



# **Housing Needs Survey Report for Ettington Parish Council**

**October 2020**

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

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## 1. Introduction

Ettington Parish Council commissioned a local Housing Needs Survey which was distributed in August 2020, with a deadline return of 19<sup>th</sup> September. The aim of the survey was to collect local housing needs information within and relating to Ettington parish.

The survey form was based on a standard document used in parishes across Stratford district and a copy was hand-delivered to every home in the parish. Additional forms were available upon request and respondents were given the option to complete the survey online if they preferred. A copy of the cover letter and survey form can be seen as Appendix A to this report.

All households were encouraged to complete Part One of the survey, which asked questions about the local community. Households with a need for alternative housing, and who wish to live in the parish, were requested to complete both Part One and Part Two. Part Two asked for details of the household, the current housing situation, preferred housing situation, the identified need and local connection, together with sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in strict confidence.

The survey pack included a Freepost envelope so forms could be securely returned direct to the WRCC Rural Housing Enabler.

## 2. Planning Context

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

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

There is also scope for a local community to prepare a neighbourhood plan to steer development within their area and, in particular, assist in meeting any local housing that may be identified. The Ettington and Fulready Neighbourhood Plan was ‘made’ in 2018, is now formally part of the District Council's development plan and will be used to assist in making decisions on planning applications within the plan area

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

- It has been demonstrated that there is a local need for affordable housing and the scheme reflects identified local need,
- The scheme has been initiated from within the local community and has the support of the relevant Parish Council,
- Satisfactory arrangements for the management and occupation of the properties have been made to ensure that the homes to be provided will meet identified local housing needs both initially and in perpetuity.

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

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

### 3. Results

Approximately 520 Housing Needs Survey forms were distributed and 176 surveys were returned, equating to a return rate of 33.85% which is very good for a survey of this type.

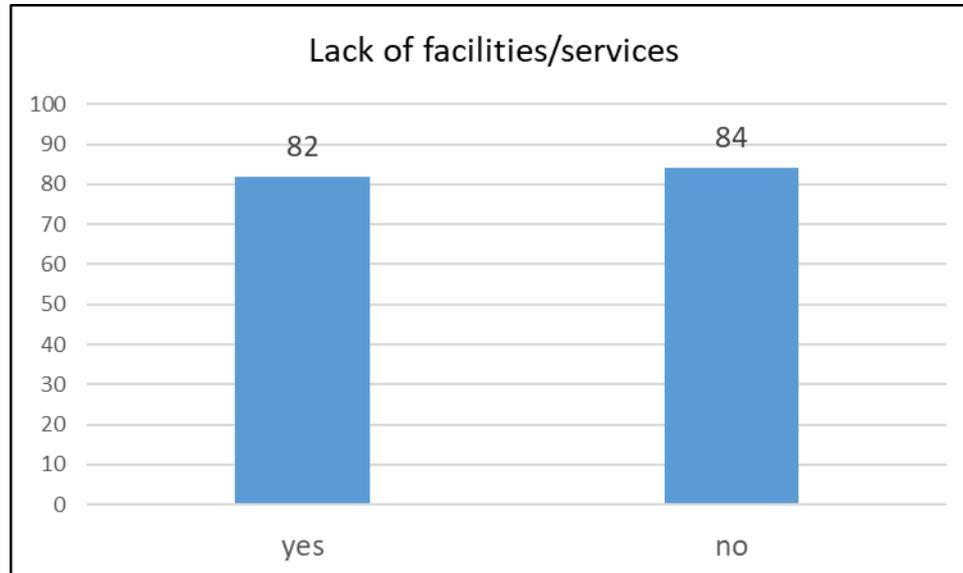
For the purposes of this report the term “respondent” refers to an individual survey form.

#### Part One

##### Q1: Local facilities/services

Respondents were asked “Do you feel the parish lacks any facilities/services?”

Of the 176 respondents 166 answered this question, as shown below, with respondents being very closely divided.



Those who answered “yes” were invited to comment on “what facilities/services” and the comments provided can be seen as Appendix B to this report.

##### Q2: Taking part in local community activities

Respondents were asked “In the last six months have you taken part in any local community activities (big breakfast, parish council meeting, clubs and societies, church sport etc)?”

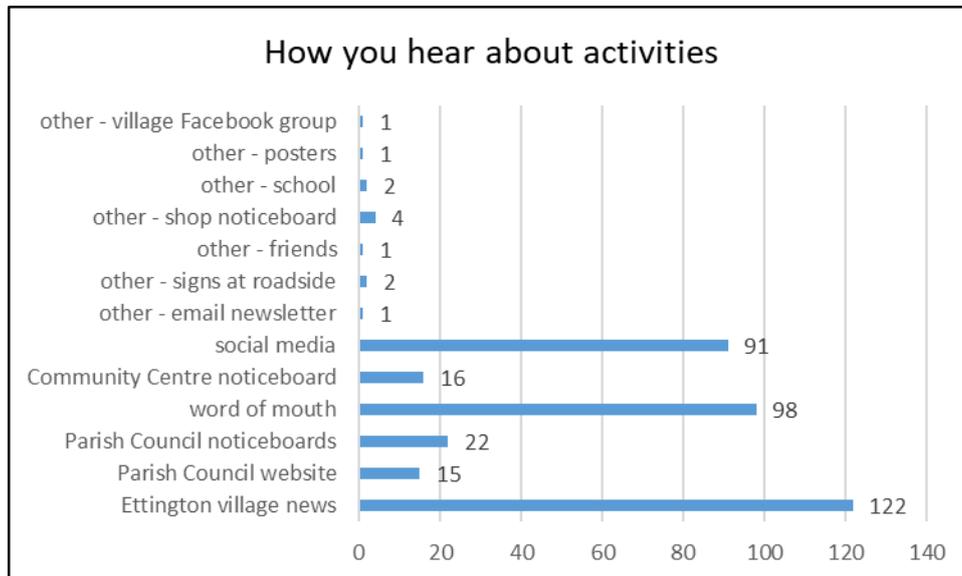
Of those who answered many pointed out that the Covid-19 pandemic had restricted community activities whilst others responded with details of what would, under normal circumstances, have been their usual activities. As can be seen from the list below the “Big Breakfast” appears to be very popular.

Big Breakfast	39	Mosaics class	5
speedwatch	3	Ettington Rovers football matches	1
church	18	Fitness classes	1
Slimming World	7	fun run	1
Parish Council meetings	21	church fete	5
Tai Chi class	2	Xmas fayre	1
Monday Club	13	concerts	2
Gardening Club	10	football	2
Zumba	2	clubs	2
Dog training	1	First Responders	1
Brownies	1	Lions Quiz	1
panto	5	village garage sale	1
yoga	3	Fit Steps	2
VE Day celebrations	5	school	1
Ettington Park opera	1	tennis	2
Ryepiece Barn concerts	6	village produce swap	2
outdoor theatre	5	Cubs	1
GTFT	1	Beavers	1
Mens Club/snooker	2	school PTA/FOES events	5
Cinema	2	Pillerton Scouts	3
Sport 5 a side	1	pub	1
Pre-school	1	village shop	1
Ettington Community Trust meeting	1	Community Centre activities	1
Book Club	4	Community Centre meeting	3
Pilates	1	Rubbish Friends	1
bingo	5	FAC trips	1
Gardening Club	11	Ettington Runners	1
Quaker meetings	2	Clap for Carers	1
Ettington Community Hub	4		

### Q3: Hearing about community activities

Respondents were asked “How do you hear about community activities” and were invited to tick all that apply from a given list.

As can be seen below the majority indicated that they use Ettington Village News to hear about activities, closely followed by word-of-mouth and social media.



#### Q4: Barriers to participating

Respondents were asked “Are there any barriers to you participating in your community?” and the comments that were provided can be seen at Appendix C to this report.

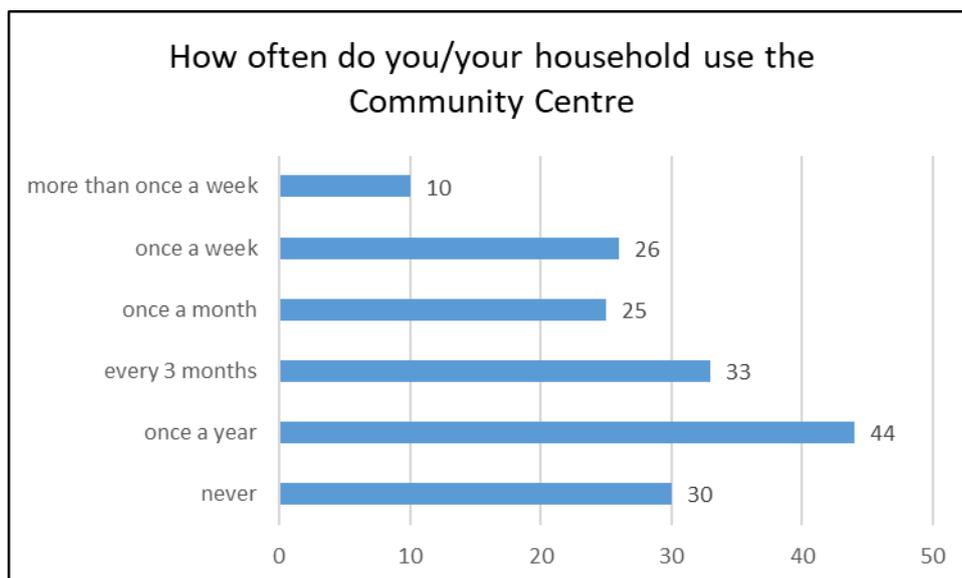
Several comments were made about lack of information and timing of events.

#### Q5: Ways to help local people connect

Respondents were asked to “suggest ways that could help Ettington feel more like a community or to help local people connect more with each other”, and the comments that were provided can be seen at Appendix D to this report.

#### Q6: How often do you use the Community Centre

Respondents were asked to indicate how often “you or members of your household use the Community centre facilities”, and chose from a pre-determined list.



One respondent provided their own answer, being “twice a year”.

### **Q7: What might prompt more attendance at the Community Centre**

Respondents were asked “What extra events, activities, equipment or opportunities do you think might prompt more regular attendance at the Community Centre?” The suggestions that were provided can be seen at Appendix E to this report.

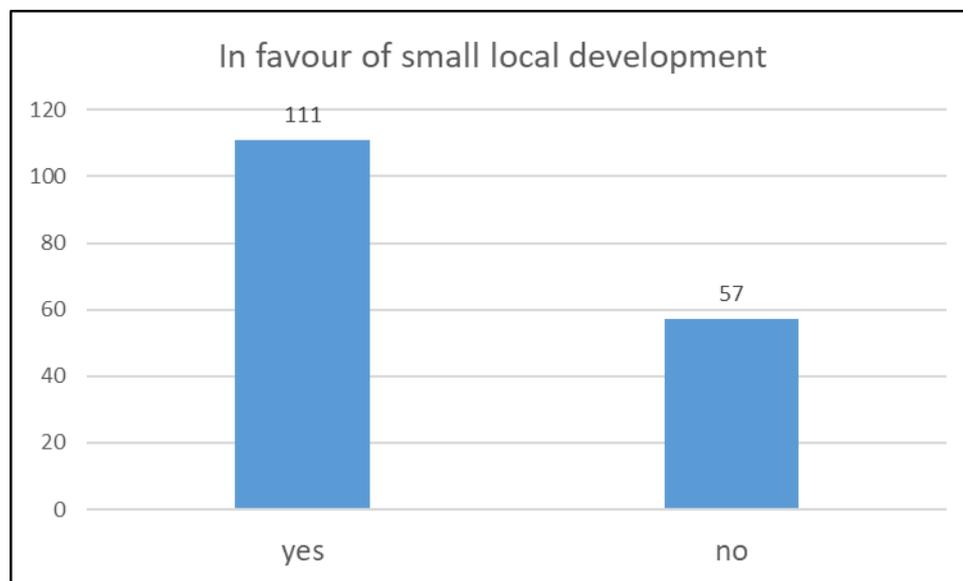
### **Q8: Developing the first floor of the Community Centre**

Respondents were asked “If funds became available and the substantial area on the first floor of the Community centre could be developed what use(s) do you think could be made of it?” The suggestions that were provided can be seen at Appendix F to this report.

### **Q9: In favour of a small development**

Respondents were asked whether, in principle, they would “be in favour of a small (approx. 10) development of homes in the parish restricted to people with a local connection.”

Of the 168 responses the majority are, in principle, in favour.



Respondents were invited to add comments “about local housing, including possible locations that may be suitable for housing.” The comments can be found at Appendix G to this report.

### **Q10: Is your current home suitable**

Respondents were able to indicate “Yes, my current home is suitable”, in which case they didn’t need to complete any further part of the survey form, or “No, my current home is not suitable” in which case they were asked to complete part two of the survey form.

Of the 176 survey forms returned, 15 respondents indicated that their current home is not suitable though, of these 15, 4 respondents provided no information at part two, 1 respondent was deemed to already be adequately housed, and 1 further respondent does not have a valid housing need (for example, larger garden, car port, detached house). Additionally, 2 respondents who did not answer this question then went on to indicate a need and provide information in part two, as did 2 respondents who had answered that their current home is suitable.

Part two therefore provides information from 13 respondents who identified themselves as being in housing need.

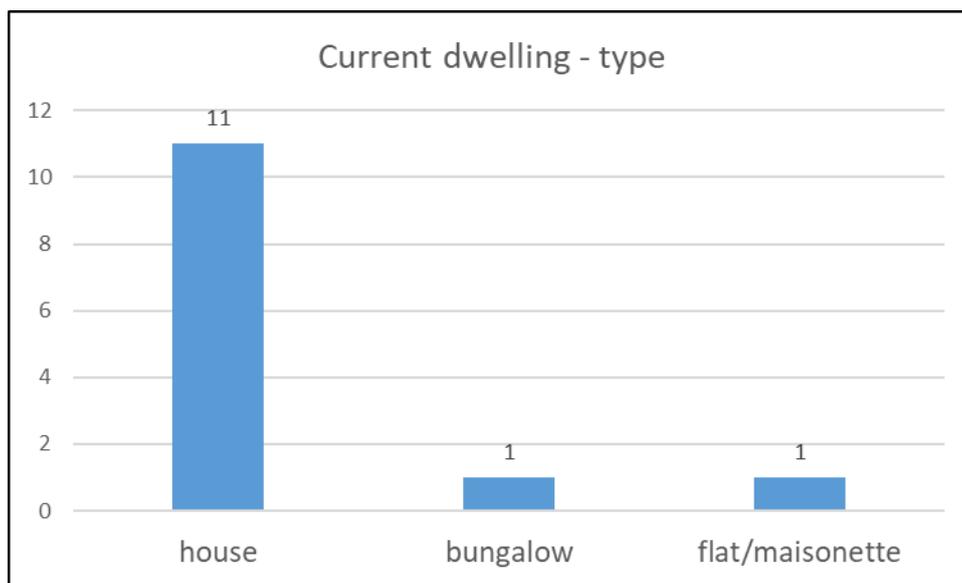
## Part Two

### Q1: Current dwelling

Respondents were asked to indicate the type, size and tenure of their current dwelling.

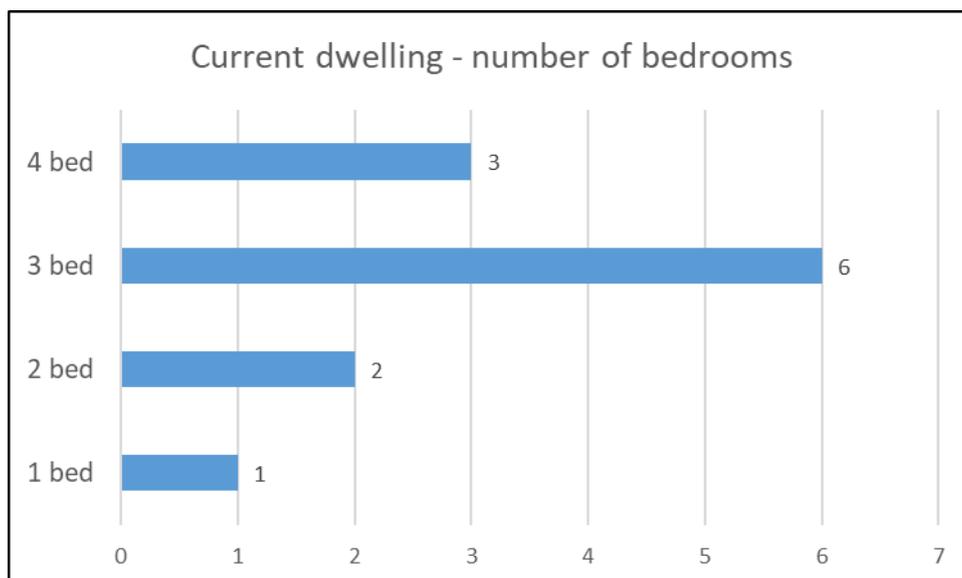
#### i) Dwelling type

All respondents indicated the type of dwelling that they currently reside in and, not surprisingly, 'house' represents the largest factor at 84% (11 out of 13).



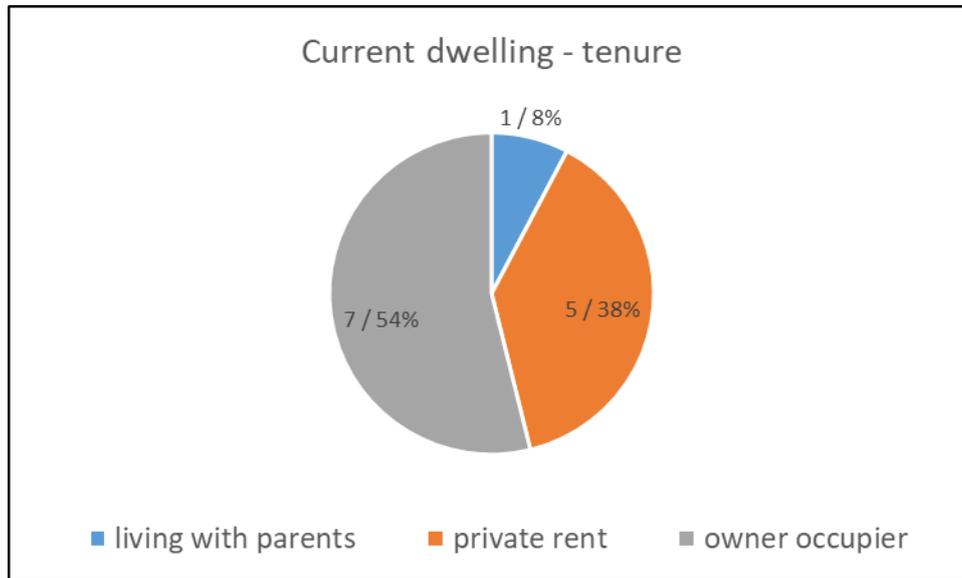
#### ii) Number of bedrooms

Of the 13 respondents 12 indicated the number of bedrooms within their current dwelling.



### iii) Dwelling tenure

The following chart shows the current dwelling tenure of the 13 respondents, with owner occupier being the single largest factor at 54%.

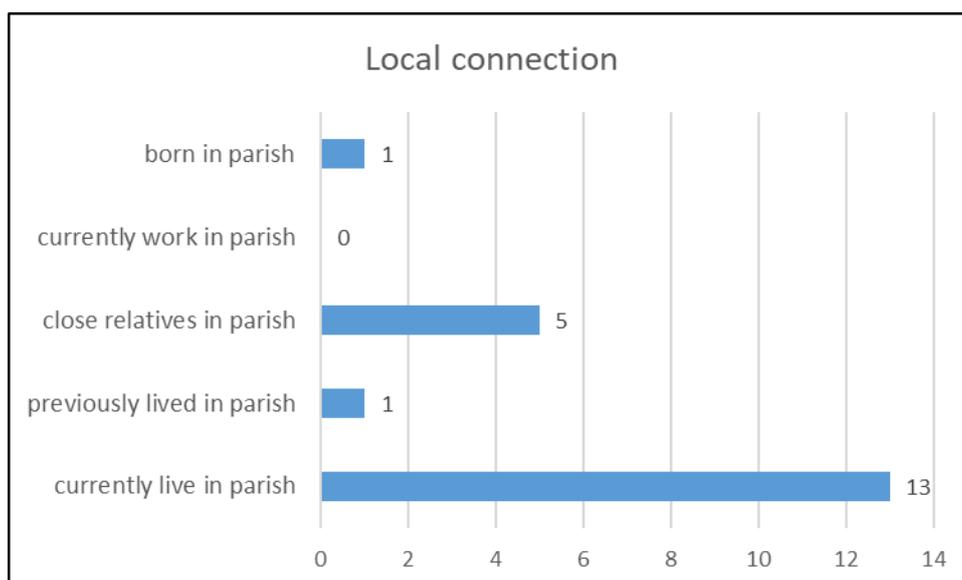


Respondents who rent were asked to indicate “approximately what percentage of your income, after tax, do you spend on rent?” All of the respondents who currently rent provided information, as shown below, which gives an average rent of 40% of income:

- 20%
- 40%
- 40%
- 50%

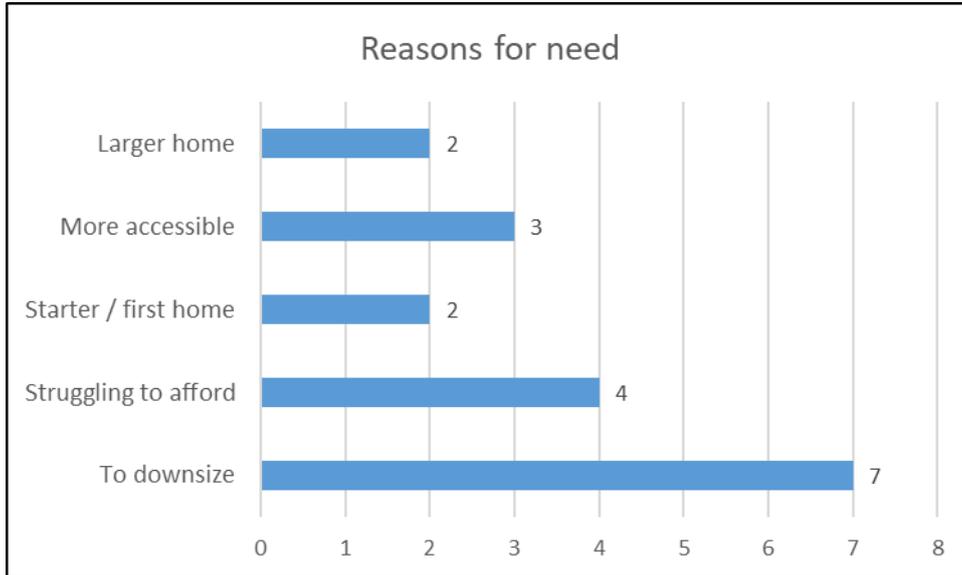
### Q2: Local connection

Respondents were asked to indicate their local connection to the parish and were able to indicate more than one connection. All respondents answered this question.



### Q3: Reasons for housing need

Respondents were asked to indicate “which of the following statements apply to your household” and were able to “tick all that apply”. All respondents answered this question.



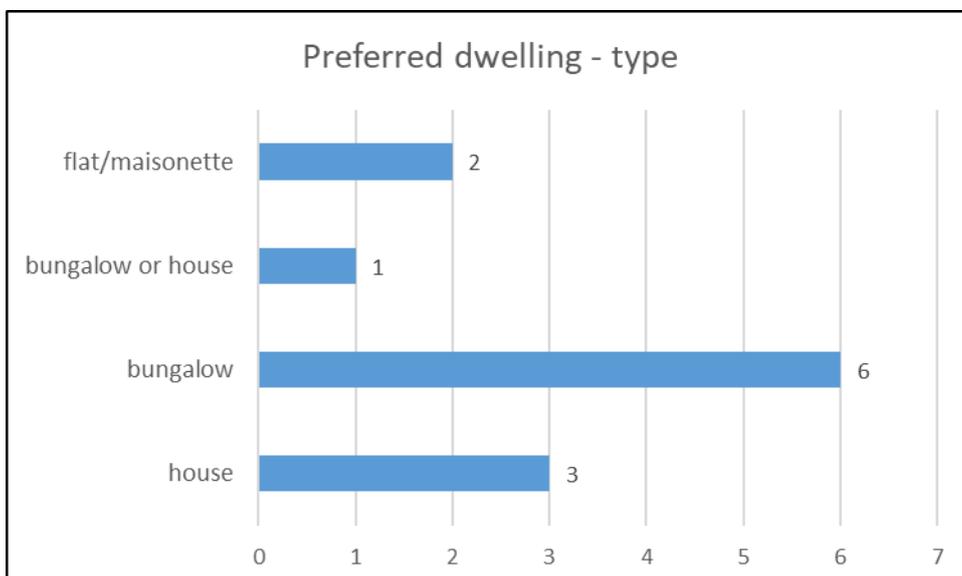
As can be seen above respondents looking to downsize represent the largest group.

### Q4: Preferred dwelling

Respondents were asked to indicate the type, size and tenure of their preferred dwelling. It should be noted that a housing preference doesn't necessarily align to analysed need. For example, a couple with a young child, a joint income of £40,000, no savings and seeking a 3-bed owner occupier home would be analysed as requiring a 2-bed house to rent from a housing association. Further information is provided at Q5 Financial Information.

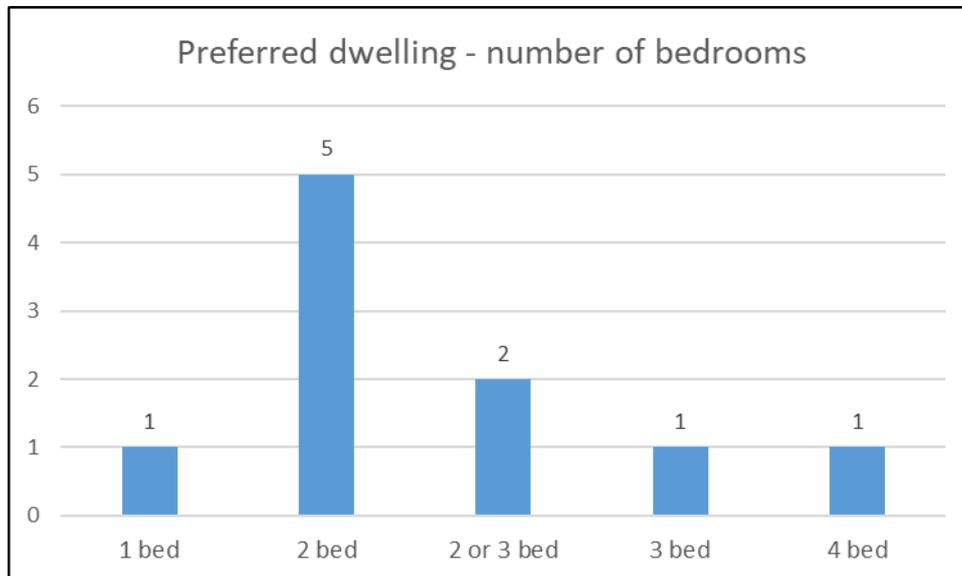
#### i) Dwelling type

Only 12 of the 13 respondents provided information and, as can be seen in the following chart, bungalow is the most popular option followed by house.



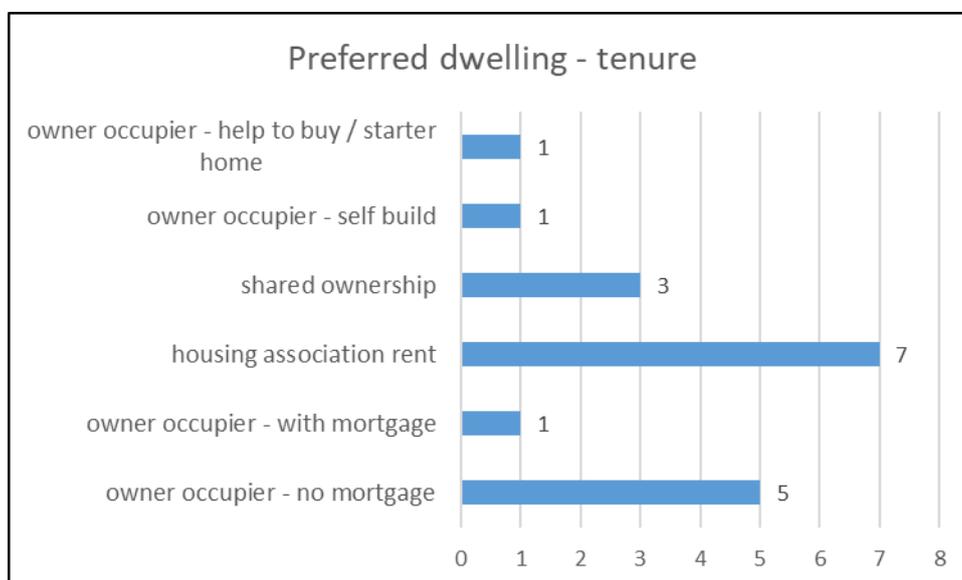
## ii) Number of bedrooms

Only 10 of the 13 respondents indicated a preference regarding the number of bedrooms with two and three beds proving most popular, which is not dissimilar to other rural parishes across the district.



## iii) Dwelling tenure

Respondents were asked to indicate their preferred tenure and were able to indicate more than one preference. All respondents answered this question and some form of home ownership is the most popular.



## iv) Designed to cater for a disability

Two respondents indicated that they would prefer a property specifically designed for a disability, with reference made to disabled use.

Respondents were invited to "provide details of any specific housing requirements". This information aids the analysis of need but is not reproduced within the report.

## **Q5: Financial information**

The information provided in response to this question aids the analysis of need but is confidential and not reproduced herein.

Where a respondent indicates a preference for shared ownership their ability to enter into such an arrangement is assessed using the information provided. The mortgage the respondent could raise is compared against a 50% share (the usual starting percentage for shared ownership) of a comparable owner occupied property, as demonstrated through the research shown in Appendix H to this report. If it appears that the respondent could not enter into a shared ownership arrangement they are re-classified as being in need of rented accommodation.

Similarly, where a respondent indicates a preference for a market home their ability to enter into a mortgage is assessed including the ability to raise a deposit. Having assessed whether the respondent could reasonably acquire a suitable mortgage if they could not do so they are re-classified as being in need of either a shared ownership (with a suitable deposit) or rented property (without a suitable deposit).

## **Q6: Financing a new home**

Respondents were asked to indicate whether they had “savings, equity in your current home or will someone gift you money towards a new home”. Ten respondents provided information that aided the analysis of their need. The information provided is confidential and not reproduced herein.

## **Q7: Housing waiting list**

One of the respondents indicated that they are currently registered on the District Council’s housing waiting list, known as Home Choice Plus.

However, it should be noted that at April 2020 there were 21 households with an address within the parish registered on the local authority housing waiting list. Whilst some registered households may not wish to continue residing locally, experience from across the district shows that typically most people living in a rural parish will wish to continue residing there due to established social networks etc. This particularly applies to families with children and older people. A summary of these registered households can be seen at Appendix I to this report.

## **Q7: Detail of households seeking alternative housing**

The information provided in response to this question aids the analysis of need, for example in relation to overcrowding, but is confidential and not reproduced herein.

## **4. Conclusion**

This survey identifies a need for 13 alternative homes for households with a defined local connection to Ettington parish, as shown below.

### **Housing association rent**

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

### **Housing association shared ownership**

- 1 x 1 bed bungalow

### **Owner occupier**

- 1 x 1 bed bungalow
- 5 x 2 bed bungalow

### **Owner occupier / self-build**

- 1 x 3 bed house

In rural areas where analysis indicates a need for 1-bed rented accommodation this may be reclassified as 2-bed accommodation as 1-bed homes can sometimes be difficult to let and may sit vacant for a period of time. A 1-bed home can accommodate only a single person or couple, whereas a 2-bed home can also accommodate a small family and a single or couple household may grow and require additional space in the future. This increased flexibility, weighed against the relatively small extra cost and extra space associated with building a 2-bed home is a strong argument for providing the larger unit.

## **5. Contact Information**

Ms Sarah Furniss - Clerk to Ettington Parish Council

Tel: 07786 938072

Email: [epc.clerk@yahoo.com](mailto:epc.clerk@yahoo.com)

Web: [www.ettington.org](http://www.ettington.org)

Sarah Brooke-Taylor – WRCC, Rural Housing Enabler

Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF

Tel: 01789 842182

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

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

# Ettington Parish Council

## Housing Needs Survey and Community Questionnaire

August 2020

It is important that you read all of this page

Dear Householder

A lack of suitable housing is an issue for many households and can often lead to local people moving away. To assess whether or not this is a problem in the local area we are conducting a survey to identify the homes that local people need. The survey is for everyone, whether or not you are looking for alternative housing.

As this is being sent to every household in the Parish we have taken the opportunity to ask some questions relating to the community. By participating in the survey and completing the attached form you will help to provide an insight to the needs of our community both now and for the future.

The survey is set out in two parts.

**People who are NOT in need of alternative housing are requested to complete PART 1 ONLY.**

**People who are looking for alternative housing within the next five years and wish to remain in or return to the parish are requested to complete PARTS 1 and 2 of the form.**

Do you know anyone who is originally from the parish, now living elsewhere, who would like to return to the parish? Or someone who currently works in the parish and lives elsewhere but would like to move in to the parish to be nearer to their work? If so, please ask them to contact the Rural Housing Enabler ([housing@wrccrural.org.uk](mailto:housing@wrccrural.org.uk) or 01789 842182) to receive a copy of this form.

All information will be treated in confidence and an anonymised report will be provided to the Parish Council. The survey is being carried out in partnership with WRCC, an independent charity that works across Warwickshire and Solihull to sustain rural communities. The analysis will be carried out independently by WRCC and it will retain and shred all returned survey forms once the information has been accessed.

Please complete and return the attached form by 19<sup>th</sup> September using the Freepost envelope provided, or complete this survey online at [www.smartsurvey.co.uk/s/Ettington2020](http://www.smartsurvey.co.uk/s/Ettington2020)

Thank you for participating in this survey

Cllr David Hughes  
Chairman - Ettington Parish Council

# Housing survey for Ettington parish

## Part one - to be completed by all households

1. Do you feel the parish lacks any facilities/services?

Yes - what facilities/services? .....

No

2. In the last six months have you taken part in any local community activities (big breakfast, parish council meeting, clubs and societies, church, sport etc.)? If so, which?

--

3. How do you hear about community activities (please tick all that apply)?

Ettington Village News	Parish Council website	Parish Council noticeboards	Word-of-mouth	Community Centre noticeboard	Social media	Other (please give detail)

4. Are there any barriers to you participating in your community (mobility issues, timing, lack of information for example)?

--

5. Can you suggest ways that could help Ettington feel more like a community or to help local people connect more with each other?

--

6. How often do you or members of your household use the Community Centre facilities?

Never	Once a year	Every three months	Once a month	Once a week	More than once a week

7. What extra events, activities, equipment or opportunities do you think might prompt more regular attendance at the Community Centre?

--

8. If funds became available and the substantial area on the first floor of the Community Centre could be developed what use(s) do you think could be made of it?

--

**9. In principle would you be in favour of a small (approx.10) development of homes in the parish restricted to people with a local connection, for example homes for rent or shared ownership from a housing association?**

- Yes  No

Please add any comments you would like to make about local housing, including possible locations that may be suitable for housing. These comments may be included anonymously in our report.

**10. Is your current home suitable?**

Consider all household members and affordability, accessibility, size and security of tenure. Take into account any anticipated changes in circumstances over the next five years.

**Yes**, my current home is suitable (you don't need to complete part two of this form but please return this form using the Freepost envelope attached)

**No**, my current home is not suitable (please complete part two of this form if you would like alternative accommodation within the parish within the next five years)

**Part two – to be completed ONLY if your household is in need of alternative housing and you wish to live in the parish**

**1. Current dwelling - what type of property do you currently live in?**

- |                                   |  |
|-----------------------------------|--|
| <input type="checkbox"/> Bungalow | <input type="checkbox"/> Flat / maisonette |
| <input type="checkbox"/> House    | <input type="checkbox"/> Other .....       |

Number of bedrooms .....

- |  |  |
|--|--|
| <input type="checkbox"/> Rent - housing association*           | <input type="checkbox"/> Owned (with/without mortgage) |
| <input type="checkbox"/> Rent – private*                       | <input type="checkbox"/> Live with parent/s            |
| <input type="checkbox"/> Shared ownership (part rent part buy) | <input type="checkbox"/> Other .....                   |

\* If you currently rent your home approximately what percentage of your income, after tax, do you spend on rent? %

**2. What is your connection to this parish (tick all that apply)?**

- Currently live in the parish (how many years? .....
- Previously lived in the parish (how many years? .....
- Have close relatives living in the parish (relationship .....
- Currently work at least 16 hours per week in the parish (how many years? .....
- Born in the parish but moved away

**3. Which of the following statements apply to your household (tick all that apply)?**

- Need a larger home
- Want to downsize
- Want a starter home / first home
- Wish to return to the parish
- Struggling to afford current home
- Need to be closer to a carer or dependent
- To be closer to employment
- Need a home that is more accessible (ie all rooms on one floor)
- Need a new home for another reason - please explain below

**4. What type of property would your household prefer (tick all that apply)?**

- Bungalow                       House                       Flat / maisonette

Number of bedrooms .....

- |   |   |
|---|---|
| <input type="checkbox"/> Rent - housing association             | <input type="checkbox"/> Owned - with mortgage              |
| <input type="checkbox"/> Rent – private                         | <input type="checkbox"/> Owned - without mortgage           |
| <input type="checkbox"/> Fixed equity                           | <input type="checkbox"/> Owned - Help to Buy / Starter Home |
| <input type="checkbox"/> Shared ownership (part rent, part buy) | <input type="checkbox"/> Owned - self-build                 |

- Designed to cater for a disability

Please provide details of any specific housing requirements (eg relating to a disability) for yourself or any member of your household who is seeking housing with you.

**5. Please indicate the approximate total annual gross income (before tax) of the household in need of alternative housing. Do not include housing or other benefits.**

£

This information will not be disclosed to any third party and remains confidential. Financial information helps determine the tenure of property suitable for the household.

**6. Do you have savings, equity in your current home or will someone gift you money towards a new home?**

- Yes savings £..... / equity £..... / gift £.....
- No

**7. Are you registered on the local authority housing waiting list (Home Choice Plus)?**

- Yes  No

If you wish to rent a housing association property you should be on the housing waiting list. Application forms are available by email ([housingadviceteam@stratford-dc.gov.uk](mailto:housingadviceteam@stratford-dc.gov.uk)), download ([www.homechoiceplus.org.uk](http://www.homechoiceplus.org.uk)), or telephone (01789 260861).

**8. Details of the household seeking alternative housing**

	Age (yrs)	Sex (M / F)	Relationship to person completing survey form
Person 1			<i>Person completing form</i>
Person 2			
Person 3			
Person 4			
Person 5			
Person 6			

**Please provide contact details.** We may need to contact you to obtain further information. Any information you give will remain confidential to WRCC and will not be shared with any third party.

Name	
Address	
Email / telephone	

If you have questions regarding this survey or you require additional survey forms please telephone 01789 842182 or email [housing@wrccrural.org.uk](mailto:housing@wrccrural.org.uk).

**Please return this form in the Freepost envelope provided  
no later than Saturday 19<sup>th</sup> September 2020.**

WRCC collects the minimum data required and for the specific purpose of providing an anonymised housing needs report. Data is processed lawfully and fairly, and it is kept in a secure manner. Returned survey forms are kept for a short period before being shredded.

WRCC is a registered charity No.1081017 and a Company Limited by Guarantee in England and Wales No. 3930819  
Find out more at [www.ruralwarwickshire.org.uk](http://www.ruralwarwickshire.org.uk)

## Appendix B – comments re lack of facilities/services

At Part One Q1 respondents were asked about the perceived lack of local facilities/services and were able to leave comments, which are shown below.

- activity area/meeting point for teenagers
- doctor/dentist
- Swimming/fitness facilities & secondary school
- Bus route that includes Fulready
- Shops/Sports
- Decent bus service for those without their own transport
- Speed cameras & CCTV
- 1) More buses 2) Street lights for Manor Lane + Ivy Lane
- Traffic calming
- More frequent bus services
- Decent bus service, adequate street lighting, medical centre, indoor sports/games facilities
- no chemist
- More for the elderly & clubs for teenagers
- Youth facilities, skate park, trim track
- More use of community centre
- There should be a bar facility in the community centre to make it more viable for events such as weddings
- More police presence is needed, to curb excessive noise and speed of motor vehicles using Caffeine Machine.
- More regular bus services
- 'Slow Down' notices for traffic and on corner of Halford Rd leading into Rogers Lane which is a bad bend
- Doctor/doctors surgery x10
- Better bus service x3
- Bus to north and south. Low cost room hire. Safe cycling
- Mains gas supply
- Adult outdoor gym in recreation park
- Better bus service - can't get to Wellesbourne. Dog waste bins.
- Freedom from A422 going through the centre of the village
- Improved bus service to and from Stratford-on-Avon. Mobile banking for those without transport to local towns
- Regular bus service, reliable locally engaged social care service for elderly
- A parish council that listens. We don't want a skate park for drug users.
- Medical surgery
- Better cycle access and better footpath access in the countryside surrounding the village
- A better bus service to Stratford
- Bus service on a Sunday
- Social club

- Transport links to Wellesbourne, dentist, doctor & local shopping
- Cricket Club!
- More frequent bus service
- takeaway, decent play area
- Doctors surgery - part time
- A bus to take villagers to Wellesbourne surgery or shops
- An improved bus service and residents encouraged to use it
- Takeaway, Indian, Chinese etc
- Better transport services
- Public transport
- More for youth
- More regular buses. Village owner mobility scooter. Mobility catering transport.
- Youth club
- Shops
- Better bus services for younger people to Stratford. More frequent times.
- Facilities for teenagers
- Skate/bmx track/toddler park. Gymnastics for children
- Transport
- Healthcare
- Excellent facilities
- Affordable housing
- More frequent buses to Stratford and into the evening.
- A gym or local area to exercise would be great.
- Something for older children to do. Those who have outgrown the playpark
- More bungalows especially 2 bedroom
- Crossing place further along village.
- The school does not have the capacity to cope with the extra children who have come to the village with the new houses that have been built.
- Play space for teenagers such as a skatepark
- More community events, more activities for young people to get involved with. Better park apparatus.
- More facilities for teens/young people.
- Outdoor exercise equipment for adults/older people. A safe cycle route for adults/children (not having to brave the road with fast cars and bikes)
- A wheeled play facility would complement the current playground and sports facilities.
- Sports facilities for all ages. Outdoor gym, TRX frame. MUGA court gets very busy, so it would be great to have additional facilities located outside the court, perhaps by the play area - single basketball hoop for shooting practice, small wall for tennis practice etc.
- Public transport links.
- Like to see picnic benches in the community centre park.
- a community centre-based youth club
- More children's park facilities. More equipment for teens

- the MUGA is not fit for purpose because the surface is poor and the size of the 5 a side pitch is wrong.
- Something for the youth, 11-19 year olds
- Something for teenagers to do.

## Appendix C – Barriers to participating

At Part One Q4 respondents were asked whether there “are any barriers to you participating in your community” and the comments provided are shown below.

- Covid-19 x2
- Lack of information and/or finding out about events in time
- Disability
- I often miss events posted at each end of village
- None x19
- Lack of information in Fulready
- Mobility issues x5
- Not able to make evening activities (when younger got involved a lot).
- The footpath between Manor Lane and Rogers Lane is unsuitable for anyone in need of a Rollator or wheelchair.
- Lack of information, being outside the village
- Would be useful to have more information in the village news.
- Mobility, age, lack of activities for over 70s
- no x79
- Lack of information x2
- No barriers for me but another household member has restricted mobility
- No not really, age might be one, a bit old for Zumba
- Come off social media Facebook page due to all the arguments about the wheeled play area. So many of us do not want it in the village. Village not as friendly now with arguments about it being built. Don't build it, arguments stop.
- None although links with organisations are in Stratford mainly
- Lack of information, too late notification of meetings/events
- Not now made redundant - difficult when working in office
- We are elderly and nowadays value our time to ourselves.
- Time, but otherwise no
- Nothing
- Lack of information on what is available. Also timings of events that are.
- Work, childcare & time (we have no local support)
- Other commitments (children, jobs etc)
- Lack of time / busy
- Out of country 6 months per year
- Partially sighted, cannot drive
- Shielding member of family
- Some meetings don't allow for us to attend due to work/children. Between 5pm-8pm is a no go time.
- No, Covid has prevented any participation
- Some mobility issues x2
- Suffering with depression/anxiety becomes a barrier on bad days/weeks
- The lockdown has seen the introduction of many new community services – deliveries of groceries/medicines

- Timing x2
- No - possibly lack of information in time to participate
- We live in Ettington Park, an extremity of the parish and can sometimes get forgotten!
- Work pressure. But we do participate a bit, co-organising some events.
- Working commitments. Covid/social distancing restrictions.
- Yes always find out after the event
- Lack of time! X3
- Simply my lack of time available though I try to get involved when I can
- Aggressive online keyboard warriors
- None, other than my work load
- Disability
- Shift pattern prohibits participation in fitness classes at the C.Centre
- Coronavirus anxiety
- Simply my lack of time available though I try to get involved when I can
- Work shifts hinder participating in fitness classes at the community centre.
- Mostly timing - 1 adult works a 12 hour day, the other adult has after school/evening childcare
- Lot of the activities take place during the day when I am at work.
- I am 87

## Appendix D - Ways to help local people connect

At Part One Q5 respondents were asked to “suggest ways they could help Ettington feel more like a community or to help local people connect more”, and the comments provided are shown below.

- Lockdown - positive effects everyone more friendly, negative effects - limited mobility. More street parties like Jubilee Day.
- More events at the centre such as fetes, quiz nights, travelling theatre, hold more classes at the weekend eg yoga, pilates, history club. More events & better comms.
- Maintain the footpaths. Many not passible, or have electric fences etc. Many people in the village enjoy walking.
- Keep up the spirit of lockdown
- Observer or local paper delivered to everyones homes
- Unfortunately a lot of people don't want to be part of community & think they are better than others. You can't fix ignorance & stupidity.
- By including Fulready properly?
- Sports and social events
- Social media appears to divide rather than unify
- Not really, it's a model community
- Communication mediums are reviewed/optimised
- Annual events eg street party, VE Day etc. Local service provision - more use of centre for school/Doctor etc
- Kinder FB comments - sometimes it feels a bit unpleasant
- It's already pretty good
- Less HGV vehicles/traffic thundering through village
- Could the community centre be used to support the school to help the children socially distance? This could support health of whole village.
- More for teenagers, more exercise in evenings for working people
- No, thinks it's brilliant
- Deliver a copy of the Ettington Village News to every house in the parish. Youth Club, Retirees Club.
- Re-open the White Horse. Local interest groups. Events at weekends & evenings for everyone
- Difficult during a pandemic. Groups are not meeting so much. Community is good in Ettington, Facebook page vital.
- Entertainment or events at the Community Centre
- Tea dances - in the afternoon. Live concerts (jazz, blues etc).
- Ettington already is a community. Local people do not need help to connect with each other.
- How about once a year having a home grown produce/floral/craft show competitions at the community centre, open only to Ettington residents
- Neighbourhood watch schemes
- An "Ettington Society" that celebrates village life, organises events, acts as an overall body for clubs & societies & involved Fulready, holds events such as litter picks, has say quarterly meetings bringing organisations together and discusses ideas - for instance on how to improve or 'green' the village.

- No, other than a village of this size should have a doctors surgery.
- More frequent use of community centre & rec
- More use of social media (interactive)
- Think the community spirit is alive & well in Ettington for those wishing to participate
- No - I think there is already a community feel. Perhaps an annual event to celebrate & raise money for village?
- Very difficult. Many of the residents are probably incomers who do not plan to stay. Best ask them what they want?
- Lunch club for older people to combat social isolation. Speakers to promote health and well-being, benefits advice, CAB/Age UK outreach services etc.
- More local control in allocation of new houses
- No, think it manages quite well
- Yes ask the parish council to listen to the village
- Regular whist drive or bingo etc
- Ways to connect digitally but not on Facebook as I don't have Facebook, eg an email would be good
- I think it's probably up to us
- Better regular use of Community Centre
- One large annual village event/fete run by a group formed from all organisations and shared proceeds.
- Nothing to add
- I think Ettington has a great community. I do, however, think traffic & speeding is an issue.
- "The Hub" has done a fantastic job since it was formed & we have appreciated the leaflet & communication throughout Covid-19 & the volunteer medicine service
- Sports club. Allotments
- It is a great community to live in
- Perhaps some music evenings - for example as done in Butler's Marston (perhaps their musicians could be persuaded to give concerts elsewhere).
- Village has a good community feel - met lots of people walking in lockdown
- We have a ladies group, gardening club, various keep fit activities in the village & had planned VE Day celebrations. We did a village Mexican Wave & individual road parties. Anything that involves food always brings people of all ages together.
- Coffee mornings
- Some gardens (front) are in a very bad state and residents should be encouraged to improve them
- A Dementia Café like the one in Wellesbourne
- Drop in centre at community centre so people have somewhere for first contact when help needed.
- Encourage community to attend Parish Council meetings. Make meetings more inclusive. Unfortunately the Parish Council do not encourage villagers to attend.
- More day/lunchtime activities - mixed interests, ages etc.
- Fulready needs to get involved with Ettington
- Social media/Facebook has highlighted animosity between villagers which is unpleasant to read. Therefore no longer know who to trust in the village.
- Hold events like Ilmington, village show etc

- Social gatherings - fetes, music events etc
- More use and promotion of community centre
- No - the community is friendly & fine - making it larger is not the way to make people connect.
- Start a regular monthly "litter picking group" to encourage those who currently don't appreciate what an excellent village we live in.
- Not really, people don't get involved anymore because they can't be bothered.
- I think it does feel like a community. The village Facebook page is probably the most effective way of connecting people. And the notice board at the shop.
- More events aimed at the younger folk in the area.
- Summer fete, not linked to church. Bonfire and fireworks, things like that.
- Social club
- A local history group meeting about the village and surrounding area.
- More whole community events (when it is possible) like the First Responders event a couple of years ago. Make use of the community centre grounds for village picnics etc. More opportunities for teens to join community products.
- Fewer apathetic people in the village
- More regular actual events where people from different backgrounds can mix (when things get back to normal).
- By having parish councillors who aren't biased and openly rude to parishioners!
- Cycle club for slower cyclists. Listen more rather trying to railroad unpopular ideas, just because a few regularly attend meetings does not mean their voice gets more weight. You need to make it easy for people to interact in several ways - this way is easy. Walking groups. Online book club.
- Sports facilities for all ages. Outdoor gym, TRX frame. MUGA court gets very busy, so it would be great to have additional facilities located outside the court, perhaps by the play area - single basketball hoop for shooting practice, small wall for tennis practice etc.
- Skate park is not wanted. It is causing so many arguments and dividing the village. Please do not build it.
- Very concerned about the wheeled play area. Lots of my friends and neighbours in the village are against it. Prefer not to have it.
- Don't build wheeled play area. We don't want it. It is dividing the community.
- Please stop wheeled play area. No one in my home wants it. The arguments it is causing are horrible. We have never been so divided. Hardly any in Ettington want it.
- More community events at the community centre, on the street (Like VE Day), particularly for festivals/national holidays, more village breakfasts, pop up pub, pop up restaurants (pizza?). NO expensive concrete skatepark on the community recreation field. This has created division.
- Please stop with the wheeled play area. It is making everyone argue. Not wanted.
- We should have an annual village party in the community centre grounds. Please please please do not build the skatepark. It will change the area for the worse.
- More whole village events (when it is possible again)
- The current issue of the skatepark has been divisive. Unless the PC go back to the whole community on the issue, rather than just the youths, the village will stay divided and resentful.

## Appendix E - What might prompt more attendance at the Community Centre

At Part One Q7 respondents were asked what might prompt more regular attendance at the Community Centre and the responses are shown below.

- Difficult to mobilise community. Ettington - largely elderly population. ?Tea dances. Fab Alcester choir - negligible attendance by village.
- Computer café
- Fitness/parenting & mental health groups/support
- We are supportive of the skate park plans
- Wider range of children's clubs/societies to bring the community together & ladies clubs
- Jumble sales. Local craft sales. I understand cost of hiring comm. centre puts people off compared to what old village hall used to cost.
- More exercise classes / choir
- Gym
- Needs to reach out to the youth for whom there is little on offer
- I'm new to the village so hard to know @ the moment.
- Improved facility at the MUGA - the state of repair puts people off as it is dangerous.
- Cinema nights, Covid 19 testing, flu jabs location, as an extension of school premises
- Guest speaker nights possibly? Village BBQ's or something
- Fitness equipment (outdoor)
- Pilates, keep fit type sessions
- Table tennis, carpet bowls & other indoor sports, dog training
- Events/activities outside of working hours, eg early morning/evening yoga
- Evening exercise classes/gym
- Music concerts, craft sales & more, art exhibition
- Would like to see 'Live and Local' events back in the village
- Over 60's coffee mornings, Mum's coffee mornings, Knit & Natter, Bridge classes, Rock Choir, Art classes, drama groups - different ages, dance class adult and children, WI, U3A, camera club, How to use Facebook class
- More village fetes. Local drama group, young & old. Events & activities for the older generation.
- Large room is very cold - needs a suspended ceiling. Film nights - non children.
- Reading Room / swop library. Gallery/Exhibition equipment. Cinema with comfy seats & regular films.
- Fitness classes
- More activities for youth and older people
- A bar in the "lounge" area. A dividing screen & better heating in main hall.
- Doctors surgery
- Pop up events. Courses on different topics/areas of interest. Support cafes - ie caregivers café, bereavement café
- Music
- Youth centre
- Evening classes
- Craft mornings, Knit & Natter
- Don't know x2
- Courses for things like Art, Upholstery, soft furnishings etc

- A community garden outside, weekly drop-in teas, access to toilets at certain times to enable families to stay longer at play area. Especially free/low cost social session for elderly/isolated.
- Gymnastic equipment for young people, clubs for same age group
- Lunchtime or early afternoon quiz sessions as well as evening
- Flower arranging, craft club, sewing/knitting groups, cookery lessons etc
- Not sure
- Football nights, I imagine (though not for us)
- Zumba Gold, aerobics, line-dance classes, seated exercise classes for those with mobility problems. Tai Chi classes, family history group.
- A well run youth club, musical events, pensioners lunch club
- Reduced cost
- Music performances, films
- None x3
- Difficult to say
- Sort the MUGA out
- Indoor short mat bowls
- Not sure yet, just moved here
- Films/cinema, beer festival
- Film nights x2
- Live music
- Monthly disco/dances with live music. Discos for younger people. Indoor football, badminton, table tennis. Encouraging party use, birthdays etc.
- Good variety, don't know. Village bridge club?
- Rural cinema/village BBQ?
- Short mat bowls
- Communication
- So much going on it is up to the individual to participate.
- Better external advertising to local groups who need space as it has a fab variety of space. Wider range of activities by external suppliers, more use by the school and a better MUGA would attract fee paying sport club providers like at Wellesbourne.
- Yoga classes, Pilates. Youth Club? Maybe some afternoon 'tea' dance type activity?
- Table top sales, more toddler groups at weekends
- Going walking in small groups
- Being able to wash-up easily in the kitchen. Need more space and proper commercial dishwasher. Cupboards are full of heavy crockery it's a wonder they don't fall down and smash.
- Pilates
- Music events (live)
- More community events eg bingo, table top sales, Xmas fayre etc
- Table tennis, Zumba, badminton, all at convenient times
- Improvements to childrens play equipment. Community centre noticeboard outside as well as in.
- Need small business space and opportunities to open up such a hollow building - create diverse useage - businesses/workshops
- Can't think of any
- Music/social events
- More Big Breakfasts or a lunch soup kitchen. Wheelchair, motor scooter etc hire scheme.

- More toddlers stuff to do. More clubs.
- Art classes, cookery classes, pottery classes, craft classes
- More activities for elderly
- Quite happy with the current provision
- We think instead of skate park maybe crazy golf?
- In the community centre - activities for 4-10yr olds eg 4 a side football. Childrens gymnastics etc.
- More variety of clubs. Live music.
- More use of the stage and its facilities. Talks, small concerts, comedians, small musical acts.
- Tea dance
- Bridge?
- All seems catered for
- Indoor bowling
- Puppy/dog training. Arts & crafts. Upholstery. "Men in Sheds" - repairs for local OAP & others in need
- Band nights
- We hoped to store the Rubbish Friends equipment there but the proposed cost was prohibitive.
- Big breakfasts more often
- There isn't really anything for people of my age range to do in the community centre.
- maybe more things in the evenings for those who work all day
- Ettington used to hold white elephant stalls and jumble sales and most of the village looked forward to, perhaps raising money for charity?
- Youth, teen based clubs. Events for families like Halloween party, films, discos etc
- Regular film nights, pop up pub, pop up restaurant, bands playing. Youth group/centre. Obviously all of this would have to be after lockdown measures are lifted.
- More social activities, more training opportunities, a social club facility with a bar, hot desk space
- Exercise for retired
- Kids disco. Themed nights (dinner/dance) all different ages eg 20s 50s 60s etc music with blast from the past, food and dressing up. Doesn't have to a band. Live music Inc local talent opportunities. comedy gig. first aid training
- Good old disco!
- Wheeled play facility
- Village picnic or BBQ perhaps.
- Picnic benches in the park to the side and near sports area
- A parkland walk would be nice, more trees and bushes. Make it into a nice country park walk type experience.
- Access to the table tennis tables, air hockey, mini bowling/skittles alley, games cafe, pop up pub
- Would like to see BBQ's for the village in warmer months. Also village picnic, everyone comes for picnic on the grassed area at the same time. Again in warmer months.
- Would like to see an outdoor green gym, BBQ area, picnic tables, outdoor chess, outdoor ping pong.
- Film nights, discos, pop up pub, pop up restaurant, Bands, comedy nights, youth centre.

## Appendix F - Developing the first floor of the Community Centre

At Part One Q8 respondents were asked about possible uses for the first floor of the Community Centre, and the comments are shown below.

- Book club, local history group. School mums are excellent at motivating.
- Possibly a fitness suite/youth hub/support groups
- Possible business uses to create income
- Youth club/weekly pop-up shops to encourage new businesses
- Community offices or library facility
- Gym/swimming pool/shops
- Hot desking where internet connection may be more efficient
- Office for local people, with superfast internet. Some space rented permanently, some hot desking (coronavirus permitting)
- 1) Business hub potentially useful if more home working and startup businesses 2) Create a flat + use rent to pay for community activities
- Young peoples centre/youth club
- a Gym (possibly via monthly subscription)
- Table tennis, darts etc. Library service. History Room.
- Youth club, cubs, scouts, brownies, guides, film club, drama classes, small theatre, move the snooker club upstairs to free up room downstairs, makers club
- A reference library with the village history records. Lots of people have local info. Kept together & used as reference. Also a small library, local books & local maps. Computer access too.
- A lot of people are working from home now - office facilities & photocopier - hot desks maybe.
- Studio spaces for artists and creatives in the village.
- Fitness classes
- Offices, workshop/studios, library
- I think this is a huge white elephant until the downstairs part is sorted.
- Community office space for those working from home. Bespoke exercise space
- Table tennis, darts, pool table as permanent fixtures
- Music performance
- Local business space to generate income
- Not needed, would be waste of money
- Youth club. Pensioners meeting hub
- Redecoration/updating
- Flat - for part time caretaker/groundsman
- Don't know x7
- Courses for things like Art, Upholstery, soft furnishings etc
- U3A
- GP satellite clinics, also for social services, Citizens Advice, etc to run, say, once a week sessions, as happens to Wellesbourne PC office. Parish council office? Budget office space for small business/starts ups/WRCC.
- Pre Covid I would have said office space/showroom for local businesses
- Hot desks (WiFi permitting) for "working from home" individuals.
- Collectors & bric-a-brac fairs
- Coffee lounge
- Hard to think what. If existing space is underutilised, surely any newly available space would suffer the same problem?

- Meeting rooms for clubs. Office space for local enterprises
- Accommodation
- U3A Group, table tennis club, IT suite and tuition for different age groups including silver surfers. Area could be used for those wishing to obtain tuition in family history research.
- Local café/community hub with allocated times for young/old & mixed group
- Facilities for clubs & small groups
- Accommodation for manager of centre
- No particular ideas
- Some people might find it useful, I cannot
- No the rest isn't used
- Not sure yet, just moved here
- Cinema. Concerts
- Accommodation for caretaker or facility for village school
- Scrabble group
- Adequate space exists already
- Community offices for organisations like parish council and church. Rental opportunities to cover running costs (ie not for profit).
- Office space, small meeting rooms, table tennis? To make it accessible for all either a stairlift or through floor lift would be required.
- Rented office space - Dr surgery
- Cannot comment on this question but found use of projection equipment v. difficult on a Summer evening function. Hall needs good blackout & hall floodlights not good either - supplementary dimable would help. Hall is well maintained & good asset. Visitors from afar passed comments & it is well equipped & very marketable. Parking excellent & secure. Good kitchen.
- Not sure x2
- Hot desks is one area/paid storage facility/youth club/gaming area for over 12s.
- Perhaps at Christmas time local small businesses could have couple of weekends selling their products. Be part of the Art exhibitions undertaken already. Local music festivals. Amateur dramatics?
- Storage for community enterprises eg Scouts
- Doctors surgery. Social area for young people.
- Unsure of space available. Will need new stairs, emergency exit, possible office space, consultation room for mental health etc (provided can use stairs). Insurance could be a problem due to the hall being accessible different times and alternative use.
- More meeting rooms/rooms to hire for local clubs/shops. Library/book loan area.
- The community hall, as it is, seems to be quite sufficient for village needs.
- More meeting/business start up
- Create an area for classes rather than large hall if people would/could run ie art, music. Teenager meeting place
- Small businesses, charity useage, workshops
- Let out for clubs at reasonable cost
- Meetings, social events
- Historical society. Environmental issues.
- More cultural activities
- More stuff for the kids to do.
- Needs disabled access
- Something for teenagers. Youth centre. Meet up place?

- Something for everyone to enjoy!
- Social enterprise or hot desking space, if it has good broadband fibre for people looking to work locally but not at home.
- Local trade/craft sales
- If the skate park doesn't happen, then it could make an ideal youth club.
- Youth club x3
- Perhaps more classes for education or cultural activities?
- Office break out pods for people who want to run small businesses in an office environment rather than isolated @ home - a good revenue generator.
- Hair salon. Doctors, local police, there are so many
- Small business shared work space
- A small gym for local folk to use. I feel like there isn't really any encouragement in the village to get out and be more active.
- IT equipped hot desking facility such as Venture House
- Office space. Small meeting rooms.
- A youth club with pool table, table tennis, vending machines, sofas etc. This could be used for other groups too at different times ie special needs young adults, home schoolers etc
- Permanent presence for clubs/groups. Astronomy, art, after school science.
- It would make a fantastic youth centre.
- Hot desks, rental spaces for local charities and initiatives, wedding/party space (great feature window!)
- Indoor football, netball, volleyball. Pole dancing & ceiling ribbon classes. Make it so you can section areas off to allow slightly smaller gatherings to still 'feel' ok. Climbing wall. Gymnastics club/kit. Outdoor awning to allow doors open usage. Add a second floating floor to make more use of the wasted ceiling height - use for study pods, work pods, chill out spaces etc.
- Sports and leisure facilities
- Make this into an area the young people can socialise in. A sort of youth club. Much better than the unwanted skate park.
- Funds are available. Don't waste so much money on wheeled play area and there will be money.
- A games area
- Youth club (appreciate a volunteer rota would be needed); post-Covid hot desks
- Coffee house/tea room
- Area for youth to socialise
- It would make a great youth centre for teens with table tennis, pool, vending machines etc.
- I think this is the area the youth should definitely be included in. Any anti social behaviour would be much easier to control and it can be restricted to residents of the village.
- A flat to rent out

## Appendix G - In favour of a small development

At Part One Q9 respondents were invited to provide comments about local housing, including possible locations. The comments provided are shown below.

- North end of old Warwick Road. South end of old Warwick Road. Prob both need compulsory purchase.
- I do not think there should be further property development in the village.
- Re-purpose brown areas & industrial sites only. Stop building on the fields. There is no justification for lots of new build in a small village. Some of the hotel grounds could be built on.
- Not taking up areas that have already been turned down for planning.
- Areas at the top of Ettington that have good road & bus services - plus access to local school/shops. NOT ON FLOOD PLAINS OR SSI/Green land.
- Affordable housing needs to be just that and take account of those who are just starting out on the housing ladder.
- If its small, I don't mind. We have a housing crisis + there are ways to accommodate.
- More affordable for local residents (children), 1st time buyers etc
- They must - as far as possible - use land that is not "countryside" or a local amenity (dog walking, recreation etc). Brownfield where possible. Infil? Architecture and finish should be fitting.
- The response depends on where they are built.
- The village is already big enough with all the new developments that have happened. If it gets any bigger it will lose the 'community' feel that it prides itself on.
- Local housing (which is affordable) is so important to maintaining community.
- More houses should be only for those with a connection to the village.
- I don't know - depends on location & supporting infrastructure
- Segregation is a bad idea. Restriction to local connection doesn't work for the Ivy Lane bungalows. There has been more than enough housing development in the village. Unfortunately the balance weighted too much towards larger homes & not catering for local needs.
- There has already been a lot of new development in the village. Shipston/Wellesbourne are not far and have large developments already. Any new developments will continue to expand Ettington & lose that village feel. For example what is happening in Newbold. We don't need more houses specific to Ettington.
- Maybe for keyworkers rather than 'local' connection.
- There have already been many developments already & the village is very crowded.
- We have had more than enough development in recent years.
- No more housing! Ugly new developments. Social housing & homes for elderly promised but never materialise. Greedy builders breach promises. Keep green space in the village. Protect & ensure Rogers Lane fields never get built on! Enough houses.
- I do not necessarily think a local connection is required.
- We can't expand the village much more without losing the community. This should be in our Village Plan?
- Locations for a very small development could be off the Old Warwick Road and a very small development on Rogers Lane opposite the new orchard development.

- I think Ettington is now large enough with various developments recently. The opportunity should have been used with thee instead of large expensive homes. The Neighbourhood Plan should remain as our guidance for the future.
- Refer to the Neighbourhood Plan, where it is well documented.
- Housing for local people, rent or buy - planned occupation not to be changed after the initial granting of plans - ie into grand homes.
- Built up already - few local communities (eg doctor's surgery)
- We have gone through and agreed the neighbourhood plan between 2011 to 2031. This was a very extensive exercise. We are already significantly above the agreed core strategy for development at circa 50%+. Why are we opening this up again???
- The parish council should not have actively supported the Ryepiece Orchard developments in Rogers Lane. Reason: we had already met the target for housing growth for some years to come; a new target will be set and this land will not be available, and with each new development the next target gets higher. "It is well designed" is not a valid reason in planning terms for supporting over-development. POSITIVE RESPONSE: some housing in an open field might be acceptable IF there is a significant "village green" buffer, with formal village green protected status.
- Should be restricted to take into consideration the power supply and sewage/ drainage/water.
- Modest houses, not luxury, would be appreciated. Land wasted behind Old Vicarage & opposite new private development plots. Good access already in place on Old Warwick Road.
- Affordable housing with opportunity to buy, either shared ownership or outright purchase at affordable/favourable price/deposit. Our 30 year old son, born & bred in Ettington, is yet to get a foot on housing ladder. Works locally, but local house costs/opportunities prohibitive.
- 1 bedroom housing
- I retain the view that the A422 should by-pass the village on the north side. The space between existing village and the by-pass could then be used for housing, or whatever else people wanted.
- Poor infrastructure would be an issue. Would there be enough takers for such properties now and in the future as they change hands.
- Restricted to 1 & 2 bed homes. NB the bungalows up in Ivy Lane were originally restricted to be allocated to local people. When did this change?
- I think there is enough building as it is, we do not need any more.
- We are overpopulated with not enough infrastructure
- Enough new houses now
- As long as traffic not impacted
- We have lost too much countryside already.
- There is more than enough housing currently in Ettington to maintain the community village status.
- There are several locations in village for small developments. Even a larger development, eg beside Community Centre, would be acceptable as there is an increasing age problem at the moment, young families are needed to swell population.
- Any new homes need to be suitable size/cost for first time buyers. Excessively large homes are not appropriate as there are plenty of these. Land up Old Warwick Road has been badly allocated. Better use could be made of this area of the village.

- Yes, because people out of the parish seem to get the social housing with the people of the parish having to live elsewhere. Does Fulready have any social housing?
- I think there have been a few developments recently already
- Make good use of infill areas as done at old pub site off Banbury Road.
- Risk of village losing character & too busy.
- Providing they are for local people - what is local?
- It would depend on site and age of occupants. I am in favour for older residents but those with families difficult as school cannot cope with demand already.
- School is already full. Road is too busy already. No or little public transport.
- Maybe on the Ettington Chase site as the hotel is no longer in use.
- There have been lots of houses built in the last year, including 30 new houses on my doorstep and another 6 or so at David's Orchard. That is plenty for now.
- We need more starter homes rather than 4/5 bedroomed houses.
- Add to new housing near Ettington Chase Hotel as access service links etc already exist. No building on new sites
- There has been housing available on newly built estates and there are the bungalows for the elderly. If there will be no further building plans, 10 houses seems acceptable but what planning is in the pipeline?
- No more building, new houses spoiling countryside
- I live in a 4 bed house that is too big. I would like to move to a 2 bed bungalow in the parish.
- For the children of families who already live in the village and have been for over 7 years.
- So long as the properties built were for the purpose of helping locals to stay local, not for resale at higher prices. Otherwise you will be asking the same question in 5 years time.
- Ettington desperately needs homes for retirement aged villagers. No more affordable homes. Already over developed!! Retirement complex/retirement village would be wonderful.
- Use site on Old Warwick Road, now for self build but no participants
- More affordable housing is needed.
- Great need for local starter homes and also smaller places for elderly to downsize - so releasing their larger local homes. Also some homes designed for those with mobility issues who wish to stay in their home village with family around. Only 6 bungalows for elderly in the village.
- Just for Ettington people only.
- Prefer smaller homes. Rogers Lane?
- In accordance with Neighbourhood Plan. Sites as previously nominated.
- It would probably destroy the cohesion of the village - it has probably reached it's optimum as a village community in which we can recognise and communicate.
- The Parish Council & Stratford Council have had numerous opportunities with recent House Build applications to have requested a small % of affordable housing to be built on the new home developments & they have not done so - Why now that the village has so many new builds are they asking this? Not enough forethought?
- 'Local connection' needs some defining. Some of the affordable housing on the Spitfire site has gone to people from Stratford; and a family with a village connection is having to move away to find affordable housing. Timing the availability/letting is tricky.
- Think there has been sufficient new housing
- Not sure

- As a younger person (26) it is extremely difficult to find affordable rented properties in the area despite us being a professional couple. It is near impossible to find a nice 2 bedroom property without having to move out towards Stratford/Evesham.
- Enough development of the wrong kind has already plagued our district. We need affordable, really AFFORDABLE housing not executive developments using brownfield sites.
- I feel if any more development happens, we will lose the village feel and be in danger of becoming a small town
- I was born in Ettington and would love to return, we [potentially identifying comment removed] would need a 2 bedroom property [potentially identifying comment removed].
- The village is a good size and if you allow 'just 10 more' houses, then where does that stop? The latest development was not built with the local community in mind and in helping young people get on the ladder. Further development in the village will take away the 'village' feel. There is no where else to build without encroaching on the green space we have on our doorstep and that I would never agree to.
- No more housing is needed x2
- Yes, for people with a local connection. NOT on the community field, which has been discussed before. This invaluable community focal point and resource should not be eroded. Not giving onto Rogers Lane as the not wide road and narrow pavements should not be subjected to any more pressure
- We don't need more houses. More than enough already been built. No more please.
- The area around Ettington Chase that has now closed down
- Far too many new houses being built. When spitfire built, they said a percentage would be for villagers to buy....this was not the case!
- Housing expensive especially for local people
- Enough already
- I think a previous housing plan had comments and views from the village already. Given we've got two lots of new builds I think our quota is way over and no new ones are needed for a while now. Please look at that rather than wasting all that effort!
- I think the piece of field between the football pitch and Banbury Road is most suitable for limited development
- Too many new houses been built in the last 10 years.

## Appendix H – Property search

Results of property search within the parish, October 2020 (excluding period & listed properties, property in need of refurbishment, with additional land, stables etc).

### Property for sale

Agent	Location	No of beds	Type	Price £
Knight Frank	Rogers Lane	4	detached house	800,000
Knight Frank	Rogers Lane	5	detached house	795,000
Vaughan Reynolds	Hillman Way	5	detached house	535,000
Kennedys Stratford	Hillman Way	4	detached house	450,000
Sheldon Bosley Knight	Nelson Close	3	detached bungalow	450,000
Nikki Homes	Manor Lane	4	detached house	375,000
Nikki Homes	Ivy Lane	4	detached house	350,000
Seccombes	Churchill Close	3	detached bungalow	315,000
RA Bennett	Ferguson Close	3	terraced house	280,000
Vaughan Reynolds	Clark Walk	3	terraced house	280,000
Connells	Manor Lane	3	terraced house	275,000
Jeremy McGinn & Co	Churchill Close	2	detached bungalow	275,000
Connells	Clark Walk	3	terraced house	240,000
Sheldon Bosley Knight	Clark Walk	3	terraced house	220,000

### Property sold within the last 12 months

Date sold	Location	No of beds	Type	Price £
Jul-20	Cherry Close	5	detached house	425,000
Feb-20	Manor Lane	3	semi-detached house	252,000
Dec-19	Manor Lane	3	semi-detached house	355,000
Oct-19	Banbury Road	3	semi-detached house	255,000

### Average house prices (using above data)

House size & type	Price £
2 bed detached bungalow	275,000
3 bed detached bungalow	382,500
3 bed semi-detached house	287,333
3 bed terraced house	259,000
4 bed detached house	206,250
5 bed detached house	528,333

Information from Rightmove.co.uk, Zoopla.co.uk, and OnTheMarket.com.

## Appendix I – Home Choice Plus

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

At April 2020 the following households with an address within Ettington parish were registered.

Household type	No. of children in household	No. of households	House type & size
Single/couple	0	7	1 bed maisonette or 2 bed house*
Family	1	4	2 bed house
Family	2	2	2 or 3 bed house
Family	3	1	3 or 4 bed house
Family	4	1	3 or 4 bed house
Family - other	0	1	2 bed house
Pensioner/DLA	0	5	1 or 2 bed bungalow*

\*In rural areas where analysis indicates a need for 1-bed accommodation this may be reclassified as 2-bed accommodation as this offers greater flexibility.

If local needs properties are developed for a community as a result of information obtained through a housing survey and similar evidence it would be subject to a planning obligation limiting occupation of the homes, including any local market homes, to people with a defined local connection (as listed at Part two Q2 on the survey form).