



West
Northamptonshire
Council

Braunston Parish Housing Needs Survey Report

October 2021



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Summary

- A Housing Needs Survey was carried out between 16th August and 19th September 2021.
- Letters inviting residents to partake in the survey were sent to all households within the Parish.
- Those with a close connection other than residence to the Parish (i.e. close family, past residence, employment) were also invited to take part.

- Results from the survey provided that there would be a need within the next five years for market and affordable homes to rent for local people to enable them to be suitably housed within the Parish of Braunston. The affordable housing requirement is varied mix ranging from family homes (with 2, 3, and 4-bedrooms), flats (with 1 to 2-bedrooms), bungalows, and sheltered, supported or extra care. There is also interest in other affordable options such as discounted market sale and shared ownership. The market homes provided a similar picture to the affordable need. There was some interest in custom or self-build.

1.0 Introduction

West Northamptonshire Council is the single unitary council responsible for providing a range of public services to residents and businesses in the areas of Daventry, Northampton and South Northamptonshire. The Council has a responsibility to assess the housing need within the West Northamptonshire area.

1.1 What is a housing need survey?

Housing needs surveys are completed to help identify current and future housing need at a local level.

The information collected from the surveys helps the council to understand and work towards improving the housing supply to meet these needs, and looks at whether the area needs market housing, affordable housing, or both.

1.2 Why was this survey focused on Braunston parish?

West Northamptonshire Council completes a rolling review of surveys of different parish areas prioritised broadly on the population and the last time a survey was completed. Braunston's last survey was completed in 2013 and requires updating as the last survey is out of date.

Housing need is a particularly complex issue that local authorities across the country are facing. One reason being that there is a significant shortfall in the provision of housing compared with the level of need.

Nationally, local people are not able to find a home within their communities, that is suitable for their needs, and they can afford. There are several contributing factors to this including:

- Increases in rural house prices
- Lack of available affordable homes
- Lack of specialist housing
- Availability of finance for developers and prospective homeowners
- Availability of sufficient land for new homes
- Local opposition for new homes

The Objectively Assessed Housing Needs (OAHN) Report (August 2013)¹, identifies the level of housing need across West Northamptonshire.

Whilst this, together with the earlier Strategic Housing Market Assessment (June 2010)² allows the Council to plan for the future of the general area, we also need to understand the housing need on a more local level, whether this is for market or affordable homes.

Policies in the Daventry areas recently adopted Settlements and Countryside Local Plan (Part 2) 2011 – 2029 and the West Northamptonshire Joint Core Strategy provide for development outside of the village confines to meet local needs where this is supported by up-to-date evidence in a Housing Needs Survey or Housing Needs Assessment as set out in Chapter 5 of the Local Plan - Development in Rural Areas.

¹ westnorthamptonshirejpu.org/connect.ti/website/view?objectId=2737904

² <https://westnorthantsjpu.inconsult.uk/website/view?objectId=2759856>

Whilst there is no single approach that will provide a definitive answer to the exact housing need of a parish, Housing Surveys, and analysis of the Daventry area's general housing register will give a credible result providing information on the scale and nature of housing need at a local (community) level. The methodology for completing the surveys can be view in Appendix A.

This report consists of three main parts:

The first provides statistical information from secondary data sources i.e. Census information, and looks at the current households in the parish in order to provide a description of the existing housing and affordability in Braunston Parish.

The second part provides views, in terms of future housing provision, and demographics of the households that responded to the survey.

The final section of this report examines the households that have declared that they have need for new housing within the parish. Of the households that have declared a need, a financial assessment has been undertaken to further help determine the housing tenure types required.

2.0 Strategic and Planning Context

West Northamptonshire Council has a statutory responsibility to assess local housing needs as per the 1985 Housing Act.

To help achieve this and aid in the delivery of housing, several strategies, policies, and documents are available to, or have been produced by the Council. The following provides a list of these which includes national and local level documents.

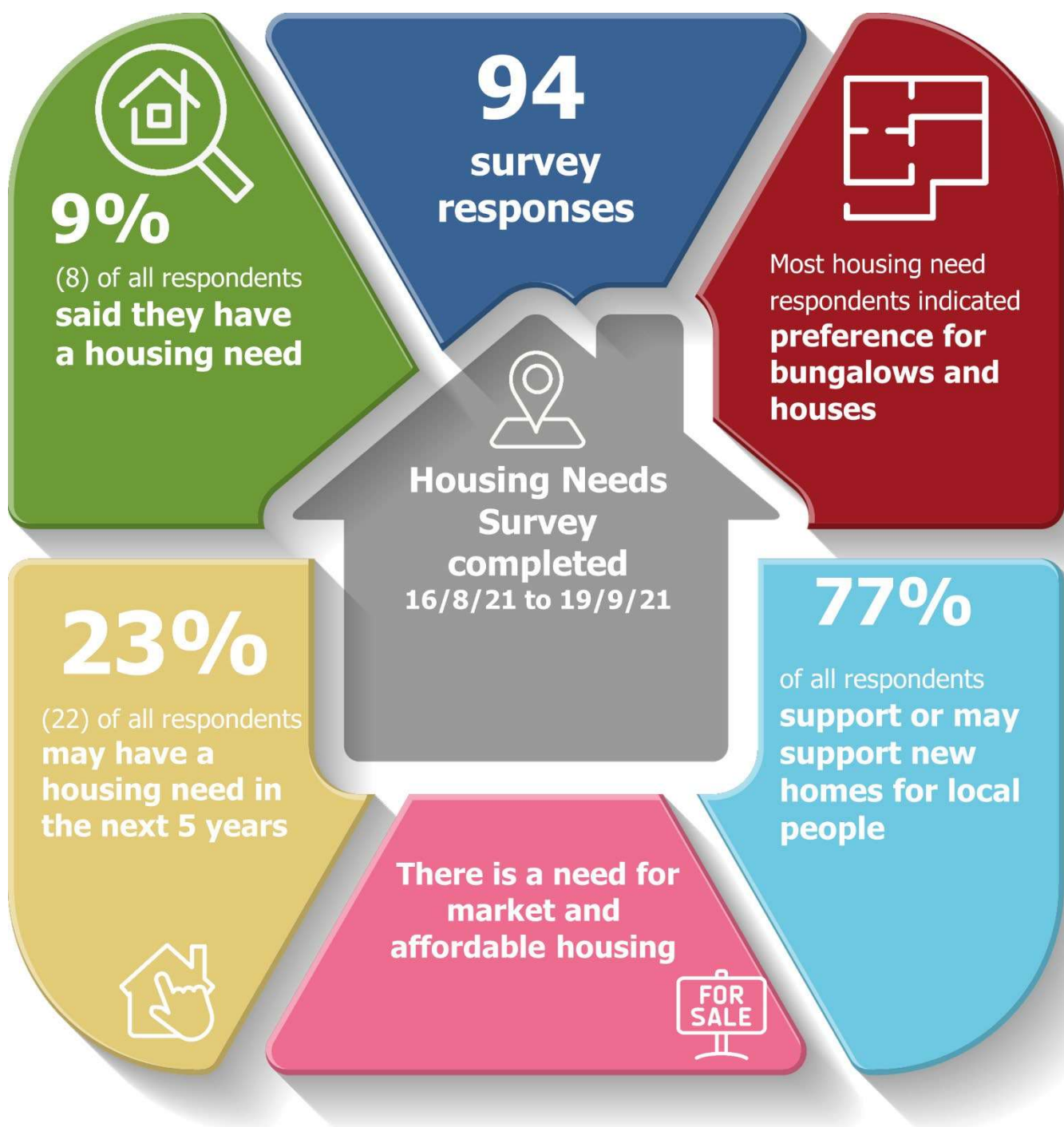
National

- National Planning Policy Framework (February 2019)
- Planning Practice Guidance (Launched March 2014)

Local

- West Northamptonshire Joint Core Strategy (December 2014)
- West Northamptonshire Objectively Assessed Housing Need (August 2013)
- West Northamptonshire Strategic Housing Market Assessment (June 2010)
- West Northamptonshire Gypsy and Traveller Accommodation Assessment (January 2017)
- Settlements and Countryside Local Plan, Part 2 (2011-2029), Daventry area
- West Northamptonshire Corporate Plan (2021 – 2025)
- Housing Supplementary Planning Document (July 2017), Daventry area
- Allocations Scheme (July 2017, reviewed April 2019), Daventry area
- Tenancy Strategy (December 2012 reviewed March 2019), Daventry area
- The Strategic Housing Plan 2014-2019 (February 2014), Daventry area
- Community Strategy 2018, Daventry area
- Daventry Area Profile (December 2014)

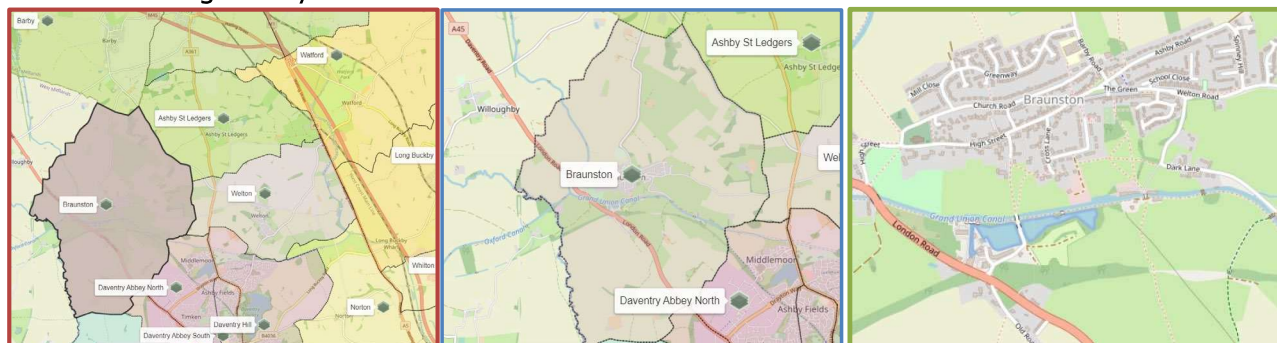
3.0 Key findings from the Braunston parish housing needs survey Review



4.0 Information on Braunston Parish

4.1 Location

Braunston Parish is in West Northamptonshire. Daventry is the closest town to the Parish, and it is approximately 4 miles from the center of Braunston village to the center of Daventry town. The parish is located approximately 17 miles from the town of Northampton, and around 8 miles from the town of Rugby in the bordering county of Warwickshire.



Map source <https://mapping.daventrydc.gov.uk/> credit OpenStreetMap (and contributors)

The following information is taken from the Neighbourhood Statistics Site³ which uses the Census 2011 data.

4.2 Dwellings, Households and Tenure⁴

Census information for Braunston Parish reported a total of 814 dwellings as of 2011. It should be noted that there have been 28 homes delivered⁵ in Braunston since the 2011 Census date.

- 753 (93%) were bungalows or houses
- 61 (7%) were other dwellings such as flats, apartments, converted or shared homes
- There were 38 household spaces (5% of all dwellings) that had no usual residents

Braunston Parish contains 776 households

- 559 (72%) were own outright or with a mortgage
- 126 (16%) were renting from a Registered Provider
- 71 (9%) were renting from a Private Landlord
- 7 (1%) lived in shared ownership
- 13 (2%) were living rent free

4.3 Population

Census data from 2011 reported a population of around 1,759 in Braunston Parish. The gender split for the area was roughly half (49% Female, 51% male). 42% of the population was between the ages of 30 and 59, 32% over 60 and 26% under the age of 30.

³ [Neighbourhood.statistics.gov.uk](https://neighbourhood.statistics.gov.uk)

⁴ gov.uk/definitions-of-general-housing-terms

⁵ [Housing Land Availability Reports for West Northamptonshire 2021](#)

5.0 Affordability

According to ONS, on average in 2020, in England full time workers can expect to pay an estimated 7.8 times their annual workplace-based earnings on buying a home⁶. The median price paid for properties increased by 2.9% in 2020 compared with 2019, while earnings increased by 3.5%.

Assessing affordability involves comparing the house costs against the ability to pay. This is done by determining the ratio of lower quartile house prices to lower quartile earnings which indicates whether people on the lowest earnings can afford to access the cheaper housing in their area. Whilst this is a basic measure of affordability as it does not take account of mortgage debt, it is a useful measure for the purposes of benchmarking affordability.

The lower quartile house prices are determined by ranking all property prices within the area and taking the lowest 25%. The lower quartile incomes are determined by ranking all incomes in the area and taking the lowest 25%. The higher the ratio the less affordable the homes are within an area.

5.1 Broad Local Area (Daventry)

The Office of National Statistics produces information that shows the Daventry area's lower quartile housing affordability ratio of price paid to gross annual earnings.

The latest release (2020) is shown in the below table and illustrates that house prices in the district in 2020 were around ten times higher than gross annual residence-based earnings.

Year	2016	2017	2018	2019	2020
Lower quartile	9.00	9.70	9.81	8.77	9.62

Source: ONS, House price to residence-based earnings ratio⁷

The following table shows the comparison between other Northamptonshire areas based on the latest figures (2020) and shows that Daventry is second highest figure in the County after the South Northamptonshire area.

Authority	Ratio
Corby	7.17
East Northamptonshire	6.97
Kettering	6.97
Northampton	8.00
South Northamptonshire	9.78
Wellingborough	8.55

Source: ONS, House price to residence-based earnings ratio

The English indices of Deprivation (2019)⁸ provides a relative measure of deprivation at a small area level across England. Areas are ranked from the least deprived to the most deprived on seven aspects of deprivation including 'Barriers to Housing and Services' which contribute to an overall combined measure of multiple deprivation.

The Daventry area is currently ranked 243 out of 317 authorities with 1 being the most deprived and 317 being the least deprived.

⁶ <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/housingaffordabilityinenglandandwales/2020>

⁷ <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoresidencebasedearningslowerquartileandmedian>

⁸ <https://www.gov.uk/guidance/english-indices-of-deprivation-2019-mapping-resources>

5.2 Local Area Housing Costs, Braunston Parish

26 properties were sold within Braunston Parish during the period August 2020 until August 2021 (data sourced from Land Registry⁹ and Rightmove¹⁰).

According to the sources, of the properties sold, eight were detached homes, twelve were semi-detached, five were terraced, and one flat. Detached properties sold for an average of £340,850, Semi-detached £327,543, terraced homes £259,600, and the one flat sold for £233,000. An average price paid based on all properties sold (£314,935) in the Parish has been broadly used for the following analysis.

Using the overall average value and the Money Helper¹¹ mortgage calculator, repayments would equate to

Amount	Frequency
£310	Weekly
£1,344	Monthly
£16,128	Annually

This is assuming a 10% deposit (£31,493), 3% interest rate and 25-year mortgage term.

The repayment costs stated above are for housing only and would need to be added to living costs to determine the level of household income required.

The Minimum Income Standard for the United Kingdom¹² reports on how much income households need to afford an acceptable standard of living by using a Minimum Income Calculator¹³.

The program is carried out by Centre for Research in Social Policy at Loughborough University with funding from the Joseph Rowntree Foundation.

The calculator estimates that an average family of 2 parents and 2 children in primary education, living to a minimum standard and excluding any housing costs and tax payments, requires the following household income for a basic standard of living:

Amount	Frequency
£725	Weekly
£3,142	Monthly
£37,706	Annually

If the housing costs were added to this, a household in Braunston Parish would require an income of:

Amount	Frequency
£1035	Weekly
£4,486	Monthly
£53,834	Annually

⁹ [Land Registry](#)

¹⁰ [Rightmove](#)

¹¹ [MoneyAdviceService.org.uk](#)

¹² [lboro.ac.uk/research/crsp/mis/](#)

¹³ [lboro.ac.uk/research/crsp/mis/calculator/](#)

6.0 Housing Needs Survey Analysis

6.1 Responses

827 letters were sent to households within Braunston Parish, inviting them to complete a Housing Survey for the area. Discounting invalid entries, a total of 95 surveys were completed, equating to 12%. There were 7 respondents that were aware of someone moving away as they could not find a suitable home within the Parish.

6.2 Current Mix of Properties, view of respondents

Respondents to the survey were asked what they're thoughts are on the current mix of housing in Braunston Parish. The graph below shows the result. 2 respondents choose not to provide their views. Some key points from this are that a high number of respondents (45) felt that there was just the right number of 3-bedroom homes. 32 respondents felt that there needs to be a few more 1- and 2-bedroom bungalows.

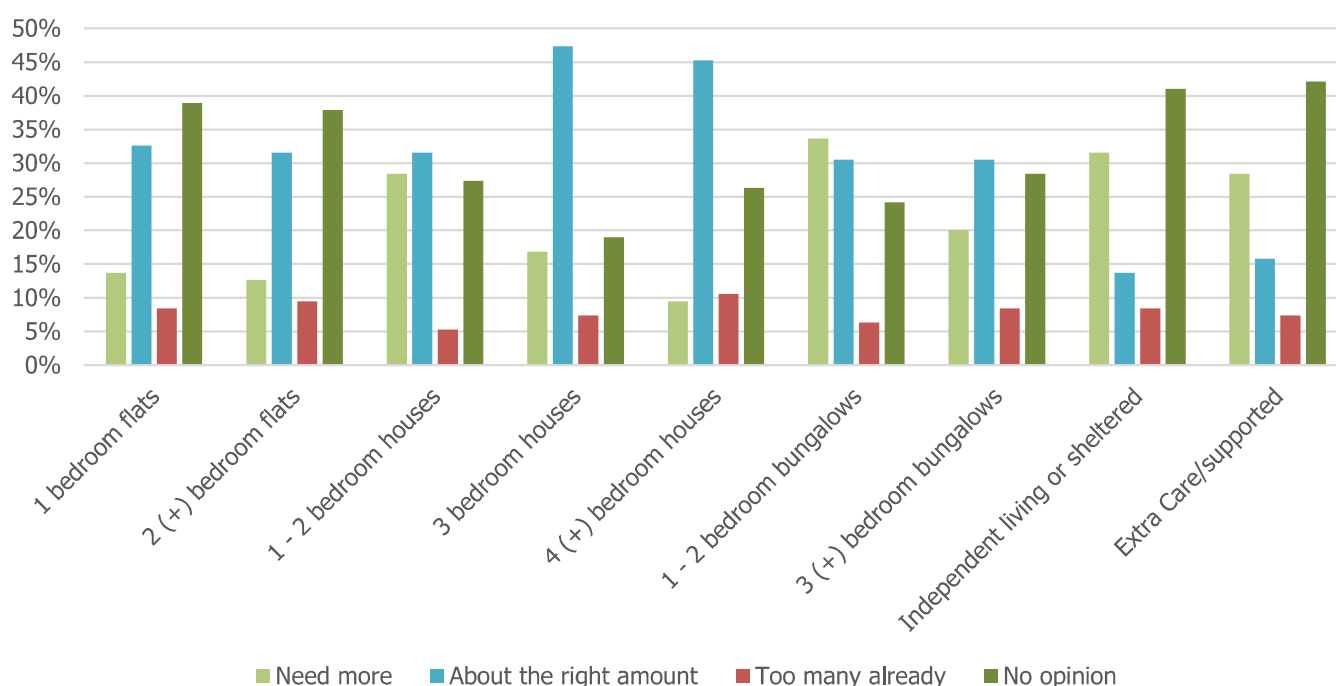


Figure 1: What are your thoughts on the current mix of housing in your parish? 93 respondents chose to provide responses to this question. Data for figure provided in Table 1.

Table 1: What are your thoughts on the current mix of housing in your parish?

Property size and type	Need more	About the right amount	Too many already	No opinion
1 bedroom flats	13	31	8	37
2 (+) bedroom flats	12	30	9	36
1 - 2 bedroom houses	27	30	5	26
3 bedroom houses	16	45	7	18
4 (+) bedroom houses	9	43	10	25
1 - 2 bedroom bungalows	32	29	6	23
3 (+) bedroom bungalows	19	29	8	27
Independent living or sheltered	30	13	8	39
Extra Care/supported	27	15	7	40

6.3 Support for new homes in the Parish

The survey asked respondents; if the need was identified, would they support new homes for local people being built in the Parish. 95 respondents provided an answer, 37 respondents confirmed that they would be supportive, 35 confirmed they maybe, 5 had no opinion, and 18 stated they would not be supportive. 60 respondents provided a reason for their answer. The following provides a summary of the comments made, full comments can be found in Appendix C, personally identifiable information has been removed.

Several respondents that support new homes being built for local people emphasised the local need, and allowance for families to have that option. There were a few respondents that highlighted the aging population and that provision should include options that are suitable for these groups.

Many respondents that answered that they may support new homes for local people raised concern over where new homes would be built, and note that they wish for the character, ethos and views to remain. Responses also raised concern that homes would not be given to local people.

For the respondents that would not support new homes, several felt that the village was large enough and concern voiced with the village joining with the neighbouring town. There were also opinions that reflect concern that the character would be lost should more homes be built.

Furthermore, the survey allowed for general comments about housing needs in the parish from all respondents. A summary of these can also be viewed in Appendix C.

6.4 Demographic of all Respondents

The following charts show the demographics for those households that completed the Braunston Parish Housing Survey. All 95 respondents who provided a response to the survey answered these questions and 94 confirmed that their home in Braunston Parish is their main residence.

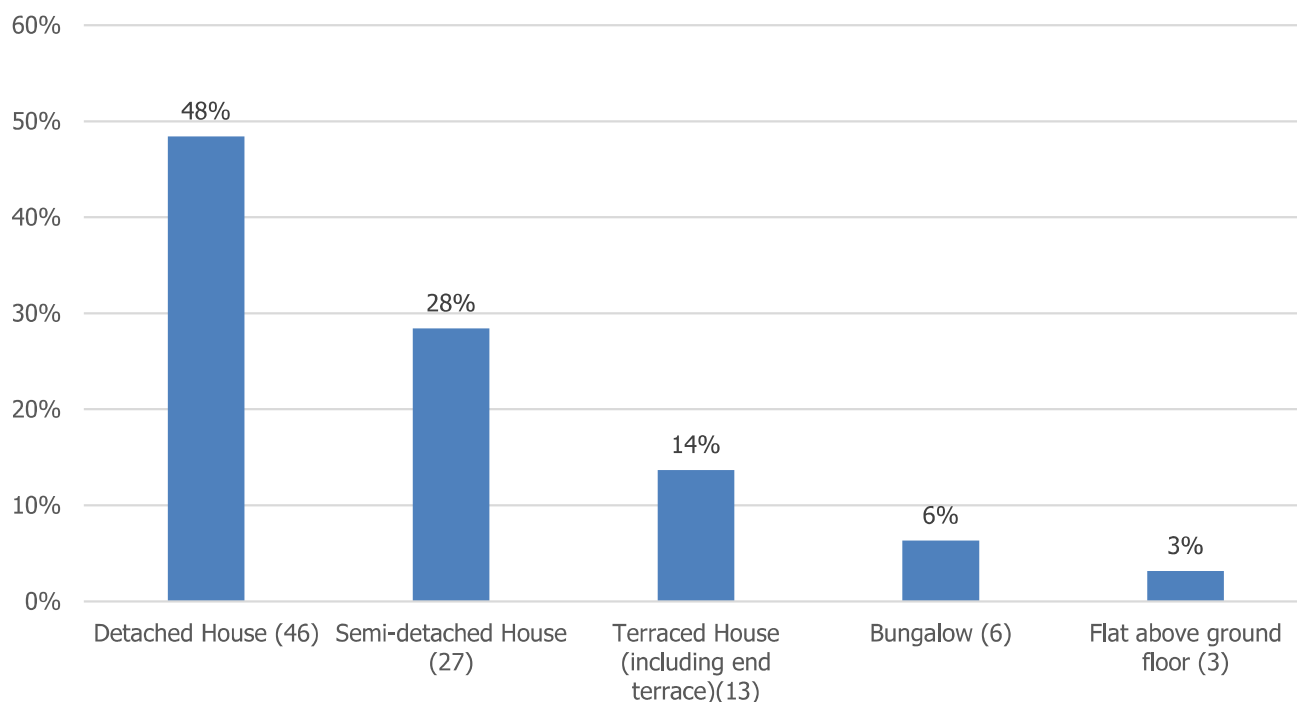


Figure 2: What type of home does your household currently live in? There were 95 responses to this question.

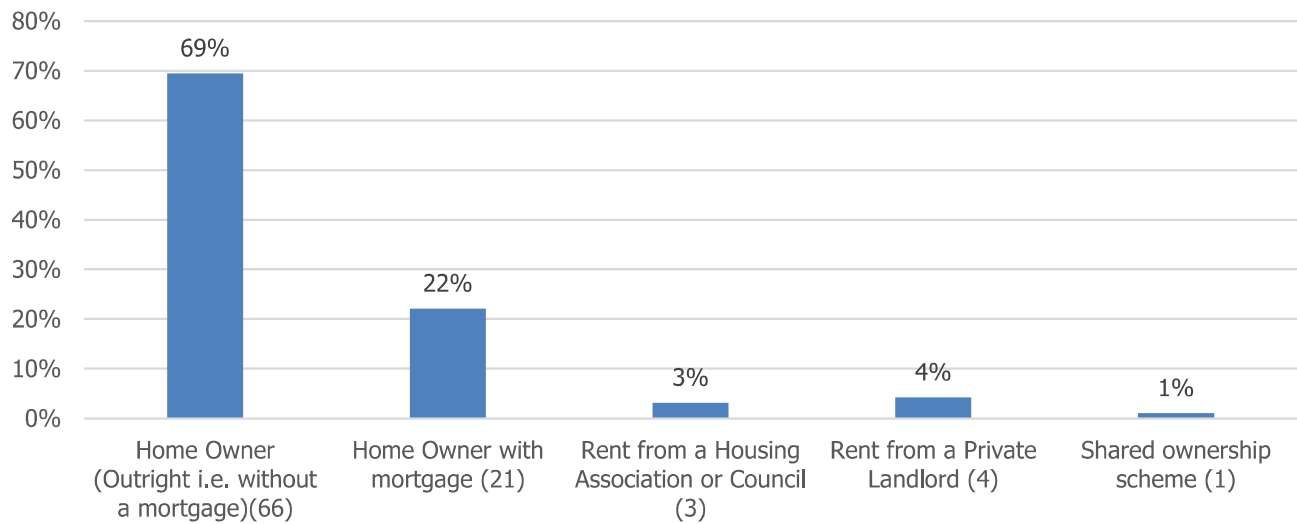


Figure 3: Which of the following options best describes your current household's living arrangements? There were 95 responses to this question.

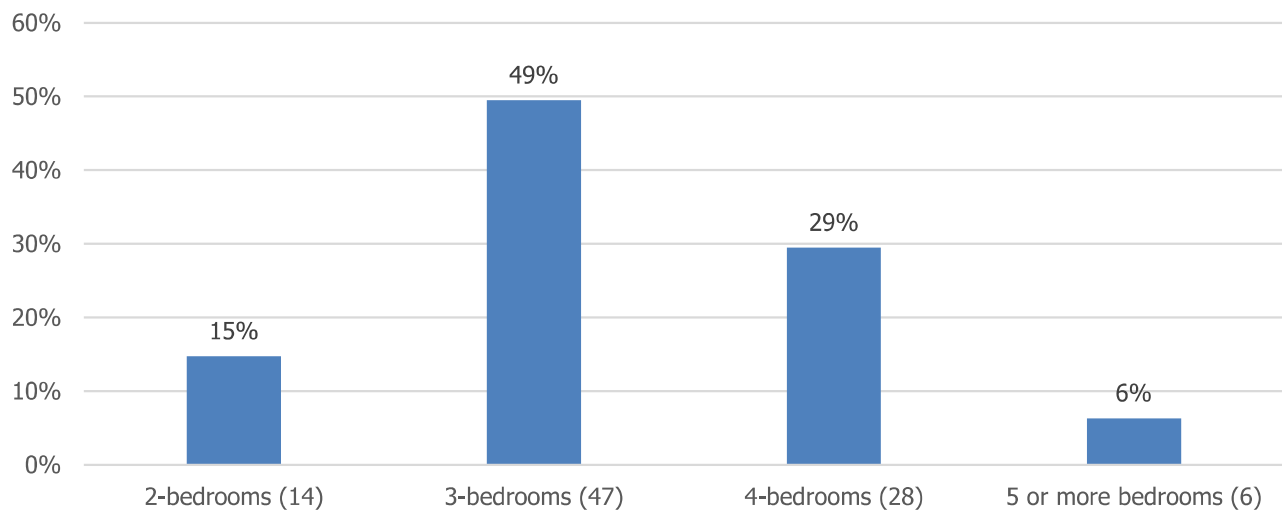


Figure 4: How many bedrooms does your current home have? There were 95 responses to this question.

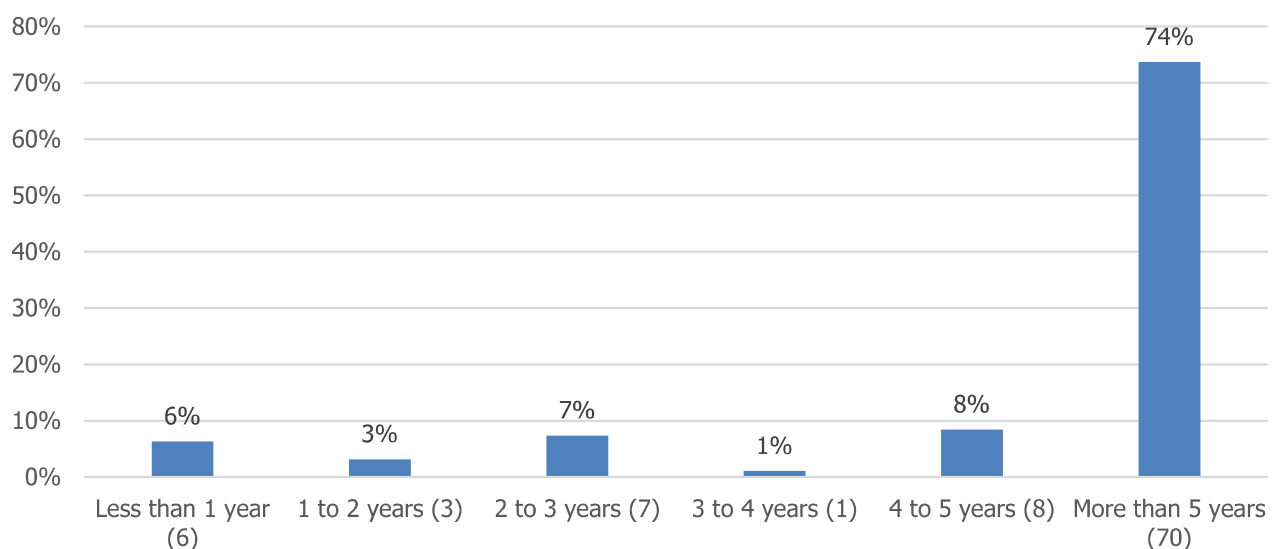


Figure 5: If applicable, how long has your household been living in the parish? There were 95 responses to this question.

7.0 Housing Need Responses

This section of the report explores the responses to the survey that were completed by respondents that expressed a current or future housing need within the next five years and would like to live in the Parish. This part therefore offers a broad picture of the need for both market and affordable housing within the Parish. A full breakdown of the responses can be found in the Housing Need Results Table (8.0).

7.1 Current or Future Housing Need

Respondents were asked whether, in the next five years, they would need to move to alternative accommodation in the Parish. Of the 95 responses received, 30 (32%) said that they currently have (8) or could have (22) a housing need in the next five years.

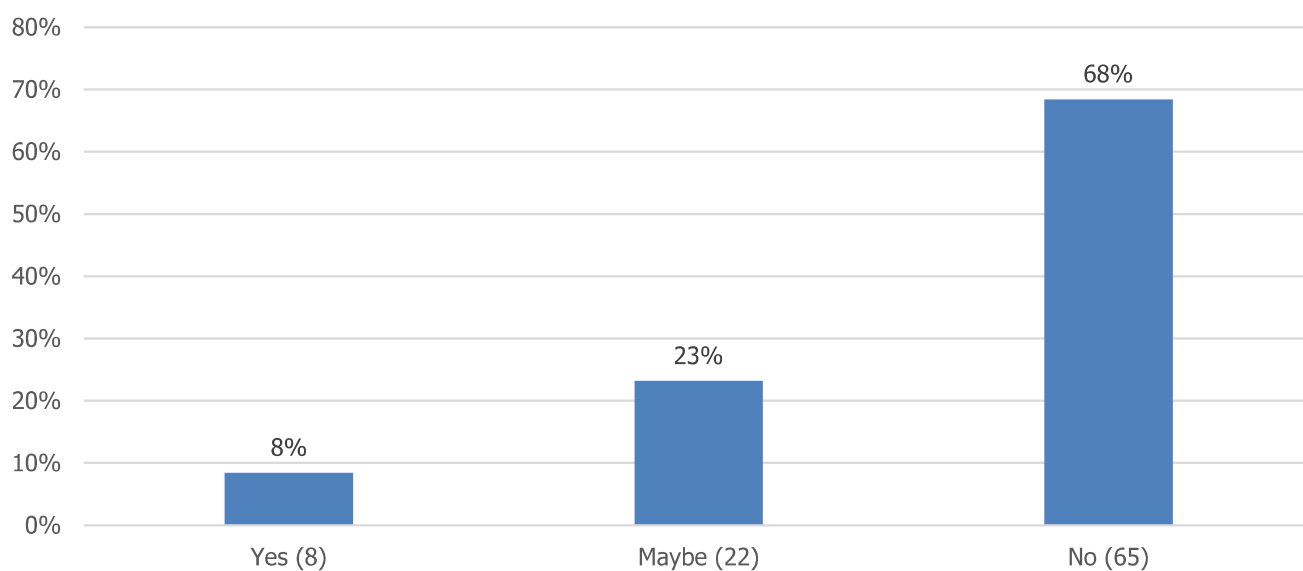


Figure 6: In the next five years, will you or member of your household require alternative accommodation? There were 95 responses to this question.

Housing need respondents, being those that stated they may or do have a need for alternative housing, were provided with a list of options to select as to the reasons as to why they have been prevented from finding a suitable property which matched their needs. Respondents could select more than one reason.

24 responses were received. 4 respondents indicated that the type of property they wanted was not currently available, 7 respondents said that the property they needed was too expensive, 1 found a home however it was not located suitably, and 7 stated that nothing suitable was available at the time of looking. Valid reasons mentioned by the respondents said "other" were that they were currently not looking to move, one also noted that there is a distinct lack of bungalows with gardens suitable for the older generation to live independently.

Response	Number
The type of property required is not currently available	4
The type of property required/wanted is too expensive	7
Found a property locally but the exact location is not suitable	1
Nothing suitable at the time of looking	7
Other	5

Table 2: If you have tried to find a property within the parish to suit your needs but there's something that prevents you moving, please tell us why. There were 24 responses to this question.

Respondents were asked why they required or may require alternative accommodation either now or in the future. All 30 respondents with a housing need chose to answer this question which allowed for more than one selection.

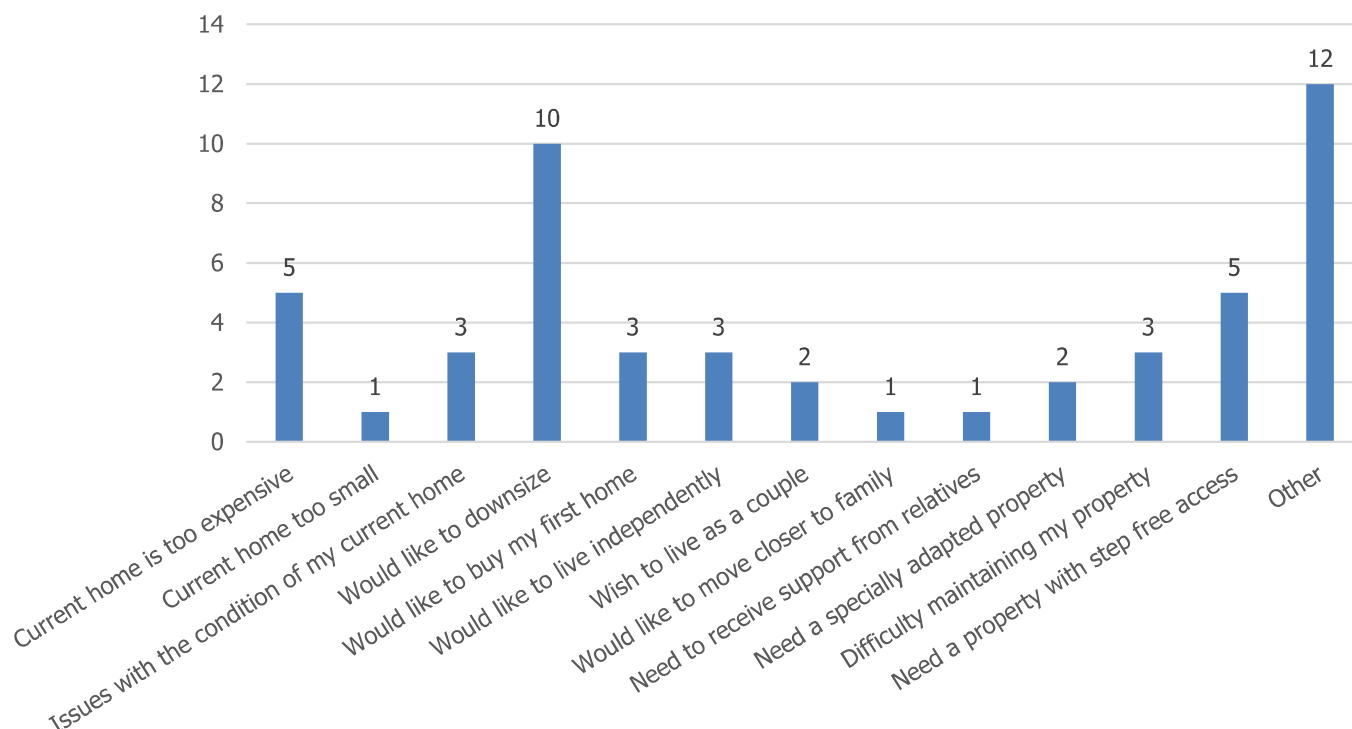


Figure 7: Why do, or will you, require alternative accommodation either now or within the next five years? This question received 51 answers from 30 respondents.

From the selections chosen to detail respondents' reasons for requiring alternative accommodation, respondents were asked to select one main or most important reasons:

- 8 respondents stated they needs to downsize to something more suitable due to age or disability
- 1 Needs a specially adapted property
- 1 respondent wishes to live as a couple
- 2 would like to buy their first home
- 11 would like to downsize to a property that suits their needs better
- 1 would like to move to be closer to family living in the parish
- 2 felt their current home is too expensive
- 1 felt their current home is too small
- 1 would like to live independently
- 2 selected other, one provides precise detail and therefore has been removed to protect personally identifiable information, and one did not provide information

7.2 Local Connection to Braunston Parish of Housing Need Respondents

The following provides the local connection to Braunston Parish of respondents expressing a housing need. Respondents with a housing need were able to select one or more local connection to the parish area. The following provides the result:

- All 30 housing need respondents live in the Parish, and their home is their main or only address
- 1 out of 30 respondents have close/immediate family living in the Parish
- 1 housing need respondent is currently employed in the Parish

7.3 Requirements of Housing Need Respondents

The following charts show the preference for those households who stated they have or may have housing need. This section permitted more than one selection; therefore, a full breakdown can be found within the Housing Need Results found in section 8.0.

Housing need respondents were asked to consider what they would be able to pay for accommodation what type of housing tenure would most suit their needs. 29 housing need respondents that identified as having a current or future need answered this question.

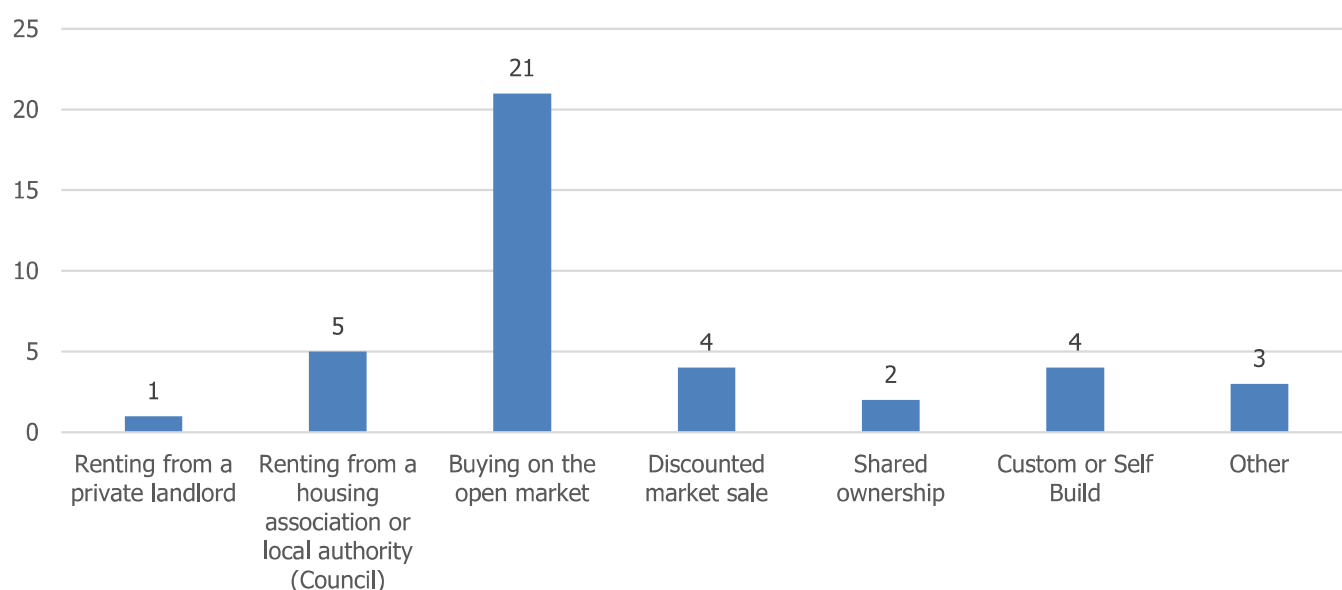


Figure 8: Considering how you would pay for accommodation, what housing tenure would most suit your needs? This question allowed for more than one selection and received 40 answers from 29 respondents.

- Market homes are the most desired with 22 selections (76%). Of those that sought market properties, 19 are currently owner-occupiers (including bought outright or mortgaged), and 2 are currently privately renting.
- Of the 5 selections received for a housing association or local authority home, all currently own their home (including bought outright or with a mortgage).
- 1 respondent that may wish to rent privately has also selected a preference for affordable rented accommodation, and currently is a homeowner.
- There were 4 housing need respondents that wanted a discounted market sale 2 of these also selected shared ownership.
- 4 respondents are interested in custom or self-build, all but one of these also selected other tenures.
- Out of the respondents that selected 'other', the one that provided further information would like some form of assisted living.

Housing need respondents were also asked about the type of housing that they required.

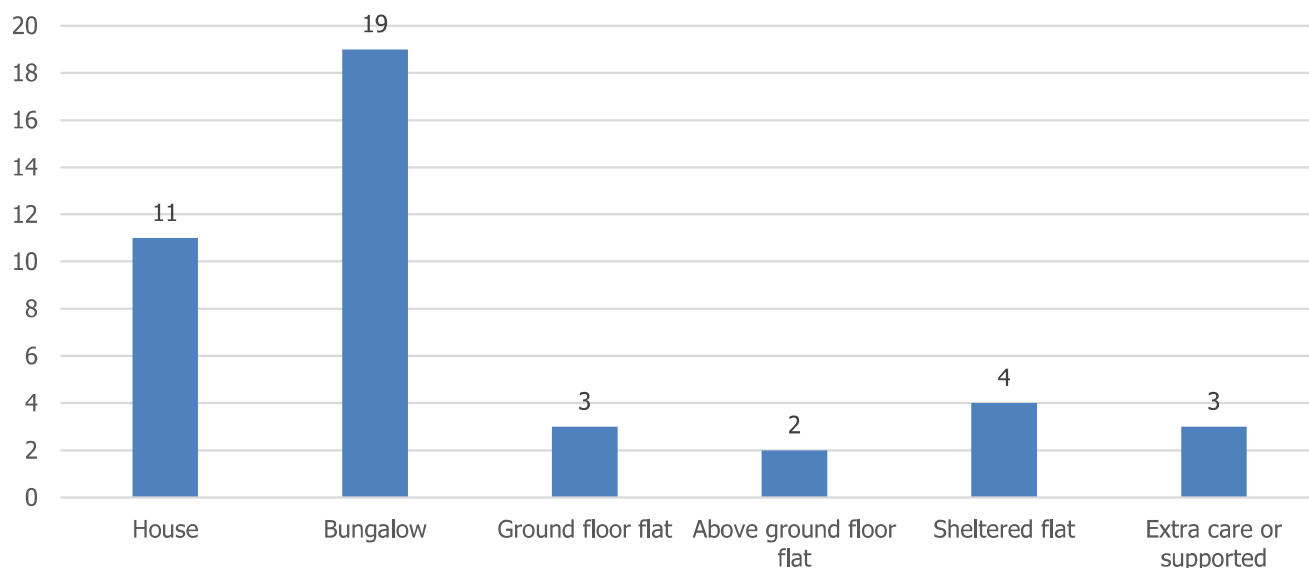


Figure 9: Which of the following accommodation types would you prefer? This question received 42 answers from 29 respondents.

The results show that a need is evident for houses, bungalows, and older person accommodation property types. Houses received 11 selections (26%), bungalows 19 (45%), ground floor flats and extra care both received 3 (7%), sheltered 4 (10%), and flats above ground floor had 2 selections (5%).

Of the 11 that selected a house, 10 are currently in a house and 1 is in a flat. 2 of the 19 that selected a bungalow are in a bungalow or a flat, the rest (17) are currently in a house. Section 8.0 provides a breakdown for this.

Respondents were asked how many bedrooms they would prefer to have, based on what they could reasonably afford.

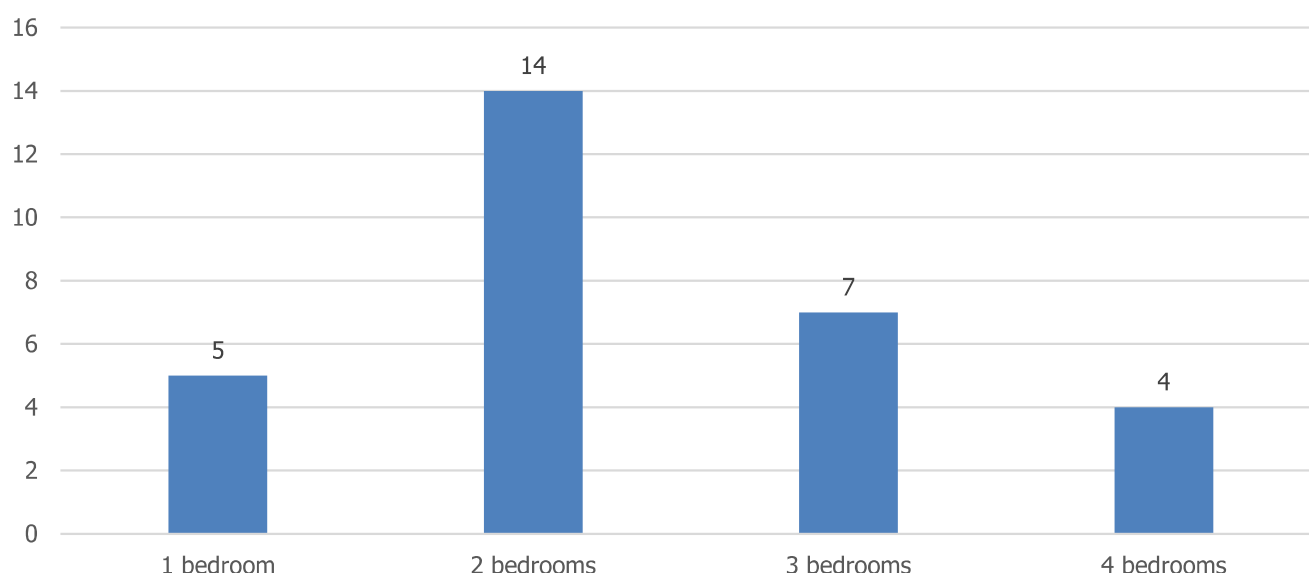


Figure 10: Based on what you can reasonably afford, how many bedrooms would you prefer to have? This question received 30 responses.

From these results it is evident that there is a strong need for two-bedroom properties, which received 14 (47%) selections. There was 7 (23%) selections for a three-bedroom home, and 5 (17%) for 1 bedroom, and 4 (13%) for 4-bedrooms.

Of the 5 selections for a one-bedroom home, all respondents wished to downsize. Of the 14 respondents that stated a preference for a two-bedroom property, 2 wished to have the same number of bedrooms that what they already have, and the rest would like to downsize. 4 of the seven respondents that would like a three-bedroom would like to downsize, the rest are already in a three-bedroom home. Of the 4 respondents that would like a four-bedroom, 2 would like the same size, and 2 would like a larger home.

7.4 Affordability for Housing Need Respondents

Housing need respondents were asked; if any of their household, that they intend to move with, are in receipt of/claiming benefits or receiving financial assistance to be able to afford their current housing. 30 respondents answered. 27 respondents answered 'No', the respondents that answered 'yes' confirmed that an affordable rental would be suitable (renting from a housing association or local authority), with one of these respondents also selecting the option for private rent.

The respondents were asked what their annual household income is (before tax), 28 answered this question. 2 (possibly 3) of these respondents could comfortably afford the broad estimated average costs of housing as detailed within section 5.0.

Respondents were asked to think about their savings or equity they may have in their existing property and if they could afford a deposit for the type of home they need, with 10% deposit amount based on the broad average price paid (£314,935), as detailed within section 5.0. 20 out of 27 respondents that chose to answer this question felt that they could afford a deposit on a property should they choose to purchase. 4 were unsure, and 3 felt they could not afford a deposit.

The respondents were asked if they were considering buying a property, what price range could they reasonably afford.

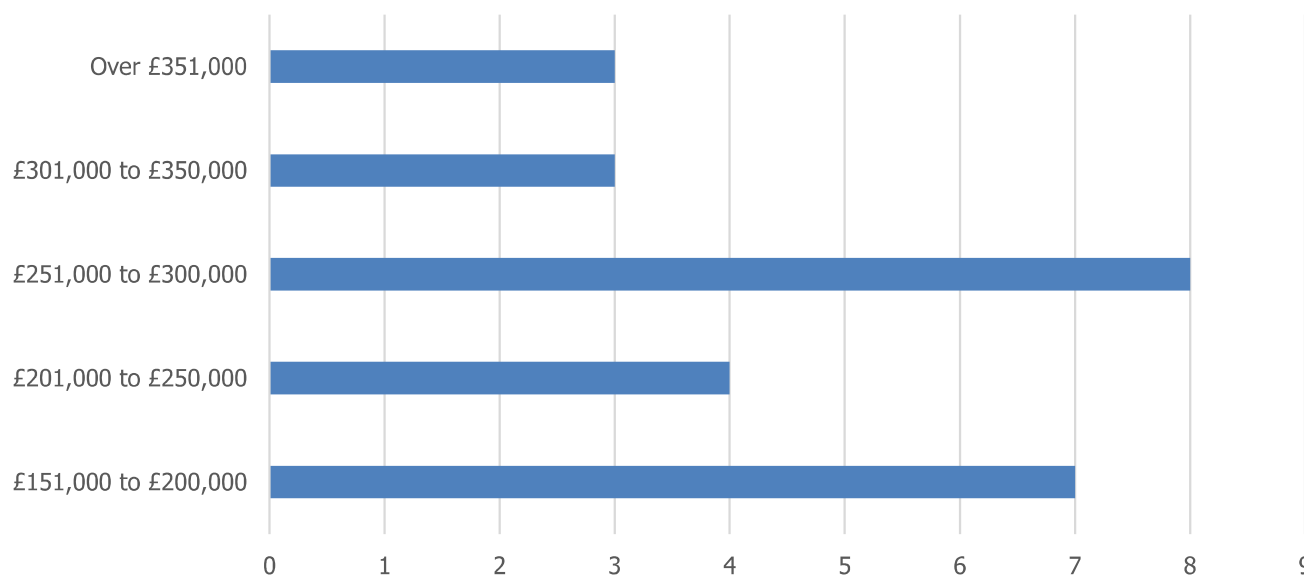


Figure 11: If you were to purchase a property, what price range could you reasonably afford? This question received 25 responses.

3 (12%) respondents out of the 25 that answered felt that they could afford a property priced over £351,000, all 3 also confirmed they had enough to afford a deposit based on the broad average deposit amount for a property in Braunston Parish (as detailed in 5.0).

Housing need respondents were asked if they were to rent a property, what price per month could they reasonable afford.

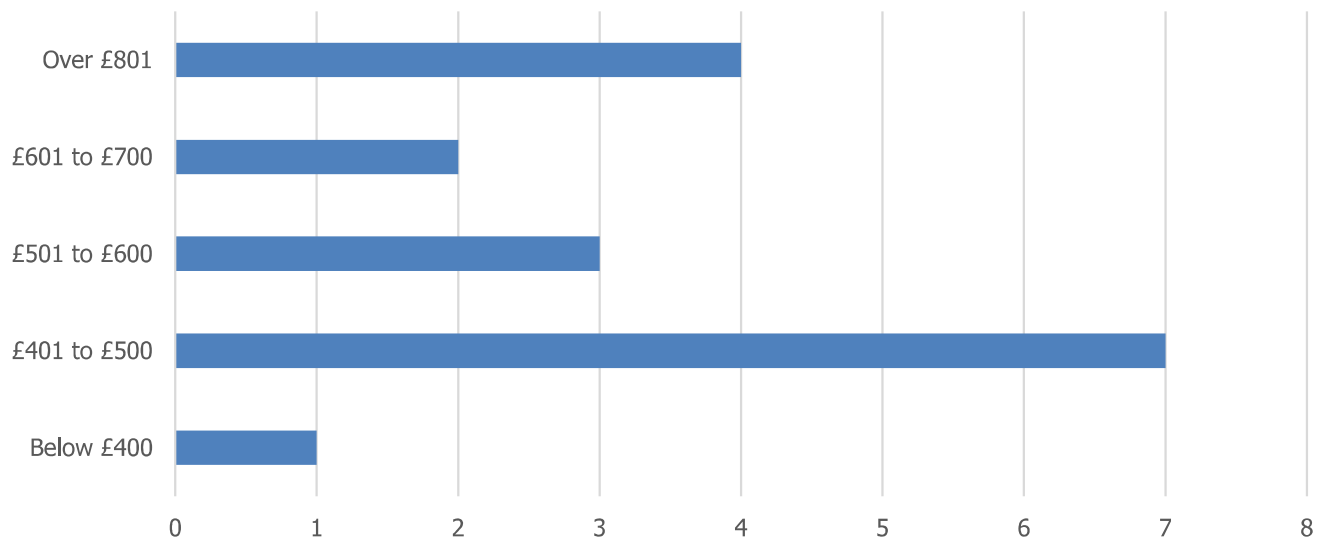


Figure 12: If you were to rent a property, what price could you reasonably afford per month? This question received 17 responses.

Out of the 17 that provided a response to this question there were 4 (24%) respondents that could afford a monthly rental of over £801, 2 (12%) between £601 to £700, 3 (18%) between £501 to £600, 7 (41%) between £401 to £500, and 1 (6%) below £400. Of the 5 respondents that selected that their preference would be to rent privately or from a housing association or local authority, 2 declined to provide an answer about their affordability for a rental, the rest (3) said they can afford between £401 to £500.

8.0 Housing Need Results

The following table shows the breakdown of respondents who have identified that they have or may have a housing need, their current property and tenure, and their preference in tenure where this has been supplied. Respondents who have not provided a preference and need have been omitted from this table.

Ref	Household makeup (moving with)	Current number of bedrooms	Current property type	Current tenure	Preferred number of bedrooms	Preferred property type	Preferred tenure	Local Connection	Main reason (Housing need)
1	Family with non-dependent children	3	Terraced House	Homeowner (mortgage)	2	Bungalow, ground floor flat	Buying on the open market	Residence	Issue with condition of current home, would like to downsize
2	Family with dependent children	4	Semi-detached House	Private rent	4	House	Buying on the open market	Residence	Current home too expensive, would like to buy first home
3	Family with others	4	Detached House	Homeowner (mortgage)	1	Sheltered flat, extra care or supported	Renting from a housing association or local authority, renting privately	Residence	May require care
4	Couple	3	Detached House	Homeowner (outright)	2	House, bungalow	Buying on the open market	Residence	May require level access and may need to downsize
5	Single person	3	Detached House	Homeowner (outright)	2	Bungalow	Buying on the open market	Residence	Require step free access
6	Couple	3	Detached House	Homeowner (outright)	3	Bungalow	Buying on the open market	Residence	Need home without stairs
7	Family with dependent child	3	Semi-detached House	Homeowner (outright)	2	House	Buying on the open market	Residence	Would like to downsize
8	Couple	3	Detached House	Homeowner (outright)	2	Bungalow	Buying on the open market, Custom or Self Build	Residence	Would like to downsize, wish to live as a couple, require adaptations, require step free access, issues maintaining property

Ref	Household makeup (moving with)	Current number of bedrooms	Current property type	Current tenure	Preferred number of bedrooms	Preferred property type	Preferred tenure	Local Connection	Main reason (Housing need)
9	Couple	3	Terraced House	Homeowner (outright)	2	House	Custom or Self Build	Residence	Current home too expensive
10	Couple	2	Flat above ground floor	Homeowner (outright)	1	Sheltered flat	Other 'Assisted living'	Residence	May require assisted accommodation
11	Couple	3	Terraced House	Homeowner (outright)	2	Bungalow, flat (ground or above ground floor)	Buying on the open market	Residence	Would like to downsize
12	Couple	4	Detached House	Homeowner (outright)	2	Bungalow	Buying on the open market		Would like to downsize
13	Family with dependent and non-dependent children	3	Semi-detached House	Homeowner (outright)	3	House	Buying on the open market	Residence	Would like to buy first home, would like to live independently
14	Family with dependent children	3	Semi-detached House	Homeowner (mortgage)	4	House	Buying on the open market, Discounted market sale	Residence	Current home is too expensive, current home too small for size of family
15	Couple	2	Terraced House	Homeowner (mortgage)	2	Bungalow	Buying on the open market	Residence	Amount of stairs in current property may become an issue
16	Couple	3	Bungalow	Homeowner (outright)	2	Bungalow, sheltered flat	Buying on the open market	Residence	Would like to downsize, difficulty maintaining current home, require step free access
17	Couple	2	Flat above ground floor	Homeowner (outright)	2	House, Bungalow	Buying on the open market	Residence	No detail provided
18	Couple	3	Detached House	Homeowner (outright)	2	Bungalow	Buying on the open market	Residence	Would like to downsize

Ref	Household makeup (moving with)	Current number of bedrooms	Current property type	Current tenure	Preferred number of bedrooms	Preferred property type	Preferred tenure	Local Connection	Main reason (Housing need)
19	Family with dependent children	3	Detached House	Homeowner (outright)	1	Flat (ground or above ground floor)	Renting from a housing association or local authority (Council)	Residence	Would like to live independently
20	Single person	3	Semi-detached House	Homeowner (outright)	2	Bungalow	Buying on the open market, Discounted market sale, Custom or Self Build	Residence	Would like to downsize, difficulty maintaining property, require step free access
21	Family with dependent and non-dependent children	4	Detached House	Homeowner (outright)	3	House, Bungalow	Renting from a housing association or local authority (Council)	Residence, employment, family	Would like to downsize
22	Single person	3	Bungalow	Homeowner (outright)	2	Sheltered flat, extra care or supported	Renting from a housing association or local authority (Council)	Residence	Would like to live closer to family
23	Couple	4	Detached House	Homeowner (outright)	3	Bungalow	Buying on the open market	Residence	Would like to live independently, wish to live as a couple
24	Family with dependent children	3	Terraced House	Homeowner (mortgage)	4	House, Bungalow	Discounted market sale, Shared ownership	Residence	Current home too expensive
25	Family with dependent children	4	Semi-detached House	Homeowner (outright)	4	House, Bungalow, extra care or supported	Renting from a housing association or local authority (Council)	Residence	Require specially adapted home

Ref	Household makeup (moving with)	Current number of bedrooms	Current property type	Current tenure	Preferred number of bedrooms	Preferred property type	Preferred tenure	Local Connection	Main reason (Housing need)
26	Couple	3	Detached House	Private rent	3	Bungalow	Buying on the open market, Discounted market sale, Shared ownership, Custom or Self Build	Residence	Current home too expensive, issues with condition of home, would like to buy first home
27	Family with non-dependent children	2	Semi-detached House	Homeowner (outright)	1	Bungalow	Buying on the open market	Residence	Require step free access, may wish to downsize
28	Couple	4	Detached House	Homeowner (outright)	3	Bungalow	Buying on the open market	Residence	May need a bungalow
29	Single person	4	Detached House	Homeowner (outright)	3	House	Buying on the open market	Residence	Would like to downsize
30	Single person	2	Flat above ground floor	Homeowner (outright)	1	-	Buying on the open market	Residence	Need to receive support from relatives

8.1 Housing Register Information

As of September 2021, there were 25 applicants with a close local connection to Braunston Parish on the Daventry area general housing register. It should be noted that the Daventry area operates a Choice Based Lettings Scheme, this allows applicants to apply for any property they are eligible for. Therefore, the below chart shows what applicants can apply for (property eligibility) as well as their preference.

Ref	Household makeup	Bedroom eligibility	Property preference	Property eligibility	Local connection
31	Family (dependent child/children)	4	House	House	Residence
32	Single	1	House, flat, bungalow	House, flat, general needs bungalow, bedsit	Residence
33	Family (dependent child/children)	2-3	House	House, flat, general needs bungalow	Residence
34	Family (dependent child/children)	2-3	House	House, flat, general needs bungalow	Residence

Ref	Household makeup	Bedroom eligibility	Property preference	Property eligibility	Local connection
35	Family (dependent child/children)	2-3	House	House, flat, general needs bungalow	Close family
36	Single	1 (1-2 for bungalows)	Bungalow	House, flat, sheltered, bungalows	Close family
37	Couple	1-2	Not stated	House, flat, sheltered, bungalows	Residence
38	Couple	1-2	House, bungalow	House, flat, sheltered, bungalows	Residence
39	Couple	1-2	Bungalow	House, flat, sheltered, bungalows	Residence
40	Single	1	Not stated	House, flat, general needs bungalow, bedsit	Residence
41	Single	1 (1-2 for bungalows)	Bungalow	House, flat, sheltered, bungalows	Residence
42	Family (dependent child/children)	2	House	House, flat, general needs bungalows	Residence
43	Single	1	House, flat, bedsit	House, flat, general needs bungalow, bedsit	Residence
44	Single	1	House, flat, single person accommodation, bungalow	House, flat, general needs bungalow, bedsit	Residence
45	Single	1	Not stated	House, flat, general needs bungalow, bedsit	Residence
46	Couple	1-2	Not stated	House, flat, general needs bungalows	Residence
47	Family (dependent child/children)	2-3	Not stated	House, flat, general needs bungalow	Residence
48	Family (dependent child/children)	3-4	House	House	Residence
49	Family (dependent child/children)	2-3	House, bungalow	House, flat, general needs bungalow	Residence
50	Family (dependent child/children)	2	House, flat, bungalow	House, flat, general needs bungalow	Residence
51	Single	1 (1-2 for bungalows)	Sheltered, bungalow	House, flat, sheltered, bungalows	Residence

Ref	Household makeup	Bedroom eligibility	Property preference	Property eligibility	Local connection
52	Single	1 (1-2 for bungalows)	Not stated	House, flat, sheltered, bungalows	Residence
53	Family (dependent child/children)	3-4	Not stated	House	Residence
54	Family (dependent child/children)	2	House, bungalow	House, flat, general needs bungalow	Residence
55	Family (dependent child/children)	2	House, flat, bungalow	House, flat, general needs bungalow	Residence

9.0 Housing Need Conclusion

The results from the Housing Needs Survey show that market and affordable housing are most needed tenure in the parish, but there are also a small number who would prefer private rent or a custom/self-build home.

The following tables provide the results from the housing survey and from information sourced from the housing register in a summarised format. **Please refer to Appendix B for the full results.**

The following should be noted in viewing all tables in this section (and that contained within Appendix B):

- Residents that have not selected a preferred tenure have been omitted from the table
- No limit has been applied to the tenure and property type selection for survey respondents** and therefore some households have expressed their main tenure preference, in other cases household have selected more than one preference. There are 4 respondents that has selected more than one tenure preference in this instance.
- Recommendations for numbers of bedrooms in shared ownership, market and Custom or Self Build are based on the number of bedrooms specified by the respondent, applicants can purchase the size of home that they are able to afford which may be of a different size than indicated below.
- Bedroom need for applicants from the housing register have been calculated using the family size criteria implemented as part of the Welfare Reform Act 2012; Housing Register data does not consider affordability and therefore an assumption is made on the most affordable and suitable property size and type based on the family make up. In this respect calculation is made on requirement only (as opposed to eligibility). For eligibility (and preference) please see section 8.1.

Property tenure	2 bedroom house	3 bedroom house	4 bedroom house	1-2 bedroom bungalow	2 bedroom bungalow	3 bedroom bungalow	4 bedroom bungalow	1 bedroom	Other
Market housing	3	2	2	1	11	4			- 2 bedroom sheltered
Affordable housing to rent	5	7	3	7		1		6	- 1 bedroom extra care/supported, sheltered

Property tenure	2 bedroom house	3 bedroom house	4 bedroom house	1-2 bedroom bungalow	2 bedroom bungalow	3 bedroom bungalow	4 bedroom bungalow	1 bedroom	Other
									- 2 bedroom extra care/supported, sheltered - 4 bedroom supported
Shared ownership						1	1		
Discounted market			1		1	1	1		
Private rental									- 1 bedroom extra care/supported, sheltered
Custom build or Self-build	1				2	1			

The Braunston Parish Housing Survey was carried out during just over a four-week period in August and September 2021. The following conclusions can be drawn from the survey and the Daventry areas general housing register. It should be noted:

- That the number identified from survey respondents is based on the answer provided by the household and the household can choose more than one option, therefore recommendation is to view this alongside the full results breakdown that forms Appendix B,
- Daventry area operates a Choice Based Lettings Scheme, this allows applicants to apply for any property they are eligible for, please refer to section 8.1 for full eligibility for housing register applicants as for the following tables display a single selection based on the household make up.

Affordable housing for rent

30 households (5 housing need survey respondents and 25 housing register applicants) were identified with a need for affordable housing for rent from a housing association or a local authority.

Number required	Property type
5	2-bedroom house
7	3-bedroom house
3	4-bedroom house
7	1-to-2-bedroom bungalow
1	3-bedroom bungalow
6	1-bedroom flat
Other	1-bedroom extra care/supported, sheltered

Number required	Property type
	2-bedroom extra care/supported, sheltered
	4-bedroom supported

Affordable housing – other

There were 4 respondents that would like other forms of affordable housing such as shared ownership or discounted market sale. Those housing need respondents that selected shared ownership also selected discounted market sale housing.

Number required	Property type	Tenure
1	4-bedroom house	Discounted market sale
1	2-bedroom bungalow	Discounted market sale
1	3-bedroom bungalow	Discounted market sale
1	4-bedroom bungalow	Discounted market sale
1	3-bedroom bungalow	Shared ownership
1	3-bedroom house	Shared ownership
1	4-bedroom house	Shared ownership

Market Housing

21 households expressed a need for market housing.

Number required	Property type
3	2-bedroom house
2	3-bedroom house
2	4-bedroom house
2	2-bedroom flat
1	1-bedroom bungalow
11	2-bedroom bungalow
4	3-bedroom bungalow
1	2-bedroom sheltered or supported

Other

- Four respondents to the survey would consider custom or self-build. There was one respondent that chose only this option as their preferred tenure.
- One housing register applicant would be eligible for a 2-bedroom flat.
- One survey respondent would like to rent privately in a 1-bedroom property that is sheltered or extra care.
- One respondent selected a preference of renting a 4-bedroom bungalow (as well as a 4-bedroom house) from a housing association. The preference for a bungalow has not been included in the conclusion or Appendix B, as is a property type that does not currently exist and is unlikely to be deliverable.

- One respondent selected a preference of a 4-bedroom shared ownership bungalow (as well as a 4-bedroom house). The preference for this type of bungalow has not been included in the conclusion or Appendix B, as is a property type that is unlikely to be deliverable

Appendix A – Methodology

The following broadly sets out the various points of the process for the undertaking of Housing Needs Surveys.

Identification of Parish

The order in which parishes are surveyed is not definitive and can change for a number of reasons including where villages are undertaking neighbourhood planning activity or if a village is faced with a planning application/appeal and there would be a benefit from having an up-to-date survey to help inform the decision.

Parishes can also request Housing Surveys to be carried out if the existing Survey is more than three years old.

Engaging with the Parish Council

Early discussions take place with the Parish Council or their nominated representatives about the survey.

Officers talk through the process and objectives of the survey and establish any priorities the Parish Council may have.

The Parish Council is given the opportunity to add any bespoke questions to the survey. Unfortunately, the core questions and format cannot be changed to ensure consistency across the Housing Surveys.

Marketing

Posters and literature on the Housing Survey are distributed to the Parish Council to place in relevant areas.

Officers from West Northamptonshire Council's Local Strategy Service can attend one public event in the area. This could take the form of a drop-in event, a public meeting or an item on the Parish Council Meeting Agenda.

Survey

This housing needs survey is open to individuals who have a close local connection to the parish, either through:

- Currently living in the parish,
- Currently working in the parish,
- Having close / immediate family living in the parish, or
- Having previously lived in the parish

A letter is sent to all households within the parish, explaining how to access and complete the survey.

Surveys are made available to complete online.

If someone cannot access the survey online, paper copies are made available.

The Survey remains open for a minimum of 4 weeks.

Collection & Analysis

West Northamptonshire Council's Local Strategy Service collates and analyses the completed surveys and produces a draft report.

The report details the number, type and tenure of homes required, as identified via the surveys and analysis of the Daventry area's Housing Register.

Review

The Parish Council/nominated representatives are given the opportunity to factually comment on the draft report prior to its publication. This is for a maximum of 4 weeks.

Publication

The final version of the Housing Survey report is published on the Council's website considering any relevant comments which may have been received from the Parish Council.

Appendix B – Results Breakdown

All respondents to the survey that have not selected a property type preference and specified a preferred tenure have been omitted from the table. Lines 31 to 55 have been sourced from the Daventry areas general housing register and display the applicant's best matched (to household composition) preference of property type where provided, or minimum eligibility where not provided. Bedrooms for housing register applicants is based on the households requirement in accordance with the Daventry area housing allocations policy.

Ref	Affordable rent: 1 bedroom property	Affordable rent: 2 bed house	Affordable rent: 3 bed house	Affordable rent: 4 bed house	Affordable rent: 1 to 2 bed bungalow	Market: 2 bed house	Market: 3 bed house	Market: 4 bed house	Market: 1 bed bungalow	Market: 2 bed bungalow	Market: 3 bed bungalow	Market: 2 bed flat	Shared ownership or discount	Custom or self-build	Other
1										1					Market Ground floor flat
2								1							
3															Private rent or affordable rent sheltered or extra care
4						1				1					
5										1					
6											1				
7						1									
8										1				1	
9														1	
10															Assisted sheltered or supported (no tenure preference)
11										1		1			
12										1					
13						1									
14								1					1		
15										1					
16										1					Market sheltered flat
17						1				1					
18										1					
19	1														
20															
21			1							1			1	1	Affordable 3 bed bungalow

Ref	Affordable rent: 1 bedroom property	Affordable rent: 2 bed house	Affordable rent: 3 bed house	Affordable rent: 4 bed house	Affordable rent: 1 to 2 bed bungalow	Market: 2 bed house	Market: 3 bed house	Market: 4 bed house	Market: 1 bed bungalow	Market: 2 bed bungalow	Market: 3 bed bungalow	Market: 2 bed flat	Shared ownership or discount market	Custom or self-build	Other
22															Affordable 2 bed sheltered, extra care or supported
23											1				
24													1		
25				1											4 bed extra care or supported
26											1		1	1	
27									1						
28											1				
29							1								
31				1											
32	1														
33			1												
34			1												
35			1												
36					1										
37					1										
38					1										
39					1										
40	1														
41					1										
42		1													
43	1														
44	1														
45	1														
46		1													
47			1												
48			1												
49			1												
50		1													
51					1										
52					1										
53				1											
54		1													
55		1													

Easy read summary including preference for Housing Register applicants where provided, where not provided best fit based on household makeup along with eligibility has been used (alphabetically sorted by tenure)

Ref	Tenure	Type	Bedrooms
10	Assisted living	Assisted home, sheltered flat	1
1	Buying on the open market	Bungalow, Ground floor flat	2
2	Buying on the open market	House	4
4	Buying on the open market	House, Bungalow	2
5	Buying on the open market	Bungalow	2
6	Buying on the open market	Bungalow	3
7	Buying on the open market	House	2
11	Buying on the open market	Bungalow	2
12	Buying on the open market	Bungalow	2
13	Buying on the open market	House	3
15	Buying on the open market	Bungalow	2
16	Buying on the open market	Bungalow, Sheltered	2
17	Buying on the open market	House, Bungalow	2
18	Buying on the open market	Bungalow	2
23	Buying on the open market	Bungalow	3
27	Buying on the open market	Bungalow	1
28	Buying on the open market	Bungalow	3
29	Buying on the open market	House	3
8	Buying on the open market, Custom or self-build	Bungalow	2
14	Buying on the open market, Discount market sale	House	4
20	Buying on the open market, Discounted market sale, Custom or self-build	Bungalow	2
26	Buying on the open market, Discounted market sale, Custom or self-build	Bungalow	3
9	Custom or self-build	House	2
24	Discounted market sale, Shared ownership	House, Bungalow	4
19	Renting from a housing association or local authority (Council)	Ground floor flat	1
21	Renting from a housing association or local authority (Council)	House, Bungalow	3
22	Renting from a housing association or local authority (Council)	Sheltered, Extra care or supported	2
25	Renting from a housing association or local authority (Council)	House, Bungalow	4
3	Renting from a private landlord, Renting from a housing association or local authority (Council)	Sheltered, Extra care or supported	1
31	Renting from a housing association or local authority (Council)	House	4
32	Renting from a housing association or local authority (Council)	Flat, House, Bungalow	1

33	Renting from a housing association or local authority (Council)	House	3
34	Renting from a housing association or local authority (Council)	House	3
35	Renting from a housing association or local authority (Council)	House	3
36	Renting from a housing association or local authority (Council)	Bungalow	1 to 2
37	Renting from a housing association or local authority (Council)	Bungalow	1 to 2
38	Renting from a housing association or local authority (Council)	House, Bungalow	1 to 2
39	Renting from a housing association or local authority (Council)	Bungalow	1 to 2
40	Renting from a housing association or local authority (Council)	Flat	1
41	Renting from a housing association or local authority (Council)	Bungalow	1 to 2
42	Renting from a housing association or local authority (Council)	House	2
43	Renting from a housing association or local authority (Council)	Flat, House, Bedsit	1
44	Renting from a housing association or local authority (Council)	Flat, House, Bungalow	1
45	Renting from a housing association or local authority (Council)	Flat	1
46	Renting from a housing association or local authority (Council)	House	2
47	Renting from a housing association or local authority (Council)	House	3
48	Renting from a housing association or local authority (Council)	House	3
49	Renting from a housing association or local authority (Council)	House, Bungalow	3
50	Renting from a housing association or local authority (Council)	Flat, House, Bungalow	2
51	Renting from a housing association or local authority (Council)	Sheltered, bungalow	1 to 2
52	Renting from a housing association or local authority (Council)	Bungalow	1 to 2
53	Renting from a housing association or local authority (Council)	House	4
54	Renting from a housing association or local authority (Council)	House, Bungalow	2
55	Renting from a housing association or local authority (Council)	Flat, House, Bungalow	2

Appendix C – Summary of Comments

A summary of comments from all respondents to the survey, the question asked: If the need was identified, would you support new homes for local people being built in the Parish?

Comments have been separated into support, may support, and do not support.

Support:

- Providing it stays within the Braunston plan
- Don't want to see big developments overrunning the village but a small development closely integrated with the village of smaller less expensive dwellings would be good.
- No strong opinion on the mix of housing. If needs for particular types of housing are identified, I would fully support new homes for local people.
- Have the land and "need" for a bungalow and wish to build one but unable to obtain planning.
- Affordable houses should be available to 1st time buyers or families with young children so that they can live in the village they grew up in and where their family live, if they wish to.
- A high population of elderly people with only a limited number (less than 10) provision of sheltered housing or a residential care facility as and when residents become increasingly frail but still want some independent living.
- A working village needs all generations and a mix of wealth. Braunston is not bad but could be better.
- Not enough small properties for first time buyers to either buy or rent.
- we should be supporting those who were raised in the village so that they can continue to call it home.
- I have close family who would like to live in Braunston as myself and other family currently live here
- People's needs must come first.
- It would ensure that families could live close to one another and help one another when needed. Would support more housing providing they're affordable and built with space around them and not squashed in.
- New housing needs to include homes that allow the elderly, infirm and young people to remain in their community.
- Family member with additional needs, needs to live closer to us.
- Local people have been overlooked in the past so new housing should be offered to locals first.
- May need a new, more suitable home in the future.
- The village must grow as the population increases.
- Young (and not so young) need the option to buy where they want to, and not where they must due to the cost.
- It is important that villagers who have grown up here are able to continue to do so when they have families of their own or need to downsize.
- We live in a quiet cul-de-sac mainly housing retired people. A property nearby has recently been converted into a multi occupied home, which is causing distress due to differing ways of living of the occupants to that resident nearby.

May support:

- It would depend on where these were built as Braunston's perimeters need protecting

- The issue is that the housing estates are focused on cramming the most amount of people into a small space with no parking... its a mess in Daventry where new housing has been built.
- As long as it was available for people in the parish and not relatives/friends of local people who do not currently reside here.
- Depends on where they would be built.
- Depends where and how many
- Not sure where you would put them - it seems were are getting closer to Daventry. I like being in Braunston. Not an extension of Daventry
- It all depends on where they would be built.
- Development needs to respect the Neighbourhood Plan. The answer to this question depends on the type and quantity of housing that is being proposed, the proposed location, the proven level of need and the level of compliance with the Neighbourhood Plan.
- It would depend on where. No objection to more homes on existing "brownfield" sites, changing site use from commercial to residential if needed. Wouldn't want new developments on sites that are currently green land.
- Depends on who build, a local builder yes, a major national builder no.
- Depends if it would be built on green fields and environmental impact was kept to a minimum. Empty industrial plots in Daventry would be more sensible to use and minimises impact on nature and the environment.
- Don't wish to see the village getting bigger or expanding into the countryside.
- It would depend on the location, density and how the environment was affected.
- It would depend on where, I would not want green spaces taken for this. I would also want the council to look hard at housing that is perhaps not best used at the moment or could potentially be modified to suit different needs.
- If the houses were given to people from the village first and not taking too much of our amazing views away.
- Would only support homes required, not a token of a couple of required & then the rest as builder wants & not needed.
- Would need to know where the intended housing is to be built and any such housing should be for "Braunston people." There is housing being given to persons who have no connection to the village.
- Personal choice to live rurally to avoid the overcrowded reality of town/city life
- Provided these are for those from Braunston and not from other areas and not problem families.
- Depends on where new homes would be built. I'm not aware of too much brown field land in the parish. I wouldn't want open farmland used.
- Want people living in Braunston to have priority on all housing, there are too many who have been given housing with no connection to Braunston. Many of the bungalows have people occupied this way and a lot of the three-bedroom housing as well.
- There is enough affordable housing in the village, old council estate, semis, flats, 2 beds, etc. More aspirational, expensive houses need to be built in order for people to move up within the village. This will then free up the houses they leave behind.
- Depends on where they would be built
- It would depend on where in the parish any new homes would be built.
- I think more "affordable" housing is need and there needs to be opportunity for tenants to down size when family has grown up and left home.
- Depending on location. Daventry is already growing towards Braunston, I would not like to grow Braunston in the direction of Daventry and join.
- The ones already built do not seem to contain local people.
- Maybe although I do not know enough about this subject

Do not support:

- Braunston does not need to grow any bigger.
- Braunston is being swallowed up by Daventry and its ever-spreading housing estates and commercial buildings. it will soon become a suburb. The new estate already being erected on the A361 will result in Braunston High Street being the nearest.
- Further development will change the character of this lovely village. We were told after the last disastrous housing increase that there would be no further increase and that is as it should be. Expanding into green area to increase housing in Braunston should be stopped.
- I feel that the village is at a delicate point at the moment; there is a great mix of housing and a good community here, feel that by making the village bigger with additional homes, that it has the potential to lose that village community.
- The latest maple close extension is a joke. Full of people abusing the system claiming to be single and now living a nice village lifestyle off the taxpayer.
- I think the village is about the right size as it is. Any new housing should be in the local towns such as Daventry and Rugby.
- I think although there probably is potential for more properties needed for families. I think the village is already large enough, we already have social housing in a few areas.
- The village does not need housing built which would be on greenfield sites.
- Braunston has a good village atmosphere, good rural landscape, good school and requires no more housing
- Braunston is a unique community at present with much social support and community spirit. Braunston is an optimal size at present for this community ethos to continue to flourish and it will be threatened by yet more new housing.
- Braunston is large enough, and already feels like it's expanding and meeting with Daventry.
- Because we think Braunston is a diverse village of mixed ages, it gels well. and if there is an increase in development the village will lose its identity.

All respondents were given the opportunity to provide any further comments. 24 comments were received, with 19 respondents having no housing need.

- Braunston has unique character, don't let it end up as a suburb of Daventry.
- Housing estates developed in Daventry are not fit for purpose. They don't give local people facilities/services, and cram people in. People want to live in Braunston as a rural community without people being crammed in, building more houses will join it up with Daventry. Limited expansion with a focus on good sized housing with parking would be better than 1-2 bedrooms which will just end up being rented or air bnb.
- I'm supportive of affordable housing. Would like to see more houses that people not eligible for affordable housing can buy at reasonable prices. Would like to see more innovative types of housing for those who cannot afford, or do not wish to afford, traditional houses. I have in mind space for people to build their own homes, for "tiny homes" and other ideas.
- We need more bungalows to support the increasing older population who have lived within the parish but are unable to access 2 floors or more.
- If more self-building is to take place as the government has suggested, Braunston needs to look outside of the village boundary.
- I understand that the Braunston Neighbourhood Plan (2017) contained information on local housing need at that time. It suggested there might be a need for a greater mix of housing, and especially affordable homes. It advised that any development needs to be small in scale, respectful of the character of the village and closely aligned to the key tenets of the Neighbourhood Plan. I think that this remains the case in 2021.
- Having family in Daventry with some specialist needs, would support some form of sheltered living in the village to be close to immediate family for support.

- Disapprove increasing the number of houses in the village because they look like the existing houses that it does not change the village character - it does and not for the better.
- In the Braunston local plan from 2013, housing needs were considered sufficient until early 2024, there is a need to build additional facilities for housing and a residential/support setting could provide this, with dual purpose of releasing housing stock for younger families.
- As an older person, I do not know what the future holds except perhaps an unknown need for assistance. Current home is in many ways ideal as there is sufficient access to levels and useful facilities for older people.
- If additional housing is identified as being required, perhaps an extension to the Maple Close development would work well?
- There is a serious shortage of bungalows of all sizes in Braunston, particularly those located in reasonable walking distance of the village center.
- It is important for the UK to maintain its villages and local communities, not create huge sprawling estates. There are many sprawling estates in the Daventry area that add too many more houses would be unnecessary when local contact with friends and family can easily be maintained by using own or public transport. Most food providers also deliver these days. To simply keep extending villages further and further and 'join everything together' we are eroding a huge draw for tourists.
- Braunston village is about the right size and should not be expanded further. New housing should be in Daventry.
- I have relatives living in the village and wish for them to enjoy Braunston, family have been waiting a long time for housing. Family has moved away despite being part of the community due to lack of housing.
- As a landowner I would be open to the idea of housing being built on my land.
- There are too many people with no connection to the village who have been given housing before Braunston people. Housing has also been given to people who have sold property and now have council housing before those who need it more.
- My relative who lives in Braunston and would like to move into a larger house, these are very rare or nonexistent in Braunston.
- There is no requirement for additional housing in the parish, I would strongly oppose any such plan.
- Braunston should not build any more affordable housing, there is already enough. It is a nice village and needs bigger, attractive properties. They need to be aspirational, not just cheap characterless boxes. Any further housing should enhance the village for everyone.
- It is important for West Northants Council to preserve village communities by ensuring that villages do not get engulfed by neighbouring towns and by protecting them from featureless expansion which does not fit with the current village.
- Recent developments within the village envelope have tended to be larger homes, not suitable or price appropriate for starter homes to enable young couples to remain or return to the village. The demographic structure of the village population is ageing, with implications for the future viability of Braunston School, which I understand has over 50% of its school roll living outside of the village. Unless this is addressed, the school may cease to be viable and further pressure be placed on housing in Daventry and other larger villages.
- Concerned to preserve the village atmosphere and green spaces etc. of Braunston
- Consideration for affordable housing has already been given. Further expansion is unnecessary. There are homes being built close to the village already. The traffic would be even more dangerous if housing is increased. The empty and deteriorating shops in Daventry could be renovated to provide accommodation. We must retain our green space and backfill town centers.