



HATTON PARISH HOUSING NEEDS SURVEY

**Survey commissioned by
Hatton Parish Council**

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

June 2014

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1. Summary of Results

Approximately 900 Housing Needs Survey forms were distributed and 149 forms were returned. This equates to a response rate of 16.5%, a rate considered reasonable for a survey of this type.

Fifteen individuals / households expressed a need for alternative housing, however two respondents were discounted. One household did not have a suitable local connection and the other did not provide enough information.

The specific needs are:

Housing Association rented

2 x 1 bed bungalow

1 x 2 bed bungalow

2 x 2 bed house

1 x 3 bed house

Housing Association shared ownership

1 x 2 bed house

Owner/occupier

1 x 2 bed flat

2 x 2 bed bungalow

1 x 2 bed house

2 x 3 bed bungalow

2. Introduction

Hatton Parish Council commissioned a local Housing Needs Survey in April 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 Hatton parish. A copy can be seen as Appendix A of this report.

All households were invited to fill out the first part of the survey form with the aim of producing a demographic picture of household composition, tenure, property type and size. Positive and negative aspects to life in the parish were explored.

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 May 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 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.

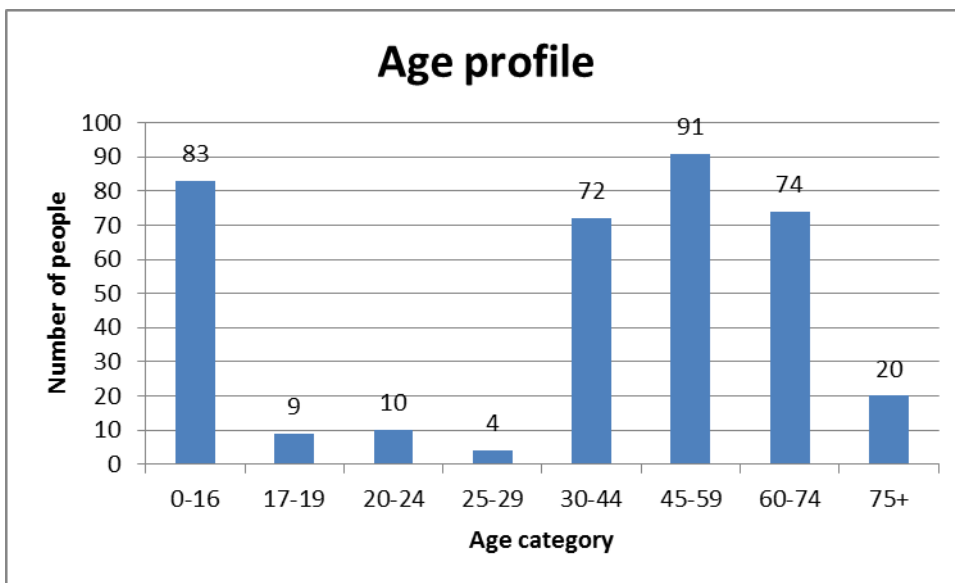
At the time of publication of this survey, the adopted Local Plan was being reviewed. The Revised Development Strategy (June 2013) identified Hatton Park within Hatton parish as a Secondary Service Village capable of accommodating between 70 and 90 homes. The Village Housing Options and Settlement Boundaries (November 2013) identified a number of potential housing sites in Hatton parish, of which one was identified as the Council's "preferred option". The Draft Plan is due to be submitted to the Secretary of State for Communities and Local Government in Summer 2014.

4. Results – Contextual Information

A total of 149 survey forms were returned equating to a response rate of 16.5%. This response rate is considered to be reasonable 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 (149 responses, 363 people)

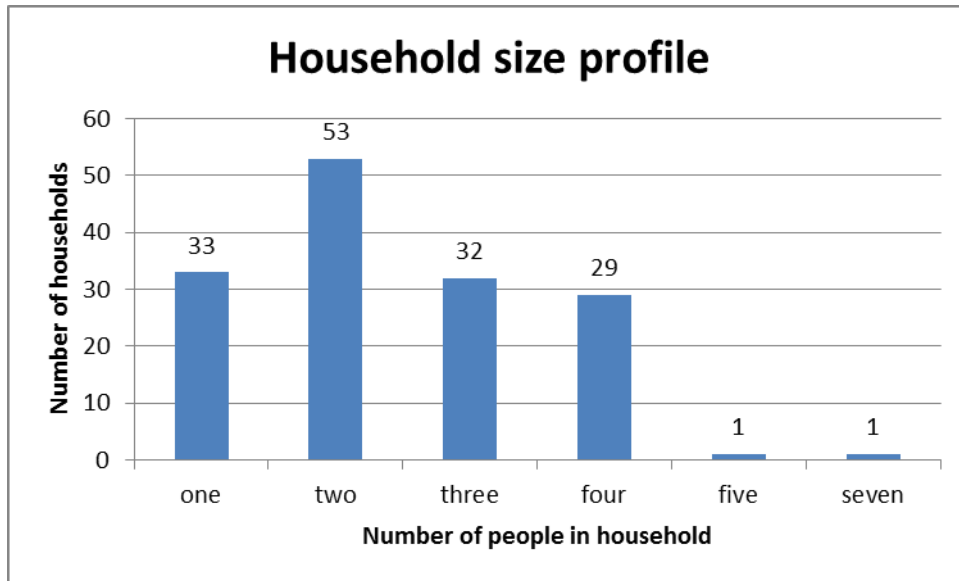
The following chart shows the age profile captured by the survey returns. The chart shows an ageing population, with 185 out of the 363 people aged 45 and above, although there are 83 people in the 0-16 age group. It is noticeable that the age groups 17-19 years, 20-24 years and 25-29 years are small in number, suggesting an imbalance in the age profile which may have repercussions for the long-term sustainability of the parish.



ii) Household size profile (149 responses)

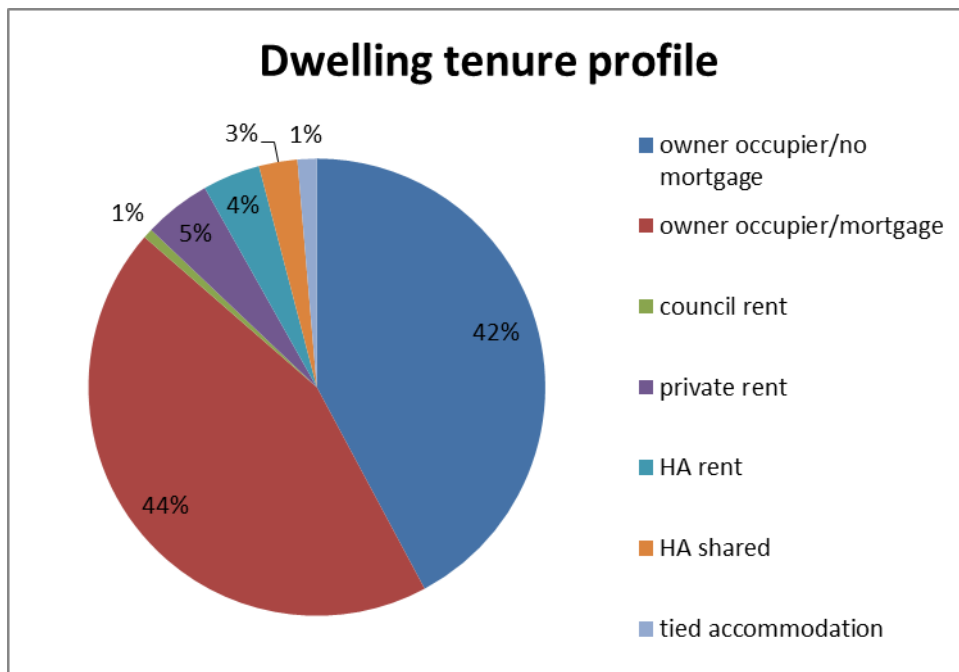
The data collected from the age question can be used to create a profile of household size as shown in the following chart. The chart shows a dominance of 2 person households, as indeed do the majority of Parish Housing Needs Surveys. The mean

average household size is 2.44 people, which is slightly lower than the 2011 Census figure of 2.57.



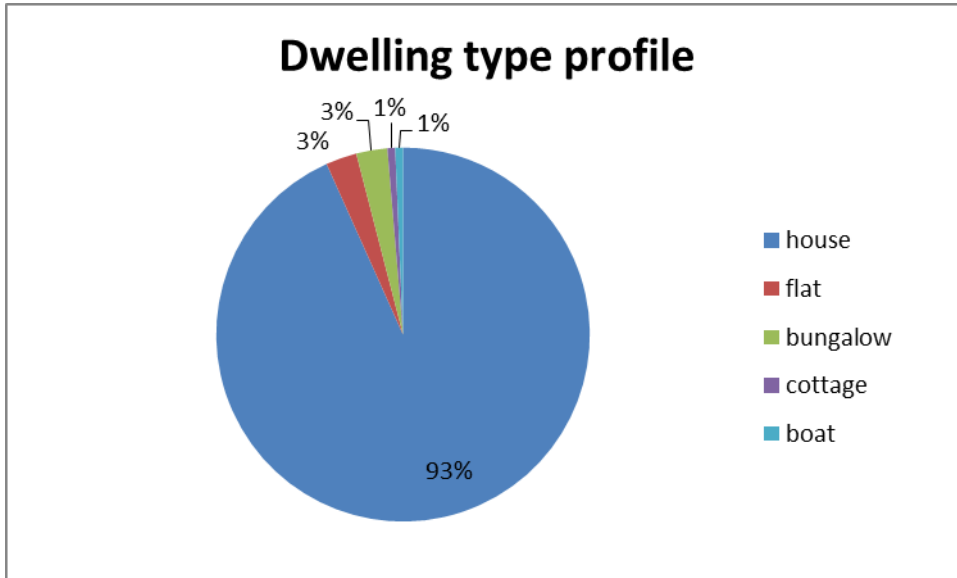
iii) Dwelling tenure profile (147 responses)

The following chart shows the dwelling tenure profile for survey respondents. In a pattern typical for villages across Warwickshire owner-occupiers represent 86% of the total. Tenures traditionally considered to be within the 'social sector' represent 9% of the total.



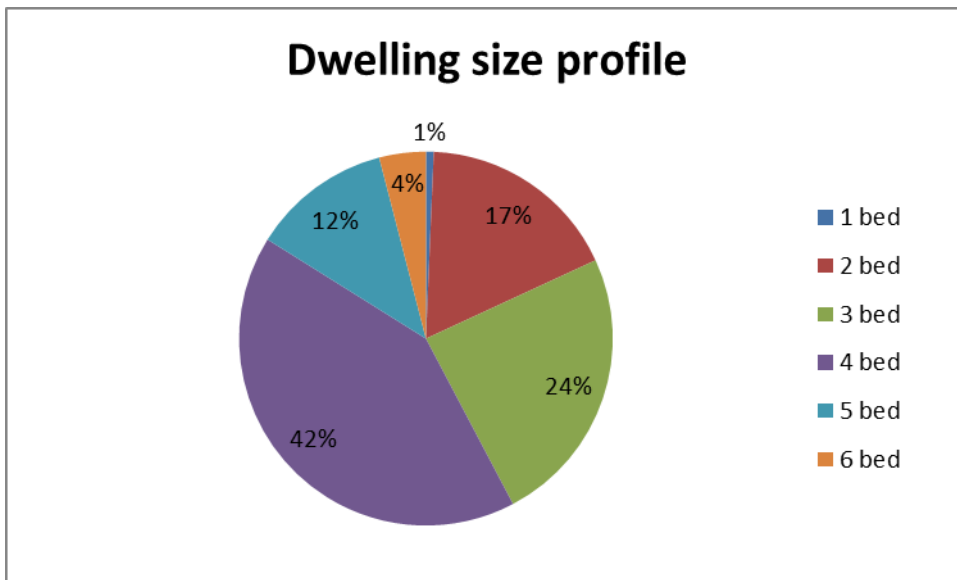
iv) Dwelling type profile (149 responses)

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



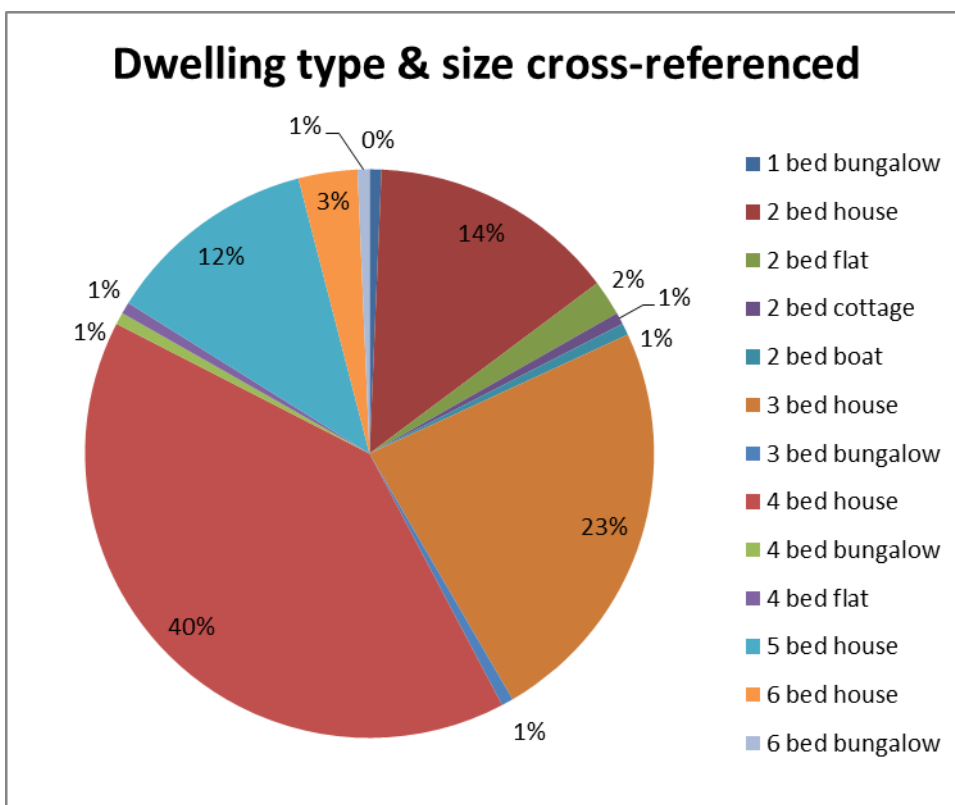
v) Dwelling size profile (149 responses)

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



vi) Dwelling type & size profiles cross referenced (149 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.

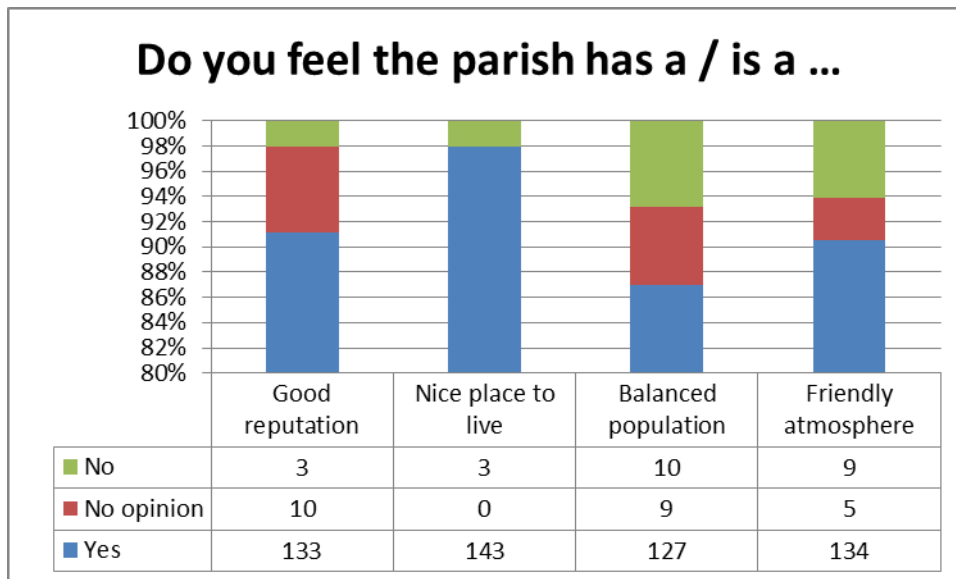


vii) Life in the parish: positive / negative aspects

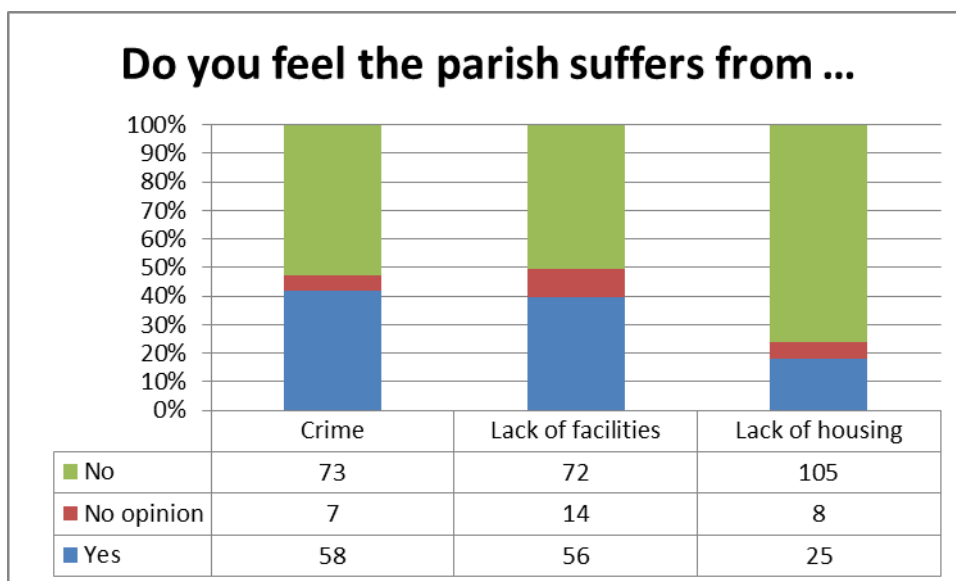
The survey respondents were asked a series of questions relating to the perceived benefits and disadvantages to living in Hatton parish. This was done to build-up a picture of life in the parish and also to identify any issues / problems which could threaten the long-term sustainability of the parish.

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



The second chart shows the survey respondents' views about negative issues that might exist in the parish. Slightly more respondents did not think that there was crime or a lack of facilities than did and the majority of respondents did not think there was 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 / more shops | 26 |
| Doctor's surgery | 17 |
| Better / cheaper bus service | 16 |
| Activities for teenagers | 9 |
| Post office | 7 |

| | |
|----------------------|---|
| Sports facilities | 5 |
| Pub | 5 |
| Children's play area | 4 |
| Local school | 4 |

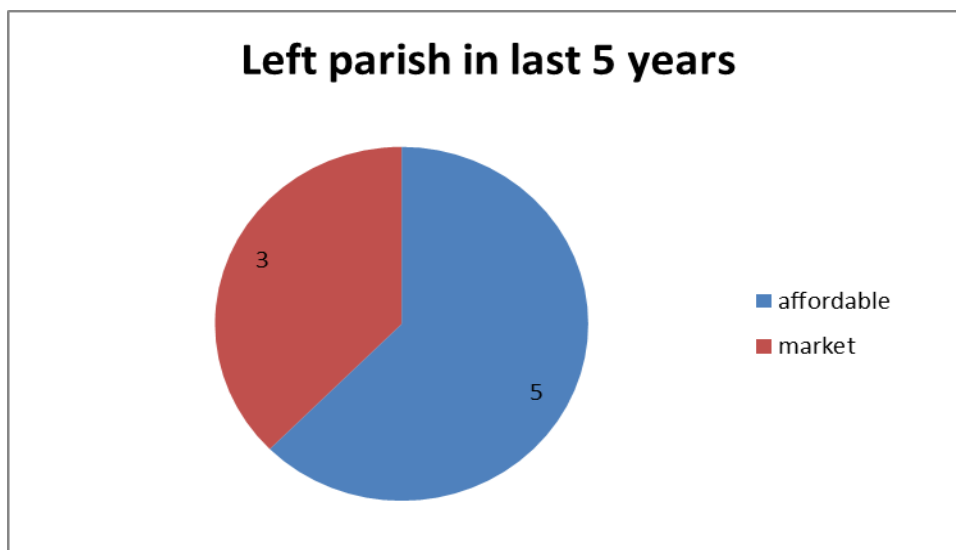
Lack of adequate housing – comments:

The order below attempts to reflect emerging themes.

- Affordable homes for first time buyers
- First time buyers x3
- Small - first time buyer type properties
- Small affordable
- Affordable housing x5
- Affordable housing for local people and bungalows
- Affordable retirement type, bungalow - level access
- Bungalow (rental)
- Bungalows - for ageing population
- Downsizing, 2/3 bed props, owner occupied
- Small private owned bungalows for elderly population
- Smaller - 1/2 bedroom properties
- Council housing
- Affordable / social housing for local people
- Social housing
- Social housing / shared ownership
- We need more mid-sized family homes. There is a shortage.
- Owner occupier houses. Lack of houses for families to buy.
- Mixed

viii) People leaving the parish in the last 5 years (8 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.

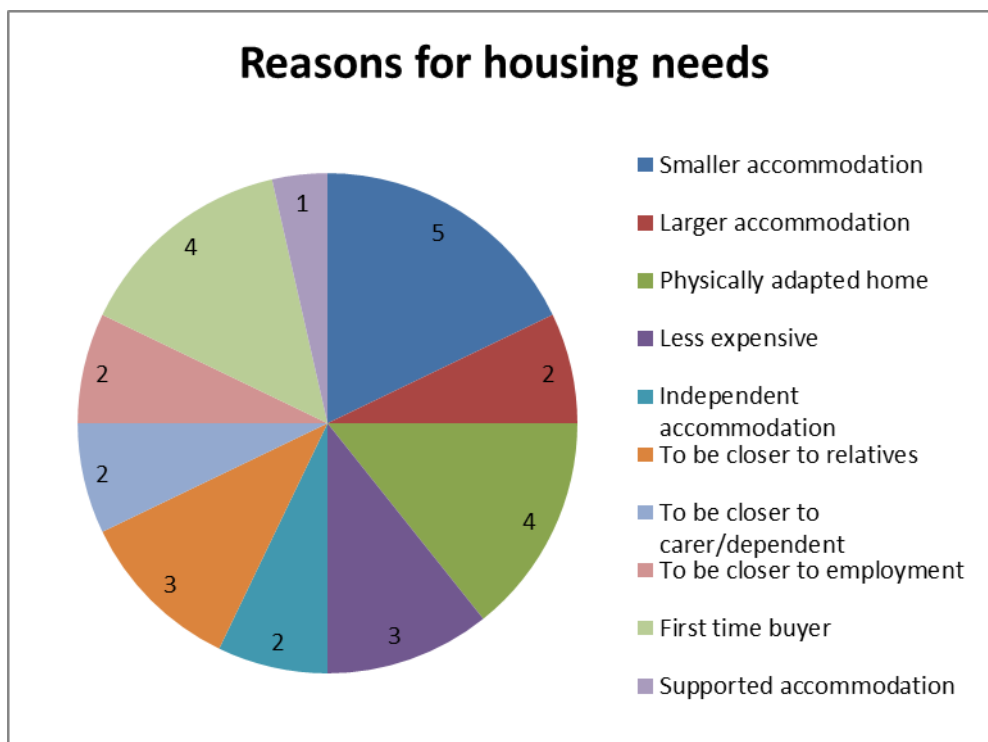


5. Results – Housing Needs Information

Of the 149 responses to the survey 15 individuals / households expressed a need for alternative housing, however two respondents were discounted. One household did not have a local connection and the other did not provide enough information. Section 5 provides a breakdown of information from the remaining 13 respondents.

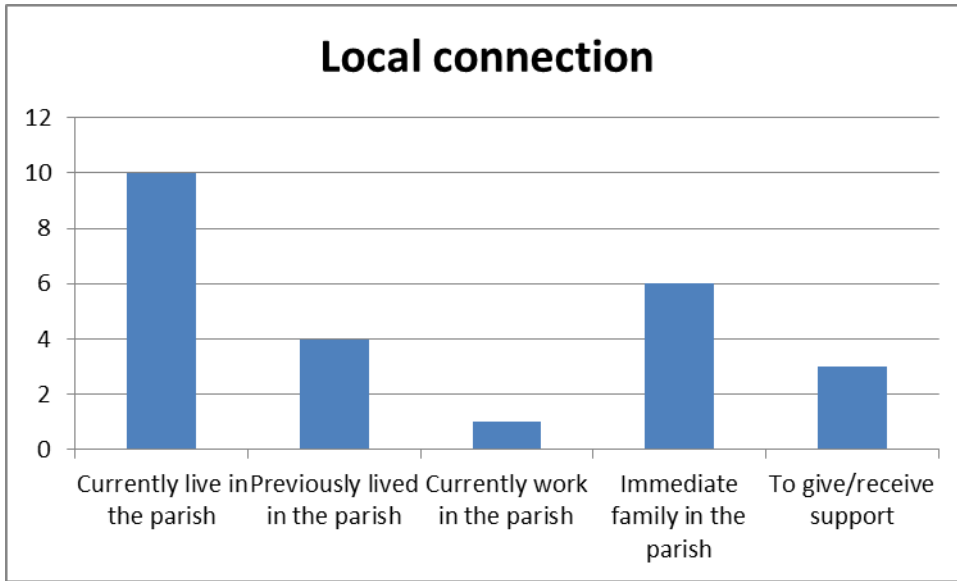
i) Reasons for housing need (13 responses)

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



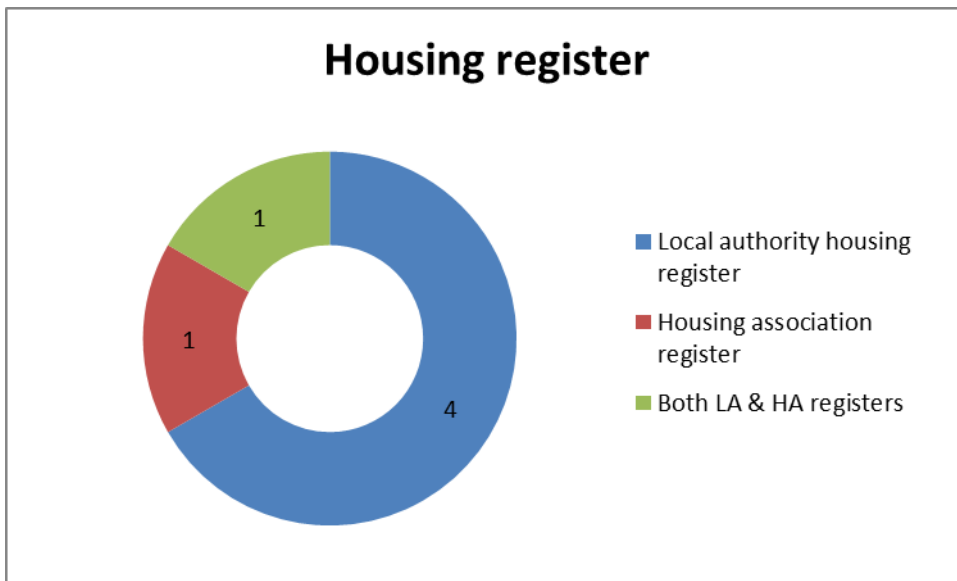
ii) Local connection (13 responses)

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



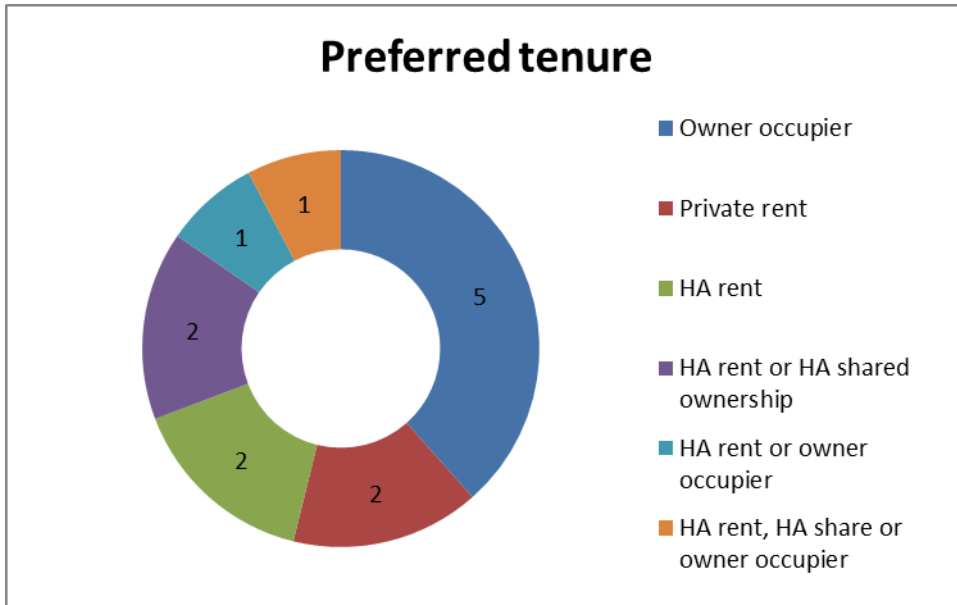
iii) Housing register (6 responses)

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



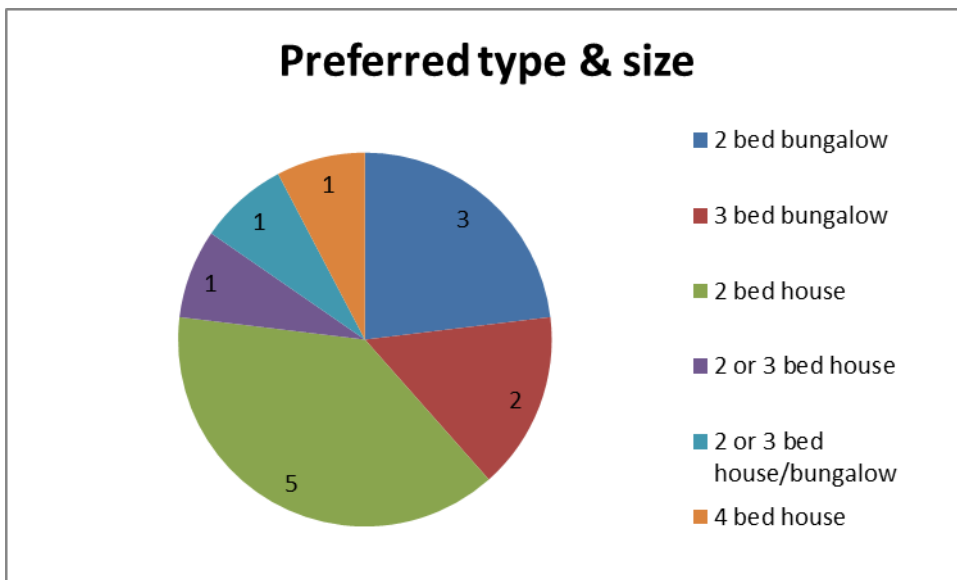
iv) Preferred tenure (13 responses)

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



v) Preferred type and size (13 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 13 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 housing association rented accommodation.

| ID | Local Connection | Actual Tenure | Actual Type/Size |
|----|------------------|---------------------|------------------------|
| 1 | Yes | Owner occupier | 2 bed bungalow |
| 2 | Yes | Owner occupier | 3 bed bungalow |
| 3 | Yes | Owner occupier | 3 bed bungalow |
| 3a | Yes | Owner occupier | 2 bed house |
| 5 | Yes | Owner occupier | 2 bed flat |
| 7 | Yes | HA rent | 2 bed house |
| 8 | Yes | HA rent | 3 bed house |
| 9 | Yes | HA rent | 1 bed adapted bungalow |
| 10 | Yes | HA rent | 1 bed adapted bungalow |
| 11 | Yes | HA rent | 2 bed bungalow |
| 12 | Yes | HA rent | 2 bed house |
| 13 | Yes | HA shared ownership | 2 bed house |
| 27 | Yes | Owner occupier | 2 bed 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 13 new homes in Hatton parish for local people.

The specific needs are:

Housing Association rented

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

Housing Association shared ownership

1 x 2 bed house

Owner/occupier

1 x 2 bed flat
 2 x 2 bed bungalow
 1 x 2 bed house
 2 x 3 bed bungalow

8. Recommendation

The emerging Warwick District Local Plan identifies Hatton Park within Hatton parish as a Secondary Service Village capable of accommodating between 70 and 90 homes.

The housing needs identified in this survey should be accommodated within the site (or sites) coming forward to meet the Local Plan requirement for Hatton parish.

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 Martin Le Tocq, Chairman of Hatton Parish Council.

10. Contact Information

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Appendix A

Housing Needs Survey for Hatton parish

Q1: Your household

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

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

| | |
|---------------------------|----------------------|
| Postcode of your property | <input type="text"/> |
|---------------------------|----------------------|

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

Q3: Life in the parish

Do you feel the parish ... (please tick)

| | Yes | No | No opinion |
|---|--------------------------|--------------------------|--------------------------|
| Has a good reputation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Is a nice place to live? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Has a balanced and varied population? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Has a friendly atmosphere / community spirit? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Suffers from crime? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Suffers from a lack of facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If yes, what facilities? | <input type="text"/> | | |
| Suffers from a lack of housing? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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"/> |
|----------------------|

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"/> | | <input type="checkbox"/> |
| Housing association shared ownership * | <input type="checkbox"/> | | <input type="checkbox"/> | | <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 Saturday 10th May 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.

- We will have to leave shortly as we are unable to get on the property ladder in this area.
- Really appreciate this opportunity to contribute. Thank you.
- Re balanced and varied population - mainly young & families. Should consider bungalows - retirement over 55 type properties for more diverse community.
- Have to rent from private landlord following divorce because no shared ownership available or council/housing association rented properties.
- My son refused to move here due to the neighbours and crime.
- I have lived as a child and teenager in the parish, both parents and siblings, aunts etc all have and do live in this parish, in the past.
- Daughter had to leave area because house prices are so high compared to other areas.
- One of my children bought a property in Coventry because she couldn't afford to buy anything around here. My other child bought a 'shared ownership' property in Chase Meadow.
- The parish is somewhat unusual in that it has a least 2 distinct communities and its facilities are scattered. Answers to this question are therefore likely to be very different, depending on where people live. It is difficult in the circumstances to simply answer "Yes" or "No" with no opportunity to qualify. It would be better if answers could have been graded 1-5, or similar. For example, there is not a lack of housing in total, but perhaps a deficiency in accommodation for the elderly such as sheltered housing or bungalows. See Hatton Parish Plan pp12/13 for a review of the housing position.
- Thank you for initiating this survey.
- Crime - Hatton Park cars + house thefts
- I would like to move my parents around here but they would need a bungalow. Otherwise I will have to move away to be near them. Also be good to see perhaps studio flats for youngsters growing up. Houses far too expensive.
- We do not want any more affordable housing as majority of people living in affordable & rented bring the area down and neglect the property.
- I have a feeling that there may be a need for more bungalows, but I do not have further evidence.
- Play area could be improved. Local transport and links would not support any further housing.
- The facilities around Hatton Park are very poor, with no doctors, no nearby schools (nearest schools are also full). The estate is full already, with no further room for housing without impacting on the road network or the school which are full. Any new housing would be a disaster for our village. We are strongly opposed to any building in our area or on any green belt land.
- Rented a house as wasn't one available to buy. Like the fact that it is a popular area.
- Good transport service is needed. Live near to supportive family - would like to stay in area. Provide support to extended family at present.
- I live in Hatton Park. If new houses were built on some of the proposed fields, I would no longer want to live here. Quality of life is a fine balance.
- Getting in & out of Warwick on Birmingham Road is a nightmare at busy times. Anything that would increase the traffic load would have a very negative effect on "is a

nice place to live".

- I think more housing would spoil our community & put more resource on the road & facilities.
- When the major employment (Hatton Central Hospital) was closed it altered the area & the need for local housing. Most people that now live in this area do not work in or around the village.
- Hatton Parish is unable to sustain additional homes due to additional strain on the current saturated infrastructure eg roads, current amenities.
- Hatton Park is a high cost housing development - we choose to live here at a cost. However we need more to be done to reduce crime (car crime in particular) and we do not want travellers being given permission to live on Birmingham Rd! This will affect our house prices.
- We have paid a premium to live where we do, and are now very concerned that the local plan wishes to ruin our environment with more housing and gypsy sites.
- Recent bought first property after renting in Parish. We wanted to stay in the area and there were modern houses available & suitable. However, we waiting for a period property which took longer but was still possible and are very happy.
- Never had problem with finding housing in the parish - there is plenty for everyone regardless of income and size of property required. I purposely chose to live in the parish 10 years ago because of the small size of the parish and its excellent reputation. I am concerned its proposed expansion would significantly affect its community spirit. I will certainly be moving house if the expansion takes place. Thank you for asking my opinion - this is quite refreshing!
- If WDC & WCC extensively use green belt for housing then majority of local villages will lose their local community spirit. Any future sensitive building should be for affordable housing only with sales going to first time buyers only & not for rent by already wealthy people. Its a pity brownfield sites aren't used for affordable housing as its close to amenities & not for yet another supermarket. If greenbelt continues to be used, whole area will become one big urban sprawl & most roads that struggle to cope now will be turned into polluted car parks.
- Over the last fifteen years Hatton has had a huge number of houses way in excess of a 'normal' growth of housing. It has had private and social housing so Hatton lacks the facilities associated with the existing housing rather than more.
- The father of my youngest child had to leave the area as he was unable to afford to buy or rent in the area after we'd split. As my health is deteriorating I am unable to work and need help with my children, it would be better for me if he could get accommodation nearer/in the same area.
- The A4177 Birmingham cannot take more traffic. It is very conjested with A46 and motorway joining it. More houses will make it terrible to get about besides more air pollution.
- Hatton Park is a new development and should not be extended. Most of the residents purchased homes here to have that village feeling and rural outlook. Demand will increase purely due to it being a new development. The council should look at areas that have not had any new developments first rather than expand a relatively new one!
- Affordable housing should be on separate developments or it risks devaluing existing housing.
- Large scale house building would be detrimental to the village environment.

Appendix C

Property search across Hatton, Hatton Park and local villages on 28th May 2014 excluding character properties and properties in need of repair.

| Agent | Street | Settlement | Beds | Type | Price |
|--------------------------|--------------------|---------------------|------|----------|--------|
| Connells | Bremridge Close | Barford | 1 | flat | 148000 |
| Connells | Bremridge Close | Barford | 1 | flat | 150000 |
| eHB Residential | Lambert Court | Barford | 2 | flat | 132500 |
| Margetts | Ryder Close | Hampton Magna | 2 | flat | 125000 |
| Hawkesford | Barcheston Mews | Hatton Park | 2 | flat | 143995 |
| Martin & Co | Blackwell Lane | Hatton Park | 2 | flat | 174950 |
| eHB Residential | Sumner Close | Hampton Magna | 3 | bungalow | 279950 |
| Connells | Grove Park | Hampton on the Hill | 3 | bungalow | 475000 |
| Donald Carter & Partners | Bremridge Close | Barford | 2 | house | 210000 |
| Hunters | Armscote Grove | Hatton Park | 2 | house | 198950 |
| eHB Residential | Mollington Grove | Hatton Park | 2 | house | 215000 |
| Connells | Tithe Barn Close | Hampton Magna | 3 | house | 265000 |
| Connells | Hatton Close | Hatton | 3 | house | 345000 |
| RA Bennett | Bremridge Close | Barford | 3 | house | 290000 |
| Connells | Wellesbourne Road | Barford | 3 | house | 249995 |
| Connells | Wellesbourne Road | Barford | 3 | house | 257500 |
| RA Bennett | Normandy Close | Hampton Magna | 3 | house | 210000 |
| eHB Residential | Ebrington Drive | Hatton | 3 | house | 212000 |
| Reeds Rains | Field Barn Road | Hampton Magna | 3 | house | 225000 |
| RA Bennett | Armscote Grove | Hatton Park | 3 | house | 225000 |
| eHB Residential | Combroke Grove | Hatton Park | 3 | house | 235000 |
| Connells | Field Barn Road | Hampton Magna | 3 | house | 240000 |
| RA Bennett | Highfield | Hatton Park | 3 | house | 250000 |
| Knight & Rennie | Tredington Park | Hatton Park | 3 | house | 250000 |
| Donald Carter & Partners | Sumner Close | Hampton Magna | 3 | house | 265000 |
| Donald Carter & Partners | Combroke Grove | Hatton Park | 3 | house | 265000 |
| Connells | Combroke Grove | Hatton Park | 3 | house | 270000 |
| eHB Residential | Charingworth Drive | Hatton Park | 3 | house | 279950 |
| Reeds Rains | Highfield | Hatton Park | 3 | house | 310000 |
| Parker Mercer & Durnian | Antrobus Close | Hatton | 4 | house | 265000 |
| Margetts | Antrobus Close | Hatton | 4 | house | 268000 |
| eHB Residential | Arlescote Close | Hatton Park | 4 | house | 325000 |

| | | | | | |
|--------------------------|--------------------|---------------------|---|-------|--------|
| Jackson Rose | Highfield | Hatton Park | 4 | house | 389950 |
| Connells | Shrewley Common | Shrewley | 4 | house | 425000 |
| eHB Residential | Tredington Park | Hatton Park | 4 | house | 425000 |
| Reeds Rains | Hatton Green | Hatton | 4 | house | 485000 |
| John H Cranmer | Shrewley Common | Shrewley | 4 | house | 495000 |
| RA Bennett | Manor Lane | Claverdon | 4 | house | 600000 |
| Connells | Verdon Place | Barford | 4 | house | 415000 |
| Donald Carter & Partners | Chichester Lane | Hampton Magna | 4 | house | 229950 |
| Parker Mercer & Durnian | Ash Close | Hatton | 4 | house | 255000 |
| RA Bennett | Antrobus Close | Hatton | 4 | house | 265000 |
| RA Bennett | Arras Boulevard | Hampton Magna | 4 | house | 300000 |
| RA Bennett | Admington Drive | Hatton Park | 4 | house | 310000 |
| Parker Mercer & Durnian | Crimscote Square | Hatton Park | 4 | house | 315000 |
| eHB Residential | Campden Grove | Hatton Park | 4 | house | 329950 |
| Parker Mercer & Durnian | Tidmington Close | Hatton Park | 4 | house | 349950 |
| eHB Residential | Alderminster Grove | Hatton Park | 4 | house | 375000 |
| Parker Mercer & Durnian | Alderminster Grove | Hatton Park | 4 | house | 385000 |
| Margetts | Station Road | Hatton Station | 4 | house | 395000 |
| RA Bennett | Ilmington Close | Hatton Park | 4 | house | 435000 |
| Hawkesford | Hampton Road | Hampton on the Hill | 4 | house | 499950 |
| eHB Residential | Honington Close | Hatton Park | 4 | house | 595000 |
| Connells | Pebworth Drive | Hatton | 5 | house | 525000 |
| Parker Mercer & Durnian | Arlescote Close | Hatton | 5 | house | 525000 |
| eHB Residential | Arlescote Close | Hatton Park | 5 | house | 370000 |
| eHB Residential | Highfield | Hatton Park | 5 | house | 459950 |
| eHB Residential | Arlescote Close | Hatton Park | 5 | house | 525000 |
| John Shepherd | Birmingham Road | Haseley | 5 | house | 595000 |
| eHB Residential | Arlescote Close | Hatton Park | 6 | house | 520000 |

| | Average | Average -5% |
|----------------|----------------|--------------------|
| 1 bed flat | 149000 | 141550 |
| 2 bed flat | 192148 | 182541 |
| 3 bed bungalow | 377475 | 358601 |
| 2 bed houses | 207983 | 197584 |
| 3 bed houses | 258025 | 245123 |
| 4 bed house | 380531 | 361505 |
| 5 bed house | 499992 | 474992 |
| 6 bed house | 520000 | 494000 |

Appendix D

| ID | Local connection verified | Household composition | Reason for need | Actual tenure | Actual size/type |
|----|---------------------------|----------------------------|---|---------------------|------------------------|
| 1 | Yes | Two adults | Smaller accommodation | Owner occupier | 2 bed bungalow |
| 2 | Yes | Single person | Smaller accommodation | Owner occupier | 3 bed bungalow |
| 3 | Yes | Two adults | Physically adapted home, supported accommodation, smaller accommodation, less expensive home, independent accommodation | Owner occupier | 3 bed bungalow |
| 3a | Yes | Two adults | To be closer to relatives, to be closer to carer/dependent, first time buyer | Owner occupier | 2 bed house |
| 5 | Yes | Two adults | First time buyer | Owner occupier | 2 bed flat |
| 7 | Yes | Two adults | First time buyer, less expensive home, to be closer to employment | HA rent | 2 bed house |
| 8 | Yes | Two adults, three children | Larger accommodation, first time buyer | HA rent | 3 bed house |
| 9 | Yes | Two adults | Physically adapted home, independent accommodation | HA rent | 1 bed adapted bungalow |
| 10 | Yes | One adult | Physically adapted home, smaller accommodation, to be closer to relatives | HA rent | 1 bed adapted bungalow |
| 11 | Yes | Two adults | Physically adapted home, to be closer to employment | HA rent | 2 bed bungalow |
| 12 | Yes | Two adults, one child | To be closer to relatives, less expensive home | HA rent | 2 bed house |
| 13 | Yes | Two adults, two children | Larger accommodation, to be closer to relatives, to be closer to carer/dependent | HA shared ownership | 2 bed house |
| 27 | Yes | Two adults | Smaller accommodation | Owner occupier | 2 bed bungalow |