



West  
Northamptonshire  
Council

# Brixworth Parish Housing Needs Survey Report

May 2024



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## Survey Summary

- A Housing Needs Survey was carried out between 11 December 2023 and 14 January 2024.
- The results of the survey records a snapshot in time. The findings are an indicator of current housing need in the parish.
- 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 showed that there is a need for market and affordable homes to rent for local people to enable them to be suitably housed within the Parish of Brixworth. The affordable housing requirement is a varied mix ranging from family homes (with 2, 3, and 4-bedrooms), and smaller 1-bedroom properties including flats. There is a strong need for older persons accommodation, including bungalows and general need 2 bed homes. 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 for 2 and 3 bed family houses and bungalows, again with some need for flats and retirement living. There was some interest in custom or self-build.

## Executive Summary

Results showed that there is a requirement for 31 new affordable homes, to enable local people to be suitably housed within their community.

Type of dwelling	Affordable Rent	Affordable shared ownership	Discounted sale
1 bed flat/maisonette	4		
1 bed house	1	1	
2 bed flat		2	1
2 bed house	7	3	
3 bed house	4	2	1
4 bed house	1		
1 & 2 bed bungalow	4		
<b>TOTAL</b>	<b>21</b>	<b>8</b>	<b>2</b>

These affordable homes will be available to people whose needs are not met by the private market. Affordable rented homes are set at 80% of market rents and are managed by the local authority or a housing association. Shared ownership homes are available through a housing association and allow a household to purchase part of the property and rent the other part. A discounted sale property is sold to those households that can show that they can afford just 80% of the full market sale price.

This summary table has prioritized affordable rent over other tenures. If a respondent chose more than one tenure option including affordable rent their choice was counted as affordable rent. There were 22 respondents who said they had a housing need for affordable rent. One of them wanted an above ground floor 2 bed flat and this has been counted as a shared ownership as it will be difficult to deliver a single rented flat. This accounts for the discrepancy in the overall affordable housing need.

There was a need for 39 market homes although it was thought that this need would be met by the normal turnover of existing market sales within Brixworth.

Market homes:

2 bed house	8
3 bed house	4
4 bed house	4
5 bed house	1
1/2 bed bungalow	5

3 bed bungalow	9
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Custom build/self build:

1 & 2 bed bungalow	1
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Homes for the elderly:

1 bed flat/maisonette	2 (affordable rent)
2 bed flat	4 (market)

Private rent:

1 bed flat	1
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There is existing outline planning permission for a retirement community, comprising 60 bed nursing home, 25 close care apartments and 7 close care cottages to support older people in the village. Planning permission was granted for 9 homes at Old Station Yard Station Road in 2013.

Any planning applications using this report as evidence of housing need in the village will be subject to local connection clauses securing the homes for local people for a certain amount of time. This will ensure that Brixworth residents, or those with a strong connection to Brixworth, have priority for first lets and sales.

# 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 Brixworth 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. Brixworth Parish's last survey was completed in 2013 and requires updating.

Housing need is a particularly complex issue that local authorities across the country are facing. One reason for this 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 that 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
- Lack of smaller dwellings
- 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 (July 2021)<sup>1</sup>, identifies the level of housing need across West Northamptonshire. Whilst this, together with the earlier Strategic Housing Market Assessment (June 2017)<sup>2</sup> 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 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. 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 in providing information on the scale and nature of housing need at a local (community) level. The methodology for completing the surveys can be viewed in Appendix A.

This report consists of three main areas:

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<sup>1</sup> <https://www.westnorthants.gov.uk/planning-policy/new-local-plan-west-northamptonshire>

<sup>2</sup> [Daventry District Council - Evidence Base \(daventrydc.gov.uk\)](https://www.daventrydc.gov.uk/evidence-base)

- 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 Brixworth.
- 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.

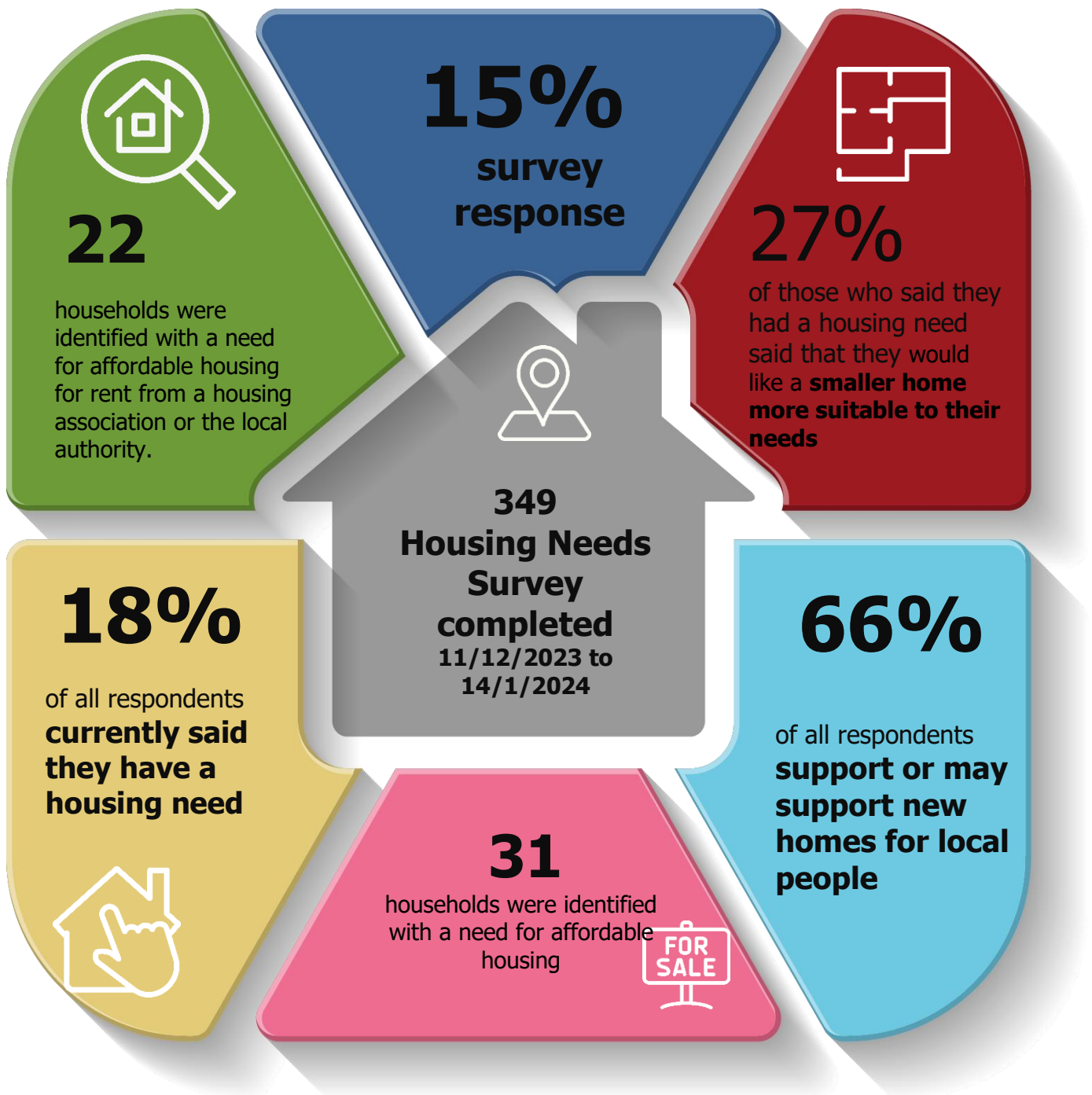
### National

- National Planning Policy Framework (December 2023)
- Planning Practice Guidance (Launched March 2014)

### Local

- West Northamptonshire Joint Core Strategy (December 2014)
- Emerging West Northants Council Local Plan Part 2, 2024
- Brixworth Neighbourhood Plan 2021
  
- West Northamptonshire Objectively Assessed Housing Need (August 2013)
- West Northamptonshire Strategic Housing Market Assessment (June 2017)
- 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
- Community Strategy 2018, Daventry area
- West Northants Interim Housing Strategy (2022-2025)

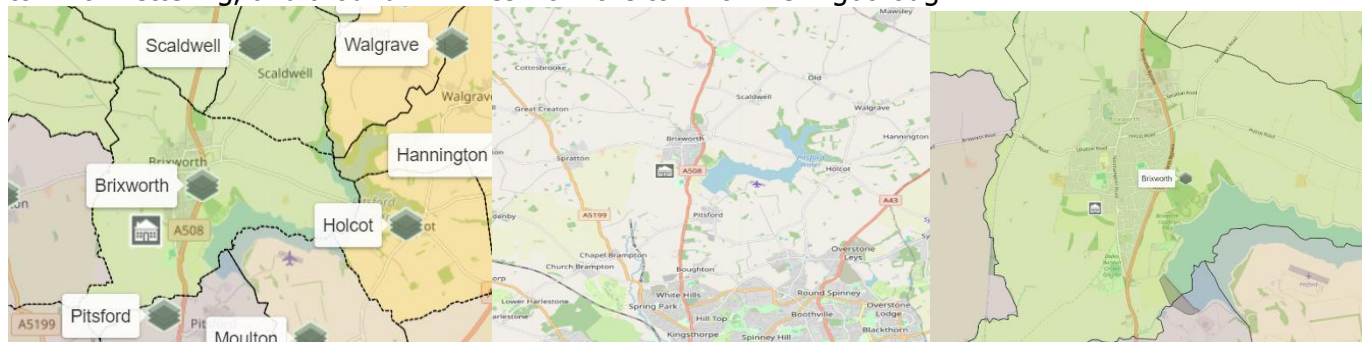
### 3.0 Key findings from the Brixworth Parish housing needs survey



## 4.0 Information on Brixworth Parish

### 4.1 Location

Brixworth Parish is a rural parish in West Northamptonshire including a village surrounded by rolling ironstone slopes and high grade agricultural land. The parish includes the picturesque Brixworth Country Park. Northampton is the closest town to the Parish; it is approximately 8 miles from the center of Brixworth village to the center of Northampton town. The parish is located approximately 10 miles from the town of Kettering, and around 11 miles from the town of Wellingborough.



Map source [Daventry web mapping online](#) credit OpenStreetMap (and contributors)

The following information is taken from the Neighbourhood Statistics Site<sup>3</sup> which uses the Census 2021 data.

### 4.2 Dwellings, Households and Tenure<sup>4</sup>

Census information for Brixworth Parish reported a total of 2,331 dwellings as of 2021. It should be noted that there have been 343 homes delivered<sup>5</sup> in the Parish since the 2011 Census date.

Census data 2021 (percentages rounded):

- 2226 (95.5%) of all dwellings were bungalows or houses
- 105 (4.5%) were other dwellings such as flats, apartments, caravans or other mobile structures
- There were 43 households (2.4% of all dwellings) that had no usual residents

Brixworth Parish contains 2,331 households, of which:

- 1842 (79%) owned outright or had a mortgage
  - 219 (9.4%) were renting from a Registered Provider
  - 263 (11.3%) were renting from a Private Landlord
- 
- 41.9% of homes have 4 or more bedrooms
  - 38.6% have 3 bedrooms
  - 15.9% have 2 bedrooms
  - 3.6% have one bedroom
- Brixworth has 25% single households
  - 14.7% consider themselves disabled
  - 34% of the population over 16 years old are economically inactive

### 4.3 Population

Census data from 2021 reported a population of around 5,228 in Brixworth Parish. Around 22% of the population is under 18, 60% is between the ages of 18 and 64, and 18% is over 65.

<sup>3</sup> [Local Area Report for areas in England and Wales - Nomis \(nomisweb.co.uk\)](#)

<sup>4</sup> <https://www.gov.uk/definitions-of-general-housing-terms>

<sup>5</sup> [Five year housing land supply | West Northamptonshire Council \(westnorthants.gov.uk\)](#)

## 5.0 Affordability

According to ONS, on average in 2021, in England full time workers can expect to pay an estimated 9.1 times their annual workplace-based earnings on buying a home<sup>6</sup>. The median price paid for properties increased by 14% in 2021 compared with 2020, while earnings fell by almost 1%.

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 (West Northamptonshire)

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

The latest release (2022) is shown in the below table and illustrates that house prices in 2022 were just under nine times higher than gross annual residence-based earnings in West Northants.

Year	2017	2018	2019	2020	2021	2022
Lower quartile	9.00	9.17	8.47	8.43	9.56	8.79

Source: ONS, House price to residence-based earnings ratio<sup>7</sup>

The English indices of Deprivation (2019)<sup>8</sup> 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, prior to the formation of West Northants, at the time (2019) ranked 243 out of 317, with 1 being the most deprived and 317 being the least deprived.

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<sup>6</sup> [Office of National Statistics, housing affordability 2021](#)

<sup>7</sup> [Office of National Statistics, ratio of house price to residence based earnings](#)

<sup>8</sup> [English Indices of Deprivation 2019 mapping resources](#) This is the latest version

## 5.2 Local Area Housing Costs, Brixworth Parish

41 properties were sold within the Parish during the period March 2023 until March 2024 (data sourced from Land Registry<sup>9</sup> and Rightmove<sup>10</sup>).

According to the sources, of the properties sold, twenty-four were detached homes, eleven were semi-detached, eight were terraced. Detached properties sold for an average of £416,646, Semi-detached £301,000, and terraced homes sold for £264,062. An average price paid and the lower quartile house price based on all properties sold (£358,674 and £213,350) in the Parish has been used for the following analysis.

Using the overall average value and the Money Helper<sup>11</sup> mortgage calculator, repayments would equate to:

Overall average price paid:

Amount	Frequency
£461	Weekly
£1,934.41	Monthly
£23,213	Annually

Lower quartile price (this is an average of the lowest homes sold):

Amount	Frequency
£274	Weekly
£1,150.65	Monthly
£13,808	Annually

This is assuming a 10% deposit, 5.25% 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 Kingdom<sup>12</sup> reports on how much income households need to afford an acceptable standard of living by using a Minimum Income Calculator<sup>13</sup>. 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
£962	Weekly
£4,166	Monthly
£50,000	Annually

<sup>9</sup> <https://Landregistry.data.gov.uk>

<sup>10</sup> <https://www.rightmove.co.uk/house-prices/>

<sup>11</sup> [Moneyhelper.org.uk/en](https://www.moneyhelper.org.uk/en)

<sup>12</sup> [lboro.ac.uk/research/crsp/mis/](https://www.lboro.ac.uk/research/crsp/mis/)

<sup>13</sup> <https://www.minimumincome.org.uk/>

# 6.0 Housing Needs Survey Analysis

## 6.1 Responses

2331 letters were sent to households within Brixworth Parish, inviting them to complete a Housing Survey for the area. Discounting invalid entries, a total of 349 surveys were completed.

## 6.2 Current Mix of Properties, view of respondents

Respondents to the survey were asked what their thoughts are on the current mix of housing in the Parish. The graph below shows the result.

Some key points from this are that a high number of respondents felt that there was just the right number of 3-bedroom houses (115 or 47%) and flats (182 or 58%). 131 respondents felt that there needs to be a more 1- and 2-bedroom bungalows, and 192 said that there needed to be more accommodation for older people.

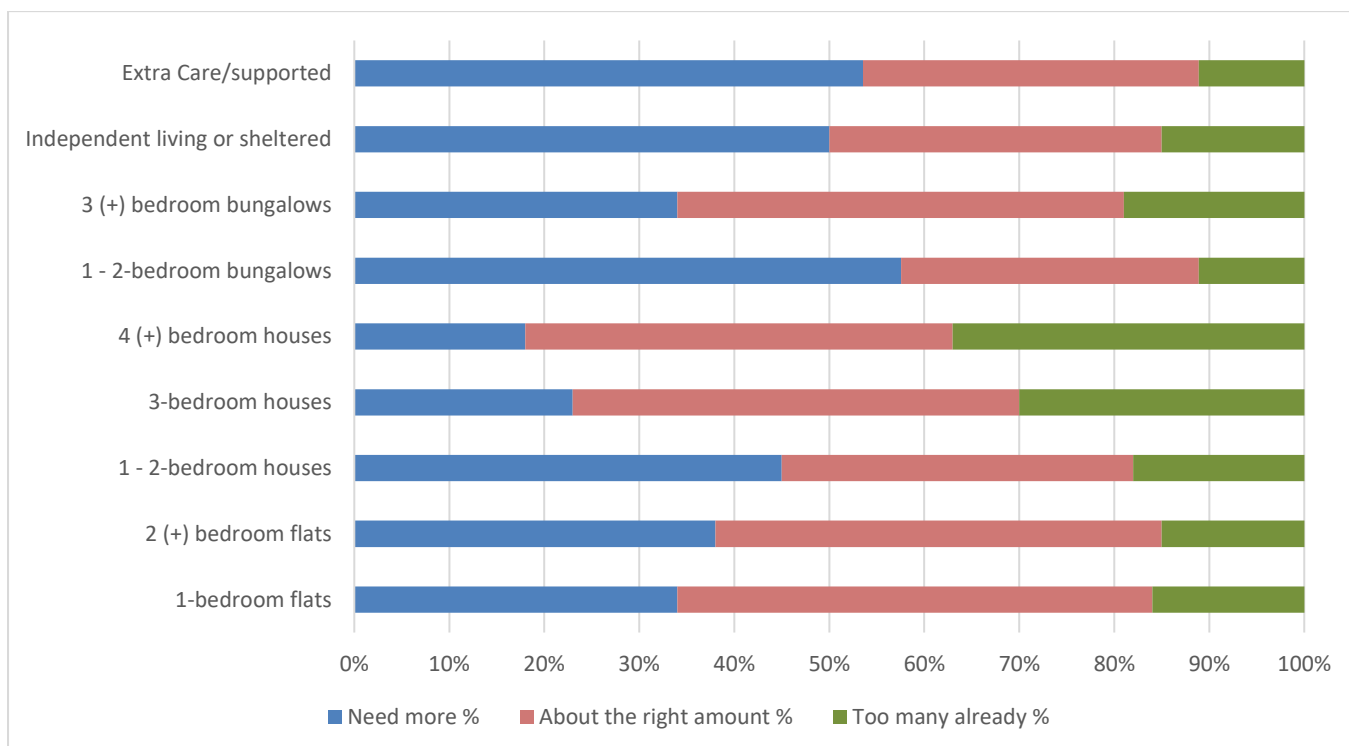


Figure 1: What are your thoughts on the current mix of housing in your parish?  
Data for figure provided in Table 1.

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	61	91	30	109
2 (+) bedroom flats	73	91	29	100
1 - 2-bedroom houses	107	87	43	59
3-bedroom houses	57	115	73	47
4 (+) bedroom houses	25	64	52	32
1 - 2-bedroom bungalows	131	72	26	74
3 (+) bedroom bungalows	68	93	38	84
Independent living or sheltered	97	68	30	101
Extra Care/supported	95	63	20	106

### 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. Of the 210 respondents who provided an answer, 86 respondents confirmed that they would be supportive, 52 confirmed they maybe, 7 had no opinion, and 65 stated they would not be supportive. The following provides a summary of the comments made, full comments can be found in Appendix C, personally identifiable information has been removed.

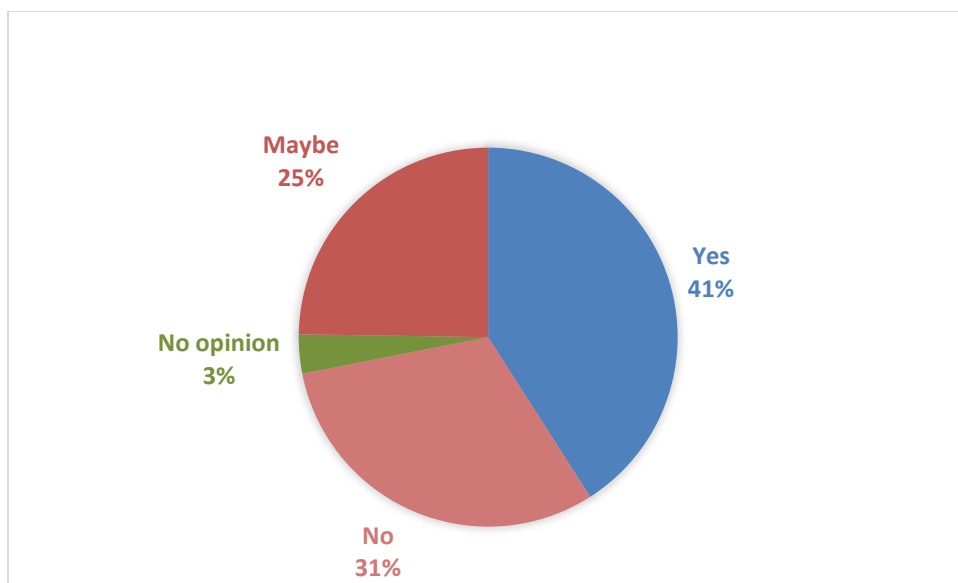


Figure 2: if the need was identified, would they support new homes for local people being built in the Parish?

There were a range of comments around further housing in the village. Comments ranged from saying that the village had lost its village feel due to recent developments, to views about how we need low cost housing for our young people and suitable new accommodation for the village's aging population.

Responses also noted homes need to be affordable and provided to local people, with any development needing to protect the character and rural setting and be on suitable sites.

For the respondents that would not support new homes, several felt that the village was large enough, with too much housing already. Again, many felt the current services and infrastructure would not (and in cases does not already) support new housing. There were also opinions that reflect concern that the rural character would be lost should more homes be built, and concern that homes are being built that do not address local need.

Comments from those who would support new homes included the need for older persons accommodation, especially bungalows. Others stated that young people needed affordable homes in order to stay in or return to the village. One person felt that there was a lack of smaller accommodation, especially flats. Another person would support Passive homes.

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 Brixworth Parish Housing Survey. All 349 respondents who provided a response to the survey confirmed that their home in the Parish is their main residence. Most answered all the following questions.

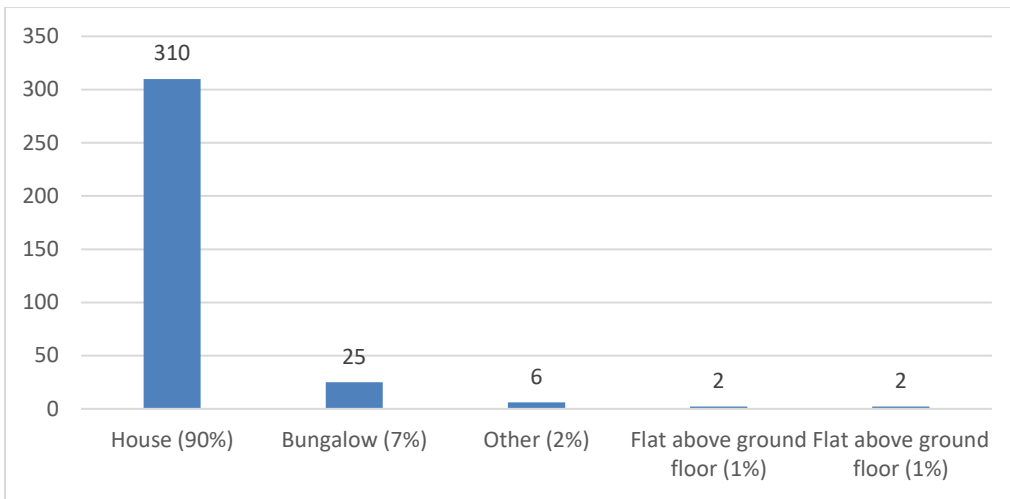


Figure 3: What type of home does your household currently live in? There were 345 responses to this question.

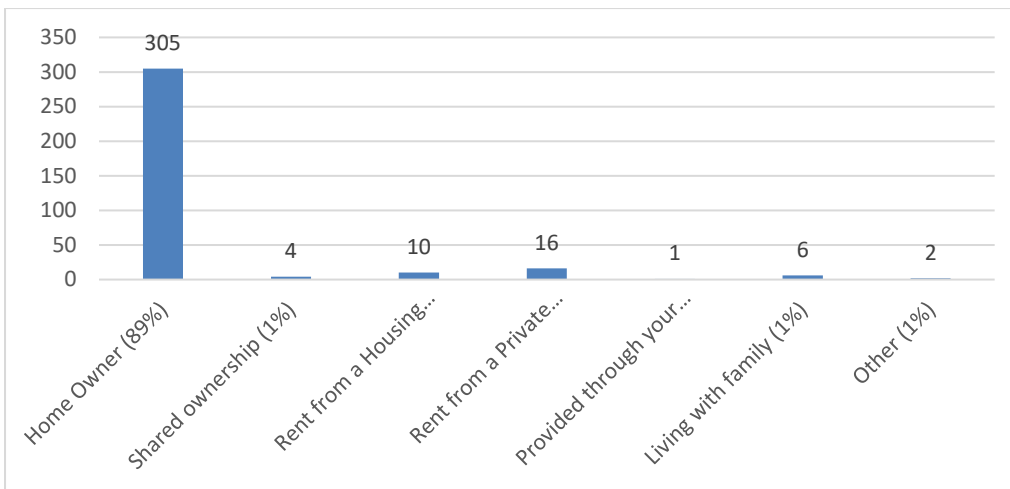


Figure 4: Which of the following options best describes your current household's living arrangements?

There were 344 responses to this question.

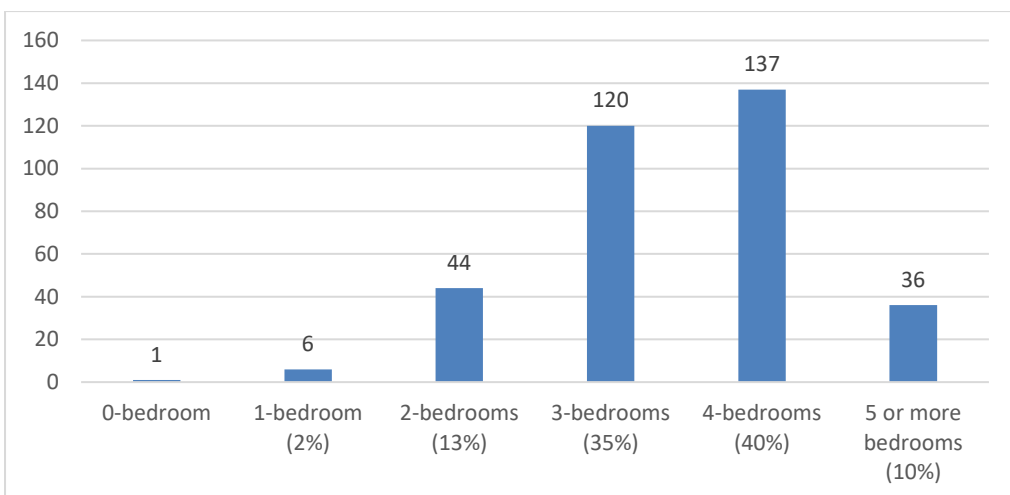


Figure 5: How many bedrooms does your current home have?

There were 344 responses to this question.

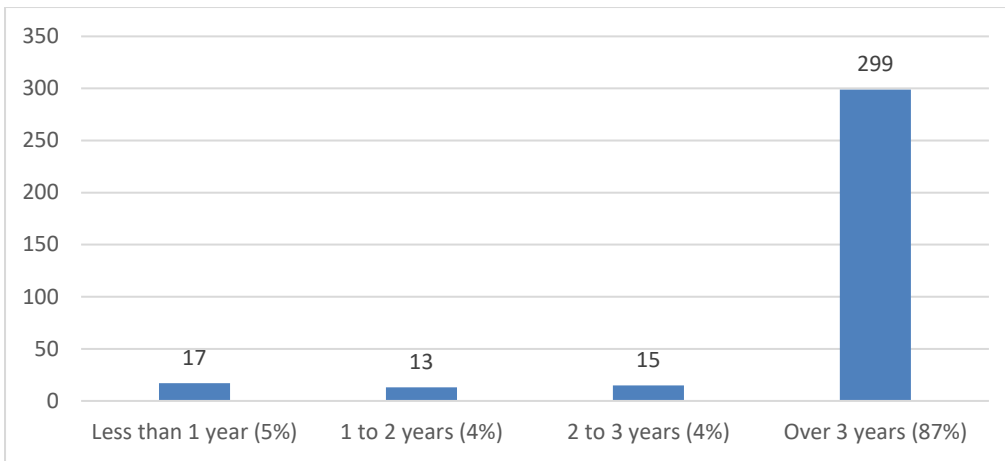


Figure 6: If applicable, how long has your household been living in the parish?

There were 344 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 349 responses received, 61 (17.5%) said that they currently have a housing need.

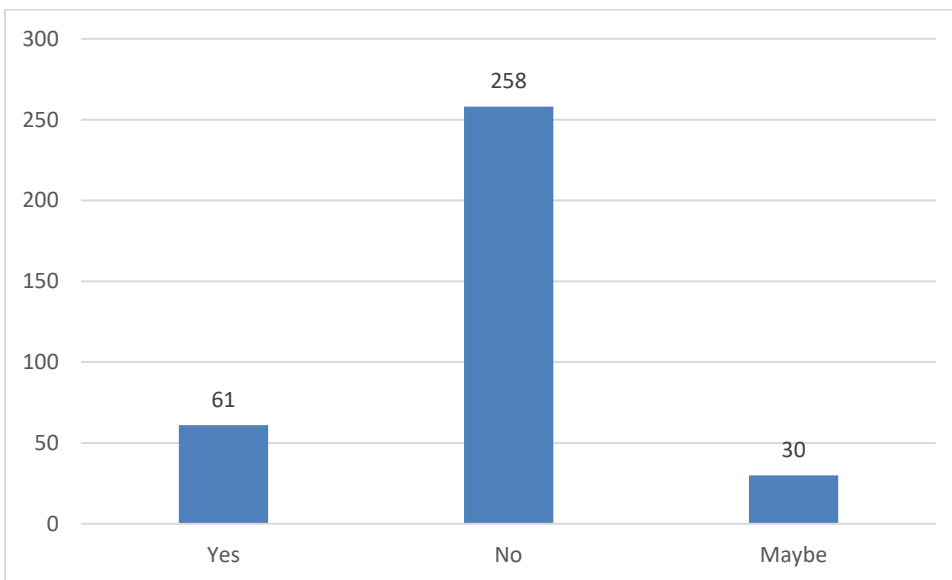


Figure 7: In the next five years, will you or member of your household require alternative accommodation?

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.

10 respondents indicated that the type of property they wanted was not currently available, 18 respondents said that the property they needed was too expensive, 15 stated that nothing suitable was available at the time of looking.

Why do you need to move?	Number
The type of property required is not currently available	10
The type of property required/wanted is too expensive	18
Nothing suitable at the time of looking	15

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.

Respondents were asked why they required or may require alternative accommodation either now or in the future. This question allowed for more than one selection.

Reason for needing alternative accommodation	No.
Property required/wanted too expensive	18
Would like to downsize to a property more suited to my needs	17
Nothing suitable at time of looking	15
Current property too small	14
Difficulty using stairs	12
The type of property required not available	10
Would like to buy own property	10
Difficulty maintaining property	9
Would like to live independently	9
Cannot afford to live in the village	7
Need adapted property	6
Wish to live as a couple	5
To give support to relatives	4
To receive support from relatives	4
Would like to move closer to family	4

Table 3: Why do you require alternative accommodation?

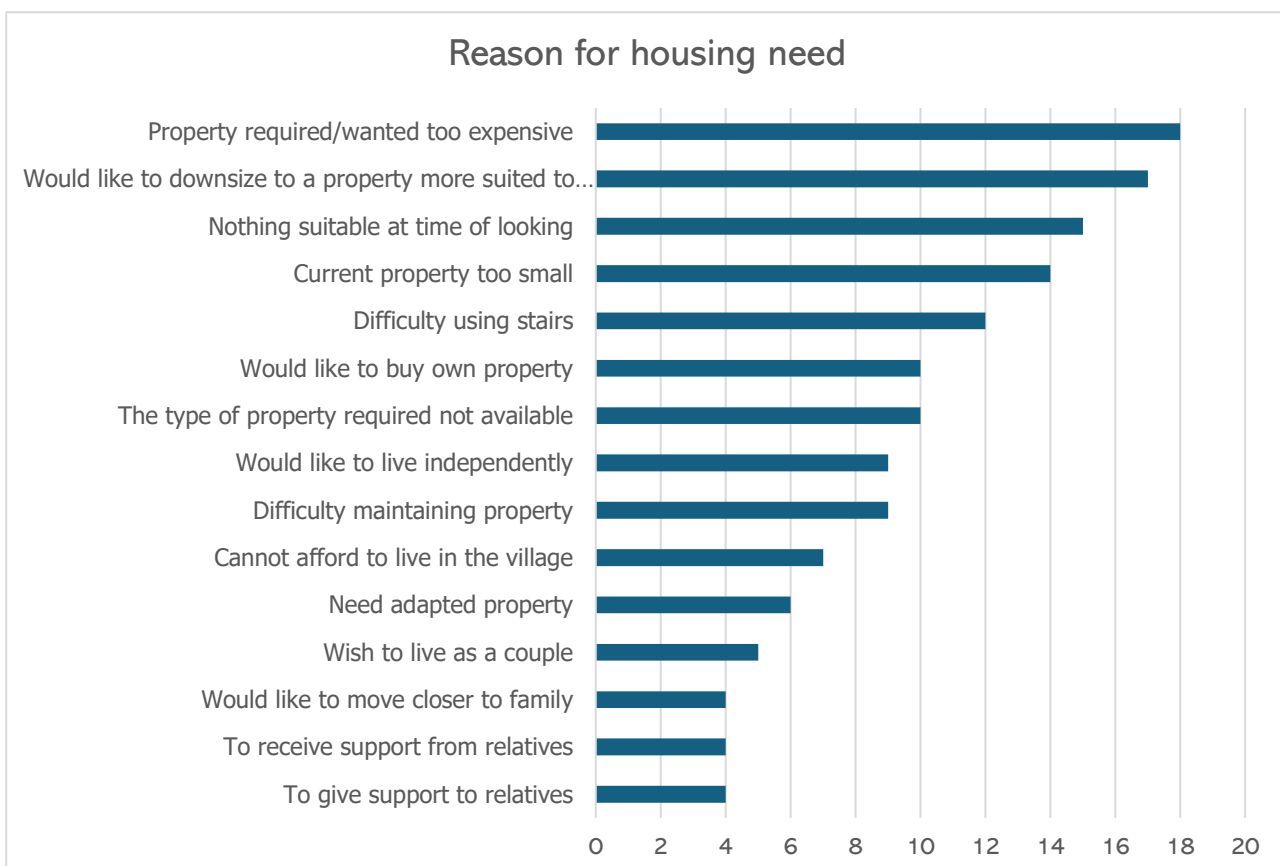


Figure 8: Why do, or will you, require alternative accommodation either now or within the next five years? This question allowed for more than one selection and received 144 answers from 61 respondents.

The main reasons for needing to move home were that homes were too expensive or were either too big for their needs or too small. Other popular reasons were that residents wanted to buy their own home and live independently from their families. Many people stated that they were struggling using stairs and maintaining their current home.

## 7.2 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 to determine what type of housing tenure would most suit their needs. All housing need respondents that identified as having a current or future need answered this question.

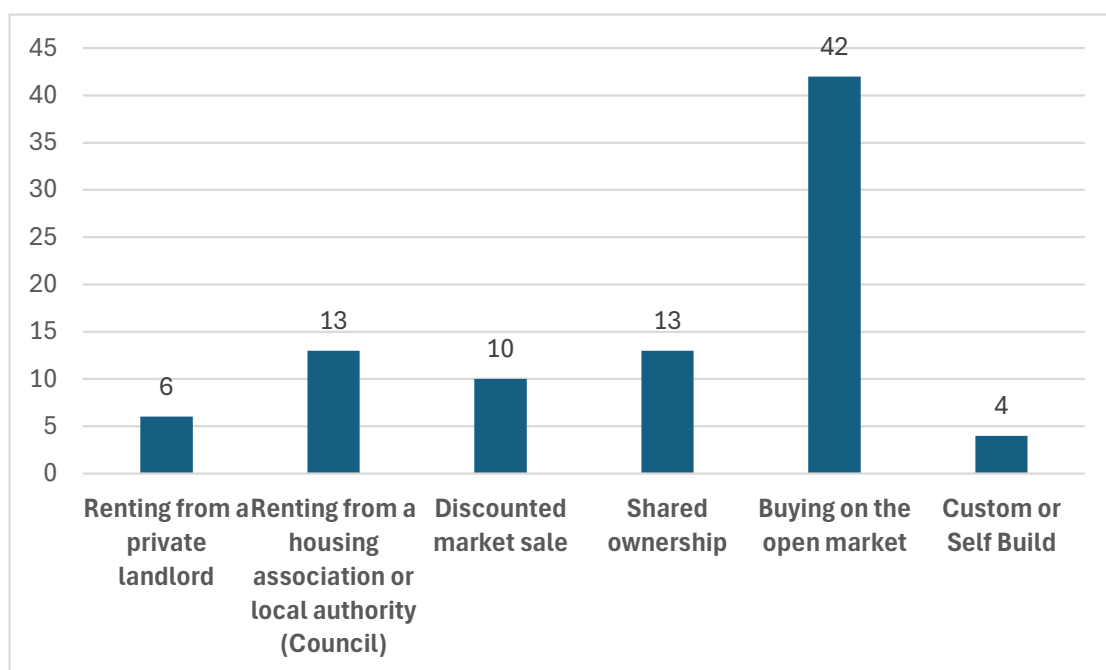


Figure 9: Considering how you would pay for accommodation, what housing tenure would most suit your needs? This question allowed for more than one selection and received 88 answers from 61 respondents.

- Market homes are the most desired with 42 selections. Of those that sought market properties, 38 are currently owner-occupiers (including bought outright or mortgaged).
- 6 people selected renting from a private landlord whilst 13 people selected renting from a housing association or local authority.
- There were 13 people who selected shared ownership whilst 10 people selected discounted market sale as their housing need.
- 4 people chose a self-build which would most suit their housing needs.

Of those who said they wanted a housing association or local authority home, 5 currently own their home (including bought outright or with a mortgage), 3 rent from a housing association, and 2 said they are in private rented accommodation.

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

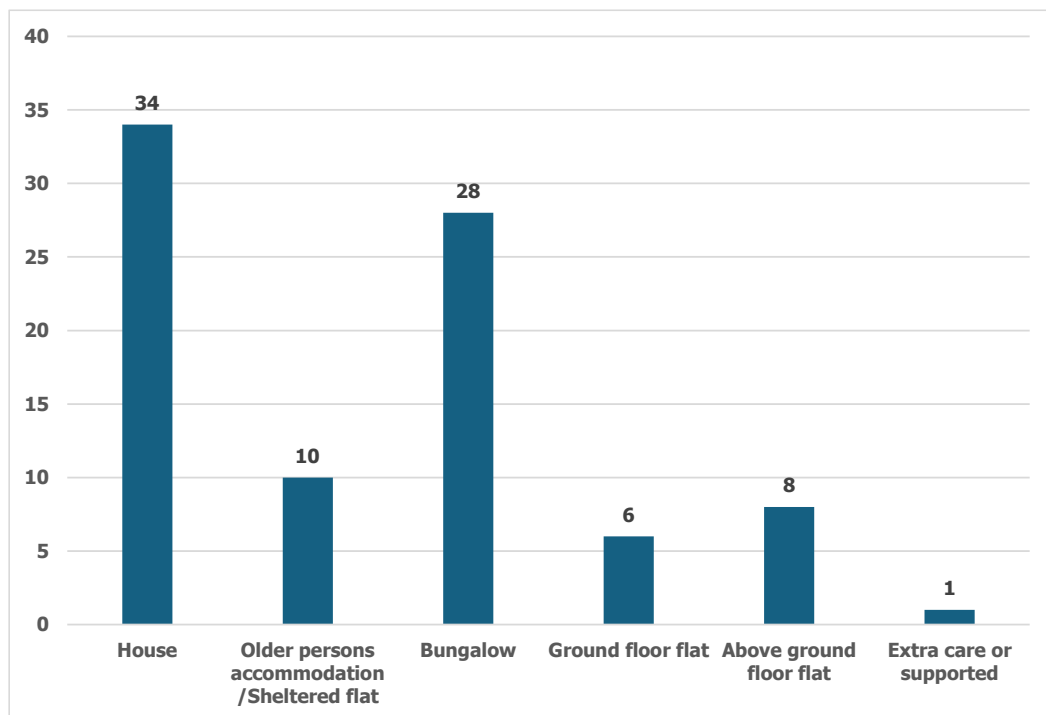


Figure 10: Which of the following accommodation types would you prefer? This question allowed for more than one selection and received 87 answers from 61 respondents.

The results show that a need is evident for houses, bungalows, flats and older person accommodation property types. Houses received 34 selections, bungalows 28, flats 14 and older persons accommodation 10. 1 person said they needed extra care or supported accommodation.

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

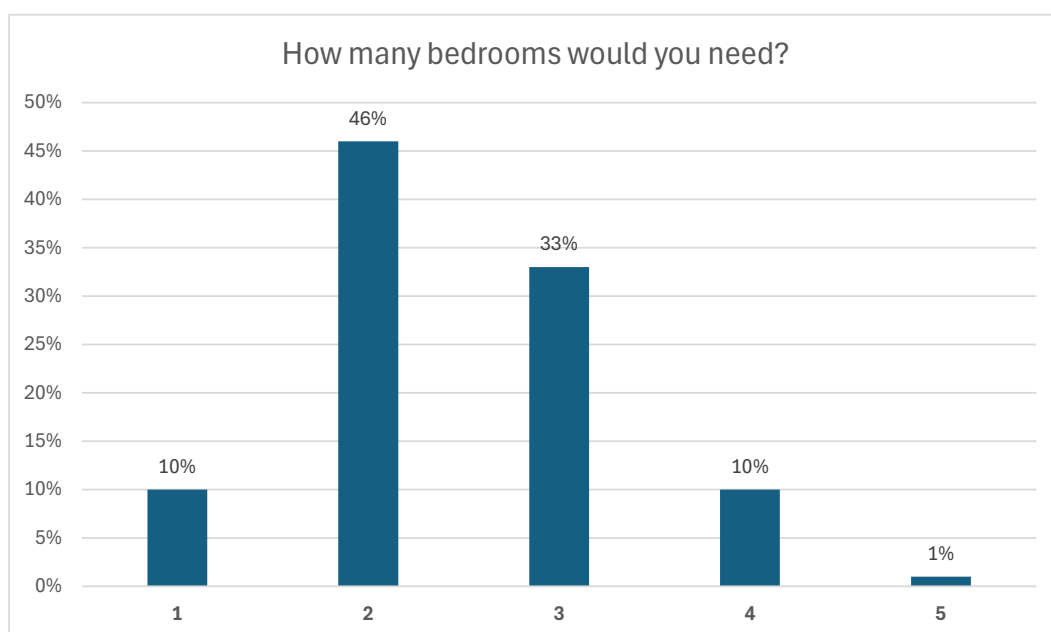


Figure 11: Based on what you can reasonably afford, how many bedrooms would you prefer to have?

From these results it is evident that there is a strong need for two-bedroom properties, which received 28 (46%) selections. There were 20 (33%) selections for a three-bedroom home, 6 for a 4-bedroom (10%), 1 for a home with 5 or more bedrooms (1%), and 6 selections for 1 bedroom (10%).

### 7.3 Affordability for Housing Need Respondents

The respondents were asked what their annual household income is (before tax). 44 of these respondents could comfortably afford the broad estimated lower quartile costs of home ownership as detailed within section 5.0, and 7 households would definitely not be likely to be able to afford the costs.

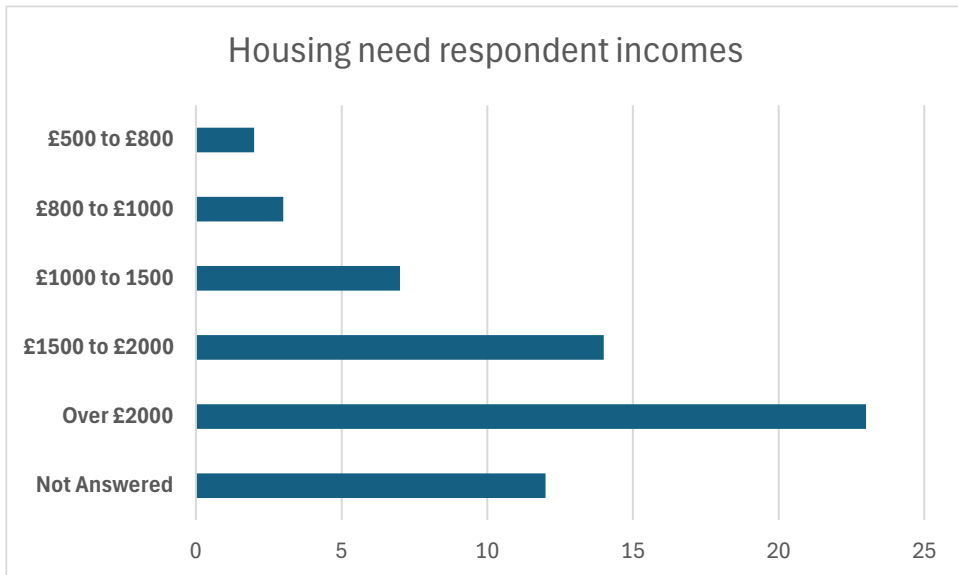


Figure 12 Monthly household income of those with a housing need

5 households had an income of less than £1000 a month. 21 had an income of £1000 - £2000 a month. 23 households had an income over £2000 a month and 12 chose not to answer this question.

## 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	Housing need (full reason)
1	Single person	2	Bungalow	Rent from a Housing Association or Council	1	Older persons accommodation/Sheltered flat	Renting from a housing association or local authority (Council)	I live in the village	To receive support from relatives
2	Single person	3	House	Home Owner	2	Older persons accommodation/Sheltered flat	Buying on the open market	I live in the village	Need adapted property
3	Single person	2	House	Home Owner	2	House	Buying on the open market	I live in the village	Need adapted property, Difficulty maintaining property
4	Single person	4	House	Home Owner	2	Bungalow	Custom or self build	I live in the village	Need level access property
5	Single person	3	House	Home Owner	3	House	Buying on the open market	I live in the village	An issue with the condition of current property
6	Single person	4	House	Home Owner	2	House	Buying on the open market, Older persons accommodation/Sheltered flat	I live in the village	Would like to downsize to a property more suited to my needs
7	Single person	3	House	Home Owner	2	House	Renting from a housing association or local authority (Council)	I live in the village	Would like to downsize to a property more

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	Housing need (full reason)
									suited to my needs
8	Single person	1	Maisonette	Shared ownership	2	Bungalow, House	Shared ownership	I live in the village	Current property too small
9	Single person	4	Bungalow	Home Owner	2	Older persons accommodation/Sheltered flat	Buying on the open market	I live in the village	Would like to downsize to a property more suited to my needs
10	Single person	2	Bungalow	Home Owner	1	Older persons accommodation/Sheltered flat	Renting from a housing association or local authority (Council)	I live in the village	Need adapted property
11	Single person	3	House	Home Owner	2	House	Buying on the open market	I live in the village	Would like to downsize to a property more suited to my needs
12	Single person	4	House	Home Owner	3	Bungalow	Buying on the open market	I live in the village	Difficulty maintaining property
13	Single person	3	House	Home Owner	2	Bungalow, House	Buying on the open market	I live in the village	Would like to downsize to a property more suited to my needs
14	Single person	2	Flat on ground floor	Home Owner	3	House	Buying on the open market, Custom or Self Build	I live in the village	Current property too small, Wish to live as a couple
15	Single person	2	House	Home Owner	2	House	Buying on the open market	I live in the village	Cannot afford to buy in the village

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	Housing need (full reason)
16	Extended family	3	House	Living with family	4	House	Buying on the open market, Discounted market sale, Shared ownership	I live in the village	Current property too small
17	Family	4	House	Home Owner	1	Bungalow, House, Ground floor flat, Above ground floor flat	Renting from a housing association or local authority (Council)	I live in the village	Difficulty using stairs
18	Family	3	House	Rent from a Housing Association or Council	1	Bungalow, Ground floor flat	Renting from a housing association or local authority (Council)	I live in the village	Would like to downsize to a property more suited to my needs
19	Family	3	House	Rent from a Private Landlord	3	House	Renting from a private landlord, Renting from a housing association or local authority (Council), Discounted market sale, Shared ownership	I live in the village	Would like to buy own property
20	Family	4	House	Home Owner	2	House, Above ground floor flat	Buying on the open market	I live in the village	Would like to live independently
21	Family	5	House	Home Owner	2	House	Buying on the open market	I live in the village	Would like to live independently
22	Family	4	House	Home Owner	1	House, Ground floor flat, Above ground floor flat	Shared ownership	I live in the village	Would like to buy own 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	Housing need (full reason)
23	Family	3	House	Rent from a Private Landlord	3	House	Buying on the open market, Shared ownership	I live in the village	Would like to buy own property
24	Family	3	House	Home Owner	4	House	Buying on the open market, Discounted market sale	I live in the village	Current property too small
25	Family	4	House	Living with family	2	Ground floor flat	Shared ownership	I live in the village	Would like to live independently
26	Family	5	House	Home Owner	5	Bungalow, House	Buying on the open market	I live in the village	Would like a property more suited to my needs
27	Family	4	House	Home Owner	2	Above ground floor flat	Discounted market sale	I live in the village	Would like to live independently
28	Family	3	House	Rent from a Private Landlord	2	Bungalow, House	Shared ownership	I live in the village	Difficulty using stairs
29	Family	5	House	Home Owner	3	Bungalow, House	Renting from a private landlord	I live in the village	Would like to downsize to a property more suited to my needs
30	Family	3	House	Home Owner	3	Bungalow	Buying on the open market	I live in the village	Difficulty using stairs
31	Family	5	House	Home Owner	2	Ground floor flat, Above ground floor flat	Buying on the open market, Shared ownership	I live in the village	Would like to live independently
32	Family	4	House	Home Owner	2	House	Buying on the open market	I live in the village	Would like to buy own 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	Housing need (full reason)
33	Family	2	House	Rent from a Private Landlord	3	House	Renting from a private landlord, Discounted market sale	I live in the village	Current property too small
34	Family	4	House	Living with family	2	Above ground floor flat	Buying on the open market, Renting from a housing association or local authority (Council), Discounted market sale, Shared ownership	I live in the village	Cannot afford to live in the village, Would like to live independently
35	Family	3	Flat above ground floor	Rent from a Private Landlord	3	Bungalow, House	Renting from a housing association or local authority (Council), Discounted market sale, Shared ownership, Self build	Grandparents live in the village. Needs support from family due to disabled child	Difficulty using stairs
36	Family	3	House	Rent from a Private Landlord	3	Bungalow, House	Renting from a housing association or local authority (Council), Discounted market sale, Shared ownership	I live in the village	Current property too small
37	Family	4	House	Living with family	4	House	Buying on the open market	I live in the village	Wish to live as a couple
38	Family	3	House	Rent from a Housing Association or Council	4	House	Renting from a housing association or local authority (Council)	I live in the village	Current property too small
39	Family	2	House	Rent from a Private Landlord	3	House	Buying on the open market, Renting from a private landlord, Discounted market sale, Custom or Self Build	I live in the village	Current property too small, Wish to live as a couple

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	Housing need (full reason)
40	Couple	3	House	Home Owner	2	Bungalow	Buying on the open market	I live in the village	Difficulty using stairs
41	Couple	4	House	Home Owner	3	Bungalow	Buying on the open market	I live in the village	Difficulty using stairs
42	Couple	4	House	Home Owner	3	House	Buying on the open market	I live in the village	Would like to downsize to a property more suited to my needs
43	Couple	3	House	Home Owner	2	Bungalow	Buying on the open market	I live in the village	Difficulty using stairs
44	Couple	5	House	Home Owner	3	Bungalow, House	Buying on the open market	I live in the village	Would like to downsize to a property more suited to my needs
45	Couple	4	House	Home Owner	2	Older persons accommodation/Sheltered flat	Buying on the open market, Renting from a private landlord	I live in the village	Would like to downsize to a property more suited to my needs
46	Couple	3	House	Home Owner	3	Bungalow, Older persons accommodation/Sheltered flat, House	Buying on the open market	I live in the village	Would like to downsize to a property more suited to my needs
47	Couple	2	House	Living with family	4	House	Buying on the open market	I live in the village	Current property too small
48	Couple	2	House	Home Owner	1	Bungalow, Older per-	Renting from a private landlord, Renting from a housing association or	I live in the village	Current property too small

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	Housing need (full reason)
						sons accommodation/Sheltered flat, Extra care or supported, Ground Floor Flat	local authority (Council), shared ownership		
49	Couple	4	House	Home Owner	2	Older persons accommodation/Sheltered flat	Buying on the open market	I live in the village	Need adapted property
50	Couple	3	House	Home Owner	2	Bungalow, Older persons accommodation/Sheltered flat	Buying on the open market	I live in the village	Difficulty using stairs
51	Couple	4	House	Home Owner	2	Bungalow	Buying on the open market	I live in the village	Would like to downsize to a property more suited to my needs
52	Couple	3	House	Home Owner	2	Bungalow, Ground Floor Flat	Buying on the open market, Renting from a housing association or local authority (Council), Discounted market sale, Shared ownership	I live in the village	Would like to downsize to a property more suited to my needs
53	Couple	3	House	Home Owner	3	Bungalow	Buying on the open market	I live in the village	Would like to downsize to a property more

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	Housing need (full reason)
									suited to my needs
54	Couple	3	House	Home Owner	3	Bungalow	Buying on the open market	I live in the village	
55	Couple	3	House	Home Owner	2	Bungalow	Buying on the open market	I live in the village	Difficulty using stairs
56	Couple	3	House	Home Owner	2	Bungalow	Buying on the open market	I live in the village	Difficulty using stairs
57	Couple	3	House	Home Owner	4	House	Buying on the open market	I live in the village	Current property too small
58	Couple	4	House	Home Owner	3	Bungalow	Buying on the open market	I live in the village	Would like to downsize to a property more suited to my needs
59	Couple	5	House	Home Owner	3	Bungalow	Buying on the open market	I live in the village	Would like to downsize to a property more suited to my needs
60	Couple	3	House	Home Owner	3	House	Buying on the open market	I live in the village	Current property too small
61	Couple	4	House	Provided through your job (i.e. tied accommodation)	2	Bungalow, House, Older persons accommodation/Sheltered flat, Above ground floor flat	Renting from a housing association or local authority (Council)	I live in the village	Wish to live as a couple

### 8.1 Housing Register Information

As of April 2024, there were 9 applicants with a close local connection to Brixworth Parish on the Daventry general housing register. It should be noted that the West Northants Council 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.

All housing register data has been cross checked against survey responses to ensure that there is no double counting.

<b>Ref</b>	<b>Household makeup</b>	<b>Bedroom eligibility</b>	<b>Property eligibility</b>	<b>Local connection</b>
62	Couple	1	Bedsit, Flat, House, Bungalow	Residence
63	Single	1	Bedsit, Flat, House, Bungalow	Residence
64	Single	1	Bedsit, Flat, House, Bungalow	Residence
65	Family (dependent child/children)	2	Flat, House	Residence
66	Couple	2	Ground floor only Flat, House, Bungalow	Residence
67	Family (dependent child/children)	2	Flat, House, Bungalow	Residence
68	Family (dependent child/children)	2	Flat, House, Bungalow	Residence
69	Family (dependent child/children)	2	Flat, House, Bungalow	Residence
70	Family (dependent child/children)	3	House	Residence

## 9.0 Housing Need Summary

The Brixworth Parish Housing Survey was carried out during just over a four-week period in December 2023 and January 2024.

The results from the Housing Needs Survey show that market and affordable housing are a needed tenure in the parish. 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 or property type, and other households have selected more than one preference.
- 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.

### Affordable housing for rent

22 households (13 housing need survey respondents and 9 housing register applicants) were identified with a need for affordable housing for rent from a housing association or the local authority. 2 households wanted an affordable form of older persons housing only. (Respondents could choose more than one option).

Number required	Property type
3	1-bedroom flat
1	2-bedroom flat
6	2-bedroom house
3	3-bedroom house
1	4-bedroom house
5	1-to-2-bedroom bungalow
1	3 bed bungalow (level access)
2	Older persons housing

### Affordable housing – other

There were 17 housing need respondents that would like other forms of affordable housing such as shared ownership or discounted market sale. Most respondents that would like discounted market or shared ownership also selected other tenures.

Number required	Property type	Tenure
4	2 bed flat	Shared ownership
2	2-bedroom house	Shared ownership
4	3-bedroom house	Shared ownership
1	4-bedroom house	Shared ownership
2	1-2 bed bungalow	Shared ownership
2	2-bed flat	Discounted market sale
5	3-bedroom house	Discounted market sale
2	4-bedroom house	Discounted market sale
1	1-2-bedroom bungalow	Discounted market sale

### Market Housing

42 households expressed a need for market housing, with 10 of these selecting more than one tenure preference, and 6 selected more than one property type.

Number required	Property type
2	2-bedroom flat
8	2-bedroom house
7	3-bedroom house
5	4-bedroom house
1	5-bedroom house
7	1 or 2-bedroom bungalow
8	3-bedroom bungalow
4	Older persons accommodation

#### Other

- 4 respondents to the survey would consider custom or self-build.
- 6 survey respondents would like to rent privately.

# 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 62 to 70 have been sourced from the Daventry area 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 household's 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: 1-2 bed bungalow	Market: 3 bed bungalow	Older persons accommodation	Market: 2 bed flat	Shared ownership or discount market	Custom or self-build	Other
1	1 (older persons accommodation)										1				1 bed affordable rent older persons accommodation
2											1				2 bed market older persons accommodation
3						1									
4														1	2 bed bungalow self build
5							1								
6						1					1				2 bed market house
7		1													
8													1		2 bed house or bungalow shared ownership
9											1				2 bed market house, bungalow or flat
10	1 (older persons accommodation)										1				1 bed affordable rent older persons accommodation

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: 1-2 bed bungalow	Market: 3 bed bungalow	Older persons accommodation	Market: 2 bed flat	Shared ownership or discount market	Custom or self-build	Other
	ons accommodation)														
11						1									
12										1					
13						1			1						
14							1							1	3 bed house
15						1									
16								1					1		Discounted sale and shared ownership 4 bed
17	1				1										1 bed ground floor or above ground floor flat affordable rent
18					1										1 bed ground floor flat affordable rent
19			1										1		3 bed house discounted sale and shared ownership
20						1									2 bed above ground floor flat
21						1									
22													1		1 bed shared ownership house, or flat
23							1						1		3 bed shared ownership house
24								1					1		4 bed discounted sale
25													1		2 bed shared ownership ground floor flat
26															5 bed open market bungalow or house

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: 1-2 bed bungalow	Market: 3 bed bungalow	Older persons accommodation	Market: 2 bed flat	Shared ownership or discount market	Custom or self-build	Other
27													1		2 bed discounted market above ground floor flat
28													1		2 bed shared ownership bungalow or house
29															3 bed private rent bungalow or house
30										1					
31												1	1		2 bed market or shared ownership flat
32						1									
33													1		3 bed discounted sale house or private rent
34		1 (flat)										1	1		2 bed market above floor flat or affordable rent or shared ownership or discounted sale
35			1										1	1	3 bed affordable bungalow/house or shared ownership or discounted sale
36			1										1		3 bed discounted sale house
37								1							
38				1											
39							1						1	1	3 bed shared ownership or discounted sale house or self build
40					1										
41										1					
42							1								
43									1						
44										1					
45											1				2 bed market or private rent

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: 1-2 bed bungalow	Market: 3 bed bungalow	Older persons accommodation	Market: 2 bed flat	Shared ownership or discount market	Custom or self-build	Other
46										1	1				Or 3 bed older persons accommodation
47								1							
48					1						1		1		Or affordable ground floor 1 bed flat or older persons accommodation or shared ownership
49											1				2 bed market older persons accommodation
50									1		1				Or 2 bed market older persons accommodation
51									1						
52	1				1								1		2 bed bungalow or flat for market, affordable rent and shared ownership or discounted sale
53										1					
54										1					
55									1						
56									1						
57								1							
58										1					
59										1					
60							1								
61		1			1						1				Or 2 bed market above floor flat
62	1														Or 1 bed affordable flat
63	1														Or 1 bed affordable flat
64	1														Or 1 bed affordable flat
65		1													Or 2 bed affordable flat
66		1													Or 2 bed affordable ground floor flat

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: 1-2 bed bungalow	Market: 3 bed bungalow	Older persons accommodation	Market: 2 bed flat	Shared ownership or discount market	Custom or self-build	Other
67		1													Or 2 bed affordable flat
68		1													Or 2 bed affordable flat
69		1													Or 2 bed affordable flat
70			1												

## 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.

- I am currently pregnant and need a home
- I have mobility issues and need alternative accommodation
- Currently there is very little property existing or in planning for people starting out in rental or home ownership. Majority of properties are 3+ bedroom homes which are too expensive to rent or buy when you move out of parents home. More properties are required for singles/ couples with 1-2 bedrooms either flats or homes, need starter homes. Not everyone needs 3+ bedrooms which is currently all that tends to be available in village or being built. Need more smaller terrace houses or flats. I am middle aged but children are in their twenties and would like to live independently but cannot afford/or need a 3+ bedroom property.
- Too few bungalows suitable for elderly of any description. Too few affordable starter homes. Build as necessary, ignore NIMBYS. We're a small town, not a village anymore. I support Dallas Bursten's plans.
- Would love to buy a house in Brixworth as my family is here and they support me with my son when my partner is at work.
- Affordable housing needed but is no longer a village but small town WITHOUT resources
- Happy for more housing but only if it is affordable and extra amenities are provided ie more shops/larger surgery
- I'm all for more houses being built, but we are in need of more council homes, and bigger houses of 4+ bedrooms
- I would support more housing if it was genuinely for local Brixworth people.
- Affordable homes for local people. I'm very old - increasing difficulties with mobility, and illness.
- I support more housing for anyone who wants to live in Brixworth, not just 'local' people as your survey forced me to choose. I wasn't local until I moved here. It's a small minded distinction to include.
- We would support new homes of all types, except executive homes, for local people in the village. We would oppose homes being built on designated spaces etc allotments and recreational areas. We would support the building of homes designated as social housing.
- The population of retired people is growing and people are living longer, yet the emphasis seems to be to build great big expensive homes. There are not enough bungalows being built and those being built are not affordable -especially if you still have a mortgage on retirement.
- I would welcome passive housing being built, we really need to provide eco better housing in the UK. We would welcome to downsize to a more eco property 3 beds, Our son will want to move out but prices always dictate where you buy your first house/flat. House builders need to be forced by government to provide better eco living.
- The housing market is expensive so if there was shared ownership housing I would be able to afford it."
- There are quite a lot of elderly couples who have lived in the village for many/ several years who would love to move to a privately owned bungalow but there are very few available. This would of course free up houses with 2/3 beds for families.
- In addition to more suitable housing for the young married people and with families and bungalows for older people; better car parking facilities at the shops and better car parking management on the nearby streets ie double yellow lines to prevent dangerous parking.
- Any new affordable homes should be for Brixworth or Brixworth ward residents. Any new open market housing should include bungalows together with 1 and 2 bed houses, thereby allowing existing residents to downsize allowing larger properties to be on the market.

- I need a home with a wet room and doors to be wide.

#### Note

##### May support:

- Very few houses being built for lower income families and elderly independent people.
- I would support additional housing if the need is identified, but only if built on existing brown field sites. The green field sites surrounding the village must be protected.
- As a village location I believe the need is most for family homes. I do not think villages need to cater for single bedroom accommodation targeting young people. I think that size accommodation would be more for elderly / disabled people and would expect it to be designed for accommodate supported living."
- I do not want to expand the size of the village and would not support any building on green sites. I would be supportive of redevelopment of brownfield sites to meet an identified housing need.
- I may need to move into a bungalow.
- Brixworth is a lovely village but due to economy market where mortgages are hard for first time buyers who do not want to share ownership a property. Brixworth does not have enough affordable houses. All the newish parts of the village are large 4 plus houses where people sell them for ridiculous amounts that first time buyers cannot afford and there is enough smaller houses around for first time buyers to get on the ladder. We are in a predicament where we renting a 3 bedrooms house and have filled the space out where really downsizing to a flat (which in current climate is all that is affordable in the village) would cause stress down the road. There aren't enough 2 bedroom houses. Also the desposit questions. We have enough savings but with the mortgage rates we cannot afford the monthly mortgage payments for a 300,000 priced house. Hence why we feel smaller houses are needed in this current climate to help us get the 3 bedroom house we need whilst being a house we brought when the mortgages rates are higher and waiting for the them to go down.
- Having lived in the village for over 35 years, we have seen a lot of new homes built. There needs to be more homes for the elderly but the homes need to be near shops/post office etc. Sheltered housing and affordable homes for the elderly, Brixworth residents, needs to be considered.
- I believe that Brixworth has changed so much over the 42 years I have lived here. We have a bypass and yet traffic is terrible due to the amount of cars. I live in a terraced street where most people have 1 or two cars but you can only park on one side due to the size of the paths each side. now the children are getting older and most of the time i have to park in another road. There are various villages around Brixworth such as Spratton, scaldwell, pitsford, creaton, hollowell, maidwell, teaton, ravensthorpe and none of these have had properties built there like the expansion Brixworth has had over the last 25 years and i cant believe people want to build more. It is actually unfair. If people want affordable housing, they need to builds 2-3 bedroom houses but there isnt room in Brixworth as they just build large 5+ bedroom houses to sell to people who have never lived in the village but have had property in london thast they have sold to be able to afford one of these properties. I feel sorry for my children and anyone of my friends and family's children in the village as most mortgages now are at least £2000 a month before any other bills.
- Not currently actively seeking a new property but recognise it may be relevant in the future.
- Preferable for development to be called out of field sites with an appropriate increase in associated services such as buses, parking and school places.
- Manage and plan any expansions. Protect green spaces and open countryside. Protect and retain the identity of the village. Consider site by exception only. Reject speculative developments.

- I am very elderly. My property is too big but is a bungalow with a wet room. The garden maintenance is a big problem, as are other maintenance tasks. I do not drive and like Brixworth as it has a few shops, although am terrified of going on the buggy to the new co-op. I would like a retirement complex with easy access to essential shops.
- Pregnant couple with a baby on the way. Need a garage- current house (new build) has tiny 3rd bedroom making it hard for family to stay. Need to be off main road as have a cat. Don't want anymore building on Greenfield sites as the countryside/ views are what make Brixworth beautiful. Renovating old houses would be best solution.
- I believe that if a need for additional housing is identified then the correct services need to be put in place to support the growth of the village. At the moment it is difficult to get an appointment at the doctors surgery so this would need to be addressed, as well as other essential services. A number of larger housing developments have occurred in the last couple of years and the doctors surgery increased in size but the number of doctors didn't increase

#### Would not support

- I would be concerned about Brixworth expanding from a traffic and school perspective. The village is getting very crowded on the roads and I have noticed a deterioration in the last 3 years. Also the school class sizes are becoming large and I feel more classrooms would need to be added or the school rebuilt and relocated to relieve the area of traffic and increase its size. I feel Brixworth is becoming one of those villages which is losing its community and identity because of so many new people moving there. Also there are nowhere near enough facilities with recent plans being blocked on the outskirts of the village. Coop need to remove their stranglehold on the village and allow competition in the form of another shop i.e. Sainsbury's. We really need a complex on the edge on the village which excellent parking. When my last child leaves the primary school I will avoid going into the village as much as possible.
- I have lived in and about Brixworth my whole life. In that time it has gone from a lovely village, into a small town. There is no provision for any more houses in this village. It has already been spoiled by the huge housing estates. I think we have had enough. When building more properties you should look at putting more houses in the surrounding villages. The only option in Brixworth is to build on the outskirts of the village which will spoil the beautiful countryside we are surrounded by. The last thing we need in Brixworth is a semi industrial/shopping estate. We already have vacant shops in the middle of the village and a large industrial estate. No more is needed. What you should be doing as a council is saving the existing allotments and other green sites in the village.
- Brixworth was a pleasant, rural village when we moved here 40 years ago. Following the arrival of the by-pass, the number of houses "dumped" on our village has been ridiculous. Most of the houses were large dwellings so not providing many first time homes. Recently, this has been rectified to a certain extent by developments such as Saxon Rise. We have now become a small "town" without the infrastructure to support it. I do not wish to see Brixworth expand anymore!
- It's affordability not supply that's the problem. Sadly, if you haven't got the money, you can't live here. I want a Rolls Royce but I don't get one if I can't afford it. That's capitalism.
- The village doesn't need more houses. What it needs is infrastructure. More shops so that the co-op overpriced monopoly is broken. A leisure centre so that people who don't drive can access facilities. An extension to the doctors so more people again can access services without having to get over to Guildsborough.
- "Point 1: We must protect our greenspaces that help make Brixworth such a nice place to live. The proposed building on the allotments is disgraceful.

- Brixworth Neighbourhood Plan listed the social housing provided over the past 4 years- far more than the internal village demand identified in the previous housing survey, We have been housing Daventry residents for some time. The BNP was endorsed by over 90% of those voting and identified a need to preserve village boundaries and open spaces.
- No, I would not support any increase in house building/ development in Brixworth as I consider we have enough housing options already. We certainly don't need anymore increase in traffic. We are a Saxon village and we need to keep it that way and keep local history. The Saxon Rise development was built on a Roman settlement and upturned the Roman findings, enough is enough. We need green spaces, not lego land. We have enough traffic passing through from the A14 causing traffic jams to exit the village in peak times.
- Brixworth is big enough, thank you.
- Never considered local people in previous builds. Far too many houses built without consideration for low cost housing in recent years. Looking at need for elderly/ supportive accommodation in your survey, why has Boniface House closed!!! I found survey very bias toward more building we are over populated now regarding to facilities. More consideration should have been used before recent new builds.
- Brixworth is a village. It does not need anymore houses. The doctors is already oversubscribed and it is very difficult to get an appointment. The primary school is also struggling to fit children in and class sizes are at their highest. Since the last houses were built which included social and affordable houses, the crime rate in the area went up. Keep Brixworth a village. No more houses are needed. Lets focus on making the roads safer for everyone especially the elderly and our children. Zebra crossings, speed cameras and lower speed restrictions are needed.
- ALL villages should have a number of houses appropriately priced for young local people who require them. Current house building is on a scale that is inappropriate and in this locality concentrated too much on Brixworth. Other villages will end up with an ageing population and no local amenities. Brixworth cannot stand another huge development.
- Brixworth has grown so much that it is no longer a safe village. Vandalism (eg snapping newly planted trees) would never have happened before. Cars are driven more dangerously by people who find this funny. The whole ethos of the village is being destroyed by expansion that is too rapid. The allotments need to be kept for our environment, health + mental health. Food is donated to the food bank for those in need. No mileage to add to the carbon footprint. Roads to Northampton have got worse and worse as more houses are built = more fumes and pollution.
- We do not want our lovely village spoilt anymore that it has. Our beautiful countryside and wildlife are disappearing. Concrete covering all our green fields. Let our children and grandchildren enjoy being outside walking, playing in open spaces.
- We don't need any more houses building. I would welcome a convenience store to rival the coop such as Tesco express
- No more 'executive' estates are needed, the biggest houses that should be built now are 3 beds
- Brixworth has plenty of houses available and it doesn't need any new buildings or houses added to the village.
- I do NOT support any further building in Brixworth.
- We do not need the proposed development opposite the Cricket Club in Brixworth it proposes shops etc restaurants + 28 houses. If houses were built I would guess that people within the village would not be able to afford. Also we do not need to the proposed development of camping site by the reservoir. We do not have infrastructure ie roads to cope with extra traffic. The A508 is already too busy a road + roundabout and bringing more traffic into the village.
- Live near allotment site on Saxon Spires estate and would strongly object to the building of further houses on this land especially additional social housing.
- The infrastructure is already struggling with the amount of housing that is already present. The primary school is full, the secondary schools are full, the GP surgery is busy. The small chemist really struggles!

- Can occupants of social housing please be made more accountable for the way in which some of their accommodation is treated like a junk yard with cars parking on perfectly fine front lawns and dustbins overfilled, regularly spilling onto the streets and front lawns being used as dumping grounds for unwanted items which the occupants cannot be bothered to take to the excellent local tip? If people cannot live here with basic standards, I fail to see why they should be given housing assistance when those of us who pay the full council tax work continuously to try and keep our area of neighbourhood presentable`
- I do not believe we need any more building in Brixworth, as I understand we have enough houses.
- I feel more social housing is not needed in Brixworth
- The charm of Brixworth is that it is a small community but it is quite expensive in comparison to other parts of Northamptonshire which can be a barrier to younger couples/families moving here. There are ample family homes, we don't need another estate of new builds, but I can see that smaller homes would be beneficial if they can be built in keeping with the village
- There are too many houses in Brixworth for the doctors, chemist, shops etc to cope with.
- Think Brixworth is developed enough currently without loosing the village feel.
- Brixworth requires significant infrastructure improvements if further housing is to be built. The primary school is at capacity with no possibility of development of the current site. The GP surgery cannot cope with many more patients without investment.
- There is no need for further development whilst existing brown field sites and infill can be used"
- We moved to Brixworth as we wanted a semi rural property in a village just outside of Northampton. The village is a large village and doesn't need any more properties! If there were to be any more then it would be more like a town NOT a village. We also lived near to affordable housing previously and did t enjoy this as MOST not ALL had no regard for the other properties and the surrounding area. This I found unacceptable as to why we moved in the first place.
- "Brixworth has already too many people who like the idea of living in a village, but once they live here, they want to turn it into a town....
- Keep the village a village. It already is far too big."
- The village needs better infrastructure (including suitable space for youth) and redevelopment of the parade of shops to support the current population, not more housing on green land. The village should not be expanded any further.
- No more housing please especially Dallas Burstons application for affordable houses, the village is too big now so more houses equals more strain on the already stretched resources - thanks
- New houses are never affordable for members of the family leaving home and then the new houses they build end up being bought by housing associations. There's isn't room in the local school for more families joining the 'village' which is more like a town now
- We have enough houses in Brixworth already - what we need is countryside, not housing estates. The countryside is finite and we cannot continue to erode it. When will the government wake up!
- Over the past 25 years, Brixworth has increased considerably in size. The infrastructure supporting the village has now reached capacity, particularly the road system with difficulty getting to town and trying to access the Motorway at Jn16. The size of the village and amount of housing appears to be plenty sufficient and we wouldn't support further expansion.
- Brixworth is at bursting point. Any further building will destroy the countryside we have around us. The current traffic levels have dramatically increased with the last housing estate. The relocation of the coop has caused further chaos. Planners should take into account local residents views instead of overriding them. Look to build around Pitsford or the Bramptons and create a complete new infrastructure accordingly.
- I don't feel we need more houses as the village has become too big and the newer residents sadly do not seem to appreciate the area- drug deals, crime etc. The village would be better with more shops ie gyms, vets as the elder residents would benefit from more local sourced shops for food etc.

- "Brixworth is in danger of splitting the village in a number of ways:
  - Shopping centre likely to split
  - Not enough community facilities
  - The haves and the have nots- locals being pushed out of the village
  - Expansion for financial gain eg the Merchant Ventures and their tree planting, Dallas Buiston's continued attempts to maximise his profits and wealth at the continued detriment of the village.
- Don't you think you lot have ruined enough countryside! Build by all means purely on Brownfield sites taking biodiversity seriously.
- We are aware of planning applications being put in for a 60 bed care home near the cricket club- we have objected to this in part due to the proposed location but also because the village already has care home facilities that we understand are under occupied already. We also understand the same developer is looking to get planning for affordable housing - we do not believe these are needed and the location suggested would be spoilt by development.
- Brixworth is not a suitable village to live in if you are retired. Pavements are not maintained. No food shops in a convenient situation. Police not interested with residents' problems.
- Brixworth is a village and has already expanded. The village school and doctors surgery has no more capacity to accept more residence.
- No more building please here please Brixworth seems to be taking the fall for other villages

## Other

- I think this survey will be ineffective if the antics of the co-op are repeated by future house builders. The co-op totally ignored the views of the Parish council, the local planning department and the majority of the views of the residents of the village. They bulldozed their way through to get what they wanted. They have taken the heart out of the village.
- Have lived here for 23 years and the village has expanded so much that our local shops and doctors cannot cope with the extra pressure. But with the co-op monopoly we are not allowed another supermarket, but we have nothing at the other end of the village
- Public transport is inadequate.
- I grew up in Brixworth that was 1/4 of the size it is now and a village with more shops and facilities than current. We are now a small town with village facilities. Maybe an idea to look at improving the current facilities ie stop the co-op moving to new premises and not allowing competition within the village. And fixing the paths and highways before we consider even more housing to an already stretched village.
- Point 2: New builds need more outdoor space / bigger garages. The roads through the Ashway and Blackthorn are littered with cars on the street. It's clear there is a need for more space."
- Brixworth itself has grown rapidly and largely over the past few years, without additional services.
- Infrastructure is too small to accommodate more housing.
- We need more services before new houses or accommodation is built.
- The shops opposite of the library should be demolished and rebuilt. The space could be used more efficiently. Improving parking, shop space and housing above. It's currently an eyesore, it is neglected and drags the village down.

- We could also use more sport facilities. Permanent table tennis tables, volleyball courts, chess tables, outdoor climbing facilities, roller skating and skate boarding ramps. The parks should be inclusive to all, not only young children."
- Brixworth is overpopulated. We need to improve what the village already has. The park on Spratton Road should be refurbished. A safe circuit for young children to learn to ride their bikes should be implemented there. Scaldwell has done this, it's brilliant. Exercise equipment for older children, teens and adults would also be a great improvement for this park. The new playground at St. David's is wonderful, but it is for the use of small children only. This is the same for the new playground at the foot of the village.
- The village local care home (Boniface) is closing. Due to lack of residence.
- As I am fairly new to the village I am unsure if new homes are required. I did not find it difficult to find a home when I was looking.
- Any new housing needs to be infill/ no big estate + not building on any surrounding fields. These will become more vital in the future for crops. Our village is also big enough now and must not extend out any further. The line of trees planted in the field behind Stonehill way, Froxhill & Shelleycotes Rd are a disgrace as this is the line where someone attempted to get planning permission. The field which is a boundary for Brixworth and always used to grow crops must remain as it is. Also, allotments must be protected - these are vital for people's wellbeing- even doctors suggest gardening as a remedy to many people.
- I started with a 1 bed maisonette, shared ownership in Brixworth and then moved into a 1 bed terrace.
- Please do not take land out of food production by building on that. As a country we need to be more resilient locally and regionally and that includes a measure of local sources. Building on allotments is not a good idea unless you are going to provide more allotments.
- If we add more housing we need the amenities to go with it.
- The Brixworth Neighbourhood Plan (NP), incorporated into the Daventry District Settlements and Countryside Local Plan defined the levels of housing that were supported. In the NP, the new doctor's surgery was built to handle the existing residents and the supported development, but it was not future proofed and the Practice has stated that the new surgery is already at capacity. The NP also included new school rooms investment in the Primary school but as it is a constrained site, has no further room for expansion. One potential housing site included in the NP has not yet been built upon, namely the old "Mabutts" wood yard on the Creaton Road.
- Although we are not personally aware of anyone who would benefit from increased numbers of affordable housing, we do understand that this is a problem nationally. However, we would like to state that infrastructure (particularly the lack of completed Northern link road) will be required in the event of further housing development in the area to the north of Northampton (including Brixworth). The same comment would also be made about schools, medical care and public transport.
- It's a shame that the coop was allowed to win the village!! When are the empty shops on Spratton Rd going to be functioning again?
- Brixworth village is growing exponentially yet the infrastructure to support isn't. Additional shops are required to provide choice & stop the Co-Op's monopoly & the young people in the village require facilities that they can use close to their homes.
- Houses are too expensive in the village.
- People that live in the village for over say 9 years should have first option on any new properties
- Need more fast food chains and shops
-