



ROWINGTON PARISH HOUSING NEEDS SURVEY

**Survey commissioned by
Rowington Parish Council**

**Analysis by Sarah Brooke-Taylor
Rural Housing Enabler for
Warwickshire Rural Community Council**

October 2014

CONTENTS

1. **Summary of Results**
2. **Introduction**
3. **Planning Context**
4. **Results – Contextual Information**
 - a. Age profile
 - b. Household size profile
 - c. Dwelling tenure profile
 - d. Dwelling type profile
 - e. Dwelling size profile
 - f. Dwelling type and size profiles cross-referenced
 - g. Life in the parish: positive / negative aspects
 - h. People leaving parish in the last 5 years
5. **Results - Housing Needs Information**
 - a. Reasons for housing need
 - b. Local connection
 - c. Housing register
6. **Determination of Specific Housing Needs**
7. **Conclusions**
8. **Recommendation**
9. **Acknowledgements**
10. **Contact Information**

Appendices A, B, C and D

1. Summary of Results

Approximately 430 Housing Needs Survey forms were distributed and 115 forms were returned. This equates to a response rate of 26.7%, a rate considered good for a survey of this type.

Thirteen individuals / households expressed a need for alternative housing, however one respondent was discounted as they did not provide enough information.

The specific needs are:

Housing Association rented

1 x 2 or 3 bed house
4 x 2 bed house

Housing Association shared ownership

3 x 2 bed house

Owner/occupier

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

2. Introduction

Rowington Parish Council commissioned a local Housing Needs Survey in August 2014.

The 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 a standard document used in parishes across Warwick District and was delivered to every home in Rowington parish. A copy of the survey form and covering letter 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.

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

Completed survey forms were posted directly to the Rural Housing Enabler at Warwickshire Rural Community Council via a 'Freepost' envelope and analysis of the completed forms took place in October 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 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. Rural exception schemes are only allowed where there are no other alternatives to providing the affordable homes. This policy conforms to NPPF.

Policy SC11 sets out the requirements for affordable housing on private development sites. In the rural areas of the 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 to 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 report, the adopted Local Plan was being reviewed. In May and June 2014 the Council consulted on the Local Plan (Publication Draft). It is anticipated that the Draft Local Plan will be submitted to the Secretary of State in early 2015. The Secretary of State will then appoint an Inspector to conduct an Examination in Public in mid-2015 and the Plan is expected to be adopted in late 2015.

The Warwick District Local Plan (Publication Draft) allocates two sites for housing development within Rowington Parish – Meadow House and Kingswood Farm. Both sites

are located in the north-western corner of the parish adjacent to the built up area of Kingswood village in Lapworth parish.

The Draft Local Plan includes settlement boundaries for Lowsonford, Rowington and Rowington Green. Within these settlements, housing on limited infill sites may be permitted. Any development would have to meet the needs identified in the latest Housing Needs Survey.

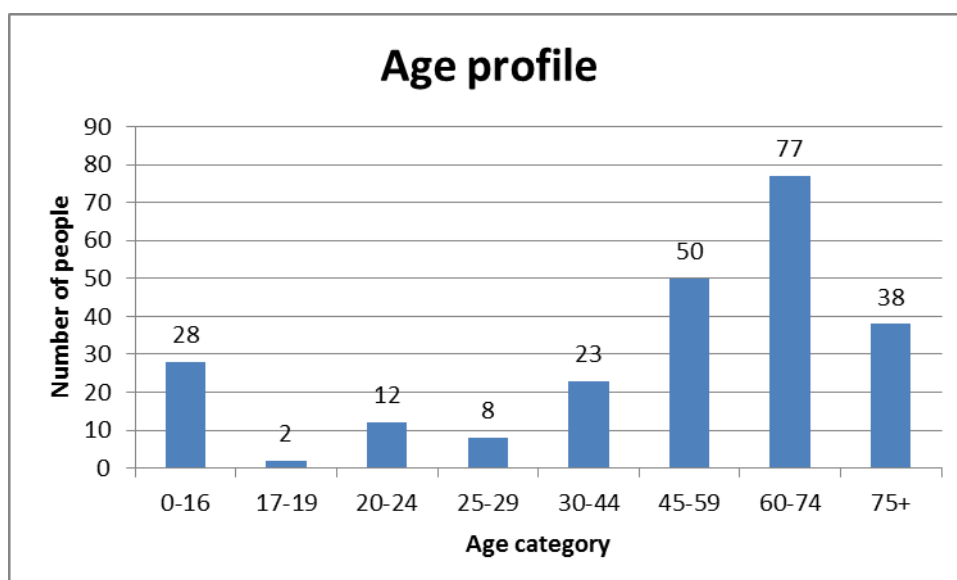
The adopted Local Plan policy for rural exception sites is carried forward in the Draft Local Plan in new Policy H3. Similarly, the requirement for 40% affordable housing on private development sites is carried forward in Policy H2 although the site size threshold is increased from 3 to 5. Allocated housing sites will be expected to provide 40% affordable housing to meet the needs identified in the latest Housing Needs Survey and allocated to households in accordance with the Council's Rural Lettings Policy.

4. Results – Contextual Information

A total of 115 survey forms were returned equating to a response rate of 26.7%. 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.

a) Age profile (113 responses, 238 people)

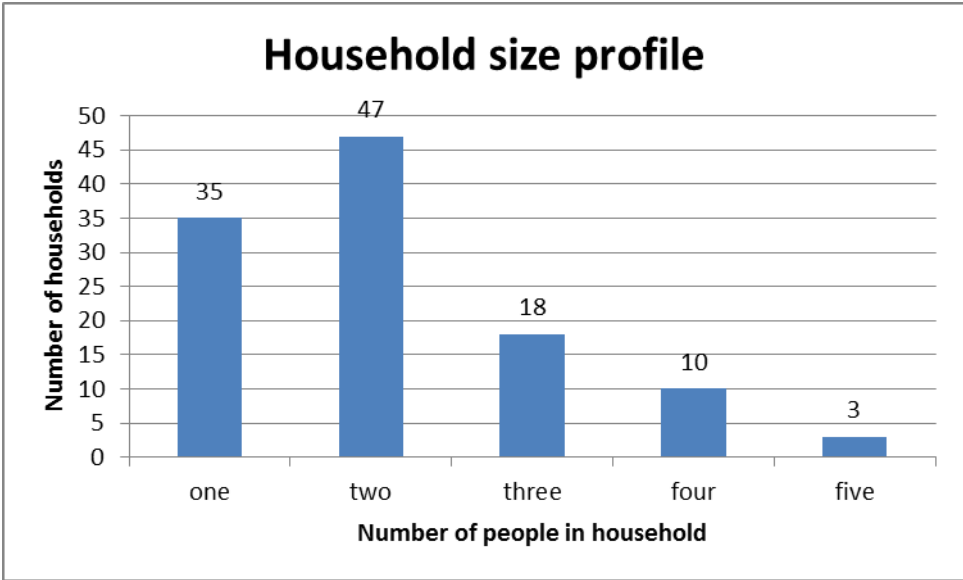
The following chart shows the age profile captured by the survey returns. The chart shows an ageing population, with 165 out of the 238 people aged 45 and above, with only 28 people in the 0-16 age group. It is noticeable that the age groups 17-19 years, 20-24 years and 25-29 years are very small in number, suggesting an imbalance in the age profile which may have repercussions for the long-term sustainability of the parish.



b) Household size profile (113 responses)

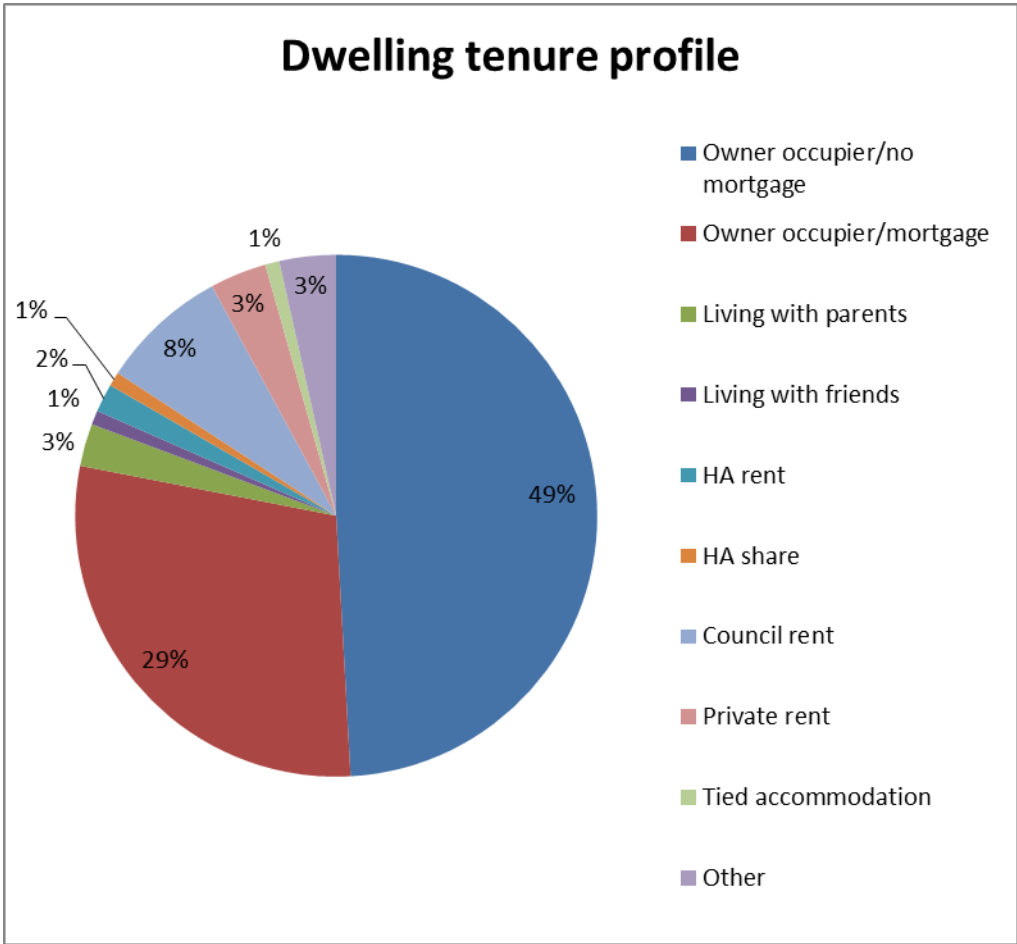
The data collected from the age question can be used to create a profile of household size as shown in the following chart. The chart shows a dominance of 2 person households, as

indeed do the majority of Parish Housing Needs Surveys. The mean average household size is 2.11 people, which is slightly lower than the 2011 Census figure of 2.21.



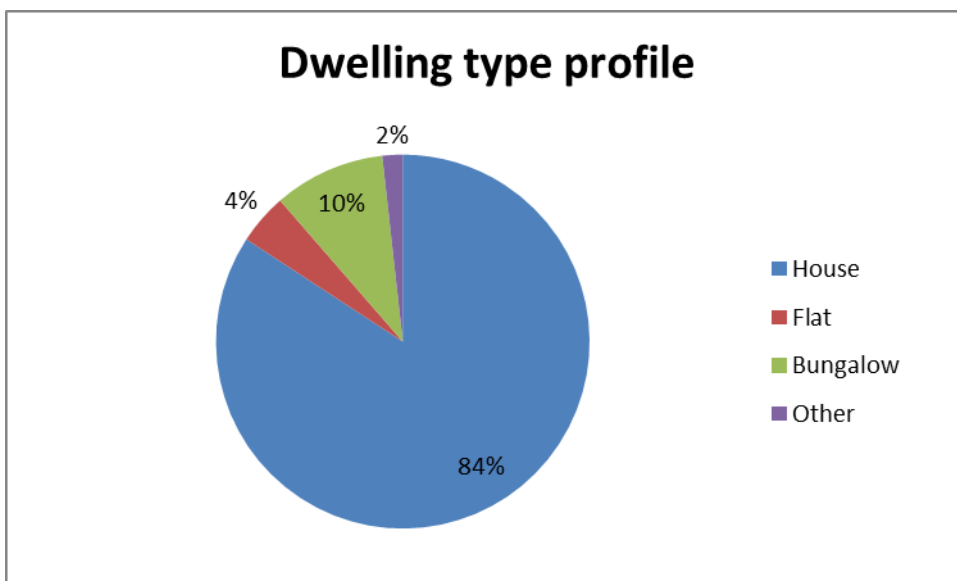
c) Dwelling tenure profile (114 responses)

The following chart shows the dwelling tenure profile for survey respondents. In a pattern typical for villages across Warwickshire owner-occupiers represent 78% of the total, whilst tenures traditionally considered to be within the 'social sector' represent 12% of the total.



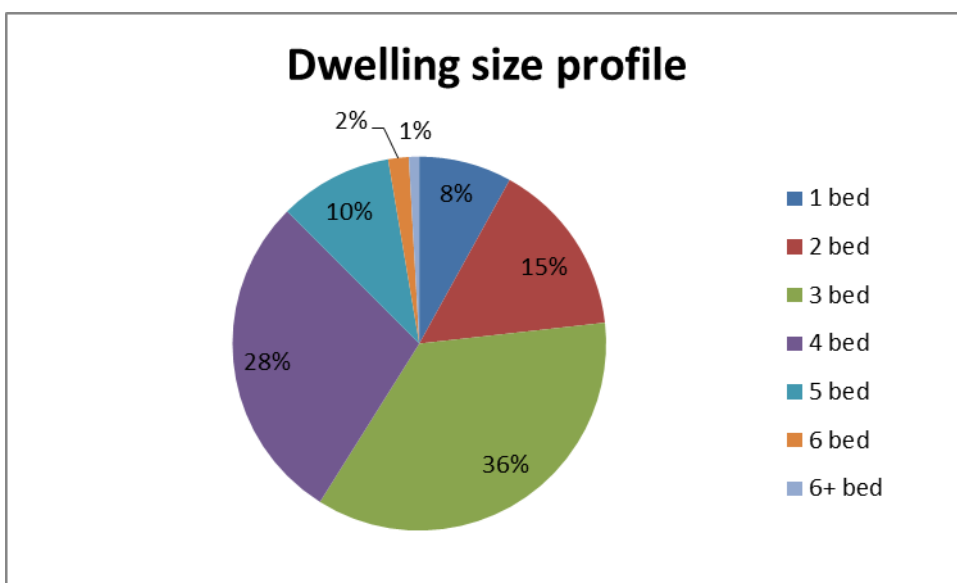
d) Dwelling type profile (114 responses)

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



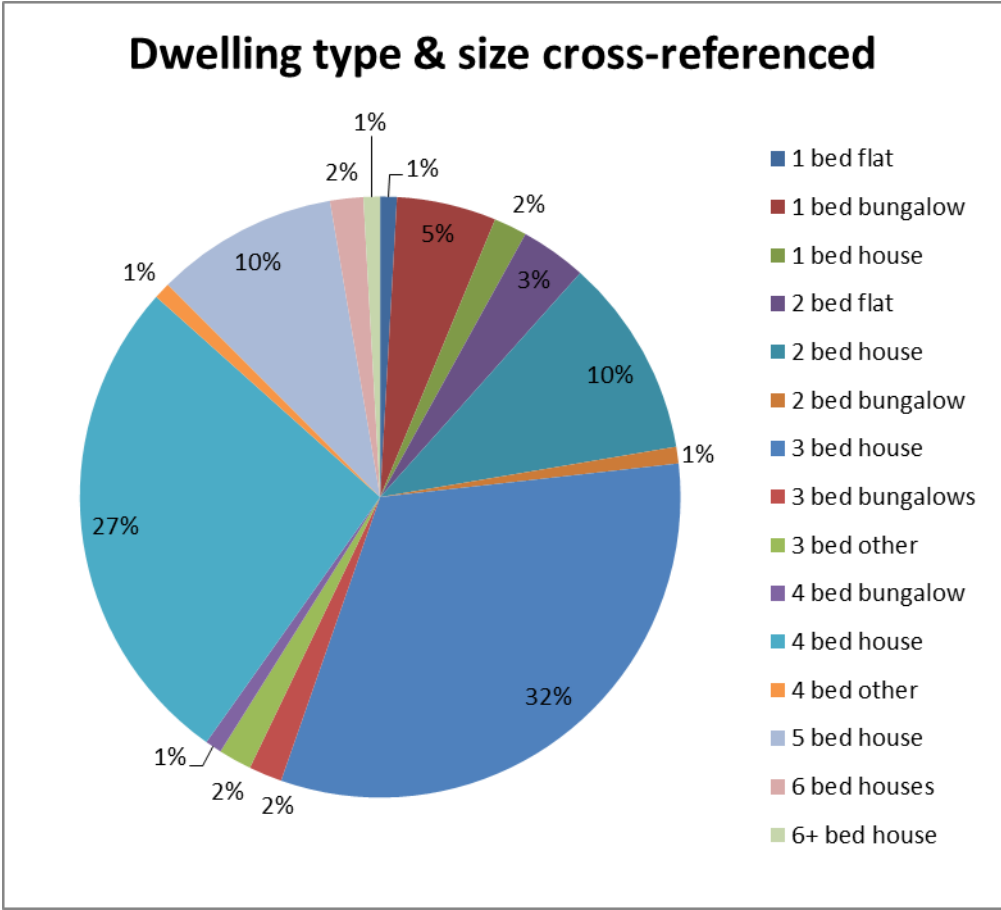
e) Dwelling size profile (112 responses)

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



f) Dwelling type & size profiles cross referenced (112 responses)

Cross-referencing the data from 4iv and 4v provides a combined profile of dwelling type and size. 4 bedroom houses emerge as the largest single factor of those specified, followed by 3 bedroom houses. When compared to 4ii above, ie a dominance of 2 person households, these results suggest an issue of dwelling under-occupation in the parish.

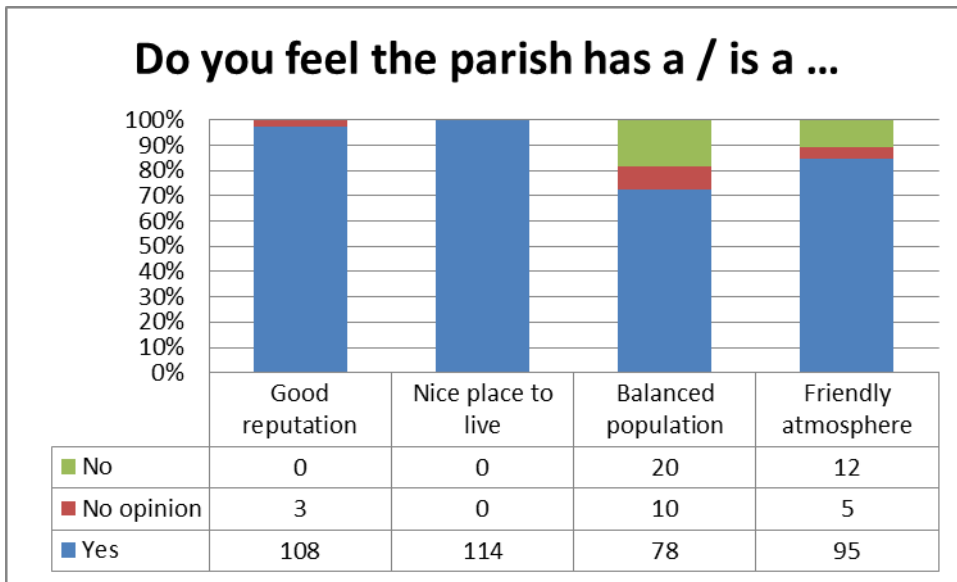


g) Life in the parish: positive / negative aspects

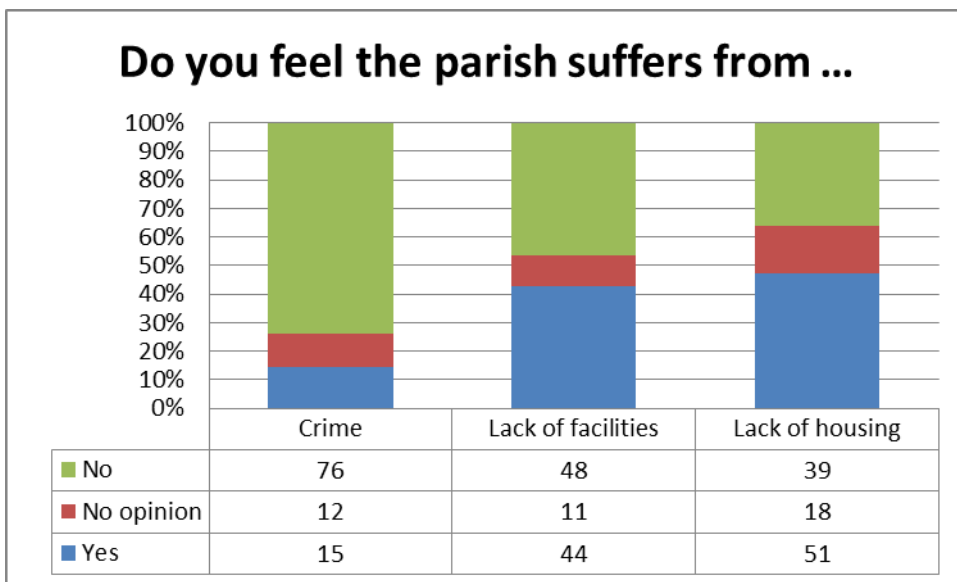
The survey respondents were asked a series of questions relating to the perceived benefits and disadvantages to living in Rowington parish. This was done to build-up a picture of life in the parish and also to identify any issues / problems which could threaten the long-term sustainability of the parish.

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 Rowington parish. The vast majority of respondents thought the parish had a good reputation, had a balanced and varied population, and a friendly atmosphere. All respondents thought that the parish is a nice place to live.



The second chart shows the survey respondents' views about negative issues that might exist in the parish. The majority of respondents did not think there was crime, whilst respondents were closely split on whether there was a lack of facilities or 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:

Key issue	Number of respondents' comments
Better bus service / more buses	27
Shop	17
Post office	3
Other comments included:	
Café at locks	
Wider paths on roads	

Decent play areas for children Police Bus shelter Broadband Exercise facilities	
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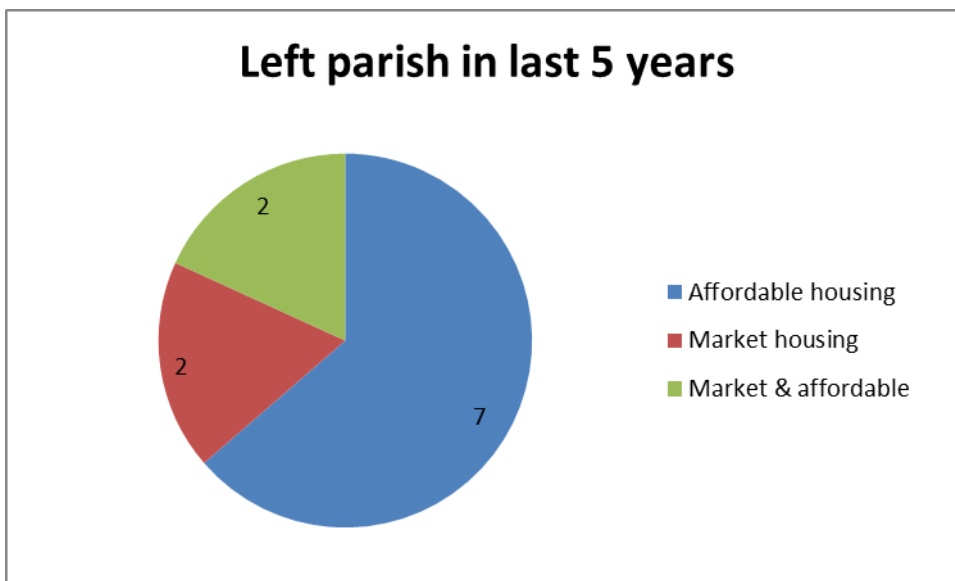
Lack of adequate housing – comments:

The order below attempts to reflect emerging themes.

• Affordable housing x1 1
• Affordable & social housing.
• Affordable family home with garden space.
• Affordable for local young people x2.
• Affordable for younger families x2.
• Affordable housing - market housing sold in 2004 was over £200,000.
• Affordable rented.
• Low cost rented.
• Affordable, smaller.
• Affordable houses for first time buyer x3.
• Small - no flats or small accommodation for single or old!
• Small / bungalow.
• Smaller (ie 2-3 bed) accommodation x2.
• Smaller 2/3 bedroom houses in a mid-price range.
• Could do with several 2 bedroom houses.
• Smaller affordable houses.
• Shared ownership & affordable rented.
• Smaller detached property, retired.
• Smaller dwelling & smaller gardens.
• Smaller properties for people just starting out & those moving down the property ladder.
• Smaller properties needed.
• Smaller units suitable for young people, families and older residents wishing to downsize.
• Social affordable & downsizing.
• Starter homes for young.
• Starter homes, assisted living.
• Starter homes x2.
• Not many first time buyer / young family properties.
• First time buyer.
• Homes suitable for retirees.
• Houses, especially bungalows for people to downsize to.
• Small dwellings for downsizing x4.
• Market housing for 'downsizing' x2.
• Older peoples acc.
• Bungalows for the elderly.
• Rented accommodation.

h) People leaving the parish in the last 5 years (11 responses)

This chart shows the number of households where someone has had to leave the parish within the last five years because no suitable affordable or market housing was available.

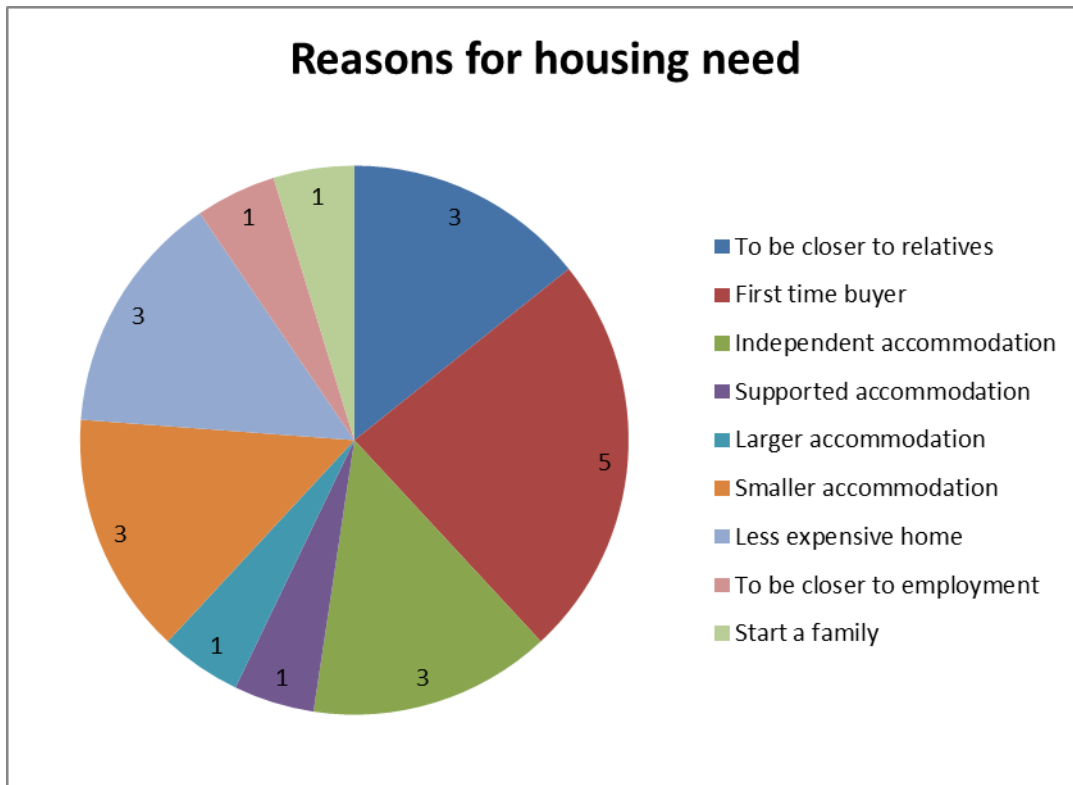


5. Results – Housing Needs Information

Of the 115 responses to the survey 13 individuals / households expressed a need for alternative housing. One respondent was discounted however as they did not provide enough information. Section 5 provides a breakdown of information from the remaining 12 respondents.

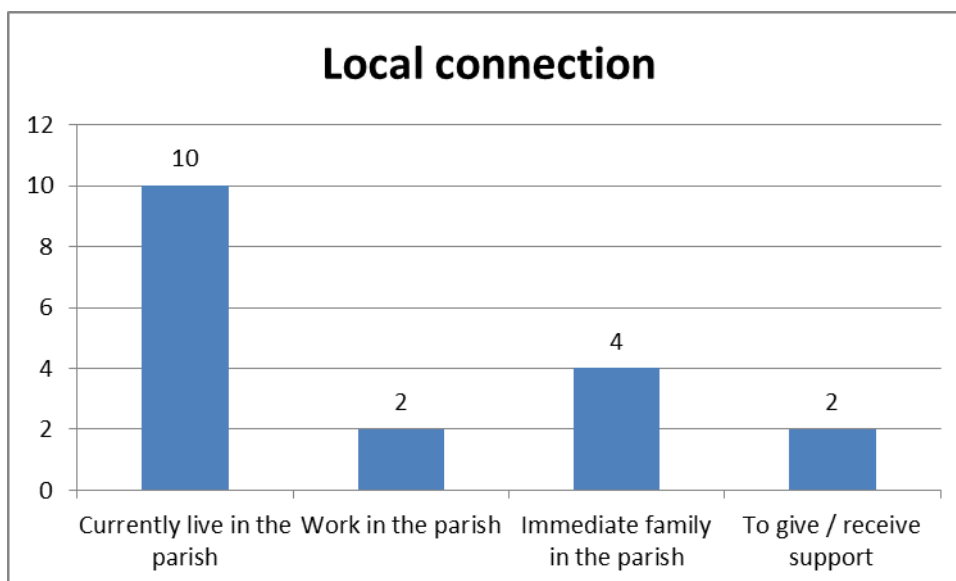
a) Reasons for housing need (12 responses)

All the reasons given by the respondents for their housing need are shown in the chart below.



b) Local connection (12 responses)

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



c) Housing register (2 responses)

Two respondents indicated that they are registered on the local authority housing register. No respondents are currently registered on a housing association register.

6. Determination of Specific Housing Needs

The following table shows the specific housing needs of the 12 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 housing association rented accommodation.

ID	Local Connection	Tenure	Size	Type
3	Yes	Owner occupier	4 bed	Bungalow
6	Yes	Owner occupier	3 bed	House
33	Yes	HA shared ownership	2 bed	House
39	Yes	HA shared ownership	2 bed	House
51	Yes	Owner occupier	5 bed	House
65	Yes	HA rent	2 bed	House
95	Yes	Owner occupier	2 bed	Bungalow
96	Yes	HA rent	2 or 3 bed	House
97	Yes	HA rent	2 bed	House
102	Yes	HA rent	2 bed	House
107	Yes	HA rent	2 bed	House
113	Yes	HA shared ownership	2 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 12 new homes in Rowington parish for local people.

The specific needs are:

Housing Association rented

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

Housing Association shared ownership

- 3 x 2 bed house

Owner/occupier

- 1 x 2 bed bungalow
- 1 x 3 bed house
- 1 x 4 bed bungalow
- 1 x 5 bed house

8. Recommendation

If the Draft Local Plan policies in respect of new housing development in Rowington parish proceed to adoption, there will be the following opportunities for new housing development in the parish:

- the allocated sites of Meadow House and Kingswood Farm, Kingswood;
- limited infill development in Rowington, Rowington Green and Lawsonford;
- other minor development, including conversions and redevelopment, in line with national Green Belt policy.

It is recommended that the findings of this Housing Needs Survey are taken into account as an indication of local housing need when appropriate planning applications for new housing are considered.

9. Acknowledgements

Gratitude is expressed to Cllr J Gaffey, Chairman of Rowington Parish Council.

10. Contact Information

Sarah Brooke-Taylor
Rural Housing Enabler
Warwickshire Rural Community Council
Warwick Enterprise Park, Wellesbourne CV35 9EF
Email sarahbt@wrccrural.org.uk

Mrs Allyson Coleman
Clerk to Rowington Parish Council
The Paddocks
Narrow Lane
Lawsonford B95 5HN

Rowington Parish Council Housing Needs Survey

September 2014

Dear Householder

The Parish Council is aware that a lack of affordable and suitable housing is an issue for many rural communities, which can lead to local people being forced to move away.

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

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

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

PLEASE NOTE that people in housing need do not have to be living in Rowington parish at the present time. They do, however, need to have a strong local connection, e.g. they work in the parish, previously lived in the parish but moved away to find affordable/suitable housing, or they have a close relative in the parish. If you know of anyone with a strong connection to the parish but currently living elsewhere please encourage them to contact Sarah Brooke-Taylor, Rural Housing Enabler for WRCC on 01789 842182 or email sarahbt@wrccrural.org.uk so that a survey form can be sent to them.

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

Forms should be returned by Saturday 4th October 2014 in the 'Freepost' envelope provided.

Thank you for your help in conducting this survey.

Yours sincerely

Cllr J Gaffey
Chairman of Rowington Parish Council

Housing Needs Survey for Rowington parish

Q1: Your household

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

0-16 years		17-19 years		20-24 years		25-29 years	
30-44 years		45-59 years		60-74 years		75+ years	

Postcode of your property	
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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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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 facilities?			
If yes, what facilities?			
Suffers from a lack of housing?			
If yes, what type of housing?			

Has anyone in your household had to leave the 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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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?	years
Previously lived in the parish?	<input type="checkbox"/>	If so, for how long?	years
Work in the parish?	<input type="checkbox"/>	If so, for how long?	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):	Local authority housing register	<input type="checkbox"/>
			Housing association register	<input type="checkbox"/>

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

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

Title	Surname	First name	Relationship to you	Date of birth

Q9: Specific housing needs

Please 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"/>		<input type="checkbox"/>		Private rented	<input type="checkbox"/>
Housing association shared ownership *	<input type="checkbox"/>		<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 4th October 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.

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.

- I have lived in the village all my life and remember the houses built on the Old School were built as affordable houses, unfortunately the wealthy people saw these houses and managed to change this and they ended up downsizing and all the young folk of Rowington could not purchase any, I suspect the same will happen again!
- There is a great need for affordable housing. There is no affordable housing in the parish. With regard to marketable housing, land is expensive and if houses are built they will likewise be expensive. People moving downmarket are buying large houses outside the parish which are cheaper to release equity.
- My [children] have trouble getting to & from college because of lack of regular buses & trains. Police are going further & further away - we pay a lot of council tax for little council services.
- Council must provide some kind of shopping facility, because of ageing population.
- Affordable housing is needed in Rowington. Bungalow accommodation is needed for elderly in village.
- Daughter married, moved away sadly from home she was born in. Houses too expensive locally in Parish.
- I believe that a substantial number of people, with family origins in the parish, have been forced to move away because of lack of affordable housing. Hence the lack of balance in the "gentrified" population.
- My older brothers have already had to move out of the area due to house costing. I currently live with my parents attempting to save for a mortgage. I would love to stay in the area but can't see it possible in the foreseeable future.
- I know lots of young people who I grew up with that can't live in the village because of the price and lack of housing. 2-3 bedroom housing needed. I was born in the village. Housing association or shared ownership needed for people with local connection only.
- Whilst the playing field is a fantastic local facility and is, since the addition of the kissing gates and picnic tables, being used much more, it would be much improved by the addition of more exciting equipment. The two sets of swings are great; the rest does not really attract the children. A slide, a roundabout and a seesaw would be much more used than the current climbing frames. We are aware how expensive these things are and that the playing field costs the Parish Council a lot to maintain. We believe however that we should as a community do all in our power to encourage our children to play outside in a safe but exciting area. The playing field is a lovely place for children to come either on their own or with their parents, it just needs a few more bits of equipment to make the kids want to use it on a regular basis. We realise that this sort of equipment is very expensive; perhaps the idea of local sponsorship or charity donation could be explored?
- Several residents would like to downsize to bungalows or smaller houses.
- We know several people who have had to move away because there were no small or available ones to retire into.
- More houses will spoil the village. Already has a mix of houses.
- Rowington is an expensive area to buy a house. We compromised on size of house because we liked the location and particular property. It was at the top extreme of our budget.
- We need more smaller houses for people to downsize and land to be able to build more up-to-date properties with the latest technics. Not mansions for millionaires.

- My house is 3 stories and I feel that as I get older I may need single storey accommodation and that is in very short supply at affordable cost. Also a friend of mine who grew up in Rowington recently wanted to return now her children have left home and has not been able to find a suitable 2 bed home and has had to buy a small 3 bed house in Hockley Heath, therefore in 10 years we may both be looking to downsize and stay in the Rowington/Lapworth area without much success!!
- The District Council's planning policies are too restrictive and do not allow for construction of limited housing development in villages such as Rowington, where there is a need for more affordable housing and small market housing units.
- The village is a real community and it is very sad that people leave the village through changed circumstances or young people/couples unable to afford to live here.
- I'm not sure how much of a rounded picture you will get only surveying Rowington residents of housing needs when they already live there. I am certain that some responses you will receive back will be from those people who believe they have a housing 'need' when in fact they want to 'downsize' to a retirement property in order to sell their large house for a large profit, therefore preventing people in real need being able to stay/move back in to the area.
- We would like to see better maintenance of pavements and trees/shrubs in public areas.
- Unfortunately I have experienced rural housing development schemes previously and the reasons for building on greenfield sites were completely missed. No local people were housed and worse the houses were sold on. I cannot understand why we cannot develop brown field sites first. Unfortunately I do not believe local people will be housed. Local infrastructure - including policing - will not be addressed.
- The council give the houses to single ladies & children that have huge gardens they do NOT want, so sadly they have gone to ruin, so overgrown.
- Simply more smaller affordable housing needs to be built in Lowsonford not Rowington. Many have left, old & young due to this; well designed conservation area friendly housing could be built! Why are the reviewed planning permission regulations for green belt & conservation areas not applicable here??? Hasn't the law changed???
- We seem to be filling in these questions on a regular basis - but nothing appears to be happening!
- Our daughter would like to buy a house, but they are just too dear and she works in the Parish.
- No more houses or infill building. Develop brown field sites in the cities.
- I would comment that being born somewhere does not automatically grant you the right to live there. The majority of people live where they can afford and live with the aspiration to achieve a goal of living in a nice rural area at some point in their lives. Those that move to Rowington do so to live a tranquil peaceful life.
- The continued erosion of greenbelt land is of concern to everyone who lives in the countryside. It should not be allowed.

Appendix C

Property search across Rowington and local villages on 23rd October 2014 excluding character properties and properties in need of repair.

Agent	Street	Settlement	No of beds	Type	Price
John Shepherd	Yew Tree Close	Lapworth	1	flat	138000
John Shepherd	Aylesbury Close	Hockley Heath	2	bungalow	220000
John Shepherd	Spring Lane	Hockley Heath	2	bungalow	240000
John Shepherd	Yew Tree Close	Lapworth	2	bungalow	275000
Atkinson Stilgoe	Shrewley Common	Shrewley	2	bungalow	315000
ehB Residential	King Edwards Court	Hatton Park	2	flat	205000
Hunters	Kingswood Court	Hockley Heath	2	flat	234950
John Shepherd	Charingworth Drive	Hatton Park	3	house	309950
Hunters	Station Lane	Lapworth	3	house	329950
RA Bennett	Shrewley Common	Shrewley	3	house	395000
ehB Residential	Oakdene Crescent	Hatton Park	4	house	239950
Margetts	Antrobus Close	Hatton	4	house	247500
Newman	School Road	Hockley Heath	4	house	300000
Westbridge & Co	Antrobus Close	Hatton	4	house	357500
Xact	School Road	Hockley Heath	4	house	359950
Hunters	Meadow Close	Hockley Heath	4	house	369950
Parker Mercer & Durnian	Campden Grove	Hatton Park	4	house	395000
Centrick Property	Stratford Road	Hockley Heath	4	house	399950
Newman	Station Lane	Lapworth	4	house	450000
John Shepherd	Belton Close	Hockley Heath	4	house	465000
Xact	Stratford Road	Hockley Heath	4	house	479950
Xact	Muntz Crescent	Hockley Heath	5	house	424950
Hawkesford	Highfield	Hatton Park	5	house	450000
Xact	Park View	Hockley Heath	5	house	499950
Margetts	Charingworth Drive	Hatton Park	5	house	499950
John Shepherd	Stratford Road	Hockley Heath	5	house	650000
Xact	Aylesbury Road	Hockley Heath	6	house	500000

	Average	Average -5%			
1 bed flat	138000	131100			
2 bed flat	219975	208976			
2 bed bungalow	262500	249375			
3 bed house	344967	327718			
4 bed house	369523	351047			
5 bed house	504970	479722			
6 bed house	500000	475000			

Appendix D

ID	Local connection verified	Household composition	Reason for need	Actual tenure	Actual size & type
3	Yes	Two adults	Smaller accommodation	Owner occupier	4 bed bungalow
6	Yes	Two adults	Less expensive home	Owner occupier	3 bed house
33	Yes	One adult	Less expensive home, to be closer to relatives, first time buyer	HA shared ownership	2 bed house
39	Yes	Two adults	To be closer to relatives, first time buyer, start a family	HA shared ownership	2 bed house
51	Yes	Two adults, three children	Larger accommodation	Owner occupier	5 bed house
65	Yes	One adult	Smaller accommodation, independent accommodation	HA rent	2 bed house
95	Yes	One adult	Supported accommodation, smaller accommodation, less expensive home	Owner occupier	2 bed bungalow
96	Yes	One adult, two children	Other - no detail	HA rent	2 or 3 bed house
97	Yes	Two adults, one child	To be closer to relatives, to be closer to employment	HA rent	2 bed house
102	Yes	One adult	First time buyer, independent accommodation	HA rent	2 bed house
107	Yes	One adult	First time buyer, independent accommodation	HA rent	2 bed house
113	Yes	One adult	First time buyer	HA shared ownership	2 bed house