



# **GREAT ALNE LOCAL MARKET HOUSING NEEDS SURVEY**

**Commissioned by  
Great Alne Parish Council  
in partnership with  
Warwickshire Rural Community Council**

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

**April 2014**

# CONTENTS

- 1. Summary of Results**
  - 2. Introduction**
  - 3. Planning Context**
  - 4. Results – Contextual Information**
    - i) Age Profile
    - ii) Household Size Profile
    - iii) Housing Tenure Profile
    - iv) Housing Type Profile
    - v) Housing Size Profile
    - vi) Housing Type and Size Profiles Cross Referenced
    - vii) Life in the Parish ; Positive and Negative Aspects
    - viii) Outward Migration From the Parish
    - ix) Support For One or More Small Housing Schemes Based on Local Needs
  - 5. Results - Housing Needs Information**
    - i) Reason(s) for Housing Needs - Breakdown
    - ii) Local Connection – Breakdown
    - iii) Preferred Size and Type - Breakdown
  - 6. Determination of Specific Housing Needs**
  - 7. Conclusions**
  - 8. Recommendations**
  - 9. Acknowledgements**
  - 10. Contact Information**
- Appendices A, B and C**

## 1. Summary of Results

Approximately 250 Local Market Housing Needs Survey forms were distributed and 89 forms were returned. This equates to a response rate of 36%, which is considered to be good for a Survey of this type.

10 respondents expressed a need for local market housing.

The specific housing needs are for ;

### **Local Market Ownership**

- 1 x 2 bedroom house or bungalow
- 1 x 2 or 3 bedroom house or bungalow
- 2 x 3 bedroom houses
- 2 x 3 or 4 bedroom houses
- 1 x 3 or 4 bedroom house or bungalow
- 2 x 4 bedroom houses
- 1 x 5 bedroom house

## 2. Introduction

Great Alne Parish Council commissioned a Local Market Housing Needs Survey in February and March 2014.

This was to supplement the Housing Needs Survey Report of May 2010 which identified a need for 7 new homes for rent for local people.

The aim of the Local Market Housing Needs Survey was to collect accurate local market housing needs information for Great Alne Parish. This information can be used in a number of ways, but perhaps the most relevant in this case is to help justify the inclusion of a number of new local market homes with the affordable homes.

The Survey form was essentially a standard document used in Parishes across Warwickshire. Copies of the Survey form were delivered to every home in the Parish. Additional copies of the form were available for people not currently living in Great Alne Parish. A copy of the form can be seen as Appendix A to this Report.

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

Only households with or containing a specific local market housing need were asked to complete Part 2 of the Survey form. This asked for respondents' names and addresses and other sensitive information, eg purchase price range information. 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 March and April 2014.

### **3. Planning Context**

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

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

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

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

- It has been demonstrated that there is a local and long-term need for affordable housing
- The content of the scheme reflects and can reasonably be expected to meet identified local need
- The scheme has been initiated from within the local community and has the support of the relevant Parish Council, or is identified in an adopted Parish Plan (or equivalent)
- Satisfactory prior arrangements for the management and occupation of the properties have been made to ensure that the homes to be provided will meet identified local housing needs, both initially and in perpetuity, and
- The need to ensure that other relevant policies of the Plan are not undermined in the location and design of the scheme"

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

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

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

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

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

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

**'Affordable housing'** is defined as homes available to rent through a Housing Association at a low (subsidised) rent or homes available on a shared ownership basis. Shared ownership (sometimes known as 'Homebuy') is a middle ground between renting a property and full ownership. A 'shared owner' buys a share of the property, typically 50% initially, and pays rent to a housing provider, usually a Housing Association, on the remaining share. A 'shared owner' can usually increase their share of the property up to a certain limit, but they are not able to buy the property outright (under current legislation).

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

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

#### 4. Results – Contextual Information

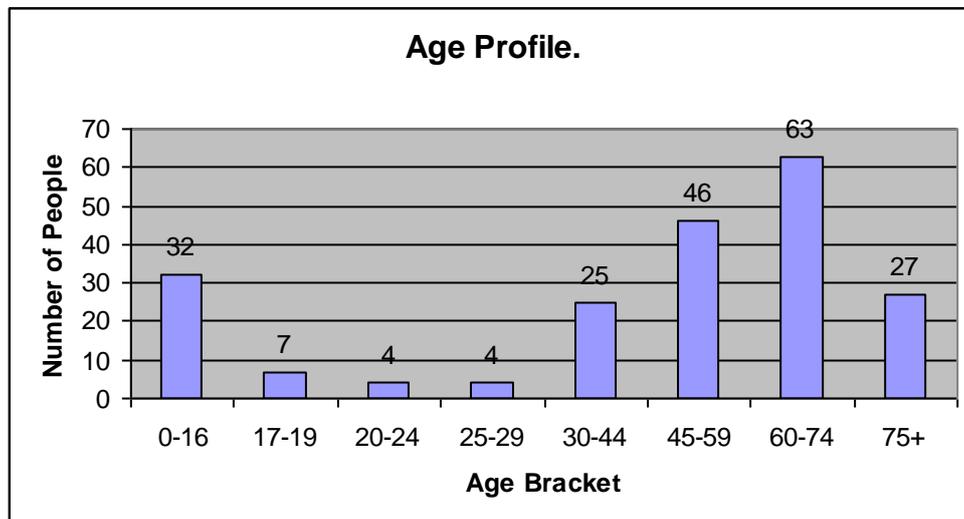
A total of 89 Survey forms were returned equating to a response rate of 36%.

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.

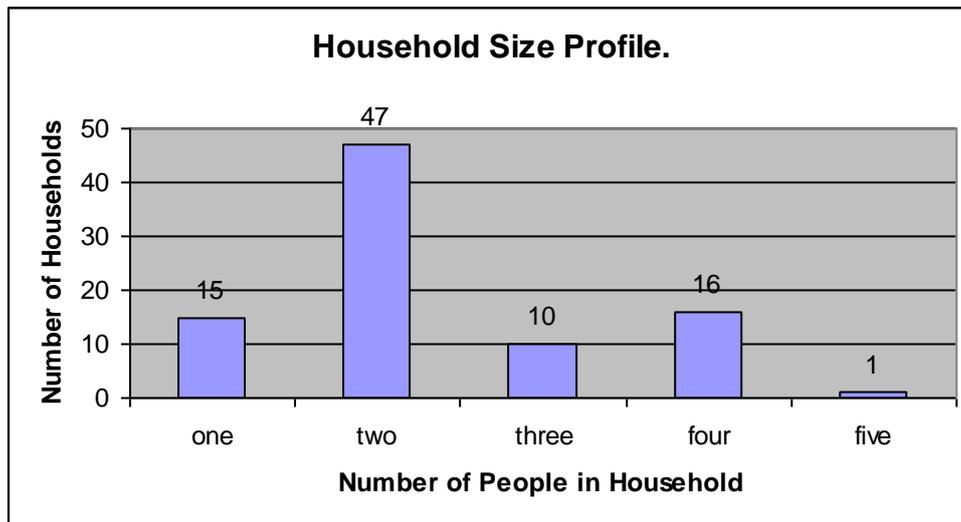
##### i) Age Profile (89 responses, 208 people)

The following chart shows the age profile captured by the Survey returns. The chart shows an ageing population, with 136 out of the 208 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.



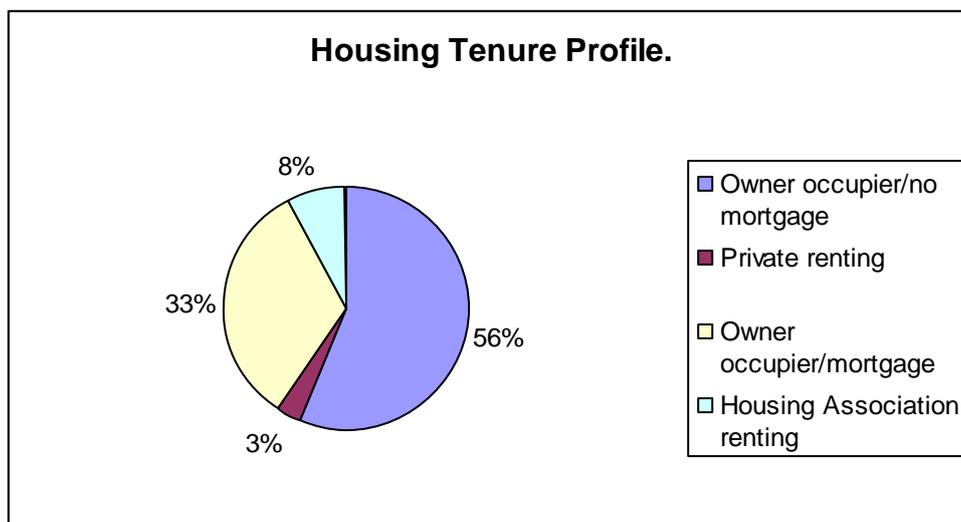
## ii) Household Size Profile (89 responses)

The information collected from the age profile can also be used to create a profile of household size, as shown in the following chart. The chart shows a dominance of 2 person households as indeed do the majority of Parish Housing Needs Surveys. The mean average household size is 2.34 people, slightly lower than the Census 2011 figure of 2.41 (570 usual residents in households divided by 237 dwellings).



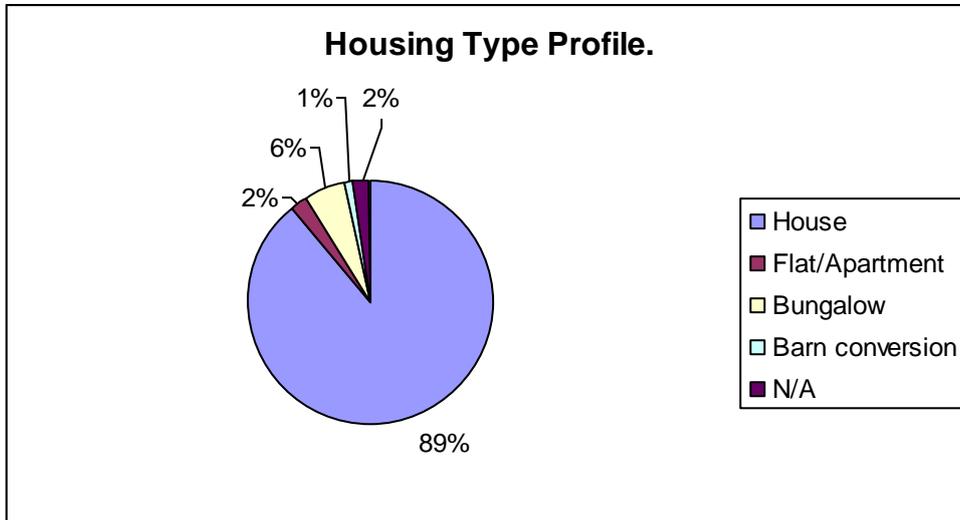
## iii) Housing Tenure Profile (89 responses)

The following chart shows the housing tenure profile for the Survey respondents. In a pattern typical for villages in south Warwickshire, owner-occupiers represent 89% of the total. Tenures traditionally considered within the 'social sector' represent 8% of the total.



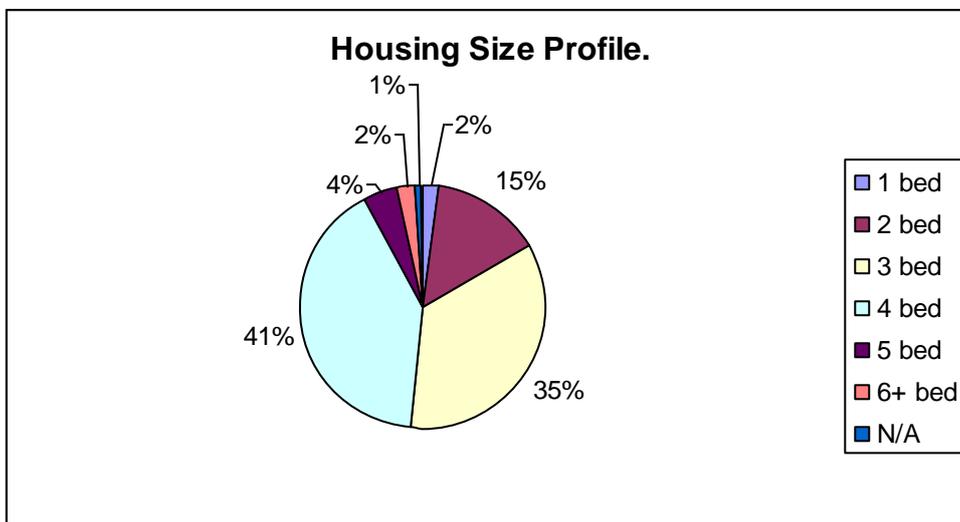
**iv) Housing Type Profile (89 responses)**

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



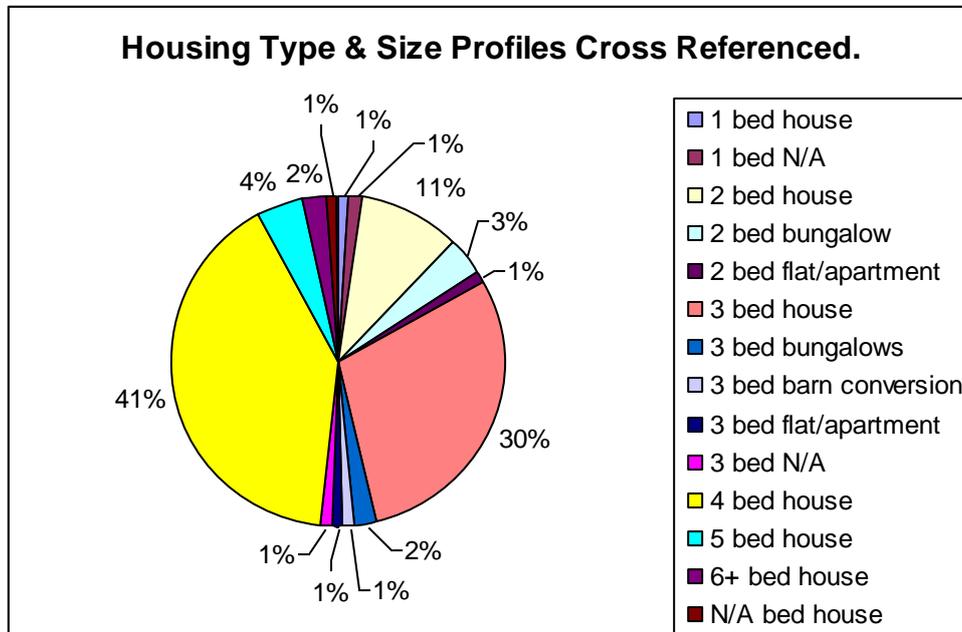
**v) Housing Size Profile (89 responses)**

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



**vi) Housing Type and Size Profiles Cross Referenced (89 responses)**

Cross-referencing the data from 4.iv and 4.v provides a combined profile of type and size. 4 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.

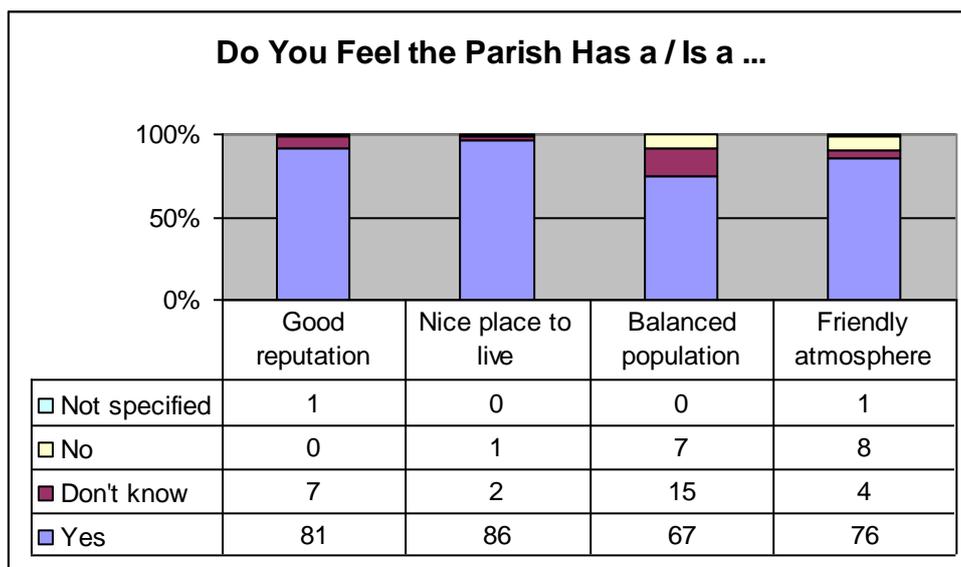


**vii) Life in the Parish ; Positive and Negative Aspects (89 responses)**

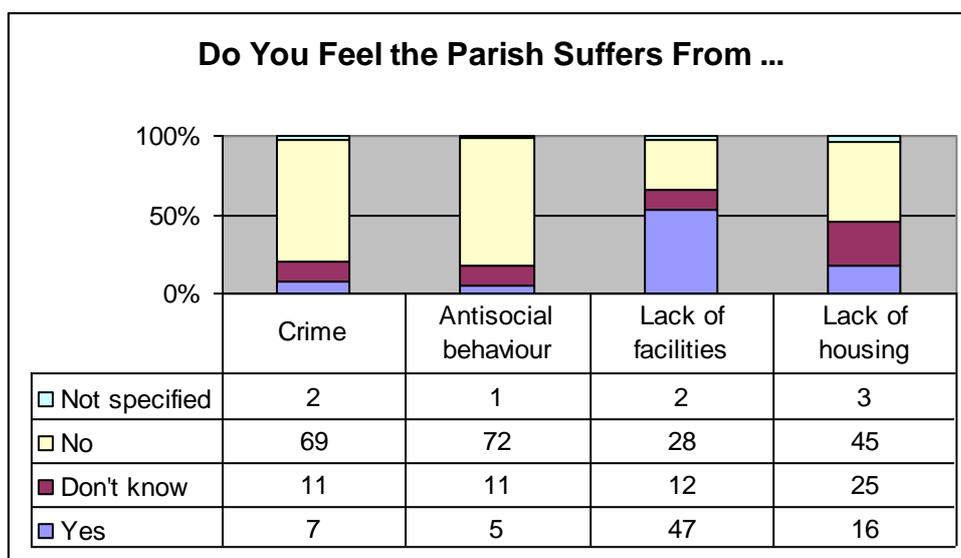
The Survey respondents were asked a series of questions in respect of the perceived positive and negative aspects to life in Great Alne Parish.

Information relating to the sustainability of a village 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 Great Alne 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 spirit.



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



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

#### **Lack of Facilities Comments ;**

Key issue	Number of respondents' comments
Shop	30
Pub	17
Post Office	10
Improved Public Transport	5

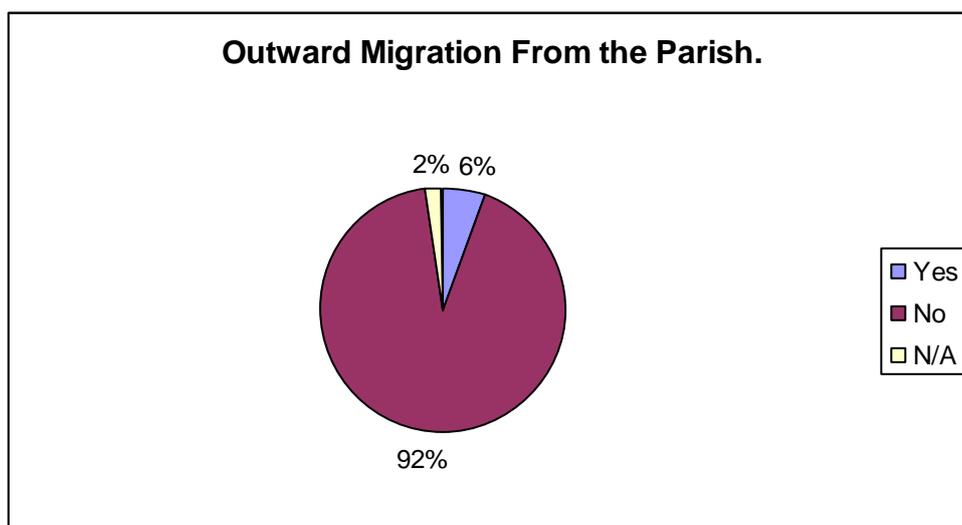
## Lack of Housing Comments ;

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

Comments
<ul style="list-style-type: none"><li>• Rented housing 2-3 bedroom.</li><li>• Rented housing.</li><li>• Affordable housing so children could come back.</li><li>• Small scheme for two bedroom low cost houses for local young people who wish to buy.</li><li>• High end executive.</li><li>• Affordable 3 bed family homes (under £300,000).</li><li>• We have just seen the housing stock double with the Maudslay development - surely enough ?</li><li>• Local market homes suitable for older people with limited financial resources.</li><li>• Affordable for local people ie Great Alne especially for young people.</li><li>• Single storey (bungalow) &amp; starter homes.</li><li>• Affordable housing to rent / buy.</li><li>• Housing Association renting.</li><li>• Affordable &amp; mid price range private.</li><li>• 3 &amp; 4 bed housing.</li><li>• Rental.</li></ul>

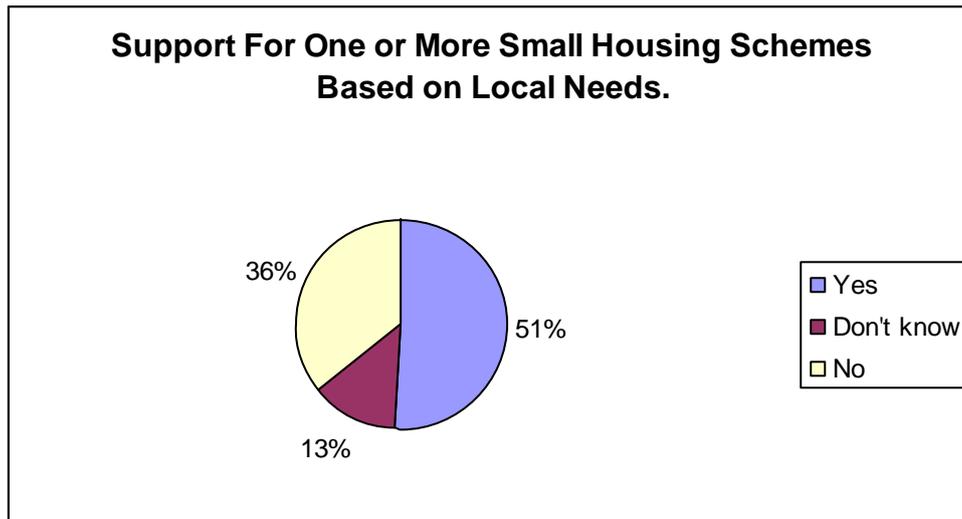
## viii) Outward Migration From the Parish (89 responses)

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. 5 of the respondents stated this had happened in their household.



**ix) Support For One or More Small Housing Schemes Based on Local Needs (89 responses)**

The chart below shows the level of support amongst Survey respondents for a small housing scheme to meet the needs of local people being built in the Parish. The chart shows there is a level of support, 51%, amongst the Survey respondents for a small housing scheme. 36% of respondents were against such a scheme. Comments received from respondents in respect of this matter are reproduced as Appendix B to this Report.



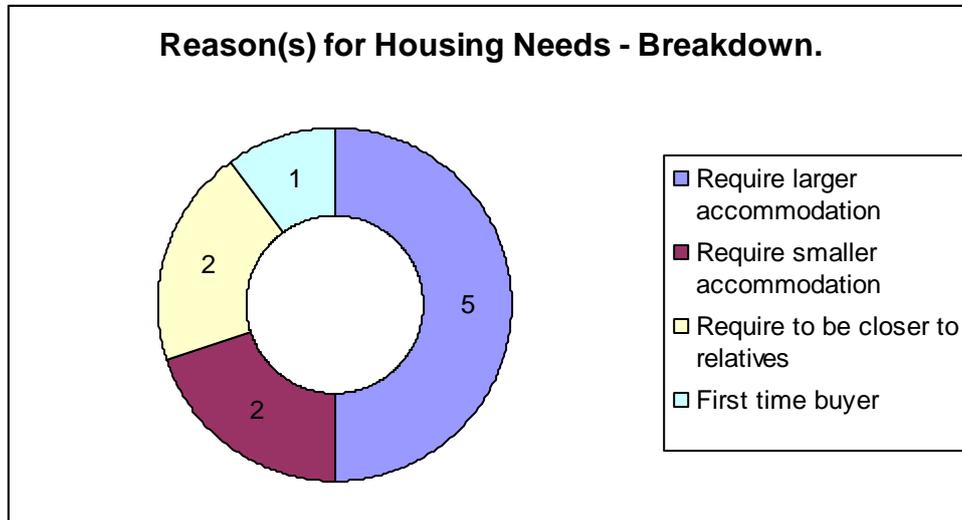
**5. Results – Housing Needs Information**

Out of the 89 responses to the Survey, 10 individuals or households expressed a need for local market housing.

Section 5 provides a detailed breakdown of information from the 10 respondents.

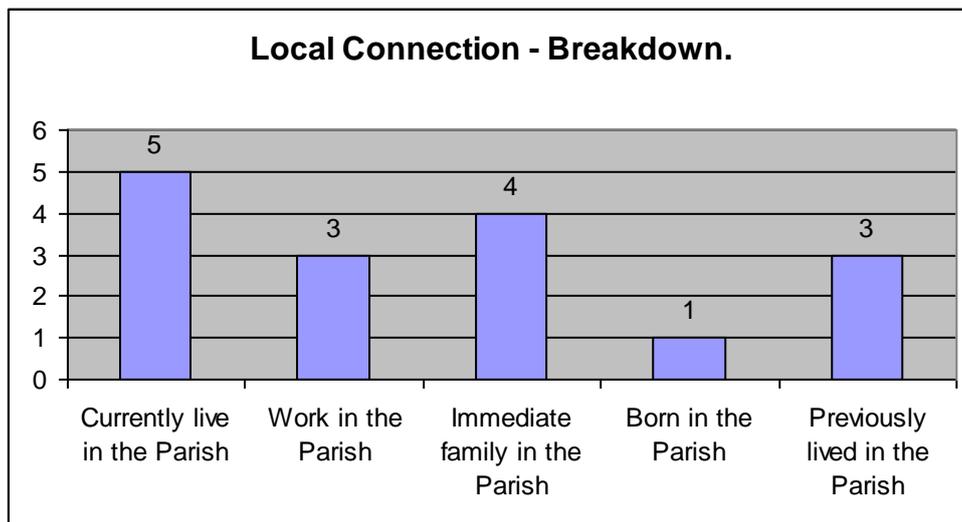
**i) Reason(s) for Housing Needs – Breakdown (10 responses)**

The following chart shows the reasons for the 10 respondents' housing needs. Where more than one reason was specified, the first reason shown on the Survey form was counted.



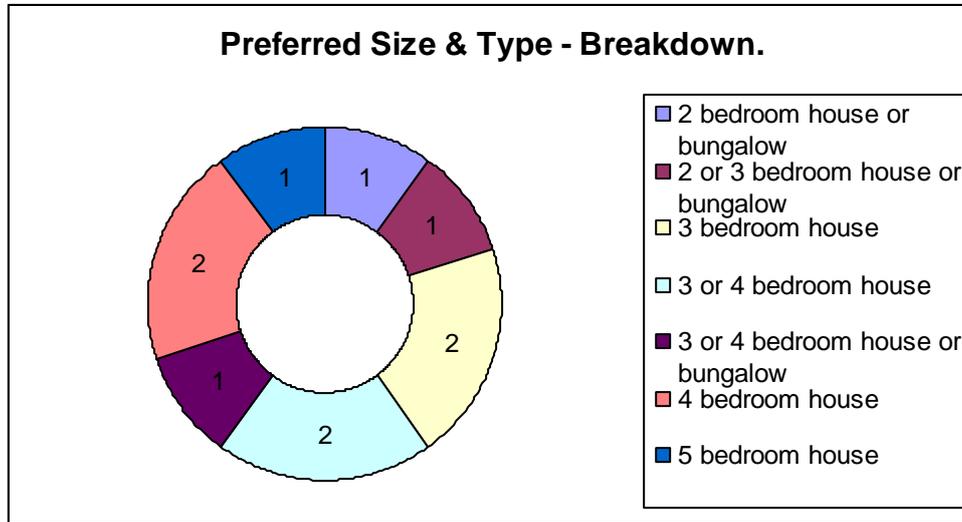
**ii) Local Connection – Breakdown (10 responses)**

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) Preferred Size and Type – Breakdown (10 responses)**

The preferred sizes and types of accommodation expressed by the 10 respondents are shown in the following chart.



**6. Determination of Specific Housing Needs**

The following table shows the specific housing needs of the 10 respondents.

Local Connection verified	Tenure	Size / Type
Yes	Local Market Ownership	3 bed house
Yes	Local Market Ownership	3 or 4 bed house
Yes	Local Market Ownership	3 bed house
Yes	Local Market Ownership	4 bed house
Yes	Local Market Ownership	3 or 4 bed house or bungalow
Yes	Local Market Ownership	2 bed house or bungalow
Yes	Local Market Ownership	4 bed house
Yes	Local Market Ownership	2 or 3 bed house or bungalow
Yes	Local Market Ownership	3 or 4 bed house
Yes	Local Market Ownership	5 bed house

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

## **7. Conclusions**

There is need for 10 new local market homes in Great Alne Parish for people with a local connection. The specific needs are for ;

### **Local Market Ownership**

- 1 x 2 bedroom house or bungalow
- 1 x 2 or 3 bedroom house or bungalow
- 2 x 3 bedroom houses
- 2 x 3 or 4 bedroom houses
- 1 x 3 or 4 bedroom house or bungalow
- 2 x 4 bedroom houses
- 1 x 5 bedroom house

This supplements the Housing Needs Survey Report of May 2010 which identified the following need for 7 new affordable homes for local people ;

### **Rented from a Housing Association**

- 3 x 2 bedroom houses
- 1 x 3 bedroom bungalow
- 2 x 3 bedroom houses
- 1 x 4 bedroom house

## **8. Recommendations**

It is recommended that the Parish Council requests the Rural Housing Enabler and Warwickshire Rural Housing Association to discuss the findings in this Report with the Agents for the Landowners of the two potentially available development sites previously identified in order to prepare financial appraisals for a mixed tenure housing scheme for local people for further consideration.

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 Lynn Bowring, Chairman of Great Alne Parish Council and to all those who helped to distribute Survey forms.

## 10. Contact Information

Phil Ward  
Rural Housing Enabler  
Warwickshire Rural Community Council  
Warwick Enterprise Park  
Wellesbourne  
Warwick  
CV35 9EF

Tel (01789) 472610  
Email [philw@wrccrural.org.uk](mailto:philw@wrccrural.org.uk)

Sarah Duran  
Clerk to Great Alne Parish Council  
2 Flax Close  
Alcester  
Warwickshire  
B49 5DQ

Tel ; 07833 790375  
Email [greatalne.parishcouncil@googlemail.com](mailto:greatalne.parishcouncil@googlemail.com)

**APPENDIX A GREAT ALNE PARISH LOCAL MARKET HOUSING NEEDS SURVEY**

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

**Q1 YOUR HOUSEHOLD**

<b>Number of people in your household that fall into each age category (Please specify the number for each category)</b>	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**

<b>Housing tenure (Please tick)</b>	Tied accommodation <input type="checkbox"/>	Owner occupier/ <b>no</b> 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):		
<b>Housing type (Please tick)</b>	House <input type="checkbox"/> Bungalow <input type="checkbox"/> Flat/apartment <input type="checkbox"/> Mobile home <input type="checkbox"/>	
	Other <input type="checkbox"/>	
(please specify):		
<b>No. of bedrooms (Please tick)</b>	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**

<b>Do you feel the Parish (Please tick)</b>	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"/>
<b>Do you feel the Parish (Please tick)</b>	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?		

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

<b>Would you be in favour of one or more SMALL housing schemes based on the needs of LOCAL people being built in the Parish? (Please tick)</b>	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**

<b>Name</b>	
<b>Address</b>	
<b>Telephone no. (Home)</b>	
<b>Telephone no. (Work)</b>	
<b>Date of Birth</b>	
<b>Current housing tenure (Please tick)</b>	Tied accommodation <input type="checkbox"/> Owner occupier/ <b>no</b> 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):
<b>Current housing type (Please tick)</b>	House <input type="checkbox"/> Bungalow <input type="checkbox"/> Flat/apartment <input type="checkbox"/> Mobile home <input type="checkbox"/> Other <input type="checkbox"/> (please specify):
<b>Current number of bedrooms (Please tick)</b>	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**

<b>Why do you require alternative accommodation? (Please tick)</b>	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**

<b>Do you / have you / were you (Please tick all boxes that apply)</b>	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			
<b>White</b>		<b>Asian or Asian British</b>	
British		Indian	
Irish		Pakistani	
Other White background		Bangladeshi	
<b>Mixed</b>		Other Asian background	
White and Black Caribbean		<b>Black or Black British</b>	
White and Black African		Caribbean	
White and Asian		African	
Other Mixed background		Other Black background	
<b>Chinese</b>		<b>Other (please state below)</b>	
Chinese			

**THANK YOU FOR COMPLETING THIS FORM.  
PLEASE RETURN IT IN THE FREEPOST ENVELOPE BY 21 MARCH 2014.**

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](mailto:philw@wrccrural.org.uk)

## 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.

- Main concern with increased housing, would increase the (already quite heavy) traffic on some narrow non-maintained lanes / roads.
- I thought we had already committed to a mixture of different housing at the Maudslay. Any more would be too much.
- We had a new Estate 20 years ago to encourage young people to stay in village and they were given to old people who caused conflict. The village has seen an influx of Council Waiting List people not conducive to village life. Used to be a lovely village, now it's just indifferent. We have a large community being built for the elderly. No doctors, no shop, post office, a very unreliable bus service - so much so my daughter left to live with her father so she could get to College. I have to order taxis from Studley. This village needs to provide for the people living in it first before you even look at bringing more in. We have no gas. We have [no] choice but to buy from BT as we have access to no other suppliers. The only people (once again) to benefit from a housing estate will be the builders ! Also now no pub !
- It would depend where the housing scheme is and how many people it affects.
- Sewerage disposal. Floods on roads in out of village.
- The Maudslay development will more than overload the village with increase in traffic and medical facilities. However it will release properties to the young as the Maudslay development will be catering for the older population.
- I think that with the Maudslay site already doubling the size of the village, there is no need for any more houses in this area for the foreseeable future.
- Nuisance factor : off-road vehicles.
- Came to live here years ago for village life and open countryside. Have been several developments over the years including the large one ongoing at the Maudslay. Any further development would spoil the village even more. The traffic coming through is very busy and we feel that Alcester has more than enough new housing sites ! Infrastructure can't take many more !

- Depends on type of housing and where.
- There is social housing in the Parish. New housing should be built on brownfield sites if required.
- I do think that other people (not local) deserve a chance to move here as well.
- We did not experience friendly atmosphere / community spirit during the erection of our garage.
- 'Yes' to 'small' housing scheme for LOCAL people - a difficult condition however !
- Only just moved so early days to know the area really.
- There is a huge development being built at Maudslay site which is increasing the population of the village already. No need to change it even more. No brown belt to build on either. Housing being built 3/4 mile in Alcester near shops and schools if need more housing.
- We obviously have to have some building done, but it must not destroy the wonderful smallish community we are privileged to have.
- 'Yes' but we need to get more people with wealth into the village who will require and support local facilities.
- Depends on how you define 'small'. Up to 20 houses OK. Otherwise 'no'. We are getting huge housing development on old Maudslay site. Shouldn't need to have any more development imposed upon us.
- A small local market scheme to help families like ours would be great - we love the village but face being out-priced.
- There is no viable employment within Great Alne apart from the school and farming. It has been noted that the significant new housing development at Redrow Homes in Alcester has seen the majority of units sold to people from outside the area therefore proving that no more housing is needed. It must also be noted that the local pub has closed down. Also it must be noted that there are several properties that have been for sale for more than 6 months. Also that the person who wants to develop land has resigned from Council.
- With the addition of the Maudslay dev. and proposed houses rear of Primary School, this should be more than adequate.

- Lots of questions prior to a real assessment & answer. Define 'small', 'local' means local - need to have work locally, etc ? Sites need to be suitable and not at the detriment of existing residents. You cannot establish sites until the 'need' is established. It is not a wish list. Sites need either to be spread throughout the village. A Conservation Area can be built in. What about redundant sections of road ? Highway tip. Need to think outside of the box. Stratford is not local. No piggy-backing.
- If we could find a suitable home for our age group at an affordable price, this would free up our family sized home with large garden to be marketed at a sensible price.
- We have adequate housing with the Maudslay complex and the proposed housing in School Road. We do not, I feel, require more housing. The village will not be a village soon and be totally spoilt with more housing.
- Prefer to see minimum of 2 developments certainly not 1 development of 50 houses.
- Only if for local people.
- Part ownership ie Nightingale Close was restricted because most Building Societies would not entertain mortgages for incoming occupants.
- Times have changed. Young people leave by choice for work. People who would choose housing on need want to be closer to shops, doctors etc. Few, if any, have family in the village. Even years ago when Nightingale Close was built, when the houses were ready for occupation there wasn't the need even though a previous survey identified one.
- We have enough housing being built in the village with the Maudslay site.
- My sister tried to get back to the village last year for health reasons (she is 60) to be near her sister and brother. The bungalow was given to someone from Alcester with no connections. She came to the village aged 2, left when she got married. They said she didn't get it because she was not born in the village HA ! HA ! HA !
- With the redevelopment of the Maudslay site, it is going to double the size of the village. That is more than enough building for the village and also will the roads be able to cope with the extra traffic etc. There is also the problem of very large lorries coming through (6 axle - 40 ton). The local roads are being damaged.
- Could do with local store and post office.

- Great Alne is already about to have a development which will double its present size (totally unbalanced) and democratically opposed by a majority. Still approved.
- If small. It's not only young people who can't afford housing here. Perhaps more rental property for all ages could help.

**APPENDIX C.**

ID	Household Composition	Reason for Need	Preferred Tenure	Preferred Type/Size
8	Couple with 2 children	First time buyer	Local Market Ownership	3 bed house
26	Couple	Require to be closer to relatives	Local Market Ownership	3 or 4 bed house
33	Single person with 1 child	Require larger accommodation	Local Market Ownership	3 bed house
43	Couple with 3 children	Require larger accommodation	Local Market Ownership	4 bed house
47	Couple with 1 child	Require larger accommodation	Local Market Ownership	3 or 4 bed house or bungalow
57	Couple	Require smaller accommodation	Local Market Ownership	2 bed house or bungalow
72	Couple with 1 child	Require to be closer to relatives	Local Market Ownership	4 bed house
82	Couple	Require smaller accommodation	Local Market Ownership	2 or 3 bed house or bungalow
84	Couple with 2 children	Require larger accommodation	Local Market Ownership	3 or 4 bed house
85	Couple with 2 children	Require larger accommodation	Local Market Ownership	5 bed house