

Moreton Morrell Parish Plan

Prepared by: Moreton Morrell Parish Council

Final Draft November 2023





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1. INTRODUCTION

This Parish Plan has been developed in recognition and as an updated version to the Moreton Morrell Parish Plan adopted in 2007.

The rationale behind its development sets out an understanding of those issues which are important to the community, creates a vision for future development and outlines a plan of actions which are needed to achieve the vision.

In 2022 a survey questionnaire was produced for the communities of Moreton Morrell, Moreton Paddox and Little Morrell on behalf of Moreton Morrell Parish Council to gain a greater understanding of the communities' profile, the issues and concerns of residents, as well as the opportunities for improvements.

The questionnaire was developed by the Parish Council and followed consultation with Simon Purfield of Stratford on Avon District Council who assessed its suitability and content. All households (just over 300) were delivered a leaflet and encouraged to participate online and advised that hard copies of the questionnaire were also available. The survey was open for four weeks and promoted at the January parish council meeting and via the village Facebook pages and Nextdoor attracting a total of 117 household responses (38%)

The main conclusions have been summarised throughout this report and reflect the development of a range of actions.

In addition the document in its draft form will undergo public consultation with parishioners in order to ensure there is mutual buy-in to the proposed Vision and Action Plan.

The Parish Plan has been developed to:

1. Gain a greater understanding of the demographic profile of the parish
2. Identify the features of the village that people value and wish to preserve
3. Identify the key services and facilities that villagers wish to maintain and improve
4. Enable residents in the parish to identify local problems and issues to be resolved
5. Provide the opportunity to engage and communicate with villagers
6. Identify projects and initiatives which would attract community support
7. Gain a clear understanding of future housing requirements
8. Create a vision for the parish which is shared by the community and which contributes to its thriving future
9. Provide a framework to help the Parish Council understand what the community wishes them to focus on
10. Create and implement an action plan to achieve this vision



2. MORETON MORRELL PARISH VISION STATEMENT

The parish of Moreton Morrell will continue to thrive by protecting its heritage and rural setting as a welcoming place to live with a vibrant community that people wish to share and enjoy.

This will be achieved by:

- Preserving the heritage (buildings, way of life) and facilities (open spaces, infrastructure) wherever possible. (In view of the comprehensive building survey undertaken on the Village Hall, which lies within the Conservation Area, its future is uncertain at the time of developing the Parish Plan and further details can be found in Section 7.5).
- Supporting everyone who resides, works and visits, and install a sense of pride in all that we are and strive to be.
- Providing an ideal environment and place to start and grow a business.
- Addressing the challenges resulting from climate change in all that the village does and encourage and support everyone to play their part.
- Being welcoming across all groups of society, visitors, new residents and new businesses.
- Installing an ongoing sense of community for all those who reside or work in the parish.
- Working in partnership with neighbouring parishes and community groups, e.g. the primary school, church and college.
- Increasing engagement and communications with residents.
- Preserving and enhancing wildlife.

Our Parish Council Core Values

- We value each other and those we work with, nurturing a culture of tolerance and through honouring and listening to the opinions of others in the community.
- We embrace ideas and work with partners and associations to ensure we succeed in creating a village community and place that is a pleasure to live, work and enjoy.
- We are accountable and responsible for all that we do on behalf of the community and abide by the values of the Nolan Principles - The Seven Principles of Public Life - GOV.UK (www.gov.uk)



3. MMPC GUIDING PRINCIPLES

The following guiding principles should be considered by new development proposals within the Parish:

3.1 MM1 Guiding Principles for New Development

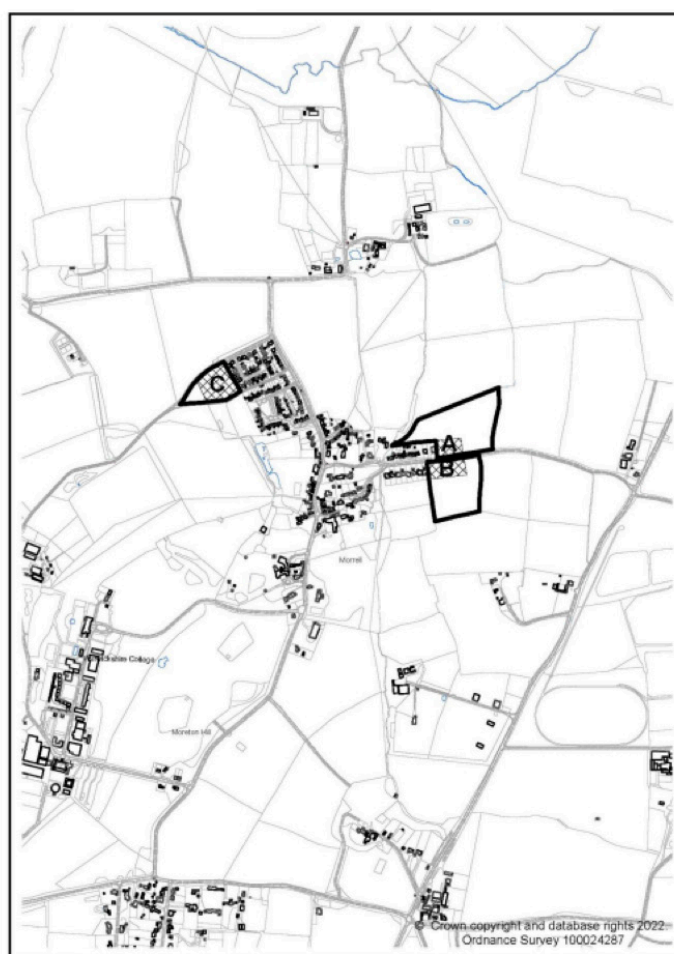
- a) The Parish Council supports the sites proposed to be allocated in Stratford-on-Avon District's Site Allocation Plan (June 2022). These should reflect a similar density (or less) and character to neighbouring properties, with provision for off-road parking in accordance with Part O of the Development Requirements SPD (Parking and Travel - Stratford District Council July 2019). This reflects the following policy:

One Bed	One Space
Two Bed	Two Spaces
Three Bed	Two Spaces
Four Bed	Three Spaces
Five Bed	Three Spaces

- b) The existing community open green space off Oaktree Close should be retained and the parish council will reapply to extend the playing field as a Community Asset with Stratford District Council from 2024.
- c) There should be minimal removal of existing trees and hedgerows in respect of new development or in providing pathway links between existing green space and new open space areas. In the event of trees and hedgerows requiring removal these should be replaced where possible with mature trees and planting, hereby retaining the character of the village.
- d) The inclusion of footways should be sufficiently wide to accommodate passing buggies and wheelchairs.

- e) Replacement and small infill developments within the Built Up Area Boundary will be supported in principle by the Parish Council where these complement the design and character of surrounding buildings and provide satisfactory arrangements for access and off-road parking.

The sites currently identified in the emerging Site Allocation Plan (June 2022) by Stratford-on-Avon District Council include the following extracts from the SAP (pages 40-41) together with the plan (Page 102) Site Allocations Plan | Stratford-on-Avon District Council



Reserve Housing Sites - Moreton Morrell

John Davis Drive (Triangle Field) – 20 dwellings capacity: Site Area 0.8 Hectares

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development proposal for the site.

- Restrict housing to eastern part of the site as shown by cross-hatched area on the Moreton Morrell map in Section 8, Part A
- Extend footway along southern side of John Taylor Way up to access into the site
- Create a hedgerow with intermittent trees along northern boundary of the site
- Create a woodland copse on western part of the site



Brook Lane – North of Brook Lane – 5 dwellings capacity: Site Area 0.2 Hectares

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development proposal for the site:

- Restrict housing to south-western part of the site as shown by cross-hatched area on the Moreton Morrell map in Section 8, Part A
- Provide a single point of access off Brook Lane
- Provide visibility splays of 70m to the west and 160m to the east of the vehicular access point
- Extend 30mph speed limit along Brook Lane up to the access point
- Widen Brook Lane up to access point to enable two-way vehicle movements
- Ensure a separation distance of at least 15m between access to this site and access to site opposite (MM.B)
- Extend footway along northern side of Brook Lane up to access into the site
- Produce a Flood Risk Assessment and Drainage Strategy for the site
- Undertake hydraulic modelling to establish impact on flood risk from watercourse
- Create a hedgerow with intermittent trees along northern boundary of the development area
- Create a woodland copse on eastern part of the site

Brook Lane – South of Brook Lane – 8 dwellings capacity: 0.3 Hectares

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development proposal for the site:

- Restrict housing to north-western part of the site as shown by cross-hatched area on the Moreton Morrell map in Section 8, Part A
- Provide a single point of access off Brook Lane
- Provide visibility splays of 70m to the west and 160m to the east of the vehicular access point
- Extend 30mph speed limit along Brook Lane up to the access point
- Widen Brook Lane up to access point to enable two-way vehicle movements
- Ensure a separation distance of at least 15m between access to this site and access to site opposite (MM.A)
- Extend footway along northern side of Brook Lane up to access into the site
- Produce a Flood Risk Assessment and Drainage Strategy for the site
- Undertake hydraulic modelling to establish impact on flood risk from watercourse Site Allocations Plan Revised Preferred Options Consultation (June 2022) 48 of 203
- Create a hedgerow with intermittent trees along southern boundary of the development area
- Create a woodland copse on eastern part of the site

3.2 MM2 – Guiding Principles for Mix of New Housing

- a) In terms of housing mix for new developments, the current Moreton Morrell Housing Needs Survey and the findings from the Local Parish Plan Survey should be considered, which emphasises the need for one storey properties, and be considered against the provision of the Core Strategy 2011-2031 Policy CS19 or the following updated reviews.
- b) The lack of public transport services in Moreton Morrell and footpaths to Wellesbourne to access essential services means that villagers are dependent on car ownership. Consequently, with no mains gas, Moreton Morrell is not an affordable village to live in. The provision of affordable housing should reflect the demand and be for the right mix of tenure ie rental v shared ownership.
- c) In accordance with the Self-Build and Custom Housebuilding (Register) Regulations 2016, Stratford-on-Avon District Council keeps a register of individuals (and associations of individuals) who are seeking to acquire serviced plots of land in their area for this purpose.

Whilst the Core Strategy does not contain a policy that specifically provides for Self-Build and Custom Housebuilding, paragraph 5.2.16 in the explanation to Policy CS.16 makes it clear that the District Council supports the principle of schemes being delivered as self-build projects and plans to include such a policy in its Site Allocations plan and is also looking to allocate specific sites to deliver custom and self-build homes. Moreton Morrell Parish Council is in support of self-build sites if appropriately located and designed to meet local needs.

3.3 MM3 – Biodiversity and Historic Sites

As a guiding principle, new development should preserve and enhance biodiversity including designated woodlands, local habitats and wildlife areas.

The wildlife group in conjunction with the Warwickshire Wildlife Trust have identified two potential sites in the village to enhance for community use and to encourage wildlife and biodiversity.

Site One is to the side of the church yard in unconsecrated ground and the second site is in the school playfields. The proposals include wild flower planting, additional bird boxes, hedging etc, creating natural paths through the area and the provision of some picnic benches.

Schemes are part funded by Severn Trent and other sources and are supported by the community liaison team from the Warwickshire Wildlife Trust, who will help advise and co-ordinate the projects to ensure they assist in increasing local biodiversity and supporting local wildlife.

In 2023, the parish council funded 100 bird boxes which were given to all school children as part of the coronation celebrations which will be monitored as part of an ongoing project.

3.4 MM4 – Guiding Principle for the Flood Risk Management of New and Modified Housing

Moreton Morrell is fortunate in that the parish benefits from a Flood Zone 1 category as indicated in the map opposite:

However, Proposals for development affected by flood risk will be required to comply with the provisions of the NPPF and policy CS4 of the Stratford-on-Avon Core Strategy 2011-2031

or future superseded policies. The following principles of build and construction are supported:

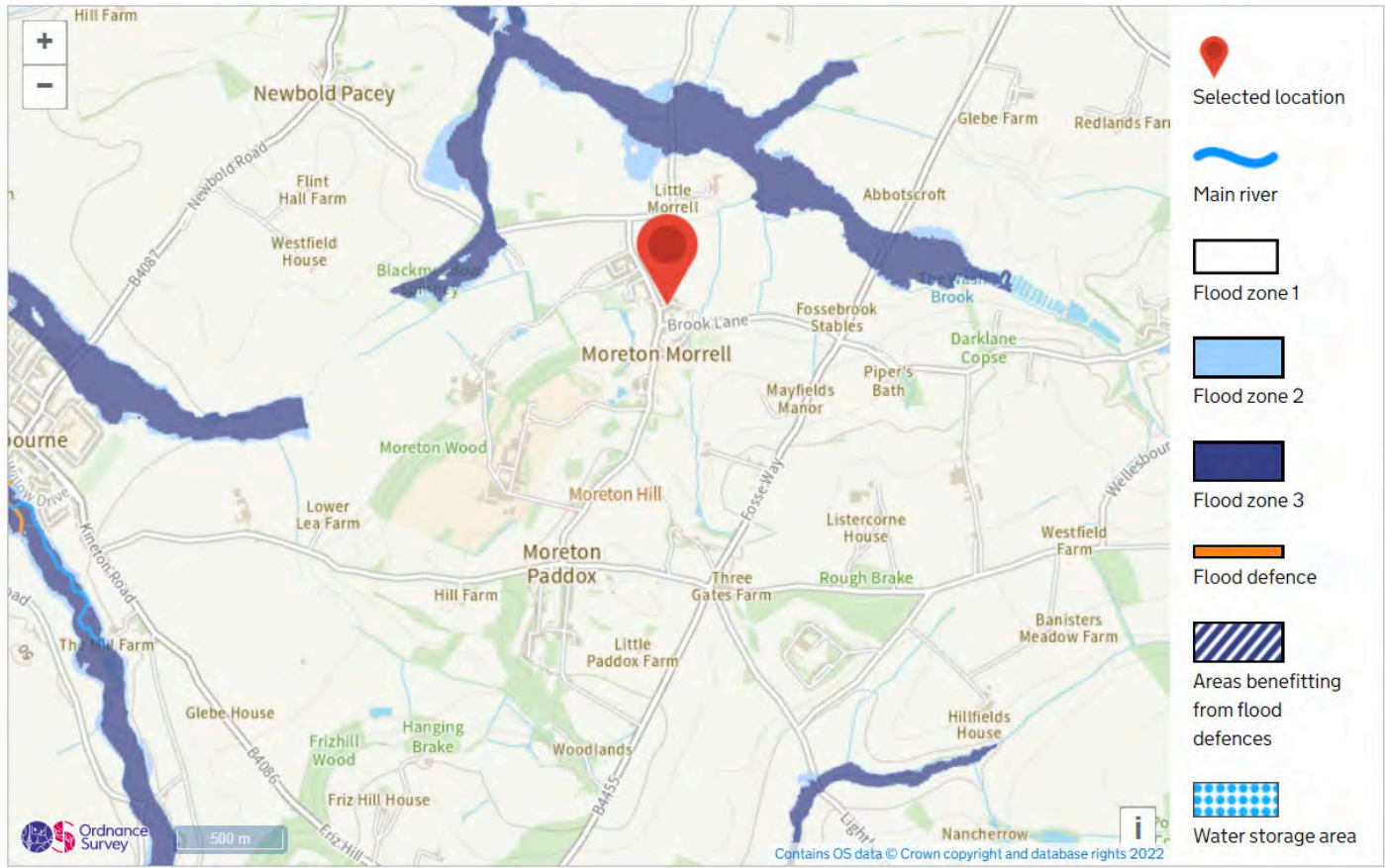
- a) Use of water-resistant materials for ground levels floors, walls and fixtures
- b) Siting of electrical equipment at least one metre above the floor
- c) Incorporating flood-resistant systems (drain cover, removable door guards) to reduce the chance of water entering the property
- d) New parking areas and driveways to use porous materials where possible to improve local drainage

3.5 MM5 – Climate Change Guiding Principles

Moreton Morrell Parish Council recognises that the world is in a state of climate emergency and acknowledges that we must act now to reduce our carbon footprint.

As a community we need to change to a more sustainable lifestyle, utilising power with maximum efficiency and where possible maximise renewable sources such as solar, encouraging the changeover to electric/hybrid vehicles, reducing waste and plastic consumption and buying food from local sources. As a guiding principle new development that is well insulated and avoids the use of fossil fuels would be welcomed.

In view of the limited energy resources available in the village, the parish council is in support of investigating opportunities to access neighbouring renewable energy sources, e.g. Newbold Pacey Solar Farm in order to provide a more cost effective energy supply to the village.



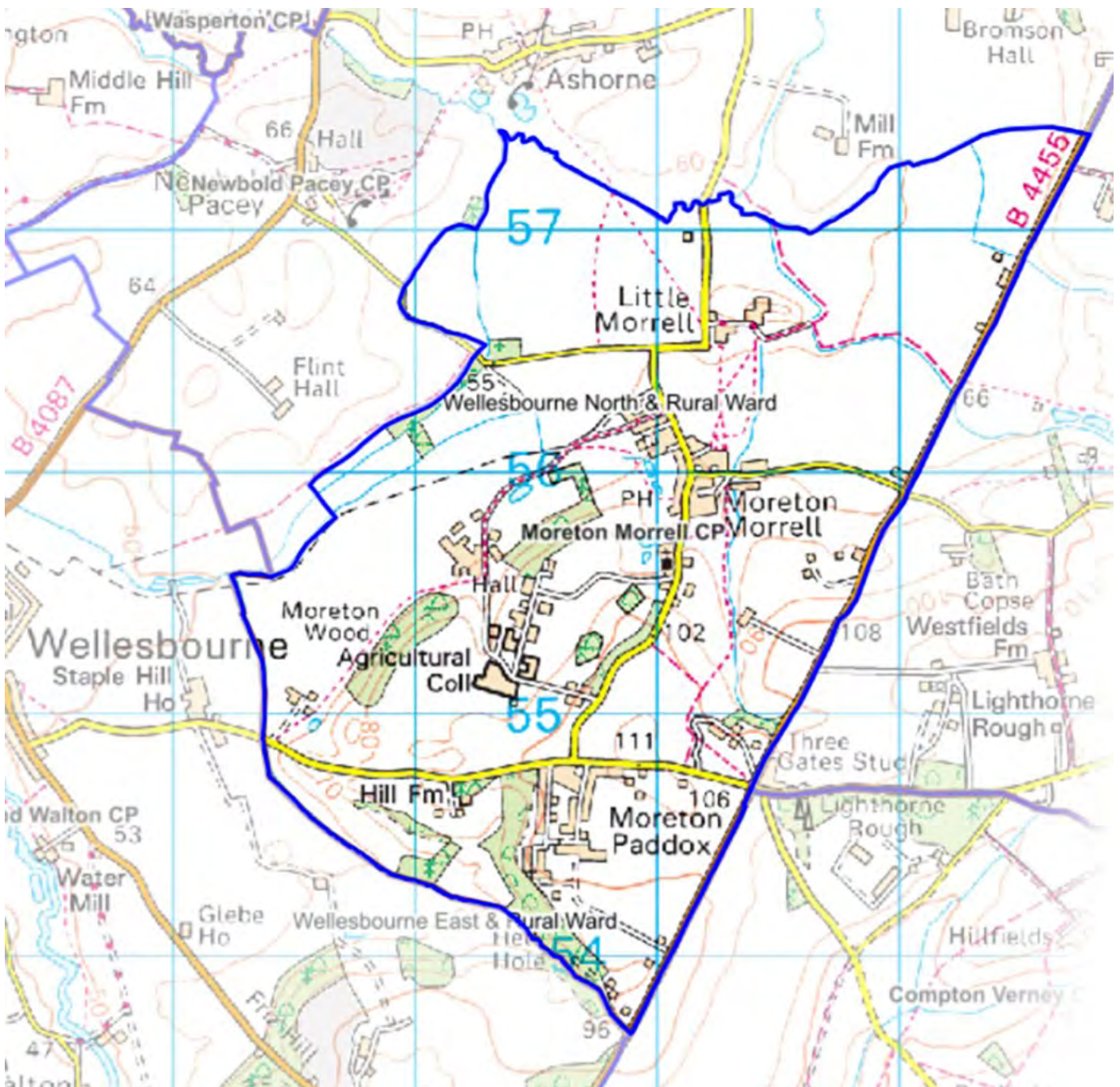
The Award Winning Invisible House in Moreton Paddox for its architectural design

4. HISTORICAL PERSPECTIVE AND AREA CHARACTERISTICS

Moreton Morrell is an ancient settlement, mentioned in the Domesday Book as Mortone. From at least early Norman times, it has consisted of the “town” of Moreton and the hamlet of Morrell.

The parish comprises Little Morrell in the north, the village of Moreton Morrell, Moreton Paddox in the south and a small number of houses to the west of the Fosse Way.

Moreton Morrell Parish Area



4.1 Population

The population in 1801 was very similar to that cited in the Domesday Book in 1086. Throughout the 1800s, the population varied between 183 and 301, according to the prosperity of farming at the time. It rose to 388 by 1911, declining sharply following the First World War.

In the first part of the 1900s, the population rose at a steady rate, with a sharp increase in the late 1960s. This was primarily due to the development of Oak Tree Close and Moreton Paddox.

By 2001, there was a further increase following the developments of Wilcox Leys, John Taylor Way and Chestnut Grove in the 1990's.

Within the last ten years there have been a number of small infill developments with the addition of three properties off Brook Lane in Barn Fields, two properties in Oak Tree Close, two in Moreton Paddox and one in Little Morrell. Other developments across the parish include wide ranging extensions and design updates to existing dwellings.

Today the population is estimated to be in the region of 600+ people with the following demographic profile based on the responses from the questionnaire:

Age	Number in households responding
0-11	21
12-18	30
19-24	12
25-44	26
45-64	61
65-74	36
75 plus	11

4.2 Location

Set in rural Warwickshire, the village of Moreton Morrell is a beautiful place in which to live. It is a small friendly community, enjoying a wide age range and wealth of talents and interests.

The village is surrounded by mature trees and farmland where sheep and horses graze and a variety of crops are grown. Whilst situated in a rural location it is conveniently close to Wellesbourne – a rural village centre and the historic towns of Leamington Spa, Warwick and Stratford-upon-Avon. The village benefits from excellent road links with the M40 J13 access lying just over three miles away providing routes to Birmingham, the airport and NEC to the north and Banbury and London to the south. In addition there are good rail links from Leamington Spa to London Marylebone and Birmingham.

Birmingham International Airport has global connections with direct and connecting flights around the world. Wellesbourne airfield provide private tuition and flights for both fixed wing light aircraft and helicopters and has been identified by Stratford-on-Avon District Council for economic development.

4.3 Moreton Morrell Conservation Area

Moreton Morrell is a small linear settlement on a lane running north-south up a spur of rising ground. It has a compact inward-looking core with terraced cottages on both sides of the village street.

From a social and economic point of view, the village is now associated with Warwickshire College. However, Moreton Manor and Moreton House, together with the entrance gateways to Moreton Hall and its Real Tennis court suggest this was formerly a small service community to these closely grouped country houses with their extensive parkland gardens.

4. HISTORICAL PERSPECTIVE AND AREA CHARACTERISTICS

Moreton Morrell has a distinctive landscape setting, which includes a substantial number of fine specimen parkland trees.

Moreton Hall is not included within the conservation area because it does not have strong physical attachment or reciprocal views to the village to warrant being embraced with it. However, protected in its own right as a Listed Building. The gates and avenue of trees, the impressive Wellingtonia Drive, do relate to the village and are therefore included for the most part within the conservation area.

Moreton Morrell conservation area was originally designated in 1969 and revised, with significant extensions and other minor alterations, in September 1997.

The Conservation Area (Listed Buildings in Red)



4.4 Parish Council

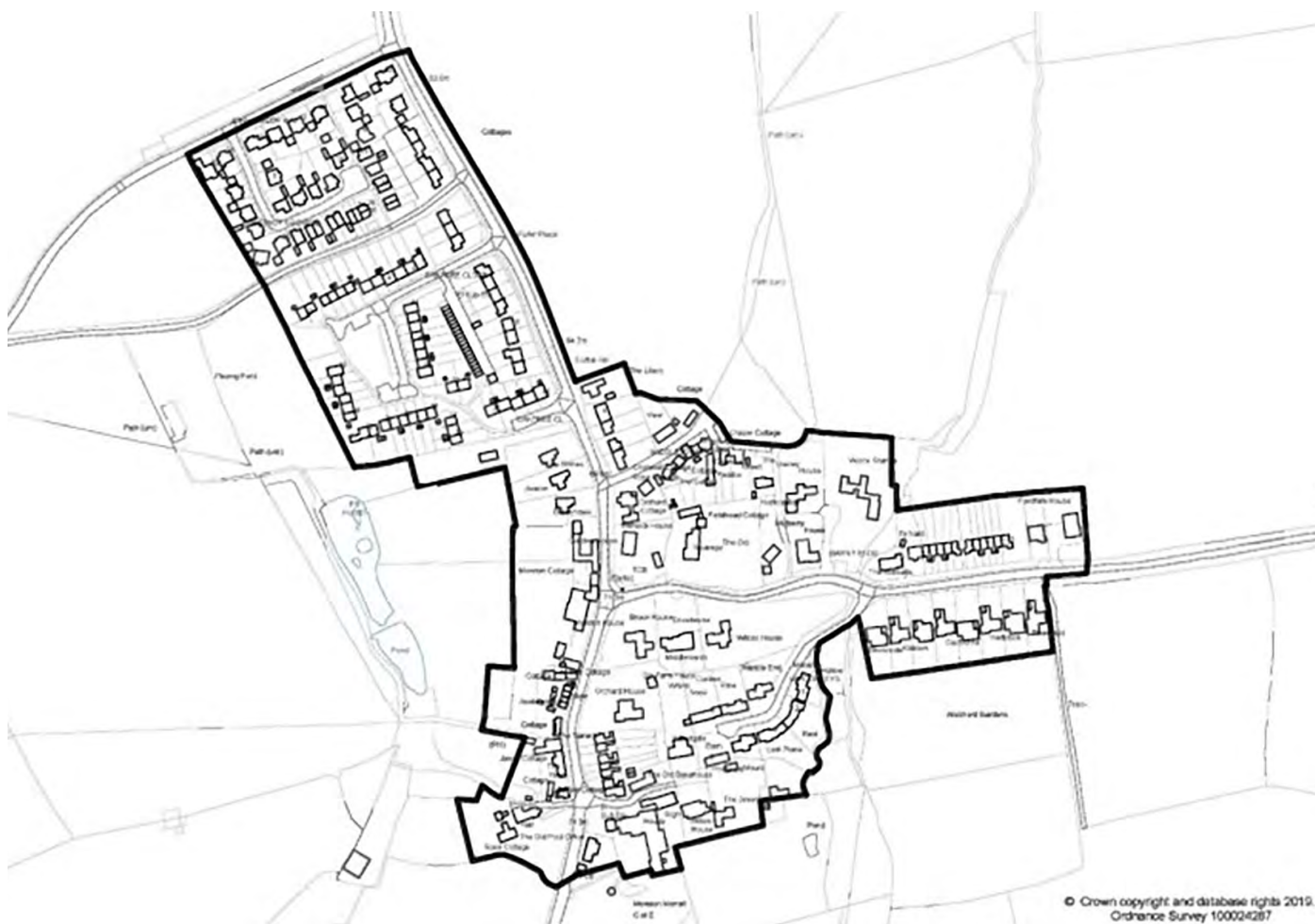
Moreton Morrell Parish Council comprises seven members and a salaried clerk. Councillors are elected to stand for four years.

Parish Council meetings take place in the Village Hall on the third Monday of March, May, July, September, November and January. The Annual General Meeting is held at the May meeting. Both the District and County Councillors are invited to parish council meetings, as well as a Warwickshire College representative. Villagers are also welcome to attend and the agenda and minutes are published on the parish council website – www.moretonmorrellpc.co.uk

The Parish precept is used to pay for maintenance of the village, including lighting, bus shelters, litter bins, maintaining public rights of way, mowing grass verges and the maintenance and upkeep of the playing field. In addition the parish council supports the upkeep of the Village Hall, community events and projects, together with the maintenance of the churchyard.

4.5 Moreton Morrell Built Up Area Boundary (BUAB)

The village's Built Up Area Boundary has been proposed by Stratford-on-Avon District as follows:



4.6 Stratford-on-Avon District Council

Stratford-on-Avon District Council covers a large rural area, some 378 square miles, right in the middle of England. Approximately 134,700 people live in the District, the largest town being Stratford-upon-Avon with 30,500 residents. 41 councillors decide the Council's policies on how it delivers its services to the communities of South Warwickshire, each of whom is elected for four years.

The Council provides the following services:-

- Building Control
- Car Parking
- Environmental Health
- Housing
- Leisure activities
- Licensing
- Refuse and Recycling
- Parks and Gardens
- Planning and Enforcement

4.7 Warwickshire County Council

Warwickshire County Council cover five districts – North Warwickshire Borough, Nuneaton and Bedworth Borough, Rugby District, Warwick District and Stratford District. Policies are made by 62 county councillors who are adopted by the Council and appropriate budgets set.

The Council provides the following services:-

- Social Services
- Education
- Road maintenance and improvement
- Libraries
- Public Transport
- Fire and rescue
- Strategic and Emergency planning
- Trading Standards

More information can be found on their website www.warwickshire.gov.uk and their phone number is **01926 410410**



5. KEY FINDINGS FROM 2022 SURVEY

The evidence behind the development of the Local Parish Plan reflects the key findings from the survey undertaken in 2022 which are based on 117 responses, so may not fully reflect views of all residents.

Introduction and Demographics:

- 60% moved to Parish as they love the country life
- 55% have lived in Parish over 16 years with 20% of those 25 years plus.
- The largest age group of adults is 45-64 years and children is 12-18 years.

Transport and Car Ownership:

- Private cars were preferred method of travel with 100% of respondents owning a car and 93% of respondents never using public transport. More frequent, regular bus services to more locations including Wellesbourne would encourage more use. 61% said they would use public transport if available and frequent to Wellesbourne, 61% to Stratford, and 65 % if available to Leamington.
- 18% owned 1 car, 54% 2 cars with 27% owning 3 cars or more.
- 12% own an electric car and 68% of respondents do not have access to a private charging point with 40% supporting public charging points in the village in the future.
- Parking or lack of parking was an issue with the Main Street by the pub and school mentioned as the most problematic areas together with the top of Brook Lane and Oaktree Close.

- Less than 5% use the train service regularly (at least once a week) but 68% use occasionally with Leamington Spa the preferred station.
- 40% cycle on Parish roads, 11% ride a horse on parish roads and 88% run or walk on parish roads.

Work and Communication:

- Nearly 30% work from home, 14 % work within 5 miles, 26% within 15 miles and the rest over 15 miles although 27% do not work or are retired.
- 100% had broadband connection with 20% having weekly problems with connection speed although 80% only had a problem sometimes or never.
- 74% used Internet to work from home while 100% used it for online shopping, email, browsing or booking health appointments.
- Nearly 80% rated the broadband service in the area as very good or quite good while just over 20% thought it quite poor or very poor.
- Nearly 50% rated mobile phone service good or very good but just over 30% rated it quite poor and nearly 20% rated it very poor.



Community and Activities in Parish:

- Only 15% thought there were sufficient activities for children age 0-6, 8% for 7-12, 1% for teenagers, and only 20% for adults. There was a lot of commentary about the lack of things for teenagers to do suggestions included teenage clubs, youth shelter and setting up a youth Council to ask them what they would like.
- The most popular community activities suggested were quiz evenings (54%), Keep Fit (45%) Cinema Screenings (45%), adult or Leisure classes (36%)
- Only 10% attend the Church regularly and 53% never attend.
- Re venues in the village approximately 25% prefer the Village Hall, 25% The Room and 50% had no preference. The reasons given for preferring the Room were that it was new, clean, warm with modern facilities whereas many liked the Village Hall as a bigger space and nicer building with more character.
- 57% use village footpaths more than 3 times a week, with 40% using 1-2 times a week or occasionally and only 3% never. The most common complaint (82%) was re poor underfoot conditions and poor signage (44%). Dog fouling was also mentioned in many comments as being a significant problem on footpaths with lots of suggestions of how to deal with it including increased fines and enforcement, pink spray, name and shame, more dog bins.

Play Area and Allotments:

- 83% consider the playing field is very important or quite important and we also received 42 comments mostly very supportive about this much-valued amenity.
- Additional equipment requested at play area included; better climbing frame, picnic tables in the shade, youth shelter and running track around the edge.
- 78% consider the Parish allotments are very important or quite important, with 30% interested or maybe interested in renting one in the near future.

Environment:

- Nearly 80% felt verges and hedges were well maintained
- 22% were concerned re flooding with bends at entrance to bottom end of village, Brook Lane and play area all mentioned.
- Nearly 40% considered litter was a problem with rubbish thrown from cars allegedly by college students and dog fouling attracting lots of comments.
- Just less than 50% felt fly tipping was an issue with the back road to Newbold Pacey mentioned frequently.
- Only 20% felt noise was an issue with speeding cars and motorbikes (50%), dog barking in Oaktree Close, tannoy noise from the college and noisy garden machinery all mentioned.
- Only 8% felt light pollution was a problem and 22% felt more street lighting was needed the area from the school to the Church and Brook Lane was mentioned most frequently.

Health:

- 92% were aware of defibrillator in the village and 58% would be interested in attending a training session on CPR and its use.
- 77% have difficulty accessing or making appointments with GP and 29% with a dentist. All other services scored less than 12% in relation to problems with access.
- Most of the public and voluntary services used in the last two years were rated good or very good with only Doctor and Dentist rating above 10% in the poor or very poor.

Housing:

- Nearly 70% have someone in their household who they expect to move outside the Parish within next 5 years and 32% who would move within Parish.
- 58% felt a house would best suit needs in future with 42% stating a bungalow.
- 78% felt they would require 3 or more bedrooms.

Law and Order:

- 100% of respondents felt the villages of Moreton Morrell and Moreton Paddox were safe places to live. The only real area of concern mentioned was speeding traffic.

- 37% of respondents were concerned re speeding traffic in Moreton Morrell, 17% in Moreton Paddox, 23% on connecting roads to villages, and 23% on the Fosse way. There were a lot of suggestions for where and when to carry out speed checks.
- In addition, vehicles driving too fast or close and/or cyclists travelling too fast affected 81% negatively.
- 50% felt there were not enough off road routes and 49% not enough paved routes particular mention was made of safe walking /cycling routes to Moreton Paddox and Wellesbourne.
- 75% would support a Neighbourhood watch scheme.

Utilities:

- Less than 20% have had problems with significant interruptions with their electricity supply.
- Over 50% would be interested in a buying group for LPG or heating oil.
- 90% are connected to main sewerage system.



6. HOUSING AND DEVELOPMENT

The parish of Moreton Morrell is located within the Wellesbourne North and Rural Ward which lies in Stratford-on-Avon District Council, the Local Planning Authority. Planning decisions are therefore governed by its adopted Core Strategy together with the National Planning Policy Framework. Whilst the Core Strategy is currently being reviewed together with Warwick District Council to provide an updated South Warwickshire Local Plan, the policies within the Core Strategy remain material planning considerations together with the Five Years' Housing Land Supply, which at the time of this report is 10.2 years.

There are three proposed Reserve Housing Sites in Moreton Morrell included in the emerging Site Allocations Plan (SAP) with one site off John Taylor Way and two sites off Brook Lane. Although it is not adopted the emerging SAP has limited weight in the determination of planning applications.

Moreton Morrell is classified as a Local Service Category 4 (LSV4) village which falls under Policy CS.15 of the Core Strategy in terms of distribution of development together with AS.10 Countryside and Villages polices, which includes the outreach areas of the parish which extends to Moreton Paddox, Little Morrell and the bordering Fosseway. In addition, other relevant policies include CS.9 Design and Distinctiveness as well as CS.16 Housing Development, CS.19 Housing Mix and Type and CS.18 Affordable Housing.

6.1 Housing

In the Parish Plan survey of 2022, the following findings were identified in relation to Housing as highlighted in Section 2 of this document:

Likelihood of Moving:

11 respondents expected to move within the Parish within 5 years
23 respondents expected to move outside the Parish within 5 years
63 respondents did not expect to move

Type of Accommodation Required:

58%	House
42%	Bungalow

Number of Bedrooms Required:

2%	1
18%	2
40%	3
30%	4
9%	5

As an LSV4 village in Stratford on Avon District Council's Core Strategy this means that development is currently restricted to small infill schemes or larger schemes outside the Built Up Area Boundary with community support and potentially self-build housing, which can be adjacent to the BUAB, in accordance with Policy SAP.6 of the emerging Site Allocations Plan. At the time of producing this Local Parish Plan the Core Strategy is under review with the development of a South Warwickshire Local Plan and reserve housing sites include Triangle Field off John Taylor Way and Brook Lane being proposed through the emerging SAP.

In March 2020 Moreton Morrell Parish Council commissioned Warwickshire Rural Community Council to conduct a survey to collect local housing needs information within and relating to Moreton Morrell parish when the following identified five households with a defined local connection looking for alternative accommodation:

Housing association rent -

1 x 3 bed bungalow

Housing association shared ownership -

1 x 2 bed house

Owner-occupier -

3 x 3 bed house

Consideration should also be given to the requirements of the 12 local households registered on Home Choice Plus. In rural areas where analysis indicates a need for 1-bed accommodation this would generally be reclassified as 2-bed accommodation. A 1-bed dwelling can only house 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.



7. EDUCATION, LEISURE, COMMUNITY AND HEALTH FACILITIES

7.1 Moreton Morrell Primary School

Moreton Morrell Church of England Primary School was founded in 1874 to serve the children of the parish of Moreton Morrell. It originally occupied the site of the village hall but moved into its current building at the beginning of the twentieth century. Since then the school has undergone a series of changes. The hall was built on in the 1950s and two extra classrooms, the current Reception classroom and computer suite added in the 1990s to cater for the increase in pupil numbers. The Y1/2 classroom completed in 2000.

In 2005 an ICT (Information and Communication Technology) suite was completed, enabling whole classes to access up to date information. The school offers a wide range of musical instruction - flute, drums, violin, cello to name a few. Sport is also popular with flourishing cricket, netball and football teams. In July 2005 the school achieved silver status in the Warwickshire Healthy Schools Scheme. This followed the culmination of months of effort,

involving not only pupils and staff but also parents, the church, school governors, a school health adviser and other outside agencies. The school also has a strong Parent Teacher Association, which regularly holds fundraising events.

The school's immediate catchment area is the parish of Moreton Morrell and Newbold Pacey with Ashorne but the school has many children in attendance from outside the immediate catchment area.

As a small village school it has approximately 100 pupils aged from four to eleven, creating a family atmosphere. The school is an important component of the village, adding to its family atmosphere and community spirit.

In February 2023 a decision was made to join the already successful Fosse Multi Academy Trust which consists of a group of schools located around Wellesbourne and the Fosse way created to serve the needs of local schools for high quality education through strong collaboration with sharing of resources and expertise.



7.2 Moreton Morrell College

Moreton Morrell College is part of the Warwickshire College Group which is one of the UK's largest general further and higher education colleges with more than 25,000 students. It provides high quality training and qualifications for individuals and organisations, plus leisure courses and activities.

There are six main centres as well as two Learning Centres and the use of more than 60 community centres across Warwickshire. The main centres are Leamington Spa, Rugby, Henley in Arden and the Trident Park Business and Technology Centre, Pershore College and Moreton Morrell.

The Moreton Morrell centre is set in 750 acres of countryside and offers courses in land-based subjects; it is also a Centre of Vocational Excellence for equine.

There are purpose built centres for horticulture and veterinary nursing, as well as an animal welfare centre. The construction faculty has an open workshop area for brickwork, carpentry and multi-skilling.

The residential accommodation ensures that around 300 students benefit from a 'home from home' sense of community. There can be up to 800 students on site in any one day.



7.3 Church of the Holy Cross

The parish church of the Holy Cross stands south of the village to the west of the road. It is a building consisting of a chancel with a north vestry, nave with a north porch and a west tower. The church in the main dates from the 13th century, but it is possible that the nave, from its proportions and thick walls (over 3 ft.), is of the 12th century.

No details of this date remain, but reset in the north wall of the tower is the head of a small 12th-century window which may have been moved from the west wall of the nave. Repeated later repairs and alterations have done away with the 13th-century windows and doorways. Most of the windows are of the 15th century or later, and

those in the nave have lost their original mullions and tracery.

The upper part of the tower is of 19th-century brickwork and the north porch was added at the end of that century. There have been several modern restorations, including one of 1886. There are three bells, two of 1616, and the tenor by Newcombe of Leicester 1609. The communion plate includes a worn Elizabethan cup, with renewed stem, and its paten cover. The early registers, beginning in 1538, are now deposited with the county records at Warwick.

On most Sundays, services are held in the four parishes of Moreton Morrell; Newbold Pacey and Ashorne; and Lighthorne, Upper Lighthorne and Chesterton which make up the Mid Fosse Benefice.





The Room

In 2017, The Room was built joining on to the church. This marked the end of a project lasting for over a decade. The Room has an overall capacity for up to 50 people with a seating capacity for 40 and meets several local needs, including:

- A space for the community to hold meetings or social events
- A venue for children's work that is separate from the main church
- Improved facilities such as a toilet, kitchen area and storage

The room was paid for by a combination of personal donations and grants and is available for hire for small gatherings.

7.4 The Black Horse Pub

The Black Horse was previously known as the Sea Horse. It was once two cottages, with the right-hand cottage being used as the pub. The entrance porch was added in later years. The public house has been in the village since at least 1886, when the

census survey lists Charles Wincott as Grocer and Publican. The Black Horse changed hands in 2019 and following the granting of planning permission reopened in 2023 following an extensive refurbishment programme which includes the addition of four bed and breakfast letting rooms.



7.5 The Village Hall

The current village hall is the former schoolroom and was purchased for £80 in 1924. Some modernisations were made to the hall in 1986 and whilst it has continued to be modernised and redecorated, the hall continues to require regular maintenance.

An extensive building survey was carried out in March 2023 of the Village Hall by Neil McKelvie FRICS of McKelvie Lloyd which reported extensive issues in respect of the building requiring modernisation and repair.

In summary, Mr McKelvie advised that:

“From an economic perspective it seems improbable that the cost of dealing with all of the matters could be justified. Demolition and reconstruction would probably be more cost effective, assuming an intention to keep a village hall of this size, configuration and location.”

Works required

Structural matters requiring attention include the following:

1. Ensure stability of section B roof and gable walls.
2. Rebuild section A.
3. Maintain wooden floors.
4. Improve or replace solid floors.
5. Deal with fungal decay in section D.

External repair and maintenance matters requiring attention include:

6. Maintain or re-cover roof slopes.
7. In due course rebuild chimney.
8. Improve rainwater goods.
9. Manage vegetation growing onto building.
10. Locally repair walls.
11. Deal with fire escape external doors.

12. Maintain or replace wooden framed windows.
13. Ensure nearby trees are adequately managed.
14. Investigate below ground drains and deal with as necessary.

Internal works required include:

15. Ensure an asbestos management plan is in place.
16. Check radon level and deal with building as appropriate.
17. Improve wall and ceiling finishes as appropriate.
18. Deal with internal joinery and decorations as required.
19. Ensure sufficient fire safety arrangements.
20. Investigate EPC requirement.
21. Preferably improve thermal insulation.
22. Ensure electrical safety and function

A series of recommended actions are included in the Action Plan and a full structural survey is being undertaken.





7.6 The Playing Field

The Playing Field is located by Oak Tree Close and the land is rented from Warwickshire College with the equipment and maintenance funded by the Parish Council Precept.

The facilities which have recently been updated, include: Swings, Slides, Swing Basket, Basketball/ Netball Court, Zip-Wire Adult Outdoor Gym, climbing frames, see-saw and activity centre, Football Goals, Picnic Tables and Benches.

The recent village survey found a massive amount of support for the playing field with 42 respondents taking the trouble to comment on this much valued amenity and over 83% stating they considered it important and used it regularly.

Additional equipment requested at the play area included : better climbing frame, picnic tables in the shade, youth shelter for teenagers and a running track around the edge.

The Parish has recently received some grant aid to install a youth shelter which was completed in 2023.

7.7 Allotments

26 Allotments are available in three locations in the Village behind the Black Horse and off Brook Lane. The allotments are a very popular and well used amenity and currently all plots are taken.

The survey found that 78% of respondents felt they were important with 30% interested in renting one in

7.8 Moreton Morrell Real Tennis

The Moreton Morrell Tennis Court was built in 1904-5 by Charles Tuller Garland, an American citizen, who later served with the British Army in the Great War and was owner of Moreton Hall (now part of Moreton Morrell College), whose entrance gates face those of the Court.

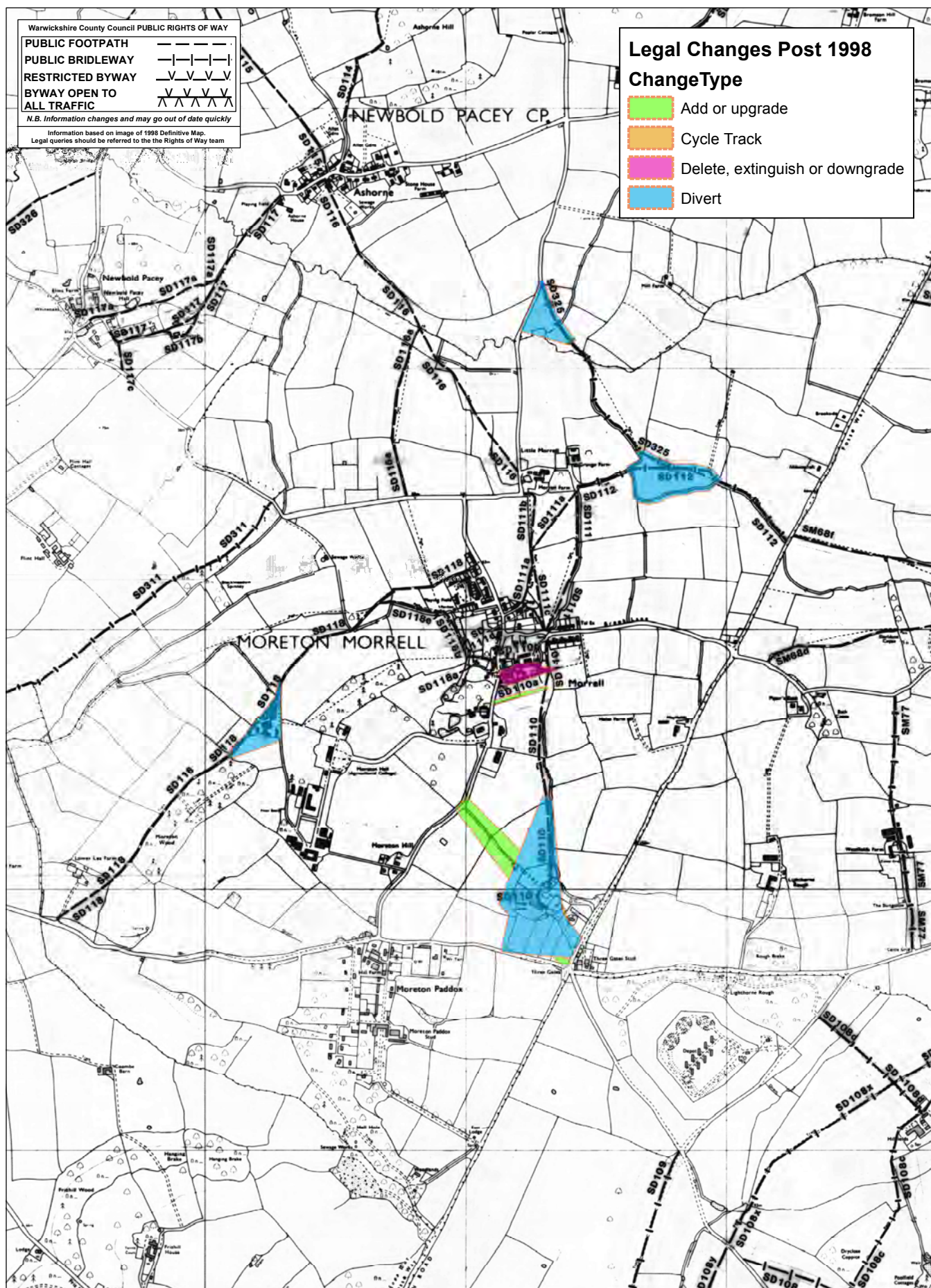
Charles Garland did a great deal for tennis and the many outstanding events at Moreton Morrell included the inaugural match between his resident professional, Ted Johnson, and the celebrated Peter Latham, five times World Champion between 1895 and 1907.

Garland died in 1921 and the Moreton Hall estate was bought by Colonel R.J.L.Ogilby, DSO

who placed his own coat-of-arms in the court itself, over the net. During the 1930's, the Court was kept going by a small group of enthusiasts including Col. E.J.L.Speed, MC. who leased it from Colonel Ogilby and saved it from being requisitioned during the 2nd World War. After Major James Dance, MP, acquired the Court in 1949, a programme of matches with other clubs was introduced. In 1963, with the generous help of many supporters of tennis, including Mr. Garland's three daughters, the Moreton Morrell Tennis Court Company was formed to acquire the building and grounds, and the Court owes a further debt to the late Lord Willoughby de Broke, MC, AFC, Chairman of Directors until 1971.

There are just 29 Real Tennis Courts in the UK.





Extract of scanned 1998 Definitive Map - overlaid with legal changes
(Locations of post-1998 legal changes shown shaded - see key)

Produced by: EB

Date: 16/02/2017



1:10,000

(Scale at A2)

0 100 200 400 600 800

Meters



Rights of Way

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7.9 Footpaths

There are a wealth of footpaths over the surrounding farmland, providing miles of walks for local people. Maintenance of the village footpaths is also on the agenda at Parish Council Meetings with a specific Councilor taking responsibility for their uptake.

Investment in the installation of new 'kissing gates' has recently been undertaken to improve access across the network of footpaths. The footpaths are very well used and valued by the local community. The recent survey found that of those responding over 56 % used them more than 3 times a week, 16% more than once a week, 25% used them occasionally and only 3% never used them.

Over 70% felt they were in good or satisfactory condition and only 27% rated their condition as poor and this was mainly due to waterlogging of many during the winter months.

There was a lot of support for a footpath to link Moreton Morrell and Moreton Paddox and for reopening of the footpath to Wellesbourne which the Parish Council is actively exploring.

There was also a lot of disappointment expressed re the withdrawal of safe walking routes through Moreton Morrell College as these previously had been enjoyed for many years by the residents and particularly during wet weather when other routes are waterlogged.

The following Definitive Map highlights the footpaths and bridleways as recorded by Warwickshire County Council.

7.10 Health

The Parish benefits from a defibrillator in Moreton Morrell (sited in the telephone box) and also at Moreton Morrell Real Tennis Club, the survey found 92% were aware of the defibrillator and 58% were interested in attending a training session on CPR and its use. The importance of defibrillator training has been recognised as are the regular replacement of batteries and the parish council has also identified a need for a further defibrillator to be located in the Moreton Paddox area.

Of more concern, was that 77% of those responding had difficulty accessing or making appointments with their GP and 29% with their dentist.

This may reflect the fact that the survey was carried out towards the end of the Covid pandemic but also the difficulty some residents have, particularly those without their own transport, of accessing these services which are predominately in Wellesbourne, for which there are no public transport links.

Most of the other public and voluntary health related services were rated good or very good with only GP services rating above 10% in poor/very poor.

8. TRAFFIC AND TRANSPORT

As the community has continued to grow, so has the volume of traffic. In addition, traffic is generated by Warwickshire College and college events as well as by the primary school. The Parish Council liaises closely with the college to minimise any impact on the village community.

8.1 Speeding

Speeding continues to be an issue which has been raised with the County Council and it is acknowledged that parking along Main Street generates an element of traffic calming in the centre of the village. However, there are particular concerns regarding speeding cyclists through the village and the increased volume and speed of traffic to the college down John Taylor Way, as well as speeding up the Wellesbourne Road towards the Fosse Way.

In response to the survey, parking and speeding featured as a key issue with 37% of respondents in Moreton Morrell and 17% in Moreton Paddox. Speeding through the village both by cars and cyclists was mentioned by 81% as well as on the Fosse Way and local roads connecting the villages. Moreton Morrell is setting up a community speed watch in order to monitor speed through the village.

8.2. Parking

Parking or lack of parking was also a major issue, areas of specific concern were in Main Street by the Pub and school, together with the top of Brook Lane and Oaktree Close. With nearly 30% of residents owning three cars or more and many properties in the village lacking private parking facilities this is of no surprise. The absence of car



parking for the school, the pub and the village hall all exacerbate the problem and is an area which needs to be addressed.

The increasing ownership of electric cars is also of concern due to the lack of private or public charging points, 12% of respondents own an electric car, 68% do not have access to a charging point and 40% would support public charging points in the villages in the future.

8.3 National Cycle Network

Part of the national cycle network passes through Moreton Morrell. The route comes up Staple Hill from Wellesbourne, turning left into the village at Moreton Paddox and then right into Brook Lane, crossing the Fosse Way to Lighthorne.

In addition the village is frequently used by various cycling clubs and individuals with 40% of respondents to the survey stating they cycle on Parish Roads. However, the speed of cyclists is a concern raised by many villagers.

8.4. Law and Order

The Wellesbourne Safer Neighbourhood Team covers Wellesbourne and a number of the surrounding villages including Moreton Morrell from a policing perspective in respect of rural crime issues arising as well as speed checks.

A pleasing result of the survey was that 100% of respondents felt the Parish was a safe place to live.

The key concerns raised by residents were:

- Speeding traffic and cyclists
- Lack of street lighting in some areas
- Safe walking/cycling routes particularly into Wellesbourne.
- Fly Tipping and Litter and Dog Fouling

8.5 Broadband and Connectivity

The Parish is reasonably well served with both broadband and mobile phone networks although this does to some extent depend on what network provider residents have and there are certain parts of the Parish where coverage is poor or non-existent.

Of those responding to the survey 100% had broadband connection with 80% rating service as good or very good and 20% poor with weekly connection or speed problems. 74% use the internet to work from home, other uses include online shopping, browsing, email or booking health appointments.

This satisfaction level dropped for mobile phone networks with only 50% rating their service as good or very good, 30% rating it poor and 20% very poor.

Nearly 30% of respondents worked from home on a regular basis, 40% work within 25 miles and the rest over 25 miles or don't work. This may have changed since the end of the pandemic.



9. ACTION PLAN

The following action plan has been developed to provide a strategy in response to key issues in the village, as well as views expressed by villagers in the fact finding survey that was undertaken for this Parish Plan.

FACILITIES		
Issue	Status	Action/Evidence
Village Hall	<p>Expert advice and a comprehensive building survey undertaken in March 2023 has already confirmed that the building is unfit for purpose and any refurbishment works would not be financially viable. A structural survey is being commissioned to assess the cost and extent of works required and whether any grants and financial support would be available to bring the building up to modern standards and be fit for purpose.</p> <p>Consideration to a new Village Hall may be required including the identification of an appropriate site, requirements and fund-raising.</p>	<p>Subject to outcomes MMPC to investigate and assess the way forward with the Conservation Team at Stratford District Council – which may include seeking change of use or full planning permission for its demolition and the site's future use</p> <p>MMPC to set up a steering group to explore and progress this initiative further together with the need for a larger community space.</p>
The Room	The Room is the only community space in the village which can now be hired and is situated as an annexe to the church.	To support community activities at The Room which can accommodate up to 40 seated and a maximum of 50 people.
Church of the Holy Cross	The Church of the Holy Cross holds regular services of prayer, other religious events and festivals.	MMPC will continue to support the activities of the church and will ensure the Wildlife steering group incorporates the churchyard within its programme of activities.

Village School	The school is an essential asset to the village and generates a vibrancy to the village encouraging younger parents to move to Moreton Morrell. However, the school is in desperate need for a replacement temporary classroom.	MMPC is to lobby WCC and the Academy for additional financial support and will also continue to support the school's fundraising initiatives.
Black Horse Pub	<p>The Black Horse Pub re-opened in 2023 following an extensive refurbishment after being closed for many years and has been welcomed by all villagers.</p> <p>The opening of four letting bedrooms has also been welcomed and the provision of bar snacks will follow the kitchen installation.</p>	MMPC to liaise closely with the management and provide encouragement and support to community based events.
Warwickshire College – Moreton Morrell Campus	Moreton Morrell College has specialisms in the following areas: Agriculture Crops & Livestock, Animal Care & Management, Countryside Management & Gamekeeping, Equine Care & Management, Floristry, Forestry & Arboriculture, Horticulture, Landscaping & Sports Turf, Land Based Engineering.	MMPC to continue its close liaison with the college and address the regular issues concerning student speeding down John Taylor Way, litter, ASB and footpath maintenance issues

HEALTH		
Issue	Status	Action/Evidence
	Provision of defibrillator in Moreton Paddox.	MMPC to investigate and identify an appropriate location for a defibrillator in the Moreton Paddox area together with appropriate funding for its acquisition and ongoing maintenance.

TRAFFIC AND TRANSPORT		
Issue	Status	Action/Evidence
Bus Service	Bus services through Moreton Morrell are extremely limited with no bus service to Wellesbourne which offers shopping and health facilities three miles away.	MMPC to lobby the WCC county councillor for improved bus services through the village and in particular the provision of a bus service to Wellesbourne.
Speeding	Speeding through the village continues to be an issue with both vehicles and cyclists.	MMPC to liaise closely with the Wellesbourne Safer Neighbourhood Team to monitor speeding issues and set up a Community Speedwatch initiative.
Parking	Parking continues to be an issue in the centre of the village, particularly around school drop off and collection times. However, parked cars do provide an element of traffic calming.	MMPC to investigate the opportunity for a public EV charging point for residents without off-street parking. Close liaison with the Wellesbourne Safer Neighbourhood Team in respect of illegal and inconsiderate parking will be continued.
Highway Markings and Street Furniture	Highway signs are regularly damaged through the village and the provision of regular white lining of the roads is essential.	MMPC to liaise with the WCC county councillor for improved highway markings and furniture.

HOUSING		
Issue	Status	Action/Evidence
Housing Need	The need for one storey dwellings and smaller properties has been raised in both the Housing Need and Village surveys.	<p>MMPC to carry out regular Housing Need surveys in conjunction with WWRC in order to assess the needs of the local Community every 3 – 5 years.</p> <p>MMPC to ensure that any new development in the parish addresses the housing needs identified in the survey including the provision of one storey dwellings.</p>



RECREATION		
Issue	Status	Action/Evidence
Playing Field	<p>This is the village's most valued asset and over the last two years has received major investment in the upgrading and installation of new recreational equipment.</p> <p>MMPC commissions a grass cutting contract throughout the seasons and regularly monitors the emptying of both waste and dog bins.</p>	<p>MMPC to ensure that the equipment is regularly checked, maintained and upgraded in the interests of health and safety.</p> <p>MMPC to continue to liaise closely with Moreton Morrell College to secure the ownership of the playing field outright in preference to renewing a lease.</p>
Community Activities	Community and fundraising activities are held annually on the playing field.	MMPC to continue to support these activities.
Allotments	Moreton Morrell benefits from two separate allotment sites – behind The Black Horse and in Brook Lane. A register is also kept of villagers on a waiting list for an allotment.	MPPC to continue its support of the allotments in order to preserve this vital source of creation which must be maintained and nurtured for future generations.
Footpaths	The footpaths are used daily by villagers but at various times of the year suffer from poor underfoot conditions and overgrown areas.	<p>MMPC to implement a footpaths maintenance initiative, improve signage, liaise with landowners and produce a footpaths map for villagers and visitors to Moreton Morrell to encourage greater use of the public footpaths.</p> <p>MMPC to investigate the provision of safe walking route to Moreton Paddox and Wellesbourne and to continue lobbying Moreton Morrell College for the return of walking rights through the college grounds.</p>

BIODIVERSITY	
Status	Action/Evidence
<p>MMPC has identified a need to increase the biodiversity levels in the village and consequently formed the Moreton Morrell Wildlife Group (MMWG) to protect and encourage local wildlife.</p> <p>The group has joined the South Warwickshire Action for Nature organization.</p>	<p>MMWG to work with Warwickshire Wildlife Trust community officers in creating two specific wildlife areas in the primary school and church grounds in addition to planting significant amounts of wildlife friendly hedging.</p> <p>MMWG to apply for funding from the National Lottery and grant funding from the Church of England to help finance these projects.</p> <p>MMWG to work with landowners to ensure the best outcomes for wildlife in areas across the parish which have been designated as local wildlife sites.</p>
<p>MMPC to support and endorse the vision of Warwickshire Wildlife Trust of 30% increase of wildlife areas by 2030 and by maintaining this to complement the South Warwickshire Local Plan to 2050.</p>	<p>MMPC to support and endorse the vision of Warwickshire Wildlife Trust of 30% increase of wildlife areas by 2030 and by maintaining this to complement the South Warwickshire Local Plan to 2050.</p>

FLOODING	
Status	Action/Evidence
<p>Whilst Moreton Morrell does not generally experience flooding issues with the exception of casual water on the bend of Moreton Morrell Road at the bottom of the village.</p>	<p>MMPC to continue to monitor potential flooding issues and work closely with the Wellesbourne & Walton Flood Alleviation Group together with the Environment Agency.</p>

LITTER & DOG FOULING	
Status	Action/Evidence
Dog fouling continues to be a regular problem on footpaths throughout the village together with litter thrown out of cars!	MMPC to continue to educate and communicate with the local community regarding the importance of having a clean and tidy village. Regular litter picking initiatives to be organised on a quarterly basis by the parish council to monitor the situation in respect of dog fouling in and around the village.

CLIMATE CHANGE	
Status	Action/Evidence
Our goal with the Plan is to inform and educate the residents of Moreton Morrell, support them in changing their behaviour and lifestyles to reduce carbon emissions, and to help build resilience against the adverse impact of climate change.	MMPC to provide advice and guidance on the new website.



COMMUNICATION		
Issue	Status	Action/Evidence
Village Newsletter	The villager is produced on a bi-monthly basis in the month which follows the parish council meeting.	MMPC to continue with the publication of this A5 newsletter on a bi-monthly basis.
Parish Magazine	Moreton Morrell is included in the Mid Fosse Parish Magazine which is published monthly.	MMPC to utilise this vital monthly publication with news and events.
Website	MMPC benefits from a website but this is in need of updating.	MMPC has commissioned the development of a new website that is more interactive with links to social media platforms to provide increased and improved communication with villagers.
Facebook	MMPC to explore either having approved access as an Admin for the Moreton Morrell and Moreton Paddox Facebook Page or set up its own Facebook Page.	MMPC to investigate links with new website.
Nextdoor	MMPC to continue utilizing Nextdoor as a communications tool with villagers to promote events.	MMPC to investigate links with new website.
Parish Council Meetings	To encourage and improve attendance from villagers to the bi-monthly meetings to be held in The Room. Villagers are encouraged to join the council either as elected councillors or be co-opted for specific projects and steering groups.	MMPC to promote meetings on new website and via social media platforms.

10. APPENDIX

10.1 TIMELINE OF ACTIONS

Work in the development of this Local Plan has been undertaken over several years as follows:

Date	Action
March 2020	Housing Needs Survey commissioned by Warwickshire Rural Community Council
January 2022	Survey printed and leaflets delivered to all households
	Survey promoted by Moreton Morrell Parish Council
February 2022	Survey run for four weeks and concluded in February
	Hard copy data added to online platform in preparation for analysis
March 2022	Survey questions analysed and key findings identified and reported at Moreton Morrell Parish Council Meeting on 21 March 2022
	Redacted version of survey responses and key findings uploaded to Moreton Morrell Parish Council website – www.moretonmorrellpc.co.uk
July 2022	Drafting of Parish Plan Commenced
March 2023	First draft submitted to SDC for review and comment
May 2023	Comments received from SDC
July 2023	Second draft submitted to SDC for review and comment
September 2023	Final draft prepared following amends from SDC
	SDC approves final draft for design and artwork
November 2023	Moreton Morrell Parish Council approve draft Parish Plan
December 2023	Public Consultation of Moreton Morrell Parish Plan by villagers
2024	Amends to Parish Plan following Public Consultation
	Parish Plan adopted by Stratford-on-Avon District Council

10.2. Moreton Morrell Parish Council Survey Questionnaire 2022



Moreton Morrell Local Parish Plan

Thank you for your interest and help by taking part in this survey, which will provide us with the essential evidence required to update and develop a Local Parish Plan for Moreton Morrell and its residents in 2022.

All participants in this survey will be anonymous and the findings of this survey will be published on the Moreton Morrell Parish Council website in due course.

In a nutshell, this is your opportunity to help shape the future of the village going forward, in terms of housing, lifestyles, profile, transport and amenities, together with any environmental issues you may have, and your time is greatly appreciated. The survey should take no more than 15 mins to complete and we do encourage as many members of your household to take part. Thank you.

**Robert James, Chairman
Moreton Morrell Parish Council**

1. Which area of the village best describes where you live?

- ☐ Moreton Morrell
 - ☐ Little Morrell
 - ☐ Moreton Paddox
 - ☐ Moreton Morrell Outreach

2. Why did you come to live in the Parish? (Please tick all that apply)

- ☐ Because of work
 - ☐ Availability of housing
 - ☐ Family reasons
 - ☐ Born or grew up here
 - ☐ Standard of schooling
 - ☐ Love the country life

- ☐
- Other (please specify):

3. How many people live in your household and in which age groups? (Please tick relevant age boxes and University Students are considered as living at home)

[illegible]

4. How many people live in your household by gender?

[illegible]

5. How long have you lived in the Parish?

- ☐ Under 1 year ☐ 6 to 15 years ☐ 25 plus years
☐ 1 to 5 years ☐ 16 to 25 years

6. Which method of travel do your household members normally use when they ...

	Own car/van	Bus	Train	Motorbike	Bicycle	Walk	Taxi	Lift/Car Share	N/A
Travel to/from work	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Travel to take children to/from primary school	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Travel to take children to/from secondary school	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Travel to/from station	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Do supermarket shopping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Do other shopping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Take part in leisure activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Make health visits (doctor, dentist etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. How far do your household members travel to work?

- ☐ Typically work from home ☐ 16-24 miles ☐ Don't work
☐ Up to 5 miles ☐ 35-50 miles
☐ 6-15 miles ☐ 51+ miles

8. How many motor vehicles belong to your household?

- ☐ 0 ☐ 2 ☐ 4
☐ 1 ☐ 3 ☐ 5 or more

9. On average, how many times per week does do you or members of your household use the public bus service at present?

- ☐ 0 ☐ 3 ☐ 6 or more
☐ 1 ☐ 4
☐ 2 ☐ 5

BROADBAND AND MOBILE NETWORK

10. Do you have any of the following in your home?

- ☐ Standard Broadband ☐ Fibre ☐ No
☐ High Speed Broadband ☐ Don't Know

11. If you don't have a broadband connection at home would you like one?

- ☐ Yes ☐ No

12. If you answered YES to the previous question, do you require help in using it?

- ☐ Yes ☐ No

13. Are you aware that there is FREE wifi available at Moreton Morrell Village Hall, provided by the parish council?

- ☐ Yes ☐ No

14. Do you experience any problems with your current broadband service?

	Daily	Weekly	Sometimes	Never
Connection speed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reliability of connection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

15. What do you use your broadband connection for?

	Yes	No
Working from home	<input type="checkbox"/>	<input type="checkbox"/>
Online shopping	<input type="checkbox"/>	<input type="checkbox"/>
Email	<input type="checkbox"/>	<input type="checkbox"/>
Web browsing	<input type="checkbox"/>	<input type="checkbox"/>
Booking health appointments	<input type="checkbox"/>	<input type="checkbox"/>
Streaming activities	<input type="checkbox"/>	<input type="checkbox"/>

16. How do you rate the broadband service in our area?

<input type="checkbox"/> Very Good	<input type="checkbox"/> Quite Poor
<input type="checkbox"/> Quite Good	<input type="checkbox"/> Very Poor

17. How do you rate the mobile phone service in our area?

<input type="checkbox"/> Very Good	<input type="checkbox"/> Quite Poor
<input type="checkbox"/> Quite Good	<input type="checkbox"/> Very Poor

COMMUNITY

18. Do you think there are sufficient activities in the Parish of Moreton Morrell for each of the following groups?

	Yes	No	Don't Know
Young children (0-6 years old)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Older children (7-12 years old)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Teenagers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adults	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elderly residents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

19. How frequently do you access information about the community from each of the following sources?

	Regularly	Occasionally	Never
Word of mouth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Notice boards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Posters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Villager Newsletter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facebook	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nextdoor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Websites	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flyers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Email	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

20. If you have any suggestions as to how any of the above methods of communications can be improved, please comment below:

21. Would you attend any of the following activities in the Village Hall?

<input type="checkbox"/> Toddler Group	<input type="checkbox"/> Keep Fit
<input type="checkbox"/> Before and After School Club	<input type="checkbox"/> Talks
<input type="checkbox"/> Cubs/Brownies	<input type="checkbox"/> Cinema Screening
<input type="checkbox"/> Karate	<input type="checkbox"/> Yoga/Pilates/Circuits
<input type="checkbox"/> Drama	<input type="checkbox"/> Christmas Drinks
<input type="checkbox"/> Women's Institute	<input type="checkbox"/> Harvest Supper
<input type="checkbox"/> U3A Venue	<input type="checkbox"/> Quiz
<input type="checkbox"/> Book Club	<input type="checkbox"/> Jumble Sale/Table Top Sales
<input type="checkbox"/> Coffee Morning	<input type="checkbox"/> Adult Education/Leisure Courses
<input type="checkbox"/> Bridge	<input type="checkbox"/> Other, please specify below:

22. Would you ...?

	Yes	No	Maybe
Be interested in helping with the management of the Village Hall?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Support parish events and celebrations, e.g. fetes, craft fairs, picnic parties etc?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Be interested in supporting a community shop?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Volunteer to work in a community shop?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

23. How often do you go to the Church in Moreton Morrell?

<input type="checkbox"/> Once/twice a month	<input type="checkbox"/> Occasionally
<input type="checkbox"/> Christmas/Easter	<input type="checkbox"/> Never

24. Is there anything that might encourage you to go to Church more frequently?

☐ Yes

☐ No

☐ Don't Know

If 'Yes' please explain below:

25. If you were looking to book a venue for a function in the village, which would be your preference?

☐ Village Hall with Wifi

☐ The Room

☐ Don't Know

Please advise your preference reasons below

PUBLIC RIGHTS OF WAY AND GREEN SPACES

26. How often do you use the footpaths/bridleways in the area?

☐ 3+ times/week

☐ Occasionally

☐ 1-2 times/week

☐ Never

27. How would you describe the general condition of the footpaths/bridleways you use?

☐ Good

☐ Satisfactory

☐ Poor

28. What problems (if any) have you encountered with footpaths/bridleways? (Please tick all that apply)

☐ Poor underfoot conditions

☐ Access points blocked

☐ Signage

☐ Difficult to negotiate stiles

☐ Blocked or closed in full or part by unchecked vegetation

Comments:

29. If you encounter problems with footpaths/bridleways, do you?

☐ Contact the landowner

☐ Resolve the problem yourself if possible

☐ Contact the District Council

☐ Contact the Parish Council

☐ Take no Action

☐ Contact the County Council

Comments:

30. How important is the Parish playing field to you and the community?

☐ Very important

☐ Quite Important

☐ Not Important

Please tell us why

31. How important are the Parish allotments?

☐ Very important

☐ Quite Important

☐ Not Important

32. The parish has two allotment sites, one to the rear of The Black Horse Pub and the other is just off Brook Lane. Would you be interested in renting an allotment in the near future if you are not currently an allotment holder?

☐ Yes

☐ No

☐ Maybe

33. How satisfied are you with the voluntary roles undertaken by the Parish Council?

☐ Very Satisfied

☐ Neutral

☐ Satisfied

☐ Not Satisfied

If not satisfied, please give your reasons below:

34. Do you have any suggestions as to how the Parish Council could improve its operations?

☐ Yes

☐ No

If 'Yes', please explain:

ENVIRONMENT (Local Issues)

35. Do you feel that verges and hedges are maintained to a good standard?

☐ Yes

☐ No

36. Are you concerned about flooding in your locality?

☐ Yes

☐ No

If 'Yes', where is the flooding?

37. What do you think is causing the flooding?

☐ River/Stream

☐ Surface Water

☐ Drains

☐ If Other (please specify):

38. Do you consider litter to be a problem in the Parish?

☐ Yes

☐ No

Comments:

39. Is fly tipping a problem in and around the village?

☐ Yes

☐ No

Comments:

40. Are there any actions regarding dog fouling, fly tipping and litter you would like to see? if so please expand in the box below:

41. Do you consider noise to be a problem in the Parish?

☐ Yes

☐ No

Comments:

42. If you answered 'Yes' to the previous question, what in your opinion are the causes of nuisance noise? (Please tick all that apply)

☐ Traffic

☐ Aircraft

☐ Agricultural Activity

☐ Anti-social behaviour

☐ If Other (please specify):

HEALTH

43. A defibrillator is located in the telephone box at the top of Brook Lane. Are you aware of this being available?

☐ Yes

☐ No

44. Would you be interested in attending a CPR training session which includes how to use and operate the defibrillator?

☐ Yes

☐ No

45. Do you have difficulty accessing or making appointments at any of the following? (Please tick all that apply)

☐ Chemist

☐ Doctor (GP)

☐ Optician

☐ Home Care

☐ Hospital

☐ Chiropodist

☐ Dentist

☐ Other (please specify):

46. If you have used any of these public/voluntary services in the last two years, how do you rate them?

	Very Good	Good	Poor	Very Poor	N/A
Ambulance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chiropody	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Counselling Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dentist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
District Nurse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doctor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
First Responders	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Health Visitor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home Help	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Loan of medical equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maternity care/Baby clinics	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Meals on Wheels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Physiotherapy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Services for the elderly/disabled/day care	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

HOUSING

As the District Council's adopted Core Strategy classifies Moreton Morrell as a category 4 Local Service Village, new housing and employment related development is only permitted within the Built Up Area Boundary, where it is a community-led scheme intended to meet locally identified needs or other relevant policies within AS10 Countryside and Villages as Stratford on Avon District Council has an 8.4 years Five Years Housing Land Supply.

47. During the next five years, do you or anyone in your household, expect to:

- ☐ Move within the parish ☐ Move outside the parish

48. If you do expect to change your home, would it be to:

- ☐ Move to a larger home ☐ Move to a similar sized property
☐ Downsize ☐ Extend your existing home

☐ Other (please specify):

49. If you are considering a change of home in the future are you planning to:

- ☐ Buy on the open market ☐ Housing Association rented ☐ Not planning to move
☐ Rent ☐ Shared Ownership
☐ Other (please specify):

50. What type of accommodation would best suit your needs in the future?

☐ House ☐ Bungalow ☐ Flat/Apartment

☐ Other (please specify):

51. How many bedrooms would you require

☐ 1 ☐ 3 ☐ 5
☐ 2 ☐ 4 ☐ 6 or more

LAW AND ORDER

52. Is the Parish of Moreton Morrell a safe place to live?

☐ Yes ☐ No

Comments on Safety:

53. Have you experienced problems in the Parish with any of the following?

☐ Theft/Burglary ☐ Vandalism ☐ Litter
☐ Intimidation ☐ Fly Tipping
☐ Other (please specify):

54. How would you wish to be alerted about crime issues?

☐ Facebook ☐ The Villager ☐ Not interested
☐ Nextdoor ☐ MMPC Website

Comments:

55. Do you think it would be good to have a Neighbourhood Watch scheme in Moreton Morrell and Moreton Paddox?

☐ Yes ☐ No ☐ Don't Know

Comments:

56. Rural areas can get specialist Police Crime Prevention advice and property marking days focused on rural and farming community issues. Would you participate in such activities if they were organised in our village?

☐ Yes ☐ No ☐ Don't Know

TRAFFIC AND TRANSPORT

57. Do you generally have a motor vehicle available for personal use?

☐ Yes

☐ No

58. If you have a disability that affects your choice of daily travel patterns, please tell us how and what suggestions you have for improvement.

59. What would need to be done to make you use the local bus service?

60. How often do you use the train service and which station(s) do you travel from (please tick all that apply)

	3+ days a week	At least once a week	At least once a month	Occasionally	Never
Leamington Spa	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Warwick Parkway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Banbury	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

61. Would you find a car share scheme useful?

☐ Yes

☐ Already use unofficial scheme

☐ No

☐ Already use official scheme

62. Do you know of anywhere in the parish where parking causes inconvenience or danger? If Yes please provide details below:

63. What are your general concerns about parking in your community (Please tick all that apply)

☐ Nowhere to park on your property

☐ Cars blocking your entrance

☐ Cars parked dangerously (blind spots/corners)

☐ Damage to your vehicle from passing vehicles

☐ Cars parked on pavements

☐ Parking damage to pathway/verges/kerbs

☐ Other (please specify):

64. Have you reported any parking issues to the police in the last 12 months?

☐ Yes

☐ No

If Yes please specify

65. Do visitors to your home easily find a nearby parking space?

☐ Yes

☐ No

66. If your household has young children what is your main method of transporting them to and from Moreton Morrell Primary School?

☐ Car

☐ Bicycle

☐ Walk

☐ Not Applicable

67. Please tick the relevant boxes against each of the following questions on traffic speed and volume.

	Moreton Morrell	Moreton Paddox	Roads connecting the village	Fosse Way
Are you concerned about speeding in:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Do you think existing speed limits are effective in:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Do you think the volume of traffic has increased in:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

68. Would you wish to see the 30mph speed limit zone extended in either of these locations? Please tick as applicable

☐ Moreton Morrell

☐ On roads connecting into the parish

Comments:

69. If you would like to see more speed checks, please provide details of the where/day/time you think these would be most effective.

70. Do you own/drive an electric car?

☐ Yes

☐ No

71. If you drive an electric car, please advise what type

☐ Fully Electric

☐ Hybrid Electric

☐ Plug-in Hybrid Electric

☐ Not Applicable

72. Do you have access to a private charging point?

☐ At Home

☐ At Work

☐ No

☐ Other (please specify):

73. Do you ever use public charging points?

☐ Yes

☐ No

74. Looking to the future, would you wish to have access to a public charging point in Moreton Morrell village?

☐ Yes

☐ No

☐ Don't Know

75. Do you ...?

	Yes	No	Not Applicable
Cycle on parish roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ride a horse on parish roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walk/run on parish roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

76. Do you feel safe to ...?

	Yes	No	Not Applicable
Cycle on parish roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ride a horse on parish roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walk/run on parish roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

77. Do any of the following negatively affect yours or your family's cycling/riding/walking

☐ Vehicles driving too fast and close

☐ Not enough off-road routes

☐ Not enough paved routes

☐ Cyclists travelling too fast

☐ Too many parked cars

78. Please provide any specific comments or suggestions you might have to improve local uptake of cycling, riding, running and walking

UTILITIES

79. Please answer the following about fuel/energy supply

	Yes	No	Don't know
Have you had any problems with significant interruption in your electricity supply in the last two years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Would you be interested in participating in a local oil or LPG gas buying group?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is your property connected to the main sewerage system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

80. Is there any area where light pollution is currently a problem?

☐ Yes

☐ No

If 'Yes', please detail

81. Is there any area within the parish which you believe would benefit from street lighting?

☐ Yes

☐ No

If 'Yes' please explain

YOUTH

This section to be completed by or on behalf of young people aged between 10 - 18 years of age.

82. Is there any additional equipment or facility required on the playing field? If so, please highlight below:

83. Are there adequate local services/community groups provided for teenagers?

☐ Yes

☐ No

☐ Don't Know

If 'No', what is needed?

84. Would you or members in your family take part in any of the following activities if they were available? (Please tick all that apply)

☐ Youth Group

☐ Drama Group

☐ Youth Council

☐ Martial Arts

☐ Film Club

☐ Music Society

☐ Babysitting

☐ Other (please specify):

85. Would you use public transport services if available and frequent to:

	Yes	No
Wellesbourne	<input type="checkbox"/>	<input type="checkbox"/>
Stratford	<input type="checkbox"/>	<input type="checkbox"/>
Leamington	<input type="checkbox"/>	<input type="checkbox"/>
Kineton	<input type="checkbox"/>	<input type="checkbox"/>
Banbury	<input type="checkbox"/>	<input type="checkbox"/>

BUSINESS

86. What sector best describes your business activity?

☐ Farming/Horticulture

☐ Manufacturing

☐ Building trade

☐ IT/Business Services

☐ Arts and crafts

☐ Professional Services

☐ Retail

☐ Food/Catering

☐ Tourism/Leisure

☐ Consultancy

☐ Other (please specify):

87. How do you operate/work in your business?

- ☐ Mainly from home ☐ From other premises ☐ Hybrid

88. Do you experience any difficulties with the following?

- ☐ Recruitment ☐ Broadband ☐ Childcare issues
☐ Transport for staff to and from work ☐ Mobile phone reception/reliability ☐ Parking

☐ Other Issues (please specify):

Thank you for completing this questionnaire. Your views are really appreciated. Please return to either of the following addresses in Moreton Morrell by 31st January 2022, thank you.

**Anne Parry, 19 John Taylor Way
Eileen Edwards, The Garden House, Main Street, Moreton Morrell**

10.3. WRCC Housing Need Survey 2020



Housing Needs Survey Report

Moreton Morrell Parish Council

March 2020



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

Contents

1. Introduction

2. Planning context

3. Results – part one

Q1: Support for development of affordable homes

Q2: Life in the parish

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Results – part two

Q1: Why does your household need alternative housing?

Q2: Current dwelling

Q3: Local connection

Q4: Type of property preferred

Q5: Financial details

Q6: Housing waiting list

Q7: Detail of households seeking alternative housing

4. Conclusion

5. Acknowledgements

6. Contact information

Appendices

A: Cover letter & survey form

B: Comments – housing & possible locations

C: Comments – lack of facilities / services

D: Property search

E: Home Choice Plus

F: Summary of need

1. Introduction

Moreton Morrell Parish Council commissioned WRCC to conduct a survey to collect local housing needs information within and relating to Moreton Morrell parish.

The survey form was a standard document used across the district and a copy was delivered to every home across the parish. Additional copies were available for people not currently living in Moreton Morrell parish but with a strong local connection. Respondents were also able to complete the survey online. A copy of the cover letter and survey form can be seen as Appendix A1 to this report.

All households were requested to fill out Part 1 of the survey form. Part 1 asked whether, in principle, respondents would be in favour of a small scheme of new homes to meet local housing needs, gave residents an opportunity to comment on local housing and facilities, and asked whether the current home is suitable for the needs of the household.

Households with or containing a housing need were asked to complete Part 2 of the survey form, providing details of their current situation, specifics of the need and details of the household in need together with sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in strict confidence.

Information provided in response to some of the questions aided the analysis but is confidential and therefore not reproduced within this report.

Completed survey forms were returned by Freepost envelope direct to the Rural Housing Enabler during January and February 2020 and analysis of the information provided took place in March 2020. Completed survey forms are retained by WRCC for a short period before being shredded.

2. Planning Context

At a national level, current guidelines (National Planning Policy Framework, July 2018) emphasise the role of local communities in the planning process and provides for “local people to shape their surroundings”. At a local level, the Stratford-on-Avon District Council local plan (the Core Strategy and associated documents) guides development in the district to 2031 and beyond. Amongst other things these plans aim to build upon the success of previous plans in providing opportunities for local communities to promote housing schemes that meet an identified local need.

There is scope for a local community to prepare a neighbourhood plan to steer development within their area and, in particular, assist in meeting any local housing that may be identified in this report or as a result of subsequent surveys through the allocation of sites for community-led schemes and setting related development requirements.

Your community can choose to promote a community-led ‘local needs scheme’ using 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. However, it is important that preferred tenure options are informed by reliable evidence and this report has a crucial role to play in this respect.

‘Local needs 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.

The term “affordable housing” has a specific meaning (as set out in the Glossary to the NPPF) and includes options both for affordable housing for rent and home ownership.

New affordable homes are generally required for two reasons:

- Many residents on low and middle incomes cannot afford to rent privately or buy market housing, and
- The market does not provide the right type of accommodation for some residents, for example homes for people who are older and wish to downsize.

3. Results

Approximately 300 survey forms were distributed to local residents and 66 were completed (either partly or fully) and returned, equating to a response rate of 22%. This level of response is considered to be good for a survey of this type.

People generally respond for one of three reasons:

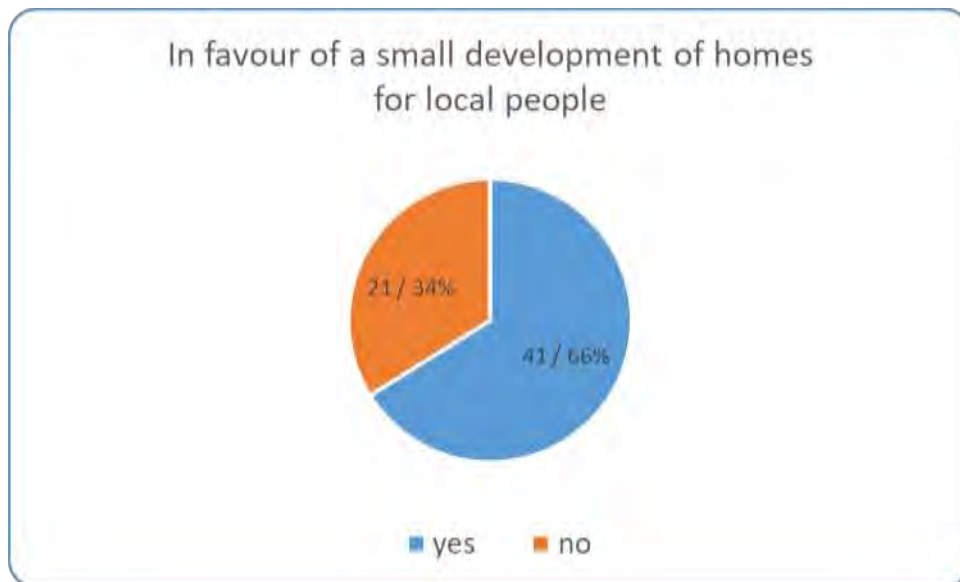
1. To express a housing need,
2. To offer support to the idea of a small housing scheme to meet local needs, or
3. To state opposition to the idea of a housing scheme.

Part one – to be completed by all households

Q1: Support for development of affordable homes

Respondents were asked “In principle would you be in favour of a small (<10) development of homes in the parish restricted to people with a local connection”.

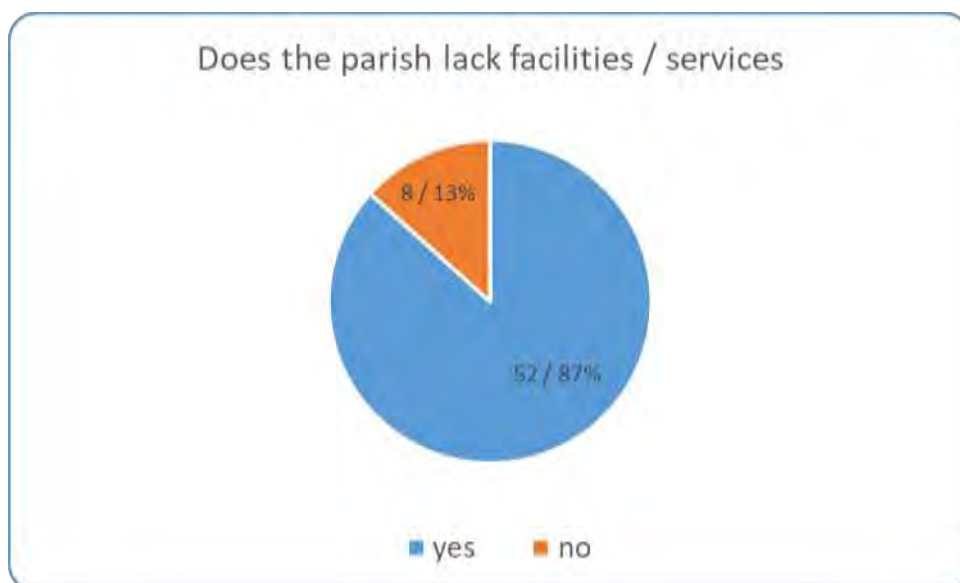
Only 62 respondents answered this question and, as can be seen from the chart below, at 66% the majority of respondents would, in principle, be in favour of a small development of affordable homes for local people.



Respondents were invited to add comments about local housing, including possible locations that may be suitable. These comments can be seen at Appendix B to this report.

Q2: Life in the parish

Respondents were asked “Do you feel the parish lacks any facilities or services”. Of the 60 responses the majority (87%) indicated that the parish does lack facilities or services.

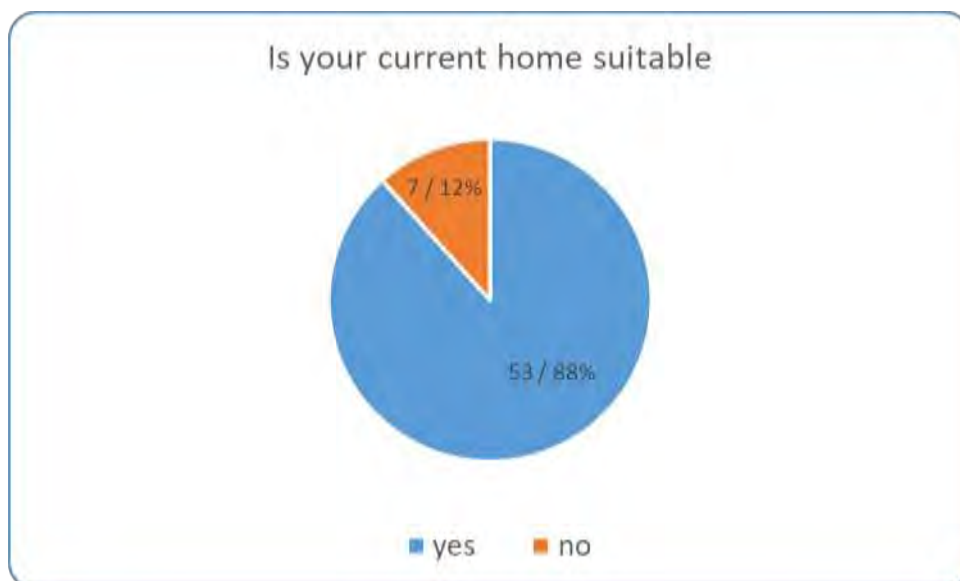


Respondents who indicated “yes” were provided with the opportunity to expand on their response and indicate what facilities are lacking. These comments can be seen at Appendix C to this report.

Q3: Is your current home suitable?

Respondents were asked to consider “whether or not your current home is suitable for your needs” and 60 responses were received.

Of these 60 responses, 88% (53 responses) indicated that their current home is suitable.



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

Although 7 respondents indicated that their current home is not suitable two of these responses were discounted as insufficient information was provided and no contact information was provided to enable clarification to be sought.

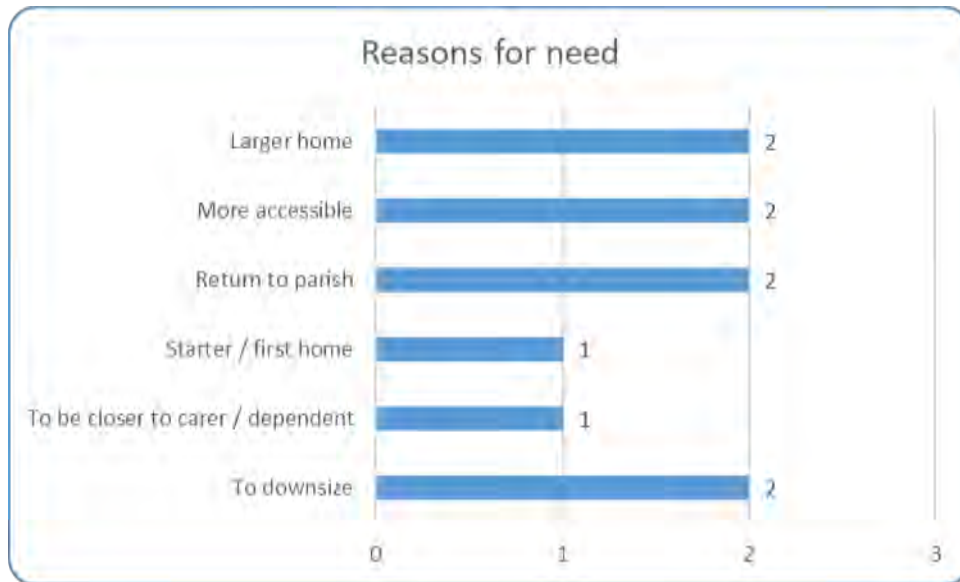
One respondent who indicated that their current home was not suitable provided no information within part two, so this response was also discounted. One respondent who indicated that their current home is currently suitable did, however, complete part two and clearly indicated a need for alternative housing.

This section therefore relates to information provided by 5 respondents.

Q1: Why does your household need alternative housing?

Respondents were asked to indicate why they needed alternative accommodation and were able to indicate more than one reason for need.

As can be seen below the main reasons for need are for a larger home, for a more accessible home, to return to the parish, and to downsize.



Q2: Current dwelling

All respondents provided information about their current dwelling.

Of the 5 respondents, 3 currently live in a house and 2 live in a bungalow. One respondent rents from a housing association whilst 1 rents privately and 3 are owner occupiers.

- 1 bed bungalow - housing association rent
- 3 bed bungalow - private rent
- 3 bed house - owner occupier
- 5 bed house - owner occupier
- 8 bed house - owner occupier

Respondents who rent were asked to indicate “approximately what percentage of your income, after tax, do you spend on rent?” Both respondents who currently rent provided information:

- 66%
- 33%

Q3: Local connection

Respondents were asked to indicate their connection to the parish and were able to indicate more than one connection.

All 5 respondents currently live in the parish.

Q4: Type of property preferred

Respondents were asked to indicate what type, size and tenure of property the household would prefer.

Whilst this indicated preference aids the analysis it does not necessarily reflect the actual need. For example, a single adult preferring a 3-bed shared ownership house, with low income and no savings or equity, would be analysed as requiring a 1-bed home to rent.

Respondents were able to indicate more than one preferred type, size and tenure.

- 3 bed bungalow - housing association rent or shared ownership
- 3 bed house - owner occupier or Help To Buy
- 3 bed house - owner occupier
- 3 or 4 bed house - owner occupier
- 3 bed house or bungalow - Help To Buy or housing association shared ownership

As shown above 3 respondents indicated a preference for a house, 1 indicated a preference for a bungalow, and most respondents would prefer a 3 bed home. Some type of home ownership is generally the preferred tenure,

However, any respondent preferring to purchase a home (either via shared ownership or as an owner occupier) would need to be able to demonstrate that they could raise a suitable deposit and mortgage.

One respondent indicated that they required a home designed to cater for a disability.

Q5: Financial details

All respondents provided financial information. However, the information provided in response to this section 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 D 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.

Q6: 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 November 2019 there were 12 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 E.

Q7: Detail of households seeking alternative housing

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

4. Conclusion

This survey identifies 5 households with a defined local connection looking for alternative accommodation, as shown below.

Housing association rent

- 1 x 3 bed bungalow

Housing association shared ownership

- 1 x 2 bed house

Owner-occupier

- 3 x 3 bed house

Consideration should also be given to the requirements of the 12 local households registered on Home Choice Plus.

In rural areas where analysis indicates a need for 1-bed accommodation this would generally be reclassified as 2-bed accommodation. A 1-bed dwelling can only house 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. Acknowledgements

Gratitude is expressed to all those who helped to deliver the survey packs across the parish.

6. Contact Information

Mrs Pam Routly – Clerk to Moreton Morrell Parish Council

Telephone: 01608 682505

Email: pamroutly@btinternet.com

Website: www.moretonmorrellpc.co.uk

Sarah Brooke-Taylor - WRCC, Rural Housing Enabler

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Telephone: 01789 842182

Email: sarahbt@wrccrural.org.uk

Website: www.wrccrural.org.uk



Moreton Morrell Parish Council

Housing Needs Survey

January 2020

Dear Resident

Are you happy with where you live or do you wish to downsize? Are you currently living at home with parents and want your own home? Do you need a bungalow in preference to a house?

The parish council is aware that there may be a lack of suitable housing in the village, which could be an issue for some households and that this could lead to local people moving away.

To assess whether or not this is a problem in Moreton Morrell, we are conducting a survey to identify the size and type of homes that local people need and want. As the last survey was undertaken five years ago, this will ensure we have an up to date understanding of the current requirements in terms of housing mix, and the findings will enable us to respond appropriately and with authority to any future planning applications for new housing in the village.

The survey is for everyone, whether or not you are looking for alternative housing.

- 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 the parish are requested to complete all parts of the form.

The survey is being carried out in partnership with WRCC, an independent charity that works across Warwickshire and Solihull to sustain rural communities. When the survey is complete the parish council will consider the results and work with WRCC to explore how any local needs can be addressed.

If you know anyone who is originally from the parish, now living elsewhere, who would like to return to the parish then please share the online survey with them or ask them to contact the Rural Housing Enabler (01789 842182 or sarahbt@wrccrural.org.uk) to receive a copy of this form.

All information you give will be treated in confidence and the parish council will not see individual replies. The analysis will be carried out independently by WRCC and it will retain, and shred, all returned survey forms.

Please complete and return the attached form by 15th February 2020 using the Freepost envelope provided. Alternatively, you may complete this survey online at www.smartsurvey.co.uk/s/MoM2020.

Thank you for your assistance in conducting this survey.

Yours sincerely

Rob James
Chairman, Moreton Morrell Parish Council

Housing survey for Moreton Morrell parish

Part one - to be completed by all households

1. In principle would you be in favour of a small (<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? A planning obligation (S106 Agreement) would restrict the homes to people with a local connection (as per Q3 overleaf) in perpetuity.

No particular site has been identified – this is just a general question.

☐ 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.

2. Life in the parish

Do you feel the parish lacks any facilities or services?

☐ Yes - what facilities/services?

☐ No

3. Is your current home suitable?

When considering whether or not your current home is suitable for your needs please think about all household members and consider 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 overleaf if you would like alternative accommodation within the parish)

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

1. 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
- ☐ Need 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

2. 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?**

%

3. 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

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

☐ Bungalow ☐ House ☐ Flat / maisonette

Number of bedrooms

☐ Rent - housing association ☐ Owned - with mortgage
☐ Rent – private ☐ Owned - without mortgage
☐ Fixed equity ☐ Owned - Help to Buy / Starter Home
☐ Shared ownership (part rent, part buy) ☐ 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. It is important to understand what people can afford.

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.

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.

£

Do you have savings or equity in your current home that could be used towards a new home?

☐ Yes savings £..... / equity £.....
☐ No

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

☐ Yes ☐ No

If you wish to apply 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), telephone (01789 260861) or download (www.homechoiceplus.org.uk).

7. Details of the household seeking alternative housing.

	Age (yrs)	Gender	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 your name and 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	

Thank you for your assistance in conducting this survey.

If you have questions regarding this survey or you require additional survey forms please contact Sarah Brooke-Taylor, Rural Housing Enabler, by telephone 01789 842182 or email sarahbt@wrccrural.org.uk.

**Please return this form in the Freepost envelope provided
no later than 15th February 2020.**

(or post to Freepost Plus RSRR-KAGE-GBUR, Warwickshire Rural Community Council,
Warwick Enterprise Park, Wellesbourne, Warwick CV35 9EF)

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

Appendix B – comments re housing and possible locations

Respondents were invited to add comments about local housing, including possible locations that may be suitable.

- It concerns me greatly that everything is about housing association or council. Village children leaving home usually do not fall into the categories that require support from the council so would not qualify for this help. There are a lot of Housing Association people moving (moved) into the village that do not support village life so I don't understand how building more homes would help people wishing to stay local. For example the 2 bedroom houses in Oak tree close are ridiculously expensive and building 3 + bedroom style homes is of no use for young adults leaving home. With excellent local schooling and employment opportunities it is the housing cost and size that is crucial not falling into the brackets of needing social housing.
- It would be great to have a mix of housing - some affordable, maybe a couple of bungalows or cottage style - there are plenty of large 4+ bedroomed detached houses in the village.
- No housing!!
- Once housing is restricted in this way, it is difficult for people to 'move on' as they have to find others with a local connection to move in. Housing associations also ignore this restriction if it means otherwise leaving a property empty!
- This is what some people describe as a small village has new housing (John Taylor way and brook lane) quite recently and so the volume of traffic is quite intense coupled with the school and college does not need more new builds.
- A small development on John Taylor Way of low cost housing would seem a good idea.
- Orbit Housing Ass are selling of their properties in our village. They could have priced them @ 1st time buyers. Do don't think housing ass properties would work.
- The school is now oversubscribed. Additional housing would potentially increase pupil numbers further. The village does not have the resources, the school does not have the space to increase capacity.
- The area of Moreton Morrell and Wellesbourne is already heavily built up. Traffic from new builds in Leamington and Warwick is huge and traffic is so heavy in this area.
- The village has limited resources including water, WiFi, parking and bus services. Building houses that will be used to house tenants who require this adds to an already limited state. Housing association fill on a priority basis, therefore the village may be seen as a dumping ground.
- I think there is a good balance of different houses in Moreton Morrell as it stands.
- Off road parking must be available for two cars per home. <10 built, only <10 in perpetuity, on current playing field, western edge, alongside Back Road. Front parking access from Back Road, small garden front looking onto playing field. This should give long term tenancy for remaining ground to be kept as village playing field, 50% of housing to be bungalows. Parking provided on triangle field for visitors using playing field, landscape remaining field.
- Local connection useful to have, & may stop farm-tied or business-related applications for housing coming through. Important to have a mix of housing sizes in a development of <10 homes. S106 should ensure facilities/services are improved if permission to be granted.
- Please make parking in playing field when using the equipment
- Brook Lane would be a good location in the centre of the village.

- I was under the impression that the triangle field off John Taylor Way was to be built on at some stage.
- The field by John Taylor Way as the possible location.
- Triangle field development subject to access rights.
- In our circumstances when the house & garden become too big for us, we are likely to move away to be near family. The village doesn't have facilities for older people.
- I do think bungalows for older people who wish to remain in the village if their property is too large or cannot manage stairs rather than just large family homes.
- Agreement for small developments so long as they form a true extension to the village in order to maintain a community feel to the area. Linkages and footpaths will be a must as well as appropriate off road parking provision.
- Please ensure provision is considered to plant enough hedges & trees in the area to offset the flooding risk of more concrete! NO MORE 4+ BEDROOM MANSIONS!! (or commuter homes. Local only)
- Yes if this is available to young people. Also that the restrictions are binding in LAW as has not happened so far with the bungalows.
- If more houses are built in Moreton Morrell we think there should be shops & more buses. Especially for the older folk.
- I would not object to suitable housing being built on extended areas where housing already exists ie Brook Lane/John Taylor Way. However, any new builds should include a high percentage of social housing rather than large private houses.
- Sensible priced housing in the village is needed. 2/3 bedrooms - real starter homes for local young people. Land along brook lane to the fosse - assuming brook lane is upgraded (the road isn't fit for purpose). Triangle of land owned by college off John Taylor Way.
- Road infrastructure to village, better bus services and schooling need improving before more housing.
- Use part of triangle field.
- It never works! The developers always build 3+ bedrooms to recoup their outlay & make huge profits. The Councils do not do enough. Bring back Council Housing.
- Far too much building on green field sites. New builds increase traffic but no improvements to roads. New builds increase demand for school, parking, doctors appointment etc. Building companies take the profits & run. Boris J has promised a tougher line - we wait & see ...
- There were housing association houses but they now seem to sell them so do they need more to be built?
- It makes no sense to grow the village as there is so little infrastructure to support it eg school places, public transport, shops, recreation, country roads.
- Do not build more houses unless more parking places or garages. Parking in O Tree Close is getting impossible as parents going to playing fields use the residents parking places.
- There needs to be more parking available, the village street and Oaktree Close can't cope with all the cars, vans etc. Shop, no village centre, parking!

Appendix C – comments re lack of facilities / services

Respondents were invited to add comments about the lack of facilities and services in the parish.

- A shop x5
- No village centre. Pub awful and not a hub. No community activities. Young adults in this day and age are not interested in Bingo and a small village hall. No where for young adults to socialise and relax. No focal point for adults to pop in and relax. The playing field is underutilised as there no where to store equipment if sports clubs were set up. Great fitness initiative operating at the college. Would be great if something similar could be organised to get people into the playing field. Young adults are being dropped off in the village and loitering so somewhere for them to go / things to do would be great. Could a youth club be set up that is not religiously orientated? The village hall garage needs to be replaced then safe, secure storage can be set up to support clubs. What is happening with the Moreton Morrell trust that fund raised for the Skate park? Nothing in the villager and no yearly accounts shared. Assuming there is something around as the Party in the Park is still happening.
- Regular bus service, shop, post office, decent pub
- More regular bus service
- A pub that caters for families and a greater cross section of the community
- A shop for essentials - this could be accommodated within the pub perhaps?
- It lacks no services that we require
- Shop and better bus connections
- A little shop/post office. A nice pub landlord!
- But would not be enough for a large development
- Bus service, public house, shop + PO
- Post office / community shop / decent pub
- Public transport
- Footways etc for walkers incl dog owners - limited areas to walk from Moreton Paddox into village/Wellesbourne
- Village shop
- Local convenience shop, a family-friendly pub (like the Cottage Tavern in Ashorne)
- Village store could be a good thing for Moreton Morrell
- Shop, bus links, street lighting
- For a parish with a thriving school you would expect a shop, better bus links and an improved play ground.
- More buses, shop, more paths/pavements for walking & cycling. Updated play area
- More frequent availability of UBUS. Upgrade of electric power supply for increased use of electric vehicles/energy
- Small village shop - like Middle tysoe. Better footpath linkages to village from Moreton Paddox to M'Morrell. Better/shared use of MM College facilities for local community
- Popular pub
- A shop and a bus service
- An updated & upgraded pub
- Shop / post office
- A shop & a decent pub

- Pub (clean, fire, allow family & garden!)
- A welcoming pub, restaurant/bistro
- Needs a shop & decent pub
- Bus service Wellesbourne - Stratford. Shop
- We need a shop and a decent pub and bus service
- Path from Moreton Paddox to village. No shop or decent pub!
- Shop, buses, decent pub
- Small shop
- Public transport to Warwick & Stratford & Wellesbourne
- Good, clean working pub, with a café area in the daytime perhaps. A hub for all local people young and old to meet, mix, socialise. Access to water on small allotments (near pub)
- Shop, decent pub serving food. Café
- Community shop/post office as in Gaydon
- Shop & more buses
- Shop - probably not sustainable & more buses
- Footpaths, bus service, pub
- Doctors, NHS dentist, shop & decent bus service
- Pub with food
- Pub
- Bus service x2
- Pub with food, shop. Safe footpath to walk from M.Paddox
- Post office sometimes like Lighthorne
- Further speed limits in the area, & enforce them
- Poor bus service - it would be good to have a bus service enabling elderly particularly to go to Wellesbourne for all the facilities & services they have
- A decent pub, a small shop
- Shop & p.office. Bus service (more) to doctors etc

The majority of comments relate to the lack of a local/village shop, the pub and public transport.

Appendix D – property search

Property search within Moreton Morrell parish February 2020 (excluding listed properties, properties requiring refurbishment, with additional land, stables etc).

For sale

Agent	Location	No of beds	Type	Price £
Margetts	Brook Lane	4	detached bungalow	575,000
RA Bennett & Partners	Brook Lane	5	detached house	550,000
Fine & Country	Moor Furlong	3	detached house	400,000
Purplebricks	Duffus Hill	3	semi-detached house	375,000
Purplebricks	The Terrace	3	end of terrace house	325,000
RA Bennett & Partners	Oaktree Close	3	end of terrace house	260,000
Edwards	Oaktree Close	2	mid terrace house	230,000
Connells	Brook Lane	3	semi-detached house	225,000

Sold within last 12 months

Date sold	Location	No of beds	Type	Price £
Nov-19	Chestnut Grove	4	detached house	410,000
Nov-19	Lyndale	1	terraced house	202,000
Oct-19	Brook Lane	2	semi-detached house	195,000
Sep-19	Brook Lane	3	terraced house	210,000
May-19	Fuller Place	3	terraced house	245,000
Apr-19	Brook Lane	4	detached house	920,000
Feb-19	John Taylor Way	4	detached house	460,000

Average prices (using tables above)

House size & type	Price £
1 bed terraced house	202,000
2 bed mid-terraced house	230,000
2 bed semi-detached house	195,000
3 bed semi-detached house	300,000
3 bed end of terrace house	292,500
3 bed terraced house	227,500
3 bed detached house	400,000
4 bed detached bungalow	575,000
4 bed detached house	596,667
5 bed detached house	550,000

With an overall average price of £361,714 properties in Moreton Morrell are more expensive than Wellesbourne (£283,241) and cheaper than Gaydon (£439,600).

House prices in Moreton Morrell were 3% down on the previous year.

Source: [rightmove.co.uk](https://www.rightmove.co.uk), [zoopla.co.uk](https://www.zoopla.co.uk), [onthemarket.com](https://www.onthemarket.com)

Appendix E – Home Choice Plus

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

At November 2019 the following households with an address within Moreton Morrell parish were registered.

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

In rural areas where analysis indicates a need for 1-bed accommodation this would generally 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 2 Q3 of the survey form).

Appendix F - summary of need

ID	Local connection	Household composition	Specific housing needs	Tenure	Size & type
1	Yes	Five adults	No	Owner occupier	4 bed house
24	Yes	Three adults & one child	Yes – suitable for wheelchair	Housing association rent	3 bed bungalow
25	Yes	Two adults	No	Owner occupier	3 bed house
40	Yes	Two adults & one child	No	Owner occupier	3 bed house
61	Yes	One adult & one child	No	Housing association shared ownership	2 bed house

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



Moreton Morrell Parish Plan

Prepared by: Moreton Morrell Parish Council

Final Draft November 2023

www.moretonmorrellpc.co.uk