



**Lubenham Parish Council
NEIGHBOURHOOD PLAN
HOUSING NEEDS SURVEY**

LUBENHAM

August 2013

Report



Lubenham Housing Needs Survey

A housing needs survey was undertaken from 04.07.2013 to 22.07.2013 as a part of the Lubenham Neighbourhood Plan. It was carried out to assist with establishing general planning policies for the development and use of land in the Parish. The survey covered the whole of the Parish including Bramfield, Gartree and Greenacres.

More details of the Neighbourhood Plan, with an opportunity to complete the survey online, and a map of the Parish could be viewed online at

<http://lubenham.leicestershireparishcouncils.org/neighbourhood-plan.html>

The survey was carried out to determine the level of housing need from the local population over the plan period from 2013 - 2031

The survey was designed by officers at The Rural Community Council (Leicestershire & Rutland) (RCC) questionnaires delivered and collected by councillors and results analysed and collated by RCC officers.

Paper copies of the questionnaire were delivered door to door across the parish including Gartree, Bramfield and Greenacres along with a letter (Appendix1) explaining how to return the responses. Completion was either on paper with return forms going

- to any councillor or the clerk (list shown at Appendix1)
 - by freepost RRRX- JKAK-TYZK Lubenham PC 133 Loughborough Road Leicester LE4 5LQ
- or complete online at
- <http://lubenham.leicestershireparishcouncils.org/lubenham-neighbourhood-plan-info.html>

Results

1. Residents from the following postcodes responded

| | | | |
|----------|----------|----------|-----------|
| LE16 9TD | LE16 9TG | LE16 7RN | LE16 9TP |
| LE16 9SY | LE16 9TL | LE16 9TJ | LE16 9TE |
| LE16 9TD | LE16 9TL | LE16 9TD | LE16 7RW |
| LE16 9TG | LE16 9UN | LE16 7RN | LE16 9UN |
| LE16 9UN | LE16 9TD | LE16 9TD | LE16 9TG |
| LE 167RW | LE169TG | LE16 9T | LE16 9SY |
| LE16 9UT | LE16 9TF | LE16 9TG | LE16 9TJ |
| LE16 9SY | LE169TG | LE16 9TE | LE16 9TJ |
| LE16 9TS | LE16 9TG | LE16 9TD | LE16 9TJ |
| LE16 9TG | LE16 9TH | LE16 9TN | LE16 9TE |
| LE16 9SY | LE16 | LE16 7RW | LE 16 9TE |

2. 100.0% of respondent lived within the parish while 9.3% also worked in the Parish
3. 82.9% own a dwelling or dwellings in the Parish while 17.1% do not own a dwelling in the Parish
4. 22% own property or land within the Parish that could be available for housing development in the future. & 8 % do not own such land

5. Land that could be available for development within the Parish is identified in the following places, although some respondents were not specific about the position
- land adjacent to LE16 9TF (2 acres)
 - between Lubenham and Harborough
 - Land to rear of The Green
 - within parish
 - Merryvale \Farm
 - The Green
 - Laughton rd near layby at end of houses
 - Back garden (Old Hall Lane area)
 - House paddocks on edge of village boundary
 - Garden paddocks beyond Laughton Rd
6. 7.3% of people currently living in homes of respondents need separate or alternative accommodation in the Parish now or will in the near future. 92.7% of respondents have no housing needs.
7. 2.4% of family members have moved permanently out of the parish in the last five years because of a lack of suitable accommodation 96.7% have not
8. 25% know of people seeking accommodation within the Parish
9. When asked what kind of accommodation people thought was needed in the Parish, the following were identified

| | | | |
|-------|---|-------|------------------------------------|
| 34.4% | <i>Family accommodation</i> | 68.8% | <i>Affordable housing</i> |
| 50.0% | <i>Accommodation suited to older people's needs</i> | 21.9% | <i>Single person accommodation</i> |
| 12.5% | <i>Shared ownership scheme</i> | 6.3% | <i>Adapted accommodation</i> |
| 18.8% | <i>Supported accommodation for people with disabilities</i> | 9.4% | <i>Homes with care facilities</i> |
| 56.3% | <i>Cheap starter homes for young people</i> | 6.3% | <i>Flat</i> |

10. The following were identified as the tenures needed

| | | | |
|-------|-----------------------|-------|-------------------------------------|
| 80.6% | <i>Owner occupier</i> | 25.8% | <i>Part buy part rent</i> |
| 25.8% | <i>Rented private</i> | 25.8% | <i>Rented - housing association</i> |

11. The following price ranges were identified as acceptable.

| | | |
|--------------------|---------------------|---------------------|
| £85,000 upwards | Low price | Up to £200,000 |
| £100,000 -£200,000 | £100,000 - £300,000 | £150 - £500k |
| £100,000+ | £250,000 upwards | up to £150k |
| £90,000 - £150,000 | up to £250,000 | £100k - £150k |
| £100k - £200k | £150k - £250k | £190,000 - £300,000 |
| £150,000 | £150 - £300k | £120K |
| £100k -£125k | £150,000 | £300,000 |
| £150 - £200K | £100,000 - £250,000 | £60,000 - £120,000 |
| | £0 - £10M | |

12. Respondents identified the following design features that should be included.

- bungalows with 2 bedrooms kitchen dining room bathroom with bath & shower separate toilet & garden but not too big
- Adequate parking for cars
- off road parking maximum 2 storeys architecture in keeping with rural environment
- walk in shower wheelchair access
- Improvements to energy efficiency of properties and adaptations for independent living (elderly)
- In keeping with surrounding villages
- Well Planned - not overlooked - nice window features -Good Open Landscapes
- Cheap to run – energy efficient
- not more than 3 bedrooms - possibly detached -small garden
- affordable housing and rent and low cost starter homes
- Bungalow
- Terrace or semi detached. downstairs wc. Family bathroom' wet room
- Off road parking
- Facilities for the disabled. Warden supported.
- 2 - 3 bedroom bungalows for those wanted to own property but move from a house. Rented - housing assn. bungalows larger than the normal cramped accommodation"
- with gardens and garage
- Small garden
- Energy and water efficient, adequate off road parking, individual, self build sites
- Standard construction - Insulated - Small Garden -Bungalow
- Traditional - in keeping with the village

13. Respondents were asked how many new homes they would support being built in Lubenham Parish in the next 18 years. This excluded those proposed for the Strategic Development Area often referred to as Airfield Farm. The following shows the results.

| | | | | | |
|---------|-------|----------|-------|-----------|------|
| 0 -10 | 25.6% | 21 - 50 | 41.0% | 101 – 200 | 7.7% |
| 11 - 20 | 28.2% | 51 – 100 | 0% | 201 - 500 | 2.6% |

14. Respondents were asked to identify up to 3 places within the Parish where they thought development could be appropriate. The most appropriate places identified in the survey for development were.
- Near the church
 - Generally on the outskirts but not on green belt
 - Field corner of Westgate Lane and Main Street
 - Field on Foxton Road opposite existing houses
 - Beyond railway line on Main Road
 - On road to East Farndon
 - Off Foxton Road
 - None until sewers are upgraded
 - The field at the back of Westgate Lane facing the Main Road
 - enough already proposed at Airfield Farm
 - Bramfield (Caravan park area)
 - Don't know and couldn't care less
 - Westgate Lane Laughton Road – opp. Village Hall
"Question 9 to 13 are difficult for me to answer as I have only moved in to the Parish in the past 6 months, and do not have sufficient knowledge to give a considered response."
 - On the edge of the village
 - Land down Westgate Lane where allotments are and towards the washpit
 - Northampton & Kettering side of Market Harborough easy access for trains and Leics and quick if a link road is built from N'pton road to A6 bypass"
 - Paddock facing church - Westgate Lane.

- Picks pastures - field beyond houses west side of Foxtan Road NOT on East side (a lung)
 - South side of Main Rd (A4304) opposite The Hawthornes.
 - Aren't we getting enough on Airfield farm area
 - Gartree x 3 " – (3 individual comments)
 - Right side Foxtan Road
 - Any development should be at Gartree
 - Paddock Between Westgate
 - Westgate Lane and Main Street Old Hall Lane
 - End of Laughton Road Rear of Paget Road Field opposite the Hawthornes
 - Within current boundary of village
 - Laughton Road – either side
 - Rear of Hawthornes
 - Isn't there enough proposed on Airfield Farm
 - Infill within the village otherwise the village will become a sprawling extension of housing the village will lose its identity
 - East Farndon to Lubenham Road - Lubenham to Foxtan Road
 - RH side Foxtan Rd LH side Old Hall Lane Land on Main rd opposite Hawthornes
 - Laughton Rd beyond the existing houses
 - Infill between Laughton and Foxtan Rd
 - Opposite school
 - Not Right hand side Foxtan Road or fields to north
 - Not RH side of Foxtan Rd or fields to north
 - Gartree - if building more homes in Lubenham consideration must be made for a shop + bigger school
 - land on southern side of village but north of the old railway line
 - Extension to / around Gartree village
-
- Near church - Lutterworth end of village - Old Hall Lane
 - none in village until sewers and drainage are sorted out and upgraded
 - None are suitable at the moment due to strain & lack of infrastructure Doctors, schools, Access, suitable roads
 - prefer 0 - 10 but if not up to 200 between Lubenham & Bramfield Park on Lutterworth Rd Lubenham - Laughton Rd Lubenham "
 - None in village until sewers and flooding are sorted.
 - Back of the Green – Hundle end and vicarage field
 - Between Lubenham and Archway House.
 - No Parish money (from council tax) seems to be spent on any areas outside Lubenham therefore Lubenham should take majority of housing development.
 - I don't feel that any specific number of houses should be called for but any infill could be encouraged as and when required and comply with planning regulations.
 - Foxtan Road
 - Where do I obtain the information to answer this question?

The questionnaire explained the following regarding the Localism Act

Through the Localism Act, if they want, communities will be able to build family homes to sell, affordable housing for rent, sheltered housing for older local residents, or low-cost starter homes for young local families struggling to get on the housing ladder.

The development will need to meet some basic conditions and have the agreement of local people through a community referendum.

It depends entirely what local people decide their community needs. The benefits of these developments, such as any profits generated, would be managed by a community organisation on behalf of the whole community.

15. Respondents were then asked if they thought that Lubenham Parish Council should seriously consider this option.
25% said 'yes' 30% said 'no' with 52.5% agreeing that the Parish Council should explore the possibilities

Demographics

Respondents were asked to answer questions about their households to help us to understand the needs of different types of households.

16. Responses came from

8 single adult households
30 x 2 adult households
3 households with 3 or more adults

17. Responses were received from 4 households with children under 18

18. 48.6% respondents answered questions as an individual while 54.3% responded on behalf of the household?

04.07.13

Lubenham Parish Housing Needs Survey

Dear Parishioners

Lubenham Parish Council is preparing a Neighbourhood Plan which will define the potential need for housing developments in the Parish for the future. It can also designate the most appropriate places and types of homes to be built if it is identified that more housing is needed. This does not include housing numbers for the Sustainable Development Area often referred to as the Airfield Farm site but it may define the type of houses that should be included there.

The attached survey has been prepared to give you the opportunity to consider if and where housing is needed and to tell us your views on the future housing needs and development within the Parish.

If possible, to save costs, please complete the survey online at <http://lubenham.leicestershireparishcouncils.org/lubenham-neighbourhood-plan-info.html> where further details of the Neighbourhood Plan can also be found.

Completed paper copies of the survey can be returned to your Parish Councillor or the Clerk (addresses on reverse) or in an envelope addressed to Freepost RRRX- JKAK-TYZK Lubenham PC, Community House, 133 Loughborough Road, Leicester, LE4 5LQ

Please complete and return the survey no later than Monday July 22nd 2013.

If you have any queries about completing the survey or about the Neighbourhood Plan please contact the Parish Council Chairman Diana Cook

01858 464890
07885143261

Diana Cook (Chairman)
1 Mill Hill
Lubenham
LE16 9TH

Annette Deacon (Vice Chairman)
1 The Hawthorns
Lubenham
LE16 9TG

Richard Poyner
Beech House
Old Hall Lane
Lubenham
LE16 9TJ

Terry Cain
Gore Lodge
1 School Lane
Lubenham
LE16 1TW

Sir Bruce MacPhail
Thorpe Lubenham Hall
Market Harborough Leics
LE16 9TR

Jim Lee
2 Bramfield Park
Theddingworth Road
LE16 9TP

Parish Council Clerk
14 School Lane
Lubenham
LE16 9TW

Freepost Address RRRX- JKAK-TYZK Lubenham PC, 133 Loughborough Road, Leicester, LE4 5LQ

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This survey is to determine the level of housing need from the local population over the plan period from 2013 - 2031

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1. Please tell us your postcode

2. Do you live and/or work in Lubenham Parish?

- Live
 Work

3. Do you own a dwelling or dwellings in the Parish?

- Yes No

4. Do you own property/land within the Parish that could be available for housing development in the future?

- Yes (go to Q5) No (go to Q6)

5. Please describe the location

- 6.** Does anyone currently living in your home need separate or alternative accommodation in the Parish now or in the near future?
 Yes No
- 7.** Have any members of your family moved permanently out of the parish in the last five years because of a lack of suitable accommodation?
 Yes No
- 8.** Do you know of anyone else seeking accommodation within the Parish?
 Yes No
- 9.** What type of accommodation do you think is/was needed?
 Family accommodation Affordable housing
 Accommodation suited to older people's needs Single person accommodation
 Shared ownership scheme Adapted accommodation
 Supported accommodation for people with disabilities Homes with care facilities
 Cheap starter homes for young people Flat
- 10.** What type of tenure?
 Owner occupier Part buy part rent
 Rented private Rented - housing association
- 11.** What price range?

- 12.** Please identify any particular design features that you consider should be included.

- 13.** How many new homes would you support being built in Lubenham parish in the next 18 years ? This is excluding those proposed for the Strategic Development Area often referred to as Airfield Farm.
 0 - 10 21 - 50 201 - 500
 11 - 20 101 - 200 501 -1000
- 14.** Where do you think the most appropriate places for development are? Please name up to 3 places within the Parish

20. Address

21. Telephone

22. email
