



BISHOP'S TACHBROOK HOUSING NEEDS SURVEY

**Survey commissioned by
Bishop's Tachbrook Parish Council
in partnership with
Warwickshire Rural Community Council**

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1. Summary of Results

Approximately 1,020 Housing Needs Survey forms were distributed across Bishop's Tachbrook parish and 234 forms were returned. This equates to a response rate of 23%, a rate considered to be good for a survey of this type.

Sixteen respondents expressed a need for alternative housing.

The specific needs are:

Rented

2 x 2 bedroom house
2 x 3 bedroom house

Shared Ownership

1 x 1 bedroom bungalow

Owner Occupier

3 x 2 bedroom house
7 x 4 bedroom house
1 x 4 or 5 bedroom house

2. Introduction

Bishop's Tachbrook Parish Council commissioned a local Housing Needs Survey in December 2013.

This information can be used to assess specific needs for affordable and market housing where such housing is provided in the parish. Such schemes could include small affordable housing schemes for people with a local connection to the parish or mixed schemes of market and affordable housing to meet wider needs, including local needs.

The survey form was essentially a standard document used in parishes across Warwick district and was delivered to every home in Bishop's 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 also explored.

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 and analysis of the completed forms took place in January 2014.

3. Planning Context

Government policy for planning, including planning for housing, is set out in the National Planning Policy Framework (NPPF) which was introduced in March 2012. Adopted Local Plan policies can only be taken into account where they conform to the policies in NPPF.

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

Policy RAP1 identifies five Limited Growth Villages of which Bishop's Tachbrook is one. Within these villages new market housing, or conversions, will only be allowed on previously-developed land within the village envelope where there is evidence of local need. However, the restrictive nature of this policy does not fully comply with NPPF and, therefore, the policy does not currently have much weight in determining planning applications.

Policy RAP4 sets out the circumstances where affordable housing schemes will be allowed within, or on the edge of, the built up area of a village. These schemes, known as "rural exception schemes", allow small developments of affordable housing to meet the needs of people with a local connection to the village. The need for the housing must be evidenced from a Housing Needs Assessment such as this survey. Rural exception schemes are only allowed where there are no other alternatives to providing the affordable homes. This policy conforms with NPPF.

Policy SC11 sets out the requirements for affordable housing on private development sites. In the rural areas of Warwick District developments of 3 or more dwellings will require 40% to be provided as affordable dwellings. These affordable homes should reflect the needs in a Housing Needs Assessment such as this. They would normally be offered, in the first instance, to people with a local connection. This policy currently conforms with the NPPF.

The Affordable Housing Supplementary Planning Document (SPD) sets out more detailed information on the provision of affordable homes – whether through Section 106 Agreements (to provide an element of affordable housing on market development sites) or through rural exception schemes. It sets out the criteria to be met for rural exception schemes, the standards required for affordable homes and the criteria to be met by future occupiers of homes in rural exception schemes. These are:

- 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.

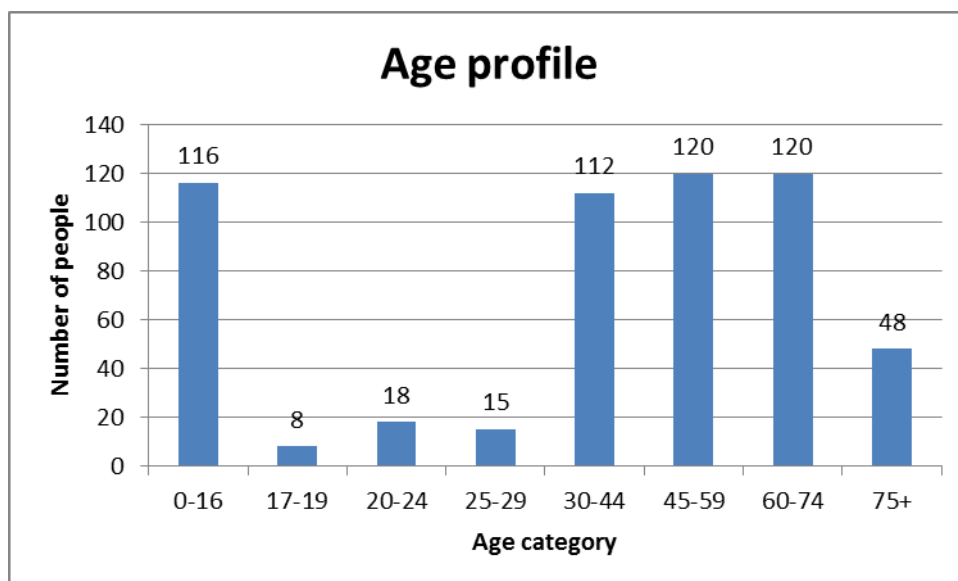
At the time of publication of this survey the adopted Local Plan was being reviewed. The Revised Development Strategy (June 2013) identified Bishop’s Tachbrook as a Primary Service Village capable of accommodating between 100 and 150 homes. The Village Housing Options and Settlement Boundaries (November 2013) identified a number of potential housing sites in Bishop’s Tachbrook, of which one was identified as the Council’s “preferred option”. The Draft Plan was due to be submitted to the Secretary of State for Communities and Local Government in Spring/ Summer 2014.

4. Results – Contextual Information

A total of 234 survey forms were returned equating to a response rate of 23%. This response rate is considered to be good for a survey of this type because people generally only respond to express a housing need or to state opposition to the idea of a housing scheme.

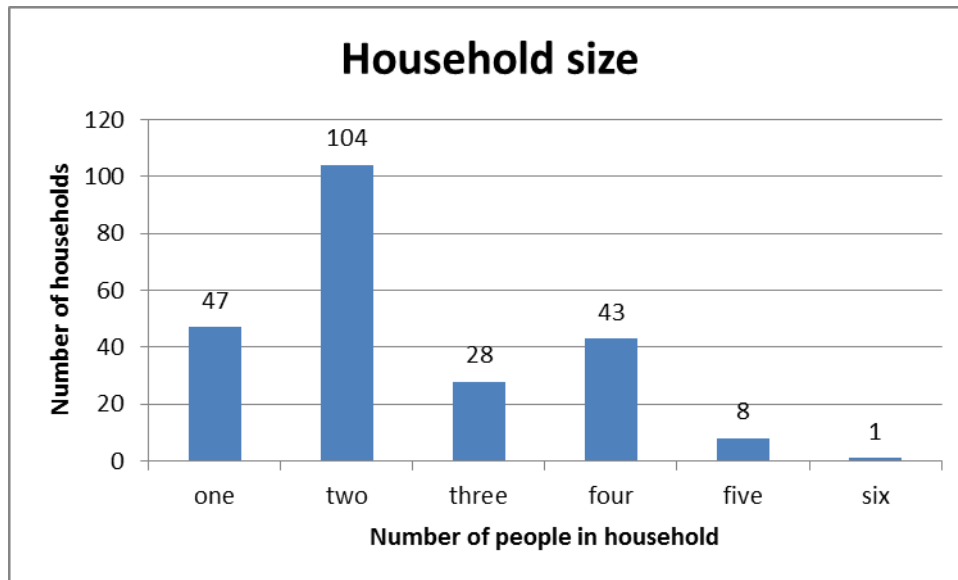
i) Age Profile (231 responses)

The following chart shows the age profile captured by the survey returns. The chart shows an ageing population with 288 out of the 557 people aged 45 and above, although there are 116 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.



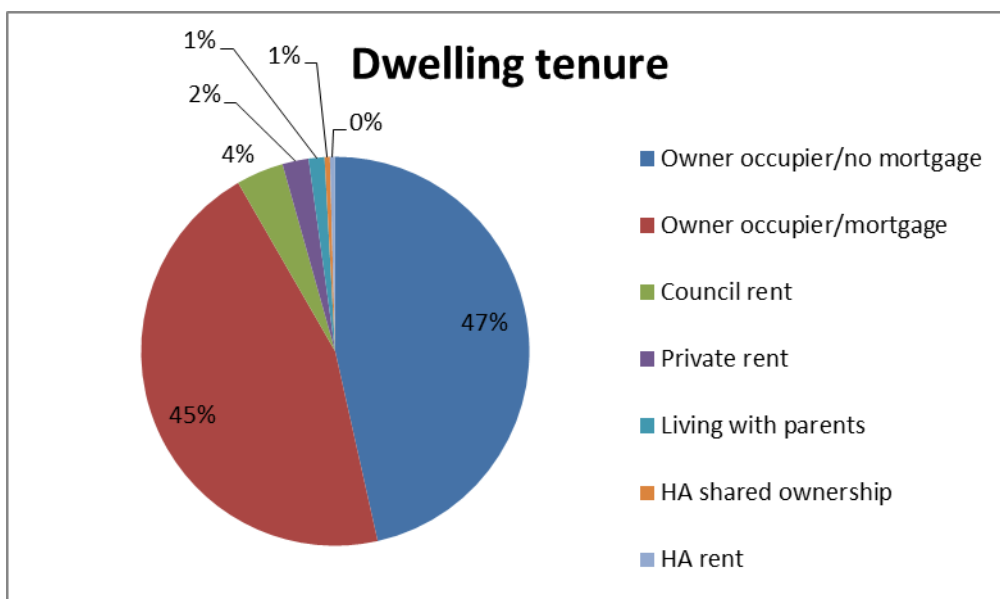
ii) Household Size Profile (231 responses)

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 2.41 people, slightly lower than the Census 2011 figure of 2.5.



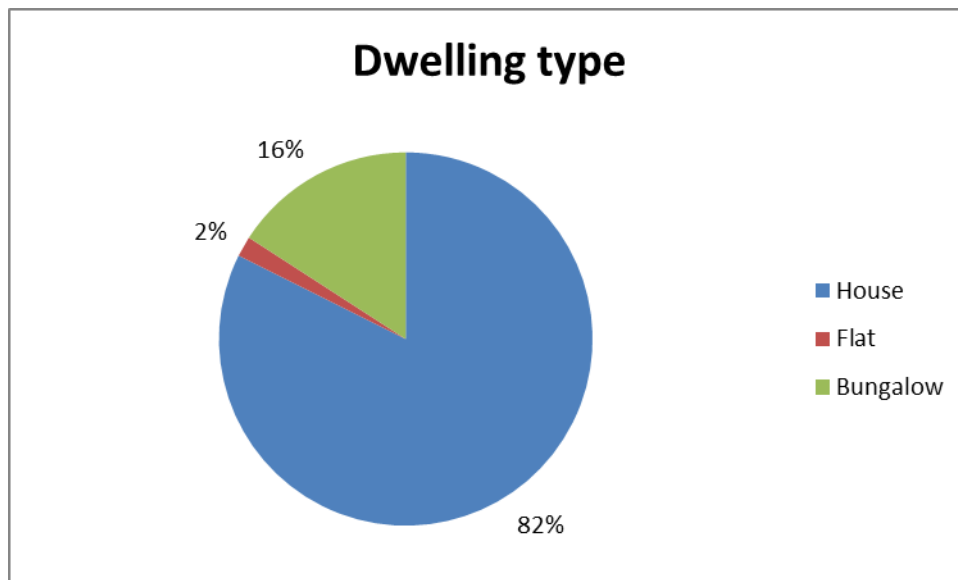
iii) Dwelling Tenure Profile (228 responses)

The following chart shows the dwelling tenure profile for survey respondents. In a pattern typical for villages across Warwickshire owner-occupiers represent 92% of the total. Tenures traditionally considered to be within the 'social sector' represent 7% of the total.



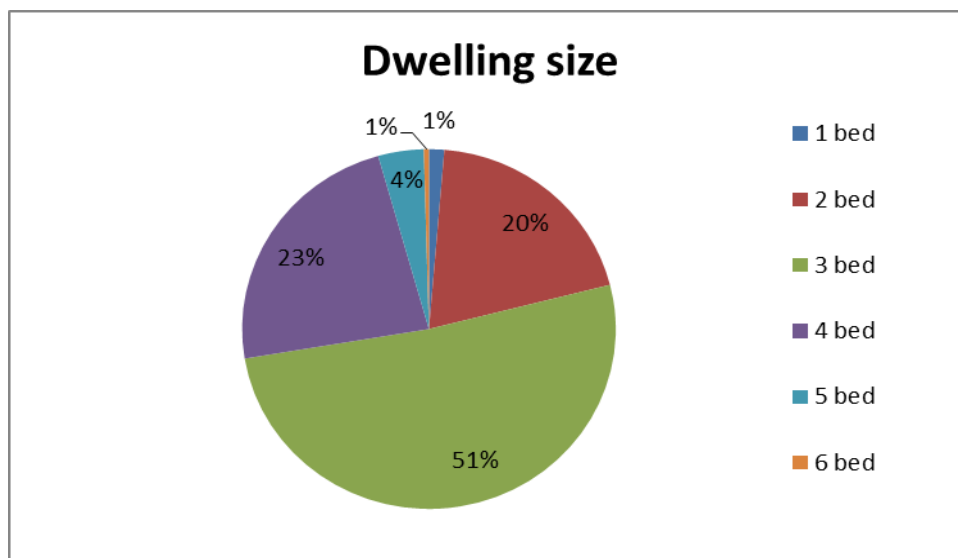
iv) Dwelling Type Profile (227 responses)

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



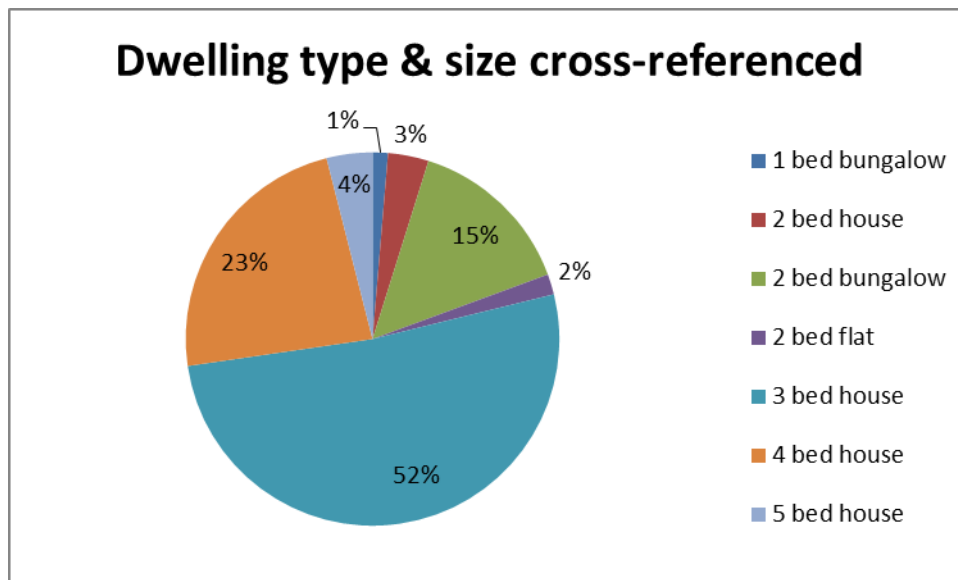
v) Dwelling Size Profile (228 responses)

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



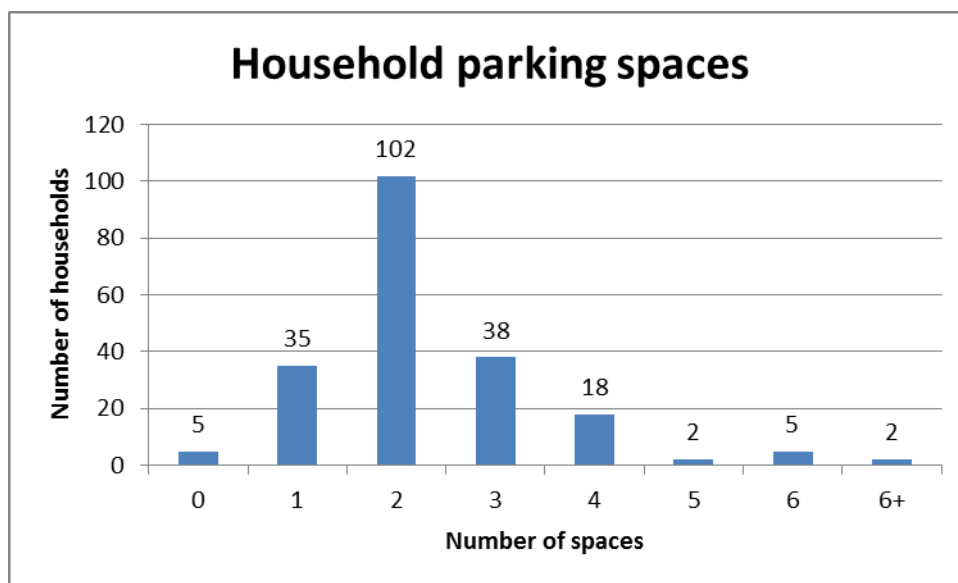
vi) Dwelling Type & Size Profiles Cross Referenced (227 responses)

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 within the parish.



vii) Number of parking spaces (207 responses)

This chart shows the number of parking spaces per household and shows a dominance of households with two parking spaces.

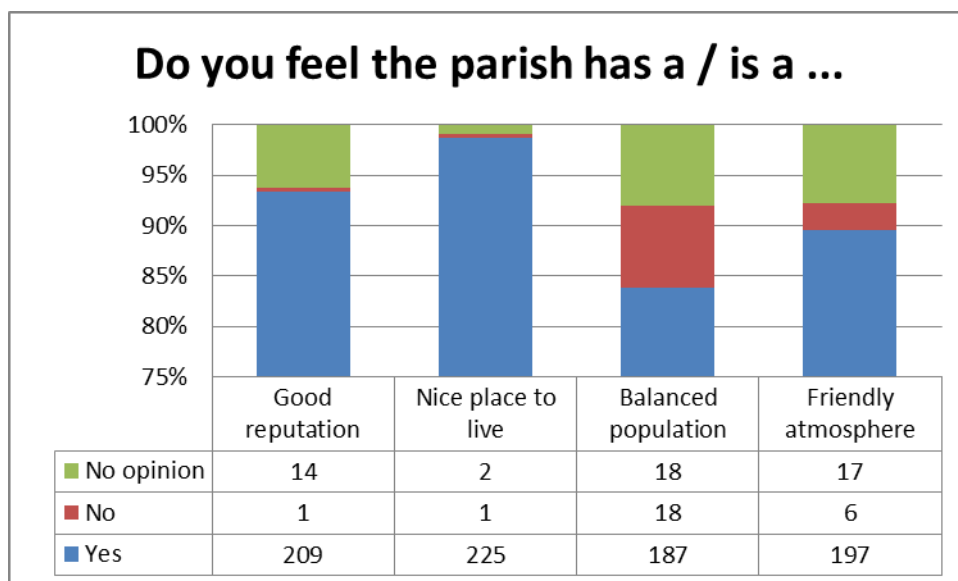


viii) Life in the Parish : Positive / Negative Aspects

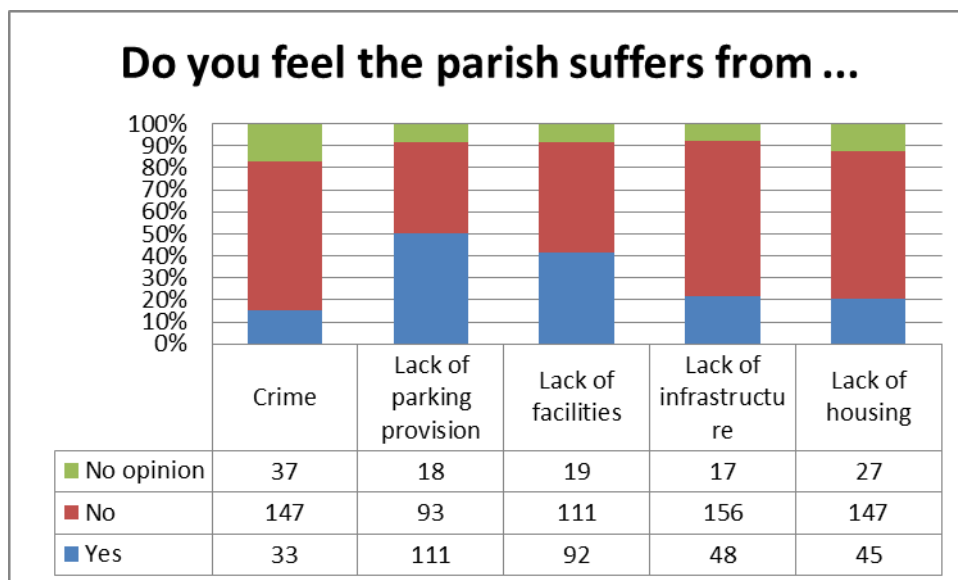
The survey respondents were asked a series of questions relating to the perceived benefits and disadvantages to living in Bishop’s Tachbrook parish. This was done to build-up a picture of life in the Parish and also to identify any issues / problems which could threaten the long-term sustainability of 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 below shows the respondents' views about the benefits to living in Bishop's 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 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 there was a problem with crime, a lack of infrastructure or a lack of housing. Respondents were closely divided on whether there was a lack of parking provision or a lack of facilities.



As part of the survey, respondents were invited to elaborate on their views regarding a lack of local facilities, a lack of infrastructure and a lack of housing.

Lack of Facilities – comments:

- A skatepark. Big enough surgery.
- Evening transport.
- Another school (10-18 age group), sports hall.
- Better 7 day bus service.
- Better local shops eg.grocers. Better use of social club for children.
- Better shops (x6 shops).
- Fresh produce.
- Bigger doctors facility, no youth centre.
- Cafe, community hall suitable for children.
- Chemist and butchers.
- Chip shop, good quality food/grocery store.
- Cafe, larger shop.
- Community centre / village hall (x21 comments).
- Post office (x22 comments).
- Decent village general store (x5 comments).
- Facilities for teenagers.
- Facilities that encourage different elements of the community to come together, eg. a community centre/cafe/open air spaces of a different nature.
- Family pub, more family entertainment.
- Fibre broadband.
- Food - take away (x2 comments).
- Free ATM.
- Full time doctors surgery.
- Good local shop, community store.
- It is difficult to get your children into your choice of school.
- Lack of doctors opening hours. Concern over school places.
- Lack of lighting & Warwick Gates cycleway.
- More comprehensive opening hours for doctors, no pharmacy.
- More shops & facilities for young people
- More sports facilities (x2 comments).
- Need for better full doctors & also better shops by the church. Whole 'parade' of shops not put to use.
- No parking outside school. No newspaper deliveries any more.
- No good general shop. No library.
- Adequate bus service.
- Frequent bus services - L/Spa, Warwick inc Hospital, & L/Spa Station.
- Primary Schools.
- Pub (x3 comments).
- Recreational/sports facilities, meeting space, broadband.
- Regular buses at peak times. There is no service direct to Warwick.
- School places appear to be an issue most years.
- School places. Off road parking.
- School too small to support children from village. Places being taken by children outside of the community. Needs youth centre to keep children off

streets at night.

- Schools.
- Shop - grocer/butchers.
- Shopping and family area.
- Shops ie. Chemist.
- Shops of quality.
- Community space.
- Shops (x14 comments).
- Roads.
- Better park facilities/toilets.
- Sports (x2 comments).
- Teenager facilities.
- There is only one shop and one hairdressers. Lack of play area for those further from the meadow.
- Table tennis facilities.
- Village shop is still poorly run with bad quality stock and produce.
- Warwick Gates should have had a better 'village centre' eg. Dickens Heath, Solihull.
- We do not need a centre at St. Chads church.

With many respondents requesting a post office, community centre/village hall and better/more shops these might be considered pertinent issues.

Lack of Infrastructure - comments:

- Areas of low pressure - water mains.
- Better broadband connection due to bad telephone lines!
- Better/faster internet.
- Broadband (x3 comments).
- Broadband still not great (speed) (x2 comments).
- Broadband/fibre optics.
- Cable connectivity (x3 comments).
- Cable TV + Broadband (x2 comments).
- Communications.
- Communications for internet not good.
- Cycle ways & public footpaths.
- Electric car charges on allocated spaces.
- Faster fibre optic broadband available.
- Fibre-optic broadband (x3 comments).
- High speed broadband (x7 comments).
- High speed broadband is limited, some mobile networks poor.
- Cycle routes (to Harbury, Oakley Wood).
- I believe the road system is at capacity.
- Lack of energy resilience.
- No cable for phones + T/V.
- Phone line needs upgrading.
- Power - too many power outages, three times in 6 months.
- Requires better traffic control inside junctions to maintain roads.
- Requires better traffic speed control & control of exit junctions.

- Roads - Europa Way + roads to M40 need to be dual carriageway.
- Sewage pipes, drains & water pipes need upgrading. More buses in early morning & late afternoon and evening.
- Slow broadband (x3 comments).
- Transport public.
- Water can be affected particularly at times of any building work.
- Water pressure low & sewage disposal undersized.
- Water pressure still not good at top of village.
- Water, internet.

Lack of Housing – comments:

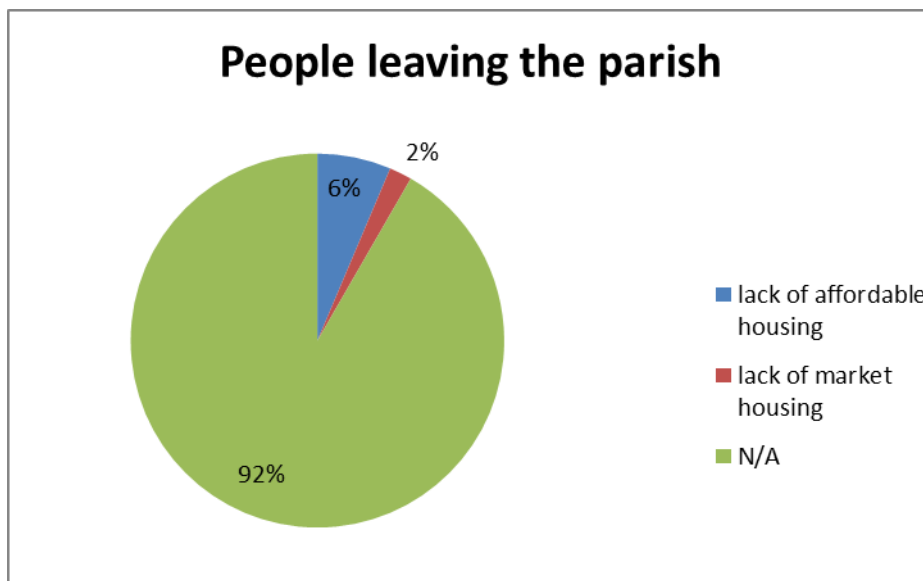
The order of these comments attempts to reflect emerging themes.

- All of the above only relevant to the village, the Parish boundaries must be redrawn.
- 3 Bed with parking for 2 cars.
- 3 bedroom houses.
- 4 bed properties.
- 4 bedroom houses for growing families.
- 4/5 bed houses.
- 4+5 bed detached affordable.
- Lack of 4+5 bedroom houses.
- Detached homes.
- Large families homes, starter homes and retirement homes.
- Large family houses - 4 bedrooms, detached plus parking.
- A small number (around 50) of affordable housing for local first time buyers, road infrastructure + services not equipped for large scale development of a village environment.
- Affordable 2 bed, £150,000 - £200,000 but not part ownership type.
- Affordable for local residents who wish to live in the village (x2 comments).
- Affordable homes (x2 comments).
- Affordable smaller housing, possibly bungalow type suitable for down-sizing.
- Affordable, had to move to Whitnash.
- Any.
- Bungalows - 2 bedroom.
- Bungalows, plus number of homes for the aged.
- Bungalows/aging population not wishing to move from village.
- Affordable for first time buyers (x2 comments).
- First time homes.
- Starter homes for young adults @ affordable prices (x2 comments).
- Young people.
- Starter housing (affordable)
- Low cost + 1st time buyers
- Could do with a few starter homes for young couples and more OAP bungalows.
- Flats.
- For OAP's and "local" young couples.
- General mix of all types (which is why prices are so high). Supply and demand.

- Inexpensive. The house I rent has doubled in value in 10 years, my wages haven't.
- Just need affordable housing for our children + older parents (OAP's). Not vast housing estates.
- Lots of 3 bedroom, lack of 1,2,4, 5+ bedroom properties.
- More affordable housing for young people. More provision for older people. Some more larger 4 bed houses.
- More homes people can afford, more homes, sheltered & independent for older people, land for self build homes.
- No more development.
- Retirement housing, bungalows. 4+ bedroom private housing.
- Sheltered housing - loss of bungalows which are being extended upwards.
- Should only be for locals not Coventry overspill.
- Small affordable + retirement accommodation.
- Social.
- Social & retirement.
- Social 2-3 bedroom housing as 2-3 beds. Shared ownership 3 beds.
- Young + Old.

ix) People Leaving the Parish (204 responses)

The chart below shows the number of households where someone has left the parish in the last 5 years because no suitable affordable or market housing was available. The chart shows that this has occurred in 7% of respondents' households.



x) Improvements to Parish Amenities

Respondents were asked what improvements to parish amenities they would support. The order has been re-arranged to reflect the amenities in order of support.

	No. of responses
extension of cycle way to Oakley Wood	157
new layout of village centre roads to improve parking & slow traffic	128
refurbishment of Sports & Social Club community room	120
repairs to all weather playing pitch	106
installation of new bus shelters on Oakley Wood Road	105
new play equipment on St Chad's Green (young children)	88
construction of community centre	87
upgrade changing room facilities on the Meadow	81
parking next to all weather pitch on the Meadow	68
new play equipment on Crossroads park, Warwick Gates	51

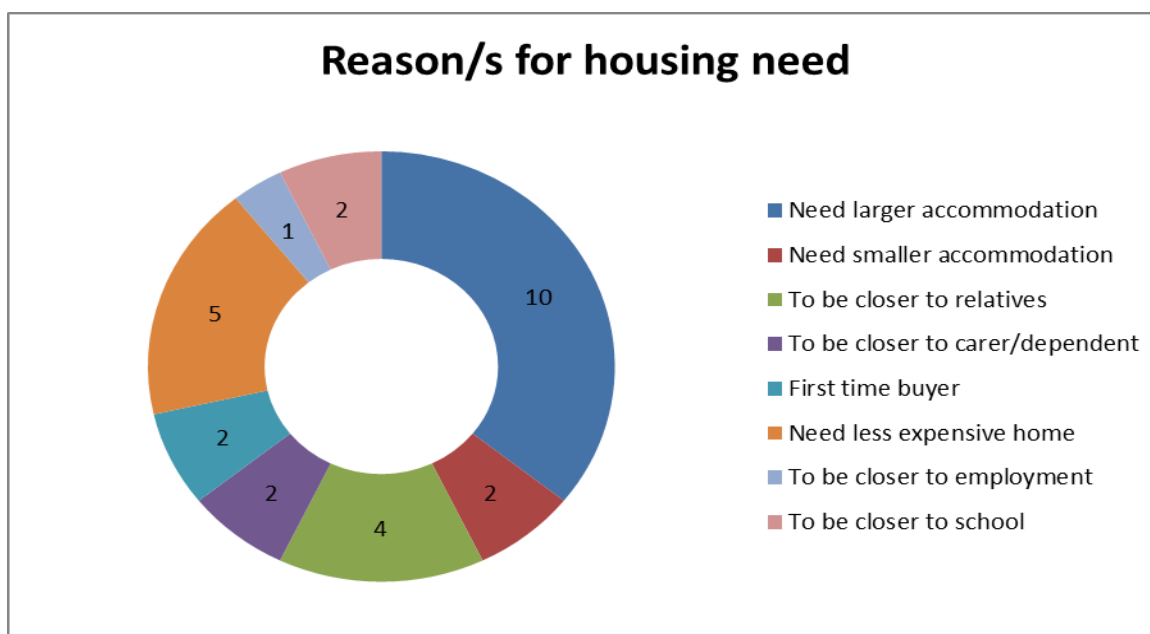
5. Results – Housing Needs Information

Out of the 234 responses to the survey, 16 individuals / households expressed a need for alternative housing.

This section provides a breakdown of information from the 16 respondents.

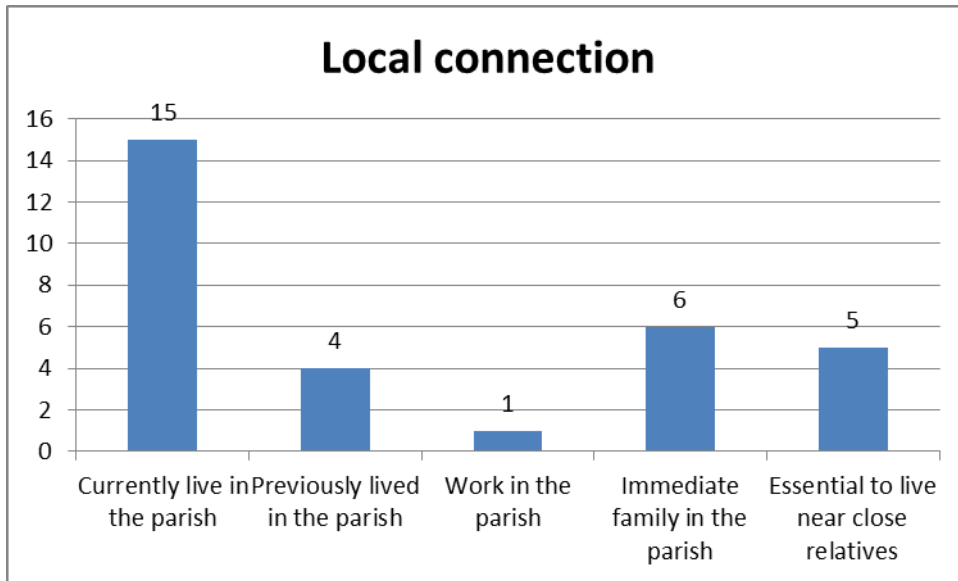
i) Reason(s) for Housing Need

The following chart shows the reasons for the respondents' housing need.



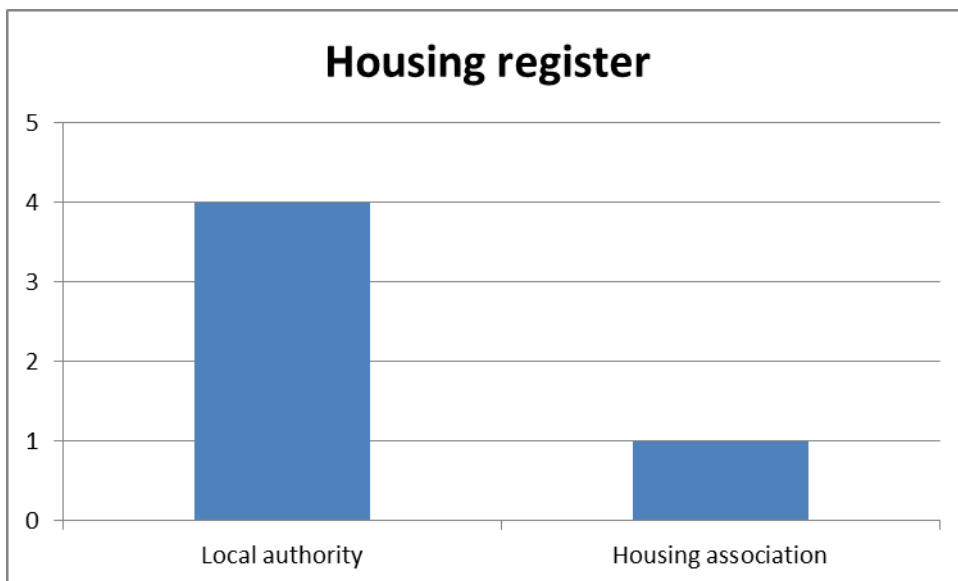
ii) Local Connection

The chart below shows the local connections that the respondents have.



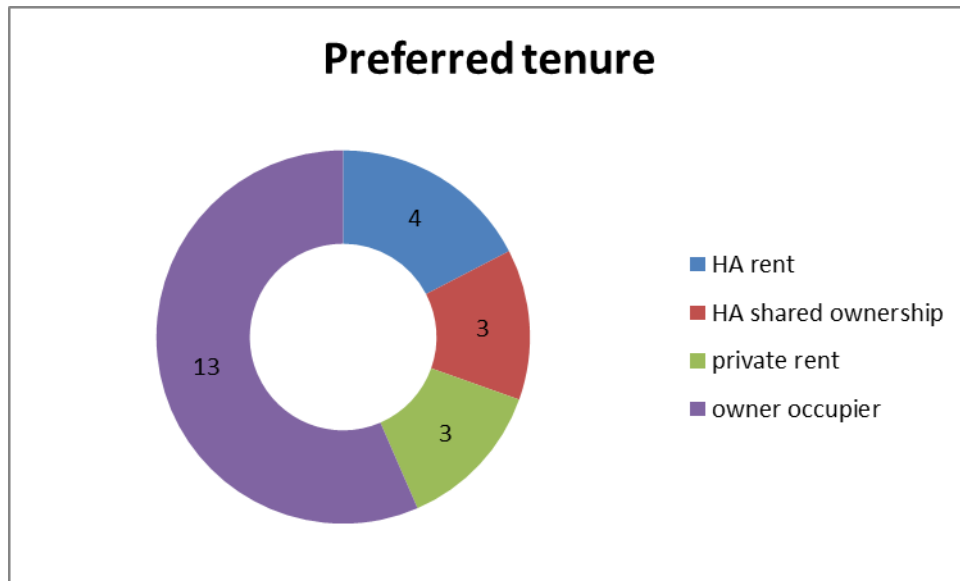
iii) Waiting List

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



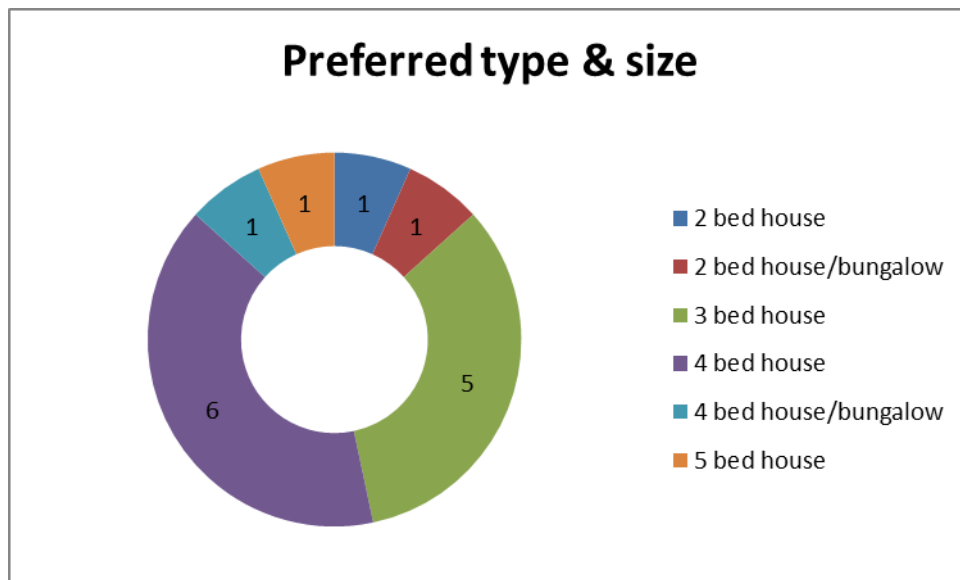
iv) Preferred Tenure

The preferred tenures of the respondents are shown in the chart below. Some respondents expressed a preference for more than one type of tenure.



v) Preferred Type and Size

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 16 respondents.

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 as demonstrated through the research shown in 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.

Local connection verified	Actual Tenure	Actual Type/Size
Yes	Owner occupier	4 or 5 bed house
Yes	HA rent	3 bed house
Yes	Owner occupier	2 bed house
Yes	Owner occupier	4 bed house
Yes	Owner occupier	4 bed house
Yes	Owner occupier	2 bed house
Yes	Owner occupier	2 bed house
Yes	Owner occupier	4 bed house
Yes	HA rent	2 bed house
Yes	Owner occupier	4 bed house
Yes	HA rent	3 bed house
Yes	Owner occupier	4 bed house
Yes	HA shared ownership	1 bed bungalow
Yes	Owner occupier	4 bed house
Yes	Owner occupier	4 bed house
Yes	HA rent	2 bed house

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

7. Conclusions

There is a need for 16 new homes in Bishop's Tachbrook for local people.

The specific needs are:

Rented

2 x 2 bedroom house

2 x 3 bedroom house

Shared Ownership

1 x 1 bedroom bungalow

Owner Occupier

3 x 2 bedroom house

7 x 4 bedroom house

1 x 4 or 5 bedroom house

8. Recommendations

The emerging Warwick District Local Plan identifies Bishop's Tachbrook as a Primary Service Village which can accommodate up to 150 dwellings. The housing needs identified in this survey should be accommodated within the site (or sites) coming forward to meet the Local Plan requirement for Bishop's Tachbrook.

If sites fail to come forward, or the adopted Local Plan does not make provision for more housing in the village, then the affordable housing needs could be provided in a rural exception site (a site not normally suitable for housing in planning terms, but where an exception could be made for affordable housing).

Any affordable housing that is intended to meet the needs identified in this survey 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

9. Contact Information

Sarah Brooke-Taylor, Rural Housing Enabler
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Wellesbourne CV35 9EF
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Mrs C Hill
Clerk to Bishop's Tachbrook Parish Council
Gaydon Fields Farm
Gaydon CV35 0HF
Tel: 01926 641220
Email: parishclerk@bishopstachbrook.com

Appendix A.

Housing Needs Survey for Bishop's Tachbrook 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"/>

Postcode of your property	<input type="text"/>
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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="checkbox"/>	(please specify)					

Number of bedrooms (please tick)

1	<input type="checkbox"/>	2	<input type="checkbox"/>	3	<input type="checkbox"/>	4	<input type="checkbox"/>	5	<input type="checkbox"/>	6	<input type="checkbox"/>	6+	<input type="checkbox"/>
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Number of parking spaces (please tick)

1	<input type="checkbox"/>	2	<input type="checkbox"/>	3	<input type="checkbox"/>	4	<input type="checkbox"/>	5	<input type="checkbox"/>	6	<input type="checkbox"/>	6+	<input type="checkbox"/>
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Q3: Life in the parish

Do you feel the 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 parking provision?			
Suffers from a lack of facilities?			
If yes, what facilities?			
Suffers from a lack of infrastructure (e.g. water, power, communications)?			
If yes, what infrastructure?			
Suffers from a lack of housing?			
If yes, what type of housing?			

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	
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What improvements to parish amenities would you support (please tick all you support)?

extension of cycle way to Oakley Wood	
construction of a community centre	
refurbishment of the Sports & Social Club community room	
repairs to all weather playing pitch	
upgrading of changing room facilities on the Meadow	
parking next to all-weather pitch on the Meadow	
installation of new bus shelters on Oakley Wood Road	
new layout of village centre roads to improve parking and slow traffic	
new play equipment on St Chad's Green for young children	
new play equipment on Crossroads park, Warwick Gates	

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 parish?	<input type="checkbox"/>	If so, for how long?	<input type="text"/>	years
Previously lived in the parish?	<input type="checkbox"/>	If so, for how long?	<input type="text"/>	years
Work in the parish?	<input type="checkbox"/>	If so, for how long?	<input type="text"/>	years
Immediate family in the parish?	<input type="checkbox"/>			
Is it essential to live near close relatives in the parish to give/receive support? Yes / No				

Q7: Housing register

Are you on a housing register?

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

Q9: Specific housing needs

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

Q10: Type of housing needed

Housing tenure (please tick)

Housing association rented *	<input type="checkbox"/>	Private rented	<input type="checkbox"/>
Housing association shared ownership *	<input type="checkbox"/>	Owner occupier	<input type="checkbox"/>

* See back page for definition of housing association rented & shared ownership

Housing type (please tick)

House	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>	Flat/apartment	<input type="checkbox"/>
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Number of bedrooms (please tick)

1	<input type="checkbox"/>	2	<input type="checkbox"/>	3	<input type="checkbox"/>	4	<input type="checkbox"/>	5	<input type="checkbox"/>	6	<input type="checkbox"/>	6+	<input type="checkbox"/>
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Q11: Financial information

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

Up to £14,999		£15,000-£19,999		£20,000-£29,999	
£30,000-£39,999		£40,000-£49,999		£50,000-£59,999	
£60,000-£69,999		£70,000-£79,999		£80,000-£89,999	
£90,000-£99,999		£100,000+			

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

Up to £125,000		£125,000-£149,999		£150,000-£199,999	
£200,000-£249,999		£250,000-£299,999		£300,000-£349,999	
£350,000-£399,999		Over £400,000			

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

Maximum mortgage (assume 3 x income)	£
Equity in existing home	£
Savings	£
Other	£
TOTAL	£

Thank you for completing this form.

Please return in the FREEPOST envelope by Saturday 14th December 2014

If you have any questions regarding this survey or you require additional forms please contact Sarah Brooke-Taylor, Rural Housing Enabler at Warwickshire Rural Community Council, Warwick Enterprise Park, Wellesbourne CV35 9EF.
Telephone: 01789 842182 or email: sarahbt@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.

Additional information on property types:

Housing Association rented properties would be available to people with a strong local connection and at an affordable rent. A housing association would retain ownership of the rented properties and there would be no 'Right To Buy' available to tenants.

Housing Association shared ownership is a 'middle ground' between renting a property and full ownership. A 'shared owner' buys a share of the property, typically 50% initially, and pays rent to the housing association on the remaining share. The housing association always retains a share of the property and in this way can uphold any local occupancy restrictions.

A shared owner can usually increase their share of the property up to a certain limit but they are not able to buy the property outright. If the property is later sold, it is valued and the shared owner receives their share of the sale price, therefore benefiting from any increase in the value should this occur.

WRCC is a registered charity No.1081017 and a Company Limited by Guarantee in England and Wales No. 3930819

Appendix B.

Respondents were invited to provide 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.

- I strongly support the improvement of changing facilities/all weather pitches & could possibly provide assistance if necessary.
- Takeaway shop.
- Would be nice to see empty shops filled & perhaps rates need to be reduced.
- I have two children (both under 6) and would support the provision of play equipment on St Chads green as it is quite a long walk to the meadow from my home with the children and I don't think that it is appropriate to use my car for this journey.
- We do not need a new community centre. Just refurbish the sports and social club!
- Better & safer crossing points are needed at Mallory Rd for school children to safely walk to school (or cycle). Parking around the school/whole of Kingsley Road needs addressing & planning.
- All above are only relevant to the village itself and are irrelevant to the rest of the Parish. It is a nonsense that Warwick gates is included in this.
- A direct bus route Warwick.
- Most of the above concern Bishop's Tachbrook villagers, rather than Warwick gates residents. Our main concern is the very high level of houses proposed to this area south of Leamington.
- Too much speeding traffic on Mallory Rd, in rush hour, people use village as a short cut.
- We are strongly opposed to any further building of houses in Bishops Tachbrook, especially 'affordable' housing. We moved to the village because we wanted to live in a quiet, rural location with a mixture of older and younger neighbours. We work extremely hard to afford our mortgage and don't think 'affordable' housing is necessary. The house prices are reasonable and hard-working professionals (like us) are able to afford to live here. People who invest in their homes stay longer and get more involved in village life which is a very important aspect of living here.
- Not sure village needs enlarging with 12,000 houses being built just a gypsy camp away.
- Seems to be an increasing volume of through traffic.
- I moved to the village so I wasn't surrounded by housing estates and always had a view of the countryside. More housing (too much) will spoil this and the increase in people and cars/traffic will be intolerable - its bad enough now! I shall move out of the village if I end up living on an "estate".
- Would also like to see improved parking in residential roads.
- Extension of cycleway to Oakley Wood - only if cyclists could be made to use it. At present about 20% of cyclists travelling between the Leopard and Harbury Lane use the cycle path, the remainder use the road. Construction of community centre - not needed!

- If you are adding houses to the village of Bishop's Tachbrook, have a long hard look at the type of properties already existing to ensure you keep a good balance (ie. Terraced/semi detached and detached). In my opinion the village was spoilt in the 1960's and 1970's by the design of the 'estates' that were added, just about everything was terraced and semi's in the style of that era. Add homes with a bit of character and reasonable gardens. Also - get a large roundabout put in on the Banbury Road/village T junction.
- The proposed church hall would be a waste of resources and would create a much greater parking problem whilst not supplying any particular need.
- Parking on St Chads Road could do with improvement as it is getting hap-hazard and turning it into a single file road.
- This survey has obvious difficulties in that the Parish is split between B.T. and Warwick Gates and the status/needs are quite different. Being in W.G. I can't really comment on the above amenities + those in B.T. Won't appreciate the growing parking problems in W.G. for instance. I wonder how useful it really is?
- Generally I have no opinion on the suggested amenities, but as a cyclist I can see no use in a cycle road to Oakley Wood. What can you do at the end of it? On the other hand upgrading the footpaths through Oakley Woods as a cyclepath, allowing access to Wasperton Lane would be beautiful as would a cycle route from the village to the top of Hareway Lane avoiding the Banbury Road.
- Poor water pressure and broadband. Warwick Gates has had a bad effect on this village re water supply, school parking. Destroying rustic charm.
- Make more of green next to Church Lees, enhance to make it a proper centre of the village - flowerbeds, sculpture, memorial.
- Make the Green opposite Church Lees the focal centre of the village. Could construct garden add sculpture or pond to it, make a proper heart of the village.
- All the above would benefit some section of our community and therefore the community needs to support them as a whole. It is up to the parish council and others to prioritise.
- Believe a survey should be conducted to answer what kind of 'age related' properties/accommodation would attract elderly home owners to sell-up and buy/rent the newly provisioned homes/accommodation - freeing up MANY properties under utilised. Include single professional needs. If any additional properties are to be built, tell us what size/style of property (ie high (level) specification apartments), which you'd happily sell-up your current 3/4/5 bedroom home, to move to the newly built 'high spec' property of your choice. The objective is to free-up properties, if possible, where couples and single adults whose children have left home, or have lost their spouse and would ideally 'downsize', if only suitable properties were/are available.
- Parking is a nightmare and nothing else should be built without provision for 2 cars per household. Buses are infrequent and expensive. Oakley Wood Rd needs speed cameras!
- Shops could look smarter and upgraded, unoccupied shop on end of row an eyesore!!
- No more development. Do not spoil a lovely village.
- Please do not start meddling with our roads!!!
- St Chad's community centre is neither required or wanted by the village population, permission should be given to use the village centre as a construction site. Permission to build this time should be revoked.

- We live on Warwick Gates so do not feel part of Bishop's Tachbrook Parish as we are remote from Bishop's Tachbrook as the improvements to parish facilities are not relevant & useful to us.
- Any extension to the village needs to be accompanied with a big improvement to the water supply, an enlargement to the school and traffic calming especially on the south side of Mallory Road , from the Banbury Road. I am sure any extension to the village will be taken up by Gaydon employees and not people from the village families.
- Waste bin by bench on Mallory Rd. Extra parking on Mallory Rd.
- Only very small scale building of homes in village areas.
- The village should contribute to satisfy the growing need for housing but it needs to be of a scale to allow a village environment (+community identity) to be retained.
- Bishop's Tachbrook is a pleasant safe village to live in. It has a good community feel and people move here to get away from towns. People do understand that a few new houses need to be built for both sale & rental. We do not however need our conservation village swamped.
- The village needs a small amount of properties to be built which are affordable for 1st time buyers or single people. An elderly (possibly Warden controlled) building is also required for people to purchase to free up more houses in the village. It would also apply to rental properties + free up rented/council accommodation for single people. Local village people should be given priority for council/rented accommodation instead of non-locals!
- Community centre yes. Church centre no.
- Is St Chad's green a safe place for young children to play? Any equipment would need to be in keeping with the Conservation Area. Would the grass area on St Chads Road not be safer?
- Pedestrian crossing from village green to near shop.
- 1) Market & social retirement homes are needed so retired couples do not have to leave village to downsize. 2) Traffic calming measures for Mallory Rd and Church Hill.
- All footpaths, alley ways etc to be upgraded for wheelchair users and push chairs, prams.
- I find that traffic by the Church is too fast. Crossing the road from the church side requires a degree of caution with the blind bend hiding oncoming traffic.
- I don't believe any new housing is needed within the Parish and that all the farm land should be left for farming, not housing.
- Speed of traffic through village particularly St Chads is just an accident waiting to happen. No parking for church events forces cars onto neighbouring roads. Have never used the social club/community centre. Evidence of drug use/dealing round church.
- We would welcome any measures to slow down traffic entering the village.
- Extension of cycle way/footpath to Oakley wood. More traffic calming/slowing measures required on Mallory road.
- New layout for parking in Kingsley Road as school bus and bigger traffic has better access. Lighting to sports and social club.
- Safer access onto Banbury Road from Malory Road during rush hour.
- The current area suffers greatly from a lack of amenities and infrastructure. There are far too many people in the area relying on a lack of amenities. Traffic levels are also unacceptable in the area due to too many people and many

routes being 'rat runs' for Warwick, Leam and the M40.

- A community centre is not needed as there is perfect space in the Sports & Social Club. And if space is needed there is a perfect double fronted shop where the newsagents used to be in Wychwood Close.
- I feel that we need to keep village shape to help keep character & village life.
- Village could do with improvements to the junction of Mallory rd/Banbury Rd so that access and exit is safer. Bus service is poor or non-existent at times when people may want to travel to work, or evenings when they may wish to travel to Warwick or Leamington.
- Take grass verges out of Kingsley Rd & widen it for school bus + parking.
- Infrastructure ie. Roads, rail, most of Warwick, Leamington and surrounding areas already suffer from peak times grid lock, before any more housing is considered, the roads need to be in place before NOT AFTER the build! If so many new houses are required, why not look at a total new village/town and make sure it is a place where roads & rail are easily accessed.
- The village has improved quality greatly over the last 30 years. It should not be ruined by further large scale housing or gypsy sites.
- A footpath along Oakley Wood Road from B4100 to village.
- Bishop's Tachbrook has retained its village quality and not become a sprawling development, let's leave it like that.
- Community centre should be community owned and run, not church based.
- Only moved to the village 2 months ago and made very welcome by the street.
- Traffic reduction/speed control is a priority, stop people using the village as a shortcut, the proposed St. Chad's centre is the best way forward for a community centre and should be fully supported/speeded up.
- More use should be made of the sports + social club facilities, or extend them, rather than build a hall adjacent to the church. Parking facilities are inadequate in the village centre to support the proposed Church hall.
- Any improvements to speeding traffic travelling along Oakley Wood Road and Mallory Road would aide the school run. Crossing these roads are very dangerous currently.
- Increased traffic, lack of parking and lack of school places is already an issue in this area. If more houses are allowed, the resultant increase in the population is only going to cause more problems.
- Lollipop man/lady reinstated @ Mallory Rd crossing. Urgent need for improved traffic calming measures through village. Pavement needs widening along Mallory Rd. Play areas @ Meadow needs new equipment for older children and fencing around it due to dog fouling - I do not let my children onto the Meadows because of this issue.
- We need a community centre that will be available for all residents of all ages. It needs to be at the centre of the village as it is easily accessible.
- I have a big concern regarding number of new houses expected to be approved by WDC and where children will go to school. We are on Warwick Gates so edge of catchment and I am concerned we will be pushed out of the community if new houses are built.
- I wanted to answer 'No' above not 'Not Applicable' because I think it is very applicable & relevant than no one has had to leave the Parish.
- Road layout is ample. There are no issues re parking/traffic speed etc.
- Would support additional houses if built to support locals needs and not if built

just for profit of big out of town building contractors.

- Day/evening educational + social opportunities.
- Poor roadside parking makes driving round the village quite dangerous ie. Cars parked near the top of the hill in Mallory Rd. Double yellow lines in strategic areas would help to stop this and also keep parked cars on one side of certain roads as cars parked on either side of many roads make them almost impassable at times.
- Community centre should be @ sports & social club on the Meadow. Good existing spot and enough room to extend building without any consequences to surrounding properties.
- The church centre will provide a centre for community to use. It would be great to have footpaths around the parish sign posted well so that we could use them . The footpaths over fields etc.
- If the parish council seeks to expand the village with more housing they will have a negative effect on:- the community spirit, traffic problems will occur, safety will be compromised, domestic services will be stretched beyond the level of acceptable. We will also fight against the building of the St Chads centre, this is purely just for profitable gains within the church and the community as a whole would be better served looking at how best to use the sports and social club to better effect. The church and parish council should be ashamed!!
- In a perfect world we would do all of the above. The priority should be facilities for teenagers.
- The Mallory Rd/Banbury Road junction needs urgent attention. There needs to be some sort of traffic control installed. Too many speeding motorists on Banbury Rd & too many accidents on that junction.
- We need better access to the landscape around the parish. Footpaths to the east of the village are non-existent.
- Can something be done with the brook to make it a feature of the village? Ie. Widen it/landscape/introduce a wide path along it's edge with borders + connect the path to other footpaths. (A bit like the paths at Warwick gates).
- Toilet facilities needed on meadow - payable if necessary. Outdoor gym at Meadow would be great for all ages.
- Thousands of more homes in our parish will make it a very different place to live. Personally this will be a negative factor and I will move to a quieter & less populated location nearby. I really enjoy the current balance of semi-rural living in a close but quiet community, it has been my choice to live here the past 11 years and my desire is that it stays this way.

Appendix C.

Property Search on 23 January 2014 - Bishop's Tachbrook, Wellesbourne, Lighthorne Heath, Lighthorne, Radford Semele and Barford (excluding character properties, properties in need of repair, and properties over £300,000).

Agent	Street	Settlement	Beds	Type	Price (£)
Loveitts	Holt Avenue	Bishop's Tachbrook	2	Bungalow	184950
Reeds Rains	Church Lane	Lighthorne	2	Bungalow	229950
RABennett	Hallfields	Radford Semele	2	Bungalow	280000
Peter Clarke	Mordaunt Road	Wellesbourne	2	House	179950
John Shepherd	Bridge Street	Barford	2	House	235000
Connells	Vicarage Rise	Bishop's Tachbrook	3	House	225000
Connells	Frost Road	Wellesbourne	3	House	235000
Bishops	Birdhaven Close	Lighthorne	3	House	225000
RABennett	Church Street	Barford	3	House	219950
Clarks Residential	Hemmings Close	Radford Semele	3	House	184950
Loveitts	School Lane	Radford Semele	4	House	274950
Connells	Banbury Road	Lighthorne	4	House	300000

Type	Average (£)	Average - 5% (£)
2 bed houses	207475	197101
2 bed bungalows	231633	220052
3 bed houses	217980	207081
4 bed houses	287475	273101

Appendix D.

ID	Local connection verified	Household composition	Reason for need	Actual Tenure	Actual Type/Size
93	Yes	Couple with two children	Need larger accommodation	Owner occupier	4 / 5 bed house
165	Yes	One adult with three children	Need larger accommodation	HA rent	3 bed house
166	Yes	Couple	Need smaller accommodation, less expensive home	Owner occupier	2 bed house
167	Yes	Couple with two children	Need less expensive home	Owner occupier	4 bed house
168	Yes	Couple with three children	Need larger accommodation	Owner occupier	4 bed house
169	Yes	Couple with one child	Need larger accommodation, to be closer to relatives, to be closer to school	Owner occupier	2 bed house
170	Yes	Couple	First time buyer	Owner occupier	2 bed house
171	Yes	Couple with two children	Need larger accommodation	Owner occupier	4 bed house
172	Yes	Couple with two children	Need larger accommodation, to be closer to relatives, less expensive home, to be closer to employment, to be closer to school	HA rent	2 bed house
173	Yes	Couple with two children	Need larger accommodation	Owner occupier	4 bed house
174	Yes	One adult with two children	Need larger accommodation	HA rent	3 bed house
175	Yes	Couple with one child	Need larger accommodation	Owner occupier	4 bed house
179	Yes	Couple	To be closer to relatives	HA shared ownership	1 bed bungalow
180	Yes	Couple with two children	Need larger accommodation	Owner occupier	4 bed house
181	Yes	Couple with one child	Need larger accommodation, less expensive home	Owner occupier	4 bed house
182	Yes	One adult with one child	Need to be closer to relatives, first time buyer, less expensive home	HA rent	2 bed house