, as described in Section 3 of this Report.

In arriving at the affordable housing needs described in Section 7, the needs of 3 single people have been determined as being for 2 bedroom homes. It is therefore essential that any proposal to develop these new homes must be

accompanied by an understanding on the part of the Housing Association that single people have priority of occupation over other household sizes. This understanding should be incorporated into any planning obligation relating to the new homes.

## **9. Acknowledgements.**

Gratitude is expressed to Councillor Graham Leeke, Chairman of Bishops Tachbrook Parish Council and Councillor Richard Brookes.

## **10. Contact Information.**

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## Appendix B.

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.

- Bishops Tachbrook is unique as it is a VILLAGE, build more houses and we may just as well have chosen to live in town. KEEP IT AS A VILLAGE. NO MORE HOUSES !! WE HAVE NO RESOURCES FOR MORE HOUSES.
- There is already an anti-social behaviour problem that is not being dealt with in the village. More housing more problems !!! No police at night !!!
- Although in favour of small scheme of affordable houses for local people, they should be for local people and not let out to anyone who has no connection with the village as was the case in the last lot that were built.
- I feel it is wrong that green belt land is considered for housing expansion when brown field sites are not being reclaimed, lying dormant for years, ie the former Ford Foundry and land not used by the railways. Pottertons has been reclaimed for housing, let's see more.
- 1. A scheme of approx. 6 dwellings would be acceptable but on south / south west of village rather than north / north easterly. 2. Reopening of the Public House with facilities for young people too, ie darts, snooker etc, would give that age group somewhere to be and something to do in addition to the club. The Leopard as it used to be was an excellent social facility for mixed age groups.
- The present infrastructure has struggled to cope with the addition of Warwick Gates, especially roads and schools. Further housing would need major funding in these areas.
- No more houses to be built! Do not decimate our green fields environment - it would be sacrilege. Update disused old army & RAF houses. This government has lost plot big time.
- Secular village hall needed not a Church Centre proposed to be used as a community facility in the churchyard. Village has no post office, no pub, it does not seem fitting to add more housing to already inadequate facilities.
- We do not have the facilities for more houses.
- It would be a pity to make the village into a town.

- If you build more houses, you MUST ensure facilities are correspondingly enlarged - the school is already over-subscribed. Maintain village character - use neighbouring places as examples eg Barford (or even Kineton ?).
- I do think that children brought up in the village later on in life when they start families of their own should be entitled to get a house in the village more so than bringing outsiders into the village.
- On what basis does HMG "require" 10,800 houses ?
- The village should not be enveloped into Whitnash or Warwick Gates. It is a rural parish surrounded by fields - it is not a suburb of Leamington.
- We wanted to live in a village environment. It would be a shame for this to happen here. The school already takes Warwick Gates how would it cope with large housing estates children.
- Bishops Tachbrook is a wonderful place to live because it is surrounded by green fields and trees. Without this, where are we ?
- The parish lacks a frequent and reliable public transport service which forces residents to own and use cars more than is desirable.
- Why can a development / land not be made available for "individuals" to self build.
- A few (ie about 6) larger (4-5) bedroomed properties individually scattered around the village might be useful. I would however strongly object to any large scale development (ie more than 10). When we moved to the village 12 years ago we were advised the land between the village and Leamington was green belt and there would be no risk of its development, thus ensuring the village would always remain a village.
- Bishops Tachbrook should remain a small village occupied by local residents. 'Affordable' housing will increase the anti-social behaviour and crime which go hand in hand with council accommodation and the immigrants which would soon follow.
- BT is a village, that is why people moved here. If you need extra housing, put them in larger communities with more facilities. Our village will suffer with more pollution, extra pressure on the small facilities we have. Added light pollution and more traffic - DO NOT PUT THEM IN BT. There are many more options available.
- We are highly opposed to additional housing, particularly that which would link the village to Warwick Gates. We feel that this would destroy the village atmosphere and community by creating an anonymous conurbation. This would devalue our property as it would no longer be in a rural location and destroy much valued green space.

- We believe that should these suggested houses be built it would destroy the village atmosphere. Surely by building Warwick Gates that was sufficient for local needs and disruption.
- We are only in favour of a small development as indicated. Also would like a larger general store and public house.
- Village is big enough and to add more housing would loose its identity and feel of community. May as well call it Leamington not Bishops Tachbrook as it would just be an extension to the town.
- Needs a much better bus service, ie there seems to be no priority for the village people who use it all the time. There is only a 15 & 77, why not a No. 68 like Warwick Gates are getting ?
- Some years ago the parish council were assured that there would be no further building within the village envelope. We don't want or need more building in the area.
- But only minimum of six !
- I feel it would spoil the village if it became too large or joined Warwick Gates.
- 6 dwellings would be fine but a large scale development would totally alter the nature of the community. Those of us who choose to live here because of the small, village-like rural atmosphere would have to relocate and uproot our families. Large developments should be located in areas which are already built up. We have a duty to preserve rural communities for future generations' enjoyment.
- Large scale building will mean that village status is lost. Example Wellesbourne. We came to live here because we enjoy village life.
- Only a small development for LOCAL people.
- I don't want Bishops Tachbrook joined up to Whitnash, Warwick Gates or anywhere else !
- Many young couples would like to move on to the next stage of their life and buy a house together, but along with high deposits and lack of mortgage offers are unable to due to a lack of suitable small houses in a good area. More sensible sized houses should be built in the area.
- If additional housing were to be built, then the local amenities would have to reflect this, eg another school, shops etc.
- Not necessarily 'local' - should be for people of need.

- I believe the parish is at a maximum size currently. Any future development would only impede and detract from the current village.
- Distinct lack of public houses, and recreational facilities for young persons. A small number of affordable housing is ok. No need for larger development or in fill.
- We moved to Bishops Tachbrook because it was a separate village. However, over the last 12 years Leamington / Warwick has been catching up with the industry and building of Warwick Gates etc and the fields have been slowly disappearing. Therefore I feel in the next couple of years we'll be moving to find another village before Tachbrook becomes another Whitnash.
- The village has previously had large council estate (since largely sold on) and a large development (Church Lees etc). The centre of the village moved as a result. We do not need or want large scale development to join into adjoining developed areas or green belt. BT is a village, not a suburb !
- There is a redevelopment opportunity at the centre of the village. Replace existing shop units and flats with new small Co-op or Tesco and housing for key workers.
- If it gets any bigger gone has the rural friendly village.
- The village is becoming untidy, unsafe.
- Only for employed couples.
- An extra shop to cater for the locals and a post office ?
- When Warwick Gates was built no funding for improvement was given to improve our school though we received lots of kids from there. More houses = more kids. I do not want to see our village merging into Warwick Gates as it will lose its identity.
- Given proximity to Leamington not same need as real "rural" village with no housing near to place of work for rural workers. Plenty of affordable housing in Warwick Gates and Whitnash.
- Bishops Tachbrook village badly needs to improve its general appearance.
- The request for larger houses comes from having seen many friends move out of the village because their families have grown.
- We are very upset about the new development as it will have a significant bearing on our quality of life and feel sure it will affect our house price. If we had known about this proposition we would not have bought in the village. We chose this location for its surroundings and rurality and village life, not as an extension to Leamington.

- The don't knows and the yes to ASB are mainly due to litter and anti-social attitude of some young elements of our society. However the village can be described as convenient - excellent bus service, local surgery and pharmacy.
- In-build between Bishops Tachbrook and Warwick Gates would be disastrous for both communities - small units are more manageable, easier to police and generate less ASB problems. Additionally, increased traffic on Tachbrook Road and particularly the narrower Harbury Lane, would create even greater congestion at peak hours than exists at the moment (which is quite bad enough!).
- The small scheme should be sited so that it does not impinge upon access to footpaths and countryside.
- Depending where it's situated.
- Would need more info.
- The village would be considerably more attractive if the amount of through traffic could be reduced.
- I suppose the new houses that are required have to go somewhere, but the load should presumably be shared around the area. A "substantial part" of 10,800 houses sounds a lot for Bishops Tachbrook.
- Bishops Tachbrook already has a significant level of affordable housing - the overarching view within the village is that there is not sufficient infrastructure currently and any large scale development is not viable for the 2026 plans.
- Concerned about whether our children will be able to leave home as they will have debts from university to pay as well.
- Son lived in Tachbrook all his life will most likely need to move out of the village with his girlfriend due to lack of places for them in the village.
- There is already enough housing in this area.
- No more social housing on private estates.
- There are not enough facilities in the village to support more than a few houses.
- We welcome new blood coming into village too - young families / varied communities.
- I am strongly opposed to further developments in housing in the village, between the village and Harbury Lane. More and more houses but no development of other facilities, eg parking and schools - not acceptable. Leamington is becoming too busy and overcrowded.



- Lack of larger properties to rent means children have had to move out of the village.
- Local young people/families should be given priority - when people from other areas of county move in to low cost homes antisocial behaviour rises - as they've often moved away from places they don't care about - as has happened on Warwick Gates social housing by Rehab hospital.
- If there is demand for affordable housing then I would support a small scheme. I believe it to be extremely important that new housing does not turn Bishops Tachbrook into part of Leamington.
- Very strongly in favour.
- The village is as nice as it is because of the size. Any more houses would make it "soulless" like Warwick Gates. Also social / affordable housing can bring crime and /or anti-social behaviour like Warwick Gates.
- Depends where they were built in the village, I bought my house because it had the field and the view, I did not want to be over looked by other houses.
- Extra housing not necessary. Houses been for sale in village for quite a while with no takers - nothing wrong with accommodation, eg Penfold Close, 3 bed @ £165,000.
- A small scheme could be absorbed but there are not enough amenities for large estates especially schools and hospitals. The area could not sustain another 'Warwick Gates' without spoiling local peoples quality of life. This would not be considered if the M40 was not here! We don't need more commuters. We want to live in a 'village'.
- There should be no further development in this village until and unless the infrastructure, in particular the drains & sewers and water supply system, is upgraded.
- The need to maintain a green break south of Harbury Lane (both east and west) between Whitnash, Warwick Gates, Leamington and Bishops Tachbrook is essential to maintain the village character and identity.
- How is 'local' defined ?
- Most of the housing is one age and price, thus limiting mixed social eg no bigger or affordable. No mixed ethnicity (or little).
- The village in the evening is extremely bad with anti-social youths. Anything that makes this worse would not be good for what could be an idyllic country village ie bringing in people who have no respect for anything and anybody.

- Would not be happy if fields between the village, ie Bishops Tachbrook, and Harbury Lane were to be used for housing - local school and essential facilities would be unable to cope.
- Expanding a village eventually reaches a critical point beyond which it takes on the characteristics of a small town. If Tachbrook joins up with Whitnash / Heathcote it will change into a suburb, settlement diversity will be lost. Brownfield sites should be developed first, buying to let restricted to a quota and greenfield sites preserved. The road infrastructure cannot cope with excessive expansion.
- Providing they were sensitively positioned. The development of Warwick Gates has already impacted upon the village and the community cannot hold together as a thriving village should more properties in or near the area be built. There are several more suitable areas.
- My children are at University, in a few years time will be wanting their own homes, it is difficult to see how this will be possible given the current financial climate and cost of housing.
- These new homes should be for local needs only as opposed to families who have never worked and have no intention of doing so being brought into the village.
- Bishops Tachbrook is a great community. We live the way people in cities envy. Large-scale development would destroy this viable integrated community.
- Depending where the dwellings are to be and what and who will set the criteria for giving out suitable dwelling! Does what we think REALLY matter !
- I am against this. Please do not build any here.
- This is a small village that would be ruined by more houses.
- Facilities - very limited if driving a car not possible, particularly early, late and at holidays. Therefore houses for local people not those who want town life. Not even food or drink here.
- Must be for local population only !!
- The Heathcote (Warwick Gates) part of the parish has a very different set of circumstances to the village of Bishop's Tachbrook and appears to have only been included in Parish for revenue raising purposes and receives no benefits whatsoever.
- Residents who choose to live in the / a village do so because it does have a smaller, more friendly atmosphere, why make a village into a town when there are plenty just down the road !

- I would recommend any development to be limited to retain a village environment.
- Need post office. Need more buses.
- Do not want housing between Bishop Tachbrook and Warwick Gates.
- Only agree to small development. Schooling already an issue with Warwick Gates. WE NO NOT NEED A LARGE DEVELOPMENT - PROTECT THE COUNTRYSIDE !!!
- There is a large number of social / affordable houses on Warwick Gates which has brought with it, unfortunately, anti-social behaviour and crime.
- We appreciate the 'village' aspect of Bishop Tachbrook. We fear that any expansion from Leamington (Whitnash) towards Tachbrook could be detrimental to our 'village'.
- Feel our lovely country is being built over to accommodate people who have no connection with this country. Villages as we know them will disappear for ever if we don't stand up to this government and Europe.
- Only if very small and only if for local people and only if affordable !
- We would be concerned if houses were built between Warwick Gates and Bishops Tachbrook. We moved here because it is a village and not attached to Leamington Spa, as Whitnash has become.
- I tremble at the thought of encroaching urbanisation in the direction of Tachbrook. Instead of wantonly vandalizing our green spaces so necessary for the quality of local life more thought should be given to conservation and restoration in the existing towns. Leamingtons sprawl has extended into Whitnash. We must not allow the space between Whitnash and Tachbrook to be similarly plundered.
- I think a very small number of houses would be suitable but not too far from village boundary, maybe at the top end of the village towards Greys Mallory end, and it should definitely be offered to families whose parents have and do live in Tachbrook and who were brought up in the village as children.
- Depends on what sort of houses. Transport is a problem - during day is fine - once an hour is good and bus to Stratford great. But for teenagers etc - how do they get to the Sports facilities on Harbury Lane ?? Could the Parish Council have a minibus to use ? Bus fares are extortionate as well !
- No dwellings should be built until there is a firm commitment to improve facilities within the village ie another general shop, improvement to the bus service and re-open the pub.

- I don't see the need for further green field residential building in the local area. Some areas designated for commercial development in Warwick Gates has never been used.
- We recognize the need for some development within the village, but we also need to resist any building that changes Bishops Tachbrook from a Warwickshire Village into another suburb of Leamington eg building on farm land between Whitnash / Warwick Gates which has only recently reduced the countryside between Tachbrook and Leamington.
- I think we have to balance house building with other issues eg whether the area can sustain an increased population in terms of public transport, retaining the rural element of the area, drainage, traffic / roads etc but local people do have a right to affordable housing, as do in-comers.
- There are plenty of empty houses without building anymore, if people can't afford them make them cheaper don't build anymore.
- Public transport could be improved.
- Village Needs: some sort of post office, Sunday bus service - plus a bus service to Warwick, more protection for local shop keeper. Don't agree with the proposed new Church Centre being built in graveyard.
- If there is real demand for housing why aren't houses selling ? Tax 2nd homes highly. Houses are for living in and not investment opportunities. Speculation in the housing market just raises prices.
- Both children are currently at university and may come back to live here - if so they will have housing needs - they may live elsewhere.
- NOT more social housing though. Give affordable housing to those who can pay a small mortgage. We have too many problems with those currently in social housing.
- As long as we have some say as to where these will be built.
- In order to maintain a village identity we should not build on the land between Bishops Tachbrook and Warwick Gates.
- Would like a small shop and maybe the pub to re-open.
- Our local shop needs more protection and support from Police - I do not agree with the situation of the future community centre in the church yard !
- Depending on location, ownership etc, also style.
- Depending on where they are.

- There is nothing to move growing families up into so need to move away. People stuck in middle size 3 / 4 beds.
- We would not wish to see any building on a larger scale than this.
- Bishops Tachbrook suffers from a small amount of crime and anti-social behaviour. The introduction of more houses would increase the amount of crime and ASB.
- We live on Warwick Gates and feel completely detached from the needs of the immediate parish of Bishops Tachbrook, however object to any large scale development of any kind within the region.
- We would like BT to maintain its separation from Warwick Gates and hence its identity and atmosphere and would definitely be opposed to large scale development threatening to swallow up BT into the Leamington Spa sprawl of housing estates.
- I would support a small scale building scheme if it prevented a larger scale scheme. To build in this area will ruin the character of Bishops Tachbrook and will place unsustainable pressure on the existing road network (which is already used as a 'rat run' into Leamington).
- Provided it was for people with links to village. Meadow needs further development, need proper village hall with parking attached to avoid some of the issues seen around the church and shops as a result of lack of parking.
- Shop facilities need improving - butcher, greengrocery, iron monger, chemist ?
- If a medium sized retirement home with living accommodation was built and with a warden it would free other housing for those who need them.
- Only small number of dwellings (not large estate).
- The village is already big enough, building more houses will lose the village atmosphere. The countryside is part of village life not to build houses on.
- Would be in favour of a small dwelling but would be strongly against anything larger than 6 / 8.
- What will happen about school places if more houses are to be built.
- But such affordable housing must be accompanied by a number of 3 / 4 / 5 bedroom owner occupier houses. Maximum number of dwellings in each development to be say 12, split 3 / 4 bedroom owner occupiers / 3 affordable.

- A small development for those with ties to the village may be beneficial such as that on Seven Acre Close. Anything larger would detract from the fantastic sense of community that the village provides, and one which we have worked hard to achieve.
- I moved to the village due to its position and the fact that it is a village in the country, not part of urban sprawl which is what would happen if extra un-needed housing was built.
- Crime rate ought to be relevant to the population and possibly below national average ?
- I think there is adequate 'low end' small properties in the village, if they are not affordable when they come on the market is another issue all together. If anything there is not a balance of more expensive detached properties.
- The infrastructure needs putting in place first !
- For a small village there is more than enough 'affordable housing' in fact I would be interested to know the proportion of affordable housing to privately owned. Don't inflict anymore on us.
- We are NOT in favour of any housing developments being built in the parish as it would damage the rural character of the village; a very important element of life in the parish.
- The village could not sustain substantial increase in housing or population due to lack of facilities.
- Traffic is bad enough. Getting children to the local school is problematic, no more housing is required - strongly oppose !!

## Appendix C.

Property Search on 24 July 2009 (Bishops Tachbrook, Wellesbourne, Lighthorne Heath, Lighthorne, Ashorne and Barford), excluding character properties, properties in need of repair, and properties over £300,000).

Agent	Street	Settlement	Bedrooms	Type	Price (£)
Peter Clarke & Co	Dovehouse Drive	Wellesbourne	2	Bungalow	179,950
Connells	Bristol Way	Wellesbourne	2	Bungalow	199,950
Connells	Hammerton Way	Wellesbourne	2	Bungalow	199,950
Locke & England	Wagstaffe Close	Harbury	2	Bungalow	200,000
Peter Clarke & Co	Bristol Way	Wellesbourne	2	Bungalow	209,950
Connells	Cranwell Drive	Wellesbourne	2	Bungalow	210,000
Bairstow Eves	Birdhaven Close	Lighthorne Heath	2	House	129,950
Newman	Kingsley Road	Bishops Tachbrook	2	House	130,000
Loveitts	Birdhaven Close	Lighthorne	2	House	134,950
Crabb Curtis	Birdhaven Close	Lighthorne Heath	2	House	139,950
Connells	Elliott Drive	Wellesbourne	2	House	139,950
Connells	Garden terrace	Wellesbourne	2	House	142,500
Newman	Ivy Lane	Harbury	2	House	149,950
Peter Clarke & Co	Simmons court	Wellesbourne	2	House	149,950
Parker Mercer	Church Walk	Wellesbourne	2	House	150,000
Edwards	Fountain Gardens	Wellesbourne	2	House	154,950
Connells	Valletta Way	Wellesbourne	2	House	155,000
Connells	Duxford Close	Wellesbourne	2	House	159,950
Peter Clarke & Co	Manston Drive	Wellesbourne	2	House	159,950
Dixons	Simmons Court	Wellesbourne	2	House	162,500
Halifax	Dunstall Crescent	Bishops Tachbrook	2	House	164,950
housesnetwork.co.uk	Penfold Close	Bishops Tachbrook	2	House	169,950
Peter Clarke & Co		Ashorne	2	House	175,000
Edwards	Warwick Road	Wellesbourne	2	House	189,950
Dixons	Church Walk	Wellesbourne	2	House	200,000
Halifax	Wagstaffe Close	Harbury	2	House	229,950
Brian Holt	Sutcliffe Drive	Harbury	3	Bungalow	215,000
Connells	Stratford Road	Lighthorne Heath	3	House	129,950
Loveitts	Stratford Road	Lighthorne Heath	3	House	140,950
Connells	Birdhaven Close	Lighthorne	3	House	149,950
Connells	Southam Crescent	Lighthorne Heath	3	House	155,000
Connells	St Chads Road	Bishops Tachbrook	3	House	160,000
Halifax	Mill Lane	Barford	3	House	169,950
Connells	Birdhaven Close	Lighthorne Heath	3	House	169,950
Crabb Curtis	Mallory Road	Bishops Tachbrook	3	House	175,000
Connells	Loxley Close	Wellesbourne	3	House	175,000
Connells	Newbold Place	Wellesbourne	3	House	175,000
Peter Clarke & Co	Wyvern Close	Wellesbourne	3	House	179,500
Peter Clarke & Co	St Peters Road	Wellesbourne	3	House	184,950
Connells	Bettridge	Wellesbourne	3	House	185,000
hatched.co.uk	Frances Road	Harbury	3	House	189,950
Halifax	Leam Road	Lighthorne Heath	3	House	189,950
Peter Clarke & Co	Lancaster Close	Wellesbourne	3	House	189,950
Halifax	Willow Drive	Wellesbourne	3	House	189,950
Peter Clarke & Co	Hopkins Way	Wellesbourne	3	House	189,950
Connells	Mountford Rise	Lighthorne	3	House	199,950
Connells	Lancaster Close	Wellesbourne	3	House	199,950

Connells	Talbot Close	Wellesbourne	3	House	199,950
Sheldon Bosley	Ettington Close	Wellesbourne	3	House	199,950
Wiglesworth	Croft Close	Bishops Tachbrook	3	House	199,995
Connells	Neales Close	Harbury	3	House	200,000
Crabb Curtis	Bishops Close	Bishops Tachbrook	3	House	219,950
Wiglesworth	Hillside	Harbury	3	House	219,950
Newman	Sutcliffe Drive	Harbury	3	House	219,950
Knight & Rennie	Dovehouse Lane	Harbury	3	House	225,500
Peter Clarke & Co	Mill Lane	Barford	3	House	229,950
Wiglesworth	Chapel Street	Harbury	3	House	249,950
Brian Holt	Honiwell Close	Harbury	3	House	249,950
Wiglesworth	Binswood End	Harbury	3	House	249,950
Peter Clarke & Co	Sycamore Close	Wellesbourne	3	House	249,950
Bigwood	Church Street	Wellesbourne	3	House	269,500
Locke & England	Verdon Place	Barford	3	House	285,000
Edwards	Mountford Close	Wellesbourne	3	House	285,000
Brian Holt	Kingsley Road	Bishops Tachbrook	4	House	125,000
Crabb Curtis	Kingsley Road	Bishops Tachbrook	4	House	235,000
Crabb Curtis	Manor Orchard	Harbury	4	House	249,950
Peter Clarke & Co	Hotchkiss Close	Wellesbourne	4	House	249,950
Locke & England	Mill Street	Harbury	4	House	250,000
Peter Clarke & Co	Pembroke Gardens	Wellesbourne	4	House	255,000
Peter Clarke & Co	Beaufort Close	Wellesbourne	4	House	255,000
Peter Clarke & Co	Whitworth Close	Wellesbourne	4	House	269,950
Peter Clarke & Co	Bristol Way	Wellesbourne	4	House	275,000
Wiglesworth	Manor Orchard	Harbury	4	House	279,995
Edwards	Waterloo Close	Wellesbourne	4	House	285,000
ehB Residential	Mallory Road	Lighthorne Heath	4	House	289,000
Paul Twyneham	Parsonage Close	Bishops Tachbrook	4	House	295,000
Crabb Curtis	Hemmings Mill	Barford	4	House	299,000
Peter Clarke & Co	Warwick Road	Wellesbourne	4	House	299,500
Connells	Daniell Road	Wellesbourne	4	House	299,950

Type	Average (£)	Average - 5% (£)
2 bedroom bungalows	199,967	189,968
2 bedroom houses	159,468	151,494
3 bedroom bungalow	215,000	204,250
3 bedroom houses	201,510	191,434
4 bedroom houses	263,268	250,105