A DETAILED INVESTIGATION
INTO THE HOUSING NEEDS AND
NEIGHBOURHOOD PLANNING ISSUES
OF GREAT EASTON

PRODUCED BY
MIDLANDS RURAL HOUSING
WITH THE SUPPORT OF
THE GREAT EASTON NEIGHBOURHOOD PLAN STEERING GROUP
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1. **Summary**

- A Housing Needs Survey was carried out as part of the Neighbourhood Plan process in the Parish of Great Easton in May/June 2015.

- Results obtained showed there was a need in the next 5 years for up to 9 affordable homes and 4 open market (sale) homes for local people enabling them to be suitably housed within the community.

- Local needs affordable homes could be developed on a ‘rural exception site’, if available, and subject to local support some open market sale homes could be used to cross-subsidise the affordable homes.

- The alternative to this is that the local homes that are needed are developed as part of a larger development if the opportunity arises and if the needs cannot be met by existing properties.

- The housing needs that have been identified along with the potential ways to meet them, if desired and necessary, will be explored further by the Neighbourhood Plan Steering Group, Great Easton Parish Council, the local community, Harborough District Council and Midlands Rural Housing.

2. **Introduction**

Midlands Rural Housing (MRH) are one of the leading providers of rural housing services in the UK. MRH collaborate with government organisations, developers, architects, builders, parish councils, local authorities, and housing providers to assess the needs for as well as enable access to excellent affordable homes in the Midlands. MRH is a subsidiary of emh Group, one of the largest providers of affordable homes and care and support services in the East Midlands. More details of the work of MRH can be found on the web site (www.midlandsrural.org.uk).

In Leicestershire, MRH works on behalf of a collaborative rural housing partnership. The Leicestershire Rural Housing Group is guiding the work of Midlands Rural Housing to assess and meet the housing needs of people in the villages of Leicestershire. Partners are focused on delivering affordable homes for local people and having a positive impact on our rural areas. The Group is a dedicated formal partnership between the County Council, six rural District and Borough Councils (including Harborough District Council) and three Housing Associations who fund enabling work in Leicestershire to investigate housing needs and bring forward affordable housing schemes where they are needed. The Group also includes non funding organisations such as the Rural Community Council, National Housing Federation and the Homes & Communities Agency.

Early in 2015, Harborough District Council (HDC) instructed MRH to investigate the local housing needs of the residents of Great Easton, Leicestershire. This formed part of a rolling 5 year programme of Housing Needs Surveys that HDC have to understand the housing needs of its rural communities.

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1 An exception site is a piece of land outside but touching the village boundary that can be developed as an exception to normal planning policy. Planning permission is only granted on sites where it has been demonstrated that housing is needed and the homes provided will be affordable and reserved for local people as a priority in perpetuity i.e. now and in the future.
Great Easton is located in the south of the county of Leicestershire, adjoining both Northamptonshire and Rutland. The village is a rural community having approximately 260 homes and approximately 500 residents, located within open agricultural countryside in all directions. Data published by HDC indicates that Great Easton’s population includes households of widely varying age, but young families and retired people form a rather larger than average proportion of the population. For housing planning purposes, Great Easton is classified as a “Selected Rural Village”, a classification that after detailed review, HDC has recently re-confirmed.

Late in 2014, the residents of Great Easton took early steps towards developing a Neighbourhood Plan (NP), and creating a steering group to undertake the project. Independent consultancy company Yourlocale was appointed to assist and advise the steering group. On advice from Yourlocale, the steering group developed a questionnaire as a means of gaining residents’ opinions on a variety of issues, a significant one of which involved assessing the village residents’ likely housing needs for the period of the NP (essentially from now until well beyond 2030).

For obvious and sound reasons, MRH and the Great Easton NP steering group agreed to merge both questionnaires into a single exercise. By discussion, a three part questionnaire document was agreed. The first two parts covered a variety of issues, primarily to support the development of the NP. The third part was exclusively for MRH’s Housing Needs Survey purposes. It invited residents with a connection to the Parish who expected to need a new home in Great Easton within the next five years to supply MRH with additional personal information on a confidential basis.

All completed questionnaires were returned to MRH who agreed to capture and report all the data gathered in Parts 1 and 2 for the NP steering group, and to analyse the contents of Part 3 returns.

This report presents the data captured from Parts 1 and 2, plus the analysis of Part 3 returns which, together with housing register information from HDC, form the basis of the conclusions.

3. **Rural housing and the Housing Needs Survey**

Average property prices in rural areas have increased more than urban areas in monetary terms over the past 5 years forcing many local residents to move away from their towns and villages in order to find suitable and affordable homes. House prices in the countryside are now from £20,000 to £50,000 higher than in urban areas, despite average wages being lower.

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2 Halifax Rural Housing Review 2014 – “a house in a rural area costs £206,423 on average, which is 13 per cent more than the typical cost of a property in an urban area at £182,710.”
The number of people on waiting lists for affordable homes in rural England has soared to around 750,000\(^3\). New household formation is outstripping supply by 3 to 1 (source: CLG). Increasing house prices and the limited availability of appropriate properties has resulted in local people being unable to find a home within their community and this may be happening in Great Easton.

The Great Easton Housing Needs Survey questionnaires were delivered to every household in the Parish in May. The return date for the survey was 7\(^{th}\) June and returns were made via a postage paid envelope directly to MRH. Survey forms were distributed to all households as well as to those who contacted MRH to say that they had moved away from Great Easton or had a strong connection to the Parish and wished to complete a form. In total 260 survey forms were distributed.

The Housing Needs Survey was conducted in order to obtain clear evidence of any local housing need for a range of housing tenures for Great Easton residents. This evidence will be made available to Harborough District Council, the Neighbourhood Plan Steering Group and Great Easton Parish Council; used to inform Housing Strategy; and provide clarity on what type and tenure of housing is required to meet local needs.

In addition, the information can be used positively in the planning process. It provides a foundation on which to negotiate ‘planning gain’ opportunities with developers. In short, it gives planners and parish organisations evidence that can be used to obtain an element of ‘local needs’ housing in negotiations with house builders, should such situations arise in the village.

The information obtained from a Housing Needs Survey is also invaluable at the local level, particularly in relation to local authority, parish council and neighbourhood planning activities. Such information can be acted upon locally and taken on board in the decision making process when housing issues arise.

\(^3\) National Housing Federation, Rural housing research report 2014
4. Conclusion

MRH has conducted a detailed study of the housing needs of Great Easton up to 2020. This study has not only investigated the affordable housing need of the village, but also for market rent level housing and open market housing. In addition, the survey ascertained residents’ views with regard to living in the village and other information which will be further analysed by the Neighbourhood Plan Steering Group as part of the Neighbourhood Plan Process.

The survey has identified a need for affordable and open market properties in need in the next 5 years for those with a connection to Great Easton.

Of the 8 respondents who indicated a housing need in the next 5 years:

- **4 were assessed as being in need of open market housing (for local people) to purchase.**
  - 2 x 2 bed house
  - 1 x 4 bed house
  - 1 x 3 bed bungalow

- **4 were assessed as being in need of affordable housing (for local people).**
  - 1 x 1 bed house - affordable rented
  - 1 x 2 bed house - affordable rented
  - 1 x 3 bed house - shared ownership

These results were cross referenced with the Harborough District Council Housing Register. No respondents to the Housing Needs Survey were also on the Housing Register (so no double counting has taken place), and there were a further 5 households who have been assessed as being in housing need who feature on the Housing Register but did not complete a Housing Needs Survey questionnaire. These households all have a connection to Great Easton and their housing needs are as follows:

- **5 were assessed as being in need of affordable housing:**
  - 1 x 1 bed house - affordable rented
  - 2 x 2 bed house - affordable rented
  - 1 x 3 bed house - affordable rented
  - 1 x 4 bed house - affordable rented

**There is an identified need for 4 open market homes and 9 affordable homes in Great Easton for those with a local connection**
Appendix 1 - Housing Need Analysis

Of the 157 returns, 149 were from people who felt that they were adequately housed at present. These respondents completed a form primarily to answer the Neighbourhood Plan questions in the survey as well as to offer their support, objection or thoughts towards ‘local needs’ housing and comments on life in the village. It was, therefore, not necessary to process these in the ‘housing needs analysis’ as they had not indicated a housing need for the next 5 years.

i) Respondent analysis

The following table lists details of the 8 respondents who stated that they are in housing need in the next 5 years as well as those assessed as being in need on HDC’s Housing Register. Respondents were asked to identify what they felt is needed in terms of property type and size together with a preferred tenure type. In reality it may not be possible to meet the aspirations of each respondent. Incomes and likely property prices are considered in order to ensure that any proposed future homes would indeed meet the needs of those to be housed. Therefore a ‘likely allocation/purchase’ is suggested to outline realistic provision.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Local connection?</th>
<th>On Housing Register?</th>
<th>Household details</th>
<th>Reasons for need</th>
<th>Preferred home and tenure</th>
<th>Likely allocation / purchase</th>
</tr>
</thead>
<tbody>
<tr>
<td>118</td>
<td>Yes</td>
<td>No</td>
<td>Family living in own home in the village</td>
<td>Present home too small</td>
<td>4 bed house - Open market purchase</td>
<td>4 bed house - Open market purchase</td>
</tr>
<tr>
<td>119</td>
<td>Yes</td>
<td>No</td>
<td>Single person living in rented home</td>
<td>Present home too small</td>
<td>3 bed house - Open market purchase / shared ownership</td>
<td>3 bed house - shared ownership</td>
</tr>
<tr>
<td>120</td>
<td>Yes</td>
<td>No</td>
<td>Family living in privately rented home</td>
<td>Present home too expensive</td>
<td>3 bed house - Private rented / affordable rented</td>
<td>3 bed house - affordable rented</td>
</tr>
<tr>
<td>Ref</td>
<td>Local connection?</td>
<td>On Housing Register?</td>
<td>Household details</td>
<td>Reasons for need</td>
<td>Preferred home and tenure</td>
<td>Likely allocation / purchase</td>
</tr>
<tr>
<td>-----</td>
<td>------------------</td>
<td>---------------------</td>
<td>-------------------</td>
<td>-----------------</td>
<td>-------------------------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td>121</td>
<td>Yes</td>
<td>Yes - Private rented register</td>
<td>Couple living away from the village wanting to return</td>
<td>Want first independent home and a return to the village</td>
<td>2 bed house - Open market purchase</td>
<td>2 bed house - Open market purchase</td>
</tr>
<tr>
<td>122</td>
<td>Yes</td>
<td>No</td>
<td>Family living in own home</td>
<td>Present home too small</td>
<td>2 bed house / bungalow - Open market purchase</td>
<td>2 bed house - Open market purchase</td>
</tr>
<tr>
<td>123</td>
<td>Yes</td>
<td>No</td>
<td>Single person living with parents</td>
<td>Wants first independent home</td>
<td>1 bed house / bungalow / flat - Private rented / affordable rented</td>
<td>1 bed house - Affordable rented</td>
</tr>
<tr>
<td>124</td>
<td>Yes</td>
<td>No</td>
<td>Family living in privately rented home</td>
<td>Renting but would like to buy</td>
<td>3 bed house / 2 bed flat - Open market purchase / shared ownership / affordable rented</td>
<td>2 bed house - Affordable rented</td>
</tr>
<tr>
<td>125</td>
<td>Yes</td>
<td>No</td>
<td>Family living in own home</td>
<td>Present home too large</td>
<td>2 / 3 bed bungalow - Open market purchase</td>
<td>3 bed bungalow - Open market purchase</td>
</tr>
<tr>
<td>Local Connection?</td>
<td>On Housing Register?</td>
<td>Household details</td>
<td>Reasons for need</td>
<td>Likely allocation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>------------------</td>
<td>---------------------</td>
<td>------------------</td>
<td>-----------------</td>
<td>------------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yes</td>
<td>Yes</td>
<td>Single/couple</td>
<td>Unsuitably housed</td>
<td>1 bed house - affordable rented</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yes</td>
<td>Yes</td>
<td>Family</td>
<td>Unsuitably housed</td>
<td>2 bed house - affordable rented</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yes</td>
<td>Yes</td>
<td>Family</td>
<td>Unsuitably housed</td>
<td>2 bed house - affordable rented</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yes</td>
<td>Yes</td>
<td>Family</td>
<td>Unsuitably housed</td>
<td>3 bed house - affordable rented</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yes</td>
<td>Yes</td>
<td>Family</td>
<td>Unsuitably housed</td>
<td>4 bed house - affordable rented</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
ii) **House price trends**

Property prices in the village have, overall, increased over the past 5 years. During that period prices have increased by an average of 13.22% (£46,436).

![Value trends in Great Easton, Market Harborough](chart.png)

iii) **Local context - properties for sale**

By way of local context, the table below shows prices of properties that were for sale in Great Easton in July 2015 (source: www.zoopla.com). There were no properties available for rent.

### Current asking prices in Great Easton, Leicestershire

<table>
<thead>
<tr>
<th>Property type</th>
<th>1 bed</th>
<th>2 beds</th>
<th>3 beds</th>
<th>4 beds</th>
<th>5 beds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Houses</td>
<td>-</td>
<td>-</td>
<td>£232,450</td>
<td>£475,000</td>
<td>-</td>
</tr>
<tr>
<td>Flats</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>All</td>
<td>-</td>
<td>-</td>
<td>£232,450</td>
<td>£475,000</td>
<td>-</td>
</tr>
</tbody>
</table>

### Current asking rents in Great Easton, Leicestershire

<table>
<thead>
<tr>
<th>Property type</th>
<th>1 bed</th>
<th>2 beds</th>
<th>3 beds</th>
<th>4 beds</th>
<th>5 beds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Houses</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Flats</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>All</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property (for sale)</th>
<th>Price (£)</th>
<th>Property (for rent)</th>
<th>Price (£)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 bed semi detached house</td>
<td>184,950</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 bed detached bungalow</td>
<td>279,950</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4 bed detached house</td>
<td>475,000</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Affordability is calculated using a mortgage multiplier of 3.5 times household income with a 20% deposit.

The ‘cheapest’ available house is a 3 bed semi detached house at £184,950. Based on this affordability criteria it would require a deposit of almost £37,000 and an income in excess of £42,000 per annum to afford the ‘cheapest’ property currently available in Great Easton. The private rental market is currently offering no properties to rent in Great Easton.

iv) Local context - properties sold

**Property value data/graphs for Great Easton, Leicestershire**

<table>
<thead>
<tr>
<th>Property type</th>
<th>Avg. current value</th>
<th>Avg. £ per sq ft</th>
<th>Avg. # beds</th>
<th>Avg. £ paid (last 12m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached</td>
<td>£444,692</td>
<td>£231</td>
<td>4.0</td>
<td>£399,944</td>
</tr>
<tr>
<td>Semi-detached</td>
<td>£291,485</td>
<td>£229</td>
<td>3.5</td>
<td>£339,950</td>
</tr>
<tr>
<td>Terraced</td>
<td>£262,622</td>
<td>-</td>
<td>3.2</td>
<td>£123,750</td>
</tr>
<tr>
<td>Flats</td>
<td>£48,302</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
</tbody>
</table>

The average property price for actual sales since July 2014 can be seen on the right hand column of the chart above. The left hand column shows the current average property value.

Based on the affordability criteria explained earlier, to purchase a terraced house at current average value (£262,622) would require a deposit of over £52,500 and an income of over £60,000 per annum. To purchase a terraced house at the average value paid since July 2014 (£123,750) would require a deposit of almost £25,000 and an income of over £28,000 per annum. It should be noted that this average has been skewed by one low value sale which can be seen in the details below.

With regard to actual properties sold during the last year, there were 10 property sales in Great Easton between July 2014 and June 2015, as follows:

<table>
<thead>
<tr>
<th>Month/Year</th>
<th>Property Type</th>
<th>Price (£)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apr 2015</td>
<td>Detached House</td>
<td>250,000</td>
</tr>
<tr>
<td>Apr 2015</td>
<td>Detached House</td>
<td>250,000</td>
</tr>
<tr>
<td>Dec 2014</td>
<td>Detached House</td>
<td>435,000</td>
</tr>
<tr>
<td>Nov 2014</td>
<td>Semi Detached House</td>
<td>339,950</td>
</tr>
<tr>
<td>Oct 2014</td>
<td>Detached House</td>
<td>236,000</td>
</tr>
<tr>
<td>Sep 2014</td>
<td>Detached House</td>
<td>217,500</td>
</tr>
<tr>
<td>Aug 2014</td>
<td>Terraced House</td>
<td>80,000</td>
</tr>
<tr>
<td>Aug 2014</td>
<td>Detached House</td>
<td>1,150,000</td>
</tr>
<tr>
<td>Aug 2014</td>
<td>Detached House</td>
<td>331,000</td>
</tr>
<tr>
<td>Jul 2014</td>
<td>Terraced House</td>
<td>210,000</td>
</tr>
</tbody>
</table>
Appendix 2 - Respondent details

A total of 260 (350 printed) survey forms were distributed and 157 were received in return, giving a return rate of 60% against the number distributed.

i) Household type

Question 1 of the questionnaire asked village residents to indicate the type of household they are.

The chart above (fig 1.1), shows the breakdown of households that responded to the survey.

The largest number of responses was from households containing couples; 45% of total responses were from this group.

25% of responses came from two parent families and 21% from one person households.

4% of total responses were from lone parent families and 5% from ‘other’ types of household.

Question 2 asked respondents for further detail of their household composition (i.e. gender, age, relationships etc.). This was not necessary for the Housing Needs Survey but the data has been collated and passed to the Neighbourhood Plan Steering Group so analysis can be carried out and household makeup understood.
ii) **Intention to return**

As part of question 2 respondents were asked whether anyone currently living away is intending to return to the household in the next 2 years.

![Fig 1.2 - Intention to return to household](image)

It can be seen from the chart above (fig 1.2) that 6% of responses came from households that had a household member that is currently living away but who intends to return in the next 2 years.

iii) **Length of residence in village**

The length of time that respondents have lived in Great Easton was asked at question 3. The responses are given in the chart below:

![Fig 1.3 - Length of residence in village](image)
Fig 1.3 shows that 70% of completed surveys came from households that have lived in the Parish for over 10 years.

14% of respondents have lived in Great Easton for between 5 and 10 years, and 10% have been there for between 2 and 5 years. 4% of responses came from those who have lived in the village for less than 2 years and 2% of surveys did not contain a response to this question.

iv) Tenure of all respondents

The current household tenure of respondents was asked at question 4 and the results are given in the chart below (fig 1.4):

![Tenure of respondents chart]

It shows that ‘owner-occupiers’ were by far the largest tenure group accounting for 92% of replies (64% of total survey respondents owned their home outright and have no outstanding mortgage on their property and 27% have a mortgage on their home).

6% of respondents live in rented accommodation (3% rent from a housing association and 3% rent privately). 1 response came from a household living in accommodation tied to employment and 1 came from a household describing their tenure as ‘other.’ 1% of responses did not give an answer to this question.
No respondents indicated that they lived in a rented council home; a housing association shared ownership home; with parents/relatives (although people in housing need who are living with parents/relatives may have completed and returned part 3 of the survey); or lodging with another household.

v) Property Types

Questions 5 and 6 asked about size and type of home. The following chart (fig 1.5) details the type of property that respondents currently reside in:

Fig 1.5 shows that 73% live in a house; 26% live in a bungalow; and 1% live in a home they class as ‘other’.

Those living in 4 bedroom houses were the largest group (25% of responses), followed by those living in 3 bedroom houses (20%) and 3 bedroom bungalows (16%)
vi) Type of housing required in the village and preferred location for development

Question 7 of the survey asked for opinions on the type of housing that respondents believed is needed in the village. The results are given in the chart below (fig 1.6):

![Bar chart showing the type of housing needed in Great Easton](image)

*Fig 1.6 - Type of housing needed in Great Easton*

It should be noted that respondents were able to tick as many options as they felt appropriate, hence the total number equally much more than the number of individual responses received.

Fig 1.6 shows that 23% of respondents thought that no further homes were needed in Great Easton.

Of those that believed more homes were needed, the most popular reasons were:

- Small family homes
- Homes for young people
- Homes for elderly people
The questionnaire also informed villagers that all parishes have to accept some new housing to meet increasing demand. Great Easton is currently required to have development. Question 9 of the survey asked people where they thought this should be built. It is not appropriate to include specific details of these responses here, but the suggestions will be provided to the Neighbourhood Plan Steering Group and further consultation will be made when necessary. A summary of the responses can be found below:

![Fig 1.7 - Preferred location of any development](image)

Fig 1.7 shows that there is a wide range of answers with the most common potential locations being split between preferring development within the village boundary and development on the outside or outskirts of the village.

vii) Requirements for new homes

Respondents were asked at question 8 whether anyone living in their household has a need to set up home separately in the village in the next 5 years.

![Fig 1.8 - New homes required from within household](image)
It can be seen from fig 1.8, above, that 6% of respondents felt that someone within their household has a need to set up a separate home in the village in the next 5 years. 90% of responses felt that this was not the case and 4% did not provide an answer.

viii) Migration and reasons for leaving

Question 8 also asked whether respondents had experienced former members of their household leaving the village over the last 5 years and, if so, what the reasons were for them leaving.

**Fig 1.9 - Migration and reasons for leaving**

Fig 1.9 shows that 20% of Parish residents who returned questionnaires were aware of other household members who have had to leave the Parish in the last 5 years.

The reasons for members of the households leaving can be seen in the chart above and it is worth noting that 3 cases involved those who have left due to a lack of affordable housing.
ix) **Proposals to build or develop property in the village**

The questionnaire asked at question 10 if anyone proposed to build or develop property in the village.

![Pie chart showing 4% of responses came from households that propose to build or develop property in Great Easton. 92% of respondents do not have plans to develop and 3% did not answer.](image)

**Fig 2.0 - Plans for development**

Fig 2.0 shows that 4% of responses came from households that propose to build or develop property in Great Easton. 92% of respondents do not have plans to develop and 3% did not answer.

The 7 responses that indicated a desire to build or develop property in the village provided details of where this would be. It is not appropriate to publish this information in this report but details have been recorded and will be given to the Neighbourhood Plan Steering Group to allow for further investigation and consultation where necessary.

x) **Support for small number of homes to meet local peoples’ needs**

A fundamental question in the survey was question 11 which asked whether people are in favour of a small number of new homes in the village to meet the needs of local people.

![Pie chart showing support for homes for local people](image)

**Fig 2.1 - Support for homes for local people**
Fig 2.1 shows that 82% of respondents are in support of a small number of homes to meet local peoples’ needs, while 12% said that they are not in support. 6% did not provide an answer to this question.

Those that answered ‘no’ and provided a comment have had the comments summarised as shown below:

![Bar chart showing concerns over supporting small number of homes for locals](image)

Fig 2.2 - Concerns over supporting small number of homes for locals

The most commonly stated reasons were based on the concerns around the loss of village identity, the village being big enough already and the strain on services and infrastructure.
Life in the village

The following two charts detail respondents’ answers to the ‘life in the village’ questions.

The views expressed allow a picture of life within the village to be built up. This information can help assess whether a village can be considered desirable and sustainable. Ensuring that people will want to take up residency and tenancy and live in a village both now and in the future are important factors when considerations around the provision of new homes take place.

The first question (question 12) asked village residents which of the ‘positive’ factors of life in the village best described Great Easton.

From fig 2.3, above, it can be seen that many respondents hold positive views about life in Great Easton. 89% believed that the Parish is a nice place to live, 71% believe it has a friendly atmosphere/community spirit, 55% believe it has a balanced and varied population and 51% think it is a sought after location in which to live.
The second question (question 13) sought village residents’ perceptions on the potentially negative aspects of life in the village.

As can be seen from fig 2.4 above, respondents do not consider that Great Easton suffers substantially from the ‘negative factors’ that affect many communities. Just 12% of respondents stated that there is a lack of facilities in the Parish, 8% think there is some anti-social behaviour and less that 1% feel that crime is a factor.

Some respondents provided further details around their thoughts on this question. These can be found below.
Do you feel that the Parish suffers from a lack of facilities? Those that answered ‘yes’ and provided a comment can be summarised as:

Of the 19 responses (12%) who felt that the Parish lacked facilities the majority of these were focused around improved sports facilities, dog fouling, bus services, police presence and doctor services.

**xii) Adequate housing in the village**

Respondents were asked at question 14 if they felt that there was a lack of adequate housing in the village.

*Fig 2.6 - Perceptions on the provision of adequate housing in the village*
Fig 2.6 shows that 62% of respondents believe that there is not a lack of adequate housing in Great Easton, with 31% of respondents believing that there is a lack of adequate housing. 7% did not answer this question.

Those that answered ‘yes’ and provided a comment can be summarised as:

**Fig 2.7 - Types of homes that are perceived to be needed in the village**

Of the 48 responses (31%) who felt that the Parish had a lack of adequate housing, their specific comments show that small/starter homes and affordable homes for local people were the two types of housing felt to be most in need.
Work and school location

Question 15 asked respondents where members of their household go to work or school.

It can be seen that the most popular location for work or school is ‘other’. These individual responses will be made available to the Neighbourhood Plan Steering Group as the location did not fit into the categories provided but still gives important information. The most popular destination from the categories given were Rutland, Great Easton and Corby.

Fig 2.8 - Location of work / school
xiv) Travel to work and school

Respondents were then asked (question 16) how members of their household travel to work or school.

Fig 2.9 shows that the most popular method of travel is using the household’s own vehicle. The joint second most popular travel method is the use public transport and to walk.
Employment related visitors

Respondents were asked at question 17 where any regular visitors for employment purposes come from and how they travel.

Fig 3.0, above, shows that 25 responses came from people who have regular visitors from outside the village for employment purposes. The point of origin for these visitors is varied with Corby being the most common. Their mode of transport is shown at fig 3.1, below, and they mostly travel using their own vehicle.
More opportunities for work in the village

Question 18 asked respondents if they would like to see more opportunities for people to work in the village.

Fig 3.1 - Travel method to visit Great Easton resident for employment purposes

Fig 3.2 - Opportunities for work in the village
It can be seen from fig 3.2 that 40% of total responses did not want to see any more employment opportunities in the village. Of those that did want to see more opportunities for people to work in Great Easton 27% would like that to be office work and 24% would like it to be light industry.

9% of respondents did not provide an answer to this question.

xvii) Shopping location

Respondents were asked by question 19 where they do their main grocery shop.

![Bar chart showing grocery shop locations]

**Fig 3.3 - Location for main grocery shop**

It can be seen from fig 3.3 that many respondents gave more than one location for their main grocery shop destination. The most popular location is Corby which has more than double the number of responses to the next most popular location of Market Harborough.
xviii) GP location

Question 20 sought to establish where the respondent’s GP is based.

Fig 3.4 shows that the location of respondents’ GP is split between two popular responses, namely Uppingham (50%) and Corby (45%).
Respondents were asked at question 21 which community facilities they used and how often.

It can be seen from the chart above, fig 3.5, that the village shop/post office is the most commonly used community facility in so far as 96% of respondents indicated that they used it. Other popular facilities are the pub (used by 51% of respondents), community venues (49%), play areas/green spaces (34%), the church (31%) and the bus service (31%).

The chart below, fig 3.6, shows the frequency that respondents use the community facilities. It can be seen that some facilities that scored highly in terms of being used by respondents are actually used fairly regularly (e.g. village shop), whereas some are actually used more infrequently by many who said that they use them (e.g. pub, community venues).
Fig 3.6 - Frequency of use for community facilities
xx) Additional or improved facilities

Question 22 aimed to find out which facilities respondents would like to see added or improved.

![Bar chart showing community facilities desired](image)

*Fig 3.7 - Community facilities desired*

Fig 3.7 shows that the most popular facility for addition of improvement is allotments. This is followed by facilities for teenagers, local bus services and health care facilities.
Appendix 3 - Contact information

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