



**Housing Needs Survey
for
Bubbenhall Parish Council**

January 2017

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

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1. Summary of Results

Approximately 282 Housing Needs Survey forms were distributed and 97 forms were returned. This equates to a response rate of 34%, a rate considered to be very good for a survey of this type.

8 respondents expressed a need for alternative housing.

The specific needs are:

Housing association rented

1 x 2 bed house
1 x 3 bed house

Housing association shared ownership

1 x 1 bed flat/apartment

Owner occupier

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

2. Introduction

Bubbenhall Parish Council commissioned a local Housing Needs Survey in November 2016.

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 Bubbenhall parish. A copy of this along with the covering letter can be seen as Appendix A i) and A ii) of this report.

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

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

Completed survey forms were posted directly to the Rural Housing Enabler at WRCC via a 'Freepost' envelope. Analysis of the completed forms took place in December 2016.

3. Planning Context

The Warwick District Local Plan 1996-2011 is the current adopted development plan that provides policies and context for future development in the District. The Warwick District Local Plan 2011 – 2029 has been submitted though is currently suspended pending further examination in public, so the weight that the District Council can give updated policies is currently limited.

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

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

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

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

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

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

- iv such housing is available, both initially and for subsequent occupancy, only to those with a demonstrable housing need.

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

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

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

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

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

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

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

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

4. Results – Contextual Information

A total of 97 survey forms were returned equating to a response rate of 34%; considered to be very good for a survey of this type.

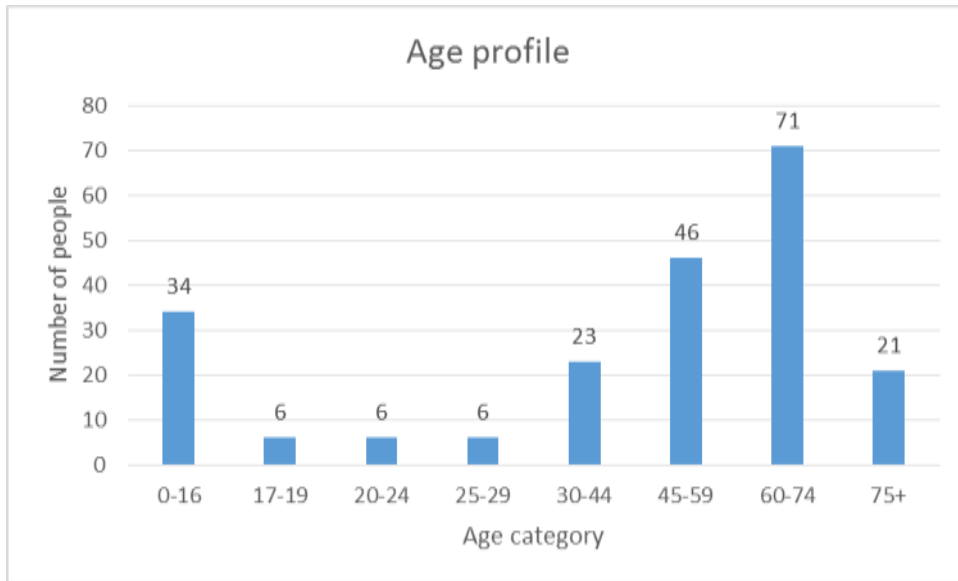
People generally respond for one of three reasons;

- To express a housing need,

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

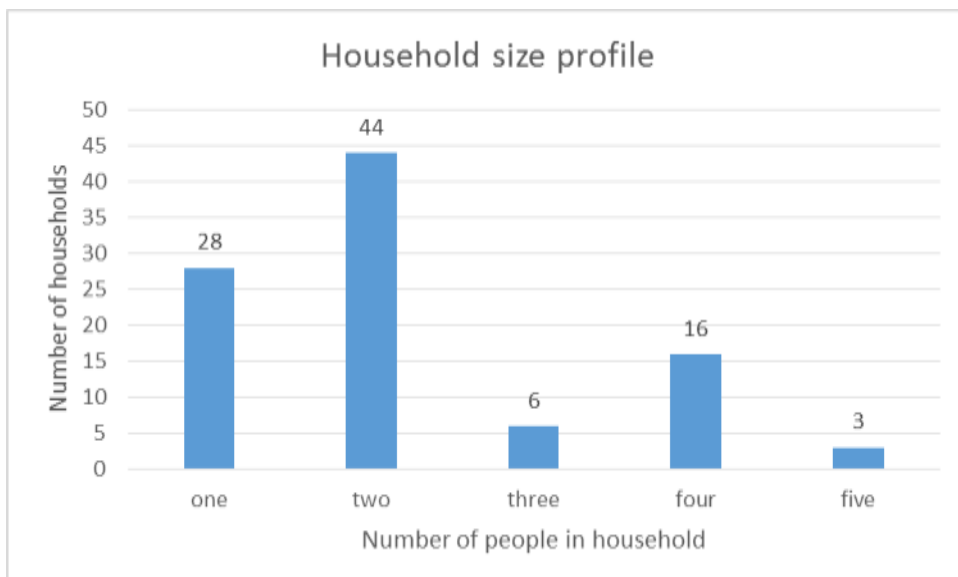
i) Age Profile (97 responses, 213 people)

The following chart shows the age profile captured by the survey returns. The chart shows an ageing population, with 138 out of the 213 people aged 45 and above. 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 parish.



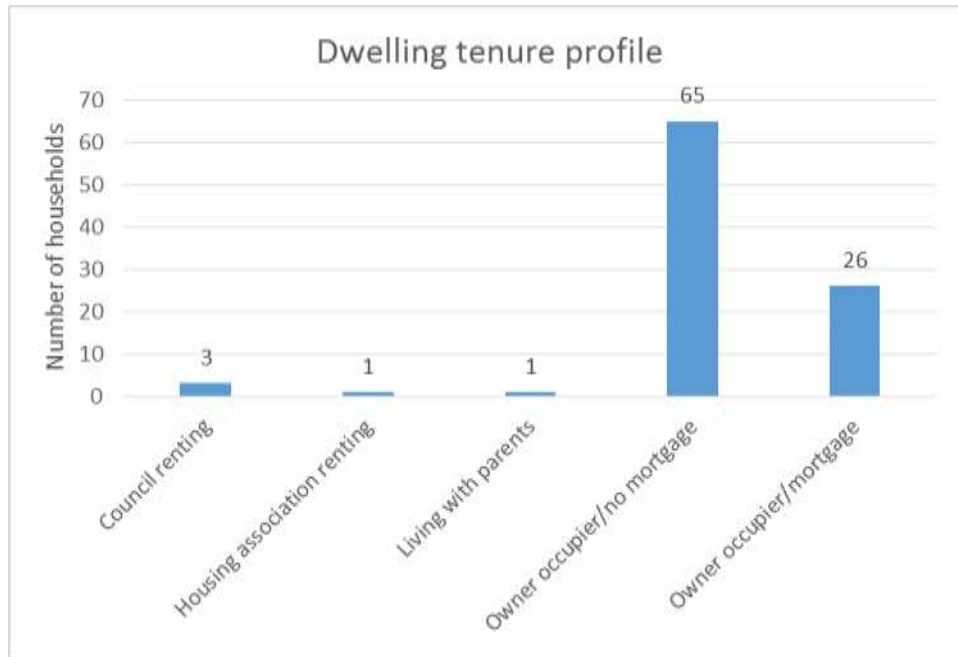
ii) Household Size Profile (97 responses)

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 1 and 2 person households. The majority of parish Housing Needs Surveys record a predominance of 2 person households. The mean average household size within the survey is 2.2 people. The Census 2011 figure was 2.4 for Bubbenhall parish.



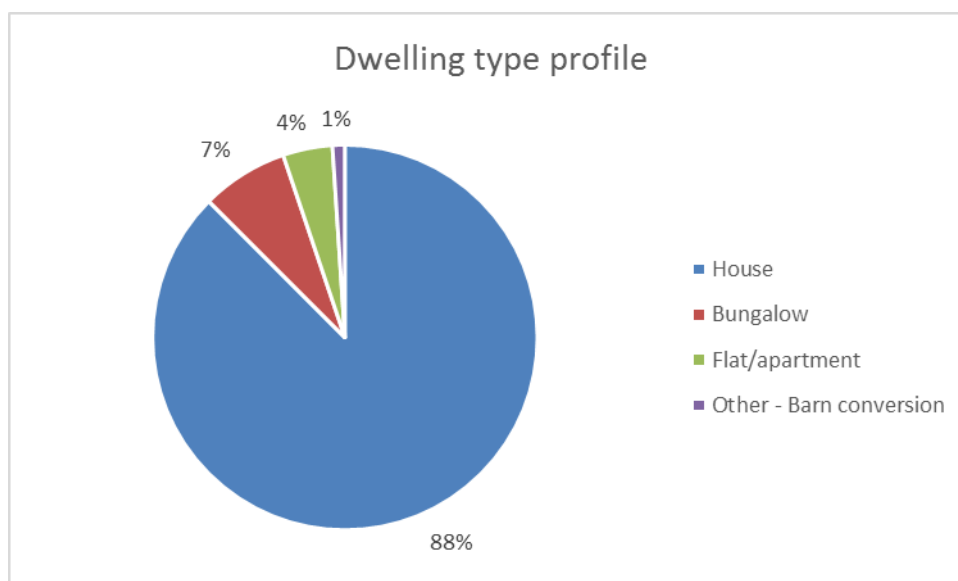
iii) Dwelling Tenure Profile (96 responses)

The following chart shows the dwelling tenure profile for survey respondents. The typical pattern for villages across Warwickshire is of high levels of owner-occupier housing. Of the survey respondents in Bubbenhall parish 95% recorded owner-occupier housing; 68% stated they are mortgage-free. Tenures traditionally considered to be within the 'social sector' represent 4% of the total.



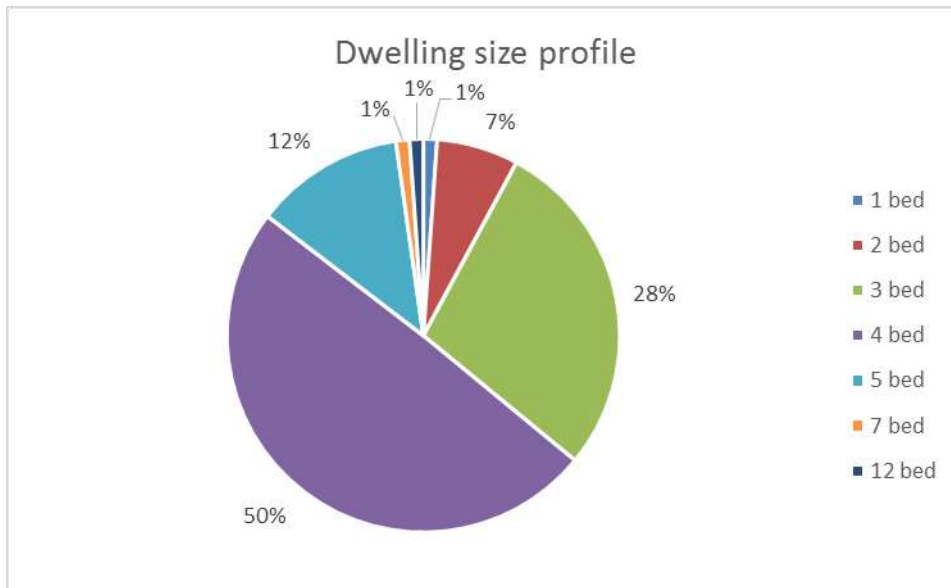
iv) Dwelling Type Profile (96 responses)

The following chart shows the types of dwellings that the survey respondents live in. Houses represent by far the largest type of dwelling, with only 7% of the survey respondents living in bungalows. This indicates the relatively low proportion of dwellings suited to the ageing population identified in 4.i).



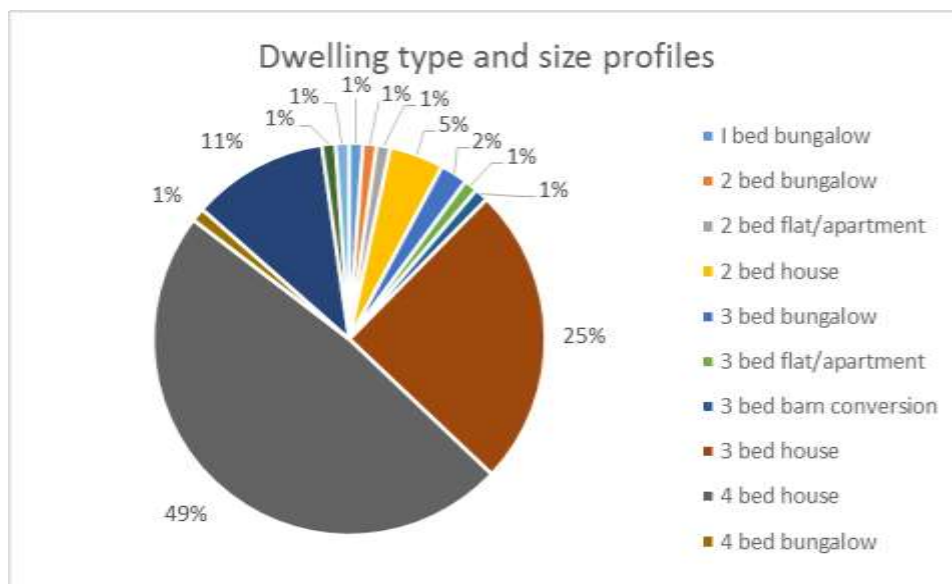
v) Dwelling Size Profile (89 responses)

The following chart shows the sizes of dwellings that the survey respondents live in. Half the respondents stated they live in 4 bedroom dwellings.



vi) Dwelling Type and Size Profiles Cross Referenced (89 responses)

Cross-referencing the data from 4.iv and 4.v provides a combined profile of dwelling type and size. This can be seen in the following chart. 4 bedroom houses emerge as the largest single factor comprising just under half the responses, followed by 3 bedroom houses. When compared to 4.ii above, i.e. a dominance of 1 and 2 person households, these results may suggest an issue of dwelling under-occupation in the parish. The survey records a proportion of 1 bedroom dwellings but this comprises only 1% of the provision.

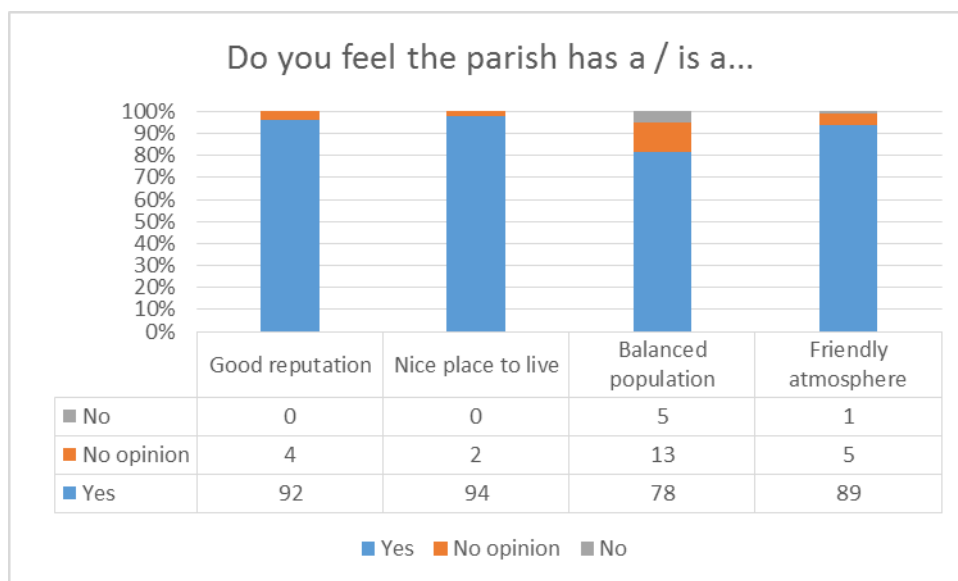


vii) Life in the Parish: Positive / Negative Aspects

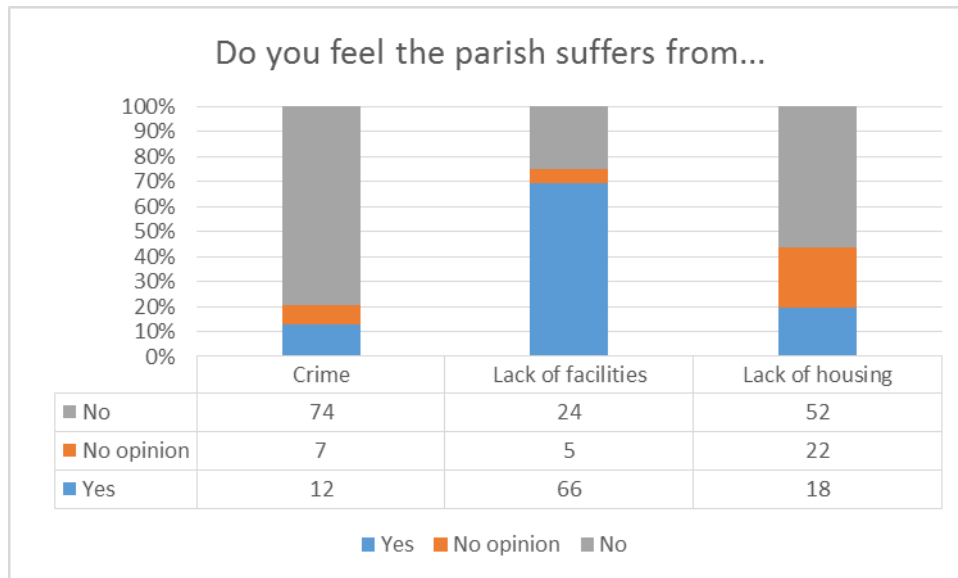
The survey respondents were asked a series of questions relating to the perceived benefits and disadvantages to living in Bubbenhall. This was done to build-up a picture of life in the parish and also to identify any issues / problems which could threaten the long-term sustainability of the parish.

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 Bubbenhall 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/community spirit.



The second chart shows the survey respondents' views about negative issues that might exist in the parish. Few respondents felt that the parish suffers from crime. The majority of respondents stated there is a lack of facilities and there is not a lack of housing.



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

Lack of Facilities – comments

Comments received are reproduced below, whole and verbatim:

- Shop x 17
- No shop, limited bus service
- No shop, no school
- No shop, transport (public)
- No shop and lack of public transport
- A shop eg One Stop, Tesco for quick supplies
- A shop, a school!
- Could do with a small village shop
- General store, post office, school
- Shop, better bus service, speed camera on top road
- Shop, bus (decent service), allotments
- Shop, bus service, doctor
- Shop, but I'm aware of reasons
- Shop, limited bus services to Leamington
- Shop, more frequent buses
- Local shops, public transport
- Shop, primary school
- Shop, primary school PARKING IN LOWER END
- Shop, public transport x 2
- Shop, school
- Shop, school, doctor, post office
- Shop, school, doctor, post office, bus service limited
- Shop/PO, limited transport

- Shops, Doctors
- Shops, post office
- Shops, transport
- Small shop fresh fruit/veg
- Newsagent, convenience store, coffee shop, hub
- There is no shop, post office or doctor and bus service is very limited
- Village shop/post office , primary school
- We need a local shop for basic necessities eg milk, bread. We need a crossing from main road to Ryton Park
- A regular bus service
- Bus services, public transport
- Frequency of local bus service
- Limited bus service no local corner shop
- More buses
- Regular bus service , community recycling in the village
- Requires a better bus service
- Clinic, shop
- Doctors surgery, shop, school
- Dr's surgery, shop/post office
- Post office
- School, post office
- School, shop, transport
- There are none; Bubbenhall not large enough to support them. We need a proper bus service
- Transport, cleaning of roads, village shop
- We have only been here for 2 years and were aware of facilities (or lack of)

Lack of Housing – comments

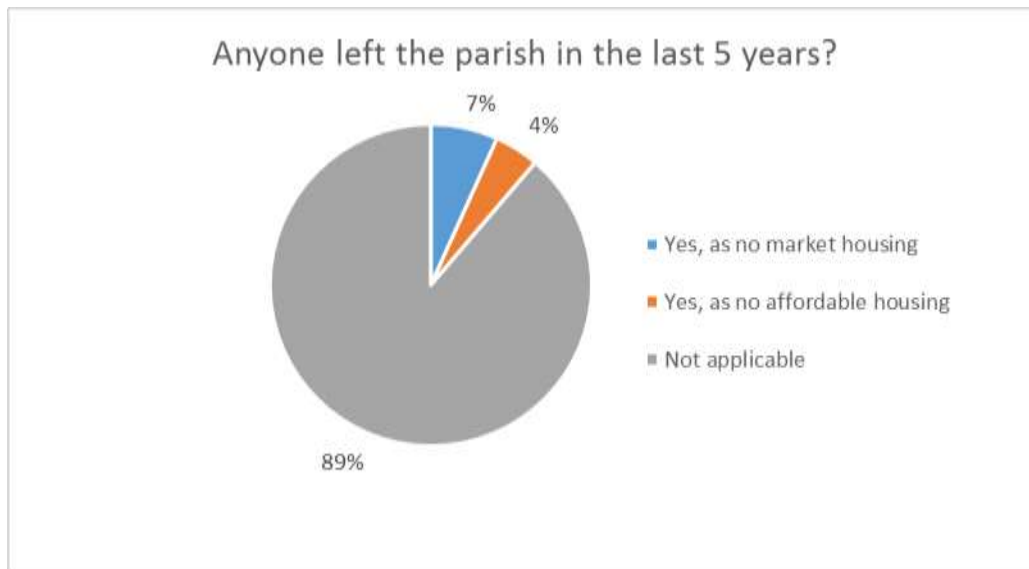
Comments received are reproduced below, whole and verbatim:

- 1st time buyers
- 3 bedroom
- Affordable x 2
- Affordable housing
- Affordable housing for young families
- Affordable/social housing
- First time buyers
- Homes for rent, pensioner accommodation
- Housing association (renting)
- Not a lot for youngsters
- Small homes suitable for purchase and affordable to young families and the elderly
- Small number of affordable houses for people connected with the village as well as small number of "extra" houses to allow limited growth of the village (not social or affordable homes)
- Smaller properties (i.e. 2 bed) for younger and older residents - starter and retirement
- Starter homes

- Starter homes
- Starter homes - affordable & association/shared perhaps
- Starter homes/large bungalows
- We do not want Coventry overspill

viii) People Leaving the Parish in the Last 5 Years

The chart below shows the number of households where someone has had to leave the parish in the last 5 years because no suitable affordable or market housing was available. The chart shows that this has occurred in 11% of respondents' households.



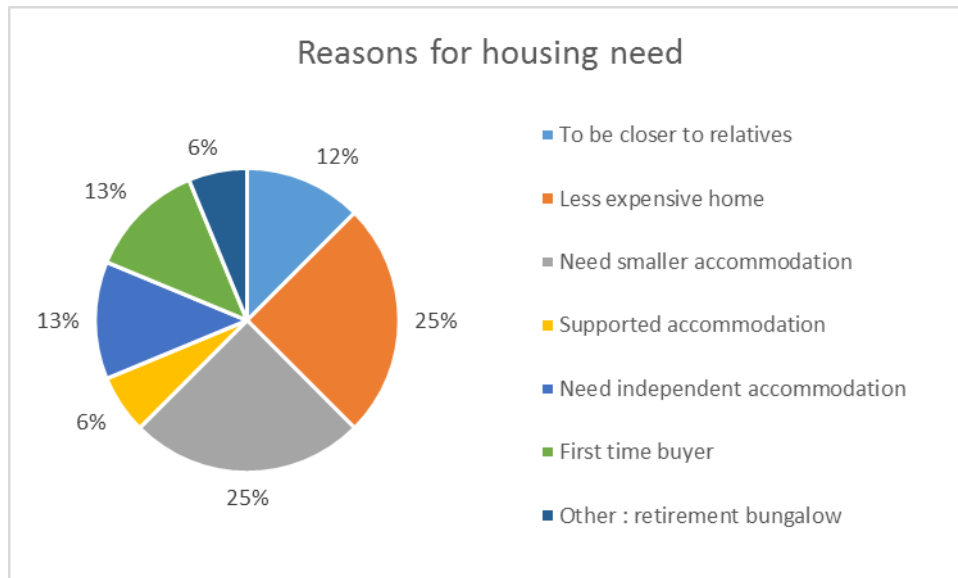
5. Results – Housing Needs Information

Out of the 97 responses to the survey, eight individuals / households expressed an unmet housing need.

This section provides a breakdown of information from the respondents.

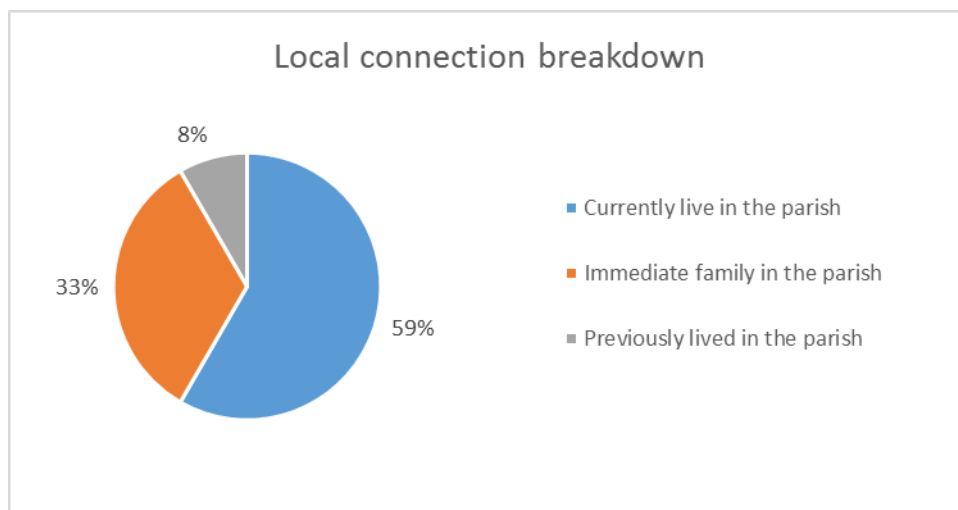
i) Reason(s) for Housing Needs – breakdown (8 responses)

The following chart shows the reasons for the eight respondents' housing needs. For some respondents more than one reason was specified. The two main reasons were needing smaller accommodation and a less expensive home.



ii) Local Connection – breakdown (8 responses)

The chart below shows the types of local connection that the eight respondents have. Respondents were able to indicate more than one connection.

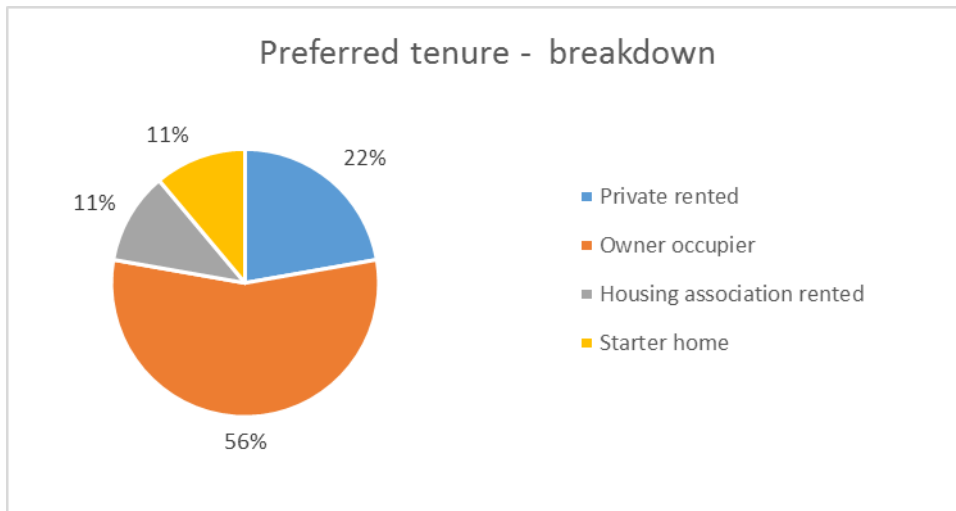


iii) Waiting List – breakdown (8 responses)

Four of the eight respondents are currently registered on the local authority housing waiting list. None are registered on a housing association waiting list.

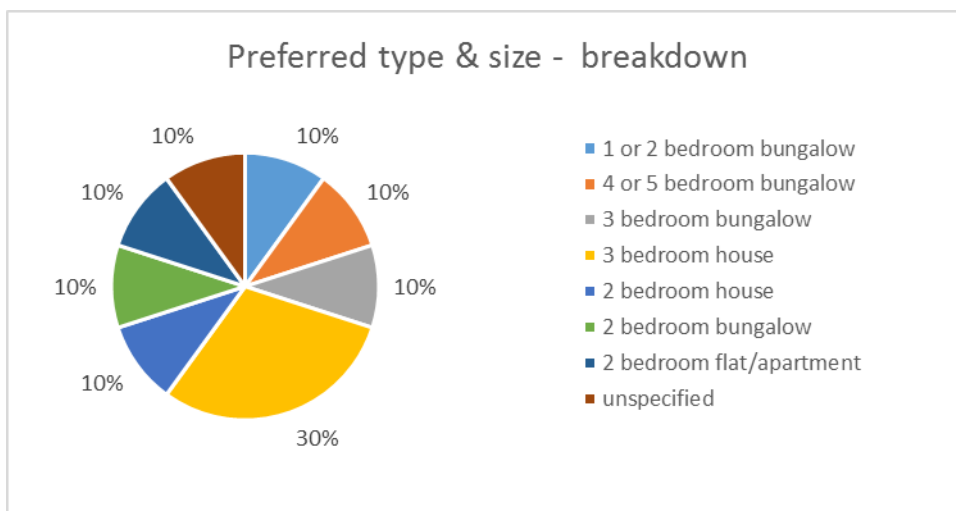
iv) Preferred Tenure – breakdown (8 responses)

The preferred tenures of the eight respondents are shown in the chart below. Some respondents indicated more than one option.



v) Preferred Type and Size – breakdown (8 responses)

The preferred type and size of accommodation expressed by the eight respondents is shown in the following chart. Some respondents stated more than one option.



6. Determination of Specific Housing Needs

The following table shows the specific housing needs of the eight 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. Research was carried out on property prices in Bubbenhall 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 re-classified as being in need of rented accommodation from a housing association.

Where a respondent indicated a preference for owner occupier housing, their financial ability to afford this was clarified using income and mortgage capacity information. If a

respondent could not afford owner occupier 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	Housing association rented	3 bed house	Housing association rented	3 bed house
Yes	Not stated	Not stated	Housing association rented	2 bed house
Yes	Starter home	3 bed house	Housing association shared ownership	1 bed flat/apartment
Yes	Owner occupier	4 or 5 bed bungalow	Owner occupier	4 bed bungalow
Yes	Owner occupier	3 bed bungalow	Owner occupier	3 bed bungalow
Yes	Owner occupier	3 bed house	Owner occupier	3 bed house
Yes	Owner occupier	1 or 2 bed bungalow	Owner occupier	2 bed bungalow
Yes	Private rented or owner occupier	2 bed house, bungalow or flat/apartment	Owner occupier	2 bed bungalow

7. Conclusions

There is a need for eight new homes in Bubbenhall for local people.

The specific needs are:

Housing association rented

1 x 2 bed house
1 x 3 bed house

Housing association shared ownership

1 x 1 bed flat/apartment

Owner occupier

1 x 2 bed bungalow
1 x 2 bed bungalow (support required)
1 x 3 bed house
1 x 3 bed bungalow
1 x 4 bed bungalow

8. Recommendations

It is recommended that an exercise is carried out to identify a suitable piece of land in Bubbenhall to meet the 8 housing needs identified by this survey.

Partners in this exercise should include;

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

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.

9. Acknowledgements

Gratitude is expressed to Cllr Steve Haynes, Chairman of Bubbenhall Parish Council; Cllr Bob Powell; Mrs Jane Fleming, Parish Clerk; and to all those who delivered survey forms.

10. Contact Information

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

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

Mrs Jane Fleming
Clerk to Bubbenhall Parish Council
25, Calgary Close, Coombe Fields, Coventry. CV3 2AT

Tel: 02476 458749
Email: bubbenhallpclerk@gmail.com

**Bubbenhall Parish Council
Housing Needs Survey**

November 2016

Dear Householder

Your Parish Council is aware that a lack of affordable and suitable housing is an issue for many rural communities. This can sometimes lead to local people being forced to move away. To assess whether or not this is a problem in Bubbenhall we are carrying out a survey to identify the types and sizes of homes that local people need. Parish councils are encouraged to conduct a Housing Needs survey as part of their Neighbourhood Plan.

The survey is for everyone, not just for people in housing need.

The questions in the first part 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 and return a survey form.

- People who are **not** in housing need are requested to complete Part 1 **only**.
- People in need of **any type of 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.

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

Your Parish Council urges you to provide the information requested and give us your opinions in order to help us to formulate an appropriate plan for the future. Please return your completed forms by 4 December in the Freepost envelope provided. Thank you for your help in conducting this survey.

Yours sincerely

Councillor Steve Haynes
Chairman of Bubbenhall Parish Council

PLEASE NOTE: People with a housing need do not have to be living in Bubbenhall at the present time. They do, however, need to have a strong local connection, e.g. they work in the parish **or** they 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 Fiona Henderson, Rural Housing Enabler at WRCC, on 01789 842812 or email fionah@wrccrural.org.uk so that a survey form can be sent to them.

Bubbenhall Parish Council Housing Needs Survey

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

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

Definitions of property types:

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

Please complete the survey overleaf.

1. General information for everyone to complete

Q1: Your household

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

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

Q2: Your housing circumstances

Housing tenure (please tick)

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

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

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?			

Q4: Leaving the parish

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 front page for definitions)

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

Thank you for completing this part of the survey.

2. Specific information relating to households with an unmet housing need in the parish.

If there is more than one housing need in your household please request extra forms (see front page).

Q5: Your details

Name	
Address	
Telephone number (landline / mobile)	

Q6: 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"/>

Q7: 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			

Q8: 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"/>

If you are interested in a housing association property you are recommended to register with the local authority.

Q9: Details of family also seeking housing with you (if any)

Title	Surname	First name	Relationship to you	Date of birth

Q10: Specific housing needs

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

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Q11: 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"/>
Starter home *	<input type="checkbox"/>		

* See front page for definition of housing association rented, shared ownership and starter home

Housing type (please tick)

House	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>	Flat/apartment	<input type="checkbox"/>
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Number of bedrooms

Q12: 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 or starter home what is the maximum amount you could afford?

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

Thank you for completing this form.

Please return in the FREEPOST envelope by 4 December 2016.

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 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, including an additional sheet provided by one of the respondents.

- 1. Young people cannot afford the properties. 2. You need to be well established to be able to buy in Bubbenhall.
- Any new housing should be "infill" - small scale and not alter "conservation" status of village or rural atmosphere.
- As there are no shops in the village a decent bus service to able people without transport to access shopping facilities.
- Bubbenhall is a lovely residential village. It is peaceful, with countryside all around. Residents in Moat Close are friendly and helpful. The 50mph speed limit needs to be reduced.
- Daughter left village when got married due to lack of suitable reasonably priced "first time" buyer houses.
- Has land become available to build new houses in Bubbenhall? When a similar housing needs survey was done a few years ago and a need was found, there was nowhere suitable to build. Has this changed?
- Houses have been extended over the years making them out of reach of first time buyers.
- How many surveys are you going to issue before you get the answer you wish for? NO more houses in this village please.
- I bought my home in a village because I wanted to live in a village NOT a small town. To build more houses would, I feel, spoil the village atmosphere. It would involve more cars on the road for occupants to get to and from work, children to and from school, shopping delivered or fetched.
- I have lived here for many years and my parents and grandparents used to live here. Now my daughter and her son want to live here and there is no suitable housing.
- I have only actually lived in the parish for 13 months, so the value of my responses have to be weighed against this fact
- In a rural community such as Bubbenhall, where the resurrections of the local shop and/or post office is unlikely, it is important to encourage mobile vendors and a mobile library for elderly residents.
- No. Had no wish to live in the village. Wouldn't like any further development. Traffic is a problem as village is used as a cut through. Already have to queue to get on to Leamington/Rugby Road and to Stoneleigh (due to business park traffic).
- Our children have left the village for work and a greater world experience after university.
- Our son had to move away 15 years ago due to no affordable property being available to purchase as a starter home.
- If more houses are built the parking problems will only get worse!!!
- Some crime obviously. Our children have moved away for education and work. It is not realistic to expect them to live in the same village.

- The village of Bubbenhall is a lovely village, with great views of the countryside. Any housing built should not be on green belt, and be in keeping with current housing. No cheap housing or council estates please.
- To look at a parish level is ridiculous! Consider in context of wider area of neighbouring parishes/towns. If you need to go to Leamington to rent a flat - that's not a reason to build them in a village parish!
- Too many "let" houses.
- We recently moved to the village because it is small and has a village reputation - we feel adding more houses would remove the appeal of the village and the lifestyle it offers.
- It is evident that Bubbenhall has for many years now developed as a primarily owner occupier village. Even the original council -provided rented accommodation has progressively transferred into private ownership. By definition, the socio economic status of the village, has therefore levelled into the middle/upper economic range.

This coupled with today's social mobility has meant that the demand or even requirement for the provision of entry level/shared ownership/rented accommodation has progressively diminished.

This has been compounded by the progressive disappearance over time of such fabrics of young village life as the village primary school, the village shop, the Post Office and hence the appeal of low cost residency. The need to leave the village for just about everything –other than one of two pubs – is something that would mitigate against an enfolded village. Public transport service is limited, if adequate to fill the need and car ownership/use is essential.

In past plans there was a flirtation with a proposal for six affordable/starter/shared ownership homes as an extension of Moat Close, to deal with the very limited demand. This appears to have been kicked into the long grass due to "drainage" issues. Presumably the idea is still there, if it were required to be revisited at any future time.

The private developments of Beechwood, Darfield court, Spring Hill and Riverside, later, appear to have successfully and tastefully added to the village. This potentially is the type of limited in-fill that would contribute and fit in.

The impossible blue skies, masterplan would see Coventry airport become Baginton New Village, in Warwickshire, with all of the heart and facilities for a full mix of properties and lifestyles. Dickens Heath, outside Solihull is a great example of a single developer new "village". However the vested interests of Coventry, the developer owner of the airport and the fact that it's easy for Warwickshire to be bullied by its much more aggressive neighbour always prevail.

Appendix C

Property search on 4 January 2017, Bubbenhall village. As the number of properties for sale was limited, the search was extended to include properties sold within the previous 2 years.

Agent	Street	Settlement	No of beds	Type	Price (£)
Allsopp & Allsopp	Pagets Lane	Bubbenhall	3	house	600,000
RA Bennett	Coopers Walk	Bubbenhall	4	house	435,000
Brian Holt	Waggoners Close	Bubbenhall	4	house	429,950
Reeds Rains	Stoneleigh Road	Bubbenhall	2	flat	290,000

Properties sold in Bubbenhall during previous 2 years

Sold	Street	Settlement	No of beds	Type	Price (£)
Aug-16	Orchard Way	Bubbenhall	4	house	380,000
May-16	Weston Lane	Bubbenhall	4	house	670,000
Mar-16	Coopers Walk	Bubbenhall	4	house	390,000
Feb-16	Coopers Walk	Bubbenhall	4	house	420,000
Jan-16	Coopers Walk	Bubbenhall	4	house	425,000
Nov-15	Orchard Way	Bubbenhall	4	house	370,000
Nov-15	Lower End	Bubbenhall		house	381,000
Oct-15	Waggoners Close	Bubbenhall	4	house	386,000
Aug-15	Waggoners Close	Bubbenhall	4	house	402,000
Aug-15	Coopers Walk	Bubbenhall	4	house	400,000
Jul-15	Darfield Court	Bubbenhall	3	house	288,500
May-15	Orchard Way	Bubbenhall	4	house	397,000
May-15	Orchard Way	Bubbenhall	4	house	380,000
Apr-15	Orchard Way	Bubbenhall	4	house	365,000
Apr-15	Church Road	Bubbenhall	6	house	910,000

	Actual	Average	-5%
2 bed flat	290,000		275,500
3 bed houses		444,250	422,038
4 bed houses		417,854	396,961
6 bed houses	910,000		864,500

Appendix D

ID	Local connection verified	Household composition	Reason for need	Preferred tenure	Preferred size/type	Actual tenure	Actual size/type
002	Yes	2 adults, 2 children	To be closer to relatives, first time buyer	Housing association rented	3 bed house	Housing association rented	3 bed house
003	Yes	1 adult, 1 child	To be closer to relatives	Not stated	Not stated	Housing association rented	2 bed house
009	Yes	2 adults	First time buyer	Starter home	3 bed house	Housing association shared ownership	1 bed flat/apartment
012	Yes	1 adult	Smaller accommodation, less expensive home, independent accommodation	Owner occupier	4/5 bed bungalow	Owner occupier	4 bed bungalow
019	Yes	2 adults	Other: retirement bungalow	Owner occupier	3 bed bungalow	Owner occupier	3 bed bungalow
020	Yes	1 adult	Smaller accommodation, less expensive home	Owner occupier	3 bed house	Owner occupier	3 bed house
055	Yes	1 adult	Smaller accommodation, less expensive home, independent accommodation	Owner occupier	1 or 2 bed bungalow	Owner occupier	2 bed bungalow
068	Yes	1 adult	Smaller accommodation, less expensive home, supported accommodation	Private rented or owner occupier	2 bed house, bungalow or flat/apartment	Owner occupier	2 bed bungalow