



BIDFORD ON AVON HOUSING NEEDS SURVEY

**Commissioned by
Bidford on Avon Parish Council
in partnership with
Warwickshire Rural Community Council**

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

August 2012

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1. Summary of Results.

Bidford on Avon is one of the largest settlements outside Stratford-upon-Avon in the District and a Housing Needs Survey of this size is a significant undertaking ; Bidford on Avon Parish Council should be given due credit for commissioning the Survey.

Approximately 2,000 Housing Needs Survey forms were distributed and 691 forms were returned. This equates to a response rate of 35%.

A response rate of 35% is considered good for a Survey of this type.

This is significantly higher than the response rates for recent Surveys in similar sized settlements ; 12% in Southam, 16% in Studley and 23% in Alcester.

37 Survey respondents expressed a need for alternative housing.

The specific housing needs are for ;

Barton

Rented from a Housing Association

2 x 2 bedroom houses

Local Market Ownership

1 x 2 or 3 bedroom house

Bidford on Avon

Rented from a Housing Association

8 x 2 bedroom houses
1 x 2 bedroom bungalow
6 x 3 bedroom houses
1 x 4 bedroom house

Shared Ownership

2 x 2 bedroom houses

Local Market Ownership

3 x 2 bedroom houses
2 x 2 bedroom bungalows
5 x 3 bedroom houses
1 x 4 bedroom house

Broom

Rented from a Housing Association

2 x 2 bedroom houses

Shared Ownership

1 x 2 bedroom house

Local Market Ownership

1 x 2 bedroom house

Marlcliff

Rented from a Housing Association

1 x 2 bedroom house

However, it should be noted that this housing need is significantly lower than the current data from the Home Choice Plus scheme which indicates there are 160 households living in Bidford on Avon seeking accommodation.

2. Introduction.

Bidford on Avon Parish Council commissioned a local Housing Needs Survey in June 2012.

The aim of the Survey was to collect accurate housing needs information for Bidford on Avon Parish.

Housing needs information can be used in a number of ways, but perhaps the most important is to help justify new homes, especially affordable homes, for people with a local connection.

The Survey forms were essentially standard documents used in Parishes across Warwickshire. Copies of the Survey forms were delivered to every home in the Parish.

Additional copies of the form were available for people not currently living in Bidford on Avon Parish, but with a strong connection to the Parish, as well as for households in which more than one housing need existed, eg households with two adult children needing independent accommodation. Copies of the Survey 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 one or more small housing schemes 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.

Completed Survey forms were posted via a 'Freepost' envelope to the Rural Housing Enabler. Analysis of all the information provided took place in July and August 2012.

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, particularly where new homes are intended to meet locally identified needs.

Policy COM.1 of the Stratford-on-Avon District Local Plan 1996-2011 provides the policy mechanism to deliver new 'local needs' housing in Local Centre Villages and Main Rural Centres. The village of Bidford on Avon is classified as a Main Rural Centre.

Policy COM.1 is a tool for use by rural communities to deliver new homes and other facilities. The rationale of the policy is to give rural communities the opportunity to address their own local needs, as opposed to the traditional 'top-down' approach to planning.

Policy COM.1 describes the circumstances in which a small scheme of new homes might achieve planning consent. Such schemes are referred to as 'Local Choice' schemes and can include both affordable housing and local market housing.

In addition, Policy CTY.5 of the Stratford-on-Avon District Local Plan 1996-2011 provides the local planning policy mechanism for 'Rural Exception' schemes in the smaller villages, such as Barton, Broom and Marlcliff.

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”

It is anticipated that the emerging Stratford-on-Avon District Local Development Framework Core Strategy will extend Policy COM.1 currently in the Local Plan 1996-2011 to those areas covered by Policy CTY.5.

As mentioned above, housing schemes brought forward under Policy COM.1, referred to as ‘Local Choice’ schemes, can include both affordable housing and local market housing.

‘Local need’ refers to need originating or relating to the settlement in question. For Parishes that contain more than one village, the housing needs of each village must be considered separately, ie Barton, Bidford on Avon, Broom and Marlcliff.

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 Ownership’ or ‘Owner-occupier housing’ is defined as homes available to buy outright.

All new homes provided under Policy COM.1 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, at least in the first instance. It would also ensure that any affordable homes remain ‘affordable’ in perpetuity.

4. Results – Contextual Information.

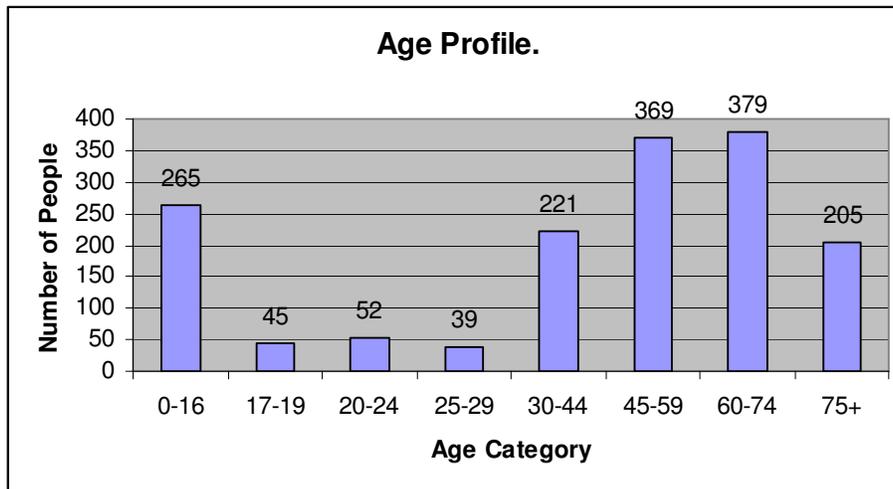
A total of 691 Survey forms were returned equating to a response rate of 35%.

This level of response is considered to be a good 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.

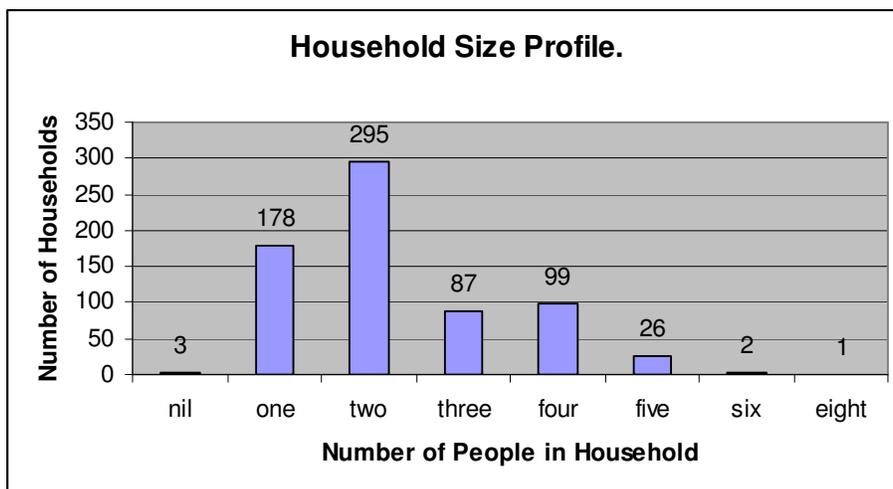
i) Age Profile (691 responses, 1,575 people).

The following chart shows the age profile captured by the Survey returns. The chart shows an ageing population, with 953 out of the 1,575 people aged 45 years and above. Encouragingly though, the number of children in the age bracket 0–16 years and adults in the age bracket 30-44 years indicates a relatively high number of young families. In terms of the future sustainability of the Parish, this is a healthy sign.



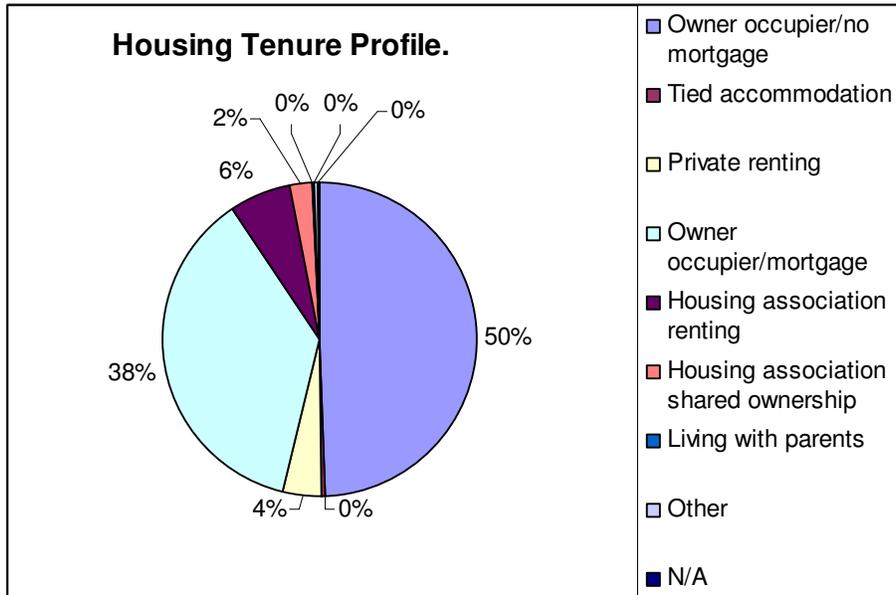
ii) Household Size Profile (691 responses).

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 local Housing Needs Surveys. The mean average household size is 2.28 people, slightly lower than the 2001 Census figure for Bidford on Avon Parish, which was 2.44 people.



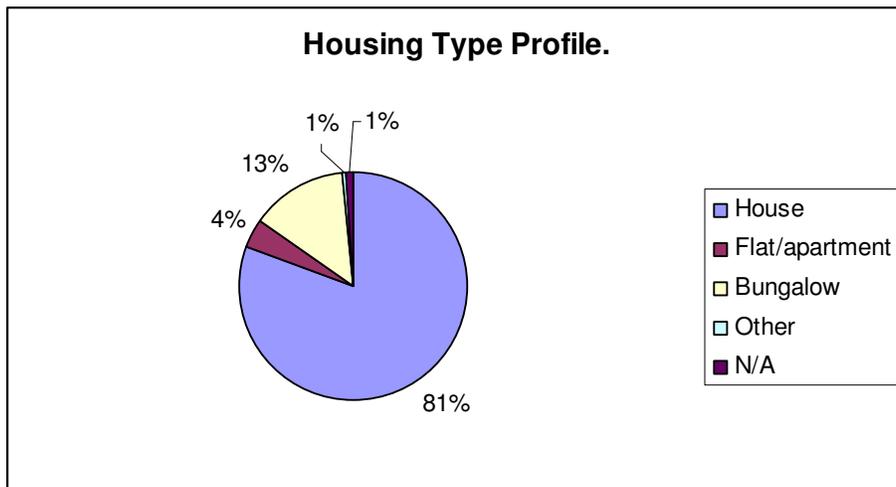
iii) Housing Tenure Profile (691 responses).

The following chart shows the housing tenure profile for the Survey respondents. In a pattern typical for south Warwickshire settlements, owner-occupiers represent 88% of the total. Tenures traditionally considered to be within the 'social sector' represent 8% of the total.



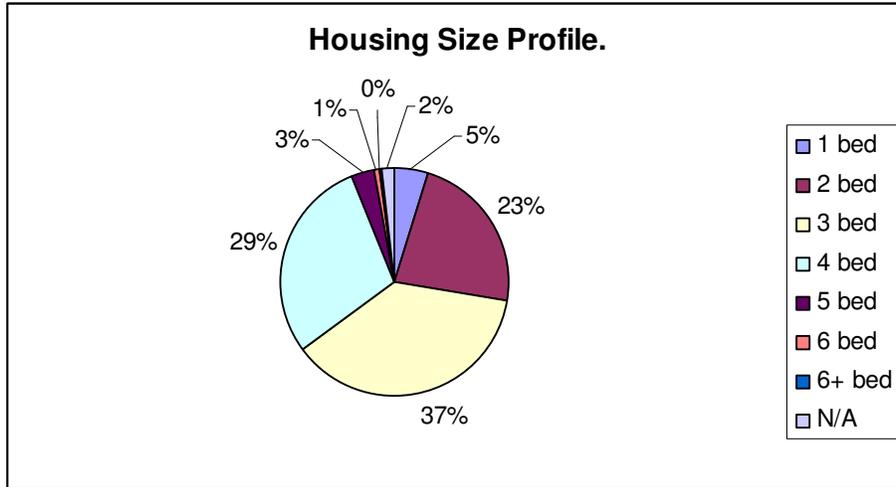
iv) Housing Type Profile (691 responses).

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



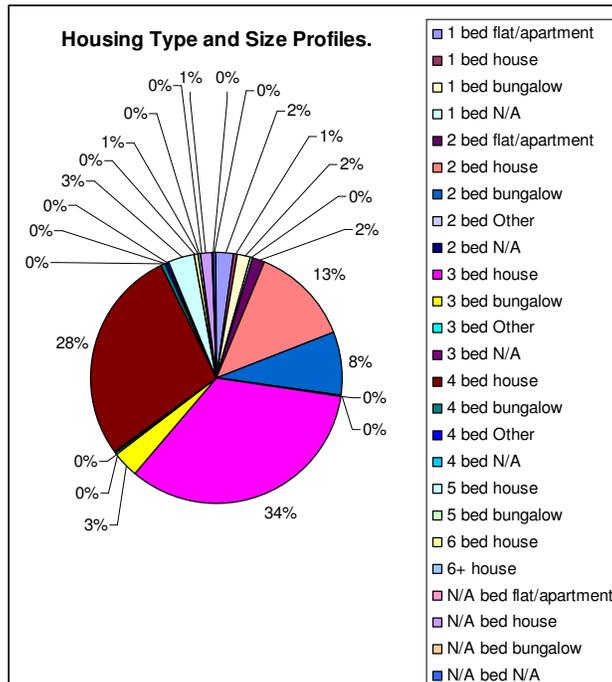
v) Housing Size Profile (691 responses).

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



vi) Housing Type and Size Profiles Cross Referenced (691 responses)

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

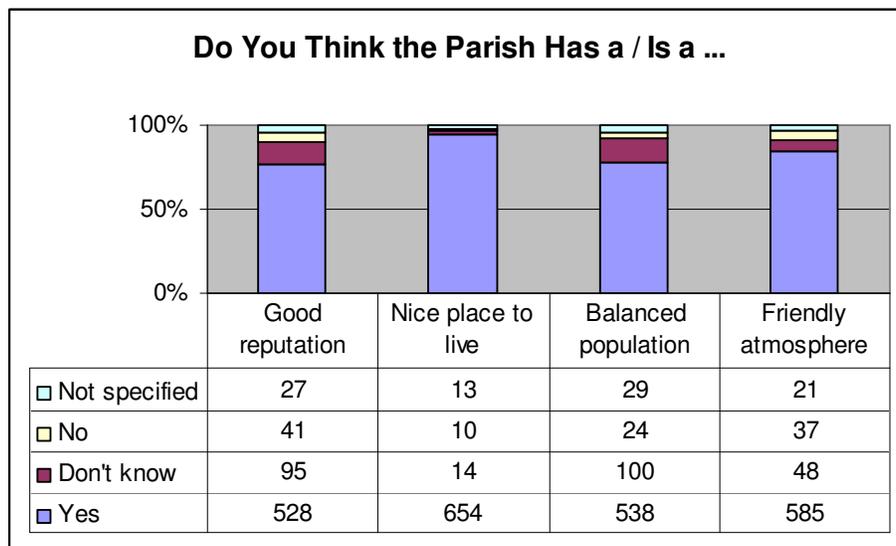


vii) Life in the Parish : Positive and Negative Aspects (691 responses).

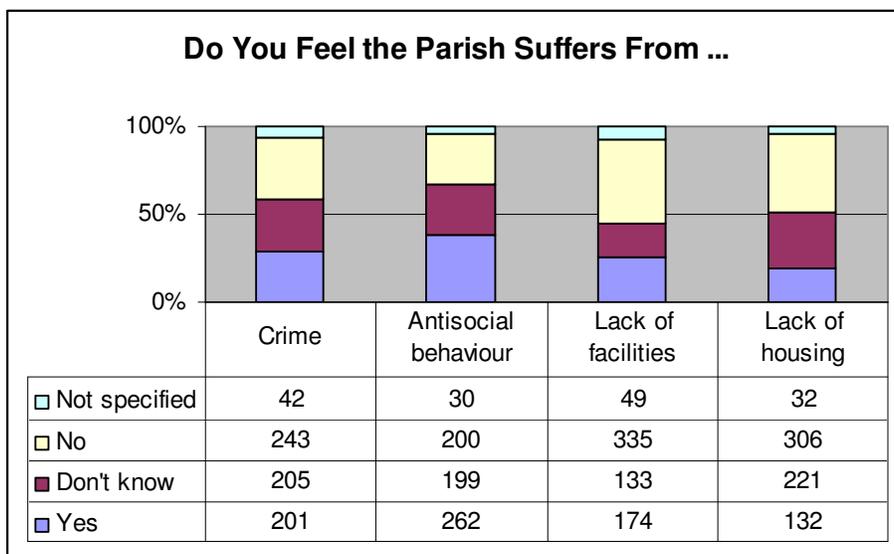
The Survey respondents were asked a series of questions in respect of the perceived positive and negative aspects to life in Bidford on Avon Parish.

Information relating to the sustainability of a settlement is important to assess whether any homes that are subsequently provided will be 'sustainable'. Ensuring that people will want to 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 Bidford on Avon 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 a friendly atmosphere.



The second chart shows respondents' views on negative issues that exist in the Parish. The largest group of respondents thought there was not an issue with crime but thought that there was an issue with antisocial behaviour. The largest group of respondents thought there was not a lack of facilities or 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 respondents' comments
Facilities for children / youngsters / youth / young people / teenagers including Youth Club	58
Leisure / Sports Centre including swimming pool & gym	51
Shops	26
New / improved Health Centre / Doctors Surgery	25
Improved Public Transport	13
Secondary School	8
'Decent' Pub	7
Increased Policing	5
Post Office	4

Lack of Housing Comments ;

Given the range of comments received it seems more appropriate to reproduce them below, whole and verbatim.

Comments
<ul style="list-style-type: none"> • Council rentable houses. • Affordable. • Affordable rented accommodation. • Affordable, plus retirement, small homes 2 bed etc. • Housing Association, reasonable rent. • Starter homes. • Standard family homes that are affordable.

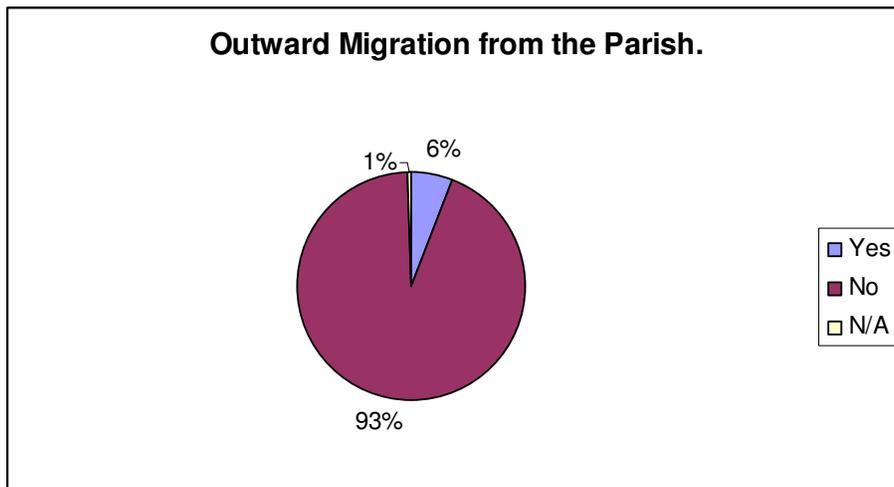
- Shared Ownership Homes.
- 4 / 5 bed Housing Association rental.
- Small scale + affordable.
- Shared Ownership, 1st time buyers.
- Affordable housing and first time buyers housing for local people.
- Affordable for the young.
- Affordable housing for local people.
- Housing Association renting.
- All types. A larger village needs more amenities.
- For young people.
- First time buyers ie local to Bidford.
- Affordable for the local kids.
- Affordable.
- Housing Association homes.
- Starter Homes.
- First time buyers.
- Single, young person dwellings.
- Affordable housing for the young plus good sized flats.
- Housing Association lets.
- Affordable - Shared Ownership / Rented. Our daughter & her family had to move away to Evesham as there was nothing suitable here.
- Affordable housing for young and retired.
- Bungalows.
- Affordable.
- Starter + Family.
- Rented / Cheaper end of market.
- Low cost for local people.
- Affordable housing for young couples of the village that have lived in Bidford all their lives.
- Too much housing.
- About 1,000 homes to enable a viable secondary school - all types required.
- Affordable Housing.
- For single people.
- First time properties.
- Affordable for retired persons living alone.
- Affordable housing for first time buyers / renters & the older generation if trading down.
- Single people.
- Bungalows.
- All types.
- Council 3 bed housing.
- Council.
- Homes for young people who wish to get married and have a decent family life.
- 3 bedroom homes for families.
- 2 bedroom houses / 3 bedroom houses / bungalows with 1 / 2 bedrooms.
- Affordable starter homes for our children / young people.
- Affordable starter homes.
- Housing Association.
- Bungalows for older generation & suitable priced homes for couples with say 2 / 3 children.
- Affordable rented / buy properties.
- The village is under pressure for housing constantly but has taken more than its fair share.
- Affordable 1 / 2 bedroom.
- Low cost / Starter.

- Affordable and 4 to 5 bedrooms.
- Bungalows for the elderly.
- Affordable homes for 1st time buyers or people wanting to move to a bigger home, just very expensive.
- Affordable rental housing (1 & 2 bed for local young & not so local).
- Not enough starter homes.
- Private affordable renting / Housing Association.
- Affordable.
- Need more Rented / Housing Association.
- Starter homes ie 2 / 3 bedroom semis.
- Affordable / shared ownership, rental properties.
- Family homes especially 3 & 4 beds.
- Quality 2 / 3 bedroom 2 bathroom homes with small garden and downstairs loo for elderly. Affordable & quality flats for young who don't want to be bothered with a garden.
- Housing Association houses.
- Affordable housing for young / older generation.
- Affordable renting, for younger people.
- Affordable houses to rent and to buy.
- Affordable housing.
- Affordable housing for a single person with furniture etc & which offers peace and quiet / no noisy neighbours.
- Small house / flat to purchase.
- For people with disabilities.
- Needs to have affordable housing for a starting young family. I have been here (Bidford) for 25 years.
- Affordable homes.
- 4 / 5 bed houses in a £450-£500k range that are central.
- Social housing and starter / affordable houses.
- We need enough housing for first time buyers.
- Affordable and 'to rent' bungalows for people to downsize to.
- 3 bedroom houses.
- Affordable houses.
- Lower cost housing.
- Affordable for young people.
- Small affordable houses for young people - we don't need more luxury 5 bed homes.
- Affordable housing. More rented places. Trying to get one offered to rent.
- Affordable housing for local residents.
- Affordable and social housing.
- Housing Association renting.
- Affordable housing.
- 2 - 3 bed.
- Starter homes.
- Affordable for the young people to remain in a village and continue the community support.
- Affordable housing, BUT there is no room left in the village without seriously impacting the infrastructure.
- Insufficient smaller housing particularly bungalows for the ageing population of village and first start housing.
- I would prefer a housing development on Waterloo Road to the current MESS next to the Industrial Estate.
- Sheltered Homes.
- Affordable rented accommodation.
- Shared Ownership.
- Affordable housing for young people / families.

- Affordable renting.
- 1 and 2 bedroom affordable housing.
- Housing for people born in village.
- All housing. Affordable, new freehold (for new Govt new buy scheme).
- 1) Bungalows. 2) Good rental apartments at right price - must take a small dog !
3) 2 bed semi.
- For local people who still live with parents because there are not enough affordable houses.
- Affordable housing.
- Affordable buy / rent.
- Housing Association shared ownership.
- Affordable housing.
- Good quality new builds - small (up to 5) developments.
- Affordable for young of village to purchase in the middle or start of life. 1, 2 & 3 bed needed & seems you have to have a lot of money & income to buy or go into social housing which I would not qualify for.
- 3 bed semi-detached that can be affordable.
- Affordable housing for young people.
- Affordable small homes.
- 1st time buyer family homes. Housing Association homes.
- Council rented accommodation.

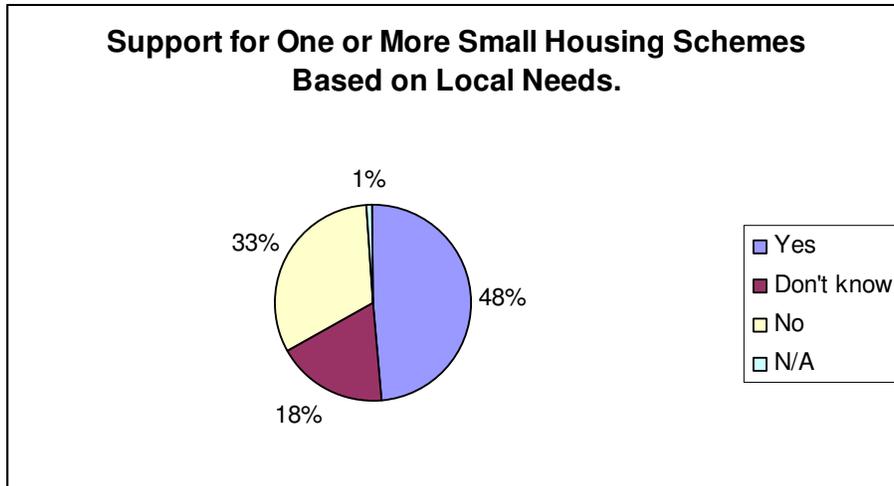
viii) Outward Migration from the Parish (691 responses).

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. The chart shows that this has occurred in 6% of respondents' households (40 cases).



ix) Support for One or More Small Housing Schemes Based on Local Needs (691 responses).

The chart below shows the level of support amongst Survey respondents for one or more small housing schemes to meet the needs of local people being built. The chart shows there is a level of support, 48%, amongst respondents for a small housing scheme(s). 33% of respondents were against such a scheme(s). Comments received from respondents in respect of this matter are reproduced as Appendix B to this Report.



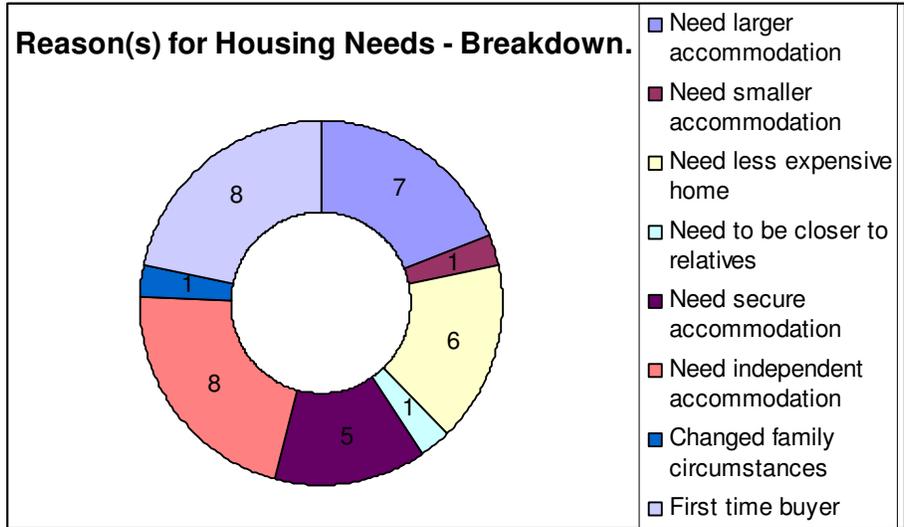
5. Results – Housing Needs Information.

Out of the 691 responses to the Survey, 37 individuals or households expressed a need for alternative housing.

Section 5 provides a detailed breakdown of information from the 37 respondents.

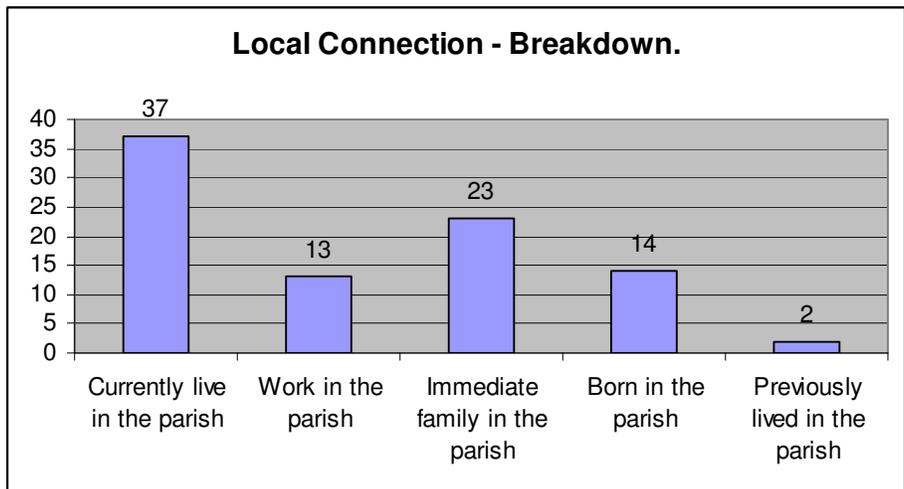
i) Reason(s) for Housing Needs – Breakdown (37 responses).

The following chart shows the reasons for the 37 respondents' housing needs. Where more than one reason was specified, the first reason shown on the Survey form was counted.



ii) Local Connection – Breakdown (37 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.



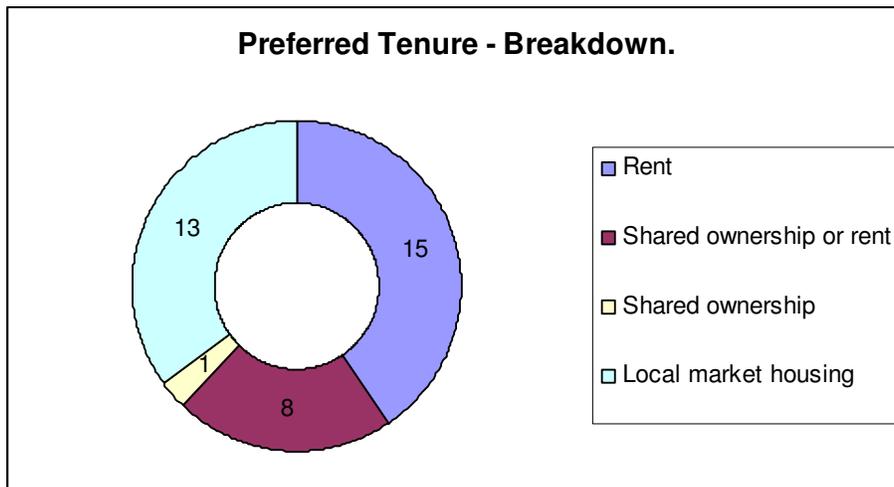
iii) Housing Register / Waiting List – Breakdown (37 responses).

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.



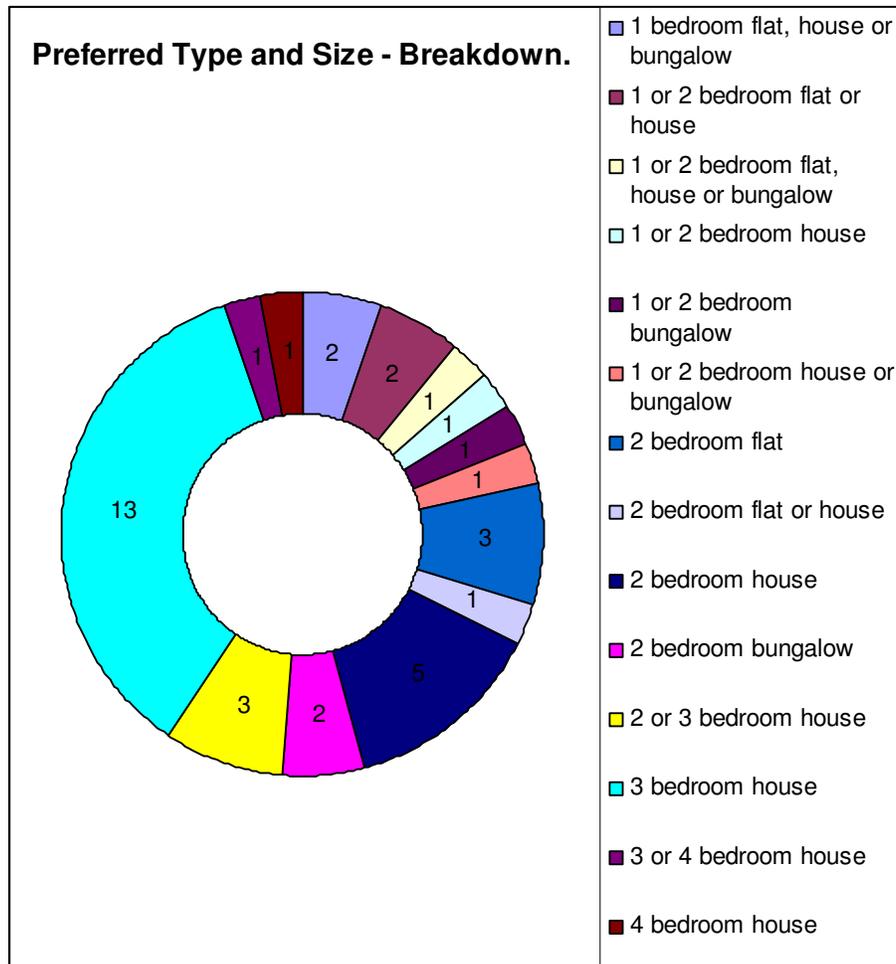
iv) Preferred Tenure – Breakdown (37 responses).

The preferred tenures of the 37 respondents are shown in the chart below.



v) Preferred Type and Size – Breakdown (37 responses).

The preferred types and sizes of accommodation expressed by the 37 respondents are shown in the following chart.



6. Determination of Specific Housing Needs.

The following table shows the specific housing needs of the 37 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, as demonstrated through the research shown in Appendix C to this Report. Having assessed whether the respondent could afford to enter into a shared ownership arrangement, if they could not do so they were re-classified as being in need of rented accommodation from a Housing Association.

Local Connection Verified	Preferred Tenure	Preferred Type/Size	Actual Tenure	Actual Type/Size
Yes	Rent	1 bed flat, house or bungalow	Rent	2 bed house
Yes	Rent	2 bed bungalow	Rent	2 bed bungalow
Yes	Rent	2 bed flat	Rent	2 bed house
Yes	Shared Ownership or Rent	3 or 4 bed house	Rent	4 bed house
Yes	Rent	3 bed house	Rent	3 bed house
Yes	Shared Ownership or Rent	2 or 3 bed house	Shared Ownership	2 bed house
Yes	Rent	2 or 3 bed house	Rent	2 bed house
Yes	Shared Ownership or Rent	3 bed house	Rent	3 bed house
Yes	Rent	1 or 2 bed house or bungalow	Rent	2 bed house
Yes	Rent	3 bed house	Rent	3 bed house
Yes	Shared Ownership or Rent	2 bed flat	Rent	2 bed house
Yes	Rent	1 or 2 bed flat or house	Rent	2 bed house
Yes	Rent	3 bed house	Rent	3 bed house
Yes	Rent	2 bed house	Rent	2 bed house
Yes	Rent	2 bed house	Rent	2 bed house
Yes	Rent	1 bed flat, house or bungalow	Rent	2 bed house
Yes	Local Market Ownership	4 bed house	Local Market Ownership	4 bed house
Yes	Rent	2 bed house	Rent	2 bed house

Yes	Shared Ownership or Rent	1 or 2 bed flat, house or bungalow	Rent	2 bed house
Yes	Rent	2 bed flat or house	Rent	2 bed house
Yes	Local Market Ownership	1 or 2 bed house	Local Market Ownership	2 bed house
Yes	Shared Ownership	2 bed flat	Rent	2 bed house
Yes	Local Market Ownership	2 bed house	Local Market Ownership	2 bed house
Yes	Local Market Ownership	2 bed bungalow	Local Market Ownership	2 bed bungalow
Yes	Shared Ownership or Rent	3 bed house	Rent	3 bed house
Yes	Local Market Ownership	3 bed house	Local Market Ownership	3 bed house
Yes	Local Market Ownership	3 bed house	Local Market Ownership	3 bed house
Yes	Local Market Ownership	3 bed house	Local Market Ownership	3 bed house
Yes	Local Market Ownership	2 bed house	Local Market Ownership	2 bed house
Yes	Shared Ownership or Rent	3 bed house	Shared Ownership	2 bed house
Yes	Local Market Ownership	1 or 2 bed flat or house	Local Market Ownership	2 bed house
Yes	Local Market Ownership	3 bed house	Local Market Ownership	3 bed house
Yes	Local Market Ownership	1 or 2 bed bungalow	Local Market Ownership	2 bed bungalow
Yes	Local Market Ownership	2 or 3 bed house	Local Market Ownership	2 or 3 bed house
Yes	Shared Ownership or Rent	3 bed house	Shared Ownership	2 bed house
Yes	Rent	3 bed house	Rent	3 bed house
Yes	Local Market Ownership	3 bed house	Local Market Ownership	3 bed house

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

7. Conclusions.

There is a need for 37 new homes in Bidford on Avon Parish for people with a local connection. The specific needs are for ;

Barton

Rented from a Housing Association

2 x 2 bedroom houses

Local Market Ownership

1 x 2 or 3 bedroom house

Bidford on Avon

Rented from a Housing Association

8 x 2 bedroom houses
1 x 2 bedroom bungalow
6 x 3 bedroom houses
1 x 4 bedroom house

Shared Ownership

2 x 2 bedroom houses

Local Market Ownership

3 x 2 bedroom houses
2 x 2 bedroom bungalows
5 x 3 bedroom houses
1 x 4 bedroom house

Broom

Rented from a Housing Association

2 x 2 bedroom houses

Shared Ownership

1 x 2 bedroom house

Local Market Ownership

1 x 2 bedroom house

Marlcliff

Rented from a Housing Association

1 x 2 bedroom house

8. Recommendations.

Regrettably, housing schemes to develop just a single property in Marlcliff and 3 properties in Barton would not be financially viable.

In any event, Stratford-on-Avon DC Planners are unlikely to consider Marlcliff and Barton to be sustainable locations for new housing because of their size and lack of amenities.

However, as you are aware, Stratford-on-Avon DC Planners have previously supported Broom as a sustainable location for new affordable housing.

It is recommended that the Parish Council support a development of 8 new homes in Broom to meet the combined identified housing needs for Broom, Marlcliff and Barton.

This 'Village Cluster' approach would be similar to an affordable housing scheme in Claverdon Parish, completed in 2011, that met the combined identified housing needs for Claverdon Parish, Wolverton Parish, and Norton Lindsey Parish.

Stratford-on-Avon DC Planners have already confirmed 'in principle' support for this approach and the landowner of the site in Bidford Road, Broom has already confirmed the availability of the land for a housing scheme of 8 new homes.

It is also recommended that the Parish Council support a development of 29 new homes in Bidford on Avon on the site owned by Warwickshire CC west of Grafton Lane.

This was the Parish Council's preferred location for new homes in Bidford on Avon during the site canvassing exercise conducted in 2010.

Although the site was discounted following comments from Warwickshire CC Highways, the scale of the development will now make it financially viable to apply to extend the 30 mph speed limit further out of the village in order to achieve the necessary visibility splays.

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 Mike Gerrard, Chairman of Bidford on Avon Parish Council and all those who helped to deliver the Survey forms.

10. Contact Information.

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Mrs E Uggerlose
Clerk to Bidford on Avon Parish Council
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Bidford on Avon
Warwickshire
B50 4AA

Tel (01789) 778653
Email info@bidfordonavon-pc.gov.uk

APPENDIX A1 BIDFORD PARISH AFFORDABLE HOUSING NEEDS SURVEY

PART 1 – TO BE COMPLETED BY THE HEAD OF THE HOUSEHOLD

Q1 YOUR HOUSEHOLD

Number of people in your household that fall into each age category (Please specify the number for each category)	0-16 years		30-44 years	
	17-19 years		45-59 years	
	20-24 years		60-74 years	
	25-29 years		75 + years	

Q2 YOUR HOUSING CIRCUMSTANCES

Housing tenure (Please tick)	Tied accommodation <input type="checkbox"/>	Owner occupier/ no mortgage <input type="checkbox"/>
	Private renting <input type="checkbox"/>	Owner occupier/mortgage <input type="checkbox"/>
	Living with parents <input type="checkbox"/>	Housing association shared ownership <input type="checkbox"/>
	Living with friends <input type="checkbox"/>	Housing association renting <input type="checkbox"/>
	Other <input type="checkbox"/>	
(please specify):		
Housing type (Please tick)	House <input type="checkbox"/> Bungalow <input type="checkbox"/> Flat/apartment <input type="checkbox"/> Mobile home <input type="checkbox"/>	
	Other <input type="checkbox"/> (please specify):	
No. of bedrooms (Please tick)	1 Bed <input type="checkbox"/> 2 Bed <input type="checkbox"/> 3 Bed <input type="checkbox"/> 4 Bed <input type="checkbox"/> 5 bed <input type="checkbox"/> 6 Bed <input type="checkbox"/> 6+ bed <input type="checkbox"/>	

Q3 LIFE IN THE PARISH

Do you feel the Parish (Please tick)	Has a good reputation?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	Is a nice place to live?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	Has a balanced and varied population?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	Has a friendly atmosphere/community spirit?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
Do you feel the Parish (Please tick)	Suffers from crime?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	Suffers from anti-social behaviour	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	Suffers from a lack of facilities?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	If 'YES', what facilities?	
	Suffers from a lack of housing?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
If 'YES', what type of housing?		

Has anyone in your household had to leave the Parish in the last 5 years because no affordable / suitable housing was available? (Please tick)	Yes <input type="checkbox"/> No <input type="checkbox"/>
---	--

Would you be in favour of a mixed tenure housing scheme (affordable & local market housing) based on the needs of LOCAL people being built in the Parish? (Please tick)	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
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ADDITIONAL COMMENTS

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PART 2 – TO BE COMPLETED ONLY IF YOU HAVE AN UNMET HOUSING NEED

IF THERE IS MORE THAN ONE HOUSING NEED IN YOUR HOUSEHOLD PLEASE CONTACT PHIL WARD, RURAL HOUSING ENABLER (CONTACT DETAILS BACK PAGE) SO THAT EXTRA FORMS CAN BE SENT TO YOU

Q1 YOUR DETAILS

Name	
Address	
Telephone no. (Home)	
Telephone no. (Work)	
Date of Birth	
Current housing tenure (Please tick)	Tied accommodation <input type="checkbox"/> Owner occupier/ no mortgage <input type="checkbox"/> Private renting <input type="checkbox"/> Owner occupier/mortgage <input type="checkbox"/> Living with parents <input type="checkbox"/> Housing assoc. shared ownership <input type="checkbox"/> Living with friends <input type="checkbox"/> Housing association renting <input type="checkbox"/> Other <input type="checkbox"/> (please specify):
Current 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):
Current number of bedrooms (Please tick)	1 Bed <input type="checkbox"/> 2 Bed <input type="checkbox"/> 3 Bed <input type="checkbox"/> 4 Bed <input type="checkbox"/> 5 bed <input type="checkbox"/> 6 Bed <input type="checkbox"/> 6+bed <input type="checkbox"/>

Q2 THE REASON FOR YOUR HOUSING NEED

Why do you need alternative accommodation? (Please tick)	Need larger accommodation <input type="checkbox"/> Need smaller accommodation <input type="checkbox"/> Need physically adapted accommodation <input type="checkbox"/> Need less expensive home <input type="checkbox"/> Need to be closer to relatives <input type="checkbox"/> Need to be closer to employment <input type="checkbox"/> Need to be closer to a carer or dependent <input type="checkbox"/> Need secure accommodation <input type="checkbox"/> Need supported accommodation <input type="checkbox"/> Need independent accommodation <input type="checkbox"/> Other <input type="checkbox"/> (please specify):
---	--

Q3 YOUR LOCAL CONNECTION

Do you / have you / were you (Please tick all boxes that apply)	Currently live in the Parish? <input type="checkbox"/> If so, for how long? years Work in the Parish? <input type="checkbox"/> Close relatives in the Parish? <input type="checkbox"/> Born in the Parish? <input type="checkbox"/> Previously lived in the Parish? <input type="checkbox"/> If so, for how long? years
--	---

Q4 HOUSING REGISTER

Are you on a Housing Register? (Please tick all boxes that apply)	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 done so already)

Q5 YOUR FAMILY DETAILS (IF THEY ARE ALSO SEEKING HOUSING WITH YOU)

Title	Surname	First name	Relationship to you	Date of Birth

Q6 SPECIFIC HOUSING NEEDS

Please specify any specific housing needs (e.g. disability requirements)	
---	--

Q7 TYPE OF HOUSING NEEDED

Tenure of housing needed (Please tick)	Shared Ownership* <input type="checkbox"/> Rented <input type="checkbox"/>
Type of housing needed (Please tick)	House <input type="checkbox"/> Bungalow <input type="checkbox"/> Flat <input type="checkbox"/>
No. of bedrooms needed (Please tick)	1 Bed <input type="checkbox"/> 2 Bed <input type="checkbox"/> 3 Bed <input type="checkbox"/> 4 Bed <input type="checkbox"/> 5 bed <input type="checkbox"/> 6 Bed <input type="checkbox"/> 6+bed <input type="checkbox"/>

*See back page for definition of shared ownership

Q8 FINANCIAL INFORMATION

Basic annual income, 'joint income' where applicable (Please tick)	Up to £14,999 <input type="checkbox"/> £15,000-£19,999 <input type="checkbox"/> £20,000-£29,999 <input type="checkbox"/> £30,000-£39,999 <input type="checkbox"/> £40,000-£49,999 <input type="checkbox"/> £50,000-£59,999 <input type="checkbox"/> £60,000-£69,999 <input type="checkbox"/> £70,000-£79,999 <input type="checkbox"/> £80,000-£89,999 <input type="checkbox"/> £90,000-£99,999 <input type="checkbox"/> £100,000+ <input type="checkbox"/>															
If you need a shared ownership or owner-occupied home, what is the maximum amount you could afford to pay for this?	<table> <tr> <td>Maximum mortgage</td> <td>£</td> <td>(assume 3x joint income) +</td> </tr> <tr> <td>Equity in existing home</td> <td>£</td> <td>+</td> </tr> <tr> <td>Savings</td> <td>£</td> <td>+</td> </tr> <tr> <td>Other</td> <td>£</td> <td>=</td> </tr> <tr> <td>Total</td> <td>£</td> <td></td> </tr> </table>	Maximum mortgage	£	(assume 3x joint income) +	Equity in existing home	£	+	Savings	£	+	Other	£	=	Total	£	
Maximum mortgage	£	(assume 3x joint income) +														
Equity in existing home	£	+														
Savings	£	+														
Other	£	=														
Total	£															

Q9 ETHNICITY MONITORING

Please specify the number of people in each group			
White		Asian or Asian British	
British		Indian	
Irish		Pakistani	
Other White background		Bangladeshi	
Mixed		Other Asian background	
White and Black Caribbean		Black or Black British	
White and Black African		Caribbean	
White and Asian		African	
Other Mixed background		Other Black background	
Chinese		Other (please state below)	
Chinese			

THANK YOU FOR COMPLETING THIS FORM. PLEASE RETURN IT IN THE FREEPOST ENVELOPE BY 30 JUNE 2012.

If you have any questions regarding this Survey or you require additional Survey Forms, please contact Phil Ward, Rural Housing Enabler for Warwickshire Rural Community Council.

Address: Warwick Enterprise Park, Wellesbourne, Warwick CV35 9EF

Telephone: (01789) 472610

Email: philw@wrccrural.org.uk

ADDITIONAL INFORMATION ON PROPERTY TYPES

Any small-scale scheme would probably include a mixture of property types and sizes. Some homes might be available for rent, some for shared ownership and some for owner occupation.

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.

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 a 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 A2 BIDFORD PARISH LOCAL MARKET HOUSING NEEDS SURVEY

PART 1 – TO BE COMPLETED BY THE HEAD OF THE HOUSEHOLD

Q1 YOUR HOUSEHOLD

Number of people in your household that fall into each age category (Please specify the number for each category)	0-16 years		30-44 years	
	17-19 years		45-59 years	
	20-24 years		60-74 years	
	25-29 years		75 + years	

Q2 YOUR HOUSING CIRCUMSTANCES

Housing tenure (Please tick)	Tied accommodation <input type="checkbox"/>	Owner occupier/ no mortgage <input type="checkbox"/>
	Private renting <input type="checkbox"/>	Owner occupier/mortgage <input type="checkbox"/>
	Living with parents <input type="checkbox"/>	Housing association shared ownership <input type="checkbox"/>
	Living with friends <input type="checkbox"/>	Housing association renting <input type="checkbox"/>
	Other <input type="checkbox"/>	
(please specify):		
Housing type (Please tick)	House <input type="checkbox"/> Bungalow <input type="checkbox"/> Flat/apartment <input type="checkbox"/> Mobile home <input type="checkbox"/>	
	Other <input type="checkbox"/> (please specify):	
No. of bedrooms (Please tick)	1 Bed <input type="checkbox"/> 2 Bed <input type="checkbox"/> 3 Bed <input type="checkbox"/> 4 Bed <input type="checkbox"/> 5 bed <input type="checkbox"/> 6 Bed <input type="checkbox"/> 6+ bed <input type="checkbox"/>	

Q3 LIFE IN THE PARISH

Do you feel the Parish (Please tick)	Has a good reputation?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	Is a nice place to live?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	Has a balanced and varied population?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	Has a friendly atmosphere/community spirit?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
Do you feel the Parish (Please tick)	Suffers from crime?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	Suffers from anti-social behaviour	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	Suffers from a lack of facilities?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	If 'YES', what facilities?	
	Suffers from a lack of housing?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	If 'YES', what type of housing?	

Has anyone in your household had to leave the Parish in the last 5 years because no affordable / suitable housing was available ? (Please tick)	Yes <input type="checkbox"/> No <input type="checkbox"/>
--	--

Would you be in favour of a mixed tenure housing scheme (affordable & local market housing) based on the needs of LOCAL people being built in the Parish? (Please tick)	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
--	--

ADDITIONAL COMMENTS

--

PART 2 – TO BE COMPLETED ONLY IF YOU HAVE AN UNMET HOUSING NEED

IF THERE IS MORE THAN ONE HOUSING NEED IN YOUR HOUSEHOLD PLEASE CONTACT PHIL WARD, RURAL HOUSING ENABLER (CONTACT DETAILS BELOW) SO THAT EXTRA FORMS CAN BE SENT TO YOU

Q1 YOUR DETAILS

Name	
Address	
Telephone no. (Home)	
Telephone no. (Work)	
Date of Birth	
Current housing tenure (Please tick)	Tied accommodation <input type="checkbox"/> Owner occupier/ no mortgage <input type="checkbox"/> Private renting <input type="checkbox"/> Owner occupier/mortgage <input type="checkbox"/> Living with parents <input type="checkbox"/> Housing assoc. shared ownership <input type="checkbox"/> Living with friends <input type="checkbox"/> Housing association renting <input type="checkbox"/> Other <input type="checkbox"/> (please specify):
Current 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):
Current number of bedrooms (Please tick)	1 Bed <input type="checkbox"/> 2 Bed <input type="checkbox"/> 3 Bed <input type="checkbox"/> 4 Bed <input type="checkbox"/> 5 bed <input type="checkbox"/> 6 Bed <input type="checkbox"/> 6+bed <input type="checkbox"/>

Q2 THE REASON FOR YOUR HOUSING REQUIREMENTS

Why do you require alternative accommodation? (Please tick)	Require larger accommodation <input type="checkbox"/> Require smaller accommodation <input type="checkbox"/> Require physically adapted accommodation <input type="checkbox"/> Require less expensive home <input type="checkbox"/> Require to be closer to relatives <input type="checkbox"/> Require to be closer to employment <input type="checkbox"/> Require to be closer to a carer or dependent <input type="checkbox"/> Require to be closer to school <input type="checkbox"/> Require supported accommodation <input type="checkbox"/> Require independent accommodation <input type="checkbox"/> Changed family circumstances <input type="checkbox"/> First time buyer <input type="checkbox"/> Other <input type="checkbox"/> (please specify):
--	--

Q3 YOUR LOCAL CONNECTION

Do you / have you / were you (Please tick all boxes that apply)	Currently live in the Parish? <input type="checkbox"/> If so, for how long? years Work in the Parish? <input type="checkbox"/> Close relatives in the Parish? <input type="checkbox"/> Born in the Parish? <input type="checkbox"/> Previously lived in the Parish? <input type="checkbox"/> If so, for how long? years
--	---

Q4 SPECIFIC HOUSING REQUIREMENTS

Please specify any specific housing requirements (e.g. disability requirements)	
---	--

Q5 TYPE OF LOCAL MARKET HOUSING REQUIRED

Type of housing required (Please tick)	House <input type="checkbox"/>	Bungalow <input type="checkbox"/>	Flat <input type="checkbox"/>
No. of bedrooms required (Please tick)	1 Bed <input type="checkbox"/> 2 Bed <input type="checkbox"/> 3 Bed <input type="checkbox"/> 4 Bed <input type="checkbox"/> 5 bed <input type="checkbox"/> 6 Bed <input type="checkbox"/> 6+bed <input type="checkbox"/>		

Q6 PURCHASE PRICE INFORMATION

At what price range are you looking to purchase a home ? (Please tick as many boxes as appropriate)	Up to £199,999 <input type="checkbox"/>
	£200,000-£249,999 <input type="checkbox"/>
	£250,000-£299,999 <input type="checkbox"/>
	£300,000-£349,999 <input type="checkbox"/>
	£350,000-£399,999 <input type="checkbox"/>
	£450,000 + <input type="checkbox"/>

Q7 ETHNICITY MONITORING

Please specify the number of people in each group			
White		Asian or Asian British	
British		Indian	
Irish		Pakistani	
Other White background		Bangladeshi	
Mixed		Other Asian background	
White and Black Caribbean		Black or Black British	
White and Black African		Caribbean	
White and Asian		African	
Other Mixed background		Other Black background	
Chinese		Other (please state below)	
Chinese			

**THANK YOU FOR COMPLETING THIS FORM.
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Address: Warwick Enterprise Park, Wellesbourne, Warwick CV35 9EF.
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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, except where a reference was made that could identify the individual concerned or in the case of defamatory remarks.

- There is enough housing in the area, to build more would change the character of the village which is now large enough as it is.
- Another sheltered dwelling for older single people, we are an ageing population in Bidford.
- Local with well established residency.
- As far as I was aware, having worked for a Developer, 30% of any residential development has to be "Affordable / Social" - unless rules have changed in the last 4 years ? Having only just retired, but spending half my week away from Bidford and my husband working away, we have not got involved with local issues, or community life really. However, we do always say to people that as far as we are concerned at the moment Bidford offers everything we need, even if one can't drive, all shops, both in the village and of course Budgens (which is an absolute godsend) are accessible on foot, we have a Bank, Solicitor, Financial Advisor, Doctor's Surgery etc - reasonable bus service I think (although I don't use it at the moment). The only issue there would be if there were any more development is to ensure the current infrastructure can support the increase in population, which is something the Council should be constantly reviewing anyway.
- We do not have the infrastructure for any more houses.
- The village has outgrown its public facilities and therefore I think further house developments would be detrimental to the village. This particularly applies to the traffic in the High Street.
- Bidford is a village - I feel that it does not need to spread any further in any direction, especially on green field sites.
- I am not averse to a mixed tenure scheme but wonder if current infrastructure could support it ?
- Having answered 'yes' to the above the housing scheme would need to strike a balance - not too many affordable homes to outweigh local market housing.

- In my opinion there has been a vast amount of new builds over the last 25+ years I've lived here & I think we have turned into a dormitory village.
- The village has expanded in size hugely in the past 20 years, and is not recognisable to what it was. Any more housing risks turning Bidford into an urban sprawl, akin to a new Town. Please do not build any more homes just to placate national policies, please listen to what residents want.
- Bidford needs a regular Police Officer (not Community). Burglary, Theft, Criminal Damage and Drugs are a huge problem. People no longer bother to report crime, as being given a crime number and NOT investigating a crime is a waste of time.
- Bidford is a lovely village – fear it will expand too much with new housing and become too urbanised (pollution, traffic problems, crime, litter, etc). We need to really think about future generations and preserve what remains of the beautiful Warwickshire countryside for them (and not overcrowding the village).
- Bidford is a nice little place to live however the powers that be seem hell bent on spoiling the status quo by flooding us with housing. The current level of populous is at the max (Tidy up Friday Furlong you'll have plenty of room).
- Have only lived in the village for 6 months so still meeting people and getting to know the village - hence the response to Q3.
- Bidford is a large enough village already. It doesn't need any further growth / expansion.
- But I think the houses should all be to a similar design so that the "affordable" ones do not stand out like a sore thumb.
- Had to leave village as no suitable properties, affordable starter homes / shared ownership DESPERATELY needed.
- It's about time the Council cleared Friday Furlong to provide the housing that Bidford needs, and not attempt to build on gardens that are green belt areas. Also a Doctor's Surgery is urgently needed.
- Tourists appreciate the village style eg local produce / riverside attractions & green spaces NOT large housing areas in a town style.
- Range of houses. 2-5 bed properties to buy + shared ownership + social.

- Maybe old fashioned type Council housing for young people would be suitable. Also Club or house for teenagers.
- There are too many "Executive Type" houses & not enough 'Starter Homes'.
- I feel that Bidford has had a lot of housing in the past years, considering it is a village !
- Mixed private and rented houses does not work.
- We have just moved to Bidford from Nottinghamshire - couldn't get our children into the village school as it is full - how would it cope if more houses were built ?
- It should always be recognised this is a RURAL setting, and requires to be a peaceful and SAFE place.
- Young families, unable to afford to get on the property ladder, need more Housing Association properties to rent.
- We would ONLY be in favour of small scale development on brown field areas as we strongly believe that the village infrastructure is insufficient.
- Medical Centre not adequate for no. of people in Bidford. Bidford has had its quota of houses.
- Having grown up in the village and lived here for all but 18 months of my life, I feel I am lucky to have been able to afford to stay. More affordable housing needs to be available for locals and not just for outsiders looking for cheaper accommodation. We need to encourage the local kids to channel their energies into positive schemes, they need to learn to respect the local area and the older generation need to learn to respect them too, they need aspirations, local housing available for them to work towards owning one day. We need to stop just being a cheap alternative to living in Stratford !!. Let's put the locals first... for a change, people who have been here and stayed... not the new "Bidford" people who have the attitude "not on my doorstep". I was born and bred here and have been lucky enough to find work and stay, how many can say this ?!?
- Cannot comment on building in Parish until Stratford DC confirm their Core Strategy in 2013.
- No more housing until Medical Centre has been built, bungalows + retirement (small) homes for downsizing in retirement.

- Lack of indoor facilities for youngsters only outdoor which is no good when weather is bad, which is most of the time. Result is anti-social behaviour & crime with a growing population !!
- Small numbers only.
- The Bidford community is growing but, to avoid people travelling to Stratford or Evesham, we need more food shops such as a greengrocer.
- A nice place to live with many fine people.
- Bidford is becoming too large and has gone from a small village to a large one.
- My eldest son wanted to stay and rent a flat in Bidford but has had to go to Stratford as there is nothing affordable here.
- I understand we have fulfilled the housing quota for new homes in Bidford.
- I think Bidford has enough houses. It is supposed to be a VILLAGE. Only build housing, if necessary, on non pasture or agriculture land.
- Would prefer Bidford to stay as village, with no large developments. Local services could not cope.
- We need an Air Ambulance landing site close to the Health Centre.
- My daughter is desperate to come back to Bidford but all the Orbit houses go to Gypsies or Polish. We are soon to be the minority.
- Need to ensure infrastructure was sufficient to support any new housing eg Primary School, Doctors.
- Yes, some crime from outside people.
- There are already several houses for sale, covering all levels. We already have an over-stretched health-centre, and no secondary school.
- Although we need additional housing in some degree, it must not be built before additional service / roads are also installed.
- Bidford is no longer a village, friendly with a strongly welcoming community spirit it once had. It is now like living on a big estate which is just used as pads for commuting. So no more housing please, else this village will become an urban sprawl.

- Any housing development needs to utilise non-greenfield land and not impact on the countryside around the village ; the enjoyment of the countryside is a big reason for residing in the parish.
- Priority for housing should be given to local people - those born in the village. My son has to rent privately and has been on the list for many years.
- Bidford is big enough already for the existing facilities. Traffic flow is a problem, at times, out of High Street. The bypass should have been built along the line of the old railway track.
- I moved here to get away from rented areas / Council areas. That's why I chose to live in a more expensive country area.
- Bidford has always been a rural and pleasant area. Social housing and mixed tenure may lead to social and public issues unbecoming of a rural community.
- Bidford on Avon is a village - I would like it to stay that way.
- Prefer no more building.
- I think the village is large enough.
- We moved to Bidford because we liked the size of the village, not too big, not too small. We don't want it to grow any larger and would consider moving away if it did !
- Too many houses. Bidford is no longer a village. Please STOP building.
- The community & local Council scored an "own goal" by opposing development on Salford Road. As a result we are likely to lose the surgery, then the chemist, then other shops etc. We cannot live in a "filmmakers view of England" we need substantial development to secure the future of this community. What about applying for Town status ?
- Bidford needs affordable housing. Having lived here for 13 yrs, we may soon be forced out. Affordable housing for families being 3+ bedrooms.
- Need more police in village to stop crime + anti-social behaviour + Bidford needs to be Alcohol free zone + drugs off the streets.
- We get some crime and some anti-social behaviour.

- Most unfriendly place I've ever experienced.
- We are unhappy in paying the highest Parish Council Tax in South Warks.
- Before any new housing, consideration should be given with some importance to the facts :- Medical centre stretched to capacity. School full. Water pressure low in some parts of the village. Sewage works already to capacity.
- Bidford is a nice place to live. But some standards have started to slip. Graffiti has started to appear (on the old bridge), the Fire Station looks uncared for, litter also is becoming a problem.
- First priority for development in Bidford should be to redevelop the brownfield sites - Friday Furlong and former National Carriers site.
- I have lived in Bidford for 25 years, during which time the population has probably doubled ; I consider this increase has detracted from its village atmosphere and character, and am therefore opposed to any further housing development.
- Need 3 bedroom housing for young families with over two children living in 2 bed houses.
- Having lived in Bidford for twenty years. The population has doubled in that time. I have not seen any increase in the number of people participating in any of the village organisation. Will we be a commuter sleepover.
- While I feel that affordable housing is very important I do not believe that this village has the facilities & utilities at this current time to support additional population ie school, local GP, lack of facilities for teenagers.
- Do not spoil Bidford. It has changed in the nine years since we moved here. Our son is a local.
- Recently moved to village.
- Football teams & others have found kids hanging around streets - no policing anymore - no local jobs.
- All answers given from only 3 month in Bidford.
- More low cost housing needed.
- Traffic congestion in High St., seems to be increasing.

- The parish requires youth clubs or similar to keep all the teenagers off the streets, which, ultimately causes anti social behaviour through boredom ie lack of facilities.
- As long as tenants take responsibility for upkeep of gardens & show consideration for their neighbours (eg no music blaring out of open windows). New houses should have reasonable sized front gardens and adequate parking space too.
- Wouldn't object to mixed tenure housing once anti-social behaviour dealt with in village.
- Our daughter and partner required housing and as there was no affordable property in Bidford now have a 50/50 shared ownership flat in Stratford.
- Unless you define local as being born in Bidford.
- Do something about gypsy site and doctor's surgery.
- Bidford has expanded greatly in recent years already. I do not want any more housing developments in our village.
- Would like to say yes to above question but on information from people who live on these mixed tenure housing it just doesn't seem to work.
- The village is big enough, we don't need to build any further dwellings.
- "Affordable" housing isn't really "affordable" for people in need and relies on HB in the majority of cases.
- It would be good to have some part buy / part rent homes.
- Strongly believe we need more rental property (preferably such as 'Housing Association' scheme) so it is a permanent resource for the village !
- We could do with 3 bedrooms for office and / or visitors but could not afford this. Although over 60 still would like extra living space.
- Would depend on where ie quite happy for infill between current dwellings but would object to estate on edge of village being built.
- Only recently (2 wks) arrived in Broom.

- I would be in favour of new housing if 'brown' field sites were utilised - not green belt.
- The facilities of Bidford would not support any further housing. Poor public transport would require car ownership + increase the number of cars in Bidford !
- Please do not despoil this lovely area with "affordable" housing.
- The village has been overdeveloped over the last 20 years.
- The public toilets could / should be cleaner.
- Building companies should build family homes for local families to rent directly or part own / rent option.
- There is plenty of housing in Bidford, however because the population is growing and more people are looking to move to the village, we would be in favour of new housing / possible facilities for 16-19 year olds being built & provided - like a youth centre type facility.
- Bidford has become a dormitory for Stratford & the planners are not bothered about facilities ie the Friday Furlong fiasco.
- They must be carefully mixed as this could lead to the old Council estate types where people do not want to live or live by eg Wadleys Close is a small estate within an estate.
- I am moving out of Bidford as it is not possible for me to find a property via Homeswapper with 3 beds.
- Bidford needs more housing to ensure it remains a viable / socially mixed community with good facilities.
- Only if there is a real need for housing !
- Needs - ie affordable housing plus bungalows, Housing Association to prevent older people from leaving the parish as well as the young members ! This will retain a diverse mix within our community.
- Recent residents here 9 months ago.
- The estate where we live only has small number of houses for rent, + all new houses built have 3, 4, 5 bedrooms to buy only.

- It is impossible for young people to buy a property because 1) Rents are too high therefore they cannot save the necessary deposit 2) There are no affordable houses being built.
- Houses have already been approved by Planning for land at Friday Furlong. That should be sufficient housing for Bidford. Every effort should be made to resolve the issue there.
- Bidford needs more facilities rather than yet more houses eg the Library is now volunteer only.
- I don't think the Parish suffers more from Crime and Antisocial behaviour than any other in the area.
- As long as the site is in a position which has the least possible effect on existing housing.
- Even buses on a Friday / Saturday evening would be a vast improvement.
- No housing needed. Remove undesirables from country.
- Cannot access most Rugby League / Rugby Union. Sky Sports unaffordable. Local pubs inhabited by football fanatics. Answer - a Sky Sports cinema ? Cannot find a girlfriend in this area (11 years and counting). Buses unaffordable - yet free to wealthy over-60's.
- Not enough amenities and roads to support more housing. We are happy as we are !!
- Council housing would be very beneficial for us.
- Please no more social housing. No more Gypsy sites ! - Thank you.
- The village is plenty big enough without further housing. The local facilities ie Dr + School are already stretched.
- I think the availability of smaller, one level accommodation would be an asset to many older people.
- I think Bidford is a beautiful place to live. But we need to keep on top of what crime and antisocial behaviours that there is + the youth club wants updating and used more nights in the week.
- On brownfield site.

- The lack of transport (public) inhibits people taking part in activities either in Bidford or in the nearby towns (Stratford / Evesham / Alcester).
- Do not need any more accommodation for Travellers. This Parish has its fair share.
- There are some strange people in Bidford ! Willing to clarify. Would be willing to change housing, for personal needs.
- Affordable housing does not need to be provided only by Council / Housing Associations. It could be provided in part by private sector if allowed in S.I.P.Ps.
- But it would depend on where, how many and how managed.
- Our children are reaching the age where they would like to move home, but cannot afford to live locally.
- Don't agree with building on green belt land - all development should be brownfield sites.
- The half demolished buildings at the island by the Waterloo Industrial Estate looks a mess as well as the rubbish opposite + caravan site with Gypsies.
- Do not over-develop.
- "Village" rapidly outgrown + even more houses planned ?! Lost identity + no facilities to sustain needs of community.
- No idea about crime rate in Bidford. No evidence of anti-social behaviour GENERALLY.
- We badly need more affordable and to rent houses - village residents should be offered 'first choice'.
- Bidford is a beautiful riverside village. But is in danger of being ruined by back garden development. All the extra houses, how about extra facilities ?
- No more Traveller sites in Bidford Parish - let other Parishes take their share.
- Yes, to house people in need. No if it brings with it anti-social behaviour. Location is also a major consideration.

- Waterloo Road traffic needs more speed control & we believe there to be a drug problem in parts of the village.
- Get rid of the Gypsies. They are the only problem in Bidford.
- I would need more information to be able to comment on the last question.
- Tidy a lot of places up. Been on the waiting list since I was 18, and still not been offered a place to rent.
- Too many new houses - not enough facilities. If you build more houses then you must increase facilities.
- How much more are we prepared to expand this "village" ! More housing estates not always tastefully done. My son is in low income bracket so I do have sympathy. However he did find accommodation.
- Bidford cannot sustain any more houses until the infrastructure ie medical facilities, are improved.
- I understand that affordable housing in any development was a requirement before planning is granted. This is a biased questionnaire and I do not feel that it provides accurate information on housing needs in the Parish.
- Bidford-on-Avon is still a village. Please do not turn it into a town !! Its charm relies on its situation on the river, its ancient buildings & rural surroundings.
- Bidford's reputation has been spoiled by Travellers.
- I consider there is sufficient housing in Bidford on Avon - however if new housing has to be built then it should be mixed tenure.
- Too many drug addicts and benefit scroungers getting housing. Too many Gypsies.
- This village needs affordable housing for the local people and a proper Community Centre - we have planning in the village so what can we do to push this forward.
- Need to be very careful how Bidford is developed. I feel that there is limited scope for development without seriously impacting the current infrastructure eg sewers, school, other facilities.
- I would prefer a housing development on Waterloo Road to the current MESS next to the Industrial Estate.

- Level of housing should not overstretch the infrastructure ie shops, medical facilities, schooling.
- We need a Medical Centre and no more play areas.
- Need more sheltered accommodation.
- Our village is large enough now - further housing of any sort will overcome our facilities.
- Need to restrict further development of greenfield sites !
- Anti-social behaviour is not dealt with which surely leads to worse crimes. We live on the B439 and have youths banging on our door as they walk past at all hours. We have an allotment that is used by these youths and they break things but nothing is ever done. When speed checks are done in the village, they are only done at Salford Rd end, never on Tower Hill where cars regularly speed through and pedestrians are nearer to the road here than they are at Salford Rd end of village.
- The infrastructure of the village is already stretched to and beyond capacity - we do not want the village to expand significantly larger as it would spoil the nature of the community.
- Following all burglaries recently the Police's attitude & sympathy is deplorable - they could not care less !!
- Bidford has taken more than its share of house building whilst other similar villages eg Welford and Salford, have escaped yet have schools which are not over-subscribed by Parish families, unlike ours.
- The main issue in Bidford at present is the drug problem which in turn leads to crime etc. It needs stamping out quick so it doesn't ruin our beautiful village !!! Let's get our village back and keep our kids safe !!
- People work very hard to be able to afford a house in this village, why should some people live here in a free house ?
- Houses have to be affordable based on local wages not the national average. We have lived here 35 years, worked local and never had a wage of more than £14,000.
- There is a huge need for freehold homes to be built in order to take advantage of the new Government scheme for 95% mortgages on new homes. When I last checked there were no new homes being built in a 15 mile radius that could take advantage of this. This has to

change if Bidford wants to continue to thrive as a family orientated rural village.

- New Health Centre needed in town. Clean up Friday Furlong and the derelict building plot by mini roundabout.
- Definitely, young people need a chance. There needs to be more affordable houses for local children as most cannot get on the housing ladder. Single fathers are also a priority. Many don't get to see their kids because they are living with parents. Female partners get a better deal !
- Affordable housing for first time young buyers, not to buy then rent out to someone else. There is a lack of affordable housing for young first time buyers. I do not wish to live with my parents until I am age 40 or need to rent for the rest of my life.
- Bidford has enough houses. They have not got a senior school for elderly children to go. They have to travel to Alcester or Stratford. Housing like Icknield Court seems to be wanted by elderly people or people living on their own.
- Bungalows for disabled people only ! I would not wish to purchase a property mixed with local Council tenants.
- If you take on a mortgage & have to put a large deposit & be responsible for all maintenance why should you be next to people not perhaps caring about how a place looks because Social or Council will pick up the bill. We have had some of this when houses have been rented out where I live now & it is sometimes detrimental to your own private well being.
- For Q3 the first 4 questions need an OK box as that would be our answer for those.
- Village has already grown rapidly in last ten years. Infrastructure not able to cope.
- Housing not to be built on green belt.

Appendix C.

Property Search on 3 July 2012 (Bidford on Avon excluding character properties, properties in need of repair, and properties over £300,000).

Agent	Street	Settlement	Beds	Type	Price (£)
Vizors	Saxonfields	Bidford on Avon	2	House	139,950
Sheldon Bosley	Blenheim Close	Bidford on Avon	2	House	155,000
Sanders & Sanders	St Laurence Way	Bidford on Avon	2	House	155,000
Edwards	Marleigh Road	Bidford on Avon	2	House	159,950
Sanders & Sanders	Sallieforth Place	Bidford on Avon	2	House	169,950
Parker Mercer & Durnian	Cox Close	Bidford on Avon	2	House	176,500
Vizors	Wilkes Way	Bidford on Avon	2	House	199,950
Jeremy & Co	High Street	Bidford on Avon	2	House	210,000
Dixons	Burnell Close	Bidford on Avon	3	Bungalow	300,000
Vizors	The Leys	Bidford on Avon	3	House	149,950
Kelly Homes	Wessons Road	Bidford on Avon	3	House	179,950
Kelly Homes	Queensway	Bidford on Avon	3	House	184,950
Vizors	The Meadow	Bidford on Avon	3	House	210,000
Connells	St Laurence Way	Bidford on Avon	3	House	215,000
Vizors	Icknield Close	Bidford on Avon	3	House	229,950
Kelly Homes	Crawford Close	Bidford on Avon	3	House	229,950
Vizors	Wilkes Way	Bidford on Avon	4	House	249,950
Edwards	Old School Mead	Bidford on Avon	4	House	264,950
Dixons	Elliott Close	Bidford on Avon	4	House	300,000
Sanders & Sanders	Salford Road	Bidford on Avon	5	House	265,000

Type	Average (£)	Average - 5% (£)
2 bedroom houses	170,788	162,248
3 bedroom bungalows	300,000	285,000
3 bedroom houses	199,964	189,966
4 bedroom houses	271,633	258,052
5 bedroom house	265,000	251,750

Appendix D.

ID	Local Connection Verified	Household Composition	Reason for Need	Support Needed	Preferred Tenure	Preferred Type/Size	Actual Tenure	Actual Type/Size
23	Yes	Single person	Need independent accommodation	No	Rent	1 bed flat, house or bungalow	Rent	2 bed house
30	Yes	Single person	Need less expensive home	No	Rent	2 bed bungalow	Rent	2 bed bungalow
152	Yes	Single person	Need independent accommodation	No	Rent	2 bed flat	Rent	2 bed house
218	Yes	Couple with 3 children	Need secure accommodation	No	Shared Ownership or Rent	3 or 4 bed house	Rent	4 bed house
328	Yes	2 single people with 2 children	Need larger accommodation	No	Rent	3 bed house	Rent	3 bed house
338	Yes	Couple	Need independent accommodation	No	Shared Ownership or Rent	2 or 3 bed house	Shared Ownership	2 bed house
397	Yes	Couple	Need less expensive home	No	Rent	2 or 3 bed house	Rent	2 bed house
421	Yes	Couple with 2 children	Need less expensive home	No	Shared Ownership or Rent	3 bed house	Rent	3 bed house
486	Yes	Single person	Need larger accommodation	No	Rent	1 or 2 bed house or bungalow	Rent	2 bed house
493	Yes	Couple with 1 child	Need larger accommodation	No	Rent	3 bed house	Rent	3 bed house
534	Yes	Single person	Need independent accommodation	No	Shared Ownership or Rent	2 bed flat	Rent	2 bed house

546	Yes	Couple	Need independent accommodation	No	Rent	1 or 2 bed flat or house	Rent	2 bed house
549	Yes	Couple with 2 children	Need larger accommodation	No	Rent	3 bed house	Rent	3 bed house
573	Yes	2 single people	Need less expensive home	No	Rent	2 bed house	Rent	2 bed house
587	Yes	Couple	Need secure accommodation	No	Rent	2 bed house	Rent	2 bed house
626	Yes	Single person	Need secure accommodation	No	Rent	1 bed flat, house or bungalow	Rent	2 bed house
651	Yes	Couple with 3 children	Require larger accommodation	No	Local Market Ownership	4 bed house	Local Market Ownership	4 bed house
652	Yes	Couple	Need to be closer to relatives	No	Rent	2 bed house	Rent	2 bed house
653	Yes	Single person	Need secure accommodation	No	Shared Ownership or Rent	1 or 2 bed flat, house or bungalow	Rent	2 bed house
654	Yes	Single person	Need independent accommodation	No	Rent	2 bed flat or house	Rent	2 bed house
655	Yes	Single person	First time buyer	No	Local Market Ownership	1 or 2 bed house	Local Market Ownership	2 bed house
657	Yes	Single person	Need independent accommodation	No	Shared Ownership	2 bed flat	Rent	2 bed house
658	Yes	Single person	First time buyer	No	Local Market Ownership	2 bed house	Local Market Ownership	2 bed house

660	Yes	Single person	Require smaller accommodation	No	Local Market Ownership	2 bed bungalow	Local Market Ownership	2 bed bungalow
662	Yes	Single person with 3 children	Need secure accommodation	No	Shared Ownership or Rent	3 bed house	Rent	3 bed house
664	Yes	Single person with 1 child	Changed family circumstances	No	Local Market Ownership	3 bed house	Local Market Ownership	3 bed house
665	Yes	Couple with 2 children	Need larger accommodation	No	Local Market Ownership	3 bed house	Local Market Ownership	3 bed house
666	Yes	Single person	First time buyer	No	Local Market Ownership	3 bed house	Local Market Ownership	3 bed house
669	Yes	Single person	First time buyer	No	Local Market Ownership	2 bed house	Local Market Ownership	2 bed house
670	Yes	Couple	Need independent accommodation	No	Shared Ownership or Rent	3 bed house	Shared Ownership	2 bed house
671	Yes	Single person	First time buyer	No	Local Market Ownership	1 or 2 bed flat or house	Local Market Ownership	2 bed house
673	Yes	Single person	First time buyer	No	Local Market Ownership	3 bed house	Local Market Ownership	3 bed house
675	Yes	Single person	First time buyer	No	Local Market Ownership	1 or 2 bed bungalow	Local Market Ownership	2 bed bungalow
678	Yes	Single person	First time buyer	No	Local Market Ownership	2 or 3 bed house	Local Market Ownership	2 or 3 bed house

679	Yes	Couple with 2 children	Need less expensive home	No	Shared Ownership or Rent	3 bed house	Shared Ownership	2 bed house
680	Yes	Couple with 2 children	Need less expensive home	No	Rent	3 bed house	Rent	3 bed house
681	Yes	Couple with 2 children	Require larger accommodation	No	Local Market Ownership	3 bed house	Local Market Ownership	3 bed house

Key.

	Bidford		Broom		Barton		Marlcliff
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