



LOXLEY HOUSING NEEDS SURVEY

**Commissioned by Loxley Parish Council
in partnership with
Warwickshire Rural Community Council**

**Analysis by Phil Ward
Rural Housing Enabler
Warwickshire Rural Community Council**

April 2014

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1. Summary of Results.

Approximately 170 Housing Needs Survey forms were distributed and 73 forms were returned. This equates to a response rate of 43%, which is considered to be excellent for a Survey of this type.

Three respondents expressed a need for alternative housing.

The specific housing need is for ;

Rent from a Housing Association

1 x 2 bedroom house

Shared Ownership

1 x 2 bedroom house

Local Market Ownership

1 x 2 bedroom house or bungalow

2. Introduction.

Loxley Parish Council commissioned a local Housing Needs Survey in February and March 2014.

The aim of the Survey was to collect accurate housing needs information for Loxley Parish. This information can be used in a number of ways, but perhaps the most important is to help justify a small scheme of new homes, especially affordable homes, for people with a local connection. This type of scheme is referred to as a 'Rural Exception' scheme, because the development of new homes in rural areas is an exception to normal planning policy.

The Survey forms were essentially standard documents used in Parishes across Warwickshire. There were different forms to cover affordable housing and local market housing. Copies of the Survey forms were delivered to every home in the Parish. Additional copies of the forms were available for people not currently living in Loxley Parish. Copies of the forms can be seen as Appendices A1 and A2 to this Report.

All households were requested to fill out Part 1 of the Survey form. The first segment in Part 1 was designed to collect information on household composition and property tenure, type and size. The second segment was an opportunity for residents to comment on specific issues in order to build up a profile of positive and negative aspects to life in the Parish. The final segment asked whether any member of the household had left the Parish to find affordable or suitable accommodation and whether or not they would be in

favour of a small scheme of new homes to meet locally identified housing needs.

Only households with or containing a specific housing need were asked to complete Part 2 of the Survey form. This asked for respondents' names and addresses and other sensitive information, eg financial details. Respondents were assured that any information they disclosed would be treated in the strictest confidence.

An additional Survey form requested views to update the 2004 Household Survey for the Parish, including whether allowing more homes to be built would be a 'good idea' and the sort of additional housing needed, if any. A copy of this form can be seen as Appendix A3 to this Report.

Completed Survey forms were posted via a 'Freepost' envelope to the Rural Housing Enabler. Analysis of all the information provided took place in March and April 2014.

3. Planning Context.

Planning policy at all levels (national, regional and local) imposes considerable restraint on new housing development in rural areas. There is, however, capacity for this restraint to be relaxed in exceptional circumstances, but only where new homes are intended to meet locally identified needs.

Policy CTY.5 of the Stratford-on-Avon District Local Plan 1996-2011 provides the local planning policy mechanism for 'Rural Exception' schemes. The policy states ;

"The development, in exceptional circumstances, of affordable dwellings to meet local housing need in perpetuity may be permitted in settlements where residential development is normally resisted.

Such schemes will be supported within or adjacent to existing settlements provided that ;

- It has been demonstrated that there is a local and long-term need for affordable housing
- The content of the scheme reflects and can reasonably be expected to meet identified local need
- The scheme has been initiated from within the local community and has the support of the relevant Parish Council, or is identified in an adopted Parish Plan (or equivalent)
- Satisfactory prior arrangements for the management and occupation of the properties have been made to ensure that the homes to be provided will meet identified local housing needs, both initially and in perpetuity, and

- The need to ensure that other relevant policies of the Plan are not undermined in the location and design of the scheme”

Stratford on Avon District Council's Intended Proposed Submission Core Strategy of July 2013 effectively extends Policy COM.1 currently in the Local Plan 1996-2011 to those areas covered by Policy CTY.5.

Housing schemes brought forward under Policy COM.1, referred to as 'Local Choice' schemes, can include both affordable housing and local market housing.

It is intended that similar housing schemes brought forward under the Intended Proposed Submission Core Strategy, referred to as 'Local Needs' schemes, can also include both affordable housing and local market housing.

'Local need' refers to need originating or relating to a particular village. For Parishes that contain more than one village, the housing needs of each village must be considered separately.

A household is considered to have a local connection if it meets one or more of the following **'Local connection criteria'** ;

- An individual who was born in the Parish
- An individual who currently lives in the Parish and has done so for at least 12 months
- An individual who was resident in the Parish for at least 3 continuous years but has left in order to find suitable accommodation
- An individual who works full time in the Parish and has done so for at least 12 months
- An individual with a close family member, ie mother, father, brother or sister, son or daughter resident in the Parish for at least 3 continuous years

'Affordable housing' is defined as homes available to rent through a Housing Association at a low (subsidised) rent or homes available on a shared ownership basis. Shared ownership (sometimes known as 'Homebuy') 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 a housing provider, usually a Housing Association, on the remaining share. 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 (under current legislation).

'Local market housing' or 'Owner-occupier housing' is defined as homes available to buy outright.

All new homes provided as part of a 'Rural Exception' or 'Local Choice' scheme would be subject to a planning obligation, referred to as a '**Section 106 Agreement**'. This limits occupation of the homes, including any local market homes, to people with a local connection in the first instance and ensures that the affordable homes remain 'affordable' in perpetuity.

4. Results – Contextual Information.

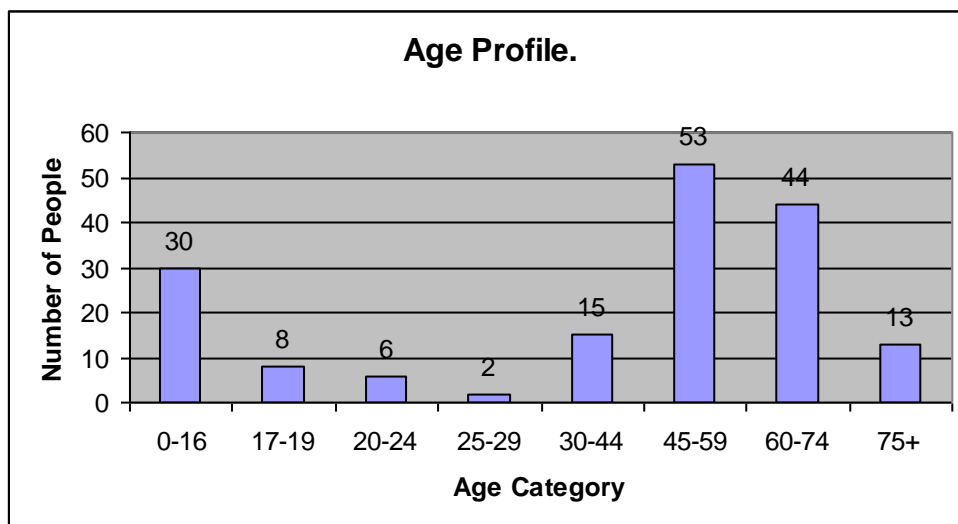
A total of 73 Survey forms were returned equating to a response rate of 43%.

This level of response is considered to be an excellent achievement for a Survey of this type because people generally respond for one of three reasons ;

1. To express a housing need.
2. To offer support in principle to the idea of a small housing scheme to meet local needs.
3. To state opposition to the idea of a housing scheme.

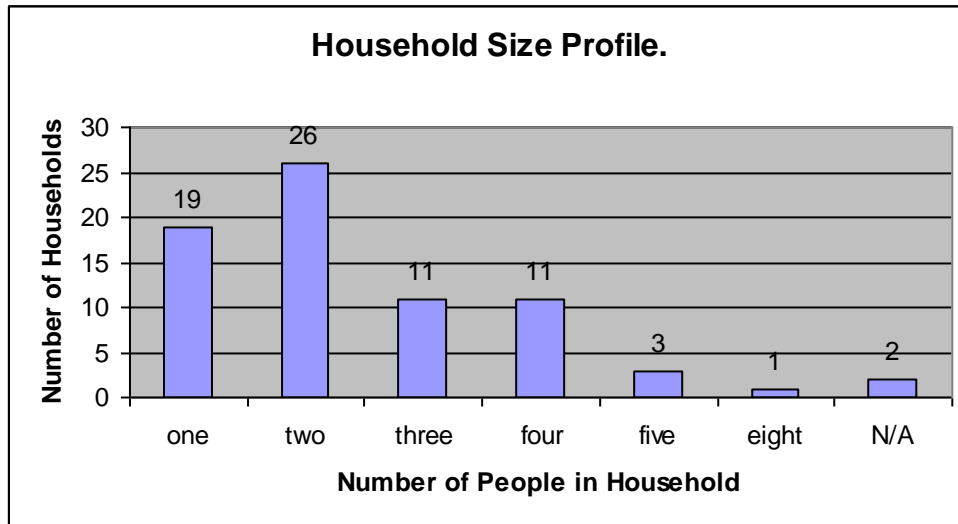
i) Age Profile (73 responses, 171 people).

The following chart shows the age profile captured by the Survey returns. The chart shows an ageing population, with 110 out of the 171 people aged 45 and above.



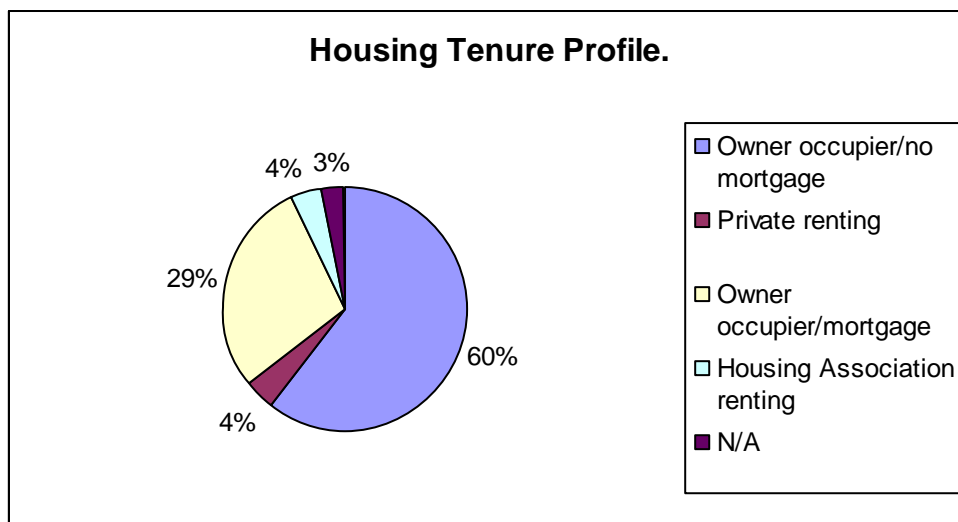
ii) Household Size Profile (73 responses).

The information collected from the age profile can also 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 2.34 people, slightly lower than the 2011 Census figure of 2.54 people (399 usual residents in households divided by 157 dwellings).



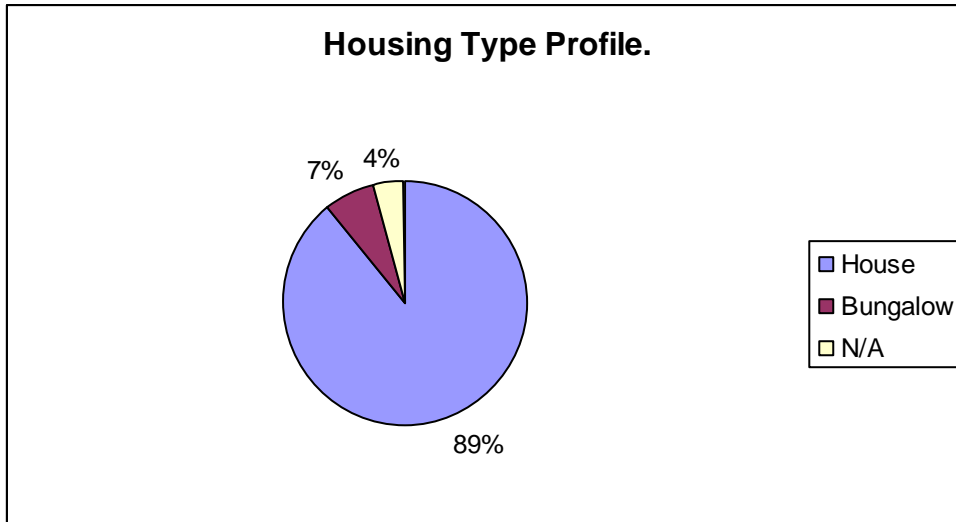
iii) Housing Tenure Profile (73 responses).

The following chart shows the housing tenure profile for the Survey respondents. In a pattern typical for villages in south Warwickshire, owner-occupiers represent 89% of the total. Tenures traditionally considered within the 'social sector' represent just 4% of the total.



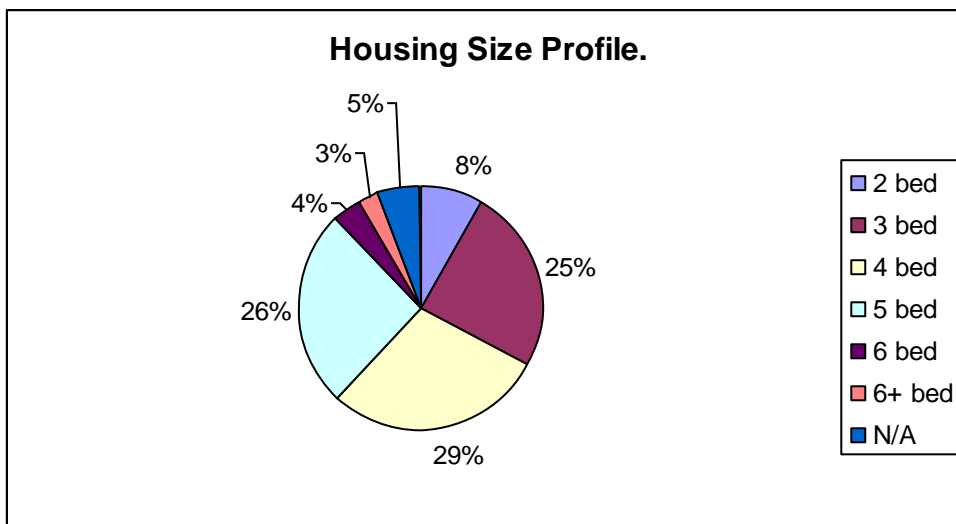
iv) Housing Type Profile (73 responses).

The chart below shows the types of homes that the Survey respondents live in. Perhaps unsurprisingly, houses represent the largest factor.



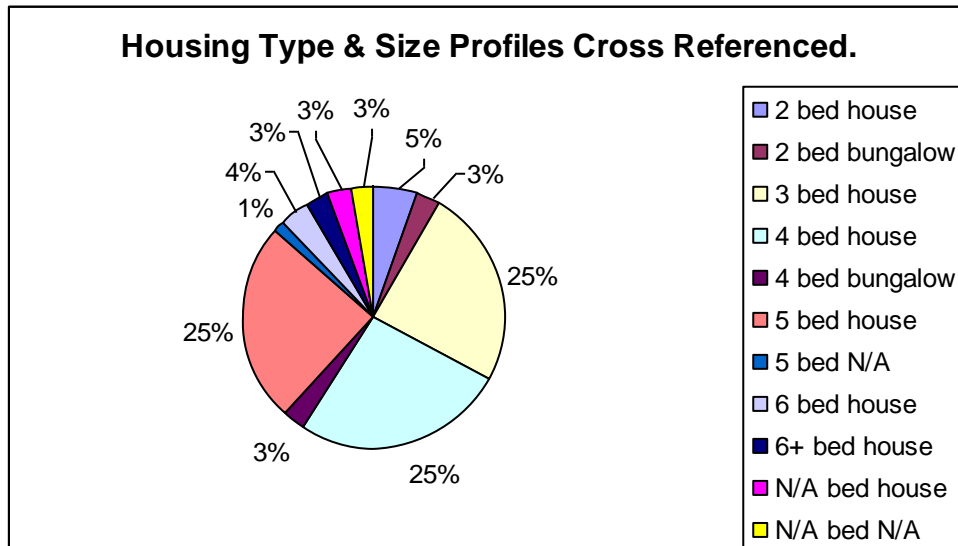
v) Housing Size Profile (73 responses).

The following chart shows the sizes of homes that the Survey respondents live in.



vi) Housing Type and Size Profiles Cross Referenced (73 responses).

Cross-referencing the data from 4.iv and 4.v provides a combined profile of type and size. 3, 4 and 5 bedroom houses emerge as the largest factors. When compared to 4.ii above, ie a dominance of 2 person households, these results may suggest an issue of dwelling under-occupation in the Parish.

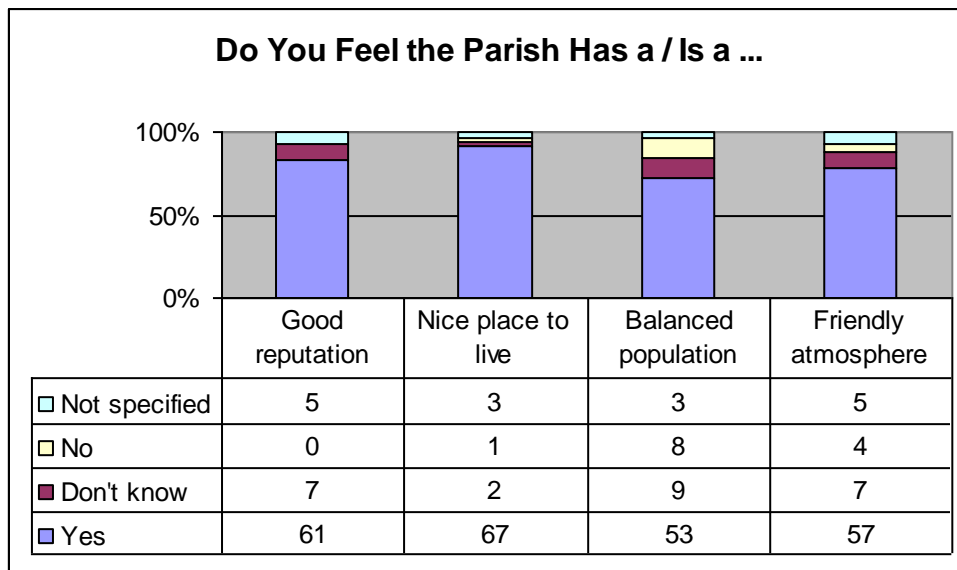


vii) Life in the Parish : Positive and Negative Aspects (73 responses).

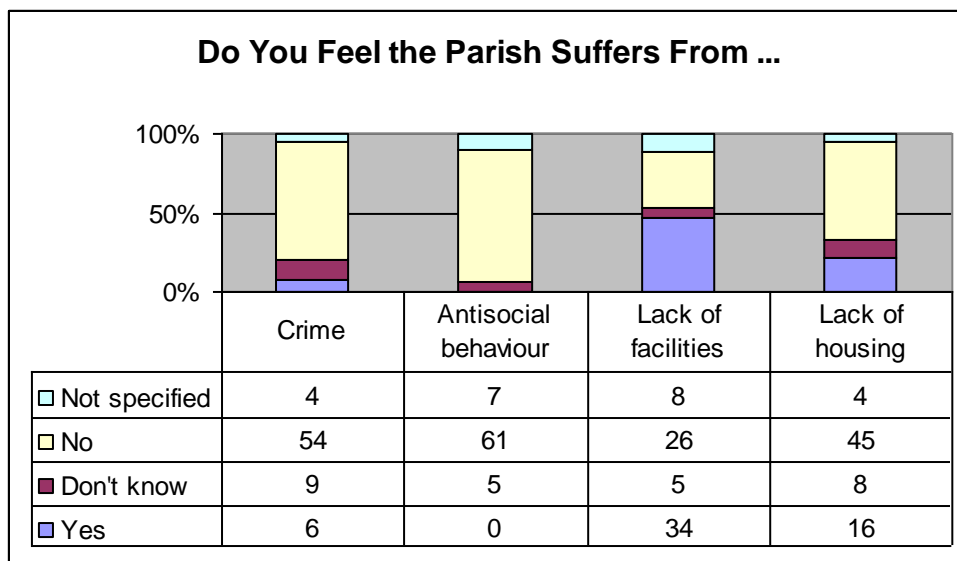
The Survey respondents were asked a series of questions in respect of the perceived positive and negative aspects to life in Loxley Parish.

Information relating to the sustainability of a Parish is important to assess whether any homes that are subsequently provided will be 'sustainable'. Ensuring that people will occupy them is a crucial consideration when proposing new homes for local people.

The first chart shows respondents' views on the benefits to living in Loxley Parish. The majority of respondents thought the Parish had a good reputation, was a nice place to live, had a balanced and varied population, and had a friendly spirit.



The second chart shows respondents' views on negative issues that exist in the Parish. The majority of respondents thought there was not an issue with crime or anti-social behaviour. The largest group of respondents thought there was a lack of facilities. The majority of respondents thought there was not a lack of housing.



The Survey respondents were asked to elaborate on their views regarding a lack of facilities and a lack of housing. Certain key issues emerged, as described in the following tables ;

Lack of Facilities Comments :

Key issue	Number of comments
Shop	20
Improved Public Transport	14
Village Hall / Community Centre	10
Post Office	6
Playground	3

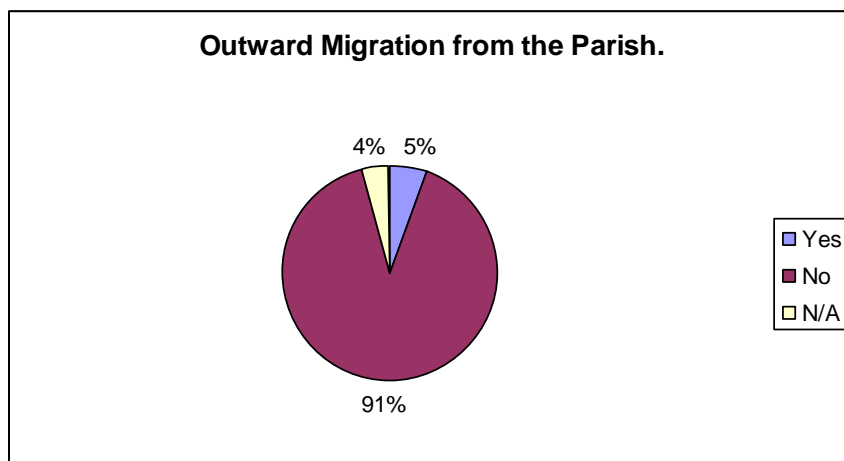
Lack of Housing Comments :

The comments received are reproduced below, whole and verbatim.

Comments
<ul style="list-style-type: none"> • Affordable, retirement & some social. • Social housing / houses for first time buyers. • Affordable private homes. • Affordable properties. • Affordable houses to buy and / or to let. • Smaller units. Affordable housing. • More affordable housing for young people. • Middle of the road affordable family housing. • Affordable starter. • Affordable homes. • Housing for the young. • Small & more affordable - to buy and to rent. • Low cost rented accommodation, affordable housing. • Housing in the £200,000-£300,000 range. • More affordable properties.

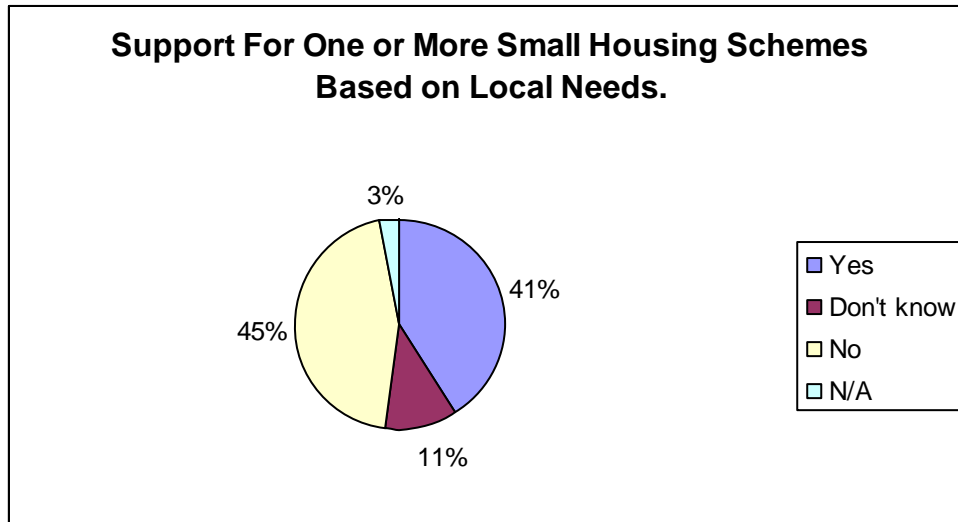
viii) Outward Migration from the Parish (73 responses).

The Survey respondents were asked whether anyone in their household had had to leave the Parish in the last 5 years because no affordable / suitable housing was available. 4 of the respondents stated this had happened in their household.



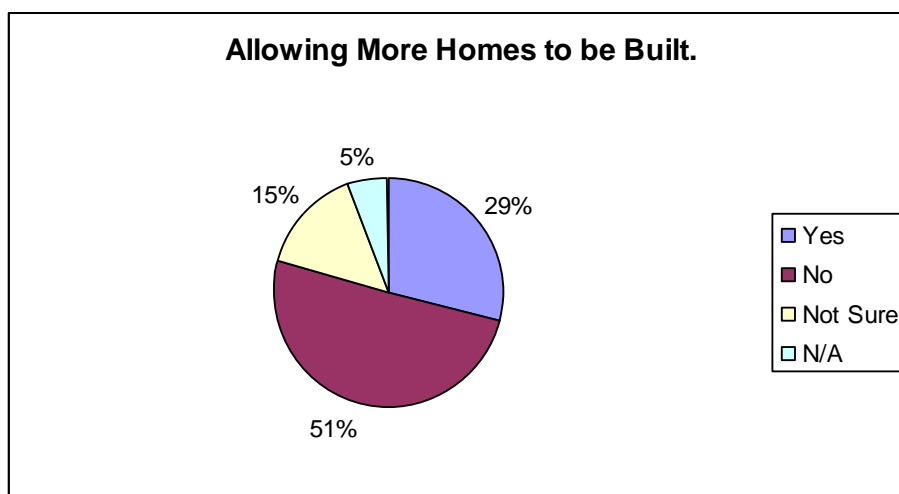
ix) Support for One or More Small Housing Schemes Based on Local Needs (73 responses).

The chart below shows the level of support amongst Survey respondents for a small housing scheme to meet the needs of local people being built in the Parish. The chart shows there is a level of opposition, 45% amongst the Survey respondents were against a small housing scheme. 41% of respondents supported such a scheme. Comments received from respondents in respect of this matter are reproduced as Appendix B to this Report.



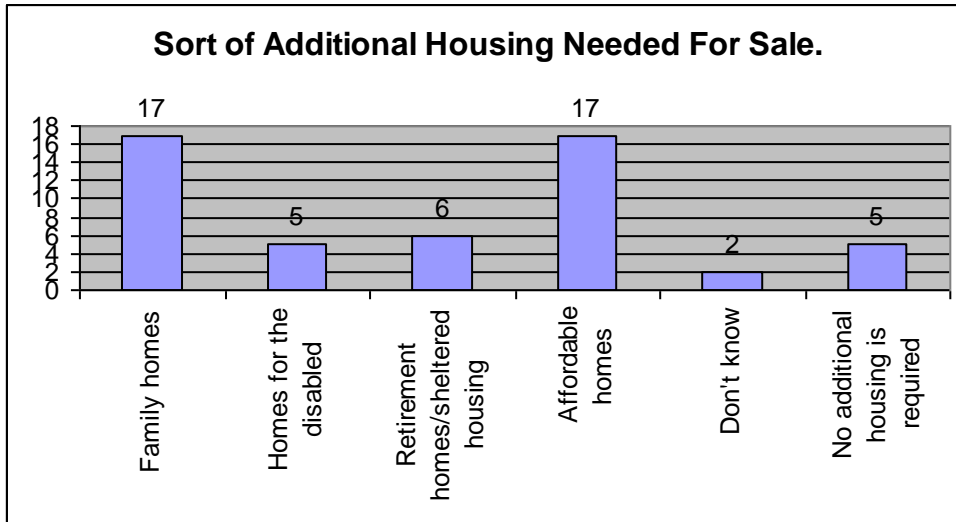
x) Allowing More Homes to be Built (73 responses).

The chart below shows the Household Survey Update respondents' views on whether allowing more homes to be built would be a 'good idea'. Comments received from respondents in respect of this matter are reproduced as Appendix C to this Report.



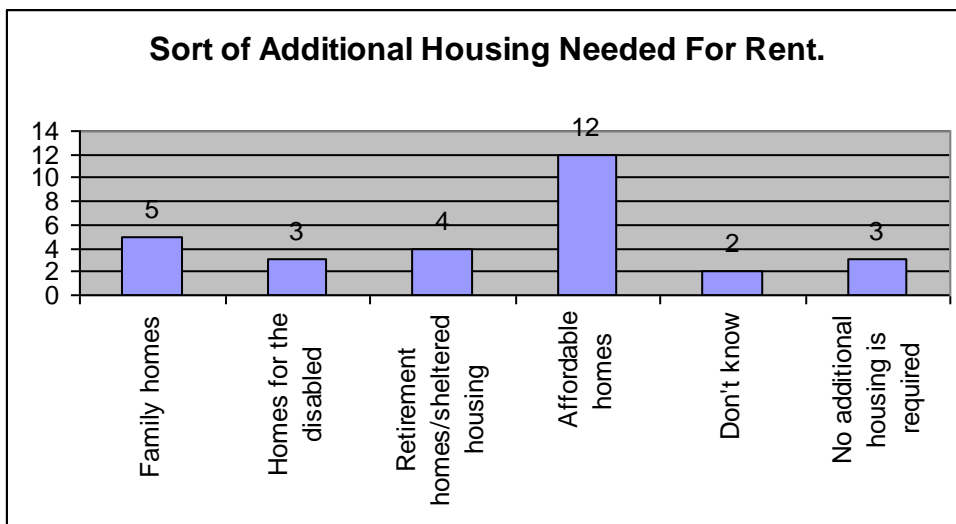
xi) Sort of Additional Housing Needed For Sale (73 responses).

The following chart shows the sort of additional housing for sale thought needed by the Household Survey Update respondents, if any.



xii) Sort of Additional Housing Needed For Rent (73 responses).

The following chart shows the sort of additional housing for rent thought needed by the Household Survey Update respondents, if any.



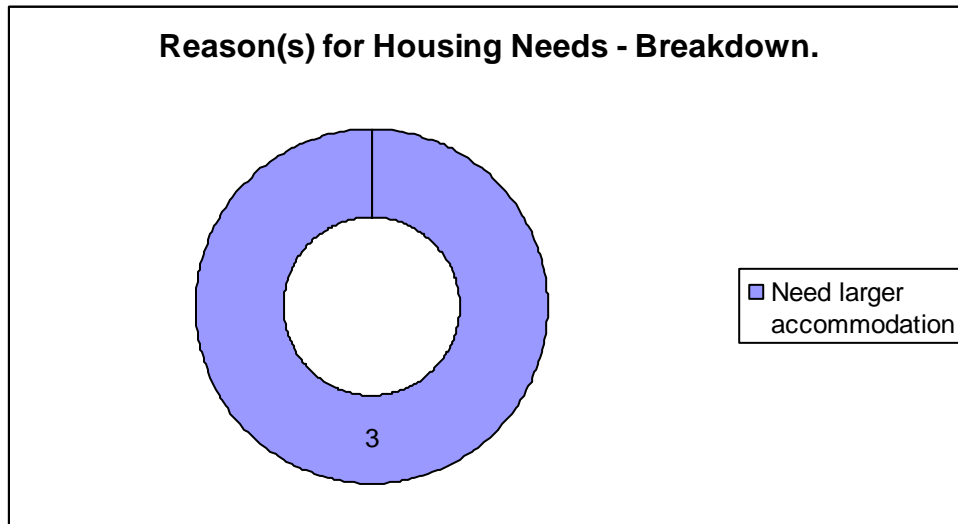
5. Results – Housing Needs Information.

Out of the 73 responses to the Survey, 3 individuals or households expressed a need for alternative housing.

Section 5 provides a detailed breakdown of information from these respondents.

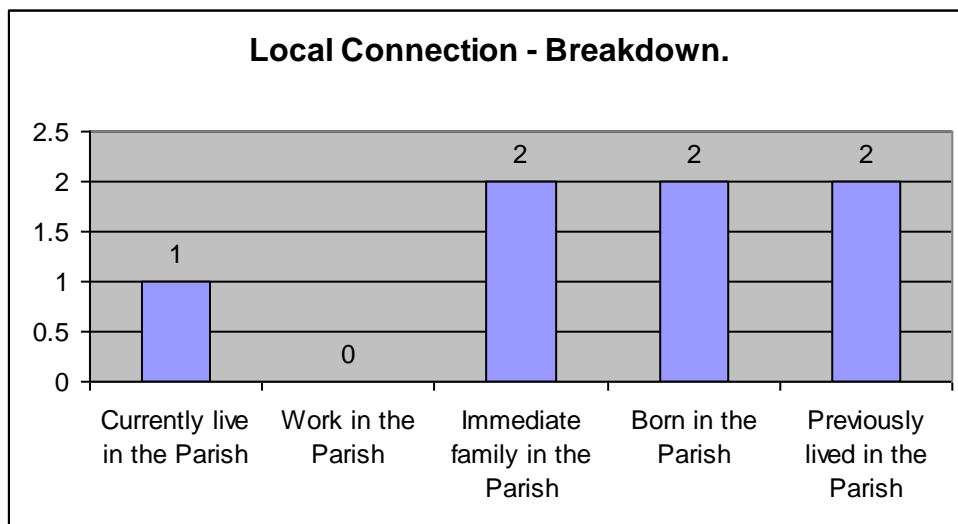
i) Reason(s) for Housing Needs – Breakdown (3 responses).

The following chart shows the reasons for the 3 respondents' housing needs. Where more than one reason was specified, the first reason shown on the Survey form was counted.



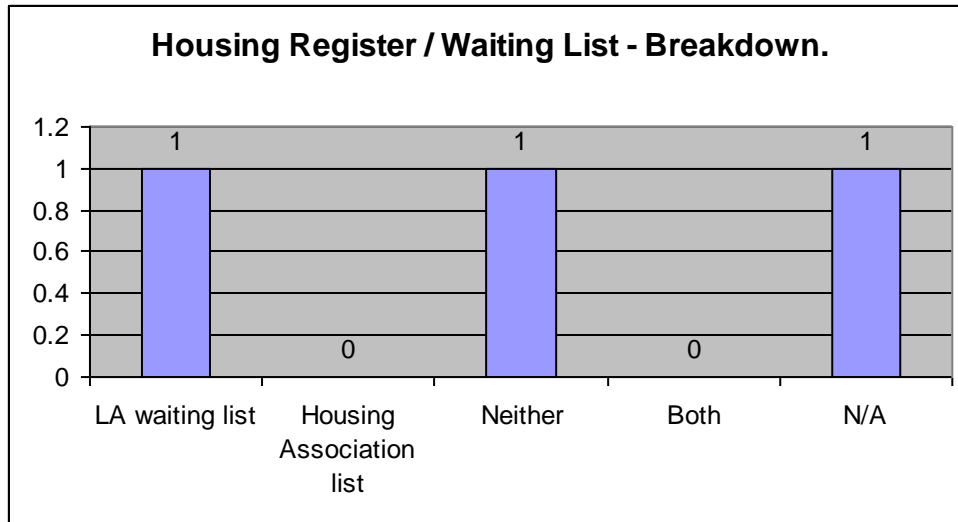
ii) Local Connection – Breakdown (3 responses).

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



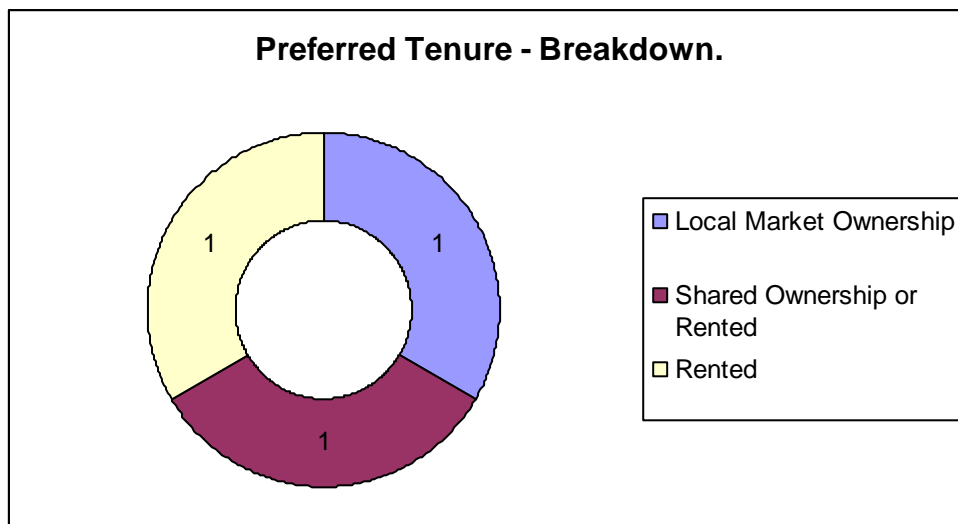
iii) Housing Register / Waiting List – Breakdown (3 responses).

The following chart shows the number of respondents registered on the Local Authority Housing Register and / or a Housing Association Waiting List. It was not necessary to ask respondents requiring local market homes this question.



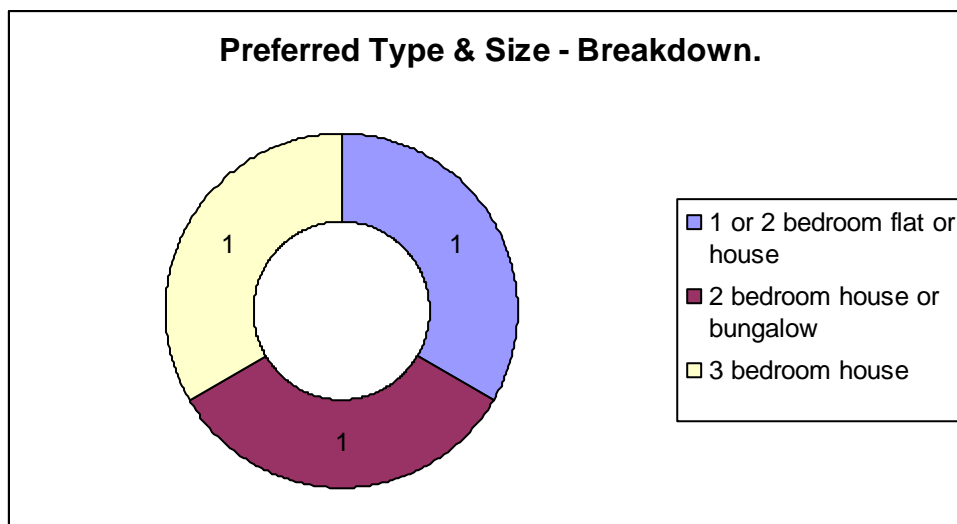
iv) Preferred Tenure – Breakdown (3 responses).

The preferred tenures of the 3 respondents are shown in the chart below.



v) Preferred Size and Type – Breakdown (3 responses).

The preferred types and sizes of accommodation expressed by the 3 respondents are shown in the following chart.



6. Determination of Specific Housing Needs.

The following table shows the specific housing needs of the 3 respondents. A number of rules were used to compile this table ;

- Respondents that indicated a preference for 1 bedroom accommodation were reclassified as being in need of a 2 bedroom home. There are three reasons for this ; (1) The possibility of a 1 bedroom home sitting vacant for a period of time, (2) The extra flexibility that a 2 bedroom home provides and (3) The possibility that a household will grow and require additional space in the future.

Past experience of providing 1 bedroom affordable homes in rural areas has often proved to be problematic. The needs that exist in the short term may change significantly in the medium and long term. The consequence of these changes is that 1 bedroom homes, especially older homes, can be difficult to let and therefore sit vacant for periods of time.

In reality a 1 bedroom home can accommodate only a single person or a couple, whereas a 2 bedroom home can also accommodate a small family. This increased flexibility, weighed up against the relatively small extra cost and extra space associated with building a 2 bedroom home, is a strong argument for providing the larger unit.

- 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 owner-

occupied property. 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.

Local Connection Verified	Preferred Tenure	Preferred Type/Size	Actual Tenure	Actual Type/Size
Yes	Local Market Ownership	2 bed house or bungalow	Local Market Ownership	2 bed house or bungalow
Yes	Rent	1 or 2 bed flat or house	Rent	2 bed house
Yes	Shared Ownership or Rent	3 bed house	Shared Ownership	2 bed house

A full breakdown of the needs can be seen as Appendix D to this Report.

7. Conclusions.

There is a need for 3 new homes in Loxley Parish for people with a local connection.

The specific need is for ;

Rent from a Housing Association

1 x 2 bedroom house

Shared Ownership

1 x 2 bedroom house

Local Market Ownership

1 x 2 bedroom house or bungalow

8. Recommendations.

It is recommended that an exercise is carried out to identify a suitable piece of land to meet the 3 housing needs identified by this Survey.

Partners in the land identification exercise should include ;

- The Parish Council
- Stratford on Avon District Council
- Warwickshire Rural Housing Association
- Local landowners
- Rural Housing Enabler for Warwickshire Rural Community Council

Any new homes that are 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 Councillor Peter Morris, Chairman of Loxley Parish Council and all those who helped to deliver the Survey forms.

10. Contact Information.

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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.

- A significant number of new homes are already being built / proposed (1) in Wellesbourne - nearby (2) on Loxley Road coming out of Stratford - nearby. The local area is therefore already growing to accommodate additional housing.
- Living in the village requires your own transport. More frequent transport links would be needed, especially if housing schemes are implemented. BT need to bring fibre to Loxley.
- Loxley is a delightful place to live but to enable people to access work and other facilities they have to be a car driver. Not a helpful bus service whatsoever !!
- Happy as it is !
- With the development in train at Wellesbourne and the proposed development at top of Loxley Road, the anticipated traffic on a minor lane will be increased. I have had two 'near misses' on this road recently. There are 7 bends with chevron warning signs between Loxley and Pimlico Lane a distance of 2.5 miles. Public transport is inadequate. Any new building will increase the traffic. The bridge at Stratford is already severely congested. There are no alternative shopping centres to Stratford for which you must cross the river.
- We need to build more houses. Nimby-ism has to be ignored as it is usually parochial prejudice.
- It depends on the housing scheme. There is a wide range of housing in the village. Any new scheme must be sympathetic to this and not just focus on the affordable housing. This is a small rural village and therefore very sensitive to the effects of a development of 10-25 homes.
- We came to Loxley to escape so-called 'development', not be part of it !
- It would not be the best place to build social / affordable housing mainly due to distance from shops ie car needed. Anything built in Loxley no matter how small would command a high price leaving it out of most people's price band.

- Community is becoming increasingly a 'retirement' village excluding lower income groups. Local facilities would be more viable.
- If Loxley had to have houses built then I would prefer smaller, affordable homes for local people.
- More affordable housing would encourage young families which would use and support local school / church and community groups.
- Reservation concerning infrastructure of Stratford to cope with housing schemes in so many places this side of the river eg roads, schools, etc.
- Any small housing scheme should be limited to 10% of current size of village ie c10 houses.
- Leave the village alone. It is well balanced and managed !
- New to the area in February 2014 so limited experience to comment with.
- It needs more small affordable housing for young people in village.
- Very poor broadband & mobile phone signal which devalues property.
- What is 'small' ? Implications for traffic in an already busy rat run.
- Also for non local people to move in to Parish. This should be a living developing community, not a museum.
- Many young people have had to leave due to no affordable housing.
- Water pressure inadequate. Road surface needs more attention.
- Depends how many is 'small' ?
- This is a small village which is at capacity. Additional housing should be considered in areas with existing facilities to support residents ie Wellesbourne.
- There is already a high level of traffic through and around Loxley particularly at (Croft) school drop-off / pick-up times. Any increase in traffic through additional housing would make the roads less safe and detract from the rural environment.

Appendix C.

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.

- A significant number of new homes are already being built / proposed in the nearby area (2-4 miles) :- (1) in Wellesbourne - nearby (2) on the Loxley Road coming out of Stratford - nearby. The local area is therefore already growing to accommodate additional housing.
- No Estates. OK for a very few individual houses already within curtilage of existing property.
- Given the current infrastructure, family and affordable homes makes sense. However, as we grow - better transport links - local shops - broadband infrastructure - extend the 30 mph limit past the entrance to Pastures Farm.
- Happy as it is today !
- Negligible public transport means any new housing would be bound to increase the traffic through the village. The traffic problems in Stratford would be further exacerbated and the country lanes made even more dangerous than they already are. The school is too small to take much expansion, there is no village hall facility for community socialising.
- My only issue is that housing should not be built on flood plains.
- This village would benefit from an injection of young families and making this possible would involve more affordable homes being made available. The community is a friendly and safe one. Skewing any development in large numbers to one group would be detrimental which is why a balance of private family homes being built alongside affordable homes is important.
- Why build on 'green field' sites when there is so much opportunity to utilise 'brown field' sites ?
- It would be fair to expect developers, through the planning process, to provide affordable homes if they are allowed to build private properties. The number of overall houses (all types) should be restricted though (less than 20 ?).
- The lack of facilities make it unrealistic for disabled / retirement / sheltered. I would like more affordable homes, but the likely occupants would need more facilities and easier access to facilities than the village currently has.

- Community is becoming affluent, retirement village ; the viability of local facilities is questionable ; and there are no options for younger people from the village to get onto the housing ladder.
- I don't think building more homes in Loxley is a 'good idea' but if it had to be done then I'd opt for family / affordable homes. Loxley isn't well serviced for public transport, shops or parking.
- Leave Loxley as it is.
- The village needs to have more of a heart for the community.
- Reservation concerning infrastructure of Stratford to cope with housing schemes in so many places this side of the river eg roads, schools, etc.
- We have no objections to more houses being built. Small scale rather than large housing estates would obviously be preferable.
- Developments based in village communities are preferable to large new towns. Whatever the authorities decide, it is essential that we provide sufficient new dwellings to benefit future generations. This must now be tackled as a matter of urgency. New developments must be supported.
- A limited number of affordable homes should be built not exceeding 10% of current housing ie c10.
- Village life is part of our heritage and needs to be preserved not lost. Therefore no more houses should be built in villages. Their uniqueness needs to be preserved for the English countryside and rural life for future generations.
- New to area in February 2014. If there is a demand for homes building should be considered. Facilities need to be in place to support the type of homes (schools / doctors / play areas / shops / community centres ...). Homes need to be in keeping / harmonious with surrounding / existing homes. If appropriate facilities are not / cannot be made available then alternative locations should be sought. Infrastructure also needs to be capable and not an afterthought (as was / is the case with the south Leamington developments).
- Whilst it may be possible to provide 'affordable housing' in Loxley - is it viable because to live in Loxley you need to have a car because the bus service is awful and a car could possibly not be affordable if you need help with housing.

- It needs more affordable homes for young married couples.
- Other executive housing ie £400-£600k bracket.
- We worry for impact on traffic in the village. Already busy from traffic short-cutting from Banbury Road - Wellesbourne Road.
- Any development should not effect the character of the village ie be backfill. Any development should therefore be at the edge of the village.
- Loxley needs a better bus service before more homes are built here. The road infrastructure of Stratford town centre needs to be upgraded before any more homes are built.
- b) Bus service needs to be looked at. c) Is the village too cut off to access local services ?
- Loxley village is a stable community. No further housing required. Water pressure inadequate. Road surfaces need more attention. Heavy traffic at peak times. Internet / mobile phone reception totally patchy. Ten year plan should be honoured.
- I am not against more homes, but as many of recent builds are in and around the £1,000,000 range it would be nice to see more affordable homes in keeping with a village, but not necessarily social housing, smaller cottage style.
- My main concern is for traffic and road safety. The Loxley to Stratford road is already very busy at certain times of day and there is no footpath along it. A few weeks ago a girl was knocked over as she got off a school bus - drivers ignore the limit (which, at 50, is already too high).
- There is a need for new housing in the village. This will breathe new life to the facilities available ie church, school, playing fields and public house.