



BARFORD, SHERBOURNE & WASPERTON HOUSING NEEDS SURVEY

**Survey commissioned by
Barford, Sherbourne & Wasperton
Joint Parish Council**

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

December 2013

CONTENTS

- 1. Summary of Results**
 - 2. Introduction**
 - 3. Planning Context**
 - 4. Results – Contextual Information**
 - i) Age Profile
 - ii) Household Size Profile
 - iii) Dwelling Tenure Profile
 - iv) Dwelling Type Profile
 - v) Dwelling Size Profile
 - vi) Dwelling Type and Size Profiles
 - vii) Life in the Parishes: Positive / Negative Aspects
 - viii) People Leaving in The Last 5 Years
 - 5. Results - Housing Needs Information**
 - i) Reason(s) for Housing Needs
 - ii) Local Connection
 - iii) Waiting List
 - iv) Preferred Tenure
 - v) Preferred Type and Size
 - 6. Determination of Specific Housing Needs**
 - 7. Conclusions**
 - 8. Recommendations**
 - 9. Acknowledgements**
 - 10. Contact Information**
- Appendices A, B, C and D**

1. Summary of Results

Approximately 745 Housing Needs Survey forms were distributed and 229 forms were returned. This equates to a response rate of 31%, a rate considered to be good for a survey of this type.

Sixteen respondents expressed a need for alternative housing. However, one of these housing needs was discounted from the final analysis because the respondent did not provide enough information.

The specific needs are:

Barford -

Housing Association rented

- 1 x 2 bed house
- 1 x 2 bed bungalow or flat

Housing Association shared ownership

- 1 x 2 bed house
- 1 x 2 bed house or bungalow
- 1 x 2 bed flat or house
- 1 x 4 bed house

Owner/occupier

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

Wasperton -

Housing Association rented

- 1 x 3 bedroom house

Housing Association shared ownership

- 1 x 2 bed house

2. Introduction

Barford, Sherbourne & Wasperton Parish Council commissioned a local Housing Needs Survey in October 2013.

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 essentially a standard document used in parishes across Warwick district and was delivered to every home in Barford, Sherbourne and Wasperton Parishes. 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 parishes 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. Analysis of the completed forms took place in December 2013.

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 Barford 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. 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 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 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.

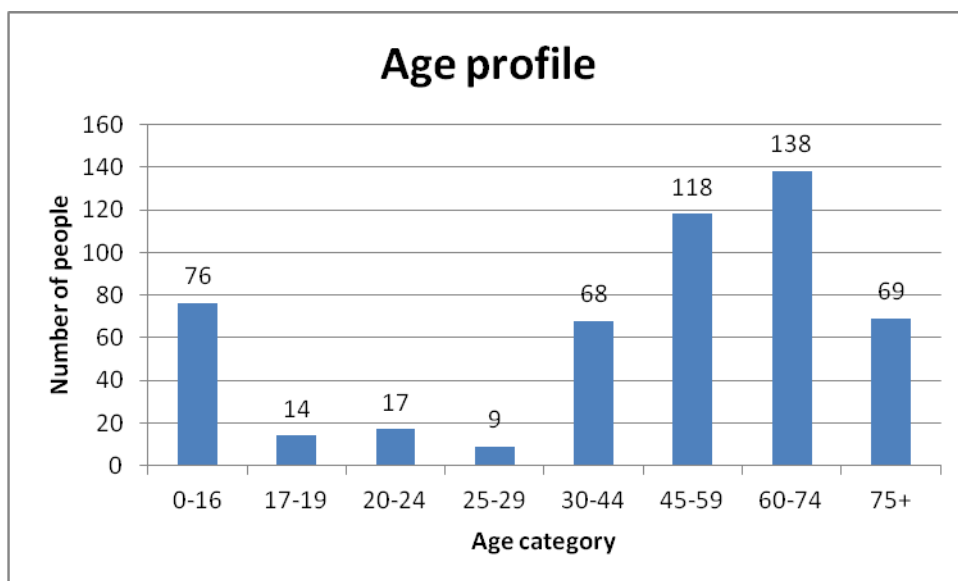
At the time of publication of this survey, the adopted Local Plan was being reviewed. The Revised Development Strategy (June 2013) identified Barford as a Secondary Service Village capable of accommodating between 70 and 90 homes. The Village Housing Options and Settlement Boundaries (November 2013) identified a number of potential housing sites in Barford, of which 3 were identified as the Council's "preferred options". 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 229 survey forms were returned equating to a response rate of 31%. 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.

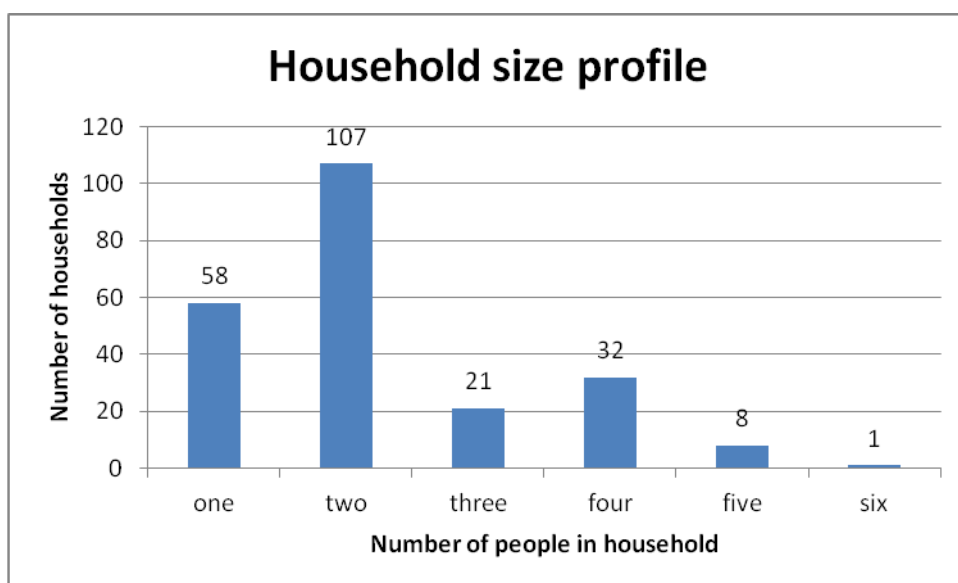
i) Age profile (227 responses, 509 people)

The following chart shows the age profile captured by the survey returns. The chart shows an ageing population, with 325 out of the 509 people aged 45 and above, although there are 76 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 villages.



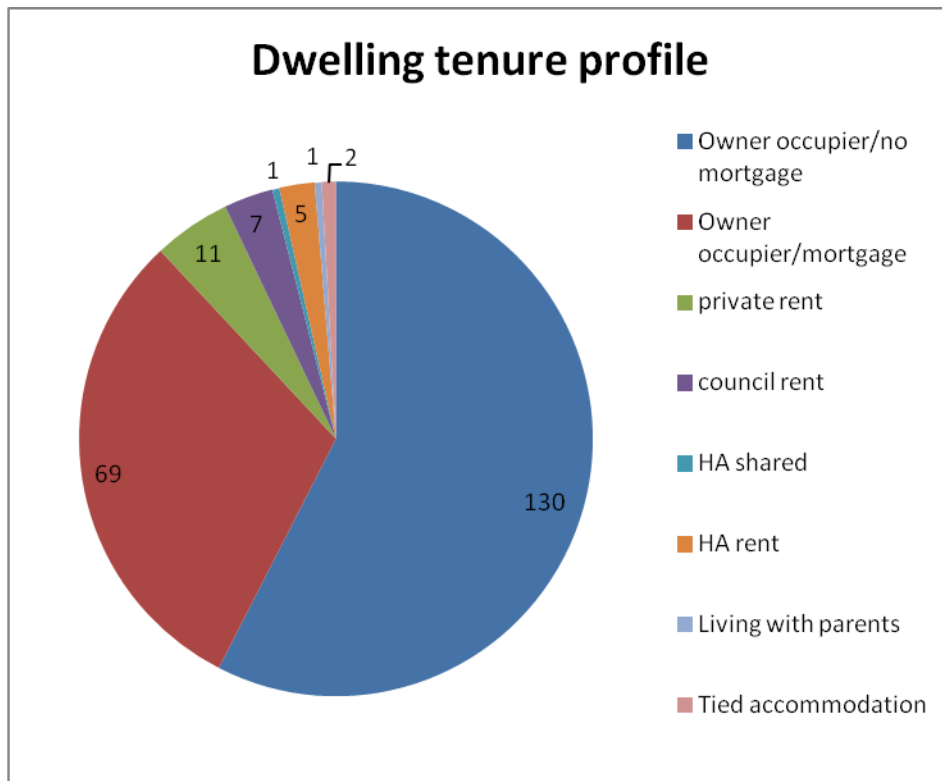
ii) Household size profile (227 responses)

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 2.24 people. The Census 2011 figures were 2.26 for Barford, 2.05 for Sherbourne and 2.28 for Wasperton.



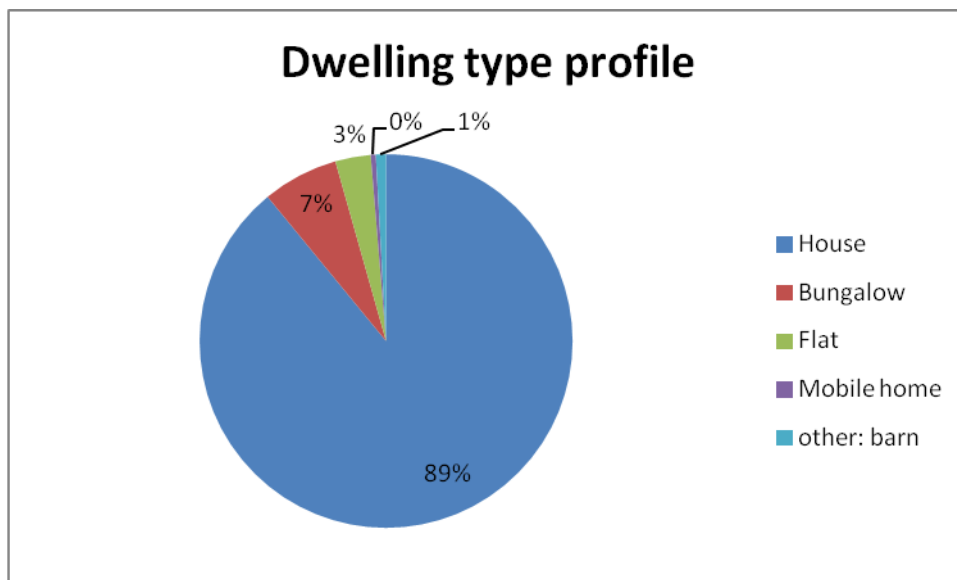
iii) Dwelling tenure profile (226 responses)

The following chart shows the dwelling tenure profile for survey respondents. In a pattern typical for villages across Warwickshire owner-occupiers represent 89% of the total. Tenures traditionally considered to be within the 'social sector' represent 7% of the total.



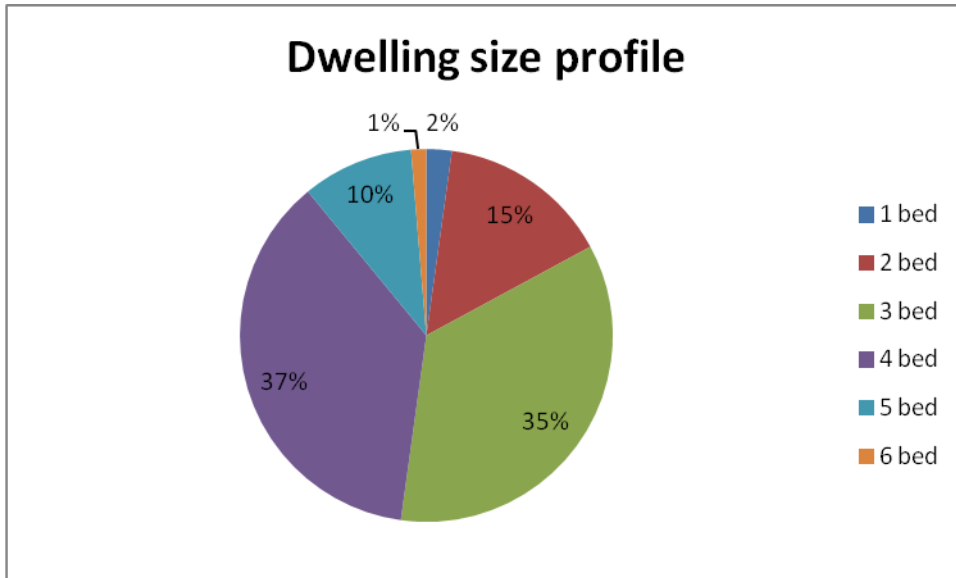
iv) Dwelling type profile (228 responses)

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



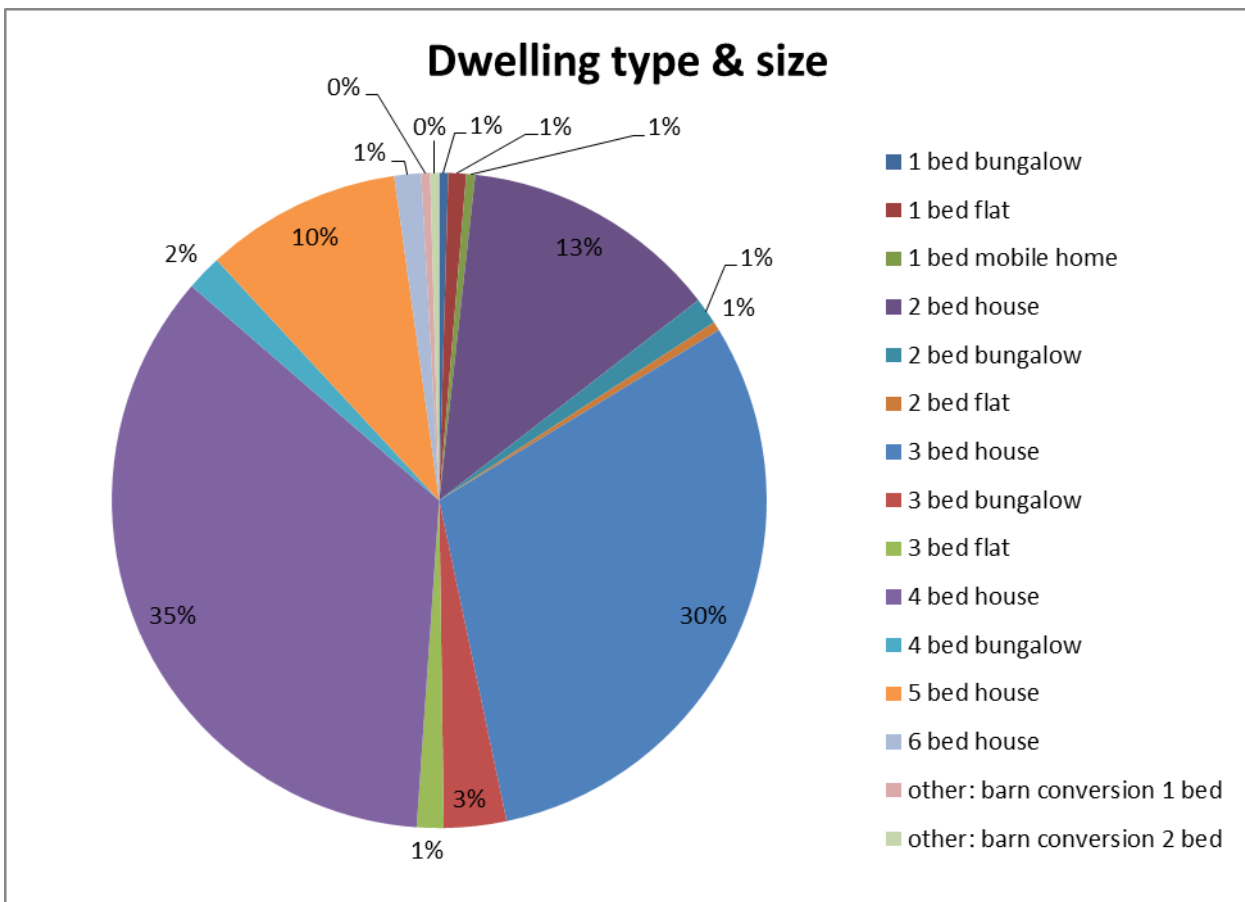
v) Dwelling size profile (228 responses)

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 4iv and 4v provides a combined profile of dwelling type and size. 4 bedroom houses emerge as the largest single factor of those specified, closely 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 parishes.

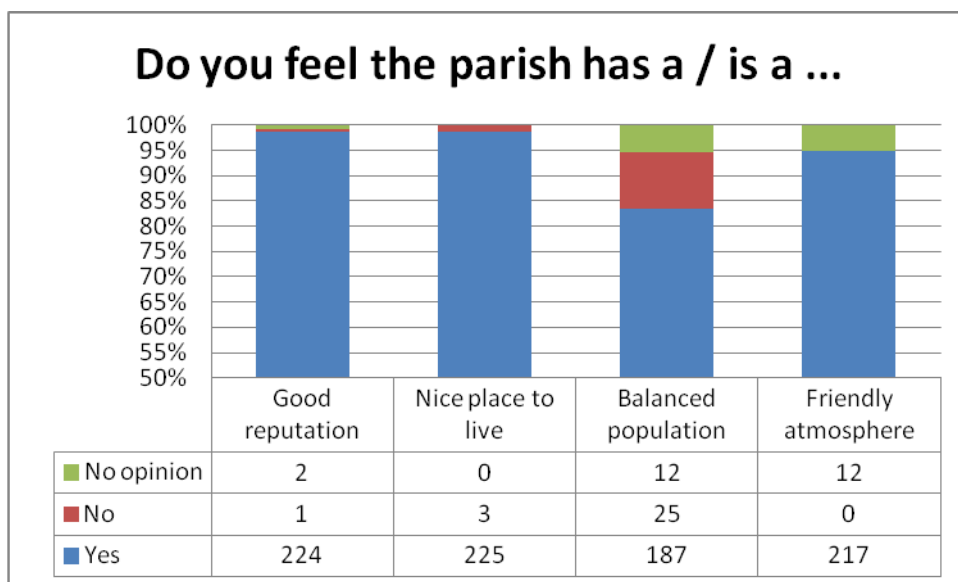


vii) Life in the parishes: positive / negative aspects (133 responses)

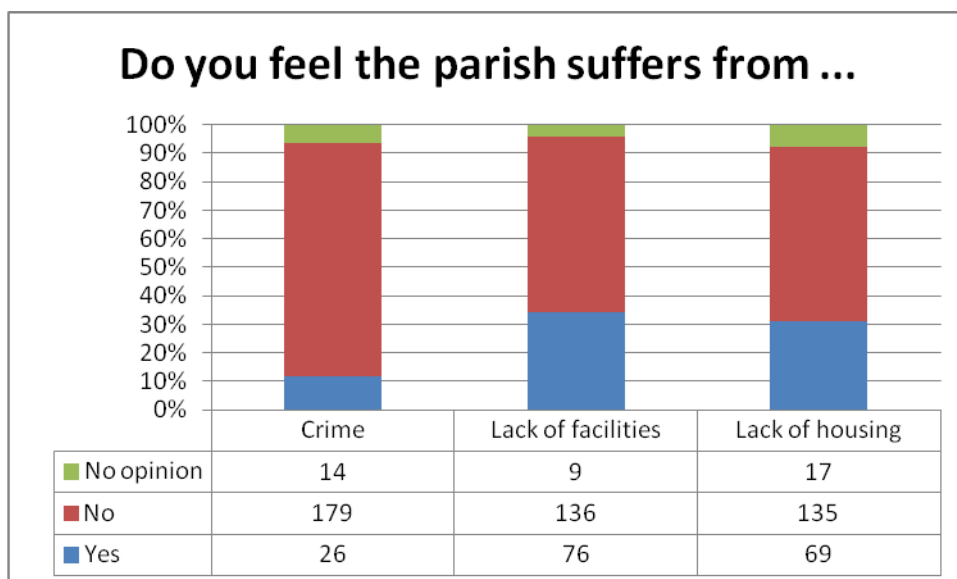
The survey respondents were asked a series of questions relating to the perceived benefits and disadvantages to living in Barford, Sherbourne and Wasperton Parishes. This was done to build-up a picture of life in the parishes and also to identify any issues / problems which could threaten the long-term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

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 Barford, Sherbourne and Wasperton Parishes. The vast majority of respondents thought the parishes had a good reputation, were a nice place to live, had a balanced and varied population, and a friendly atmosphere.



The second chart shows the survey respondents’ views about negative issues that might exist in the parishes. The largest groups of respondents did not think that there was crime, a lack of facilities or a lack of housing, though there was a large group of respondents who thought the contrary regarding a lack of facilities and 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 comments
sports facilities (inc tennis, cricket, badminton, bowls)	20
doctor's surgery	18
Shops	11
better bus service	9
better children's playground	5
facilities for teenagers	4

With 23% of respondents requesting more sports facilities and 21% of respondents requesting a doctor's surgery these might be considered issues.

Lack of adequate housing – main comments:

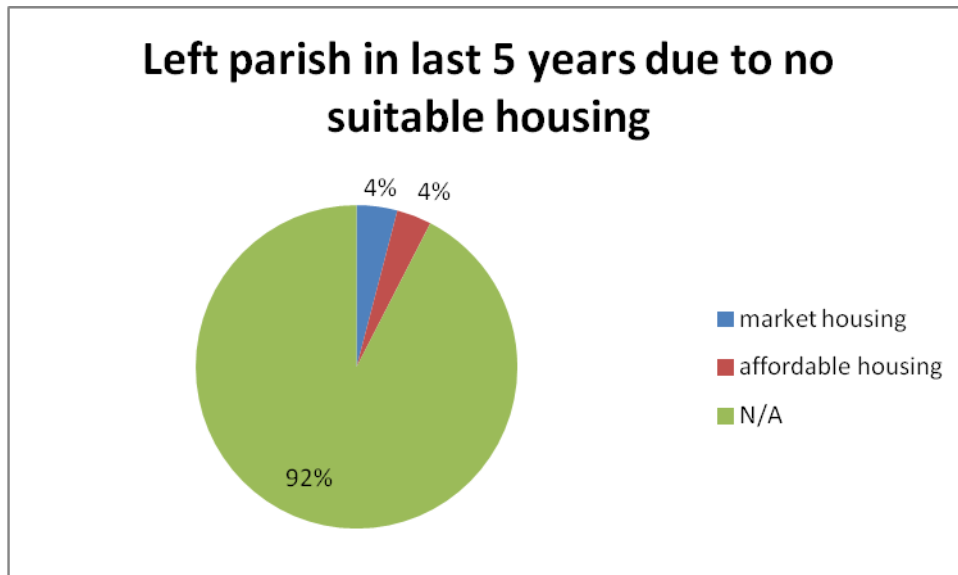
Given the range of comments received it seems more appropriate to reproduce them below. Their order attempts to reflect emerging themes.

Comments
<ul style="list-style-type: none"> • "Affordable" for Barford related people. • Affordable - singles, couples open market - smaller dwellings for older people. • Affordable and low cost. • Affordable and small. • Affordable for first time buyers. • Affordable homes for young local people/families. • Housing affordable for 1st time buyers. • Housing for children of locals who cannot afford to live in Barford. • Social and first time buyers. • Starter homes, old peoples homes. • Starter homes.

- Affordable housing (x7 comments).
- Affordable housing & quality detached family houses.
- Affordable housing for rent, smaller market homes, sheltered housing for the elderly.
- Affordable housing for siblings.
- Affordable, bungalow suitable for over 80's.
- Council renting.
- Social.
- For families with children which are affordable.
- Low cost housing.
- 1/2 bedroom affordable housing.
- 2-3 bed at reasonable cost.
- All sorts - a good mix for all needed.
- All types and sizes.
- Available starter homes for village youngsters.
- Bungalows (x9 comments).
- Bungalows and assisted/retirement housing.
- Bungalows for elderly.
- Bungalows for elderly people, who wish to downsize.
- Bungalows for older people who can move out of family homes for younger families to move in.
- Elderly eg. Sheltered housing - this would free up larger houses in the village for families.
- Maybe a few retirement bungalows for sale.
- Suitable for retirement/old age (x2 comments)
- Smaller homes for older population.
- Sheltered.
- Sheltered housing for the elderly.
- For older people.
- For the over 60yrs.
- Possible bungalows & sheltered housing for older people.
- Flats and bungalows for older people.
- Housing for the elderly - bungalows and first time buyer properties.
- Housing for elderly.
- Small to medium sized market homes for those wishing to downsize.
- Smaller "affordable market" homes + shelter social housing.
- Smaller affordable housing eg. Family housing or OAP bungalows.
- Smaller, high quality efficient housing.
- Smaller, less expensive.
- Mid range 3 bed houses to buy.
- Modern, family size homes. Homes for first time buyers.
- Family 3-4 bed housing with reasonable gardens.
- 3-4 bed family homes in £300k - 400k price range.
- Low density 3/4 bedroom house on a small scale.
- 3-4 bedroom which doesn't cost the earth.
- 4/5 bedroom top end houses.
- Family housing between 300 - 400k.
- Good sized family housing with large gardens 3/4 bedrooms.
- Houses with decent sized rooms + gardens.
- Large family 4-5 beds.
- Larger 4+ beds.
- Market.
- Rental.
- Rented or affordable larger family homes.

viii) People leaving the parish in the last 5 years (133 responses)

The chart below shows the number of households where someone has had to leave the parishes in the last 5 years because no suitable affordable or market housing was available. The chart shows that this has occurred in 8% of respondents' households.



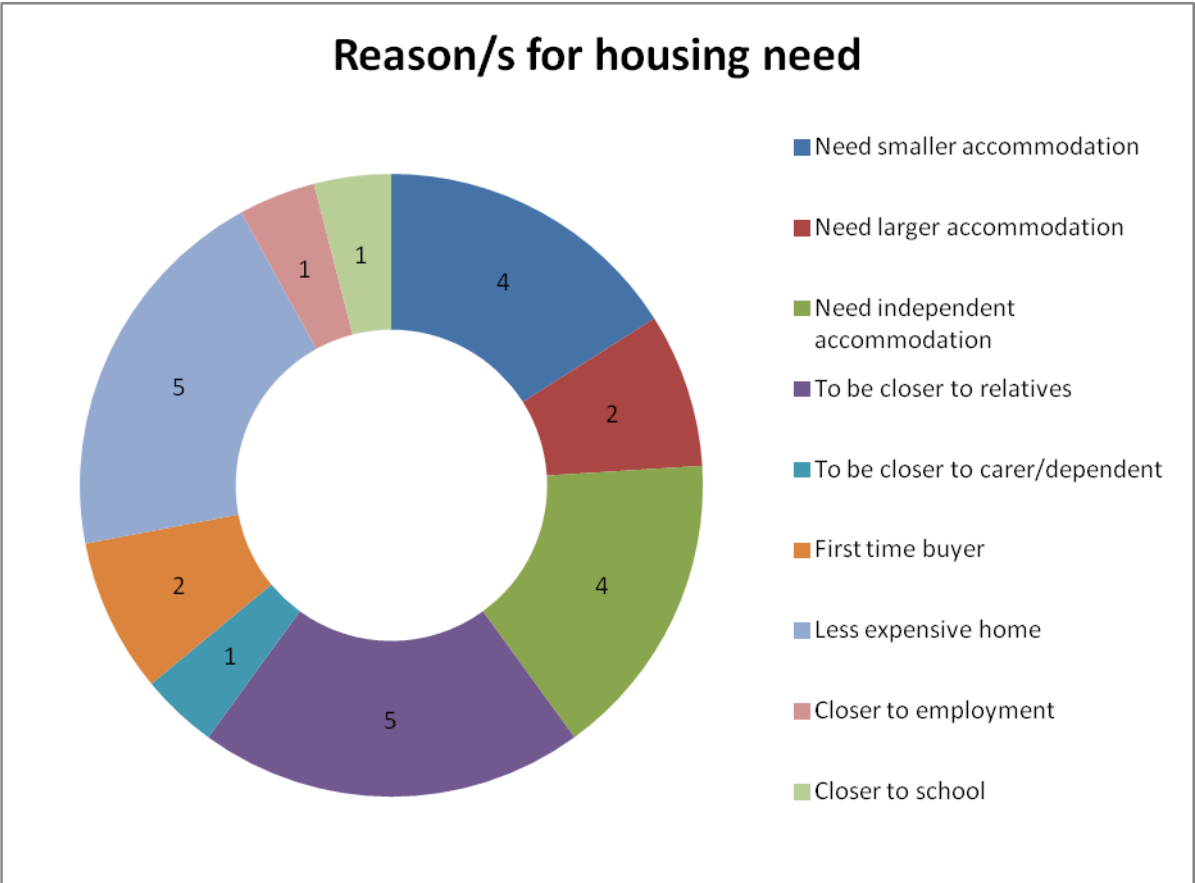
5. Results – Housing Needs Information

Of the 229 responses to the survey 16 individuals / households expressed a need for alternative housing. However, one of these housing needs was discounted from the final analysis because the respondent did not provide enough information.

Section 5 provides a breakdown of information from the remaining 15 respondents.

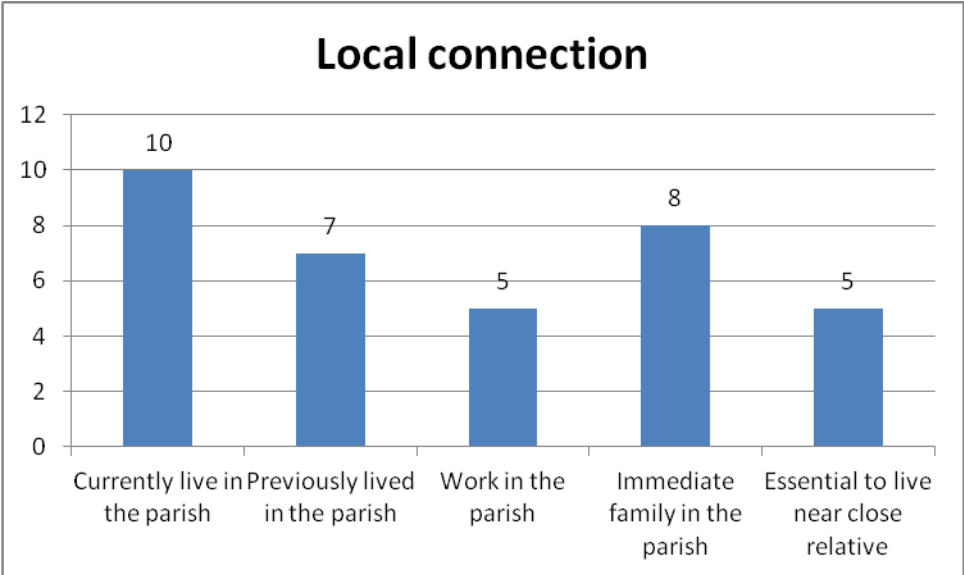
i) Reason(s) for housing need (13 responses)

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



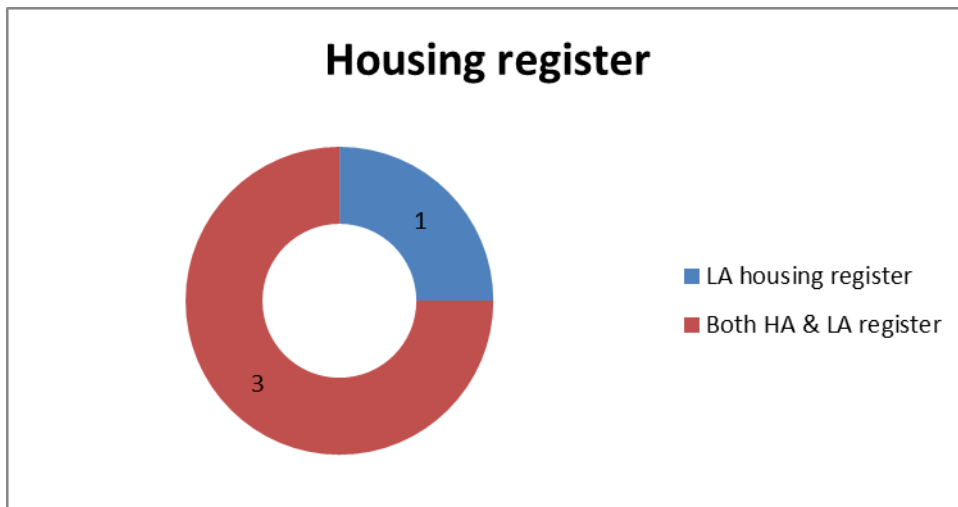
ii) Local connection (15 responses)

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



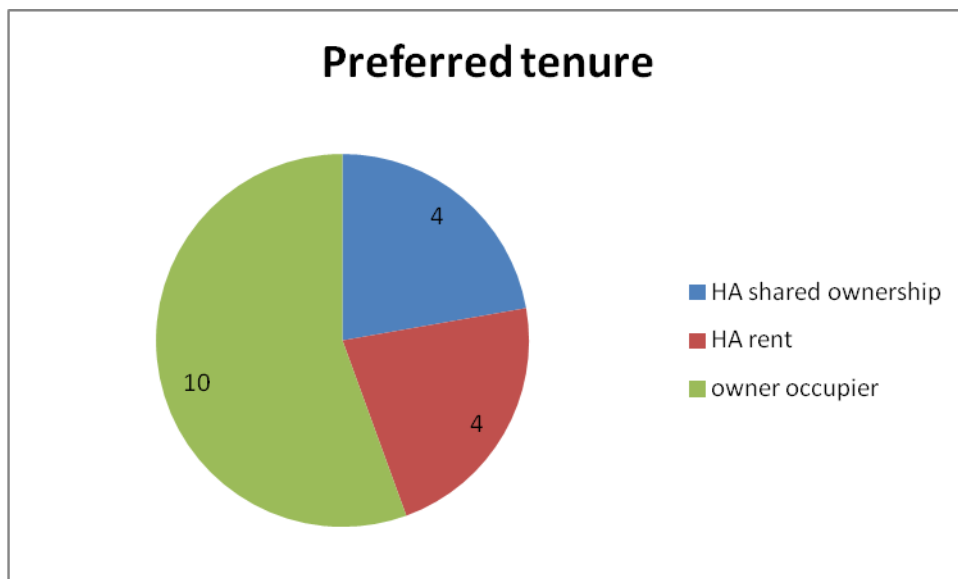
iii) Housing register (4 responses)

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



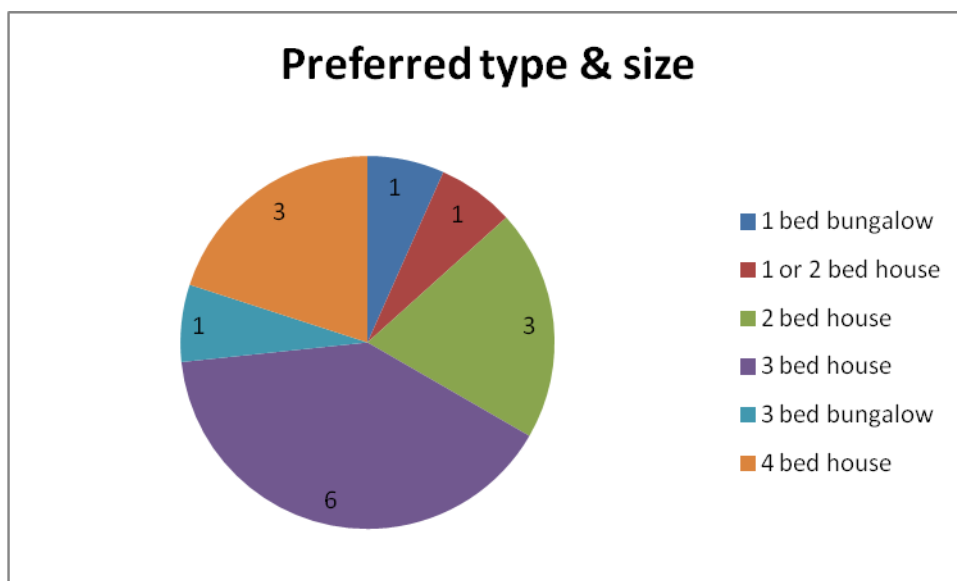
iv) Preferred tenure (14 responses)

All of the preferred tenures of the respondents are shown in the chart below.



v) Preferred type and size (15 responses)

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



6. Determination of Specific Housing Needs

The following table shows the specific housing needs of the 15 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 show 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	Preferred Tenure	Preferred Type/Size	Actual Tenure	Actual Type/Size
Yes	HA rent	3 bed house	HA rent	2 bed house
Yes	HA shared	2 bed house	HA shared	2 bed house
Yes	Owner	3 bed house	owner	3 bed house
Yes	Owner	3 bed house /bungalow	owner	3 bed house/bungalow
Yes	HA rent	3 bed house	HA rent	2 bed house
Yes	HA shared /owner	2 bed house	HA shared	2 bed house
Yes	Owner	3 or 4 bed house	owner	3 bed house
Yes	Owner	3 bed bungalow	owner	3 bed bungalow
Yes	Owner	3 bed house /bungalow	owner	3 bed house /bungalow
Yes	HA shared /owner	4 bed house	HA shared	4 bed house
Yes	Owner	3 or 4 bed house	owner	3 or 4 bed house
Yes	Owner	2 bed house / bungalow/flat	HA shared	2 bed house/flat
Yes	Owner	3 bed house /bungalow	owner	3 bed house/bungalow

Yes	HA rent	1 bed bungalow/flat	HA rent	2 bed bungalow/flat
Yes	HA rent /shared	1 or 2 bed house/bungalow	HA shared	2 bed house/bungalow

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 15 new homes in Barford, Sherbourne and Wasperton for local people.

The specific needs are:

Barford -

Housing Association rented

- 1 x 2 bed house
- 1 x 2 bed bungalow or flat

Housing Association shared ownership

- 1 x 2 bed house
- 1 x 2 bed house or bungalow
- 1 x 2 bed flat or house
- 1 x 4 bed house

Owner/occupier

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

Wasperton -

Housing Association rented

- 1 x 3 bedroom house

Housing Association shared ownership

- 1 x 2 bed house

8. Recommendation

The emerging Warwick District Local Plan identifies Barford as a Secondary Service Village which can accommodate up to 90 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 Barford.

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. Acknowledgements

Gratitude is expressed to Cllr John Murphy, Chairman of Barford, Sherbourne and Wasperton Joint 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

Mr J F Johnson
Clerk to Barford, Sherbourne and Wasperton Parish Council
3 Barford Woods
Barford Road
Warwick
CV34 6SZ
Email Johnson.jf@virgin.net

Appendix A.

Housing Needs Survey for Barford, Sherbourne & Wasperton parishes

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"/>
---------------------------	----------------------

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 (please specify)							<input type="text"/>

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"/>
---	--------------------------	---	--------------------------	---	--------------------------	---	--------------------------	---	--------------------------	---	--------------------------	----	--------------------------

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?	<input type="text"/>		
Suffers from a lack of housing?			
If yes, what type of housing?	<input type="text"/>		

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

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

Additional comments

<input type="text"/>

This section 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"/>
-------	--------------------------	----------	--------------------------	----------------	--------------------------

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"/>
---	--------------------------	---	--------------------------	---	--------------------------	---	--------------------------	---	--------------------------	---	--------------------------	----	--------------------------

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 21st November 2013.

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.

- Although we do not have an unmet housing need at present, looking to the future we may have need for sheltered housing.
- Any additional housing has to be matched by increased capacity in the school, utilities, including broadband (currently appalling) and traffic management.
- Any significant increase in size will overstretch the services + cause unacceptable traffic problems.
- Barford has a good reputation and it is a nice place to live because of its size, population and range of accommodation. Increasing any of these disproportionately will change the village for the worse, and it will cease to be a place where people want to live/continue living.
- Barford is a good location for road network/jobs. More houses needed to support the church, shop, school pubs etc. Plenty of people would love to live in Barford.
- Barford is a small village community, the infrastructure (roads/school) cannot cope with more houses.
- Basic problem, no houses that young local people can afford to buy (that's a much wider problem).
- Care home facilities needed for an aging population allowing them to stay in the village.
- Could the council make a decision to either make Barford a "Warwick Woodloes" overflow or a village that people can aspire to? We are fed up with the constant threat of land owners and builders trying to turn this village upside down.
- Current large scale developments are in excess of Barford requirements but still under planning applications not yet approved, with excessive affordable content.
- Daughter who works in the area had to move to Leamington and share rented accommodation due to lack of affordable housing in Barford. She works locally and this is the only way to afford to be independent.
- Excellent place to live needs to ensure not too much change.
- Family have not been able to move to Barford.
- Had to leave Wasperton as at the time no suitable affordable housing.
- Heavy congestion on the roads is the main concern and lack of parking.
- Housing in Barford consists of small cottages/2 bedroom properties or larger more expensive properties - we need some affordable housing for families (younger people) who need to get on the housing ladder. We also need a selection of properties for elderly people, who have limited income.
- I didn't have the option of living near my family when starting on the housing ladder - it's less of an issue these days. I expect my children to buy in a cheap area and save for their next home.
- I feel Barford is on the verge of losing its 'village feel and identity'. There is significant pressure to expand the village envelope with a number of proposed developments and my view is that these will not diminish. Any development should be contained within the existing footprint.
- I have only lived here for a few months. Rents are high here.
- I haven't any family living near so I do not wish to move out of this village, all my friends live here.
- I know families which have had to move out of the village as their families have grown as not enough 3-4 bedroom houses.

- I left Barford to get married, not been able to get property in the village since.
- In development terms Barford needs to ensure its own housing needs and not the whole districts.
- It seems that many more people want to live in Barford than actually need to live here. Access to social housing should be based on genuine need.
- Lack of facilities for young.
- LARGE HOMES ARE NOT NEEDED - they would be released by current occupants. Down/Right sizing to newer smaller homes.
- LEAVE US ALONE.
- Crime = minor public nuisance.
- My parents (elderly) would like to move back but cannot get affordable housing.
- My son and daughter have left the village to buy cheaper property in L.Spa.
- No housing available until Brembridge was built (in the right price range).
- No more houses as all services would be under too much pressure.
- Have heard many conversations that 'older' generation who live in fairly large houses would like to downsize but stay in the village & can't find anything.
- People should aspire to live in Barford, as it is a nice village. There is no need for 'affordable' housing, as there is no work here.
- Sherbourne has become a commuter village and would benefit from a centre (not village hall) which could foster a community - old village pub even if run by local people.
- Sherbourne is a small rural village and the majority of residents have chosen to live in a quiet place, surrounded by countryside with good road and rail links.
- Some time in next few years (5-10) may need to downsize to smaller... Bungalow preferred. ((Very few in Barford and cheaper than £200,000).
- Suffers some crime - been burgled.
- The bus service to the village is poor!!
- The extra planned housing will cause congestion problems and extra danger on the A429.
- The main roads are becoming very busy with traffic cutting through Barford from the M40. The High Street and Church Street should have 20mph limits and it is only a matter of time before a person is seriously injured.
- The village "envelope" has created too many properties crammed into available spaces. More large quality houses would be good. Also Barford House on Wellesbourne Rd. urgently needs repair.
- The village is fantastic, but housing stock is limited and very little available between small houses and large family ones - at present it is very difficult to stay in the village once your family grows.
- The village is too big now, we do not need any more houses built, the school would not be able to cope with many more children, as for cars!! There are far too many at present.
- There are always empty rental houses in the village at any one time.
- There are numerous large properties in the village now occupied by elderly couples or single persons. They may well wish to downsize but remain in the village.
- There is already adequate housing of all description within the parish - particularly Barford. When was the last development in Wasperton or Sherbourne?
- There is room for the expansion of Barford, but all sizes from large to small, and well designed to suite the village vernacular, unlike the new estate at the Wellesbourne end of the village.
- There's varied housing currently under construction 2 miles away at Chase Meadow.
- Transport is the main problem for me as I do not drive, the buses stop running regularly after 7pm (X18) & I have found myself stranded on a number of occasions and taxis to Barford are VERY expensive.

- Under threat from overdevelopment. Occasional crime.
- Unfortunately the houses suitable for us are unaffordable.
- Wasperton is not suitable for families without transport, as there are no schools, shops, doctors, etc here. It is only suitable for those who join the church, otherwise you are ignored.
- We are fortunate.
- We are regretfully thinking about moving because we cannot find/afford suitable family house with garden in the village.
- We have had a spate of burglaries.
- We suffer from car thefts & house break ins in Moat Green Sherbourne.
- We would like to downsize, remaining in Barford but very little available at affordable cost after sale/purchase costs.
- We would love a bigger 3 bed roomed house but know that there is virtual no chance of us getting one when we have 2 same sex children. We live in the same size house as at least 4 neighbours who live alone. Go figure?
- What we don't need is lots of 2/3 bed houses in another Bremridge Close type estate. Let's have more executive houses, please! And bungalows.
- Would like speed reduced to 20mph through the village and this enforced. Would like heavy farm machinery not to use the bridge or village as through road as unsuitable.
- Young people (including ours) tend to move away with employment demands. There is very little need for 'affordable' housing in areas without employment opportunities.

Appendix C.

Property search on 30 December 2013 excluding character properties, properties in need of repair, and properties over £300,000.

Villages searched: Barford, Sherbourne, Wasperton, Norton Lindsey, Lighthorne, Lighthorne Heath, Bampton Magna, Budbroke, Wellesbourne (within 5 miles of Barford).

Agent	Street	Settlement	Beds	Type	Price
Reeds Rains	Church Lane	Lighthorne	2	bungalow	£229,950
Peter Clarke	Hammerton Way	Wellesbourne	2	bungalow	£215,000
Connells	Willow Drive	Wellesbourne	2	bungalow	£210,000
Peter Clarke	Kineton Road	Wellesbourne	3	bungalow	£285,000
Peter Clarke	Sunderland Place	Wellesbourne	3	bungalow	£275,000
Peter Clarke	Oxford Way	Wellesbourne	3	bungalow	£259,950
RA Bennett	Caen Close	Hampton Magna	4	bungalow	£275,000
Connells	Warwick Road	Wellesbourne	2	flat	£172,500
John Shepherd	Bridge Street	Barford	2	house	£235,000
Edwards	Manston Drive	Wellesbourne	2	house	£179,950
Connells	Newbold Road	Wellesbourne	2	house	£175,000
Peter Clarke	Manston Drive	Wellesbourne	2	house	£174,950
Parker Mercer & Durnian	Fountain Gardens	Wellesbourne	2	house	£169,950
Peter Clarke	Manston Drive	Wellesbourne	2	house	£164,000
Connells	Edgehill Road	Lighthorne Heath	2	house	£149,950
Connells	Stratford Road	Lighthorne Heath	2	house	£142,500
Anker	Birdhaven Close	Lighthorne	2	house	£135,000
RA Bennett	Stratford Road	Lighthorne Heath	2	house	£120,000
Edwards	Hammerton Way	Wellesbourne	3	house	£285,000
ehB Residential	Mill Close	Norton Lindsey	3	house	£279,950
Peter Clarke	Wellesbourne Farm	Wellesbourne	3	house	£250,000
Connells	Frost Road	Wellesbourne	3	house	£239,950
Hawkesford	Bridge Street	Barford	3	house	£235,000
Reeds Rains	Field Barn Road	Hampton Magna	3	house	£225,000
Bishops	Birdhaven Close	Lighthorne	3	house	£225,000
RA Bennett	Church Street	Barford	3	house	£219,950
Donald Carter	Marten Close	Hampton Magna	3	house	£219,950
Sheldon Bosley	Gifford Road	Lighthorne Heath	3	house	£219,500
Connells	Ash Tree Close	Wellesbourne	3	house	£215,000
J McGinn & Co	Willow Drive	Wellesbourne	3	house	£215,000
Peter Clarke	Newbold Place	Wellesbourne	3	house	£205,000
Wiglesworth	Newbold Road	Wellesbourne	3	house	£165,000
Connells	Hampdon Way	Wellesbourne	4	house	£300,000
Connells	Banbury Road	Lighthorne	4	house	£300,000
Connells	Kineton Road	Wellesbourne	4	house	£299,999
Peter Clarke	Orford Close	Wellesbourne	4	house	£299,995
Peter Clarke	Talbot Court	Wellesbourne	4	house	£299,950
Connells	Hammond Green	Wellesbourne	4	house	£279,950
Connells	Gould Road	Hampton Magna	4	house	£275,000
Connells	Valletta Way	Wellesbourne	4	house	£259,950
Donald Carter	Chichester Lane	Hampton Magna	4	house	£229,950

	Average £	Average £ -5%
2 bed house	164630	156399
2 bed bungalow	218317	207401
2 bed flat	172500	163875
3 bed house	207456	197083
3 bed bungalow	273317	259651
4 bed house	282755	268617
4 bed bungalow	275000	261250

Appendix D.

ID	Local connection verified	Household composition	Reason for need	Preferred tenure	Preferred size/type	Actual tenure	Actual size/type
19	Yes	husband, wife, daughter, son	closer to relatives, closer to carer/dependent, less expensive home	HA rent	3 bed house	HA rent	2 bed house
185	Yes	husband & wife	first time buyer, independent accommodation	HA shared	2 bed house	HA shared	2 bed house
6	Yes	husband, wife, daughter	closer to relatives, closer to school	owner	3 bed house	owner	3 bed house
14	Yes	single adult	no comment	owner	3 bed house or bungalow	owner	3 bed house or bungalow
17	Yes	2 adults, 2 sons	closer to relatives, less expensive home	HA rent	3 bed house	HA rent	2 bed house
20	Yes	adult & daughter	smaller accommodation, independent accommodation	HA share/owner	2 bed house	HA shared	2 bed house
27	Yes	husband, wife, daughter, son	independent accommodation	owner	3 or 4 bed house	owner	3 bed house
28	Yes	husband & wife	smaller accommodation, less expensive home	owner	3 bed bungalow	owner	3 bed bungalow
29	Yes	husband & wife	smaller accommodation, less expensive home	owner	3 bed house or bungalow	owner	3 bed house or bungalow
194	Yes	1 adult, 4 children	larger accommodation, closer to relatives	HA share/owner	4 bed house	HA shared	4 bed house
195	Yes	husband, wife, son, daughter	larger accommodation	owner	3 or 4 bed house	owner	3 or 4 bed house
196	Yes	2 adults	less expensive home, closer to employment, independent accommodation, first time buyer	owner	2 bed house, bungalow or flat	HA shared	2 bed flat or house

197	yes	1 adult	smaller accommodation	owner	3 bed house or bungalow	owner	3 bed house or bungalow
198	yes	husband & wife	no comment	HA rent	1 bed bungalow or flat	HA rent	2 bed bungalow or flat
199	yes	2 adults	closer to relatives	HA rent/shared	1 or 2 bed house or bungalow	HA shared	2 bed house or bungalow