



**Housing Needs Survey Report  
for  
Claverdon Parish Council**

**July 2017**

**Analysis by Sarah Brooke-Taylor  
Rural Housing Enabler, WRCC**



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## 1. Introduction

Claverdon Parish Council commissioned a local Housing Needs Survey which was distributed in May 2017 with a deadline return of 10<sup>th</sup> June 2017.

The aim of the survey was to collect local housing needs information within and relating to Claverdon parish.

The survey form was a standard document used in parishes across Stratford district and a copy was posted to every home in the parish. Additional copies were available for people not currently living in Claverdon parish but with a strong local connection. A copy of the covering letter and survey form can be seen as Appendices A1 and A2 to this report.

All households were requested to complete Part 1 of the survey form. Part 1 is designed to collect information on household composition and property tenure, type and size, and gives residents an opportunity to comment on the perceived lack of facilities and housing in the parish. It also asks whether any member of the household has left the parish to find affordable or suitable accommodation and whether or not respondents would be in favour of a small scheme of new homes to meet locally identified housing needs.

Households with or containing a specific need for alternative housing were requested to complete Part 2 of the survey form. This part asks for details of the household in need together with sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in the strictest confidence.

Completed survey forms were returned by Freepost envelope direct to the Rural Housing Enabler and analysis of the information provided took place in July 2017.

## 2. Planning Context

At a national level, current guidelines (National Planning Policy Framework, March 2012) emphasise the role of local communities in the planning process. For example, it encourages communities to “plan positively for local development, shaping and directing development in their area ...”

At a local level, Stratford-on-Avon District Council has adopted a new local plan to guide development in the district up to 2031. Amongst other things this new plan aims to build upon the success of previous plans in providing opportunities for local communities to promote housing schemes, as well as other forms of development, that meet an identified local need.

There is also scope for a local community to prepare a neighbourhood plan to steer development within their area and, in particular, assist in meeting any local housing that may be identified in this report or as a result of subsequent surveys.

Your community can choose to promote a ‘local needs scheme’ in its own right, relying on policies in the local plan or via a neighbourhood plan. In either case a local needs scheme can include both affordable housing and local market housing. Such schemes will be supported within or adjacent to existing settlements provided that:

- It has been demonstrated that there is a local need for affordable housing and the scheme reflects identified local need,

- The scheme has been initiated from within the local community and has the support of the relevant Parish Council,
- Satisfactory 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.

Unless a neighbourhood plan expressly provides otherwise a local needs scheme would be subject to a planning obligation, referred to as a ‘Section 106 Agreement’, which limits occupation of the homes, including any local market homes, to people with a defined local connection.

‘Affordable housing’ is defined as homes available from a housing association either to rent at a low (subsidised) rent or available on a shared ownership basis. Shared ownership is a middle ground between renting a property and full ownership whereby a ‘shared owner’ buys a share of the property, typically 50% initially, and pays rent on the remaining share. A ‘shared owner’ can usually increase their share of the property.

### **3. Results – Contextual Information**

545 Housing Needs Survey forms were distributed and 223 completed forms were returned, equating to a response rate of 40.92%. 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 to the idea of a small housing scheme to meet local needs, or
3. To state opposition to the idea of a housing scheme.

For the purposes of this report the term “respondent” refers to an individual survey form.

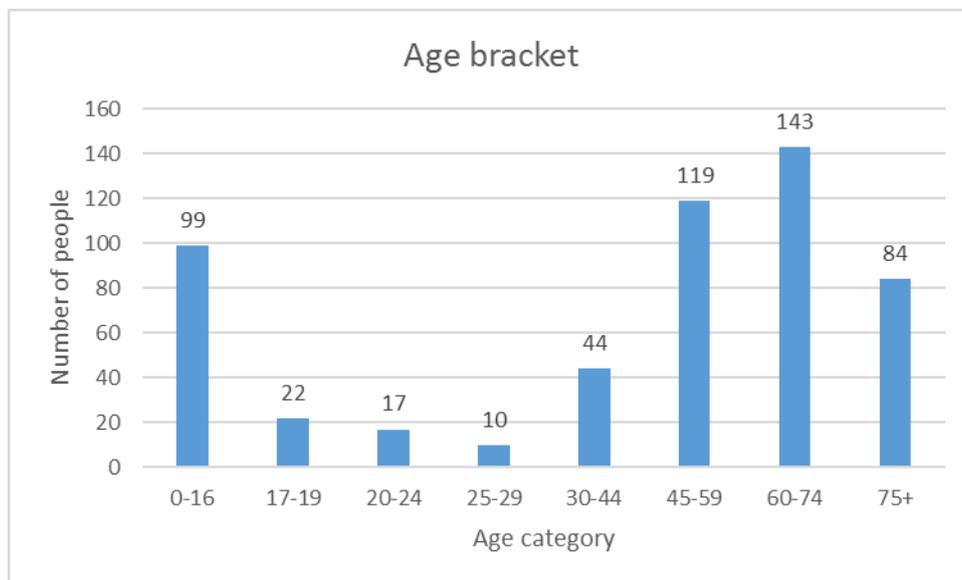
#### **Q1: Your household**

This question asked respondents to “specify the number of people in your household that fall into each age category”.

##### **i) Age bracket**

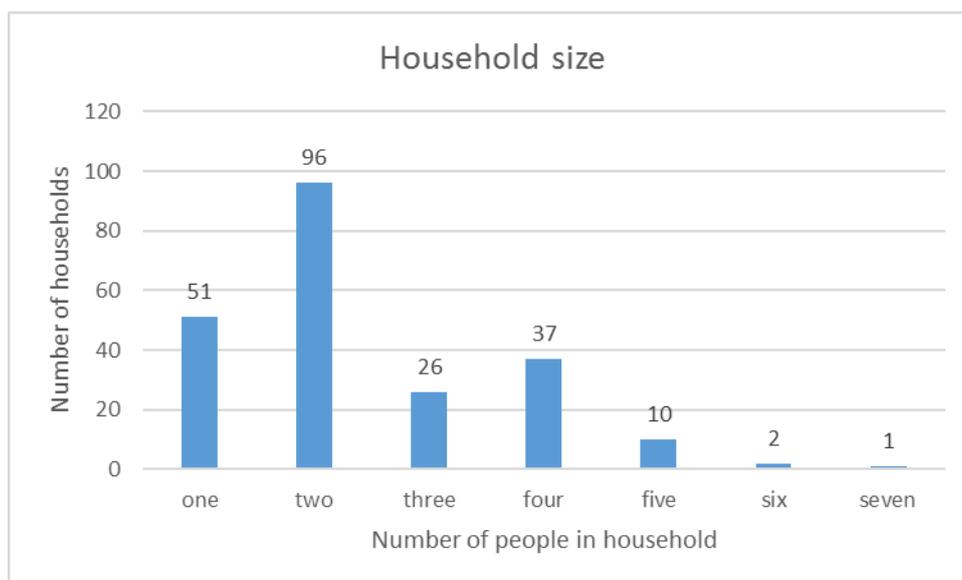
All respondents reacted to this question and the following chart shows the age profile of 538 people.

The chart shows an ageing population, with 346 of the 538 people aged 45 and above. It is noticeable that the age groups 17-19 years, 20-24 years and 25–29 years are small in number, suggesting an imbalance in the age profile which may have repercussions for the long-term sustainability of the parish.



## ii) Household size

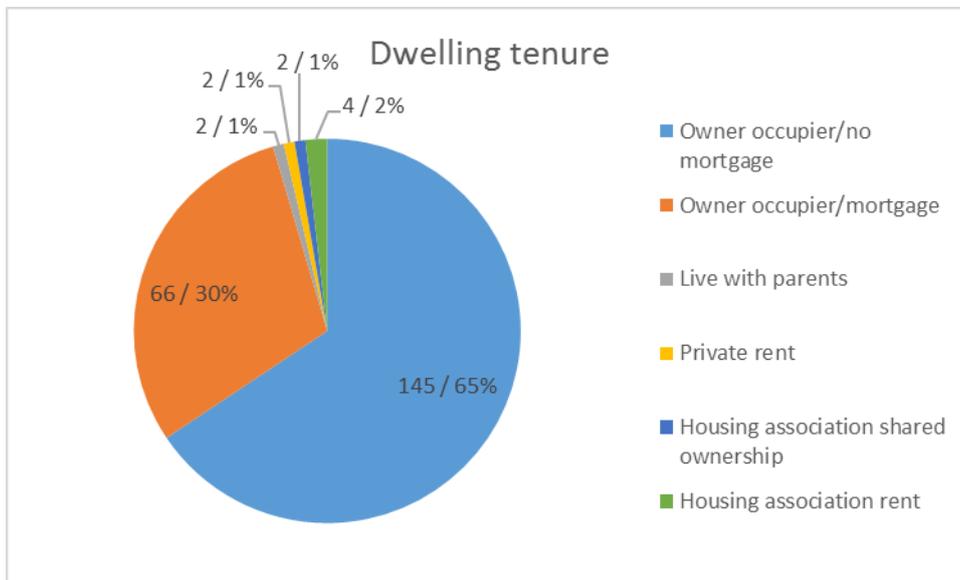
The information collected from the age profile can also be used to create a profile of household size, as shown in the following chart. The survey results show a mean average household size of 2.41 persons per dwelling; similar to the 2011 Census figure of 2.33 people (1,261 usual residents divided by 540 dwellings).



## Q2: Your current housing circumstances

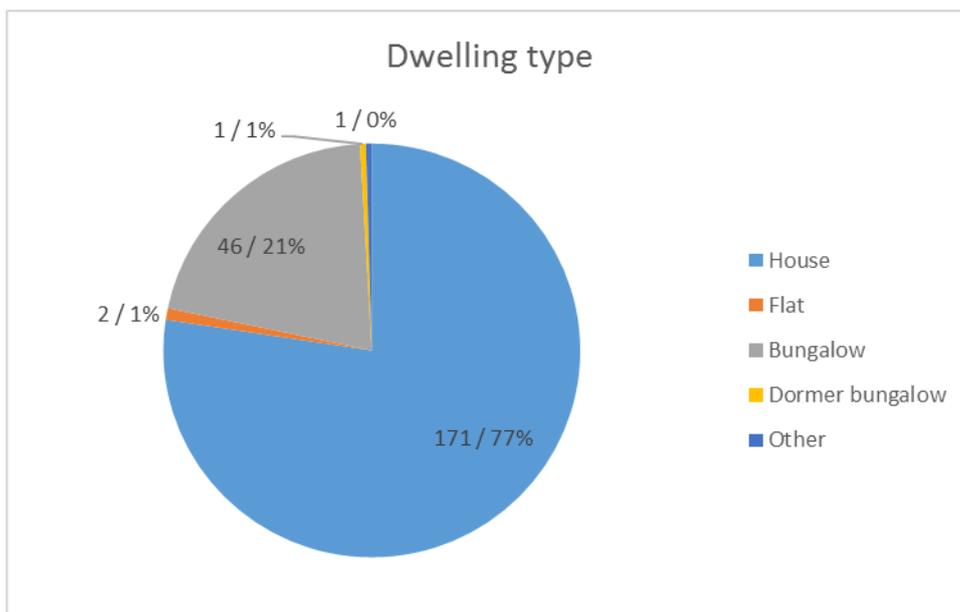
### iii) Dwelling tenure

The following chart shows the dwelling tenure profile of 221 survey respondents. In a pattern typical for villages in south Warwickshire owner-occupiers represent the majority, with 95% of the total.



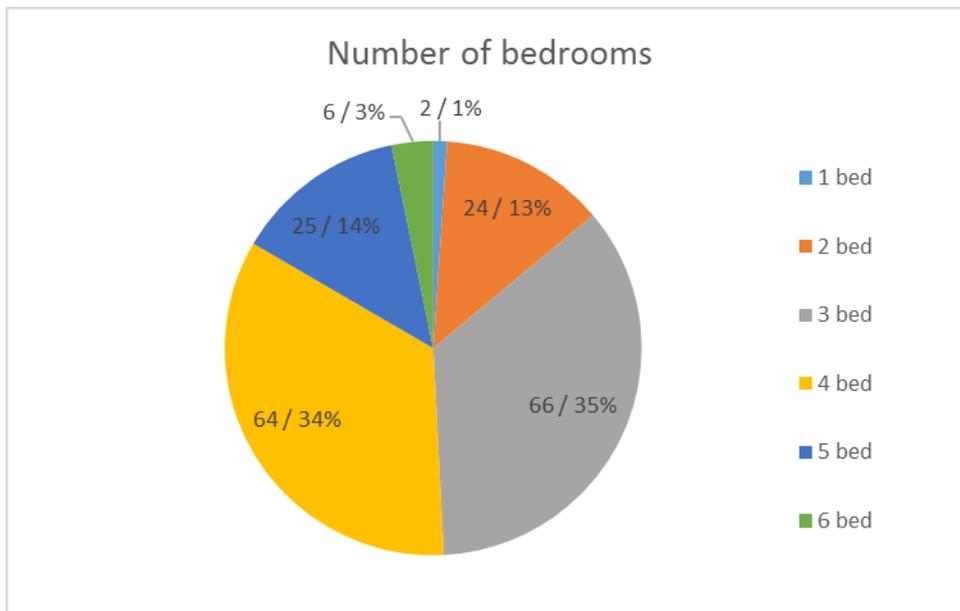
#### iv) Dwelling type

221 responses were received and the chart below shows the types of homes that these survey respondents live in. Unsurprisingly houses represent the largest factor at 77%.



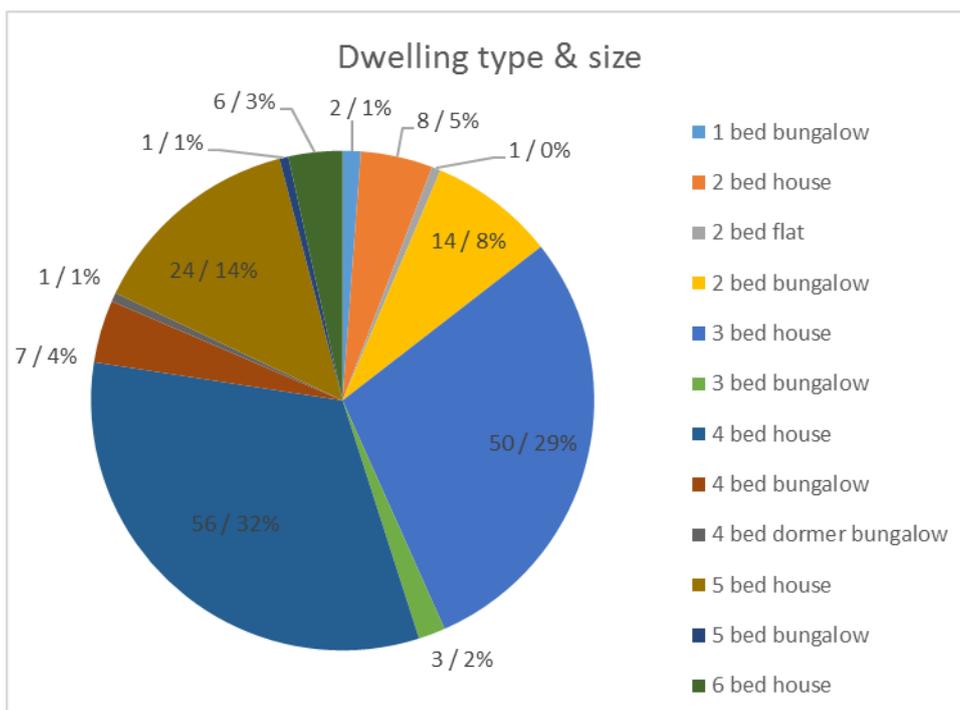
#### v) Number of bedrooms

The following chart shows the sizes of homes that 187 of the survey respondents live in. Given the Census 2011 average household size of 2.33 people the information indicates that the majority of homes across the parish are under-occupied.



**vi) Dwelling type and size cross-referenced**

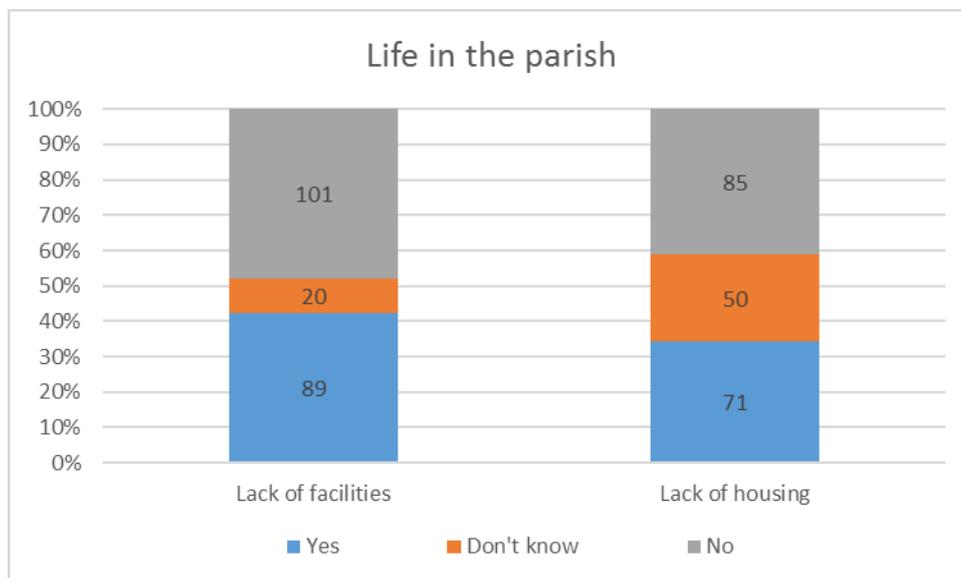
Cross-referencing the data from 4.iv and 4.v provides a combined profile of dwelling type and size. 4 bed houses represent the largest group at 32% and 14% of dwellings have 2 bedrooms or less.



### Q3: Life in the parish

#### vii) Lack of facilities and lack of housing

Survey respondents were asked about the perceived lack of facilities (210 respondents) and lack of housing (206 respondents) within the parish.



The largest respondent group feel that the parish does not lack facilities or housing.

Survey respondents were asked to elaborate on their views regarding a lack of facilities and a lack of housing, and these comments are reproduced whole and verbatim below.

#### viii) Lack of facilities comments:

- Not that I'm aware of - what should a parish's expectation be?
- Regular bus service between Warwick and Henley, better mobile phone signal
- Regular public transport (bus) directly between Henley & Warwick. At Warwick there are regular direct bus links available to Leamington/Stratford/Coventry
- Gas & street lighting
- Post Office x7
- Public transport x3
- Parking for school and sports ground. Whilst all who run the community shop do a fantastic job, a commercially run shop offering longer hours and a wider range of stock would be good.
- Safe childrens play area
- Post office, village shop (ala Shrewley, Snitterfield)
- Permanent post office. possibly butcher.
- Variety of shops, retail outlets
- Adequate Transport Facilities
- Childrens playground in state of poor repair, needs replacing
- Post Office, coffee shop
- Sports facilities - new tennis club would be good with floodlights
- A small tea room/café near the shop would help alleviate loneliness & provide a focal point for people to meet
- Post office & Butcher
- More shops as 30 yrs ago

- Mobile shop
- No gas supply, poor internet, sufficient public transport & properly maintained pavements
- Regular bus service to Henley and Warwick
- Shop
- Convenience store
- shop/post office, used to be 3 in village, councils should not allow change of use
- Fresh food? reliable fast broadband
- Older children play equipment has been removed, shop with extended opening hours, public transport
- Only one "community shop"
- School parking - car park needed to avoid twice daily dangerous parking on bends
- Childrens play areas are poorly maintained & some structures now removed. Lack of youth building, need more benches around the village
- Gas, more regular buses, better playground and sports pavilion
- Public transport but if available would anyone use it?
- Adequate playground, high speed internet for all residents
- Floodlights at tennis club
- Gas, fast broadband
- More frequent train service from Claverdon station
- Updated play ground
- Limited Doctor hours
- Doctors Surgery sorting out
- A decent playground area. Current play area dirty & old
- Parking & Railway station, full post office, improved football/cricket pavilion
- Better mobile phone coverage
- Drainage has been an issue, vehicle access into village, especially with cars parked near the main road junctions due to lack of parking for these houses, also lack of parking for school
- Good sports facilities
- Good mobile coverage
- Low cost social activities (gym, art)
- Transport linked particularly in the direction of Warwick Hospital
- 1. A shop - general goods - groceries etc 2. A car park at the school
- Speed limits on main road through village
- Parking opposite Home Meadow & Street Lighting on Church Road
- Better public transport
- Public transport very limited, post office & library facilities, competitive shopping. No gas making expensive utility bills
- A bus service that goes along the henley warwick road
- Improved public transport
- Post Office, Butchers shop, car parking, an approved site for Gypsy travellers
- Floodlight Tennis Courts
- Post office, butchers, greengrocers
- Better and more frequent public transport
- 1. Bypass traffic calming 2. Parking near station 3. Improved parking (lines) near DM Hall
- Butchers/Greengrocers
- More facilities for young people, ring & ride service for the elderly, buses not always convenient

- Post Office & better bus service to Henley & Warwick
- Proper post office
- Needs improved public transport, nice to see butchers back & permanent post office
- Children's play area - recreation park. Car parking.
- Regular buses to Warwick + Stratford
- More buses
- Station car park
- Bus service non existent
- Improved post office facility at village shop / proper bus service / all post boxes on Main Road. Why?
- Proper bus service
- Regular post office
- Children's playground
- Better bus service
- Mobile phone signal. Car parking (school & rec)
- Bank, Post Office
- More recreational space
- Post Office, Butcher, Greengrocer. Footpath along Lye Green Road between Claverdon & Shrewley
- Post office & Butchers
- Public transport to Henley
- Multi use sports ground
- Decent park equipment for children

**ix) Lack of housing comments:**

- Possibly care home accommodation
- Affordable rental housing
- Perhaps ribbon cottage style homes as a terrace plus 2 bed bungalows
- Affordable for first time buyers
- 3 and 4 bed affordable houses
- Low cost housing x3
- 2 bedroom bungalows for rent for older people
- Family homes which can be purchased for <500,000
- Affordable for 1st time buyers to get on housing ladder
- Affordable housing for younger people
- Small bungalows for retired
- A small number of affordable homes
- Affordable housing, small 2 bedroom bungalows
- Affordable & Council
- Affordable housing for 1st time buyers x2
- Affordable housing x6
- 1/2 bed properties
- 2 bedroom bungalows
- 1st time buyer homes x4
- Starter homes & midsize
- Affordable housing for people from Claverdon to stay in Claverdon
- Affordable for Local people
- Starter homes & Council/Housing Ass houses for rent
- Low cost, affordable housing for our student grand-daughter

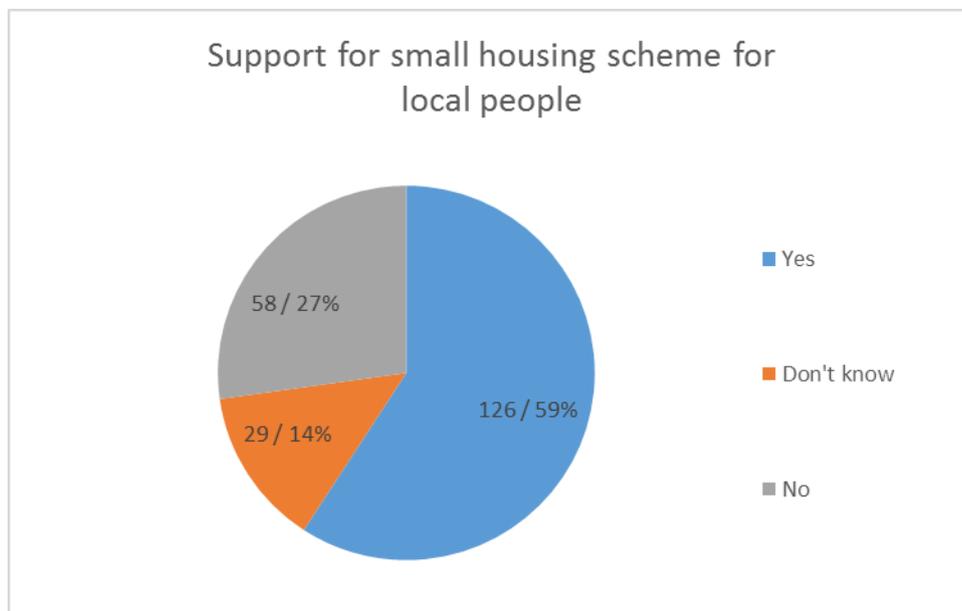
- Social housing, which can be supported by the facilities already available
- Good quality starter homes
- First time buyers & small retirement properties
- Retirement Housing
- Smaller affordable, not 5/6 bed executive homes
- Sheltered Housing
- Houses that younger people can afford, we need younger people in the community
- 1. Affordable housing for younger people 2. Sheltered housing for elderly residents
- Affordable housing for the younger generation
- Starter homes x4
- More affordable houses
- Smaller houses
- Smaller affordable housing x4
- Both executive family homes and affordable houses
- Affordable for the young, shared ownership
- Starter lower cost 1st home opportunities
- Affordable housing for young and old
- Starter homes/smaller retirement homes
- Low cost & reasonable
- Affordable housing for families
- Bungalows x2
- A small supply of private homes up to £1.5m in suitable infil or small development
- 2-4 bed affordable
- Affordable family homes 3-4bed. Affordable homes for young people 1-2 bed.
- Starter homes for my 2 x Daughters + Retirement home for my elderly Mother
- Affordable homes for 1st time buyers and parishioners wishing to downsize, shared equally
- Social Houses & 3 Bed Room Houses
- Social housing
- Affordable sheltered (incl warden controlled)
- More mid price houses
- Low cost housing & reasonable cost housing

#### **x) Outward migration from the parish**

Survey respondents were asked whether anyone in their household had to leave the parish in the last 5 years because no affordable / suitable housing was available. Twelve respondents indicated this had happened in their household.

#### **xi) Support for housing scheme**

This chart shows the 212 responses to the question “Would you be in favour of a small housing scheme being built in the parish based on the identified needs of LOCAL people”. At 59% the majority of respondents are in favour.



## xii) Additional comments

Respondents were able to provide additional comments at the end of Part 1 including locations that may be suitable for housing. These comments have been replicated at Appendix B.

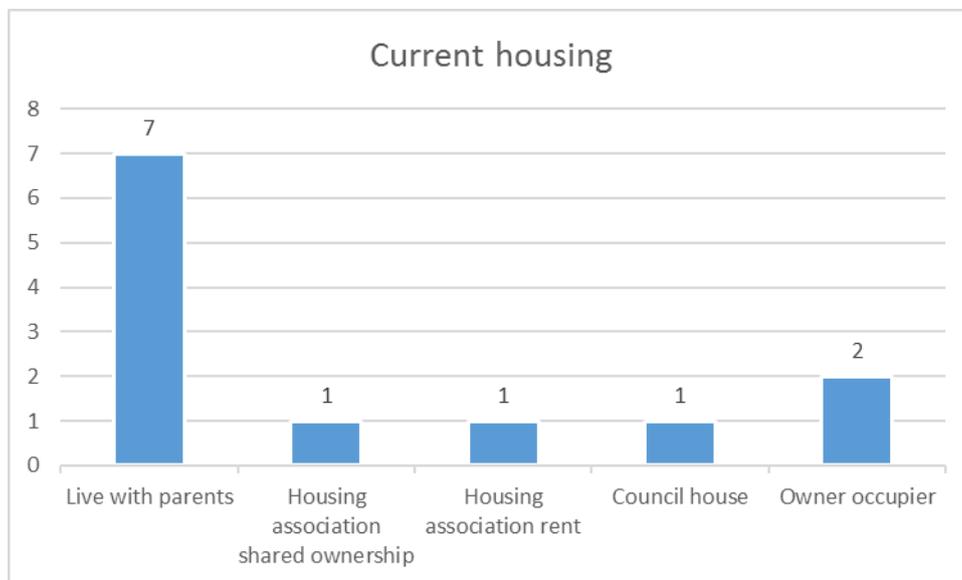
## 4. Results – Housing Need Information

Of the 223 responses to the survey, 12 respondents had completed Part 2. Three of the returned survey forms each contained information on two separate households in need though one of these forms was discounted as inadequate information was provided and the respondent didn't respond to a request for further information. One further respondent is deemed to already be adequately housed, so Section 4 provides a breakdown of information from 12 respondents. A full breakdown of the need can be seen at Appendix C to this report. In some cases the recipient was contacted to clarify household information.

Information provided in response to some of the questions within this section has helped with the analysis but is private and confidential and therefore not reproduced within this report.

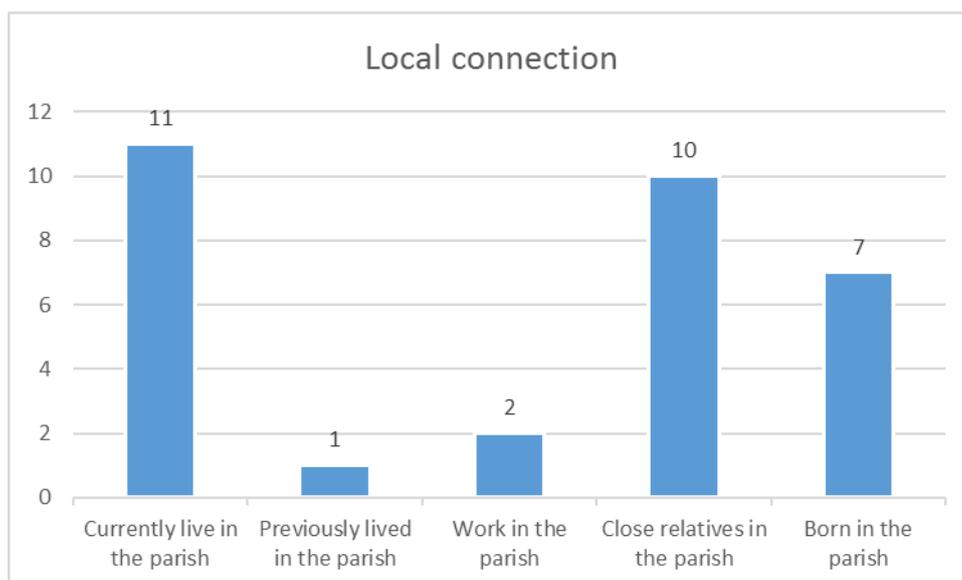
### i) Current housing

The following chart shows the current housing tenure profile for the 12 survey respondents. Living with parents is the largest group at 58%.



## ii) Local connection

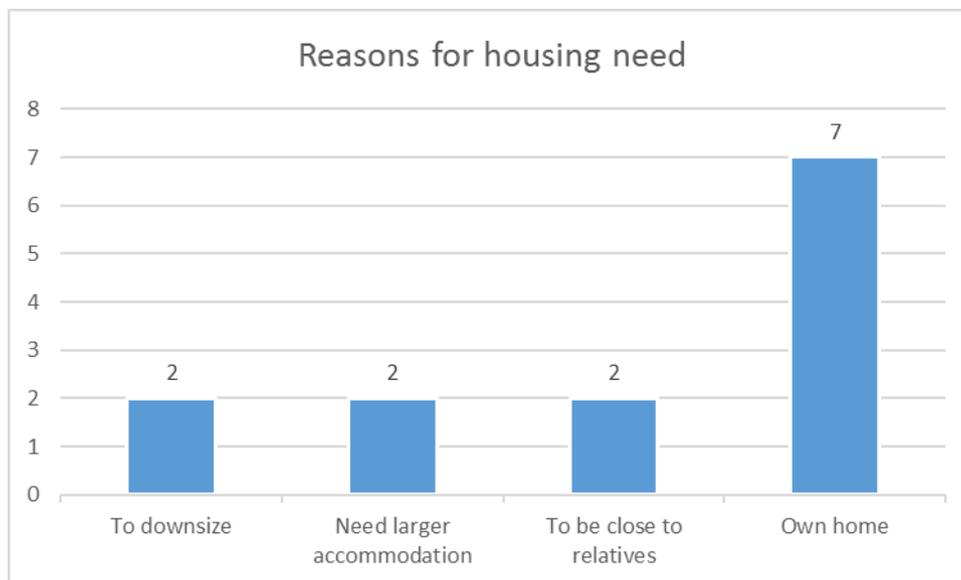
Respondents were asked about their connection to the parish and were able to indicate more than one type of local connection. The following chart shows all the types of local connection that the respondents have.



If a local needs scheme is developed by a community as a result of information obtained through a housing needs survey it would be subject to a planning obligation limiting occupation of the homes, including any local market homes, to people with a defined local connection.

## iii) Reasons for housing need

Respondents were asked why they needed alternative housing and respondents were able to indicate more than one reason for need. As can be seen from the chart 'own home' is the majority reason.



#### iv) **Housing waiting list**

One of the respondents indicated that they are currently registered on the District Council's housing waiting list, known as Home Choice Plus. One other respondent indicated that they are currently registered on a housing waiting list for a different local authority.

#### v) **Work from home**

Four respondents indicated a need to have space in order to work from home.

### 5. **Determination of Specific Housing Need**

Where a respondent indicates a preference for shared ownership their ability to enter into a shared ownership arrangement is assessed. The mortgage the respondent could raise is compared against a 50% share (the usual starting percentage for shared ownership) of a comparable owner-occupied property, as demonstrated through the research shown in Appendix D to this report. Having assessed whether the respondent could afford to enter into a shared ownership arrangement if they could not do so they are re-classified as being in need of rented accommodation from a housing association. Similarly, where a respondent indicates a preference for an owner-occupier dwelling their ability to enter into such an arrangement is assessed and where it is identified they could not do so they are re-classified as being in need of shared ownership or rented accommodation.

### 6. **Conclusion**

The survey identifies a need for 12 alternative homes in Claverdon parish for households with a local connection, as detailed below:

#### **Housing association rent**

- 4 x 1 bed maisonette
- 1 x 1 bed bungalow or ground floor maisonette

#### **Housing association shared ownership**

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

### **Owner occupier**

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

In addition, it should be noted that as at May 2017 there were six households with a Claverdon address registered on the local authority housing waiting list, known as Home Choice Plus. Whilst some of these households may not wish to continue residing in Claverdon parish experience from across the district shows that typically most people living in a parish will wish to continue residing there because of established social networks etc. Details can be found at Appendix E.

### **7. Contact Information**

Mr Robert Lees, Clerk to Claverdon Parish Council

Tel: 01926 842474

Email: [claverdonpc@gmail.com](mailto:claverdonpc@gmail.com)

Web: [www.claverdonvillage.co.uk](http://www.claverdonvillage.co.uk)

Sarah Brooke-Taylor – WRCC, Rural Housing Enabler

Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF

Tel: 01789 842182

Email: [sarahbt@wrccrural.org.uk](mailto:sarahbt@wrccrural.org.uk)

Web: [www.ruralwarwickshire.org.uk](http://www.ruralwarwickshire.org.uk)

## Appendix A1 – Survey letter

### Claverdon Parish Council Housing Survey

May 2017

Dear Householder

The Parish Council is currently in the process of writing a Neighbourhood Development Plan and needs to look in greater detail at the housing needs of the community of Claverdon parish.

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

- People who are not in need of alternative housing are requested to complete part 1 only.
- People who are in need of alternative housing are requested to complete all parts of the form.

The survey is being carried out in partnership with WRCC, an independent charity that works across Warwickshire and Solihull to sustain rural communities.

**Do you know of people with a local connection to the parish who would like to live here?** If you know of anyone with a strong connection to the parish but currently living elsewhere please encourage them to contact either:

- Claverdon Parish Council on robertlees61@btinternet.com, or
- Sarah Brooke-Taylor, Rural Housing Enabler for WRCC, on 01789 842182 or email sarahbt@wrccrural.org.uk

so that a survey form can be sent to them. They should currently work in the parish, have previously lived in the parish or have a close relative (parent, sibling or child) currently living in the parish.

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

Please complete and return the attached form by 10<sup>th</sup> June 2017 using the Freepost envelope provided.

Thank you for your help in conducting this survey.

Yours sincerely

Cllr Simon Lawton  
Chairman of Claverdon Parish Council

**Appendix A2 – Survey form**

**Housing Needs Survey for Claverdon parish**

**Part 1**

**Q1: Your household**

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

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

**Q2: Your current housing circumstances (please tick)**

Own your home / no mortgage <input type="checkbox"/>	Housing association rent <input type="checkbox"/>
Own your home / mortgage <input type="checkbox"/>	Housing association shared ownership <input type="checkbox"/>
Rent privately <input type="checkbox"/>	Tied accommodation <input type="checkbox"/>
Live with parents <input type="checkbox"/>	Live with friends <input type="checkbox"/>
Other (please specify) <input type="text"/>	

House type (please tick)

House <input type="checkbox"/>	Bungalow <input type="checkbox"/>	Flat / maisonette <input type="checkbox"/>	Park / mobile home <input type="checkbox"/>
Other <input type="text"/> (please specify)			
Number of bedrooms <input type="text"/>			

**Q3: Life in the parish (please tick)**

	Yes	No	Don't know
Does the parish lack any facilities?			
If yes, what facilities?			
Does the parish lack any housing?			
If yes, what type of housing?			
Has anyone in your household had to leave the parish in the last 5 years because no affordable and or suitable housing was available?			
Would you be in favour of a small housing schemes being built in the parish based on the needs of LOCAL people			

Additional comments, including possible locations that you feel may be suitable for housing

**Part 2 – to be completed only if your household, or anyone in it, has a housing need.**

If your property contains more than one household in need of alternative housing please request extra forms from the Rural Housing Enabler (details on back page).

**Q4: Details of all household members seeking housing and contact details**

Title	Surname	First name	Relationship to you	Age
			<i>Person completing survey form</i>	

Your contact details	
Name	
Address	
Telephone number	
Email address	

**Q5: Your current housing** (please tick)

Own your home / no mortgage	<input type="checkbox"/>	Housing association rent	<input type="checkbox"/>
Own your home / mortgage	<input type="checkbox"/>	Housing association shared ownership	<input type="checkbox"/>
Rent privately	<input type="checkbox"/>	Tied accommodation	<input type="checkbox"/>
Live with parents	<input type="checkbox"/>	Live with friends	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>		

House	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>	Flat / maisonette	<input type="checkbox"/>	Park / mobile home	<input type="checkbox"/>
Other	<input type="checkbox"/>	(please specify)					

Number of bedrooms

**Q6: Local connection**

Do you / have you / were 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
Currently work in the parish?	<input type="checkbox"/>	If so, for how long?	years
Close relatives in the parish?	<input type="checkbox"/>	(eg parent, sibling, child)	
Born in the parish?	<input type="checkbox"/>		

**Q7: Why do you/your household need alternative housing?** (please tick all that apply)

Need larger accommodation	<input type="checkbox"/>	Need to downsize	<input type="checkbox"/>
Need to be closer to relatives	<input type="checkbox"/>	Need less expensive home	<input type="checkbox"/>
Need to be closer to a carer or dependent	<input type="checkbox"/>	Need to be closer to employment	<input type="checkbox"/>
Need home adapted for specific physical needs	<input type="checkbox"/>	Need own home	<input type="checkbox"/>
Other (please specify below)	<input type="checkbox"/>	Need supported or specialised accommodation (please specify below)	<input type="checkbox"/>

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

**Q8: Housing waiting list** (please tick)

Are you on the District Council's housing waiting list? Yes  No

You should go on this list if you are seeking a housing association property. Details are on the back page.

**Q9: Type of housing required** (please tick)

Housing association rent	<input type="checkbox"/>	Owner occupier	<input type="checkbox"/>
Housing association shared ownership (part rent, part buy)	<input type="checkbox"/>	Private rent	<input type="checkbox"/>

Housing type (please tick)

House  Bungalow  Flat/maisonette

Number of bedrooms

Do you require space in order to work from home? Yes  No

**Q10: Financial information**

Please specify basic annual household income (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 accommodation is required at what price range are you looking to purchase (please tick all that apply)?

Up to £199,999		£200,000-£249,999		£250,000-£299,999	
£300,000-£349,999		£350,000-£399,999		£400,000+	

If you require a shared ownership or owner occupied home what is the maximum amount your household could afford?

Maximum mortgage (assume 3.5 x income)	£
Equity in existing home	£
Savings	£
Other	£
TOTAL	£

Thank you for completing this form.

**Please return in the FREEPOST envelope by 10<sup>th</sup> June 2017.**

If you have questions regarding this survey or you require additional survey forms please contact Sarah Brooke-Taylor, Rural Housing Enabler at WRCC, Warwick Enterprise Park, Wellesbourne CV35 9EF. Telephone: 01789 842182 / email: sarahbt@wrccrural.org.uk

Stratford-on-Avon District Council's housing waiting list

Application forms for the housing waiting list, known as Home Choice Plus, are available by:

- telephone 01789 260861
- email housingadviceteam@stratford-dc.gov.uk
- download from [www.homechoiceplus.org.uk](http://www.homechoiceplus.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.

## Appendix B – Additional comments

At the end of Part 1 respondents were able to provide additional comments including suggestions of possible locations for new housing.

- Transport for those without cars is difficult. There are trains to Leamington and Stratford, but I don't think there is a bus to Henley? Would support housing scheme if suitably located. I'm keen to preserve the lovely countryside around Claverdon.
- I am most concerned that the footprint of the village should not be extended. I am not aware of any potential for infilling but would not object, if there was, for it to be sensibly (and sensitively) taken advantage of.
- Any development must preserve Green Belt. Any development must include genuine affordable houses.
- 1. Site of Greenfingers nursery Kington Lane. 2. Site of land to rear of Langley Road/side of breach lane.
- Probably not. Definitely a large number of houses should not be allowed, particularly in the green belt which is home to several species of wildlife such as barn owls, marbled white butterflies, deer etc.
- In-fill ok. Greenbelt open fields not ok. Such as to increase traffic significantly, not ok.
- Depends where it may be sited.
- Do not see the need to take from or affect the surrounding green belt, but nearly all the recent 'infill' applications are for larger properties that will not be affordable to most. Suggest more pressure for infill plots to be or include smaller affordable.
- Road system can barely cope with existing population. More houses, more cars, more traffic & congestion & increased risk of children being involved in accidents. Apparently council needs a fatality before certain measures can be taken.
- None - we moved to Claverdon for the rural feel & to enjoy countryside - housing developments would ruin that.
- HAND OFF OUR LOVELY AREA!!! PLEASE LEAVE CLAVERDON AS IT IS. WE CAME HERE 17YRS AGO BECAUSE OF THE QUIET RURAL AREA IT IS. THERE ARE PLENTY OF LARGE HOUSING ESTATES GOING UP ALL AROUND STRATFORD/WARWICK. LET THOSE BE FILLED FIRST. WHEN WE DIE - AS WE ALL WILL, THEN HOUSING WILL BECOME AVAILABLE.
- Not Claverdon - try Redditch!
- The (last?) affordable housing scheme for Claverdon in Brick Kiln Close, Norton Lindsey (in Claverdon Parish) could not be filled with local people (this also included Norton Lindsey and Wolverton Parishes) and several of the properties were originally filled with people from further afield. Likewise, with Morgan Close, also in Norton Lindsey village but in Claverdon Parish. Norton Lindsey should not end up with any more of the Claverdon's affordable housing schemes. If there is a need for more affordable housing, it should be built in Claverdon village itself where the schemes residents can benefit from being in the heart of the community and able to use Claverdon's facilities.
- There should be no further developments in the village until the already hazardous junctions on the main road are redesigned.
- The road infrastructure is not suitable for increased levels of traffic that would result from an increase in housing.
- The village needs to be kept with open spaces and rural. No infill.
- The village is in the green belt and there should be no development. Those people looking to change this for their own financial gain should go and live somewhere else - people moved here because they like it as it is.

- The facilities & transport network available in Claverdon make it totally unsuitable for any residents who cannot afford or are unable to provide their own transport. The heating within properties has to be powered by bottled gas, oil or electricity which is all expensive. The access to the railway station is extremely poor via a narrow poorly maintained footpath along a busy road. Anyone who does not have a good income cannot afford to live here due to the above.
- I do not support any further residential housing estates/complex's in Claverdon.
- Green belt should be preserved. Bus service to Henley & Warwick is needed: a frequent bus service is needed. Infrastructure should be put in place before further housing is approved.
- This idea that people growing up in Claverdon should always be able to remain into early adulthood is non-sensical. It is quite normal for our earnings to grow with age & experience, and therefore quite normal that very young adults struggle to reside in more expensive areas. They will return as they age.
- If they had to be built, there is flat land next to the BT building off the main rd.
- Local people's needs not relevant in new housing schemes. New schemes need to appeal to new families moving to the area - young families - therefore affordable. Crown car park, Greenfingers site.
- Use of words is interesting. I support houses for local people not housing built on local need and then given to random people from outside the local area as happens today.
- There are 4,500 people registered at Claverdon Surgery who cannot easily see a doctor here. We are sent to Stratford approx 8 miles, heavy congestion, taking 40 minutes + pollution, £1 parking + return journey. Why when we have a Claverdon Surgery. This should be the priority for the village!!
- Controlled development is acceptable within the parish boundary.
- We have resided here, very contentedly, for 45 yrs - see little reason for much change.
- Would be in favour of limited number of houses being available provided need is established and for persons with strong local connections. Houses should be for rent and/ or shared ownership.
- Small groups of houses. NO more in-filling, is preferable to estate housing on the fringe and so are separate from the parish.
- Speed restrictions on A4189 between Claverdon village and Gannaway cross roads. Small affordable housing scheme needs to be in centre of village.
- Move the tennis club to a new location in the village which could then be extended to include more courts (with floodlights) & other sports, eg bowls club etc. Existing tennis club site could then be used for housing, eg social housing etc.
- It would be helpful to know the locations that are possible / conceivable in order to comment.
- Bungalows should remain as such. Not allowed to be turned into houses.
- The reason I am against any more houses is: a) The school is oversubscribed b) the doctors is the same. You cannot get an appt for a couple of weeks c) The small car-park that supplies both also supplies the Dorothea Mitchell Hall, the playgroup & the tennis club and as a result there is no-where to park. Before we contemplate more houses we need to address the above issues, because in the 20 years we have lived here there are now far too many people for the existing facilities which makes life unpleasant.
- Henley Rd
- Area between the primary school & the Crown.
- Not near Kington Lane junction with Henley Rd.
- On the boundary with Norton Lindsey enlargement of Morgan Close.

- Maybe like the homes for OAPs by the church.
- Emphasis appears to be on 'social' housing, but why would a young couple & no children live in Claverdon? The catchment of the school has # & so perhaps? housing for young families is required.
- Spiers' old yard in Langley Rd.
- All villages need help & support to attract younger people. This way communities will thrive & survive.
- Within walking distance of the village.
- Need to attract young families to village to offset ageing population.
- Fields off Oakdene Close cul-de-sac
- Local should mean Claverdon people, not people who move in from Warwick or Leamington & then sell it to make money. Maybe the social housing in Claverdon that is already here should be for Claverdon & not people from outside the village. Sheltered housing should also be for people who have lived in the village & not for people from other areas who may or may not have a tenuous link to the village.
- Approach to Claverdon from Lye Green road - derelict properties - old butchers shop - planning application turned down several times -why?! Area a total eyesore and cars parked on road by the area a danger.
- Field opposite Primary School.
- The infrastructure is not suitable for affordable housing for reasons listed above.
- New housing should be located in the village and definitely not in the Green Belt.
- Between Breach Lane and Langley Road, and Henley Road. Off Henley Road, next to the Police House.
- Adjacent to the telephone exchange would be a good central location near the surgery and community shop OR\_in place of the tennis courts if they could be relocated by the school.
- A. There is a significant danger/risk that "carpet bagging" developers snap up bungalows in the village and repeatedly apply to turn them into unaffordable but profitable 4-5 bedroom houses. This is completely the opposite of what the village needs. B. Breach lane, Langley Road beyond Church Road?
- Any housing must not increase traffic flow onto the junction of Langley Rd and Warwick Rd by the village green. This junction is dangerous, overcrowded with domestic cars reducing it to single file, exaggerated by school traffic and sports events on village playing field. Any new development must involve road access to take traffic away from this location.
- Need to ensure that the housing is available for local people on a part owned/rented basis 'first home'. So that it remains as affordable 'first home' when people move on. Possible area near the school - with foot access only onto Langley Rd so that the existing school run chaos is not made worse.
- We have 2 children we would like to stay in the parish, plus parents who need to move closer, but don't really need the parish bungalows. Houses/bungalows under £250k are needed.
- Locations must be in centre of village with parking facilities. Ideally near school.
- The village will become a 'retirement ghetto' if families cannot afford to move or remain here.
- "Infill" rather than "green field".
- Perhaps a small development for young people of the parish who want to stay in the parish, close to family.
- Breach Lane. Behind houses in Langley Rd.
- Land at end of Oakdene Close as location to all village facilities are within easy reach. If development included car parking this would remove exist parking

problems associated with school and rec.

- Between Breach Lane and Henley Road. But please ensure that all the planning gain goes to the village of Claverdon. So this should include a very nice large recreation area for access by all ages and for all people in the village. Local landowners must not benefit!
- Only support a small scheme if it was for small houses/bungalows. For too many properties have been extended beyond recognition in the last 40 years.
- Our other son who still lives with us because there is no affordable or Council housing in Claverdon.
- There is a need to bring new low-cost housing, so that we have a better mix of families within the village.
- A series of planning applications regarding affordable housing on the site of the former butcher's premises in Lye Green road have unreasonably been refused by Stratford District Council.
- Claverdon lacks shops, in the 1970/80's the village had a post office, a corner shop, a butchers, a hairdresser, a care home and 2 garages. Prior to the 1970's, the village also had a bakery, a bank and a fish & chip shop! These buildings have been converted to domestic dwellings. Currently there is no such retail amenity in the village. Claverdon forms part of the golden triangle including both lapworth and rowington. Claverdon is a village to aspire to, with its wealthy inhabitants and large expensive houses. There seems exist a nimby attitude - a wish to maintain an exclusive enclave for the rich and successful, to the exclusion of the less fortunate. The village will inevitably grow because there is an increasing national need for housing. There is already a need for a housing scheme to cater for young local people who cannot afford the high cost of claverdon properties, to enhance the village, the most desirable location would be in the centre of the village - not ticked away in an obscure corner, out of sight of the better off residents. In order not to construct a low cost housing ghetto/housing estate, a development could include housing for young families plus bungalows for retirees who wish to downsize but remain within the village. It would create a mixed community and encourage friendship by integration. F that need could be attained, then there would be an enhanced need for village shops.
- Up to 6 houses at lower end valuations £200k.
- How do you identify local people as most of the young have left this area as cost are far to high for them to rent or buy in the area.
- There is room for small development along Langley Road similar to the Transport Site. Difficult to object to a small private building on infill plots.
- Would sooner prefer smaller development ie 2 small developments over any large development.
- I am aware of villages similar to Claverdon who build a Care Home within the village so that when "care" is req'd they can stay in the community they have lived in for many years and have social contacts here. This also releases 'family' homes for sale to people in need of them. Food for thought!
- The greatest problem (and most dangerous too) is the absurd speed of traffic through the village that presents a danger to ALL pedestrians. Traffic calming is essential but why not renew plan for a bypass that was dropped in late 1980's. Traffic is a much more serious disincentive to live here than lack of housing!!
- What is small scale? Would this be infill, within the settlement boundary? If developing outside the settlement boundary, around edge of village, on Green Belt - then this would be unnecessary.
- We think the planting of small columnar street trees in several roads such as St Micheals & Glebe road would greatly improve the attractiveness of the village.
- We rent but would not be able to afford a property here

### Appendix C – Breakdown of identified need

ID	Local connection	Household composition	Reasons for need	Specific need	Identified tenure	Identified size/type
2	Yes	One adult	Need less expensive home, need own home	No	Housing Association shared ownership	1 bed maisonette
20	Yes	One adult	Need own home	No	Housing association rent	1 bed maisonette
24	Yes	One adult	Need own home	No	Housing association shared ownership	1 bed maisonette
24a	Yes	One adult	Need own home	No	Housing association rent	1 bed maisonette
203	Yes	Two adults	Need to downsize	No	Housing association rent	1 bed bungalow
207	Yes	One adult	Need to downsize	No	Owner occupier	2 bed bungalow
210	Yes	One adult	Need own home, to be close to relatives	No	Housing association rent	1 bed maisonette
210a	Yes	One adult	Need own home, to be close to relatives	No	Housing association shared ownership	1 bed maisonette

218	Yes	Two adults	To be close to relatives, need own home	No	Housing association rent	1 bed maisonette
219	Yes	Two adults, two children	Need larger accommodation	No	Owner occupier	3 bed house
220	Yes	Two adults, five children	Need larger accommodation	No	Housing association shared ownership	4 bed house
222	Yes	Two adults	Need own home, to be close to relatives	No	Housing association shared ownership	2 bed house

## Appendix D – Property search

Property search conducted June 2017.

Agent / date sold	Street	Settlement	No of beds	Type	Price £
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### Property currently for sale

Victoria Jeffs	Snitterfield Road	Claverdon	3	detached Grade II house	500,000
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### Property under offer

Victoria Jeffs	Claverdon Grange	Claverdon	4	semi-detached house	600,000
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### Property sold STC

John Shepherd Vaughan	Snitterfield Road	Claverdon	3	semi-detached house	245,000
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### Property sold

Apr-17	Church Lane	Claverdon	5	detached house	800,000
Mar-17	St Mary's Acre	Claverdon	4	detached house	412,000
Sep-16	Greenswood	Claverdon	2	detached house	347,500
Sep-16	St Mary's Acre	Claverdon		detached house	485,000
Aug-16	Snitterfield Road	Claverdon		detached house	300,000
Aug-16	Cherry Lane	Claverdon	3	detached house	339,950
Jul-16	Church Lane	Claverdon		detached house	615,000
Jul-16	The Yard	Claverdon	2	detached house	310,000
Jun-16	Grange Road	Claverdon	2	leasehold flat	125,000
Jun-16	Snitterfield Road	Claverdon	4	detached house	475,000
Mar-16	Oaktree Close	Claverdon	3	semi-detached house	268,000
Mar-16	Grange Road	Claverdon	3	semi-detached house	226,500
Feb-16	Snitterfield Road	Claverdon	3	semi-detached house	230,000

Source: Rightmove, PurpleBricks, Zoopla, OnTheMarket

<b>Dwelling type &amp; size</b>	<b>Average £</b>	<b>Average £ -5%</b>	<b>Average £ -10%</b>
2 bed detached house	325,000	308,750	292,500
3 bed semi-detached house	384,642	365,410	346,178
3 bed detached house	517,980	492,081	466,182
3 bed terraced house	318,000	302,100	286,200
4 bed semi-detached house	587,500	558,125	528,750
4 bed detached house	660,000	627,000	594,000
5 bed detached house	1,218,333	1,157,417	1,096,500
6 bed detached house	1,215,333	1,154,567	1,093,800

## Appendix E – Home Choice Plus

Home Choice Plus is the scheme used to allocate housing association properties across the participating local authority areas, which includes Stratford-on-Avon District Council.

At May 2017 the following households with a Claverdon address were registered.

Household type	No. of children in household	House type/size
Couple	0	1 bed maisonette
Pensioner/DLA	0	1 or 2 bed bungalow
Pensioner/DLA	0	1 or 2 bed bungalow
Pensioner/DLA	0	1 or 2 bed bungalow
Pensioner/DLA	0	1 or 2 bed bungalow
Pensioner/DLA	0	1 or 2 bed bungalow

If local needs properties are developed by a community as a result of information obtained through a housing survey and other evidence it would be subject to a planning obligation limiting occupation of the homes, including any local market homes, to people with a defined local connection.