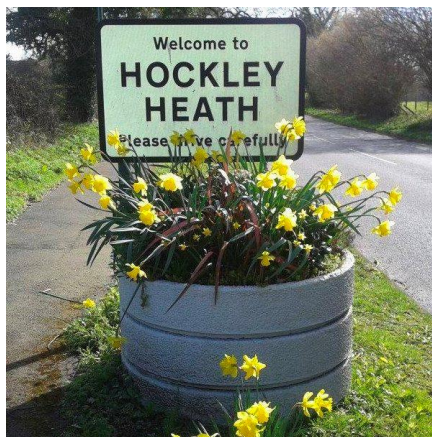




HOCKLEY HEATH PARISH NEIGHBOURHOOD PLAN SURVEY RESULTS 2025 FINAL REPORT

**Prepared by:
Stratford-on-Avon District Council
Performance, Consultation & Insight Unit
February 2026**

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APPENDICES

Q2 Can you think of any historic buildings or features that we've forgotten, that need to be protected?
Q5a Green spaces are any open spaces of land that are accessible to the public. This can include playing fields and sports pitches, wildlife areas, parks, community gardens, greens, playgrounds and cemeteries. Which of the following are most important to you? Please state any other features that are important to you below:
Q6a Add any additional comments/suggested improvements in the box below in respect of the local environment.
Q8a Should the Neighbourhood Plan aim to protect and enhance the village through the quality and design of housing, by promoting the following? If other, please write in the box below:
Q11 Please comment here on how you feel nearby developments may impact upon Hockley Heath?
Q14a Please tick any of the following that would improve your experience of working in Hockley Heath Parish, or would support the growth of your business or service. If other, please comment in the box below
Q19 How do you think we can encourage the development of local businesses?
Q23 Can you think of any other areas of the village not listed above in Q22 that should be protected from development?
Q25a Is there a style of house development that you think is particularly appropriate? If other, please comment in the box below.

1.0 INTRODUCTION

This report contains the results of the survey produced for the community by the Neighbourhood Plan Steering Group, made up of local volunteers.

In the covering letter to residents they were given the following information relating to the Neighbourhood Plan being a significant material planning consideration, carrying great weight in planning decisions.

"Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area."

Source: www.gov.uk/guidance/neighbourhood-planning--2

The results from the Survey will be vital to the evidence base which forms the foundations of the Neighbourhood Development Plan, replacing the Village Plan produced in 2013.

A Neighbourhood Plan isn't about stopping growth, but is about ensuring that we take the opportunity to have proportionate, sympathetic and sustainable organic growth that fulfils our community needs. Neighbourhood Plans are already proving influential both within Solihull, and in other parts of the country where they have been successful in preventing inappropriate forms of development. The plans can also include visions and aspirations about amenities, green spaces, transport, employment, village tourism, initiatives to protect existing local features and services and identify priorities for new developments and enhancements.

2.0 METHODOLOGY

The Performance, Consultation and Insight section at Stratford-on-Avon District Council (SDC) offers its services as a market research agency to other District Councils, Parish and Town Councils and other public bodies. All work undertaken by the Unit is done in line with the Market Research Society's Code of Conduct. The section was engaged by Hockley Heath Parish Council as they offer a fully comprehensive independent market research project to eliminate bias from the Parish Council.

Every household received an envelope containing a Part 1 questionnaire intended to give an overview of their property and its occupants to give an insight into the Parish, plus their housing need, whilst two Part 2 questionnaires were also distributed to understand the opinions of individuals in the household. Anyone aged 17 or over was invited to complete a questionnaire, with additional copies available via the website, Facebook and from the Clerk to the Council.

The survey ran for two weeks in December 2025. The questionnaires, in sealed envelopes, were delivered and collected by a team of volunteers; they could also be dropped off at drop-in sessions at The Pavilion on 12 December, 16 December and 18 December.

363 Part 1 questionnaires were completed, with 523 Part 2 questionnaires also collected.

All the information provided was processed by an independent third party, and Stratford-on-Avon District Council (SDC) aggregated and analysed the responses to create this final report. This allowed complete confidentiality for the responses.

The report follows the order of the questionnaire. Charts and tables are used throughout the report to assist the interpretation of the results. In some cases, anomalies appear due to "rounding". The term "base" in the tables and charts refers to the number of responses to a particular question. These are shown with a bracket around the number.

3.0 SUMMARY OF RESULTS

3.1 About Households

Most residents are long-term members of the community. Over **half have lived in the parish for more than 20 years**, and a similar proportion have lived in their current home just as long. The majority **own their own homes outright**, with a smaller group of mortgagees making up almost all the remainder of residents. Very few residents rent a property. Housing stock is largely made up of **detached properties (approximately two-thirds)**, with most homes having **three or four bedrooms**

3.2 Housing Needs in Hockley Heath

A small proportion of households (11%) are seeking alternative housing within the parish, or contain members who are seeking alternative housing (5%). Most commonly households are seeking **houses with two or three bedrooms**, and an overwhelming preference for **home ownership** over renting or shared ownership. The primary reasons for needing to move include requiring **larger or smaller accommodation** and the desire to **own a home**.

3.3 Community Assets

Residents expressed extremely strong support for the protection of local facilities. The most valued assets include:

- **Local shops including the Post Office (93% strongly agree)**
- **Village school and its amenities (91%)**
- **Recreation ground and pavilion (90%)**
- **Footpaths (86%)**

These facilities are considered central to community life, and many respondents provided additional suggestions for further heritage and community asset protection.

3.4 Landscape and Built Environment

Protecting and preserving the rural character and defined setting of Hockley Heath emerged as a very strong theme.

Key priorities include:

- Maintaining **clearly defined separation** between the village and Blythe Valley Park (93%)
- Ensuring the village remains **inset in the Green Belt (92%)**
- Preserving the **rural character** of the parish (91%)

Residents also prioritised:

- Living adjacent to **Green Belt land**
- Peace and quiet
- Long rural views

The most important environmental issues cited were **conserving the Green Belt (93%)**, protecting wildlife habitats (65%), and reducing flood risk (58%).

There was **great concern about the impact of potential large developments** such as Indurent Solihull's logistics proposal and sites highlighted in the South Warwickshire Local Plan. Potential measures to mitigate the impacts of proposed developments were very popular.

3.5 Commercial / Retail Employment

While around half of residents believe **local employment opportunities and business accommodation are sufficient**, the **protection of current employment and business opportunities** was thought to be important by most respondents.

The most desired improvement to Hockley Heath as a place to do business was **Better mobile reception (60%)**, although **faster broadband** and **a café** had a significant amount of support (30%+).

There is strong support for developing land for healthcare, and some support for developing retail or hospitality, but very little support for industrial or warehousing development (92-94% against).

3.6 Development Design and Potential Site Allocation

Residents have strong views about how future development should be approached:

- **94%** want new development to **retain the village feeling**
- Over **half** want **eco-friendly homes with renewable energy**
- **Homes with gardens (91%)** and **traditional exteriors (62%)** are preferred for any future development.

3 bedroom detached or semi-detached homes were thought to be the most appropriate form for new homes.

In terms of site allocation:

- The most protected areas identified were **School Road (76%)** and **Aylesbury Road (66%)**.

4.0 RESULTS IN DETAIL

PART 1 – HOUSEHOLD SURVEY 2025

Questions were asked to capture facts about the household.

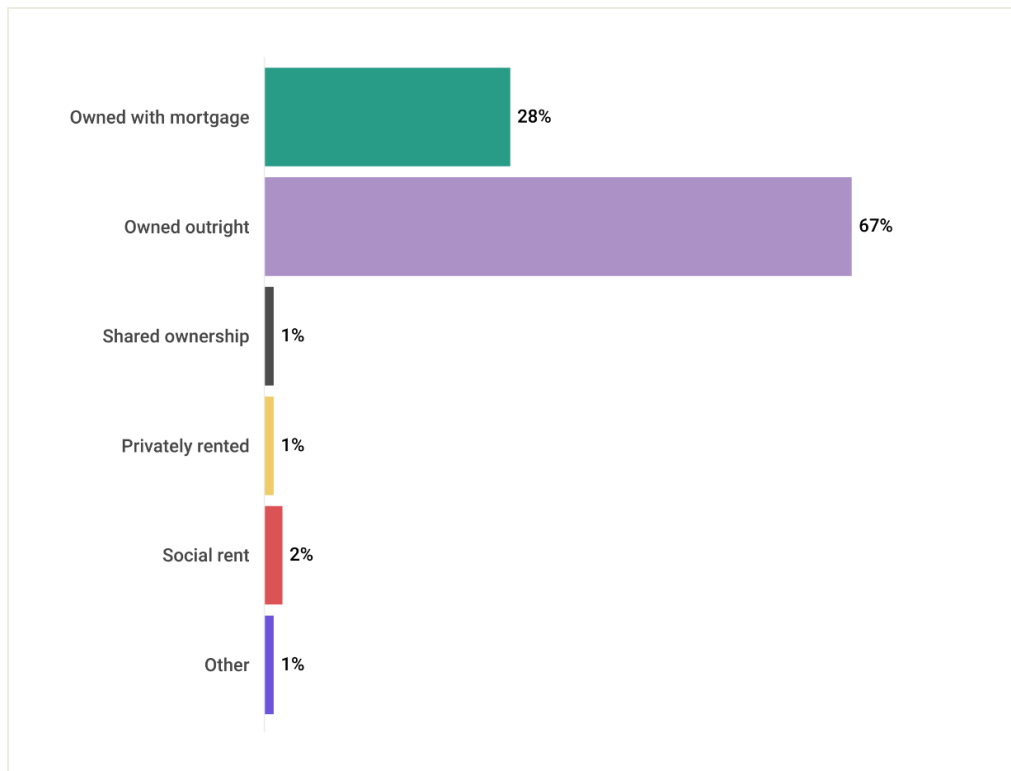
4.1 ABOUT YOUR HOUSEHOLD

Two-thirds of households own their home outright with no mortgage, with a further 28% owning via a mortgage. 3% of households are rented, either privately or via social rent.

Table 1

How do you occupy your present home?	Number	%
Own – paying a mortgage	100	28
Own outright – no mortgage	242	67
Own a share (Home buy or other form of shared ownership)	3	1
Rent from a private landlord	4	1
Rent from Solihull Council (Solihull Community Housing)	7	2
Rent from a Housing Association	0	0
Living in a home provided by your employer	0	0
Living with parents	0	0
Sharing with friends	0	0
Other	4	1
Base: (All Respondents)	(360)	

Figure 1: How do you occupy your present home?



Base: (360)

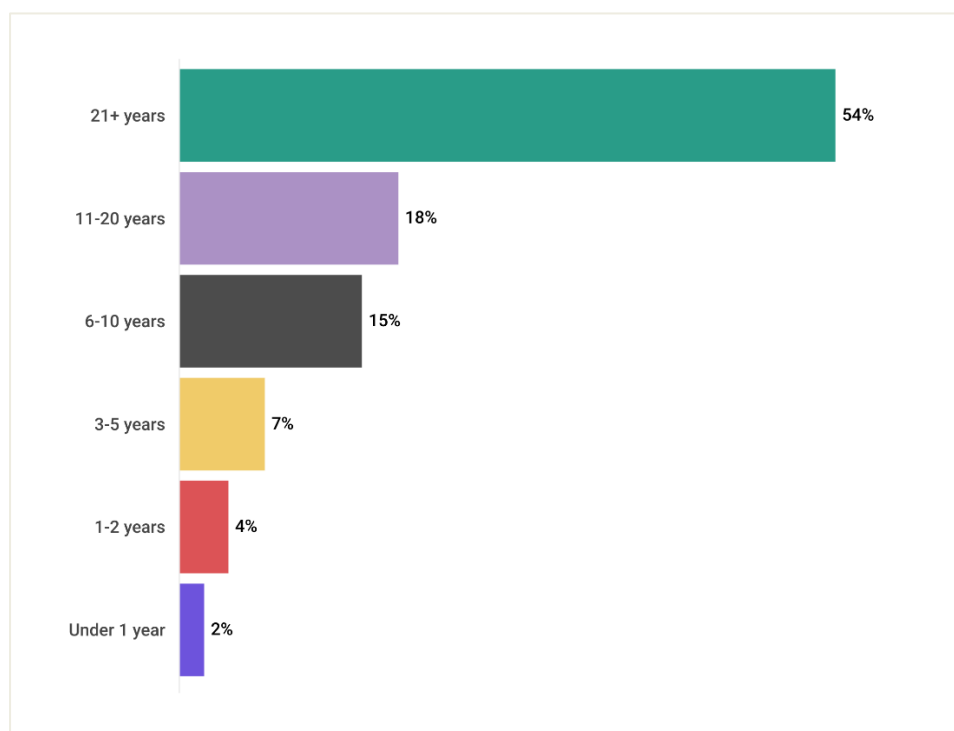
30% of people in households have residents in the 45 to 64 years old age group with 17% in the 65 to 74 year old category.

Table 2

The number of people in your household in the following age groups?	Number	%
0 - 4 years	23	3
5 - 11 years	38	5
12 - 18 years	64	8
19 - 24 years	55	7
25 - 44 years	120	14
45 - 64 years	259	30
65 - 74 years	143	17
75 - 84 years	126	15
Over 85 years	25	3

Over half of respondents had lived in the parish for over 20 years. 87% had lived in the parish for six years or more.

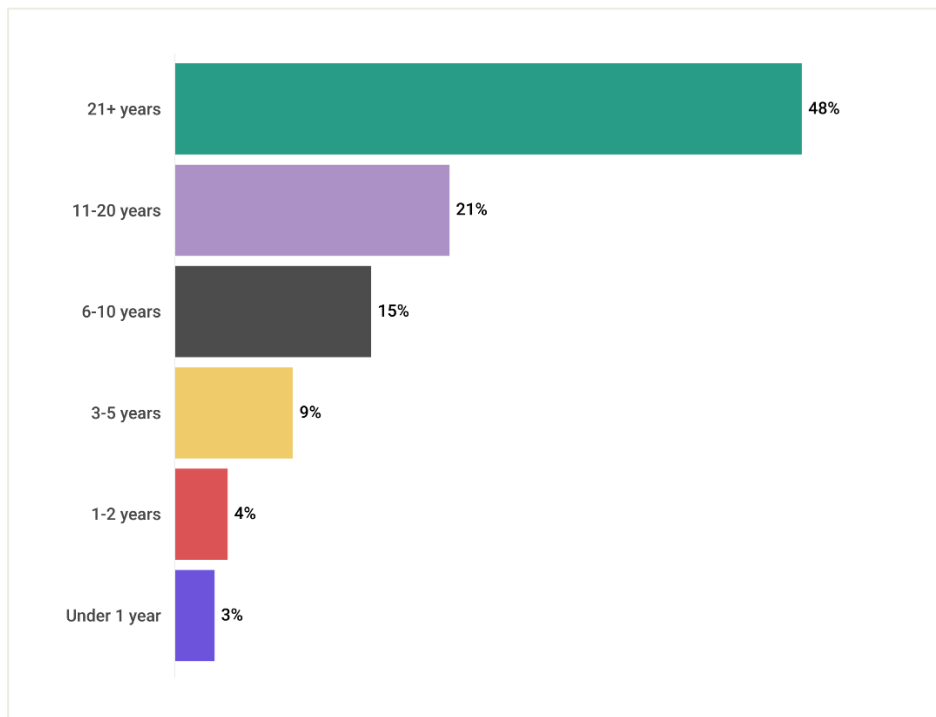
Figure 2: How long have you lived in Hockley Heath parish?



Base: (360)

Almost half had lived in their current home for over 20 years. 84% had lived in their current home for six years or more.

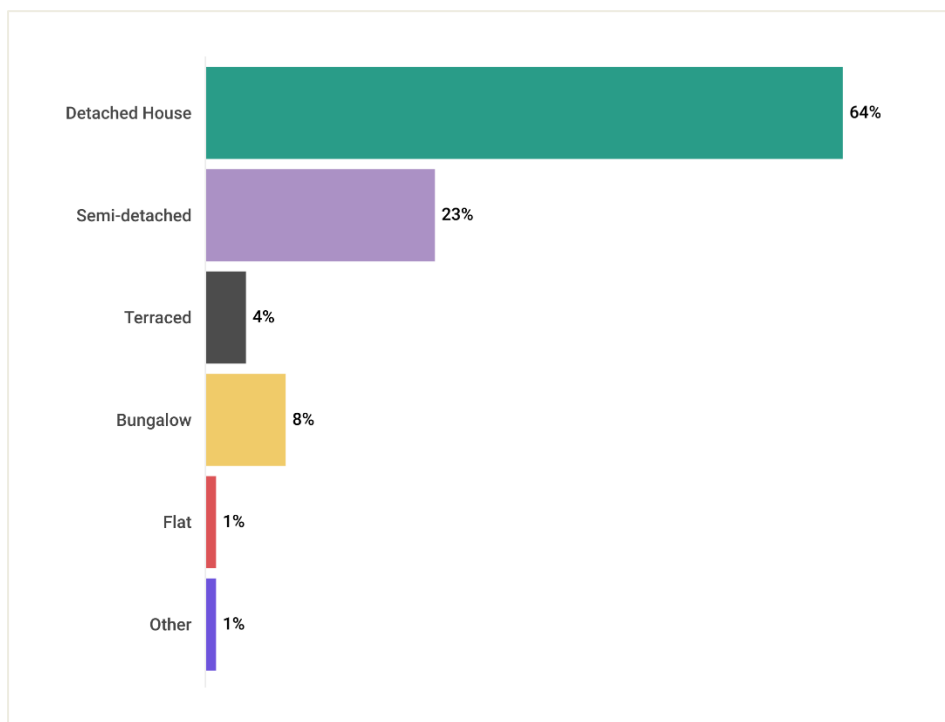
Figure 3: How long have you lived in your current home?



Base: (360)

Just under two-thirds of properties were detached with a further 23% semi-detached. 8% of the sample lived in a bungalow.

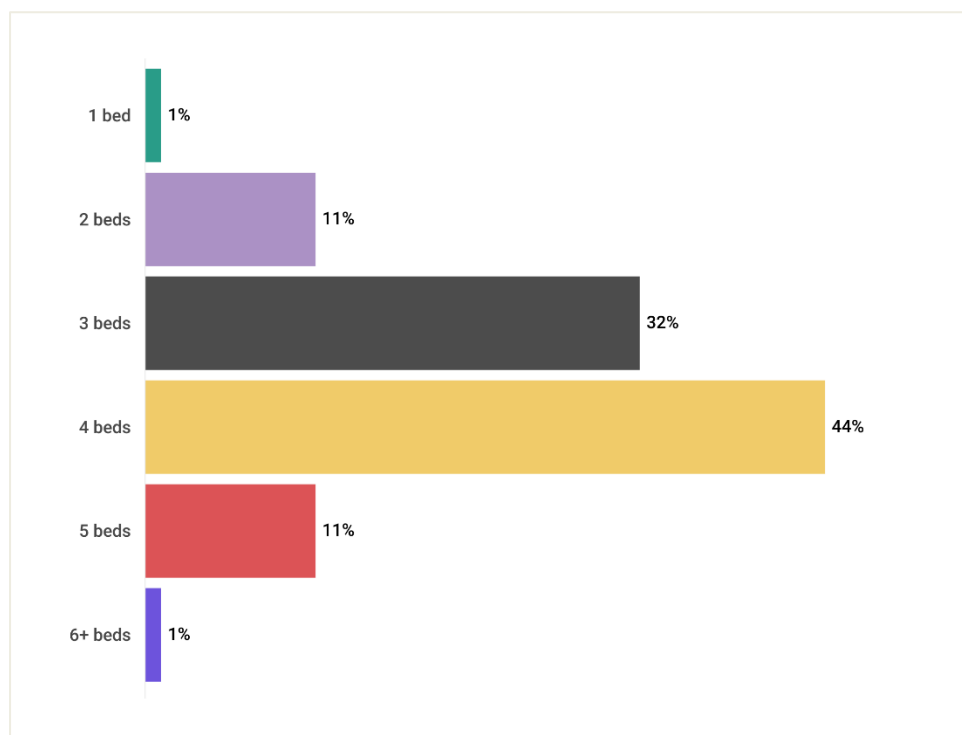
Figure 4: What kind of property is your current home?



Base: (360)

The most common size of property which respondents lived in was 4-bedroomed.

Figure 5: How many bedrooms do you have in your home?



Base: (360)

4.2 HOUSING NEEDS IN HOCKLEY HEATH

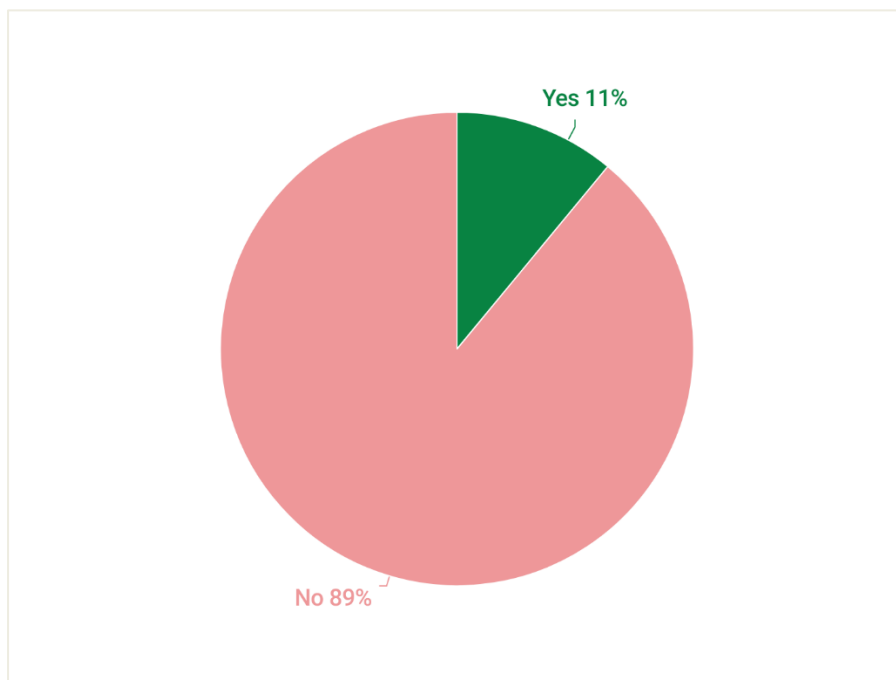
Questions were included in the questionnaire to ascertain the provision for meeting housing needs in the community of Hockley Heath.

The questions were looking at.

- Specific housing needs.
- Your household expects to move in the next five years.
- Members of your household have had to move outside the Parish to afford a home in the past.
- Your household or members of your household are on the Council Housing List.

Asked whether the household was currently looking for alternative housing in the Parish, 11% - 24 in total – said that they were.

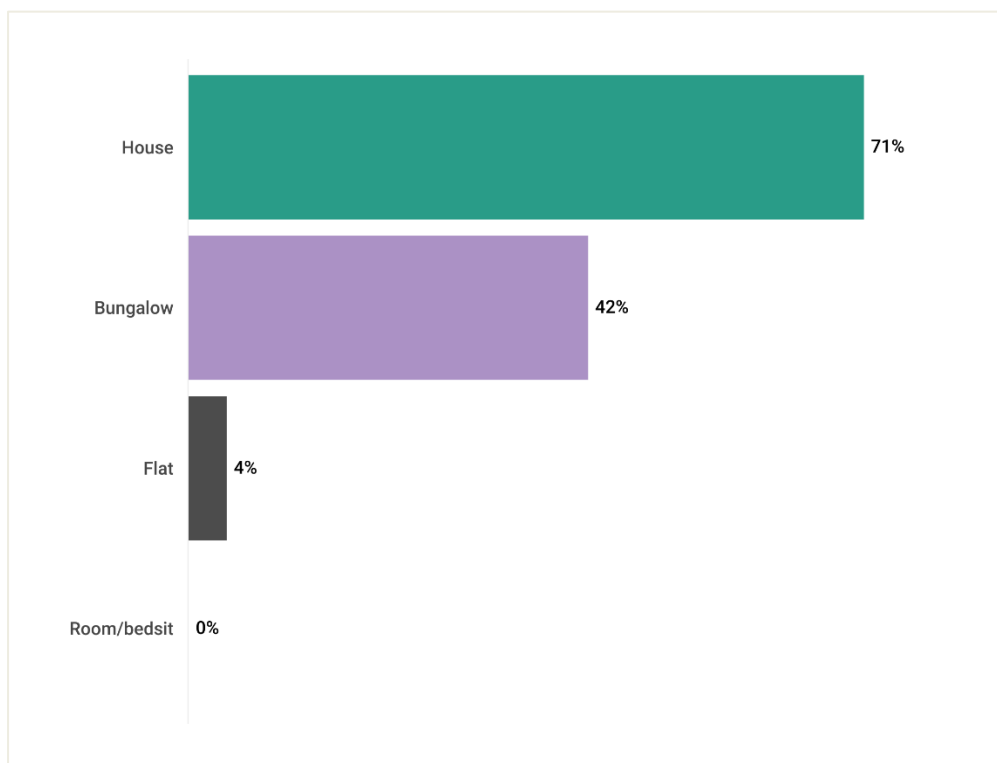
Figure 6: Are you currently looking for alternative housing in Hockley Heath parish?



Base: (227)

Of those looking for alternative housing in the Parish, 17 respondents would like a house (71%), 10 a bungalow (42%) and 1 a flat (4%). More than one response was allowed.

Figure 7: Which type of property are you looking for?



Base: (Those seeking alternative housing in Parish) (24)

Those looking for alternative housing was asked what the minimum number of bedrooms were needed. 9 responded with a requirement of two bedrooms and a further 9 wanted three bedrooms.

All would like a home they could own (24 households).

Table 3

What are the minimum number of bedrooms needed?	Number	%
1	0	0
2	9	37
3	9	37
4	6	25
Base: (Those seeking alternative housing in Parish)	(24)	

Asked why the household need alternative housing, nine need larger accommodation and eight need smaller accommodation.

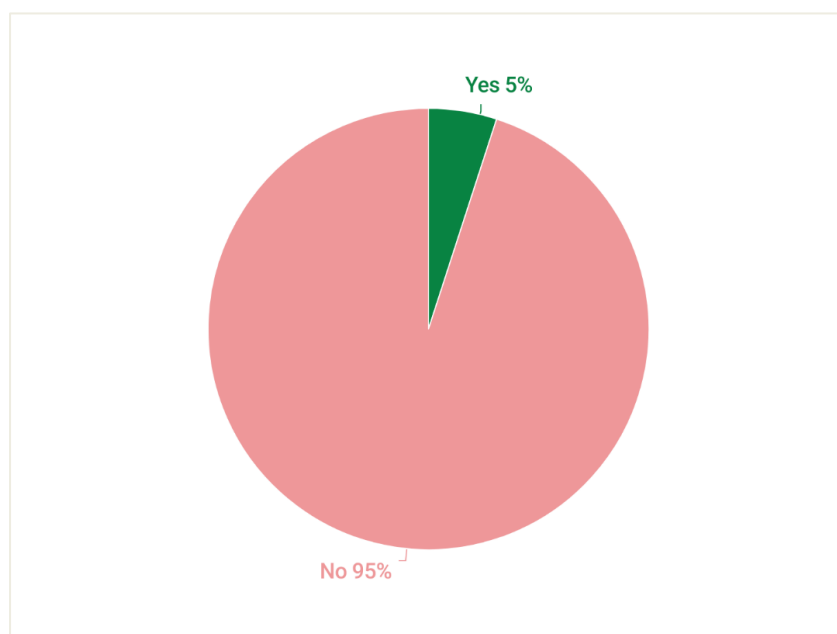
Table 4

Why does your household need alternative housing?	Number	%
Need larger accommodation	9	39
Need smaller accommodation	8	35
Need to own home	4	17
Need less expensive home	3	13
Need physically adapted home	3	13
Other	2	9
Base: (Those seeking alternative accommodation in Parish)	(18)	

2 "other" comments were made: these were "son local to work", and "to downsize due to advancing years".

All respondents were asked, if their household was not seeking alternative housing, were any individuals, couples or groups currently looking for additional accommodation in the Parish. 5% had someone looking for alternative accommodation (11 households).

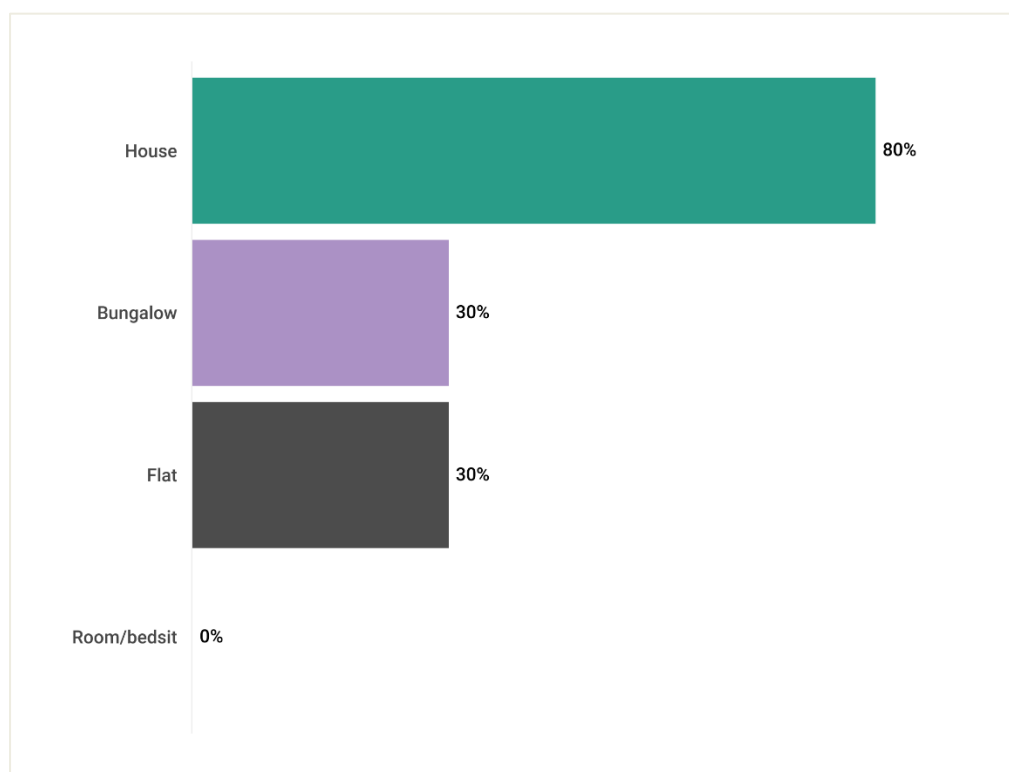
Figure 8: Is anyone in your household currently looking for additional accommodation in Hockley Heath parish?



Base: (280)

For those looking for additional accommodation in the Parish; eight were looking for a house, three for a bungalow and three for a flat.

Figure 9: What are they looking for?



Base: (Someone in household seeking alternative housing in Parish) (10)

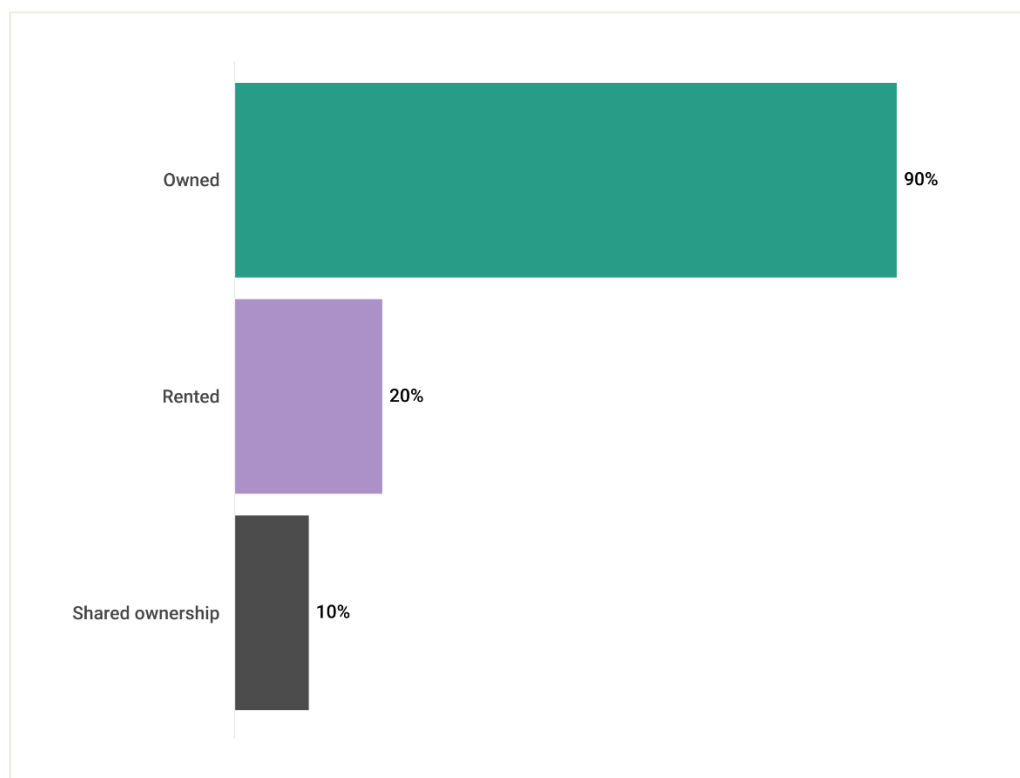
In terms of the minimum number of bedrooms needed, half (five households) were looking for two bedrooms, three households wanted three bedrooms and two households wanted four.

Table 5

What are the minimum number of bedrooms needed?	Number	%
1	0	0
2	5	50
3	3	30
4	2	20
Base: (Someone in household seeking alternative housing in Parish)	(10)	

For those residents looking for additional accommodation in the Parish, 9 wish to own a property, 2 rent and 1 have a shared ownership arrangement. More than one response was allowed.

Figure 10: What tenure are they looking for?



Base: (Someone in household seeking alternative housing in Parish) (10)

Asked why the individual, couple or group need alternative housing, 5 need to own their own home, 3 need to be closer to relatives and a further 3 need a physically adapted home. (More than one response was allowed.)

Table 6

Why does this individual, couple or group need alternative housing?	Number	%
Need to own home	5	50
Need to be closer to relatives	3	30
Need physically adapted home	3	30
Need to be closer to employment	2	10
Need larger accommodation	1	10
Other	1	10
Base: (Someone in household seeking alternative housing in Parish)	(10)	

Out of 221 households responding, none were on Solihull Council's housing waiting list.

PART 2 – INDIVIDUAL RESPONSES

4.3 COMMUNITY ASSETS

The following have been identified as features of Hockley Heath Parish which residents may wish to protect or see in the future. Residents were asked how much they agreed that various community assets should be protected.

The top three assets where residents answered “strongly agree” were for the local shops including the Post Office (93%), the village school and its amenities (91%) and the recreation ground and pavilion (90%).

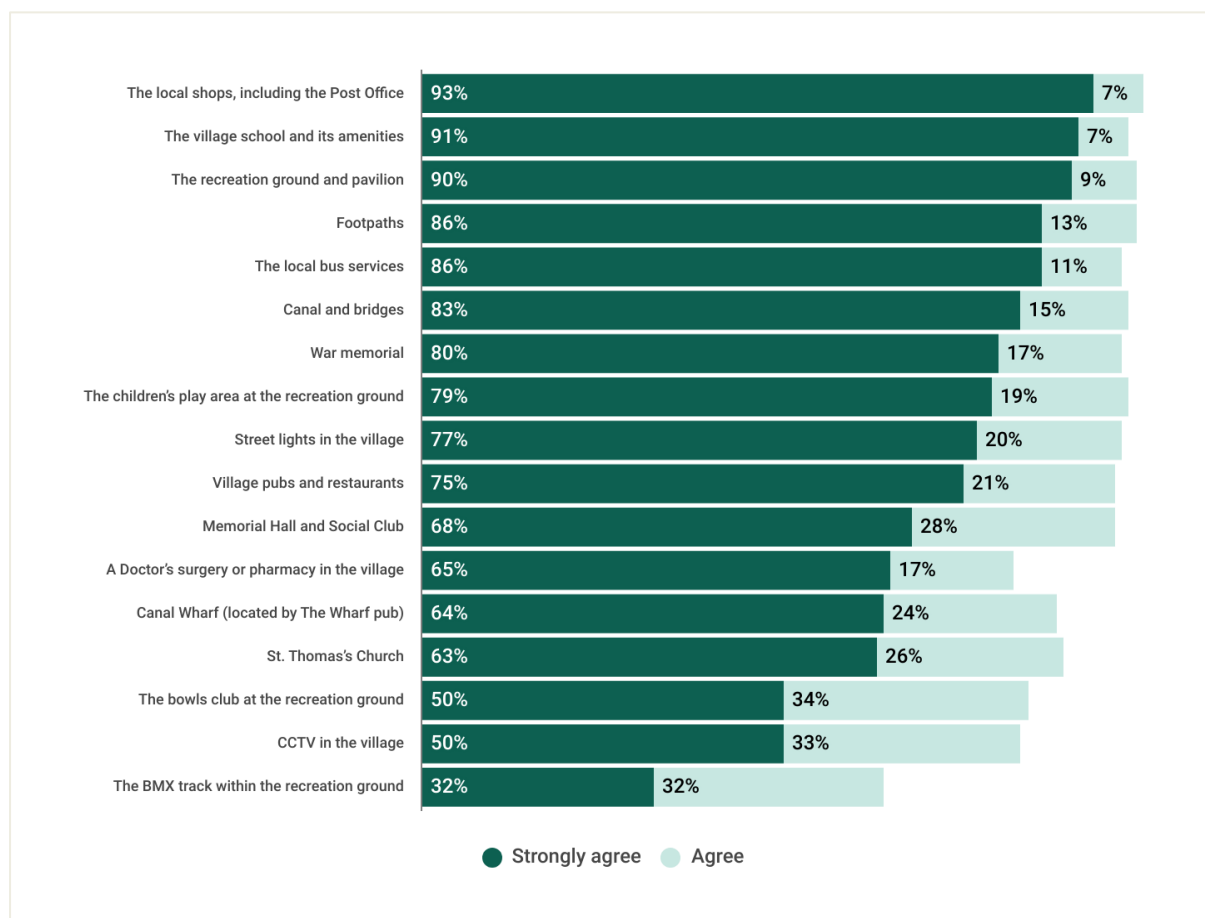
When adding “strongly agree” and “agree” responses together, local shops was again top with 100% in agreement, followed by footpaths and recreation ground and pavilion, both with 99%, and then village school and its amenities with 98% in agreement.

Residents were asked to list any other historic buildings or features that may have been forgotten that need to be protected. 139 responses were received and these are included in the Appendix.

Table 7

Please indicate the level to which you agree or disagree that these community assets should be protected	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
St. Thomas's Church (504)	316 (63%)	130 (26%)	56 (11%)	2 (0%)	0 (0%)
Memorial Hall and Social Club (510)	347 (68%)	141 (28%)	18 (4%)	3 (1%)	1 (0%)
Canal and bridges (513)	427 (83%)	77 (15%)	8 (2%)	1 (0%)	0 (0%)
Canal Wharf (located by The Wharf pub) (506)	323 (64%)	123 (24%)	53 (10%)	6 (1%)	1 (0%)
War memorial (514)	412 (80%)	88 (17%)	13 (3%)	1 (0%)	0 (0%)
Footpaths (515)	442 (86%)	69 (13%)	3 (1%)	1 (0%)	0 (0%)
The recreation ground and pavilion (515)	466 (90%)	44 (9%)	5 (1%)	0 (0%)	0 (0%)
The children's play area at the recreation ground (512)	403 (79%)	96 (19%)	13 (3%)	0 (0%)	0 (0%)
The bowls club at the recreation ground (511)	258 (50%)	172 (34%)	76 (15%)	4 (1%)	1 (0%)
The BMX track within the recreation ground (506)	160 (32%)	160 (32%)	164 (32%)	15 (3%)	7 (1%)
The village school and its amenities (515)	468 (91%)	37 (7%)	10 (2%)	0 (0%)	0 (0%)
The local shops, including the Post Office (515)	477 (93%)	36 (7%)	2 (0%)	0 (0%)	0 (0%)
The local bus services (511)	440 (86%)	57 (11%)	14 (3%)	0 (0%)	0 (0%)
A Doctor's surgery or pharmacy in the village (508)	330 (65%)	86 (17%)	76 (15%)	11 (2%)	5 (1%)
Street lights in the village (512)	392 (77%)	102 (20%)	12 (2%)	4 (1%)	2 (0%)
CCTV in the village (509)	255 (50%)	170 (33%)	57 (11%)	19 (4%)	8 (2%)
Village pubs and restaurants (516)	389 (75%)	108 (21%)	17 (3%)	1 (0%)	1 (0%)
Base: (All Respondents) shown in (%)					

Figure 11: Which community assets should be protected?



4.4 LANDSCAPE AND BUILT ENVIRONMENT

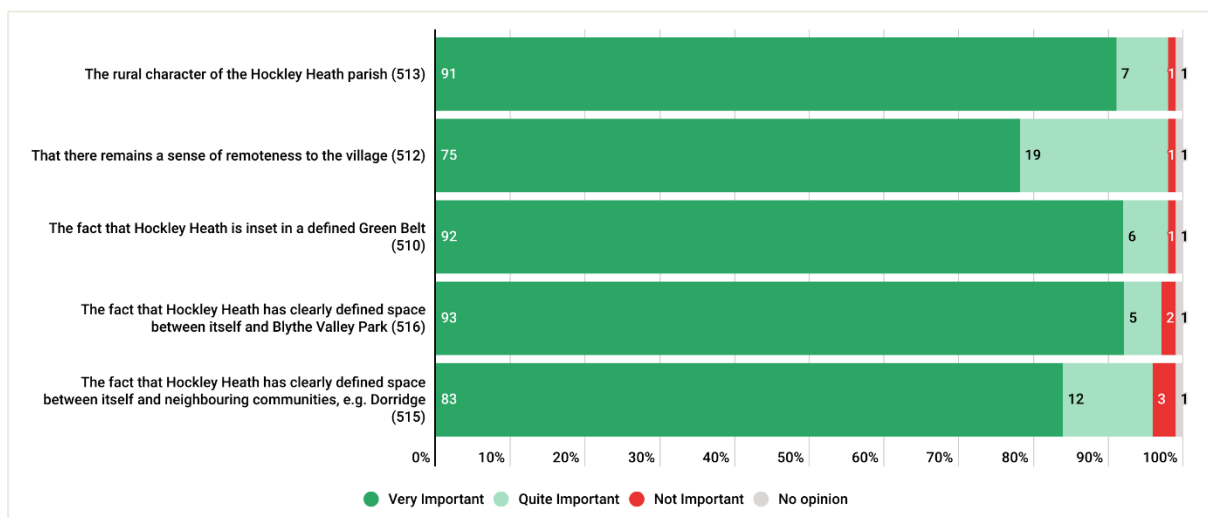
Residents were informed that the Neighbourhood Plan will describe what we think gives our village its local character and distinctiveness - including the canals, fields, other green spaces and footpaths. The purpose is to record what we value, whether we own it or not - a place may be important to you simply by knowing that it is 'there' or that it may be viewed occasionally.

Asked how important various landscape and built environment features were, three aspects were determined as very important by over 90% of respondents: 93% thought it very important that Hockley Heath has clearly defined space between itself and Blythe Valley Park; 92% felt it very important that Hockley Heath was inset in a defined green belt; and 91% felt it very important that the rural character of Hockley Heath be maintained.

Table 8: How important are the following features to you?

How important are the following to you?	Very important	Quite important	Not important	No opinion
The rural character of the Hockley Heath parish (513)	468 (91%)	37 (7%)	3 (1%)	5 (1%)
That there remains a sense of remoteness to the village (512)	382 (75%)	98 (19%)	28 (5%)	4 (1%)
The fact that Hockley Heath is inset in a defined Green Belt (510)	471 (92%)	29 (6%)	6 (1%)	4 (1%)
The fact that Hockley Heath has clearly defined space between itself and Blythe Valley Park (516)	478 (93%)	24 (5%)	9 (2%)	5 (1%)
The fact that Hockley Heath has clearly defined space between itself and neighbouring communities, e.g. Dorridge (515)	430 (83%)	63 (12%)	18 (3%)	4 (1%)
Base: (All Respondents) shown in ()				

Figure 12: How important are the following to you?



Residents were asked to rate which four features suggested to the Plan team were most important to them in terms of landscape and the built environment.

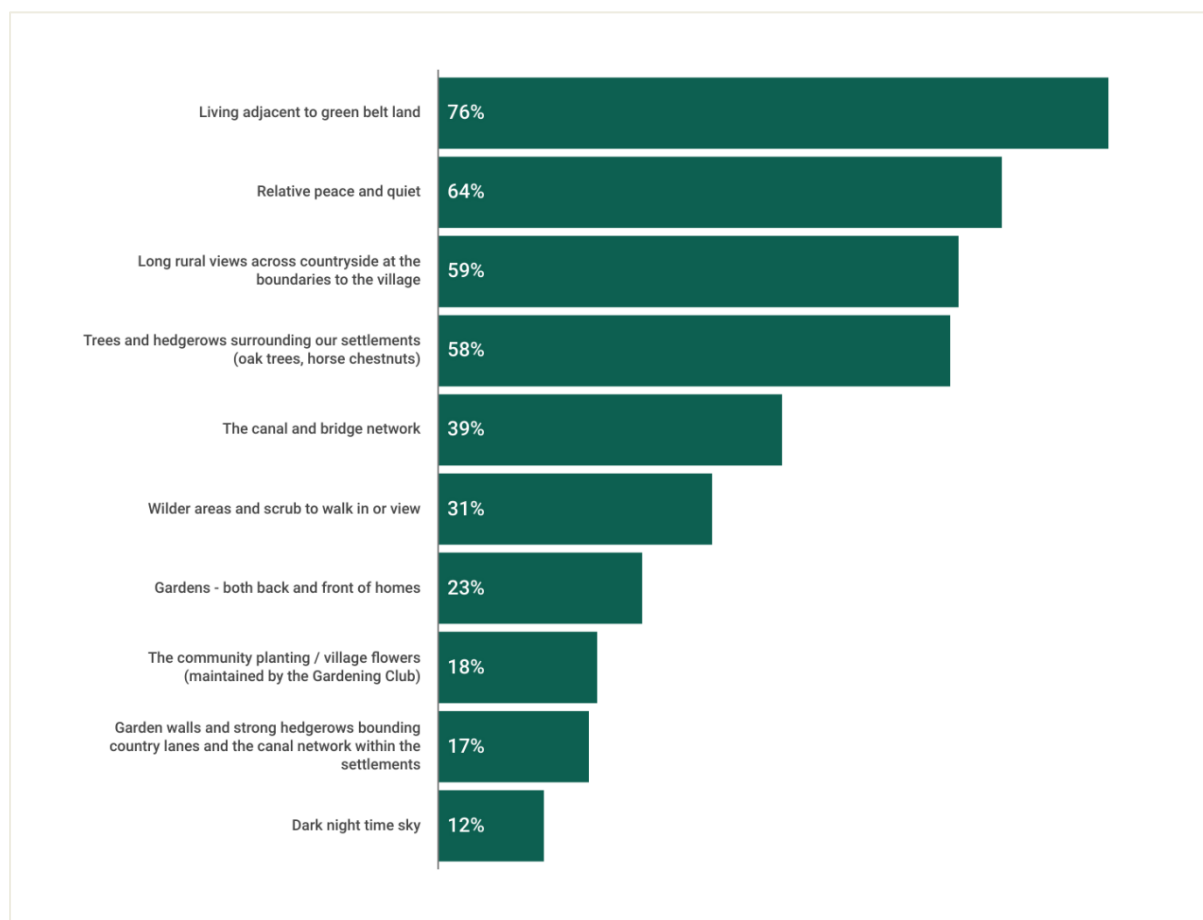
The most important feature was living adjacent to Green Belt land (76%), followed by relative peace and quiet (64%), and then long rural views across the countryside at the boundaries to the village (59%).

Of least importance was dark night time sky (12%).

Table 9

The following is a list of some of the features that have been suggested to us as important. Which of the following are most important to you?	Number	%
Living adjacent to green belt land	383	76
Relative peace and quiet	324	64
Long rural views across countryside at the boundaries to the village	297	59
Trees and hedgerows surrounding our settlements (oak trees, horse chestnuts)	295	58
The canal and bridge network	195	39
Wilder areas and scrub to walk in or view	158	31
Gardens - both back and front of homes	117	23
The community planting / village flowers (maintained by the Gardening Club)	90	18
Garden walls and strong hedgerows bounding country lanes and the canal network within the settlements	85	17
Dark night time sky	59	12
Base: (All Respondents)	(505)	

Figure 13: Which are the most important features to you?



Base: (505)

Residents were told that green spaces are any open spaces of land that are accessible to the public. This can include playing fields and sports pitches, wildlife areas, parks, community greens, playgrounds and cemeteries.

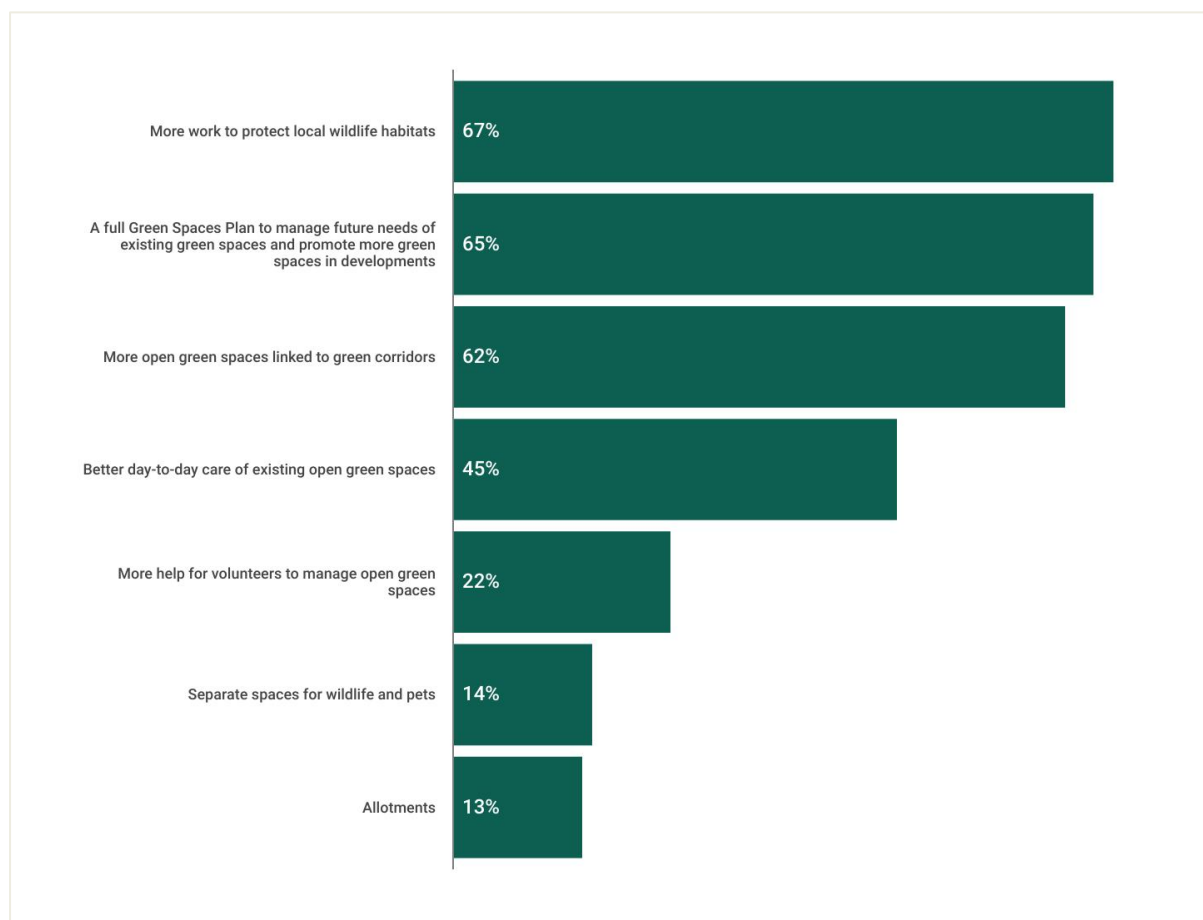
From a list provided, residents were asked the top three most important.

67% felt more work to protect local wildlife habitats was important. 65% felt it important that a full Green Spaces Plan should be undertaken to manage the future needs of existing green spaces and promote more green spaces in new developments. 62% felt more open green spaces linked to green corridors was important.

Table 10

Which of the following are most important to you in terms of green spaces?	Number	%
More work to protect local wildlife habitats	336	67
A full Green Spaces Plan to manage future needs of existing green spaces and promote more green spaces in developments	329	65
More open green spaces linked to green corridors	311	62
Better day-to-day care of existing open green spaces	229	45
More help for volunteers to manage open green spaces	111	22
Separate spaces for wildlife and pets	71	14
Allotments	64	13
Base: (All Respondents)	(504)	

Figure 14: Which features are the most important to you in terms of green spaces?



Base: (504)

Residents were asked to consider local environment issues and rate their top three most important. The biggest issue by far and most important was to conserve the Green Belt surrounding Hockley Heath which was thought of as important by more than nine in ten respondents. Approximately two thirds (65%) felt it important to protect the local wildlife and habitats and just over half (58%) felt that reducing the risk of flooding was important.

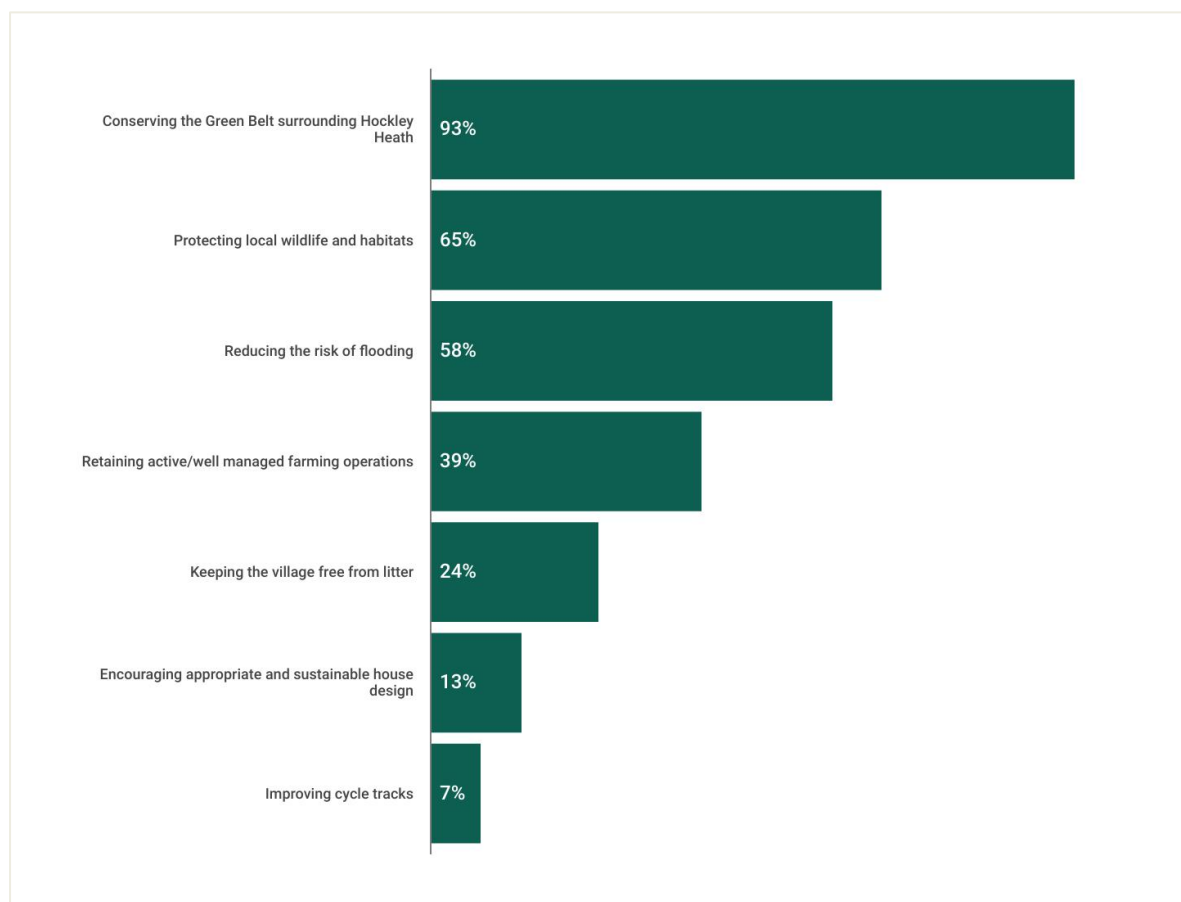
The least important environmental issue was to improve cycle tracks (7%).

Additional comments and suggested improvements were asked for in respect of the local environment and 70 responses were given which are included in the Appendix.

Table 11

When considering the local environment, how important to you are the following issues	Number	%
Conserving the Green Belt surrounding Hockley Heath	476	93
Protecting local wildlife and habitats	332	65
Reducing the risk of flooding	294	58
Retaining active/well managed farming operations	197	39
Keeping the village free from litter	124	24
Encouraging appropriate and sustainable house design	67	13
Improving cycle tracks	37	7
Base: (All Respondents)	(511)	

Figure 15: How important are the following issues when considering the local environment?



Base: (511)

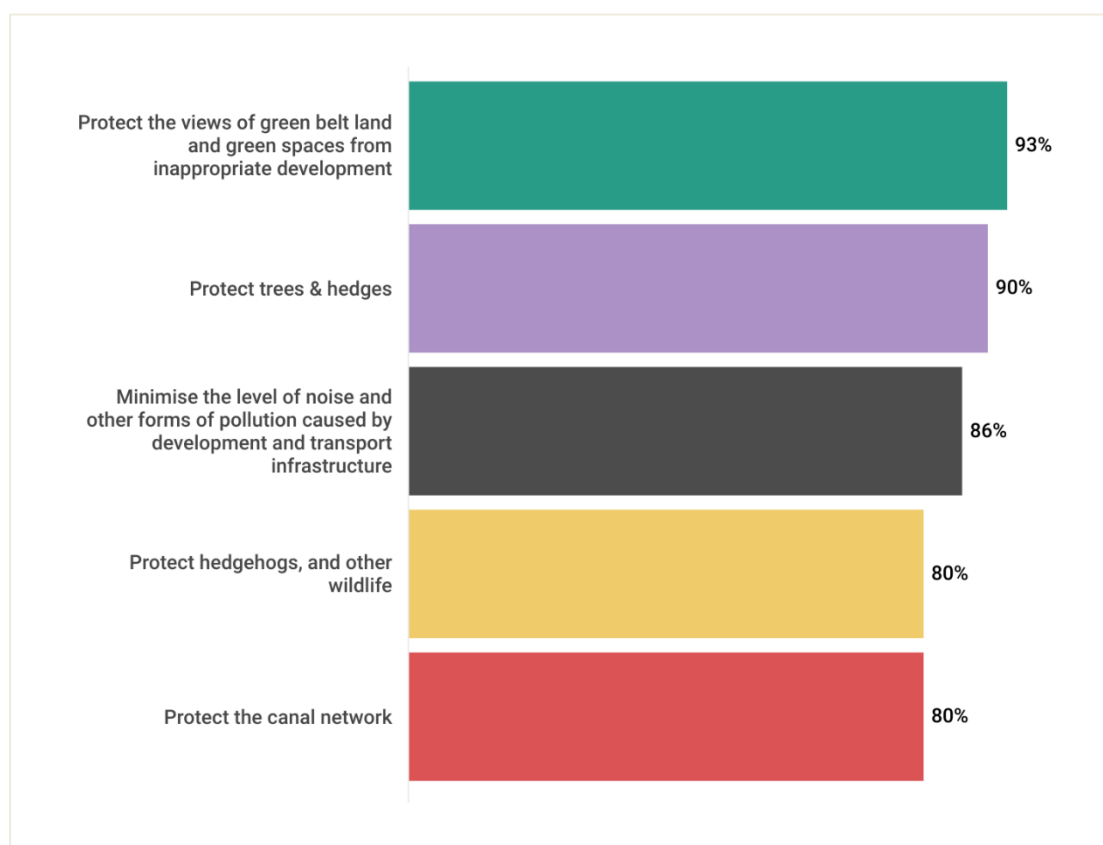
Residents were given a list of five priorities the Neighbourhood Plan could include to protect the natural environment.

The top priority in terms of the natural environment was to protect the views of Green Belt land and green spaces from inappropriate development, with 93% of respondents choosing this. 90% of respondents wanted to see trees and hedges protected, while 86% chose minimising the level of noise and other pollution caused by development and transport infrastructure.

Table 12

What priorities should the Neighbourhood Plan have in protecting the natural environment?	Number	%
Protect the views of Green Belt land and green spaces from inappropriate development	481	93
Protect trees & hedges	466	90
Minimise the level of noise and other forms of pollution caused by development and transport infrastructure	449	86
Protect hedgehogs, and other wildlife	418	80
Protect the canal network	417	80
Base: (All Respondents)	(520)	

Figure 16: What priorities should the Neighbourhood Plan have to protect the natural environment?



Base: (520)

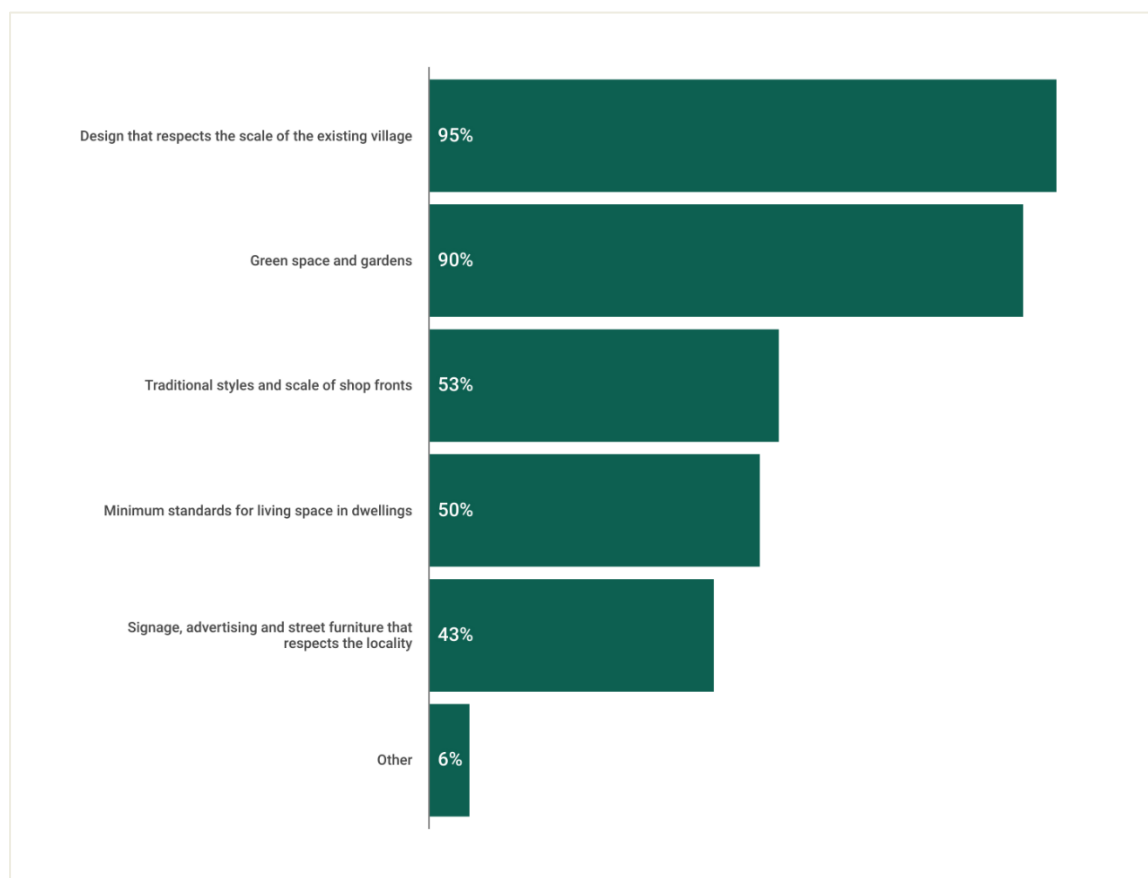
Residents were asked to indicate what in the Neighbourhood Plan should be written to protect and enhance the village through the quality and design of housing. There were two features which were clear choices for most respondents: 95% of respondents wanted to see a design that respects the scale of the existing village, while 90% were keen to see green space and gardens.

Respondents were asked what other issues are important to them in protecting and enhancing the quality and design. 26 responses made are included in the Appendix.

Table 13

Should the Neighbourhood Plan aim to protect and enhance the village through the quality and design of housing by promoting the following?	Number	%
Design that respects the scale of the existing village	485	95
Green space and gardens	462	90
Traditional styles and scale of shop fronts	274	53
Minimum standards for living space in dwellings	257	50
Signage, advertising and street furniture that respects the locality	219	43
Other	29	6
Base: (All Respondents)	(513)	

Figure 17: Should the Neighbourhood Plan aim to protect and enhance the village through the quality and design of housing by promoting the following?



Base: (513)

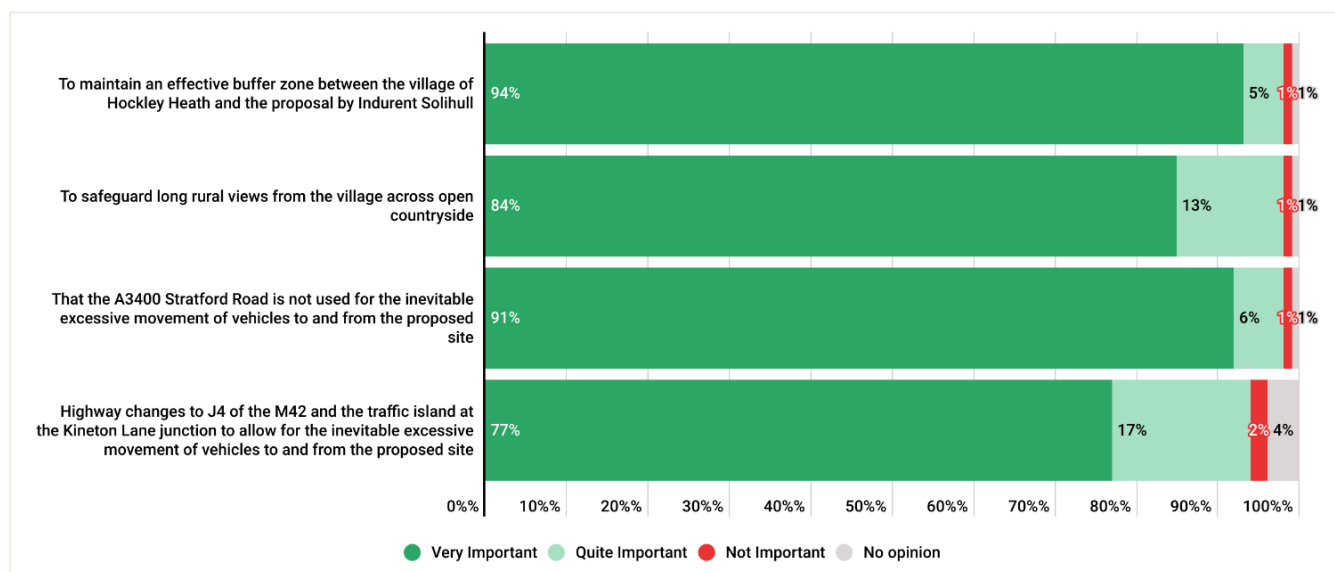
The questionnaire had the following introduction for the next question.

Indurent Solihull will be seeking outline planning permission for up to 980,000 sq. ft of industrial and logistics space on land north of Kineton Lane, within the Parish of Hockley Heath. The Parish Council is seeking your views on potential measures to mitigate the impact of this proposal on village life.

Respondents were then asked how important they felt the following potential measures were.

94% felt it very important to maintain an effective buffer zone between the village of Hockley Heath and the proposal by Indurent Solihull while 91% felt it very important that the A3400 Stratford Road is not used for the inevitable excessive movement of vehicles to and from the proposed site.

Figure 18: How important are the following measures?

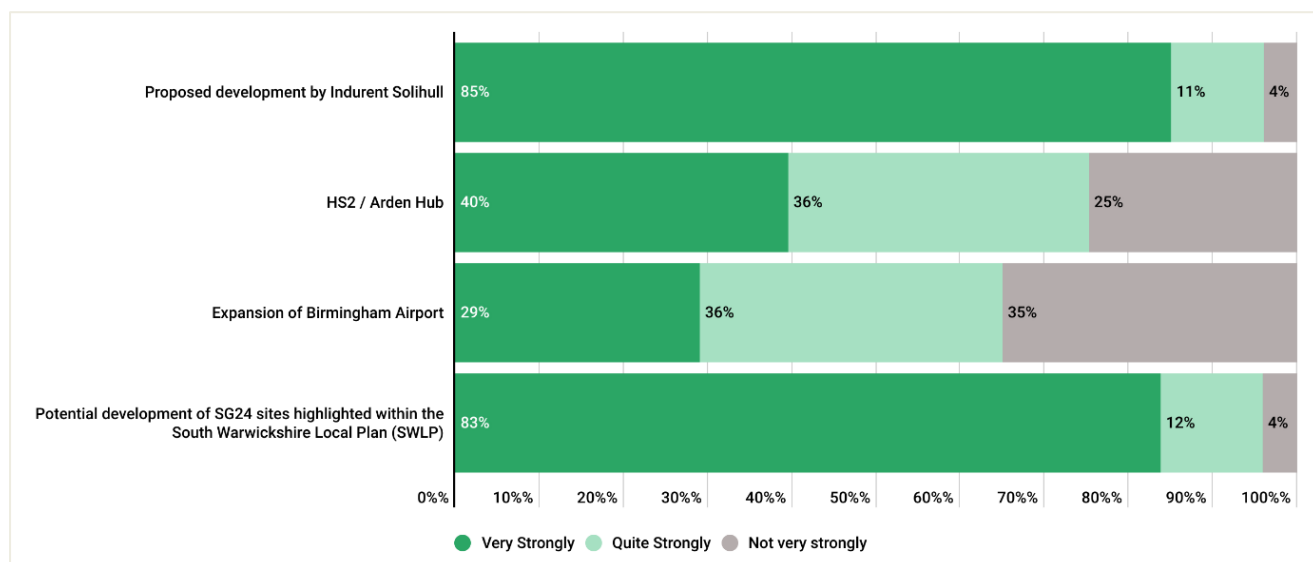


Base: (511)

96% of respondents felt very or quite strongly about the proposed development by Indurent Solihull, while 95% felt very or quite strongly about the potential development of SG24 sites.

Residents were then asked to make a comment on how they felt nearby developments may impact Hockley Heath. 273 comments were received, which can be read in the Appendix.

Figure 19: How strongly do you feel about the following?



Base: (503)

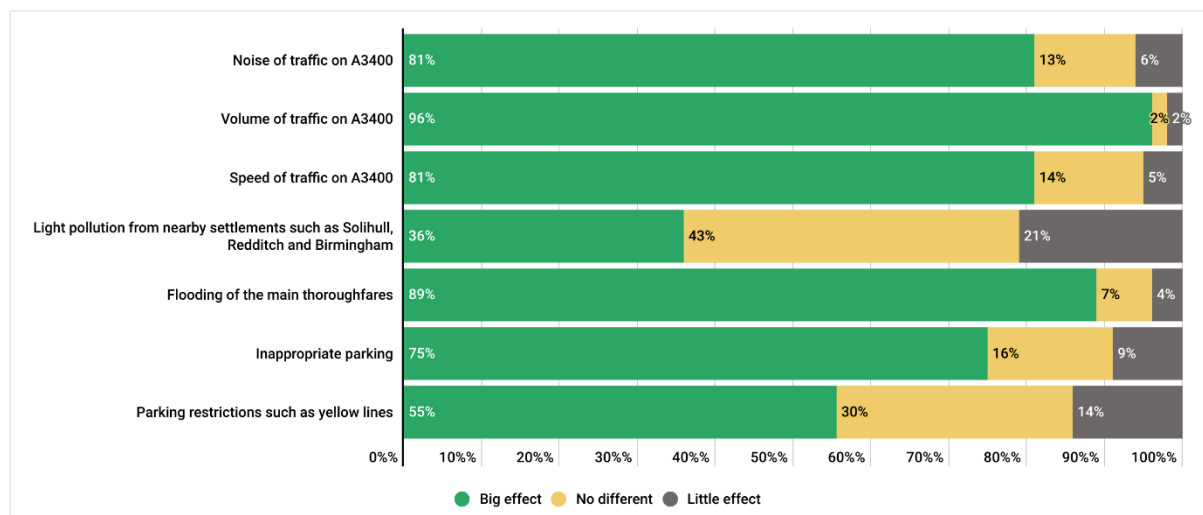
Although not 'land use' within the scope of the Neighbourhood Plan, the Plan Group wanted to see the issues that may affect the village environment.

91% believed the volume of traffic on the A3400, and 89% felt flooding on the main thoroughfare had a big effect on the environment. 81% believed the same for both the

speed and noise of the traffic on the A3400. 75% were concerned with inappropriate parking and its effect.

The issue which residents felt had least effect (36%) was the light pollution from nearby settlements such as Solihull, Redditch and Birmingham.

Figure 20: What effect will the following have on the village environment?



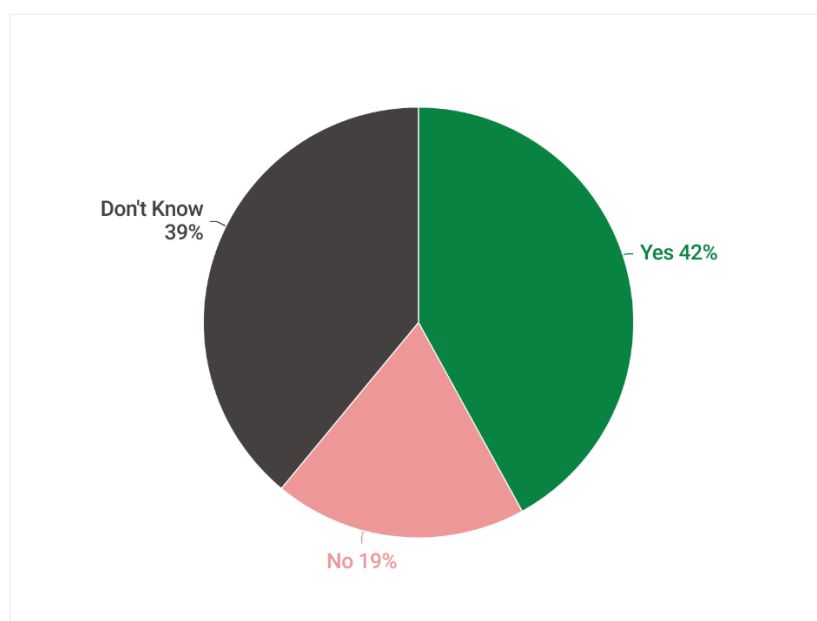
Base: (508)

4.5 COMMERCIAL / RETAIL EMPLOYMENT

Businesses form a vital part of the fabric of the community. By providing goods, services and employing people, businesses ensure that the Parish can thrive and prosper.

42% of respondents felt there is sufficient employment in the local area, while 19% felt there is not.

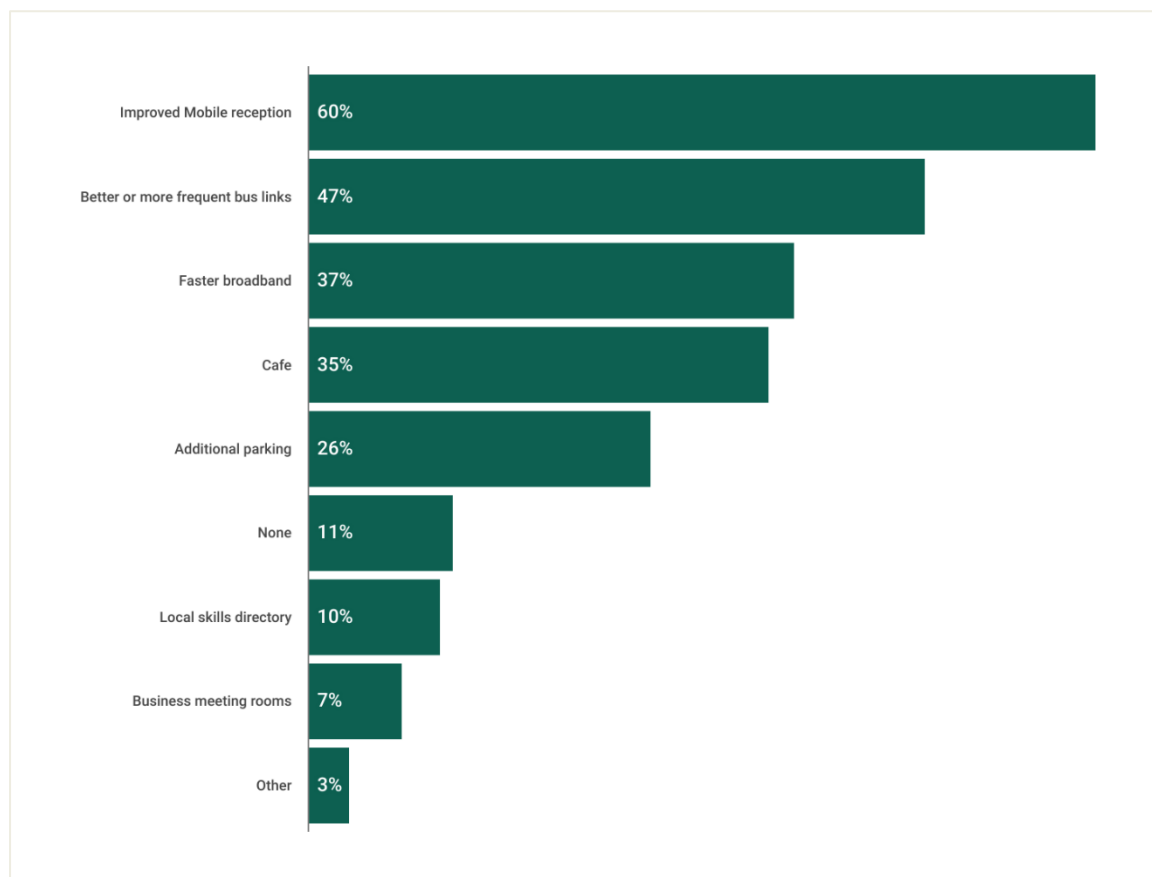
Figure 21: Do you feel there is sufficient employment in the local area?



Base: (508)

Residents were asked what would improve their experience of working in Hockley Heath Parish or would support the growth of their business or service. Improved mobile reception was the most popular choice, with 60% of respondents selecting this.

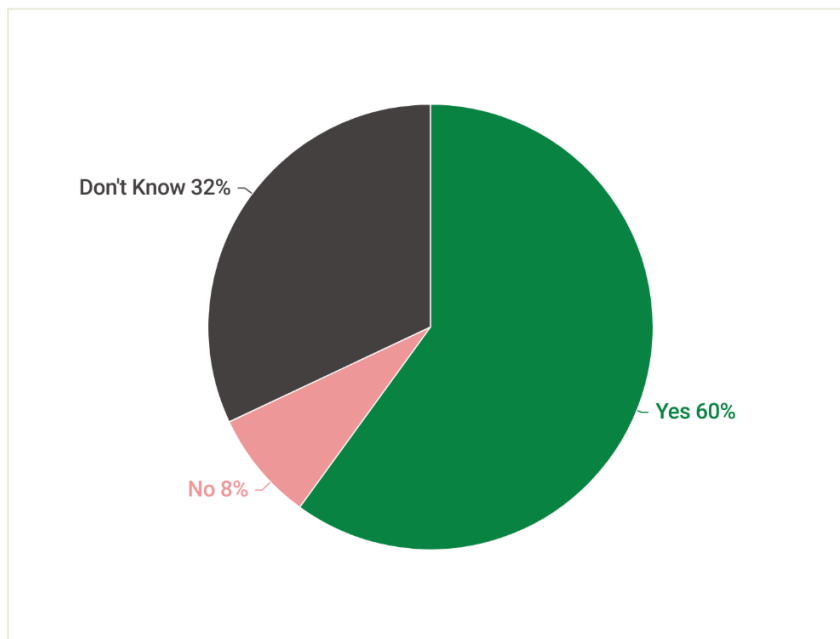
Figure 22: What would improve your experience of working in Hockley Heath/support growth of your business or service?



Base: (440)

60% of respondents feel there is enough commercial/business accommodation in Hockley Heath with 8% saying there is not.

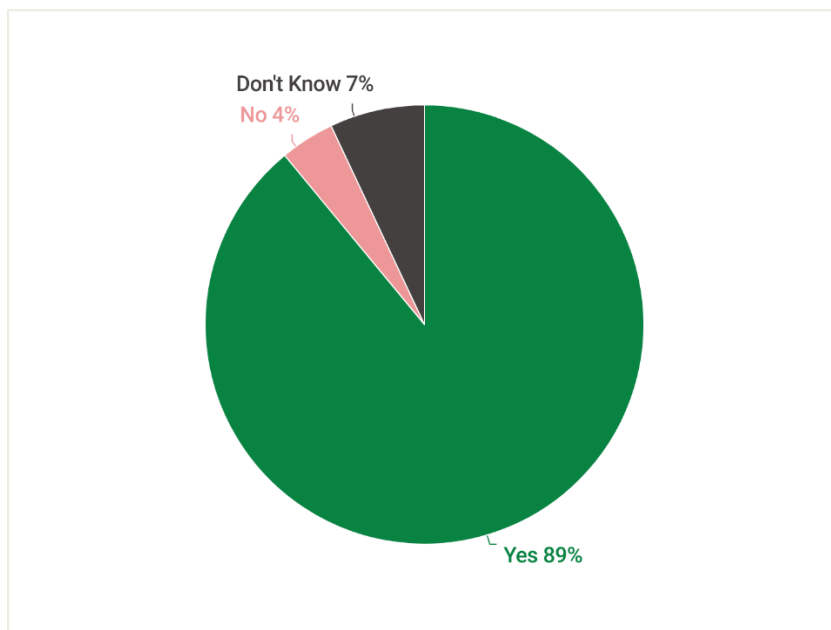
Figure 23: Do you consider that there is enough commercial/business accommodation in Hockley Heath?



Base: (506)

89% of respondents consider the protection of existing commercial/retail employment sites within the village as important, with 4% saying no.

Figure 24: Do you consider the protection of existing commercial/retail employment sites within the village is important, e.g. shops, offices etc.?

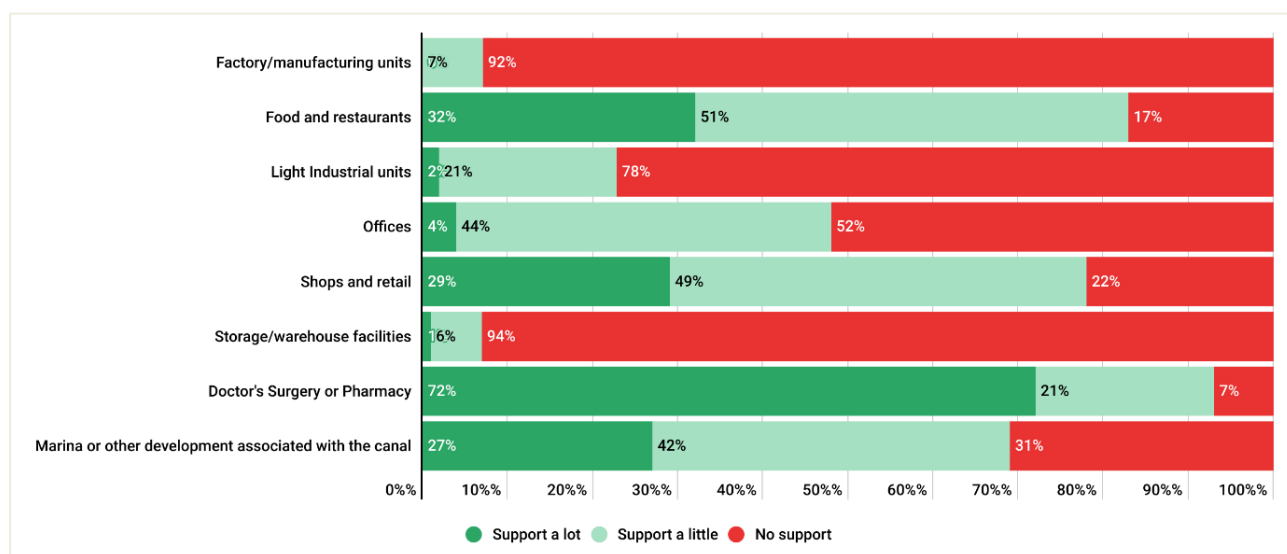


Base: (508)

Residents were given a list of business types and asked whether they would support the allocation of land for business use.

Respondents were most likely to support a doctor's surgery or pharmacy, and least likely to support storage or warehouse facilities.

Figure 25: Would you support the following?



Base: (497)

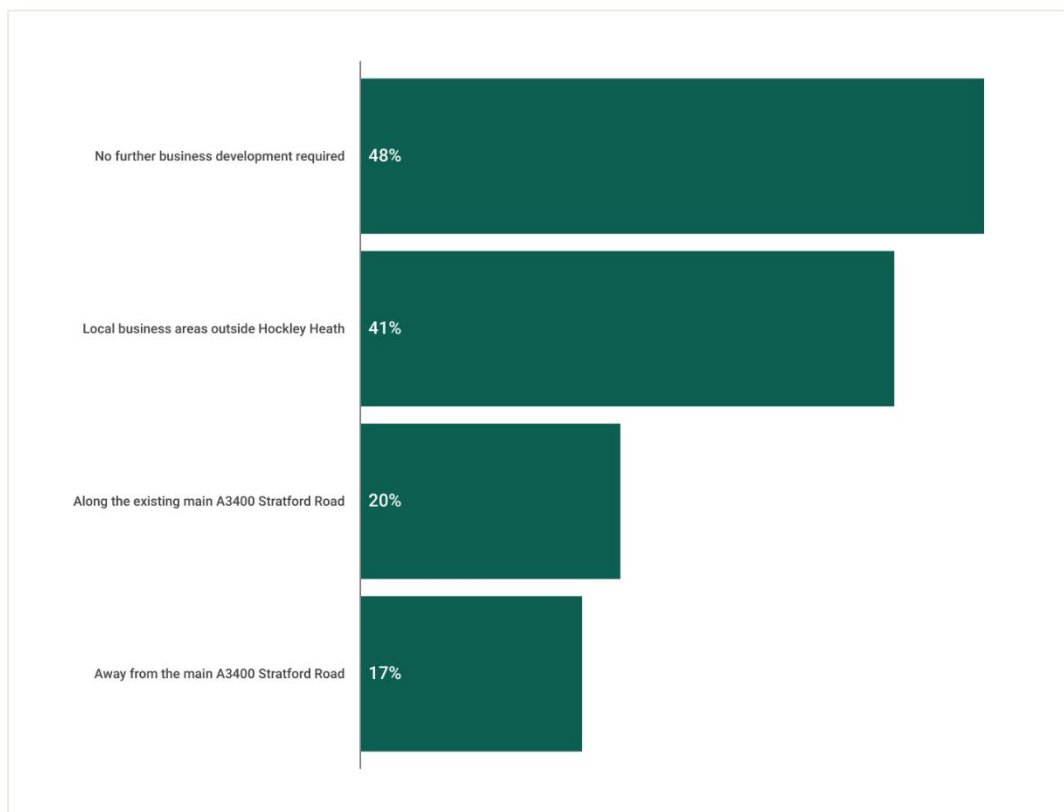
Respondents were asked, if businesses were to be encouraged in Hockley Heath, where they would like to see them developed. Respondents were able to choose multiple answers; therefore the percentages do not sum to 100%. Just under half (48%) felt that no further business development was required. 41% of residents would like it developed in local business areas outside Hockley Heath; 20% thought along the existing main A3400 should be encouraged, while 17% thought away from the A3400 was better.

Residents were asked to indicate how they feel the development of local business could be encouraged. 136 responses were made and are included in the Appendix.

Table 14

If businesses were to be encouraged in Hockley Heath, where would you like to see them develop?	Number	%
No further business development required	244	48
Local business areas outside Hockley Heath	208	41
Along the existing main A3400 Stratford Road	104	20
Away from the main A3400 Stratford Road	85	17
Base: (All Respondents)	(511)	

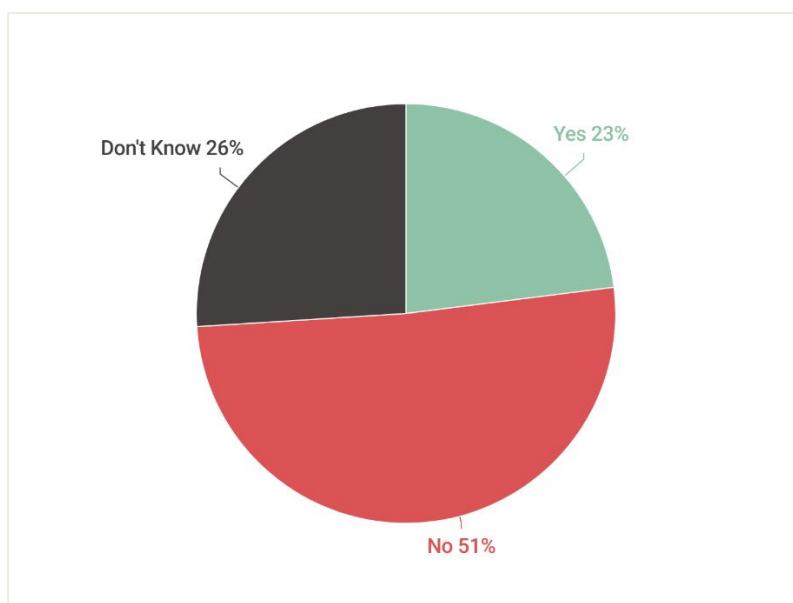
Figure 26: If businesses were to be encouraged in Hockley Heath, where would you like to see them develop?



Base: (511)

Just under a quarter of those surveyed (23%) would support the allocation of land for the creation of a business centre providing low cost, flexible workspaces, meeting rooms, managed services to support small business and home workers. Over half of respondents (51%) disagreed while over a quarter (26%) did not know.

Figure 27: Would you support the allocation of land for the creation of a business centre providing low cost, flexible workspaces, meeting rooms, managed services to support small businesses and home workers?

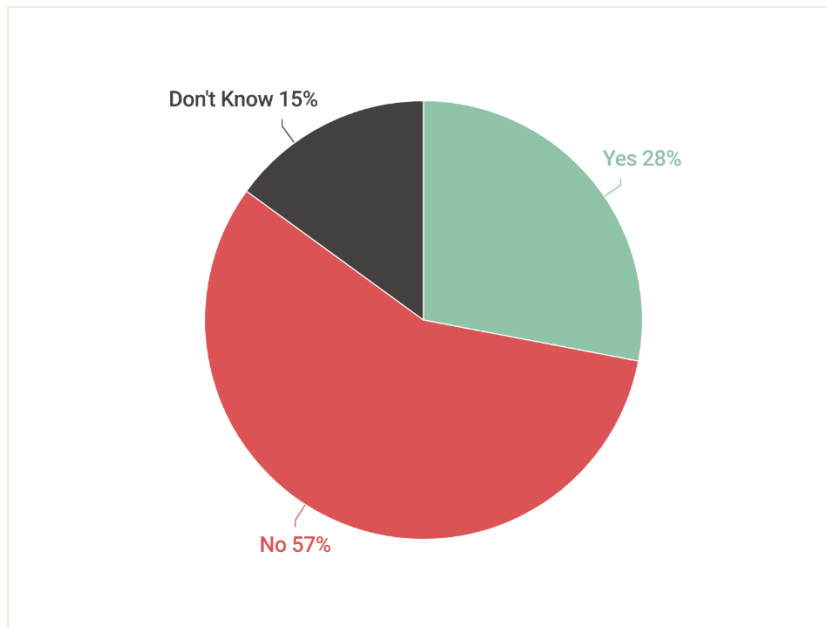


4.6 DEVELOPMENT DESIGN AND POTENTIAL SITE ALLOCATION

Residents were given a detailed explanation of what affordable homes are.

28% supported the allocation of land within Hockley Heath Parish for affordable homes. 57% did not support this and 15% did not know.

Figure 28: Do you support the allocation of land within Hockley Heath Parish for Affordable Homes?



Base: (489)

Residents were given seven areas of the village and asked to pick their top three to be protected from development.

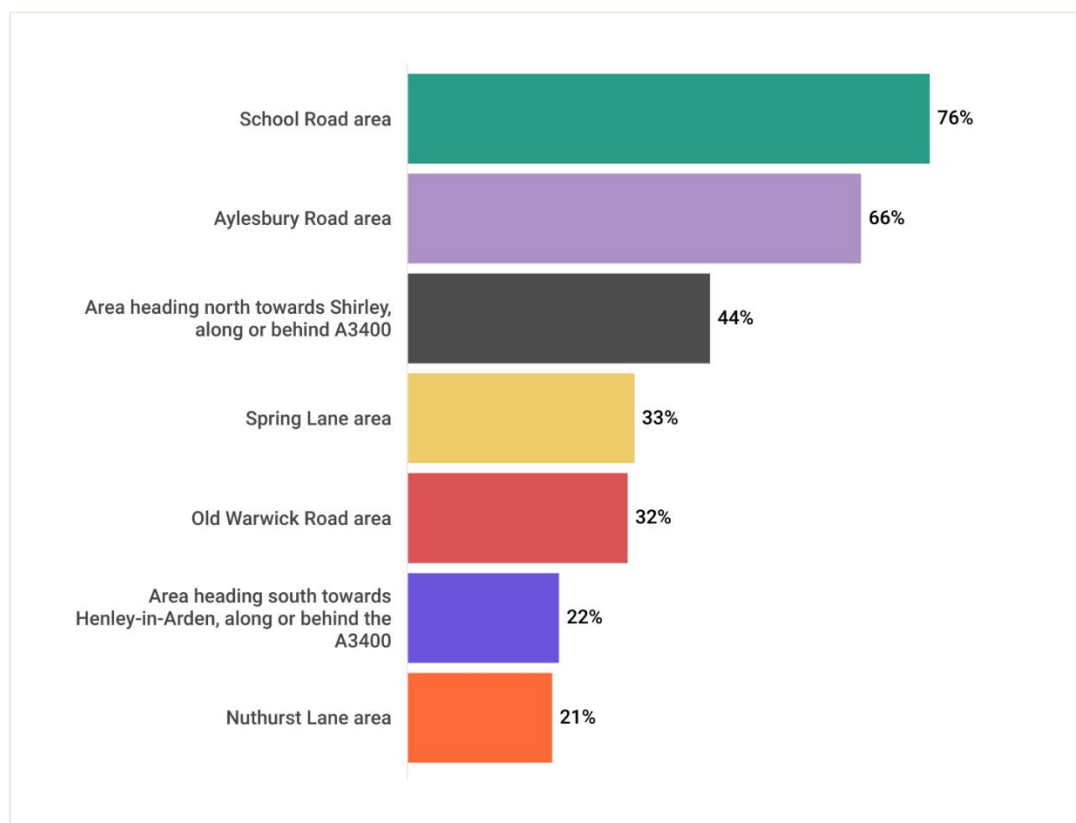
Two areas stood out from the others as being areas residents wanted to protect: 76% of residents want the School Road area protected, while 66% chose the Aylesbury Road area. Other areas were chosen by less than half of all respondents.

Residents were asked to think of any other areas of the village not listed in the table below that should be protected from development. 93 suggestions were made and these are included in the Appendix.

Table 15

Should these areas of the village be protected from development?	Number	%
School Road area	361	76
Aylesbury Road area	313	66
Area heading north towards Shirley, along or behind A3400	211	44
Spring Lane area	155	33
Old Warwick Road area	151	32
Area heading south towards Henley-in-Arden, along or behind the A3400	107	22
Nuthurst Lane area	98	21
Base: (All Respondents)	(476)	

Figure 29: Should these areas of the village be protected from development? Please tick your top 3



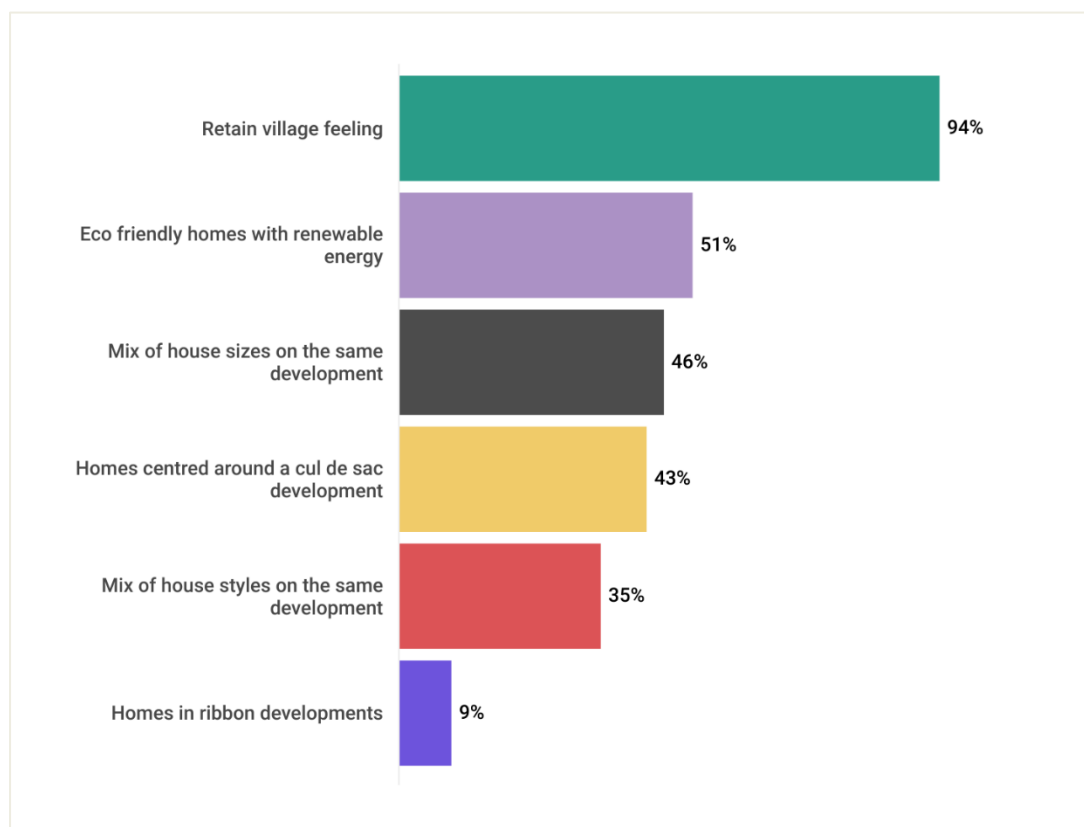
Base: (476)

Should development take place, 94% of those surveyed strongly wanted to retain the village feeling. Over half of respondents (51%) wanted to see eco-friendly homes with renewable energy. Homes in ribbon developments were not supported (9%).

Table 16

Should development take place, what should new developments in Hockley Heath look like?	Number	%
Retain village feeling	480	94
Eco friendly homes with renewable energy	260	51
Mix of house sizes on the same development	236	46
Homes centred around a cul de sac development	219	43
Mix of house styles on the same development	177	35
Homes in ribbon developments	46	9
Base: (All Respondents)	(508)	

Figure 30: Should development take place, what should new developments in Hockley Heath look like?



Base: (508)

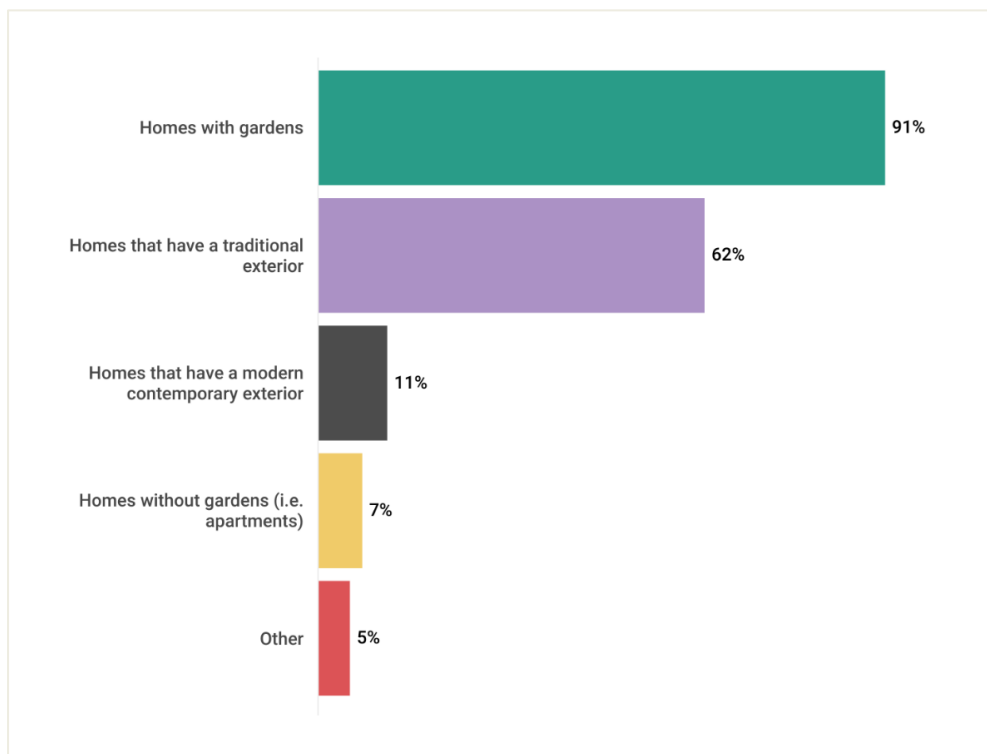
91% of respondents feel homes with gardens is the most important appropriate style in a house development, while 61% indicated that homes should have a traditional exterior.

21 other comments were made and these are included in the Appendix.

Table 17

Is there a style of house development that you think is particularly appropriate?	Number	%
Homes with gardens	439	91
Homes that have a traditional exterior	299	62
Homes that have a modern contemporary exterior	53	11
Homes without gardens (i.e. apartments)	33	7
Other	24	5
Base: (All Respondents)	(480)	

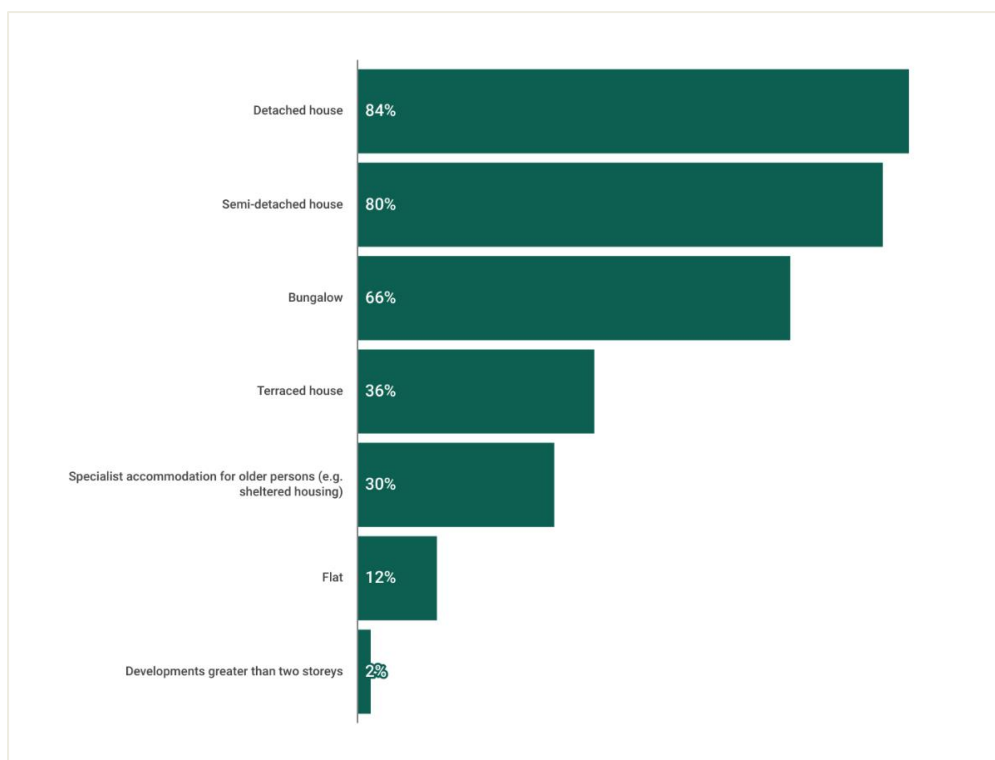
Figure 31: Is there a style of house development that you think is particularly appropriate?



Base: (480)

84% think detached houses would be appropriate, while only a few percent less (80%) think semi-detached houses would be appropriate. Two thirds (66%) think bungalows would be appropriate.

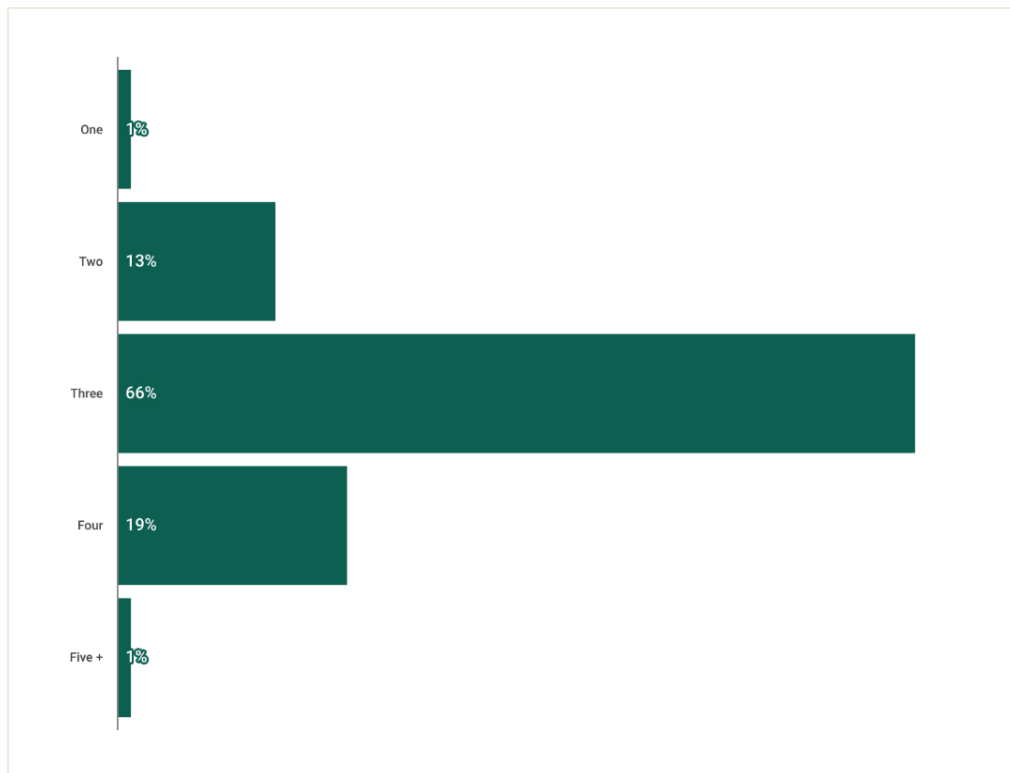
Figure 32: What type of property should new developments consist of?



Base: (481)

Two thirds (66%) of respondents think that any new developments should have three bedroom homes. The next most popular choice with 19% of respondents choosing it, was four bedrooms.

Figure 33: How many bedrooms should any new developments have?



APPENDIX

HOCKLEY HEATH LITERAL RESPONSES

Q2 Can you think of any historic buildings or features that we've forgotten, that need to be protected?

139 responses

2301 + 2303 Grade II listed buildings. Oak Lodge Farm and Box Trees Farmhouse traditional architecture. 61/65 Orchard Road have protection orders.
2303/2301 listed buildings and farm houses at box trees
61 & 63 Orchard Road / 2301 & 2303 Stratford Road, listed building, box trees farmhouse and barn at oak lodge farm
A new build community centre
A permanent Post office
A post box returned to the central part of the village
All of our green belt
Allotments / Umberslade historic church and burial ground / cleaning up and better signage of footpaths / Including style free walks / Baptist church with stained glass windows
Aylesbury House is a grade 2 listed building situated on Aylesbury Road.
Baptist Church
Baptist Church
Baptist Church
Baptist church / Baptist community church hall
Baptist church / Nuthurst chapel
Baptist Church / Nuthurst Church / Ancient hedgerows / Established trees / The many character houses around the village / The old school building on the corner of Stratford Road
Baptist church and church centre - Spring Lane.
Baptist church and old school
Baptist church and old timber school building in grounds
Baptist Church. Baptist community church hall
Baptist Church. Every single tree, however old. Every wild
Baptist churches. Obelisk - Umberslade farm
Both public houses / older houses (say 100 years+)
Box Tree Farmhouse and Barn Oak Lodge Farm. Examples of traditional rural architecture, noted for their historic character. 61 + 63 Orchard Road: Residential buildings with protected status, noted for their design. The Homestead, School Road: A historic house with visible original timber farming. 2301 + 2303 Stratford Road (Box Trees): A specific entry for properties on Stratford Road with Grade II listing.
Box trees farmhouse. Nuthurst Grange. Umberslade Baptist Church. Miller and Carter building
Bus shelters, benches, rubbish bins, flower bed are important features
Cast iron road names on original roads not new developments. It's the Nags Head not a street bar. Blacksmiths lane, Orchard Rd, School Rd, Old Warwick Rd etc.
Clock tower on building at corner of school road (used to be John Shephards)
Dentist, post box (outside dentist)
Fields and the old world war 2 runway
Fields are a hunting ground for red kites and barn owls - they ought to be protected

Fields overlooking box trees as this was the landing strip for the planes in the war (2nd) used by the royal Airforce. 2301/2303 are listed buildings as well as box trees farmhouse and oak lodge farm
Full audit of tree preservation orders in the village to check all that should be protected are
G2 listed Aylesbury House surrounding green belt
Green belt areas surrounding the village need to be protected from excessive development
Green spaces
Hockley Heath was a grand coaching inn where Queen Victoria stayed in 1837, demolished in 1968 for modern housing a big mistake lost forever and should never ever had happened in the first place. All remaining historic buildings and features in Hockley Heath must be protected
I think there's possibly some buildings around Nuthurst which was originally the centre of Hockley Heath as I understand from historical articles. Sorry I am not sure which ones. Theres a theory that Hockley is from Oakley Heath, I am not sure if there are any really ancient oaks still remaining in Hockley 300 yrs + I know there are quite a few from 200 yrs ago.
I would agree to CCTV only in certain areas such as Stratford Road / School Road
I would like a post box back in the village
Large post box in the village
Memorial hall and social club are two different issues
Need a post office and post box - doctors surgery
No
No
No
No
No
No
No
No
No
No
No
No
No
No
No
No
No
No
No others come to mind
No, above covers it, maybe airfield and Teds farm statue
None
Note we do not have doctor/pharmacy or CCTV in the village
Note, the need to have a specific feature for 1) Doctors Surgery. 2) A pharmacy facility. Very important for data integrity.

Obelisk
Obelisk at farmer Teds farm. The church near farmer Teds farm. Umberslade Baptist Church
Obelisk at former Teds farm (not sure if it's in the village)? The church also near farmer Teds farm, Umberslade Baptist Church
Old airfield opposite Shell Garage
Old Baptist church including old school war memorial and old military graves
Old school building (off spring lane)
Old Umberslade Baptist Church
Older houses and public houses
Our green belt fields, trees and hedgerows
Packwood Church if it comes under Hockley Heath Parish
Planters etc maintenance by gardening club, post box in central position, millennium bench on A3400
Post box
Post box
Post boxes. Book exchange (could do with a bigger more central book exchange facility)
Protect the ambience and nature of our small village
Public footpaths/rights of way over fields / Road crossings / Speed restrictions
RAF Hockley Heath runway area
Remove the strange petrol station opposite Miller & Carter
School at Baptist church
Some of the woodland on outskirts of village and the various green areas in our estates.
St Giles Church
Surrounding countryside and rural setting
The Baptist church down Spring Lane. Historically important due to its bells - possibly not in area. The Old School House at junction of School Road and Stratford Road
The bridge. It is collapsing
The character of the village in general needs to be protected and the woodlands, hedgerows and lanes - not buildings but definitely features that make the village life different to other areas
The Christmas tree
The disused Baptist church down the gas lit (once was) avenue.
The dog walking paths through and around the fields
The fields that surround the village need to be protected
The garage opposite Miller & Carter used to be an asset but is now an eyesore, spoiling the central look of the village. Could do with redevelopment. The barn equally needs something doing to it.
The green belt - agricultural land which can produce food
The land on Aylesbury Road strongly disagree to any building planning and I am a member of wildlife protection and all creatures have a right to a natural environment along with protection to all trees that land is used by walkers and hikers should be protected at all costs
The local wildlife and trees
The Obelisk
The Obelisk - Georgian House to be knocked down to make way for housing part of Hockley's history
The obelisk at Nuthurst by Nuthurst graveyard Drawbridges over the canal on the way to Lapworth.
The Obelisk at Obelisk Farm (although may be out of area of interest) and two churches off Spring Lane down the track (Baptist)? Our farms in surrounding areas.

The Obelisk. All the small woods and copses. Vicarage Rd allotments
The old chapel of rest located at the cemetery
The old school (Hearden & Weston) Umberslade church and old school
The old school on corner of Stratford Road/School Road
The old Umberslade Church in Spring Lane
The post office is now only once a week and they have taken away the central post box. We need a post office and box in one of the shops.
The primary school building
There are several "genuine" old properties in the area, hundreds of years old, adding developments near, adjacent, opposite simply detracts from the character and suggests a disregard of our history.
There is no post box / office in our village since the box was removed by the pedestrian lights in the middle of our village, we need this replaced
There is no post office
There is no post office and the central post box has been disgracefully removed.
There is no post office in the village now. Post Box removed from centre of village
This should be two separate questions social club is rarely open. Memorial hall is excellent; there is no individual post office
Trees
Trees / plants greenery
Trees and hedges planted by road side
Umberslade Baptist church
Umberslade Baptist Church
Umberslade Baptist Church and churchyard
Umberslade Baptist church and old school and Umberslade church centre spring lane
Umberslade Baptist church and original village school
Umberslade Baptist Church Nuthurst
Umberslade Baptist Church, large central post box, mature trees, forest school (at the school)
Umberslade Baptist Church. Mature trees, forest school at the school, large central post box
Umberslade Church / old school
Umberslade Church and Old School Hall
Umberslade Church and the old school
Umberslade historic Baptist church and school
Umberslade Obelisk. Old School House, Spring Lane (and church). Green space, farming.
We have lost our post office and our post box. This needs to be rectified and protected.
We have lost our post office, but the pop-up post office is super. We should have a full audit of historic and notable buildings.
What about the main post box, can we get it back? Speed bumps on School Road / The Old Baptist Church on Spring Lane / Canal towpaths / Village centre parking
Wildlife
Working farms at the fringes of the village

Q5 Green spaces are any open spaces of land that are accessible to the public. This can include playing fields and sports pitches, wildlife areas, parks, community greens, playgrounds and cemeteries. Which of the following are most important to you? (Please tick up to three boxes only). Please state any other features that are important to you below:

57 responses

"Tidy" is not wildlife friendly (necessarily), the obsession with cutting verges is definitely detrimental to.
A safe circular route for cycling/walking/running
Access and maintenance of footpaths and walking routes and canal towpaths
Areas to walk across open countryside
Being able to walk down country lanes in close proximity to the village. The canal and its village.
Better maintenance of our footpaths especially through farmers' fields e.g. Christmas tree field near Canal and Stratford Road.
Better maintenance of our footpaths especially through farmers' fields e.g. Christmas tree field accessed from Stratford Rd to canal.
Better play areas for a wider age group and provision of nature areas
Canal tow paths for walking
Canal towpath needs to improve to allow year around access / ability to walk along
Care and maintenance of footpaths, revival of the historic canal wharf (not the pub)
Darkness for bats. Fields, woods, verges for wildlife to roam and co-exist.
Definitely wildlife
Designated areas in park for off lead dogs
Designated dog areas in park for off lead
Direct access to public footpaths surrounding village. Care of existing trees and copses.
Football goals all year round please
Footpaths that are in open green spaces. Not through housing settlements
Footpaths through open fields / countryside
Green belt and ecology - Hockley Heath lies within green belt not grey belt. Any developments would irreversibly harm its openness and rural setting. The area supports diverse wildlife including deer, foxes, badgers, bats, owls, buzzards, kestrels, grass snakes and hedgehogs. Any development would destroy valuable pastureland, habitat and reduce local biodiversity
Green belt not grey belt
Green spaces (i.e. fields) that are navigated by public footpaths
Green spaces for wildlife to thrive. Traffic calming to 30 mph to reduce noise to wildlife.
Having a circle of visible and accessible green space is vital for village living. Our wildlife is abundant and diverse and must be protected and encouraged.
Helping the wildlife thrive and our eco system
I am a strong advocate for keeping the Green Belt and farmland untouched so believe that this land should be prohibited from development.
Improved connectivity to surrounding paths to green space / Adequate litter bins - need more / More planting, land should remain untouched / protected
It's very hard to place a limit on the options given
Keeping the green belt as is open fields to walk in.
Maintain clear public footpaths
Maintain green belt at all costs

Maintaining access and structure of footpaths, including tow paths.
More litter picking needed especially from Gate Lane to Four Ashes Road - A3400
Most green spaces in the village are naturally occurring or agriculturally managed as opposed to the proposed manmade wildlife areas
Most green spaces in the village are naturally occurring or agricultural and should be kept as such rather than being replaced by manmade attempts at green spaces
Need separate spaces for dog walkers
Nothing to add
Orchards
Place for children to play, free play and sports facilities
Please can the football goals be left up all summer in the park, they are left up in winter so can't understand why they are removed in summer?
Preservation of the green spaces between Hockley Heath and Dorridge is essential
Preserve the green belt. No development.
Preserving and clearing all footpaths
Protect green spaces from dog owners e.g. Recreation ground, canal pathways
Protecting existing green bely in particular to grow crops and graze livestock, part of the character of a rural village.
Protection of farmland
Protection of the night sky - if building plans go forward and granted, light pollution will block out the skyline and we need to protect all wildlife from unwanted developers, whose aim and goal is to change that cannot be reversed
Safe places to walk and run for exercise (well lit)
Saving farm land green belt we should support farmers and growing green belt and grazing particularly now we are out of EU and costs
Saving our greenbelt fields and farmers livestock
Some road networks over the canal, minor traffic usage making good walk ways. Lots of wildlife, important to maintain.
Style free walks, better footpath signage
The footpath on Stratford Rd opposite one stop. The use of a wheelchair is impossible
Village community and work of the volunteers
We need more park space before the land is built on. Shriley, Dorridge and Knowle have lovely park space what about Hockley Heath? Don't let it become an urban sprawl.
Wildlife and pets are 2 different entities
Wildlife is very important, lots of work for HS2 development has ruined so many habitats already

Q6 When considering the local environment, how important to you are the following issues? Please tick the three most important to you. Add any additional comments/suggested improvements in the box below in respect of the local environment.

70 responses

Also keeping the village clean and tidy
Although only 3 options could be selected, I do feel that local farming should be actively supported. I am very concerned about losing any greenspace. Too many deer get killed on the roads surrounding HH as it is. We regularly see bats, birds of prey, pheasants etc. We also had a weasel in our garden
As a member of the gardening club some support regarding maintenance of specific areas such as benches seating by bus stops etc
Box 3 whilst not near a river, Hockley Heath is prone to flooding due to ancient drainage system, especially on the main A34.
Central post box
Closer attention paid to the significant amount of fly tipping in the surrounding lanes and laybys
Conserving the green belt is essential because it protects natural landscapes from overdevelopment, ensuring that wildlife habitats, farmland, and ecosystems remain healthy and intact. These areas act as vital lungs for nearby towns and cities, improving air quality, reducing pollution, and helping regulate temperatures as the climate changes. Green belts also provide accessible outdoor spaces that support physical and mental well-being, offering places to walk, relax and connect with nature. By limiting urban sprawl, they encourage more sustainable development within existing communities preserving the character of rural areas and maintaining a balance between growth and environmental responsibility.
Current drainage totally inadequate
Current farms are not well managed for wildlife / I include here using development and gardens for wildlife
Danger of HH having no defensible boundaries especially between HH and Blythe Valley. Flooding is a real and increasing problem not just on the roads but on large stretches of land.
Drainage requires urgent improvement
Far too many dog owners allowing their dogs to mess the sheets and the verges. It's difficult to go for a walk after 4pm winter time for fear of treading in it.
Farming and green belt important even more so now out of EU
Farming has been and should continue to be an integral part of the area and always be encouraged and supported. Any housing proposals should be appropriate to the current size and ability of village infrastructure and sustainable whilst being sympathetic to the aesthetic of village too.
Flooding is a major risk around the village in part due to the clay soil and a drainage network that is old and unable to cope
Flooding prevention should already be responsibility of Severn Trent
I am in favour of new homes, I just believe the proposed number crosses the line, and these houses will not be affordable
I think we are in real danger of Hockley Heath having no defensible boundaries particularly between HH and Blythe Valley. The flooding is a real and increasing problem not just on the roads but across the large stretches of land.
Improved canal towpath. A post box.
Improving the look of the village stops, especially at the junction of School Road and Stratford Road. Restoring a post box by the shops.
In the built environment, roads, footpaths and green spaces try to emphasize the historical heritage features of the village to develop a consistent character e.g. based on canal, the wharf, the coaching inns, St Thomas Church

Increase in number if gully drains
Keep kerbsides free from leaves and litter to help reduce flooding.
Keep the green belts for future generations to enjoy and for nature improves quality of life for all living things
Keeping speed limits restricted to 30mph
Keeping the village free from litter, would have been choice 4
Keeping village free from this is our responsibility
Limit parking of vehicles on Aylesbury Road and School Road
Local woods. Retaining canal walks and footpaths
Maintain natural landscapes and fields. We need to protect our village otherwise we are history and our ways of living in a rural, small community of people. We should be allowed to protect our rights.
Maintain residential nature of the village, and oppose any industrial development.
Maintaining and enforcing speed limits through Hockley Heath. 30mph is still too fast, I suggest 20mph to be more appropriate.
Maintaining canal paths so they do not get too muddy when people cycle along them so people can safely walk along them too.
Maintaining public footpaths so the countryside can be enjoyed
Maintaining suitable speed limits on all roads and reducing the parking of cars down school road and Aylesbury Road
Maintenance of gutters and road drains to stop road flooding
Make school road from Stratford Road to Tutnall Drive an unsegregated shared use road - one open to cars, bicycles and pedestrians. Eliminate the curbs and raise the carriageway to pavement height
Management of artery lanes away from village i.e. curb stones, ditch management, large truck road carving
Many of the surrounding roads do not have separate pavements and too high-speed limits. Shared use lanes need to encourage walkers. Cyclists are children to have the freedom of safe routes
More speed prevention measures on all roads
More thought should be given to managing the inevitable build-up of traffic through the village from any future development
More woodland areas. Enhance wildlife as well as protect it
More woodland. More pathways through the fields. Better water drainage management
More woodland. Putting the environment at the heart and start of everything we do. i.e. enhance wildlife and protect it.
Much more needs to be done by SMBC and Severn Trent to protect properties in the village from the increasingly frequent instances of flooding - the existing infrastructure cannot cope with the current volumes of surface water and properties are already being flooded.
Natural footpaths
New drainage and soakaways
Noise pollution. In the event of issues on the M42 / M40 junction, lorries plough through the village late at night creating an unending din for hours on end.
None
Only a very small (no higher than single numbers) number of individual houses. Any and I mean any will destroy the village nature of HH and just attract further commuter traffic. Current infrastructure is already at breaking point. No space for car parking, school is full and cannot be extended, the drainage is also an issue. The village floods at the slightest bit of rain. Adding more houses will not help, especially as 900 are being built around the corner at Blythe Valley! The amount of green belt is what makes HH so appealing to residents. Removing that to build more houses is short sighted and greedy, it is purely about the profit and of no benefit to HH residents

Oppose to industrial development, maintain residential nature of the village.
Option 2 is incredibly important too and should outweigh proposed planning applications
Parking and road layout - co-op an issue, not enough parking and too close to junctions causing traffic issues
Please please reject these building applications, the whole fabric of the village will forever change. Wildlife and countryside views will be forever lost. The fields on Aylesbury Road are working farmland and should stay that way
Protecting our local wildlife especially the roe deer and muntjak
Protection of green belt
Providing safe spaces to work and run
Reducing traffic congestion in the evenings (in particular Stratford Road junctions at Aylesbury Road and Old Warwick Road)
Regular maintenance of verges on roads and lanes especially School Road. Regular maintenance of road signage for visibility and cleaning
Severe traffic calming methods - traffic lights at junctions of Stratford Rd with Aylesbury Rd, School Rd, Old Warwick Rd and Spring Lane. Blacksmiths Lane blocked off opposite Miller and Carter pub to make cul-de-sac.
Signage for animals (deer etc)
The flooding in the village is horrific currently
The green belt is the single most important thing as this is what makes Hockley Heath a village
The infrastructure in Hockley Heath is at capacity, there is very little scope for additional developments without significant investment in roads, doctors, schools, water, bridges, sewage, post office, mobile phone signals etc
Too much flooding already occurs in the village
We are blessed with abundant wildlife, bats, owls, herons, wood peckers, cuckoos, foxes, hedgehogs, deer, badger, rabbits and more. 100 % important the habitat is looked after and not eroded such that nature is threatened.
We are surrounded by working farming and should be retained to support local and national food and food production. There is a real danger of "coalesce" with Blythe Valley, Lapworth, Dorridge, destroying wildlife and green habitat. I would not want this and it damages community life forever.
We must improve green belt / green spaces
We need to protect the rural area. This village is twinned with Cholet France and Main-Taunus Krels in Germany
With regards to 4, with a very few exceptions, there are none. Almost all land in this area is "farmed" by developers.

Q8 Should the Neighbourhood Plan aim to protect and enhance the village through the quality and design of housing, by promoting the following? (Please tick all that apply) If other, please write in the box below:

26 responses

1) Protection of footpath network (i.e. not re-routing to allow development). 2) Sustainable design e.g. solar panels, heat exchange pumps etc.
Car parking requirements for new housing needs to be priority for any new developments. Car parking facility next to housing and not blocking the roads
Central community shop cafe, post office and pot box etc. Outside seating "Watts Garage" Stratford Rd possible site. Take a look at Cheswick Green Solihull layout.
Current infrastructure as demonstrated by flooding over many years should be considered in regards of additional housing. Road network already at maximum causing huge safety issues for pedestrians and other road users, this cannot be improved, especially with more housing / commercial developments.
Design that does not increase the existing, high, flooding risk from surface water flash floods
Energy efficient measures i.e. solar panels, EV chargers, heat pumps
Ensure that all parts of the village are connected with paths and cycle lanes to emphasize that it is a single community
Existing new developments have adequate space/gardens/driveways to park. Vehicles to keep them off road rather than blocking already narrow lanes/any new development roads that end up looking like Dickens Heath developments ensure properties are spaced out rather than in blocks/terraces, ensuring character of village retained as much as possible
Hockley Heath has some amazing countryside with beautiful wildlife and somewhere to admire for future generations let's protect what we have, it will all make sense some day and it will make you proud
Housing that is sympathetic to the wildlife in our village
I would say all of the above if the green belt is protected and safety is maintained. I see some small areas that would be deemed appropriate to develop. But the destruction of a village and its eco system, farming and community is very scary. Authorities can't even get this right for existing signage, lighting, safety (road), flooding etc. So expansion is useless to protect our community.
Improved access for transport at key junctions on the Stratford Road (focus on local traffic over through traffic)
No further development in HH
No further development in Hockley Heath
None of the above
Only a very small (no higher than single numbers) number of individual houses. Any and I mean any will destroy the village nature of HH and just attract further commuter traffic. Current infrastructure is already at breaking point. No space for car parking, school is full and cannot be extended, the drainage is also an issue. The village floods at the slightest bit of rain. Adding more houses will not help, especially as 900 are being built around the corner at Blythe Valley! The amount of green belt is what makes HH so appealing to residents. Removing that to build more houses is short sighted and greedy, it is purely about the profit and of no benefit to HH residents
Promoting sustainable drainage solutions is essential, proper and substantial space should be allocated for surface water balancing pools which are designed in a way that also improves local biodiversity.
Reduce traffic congestion in centre of village especially in school road and orchard road
Removal of unnecessary signage. Attention to affordable housing being provided and mixed in with all other housing.
Retain green belt and protection measures need to remain
Retain green belt farming is needed to grow food for expanding travelled to Tewkesbury a lot of not lived in buildings, use brown field sites rather than the green belt

Small houses for families of local residents for local first time buyers
Small scale developments - not hundreds / thousands of houses
Social of affordable housing has its place in areas close to city centres where there is transport links buses, trains etc Having large numbers of social housing in an area of poor bus service etc how are people going to get to work or move about unless using a car which is becoming more expensive
Sympathetic architecture is critical as is ensuring residents can safely walk and cycle to the key village facilities like the school
The neighbourhood plan should protect the rural nature of the village by retaining the Green Belt and farmland that surrounds it.

Q11 Please comment here on how you feel nearby developments may impact upon Hockley Heath? (Please use the space below)

273 responses

	1
1. For industrial growth, HS2 has ripped up the country so we should have large building on this and the surrounding new brown belt land. 2. SG24 will kill Hockley Heath as a village.	
55 years ago our son had 6 in Miss xx After Parkview, etc 30 plus.	
A key benefit of HS2 is the movement of freight, taking HGV's off the road, this should reduce HGV movement across the M42. Will increase vehicle movements along the A3400, causing increase in pollution, road damage and congestion	
A3400 already serves as a busy corridor (with traffic to/from motorways, local villages, business parks and also as part of diversion/commuter routes), adding a large mixed use development - combining offices, homes and facilities - multiplies the demand on a road that may well be near or beyond its comfortable capacity.	
All proposed developments will dramatically change Hockley Heath. Since moving here over 50 years ago Hockley Heath has slowly changed. The addition of the M42, M40 and small developments have been sustained. Present plans will destroy with no infrastructure	
All these developments will increase the traffic throughout the village and the east-west roads that dissect it. More noise, more pollution. Horrendous queues of lorries through village around junction 4 and roundabout to Illshaw.	
An average house has 2 cars and that with every new house, the roads cannot cope also we have no doctors	
Any development must be proportional to the size of the village (currently 800 houses) gradual small-scale development only, traffic and noise - must be kept to a minimum	
Any development will have an impact - I travel to work towards Shirley on the Stratford Road and between Tesco and The Plough it is often at a standstill, so not only will affect the village but also commuting to other areas	
Any development will have an impact on the village. The negative impacts will be additional traffic, pollution, noise, light pollution. Ruin green belt spaces which will be gone forever, ruin the rural feel and harm wildlife habitats	
Any developments be that commercial or residential will have a massive impact on the A3400 Stratford Rd because of its location sitting between the M42/M40 and a busy A road. Living amongst additional traffic will have a detrimental effect to residents with noise, pollution (both light and air) and general feel being.	
Any future developments should benefit the village and not be detrimental	
Any nearby development that proceeds must a) not contribute to coalescence (e.g. with Dorridge or Blythe Valley) and b) must be accompanied by provision of infrastructure including, but not limited to, GP surgeries, dental surgeries and community mental health facilities.	
Cause traffic problems, school not big enough, local doctors etc already very busy	
Completely ruin the village, the open spaces and local footpaths need to be kept, during covid these area held high importance to locals mental health - green belt should be protected at all cost.	
Concern that Warwickshire may approve housing without any contribution to village facilities or traffic management which falls under Solihull a much smaller and poorer authority	
Concerned that character of the village will be spoilt by over development. That the infrastructure is insufficient for the planned growth	
Could make the Stratford Road massively busier - this is already very busy road. Also School Road is very hard to drive down during school pick up and drop offs, it is now large enough to cater for more volume	
Current facilities, doctors, schools, drainage etc are totally inadequate to support any developments	
Current services and infrastructure will not cope with proposed developments.	

Damage rural setting, wildlife and infrastructure, we made a choice to bring our children up in this environment away from urban sprawl at a financial cost which would all be at risk
Designated commercial land in Blythe Valley subsequently adopted for housing. Traffic, safety, flooding, appointments for doctors.
Destroy our rural village if many houses are built on green belt. Affect wildlife and the environment area can't cope with traffic now. No facilities nearby for needs of more people
Destroy the countryside, wildlife not why we have stayed in the village for so many years and it is a disgrace
Destruction of green belt land. Change of village character. Strain on infrastructure. Flood risks. Environmental concerns. Traffic.
Detrimental impact on village character / Increased pollution (air and noise) / Traffic congestion
Development at the site and scale proposes will fundamentally change the nature of the village. Existing amenities will not cope.
Development for housing and business is inevitable. Even development must have the infrastructure to support it not just build and run
Don't know much detail about SG24 or HS2 Arden
Due to lack of facilities development would affect local surgeries, primary and secondary schools, hospital appointments. No A&E at Solihull. Increased traffic, the roads struggle at the moment. Huge lorries driving on narrow roads. Increased flooding on roads due to poor drainage. Lack of water pressure. Wildlife habitats disappearing.
Effective wildlife / Increasing the potential of floods, impact of safety e.g. accessible traffic risk to local children. Education and social interaction
Environmental damage / Loss of green space / Flood risk increase / Infrastructure strain / Pressure on local services / Traffic and congestion increase / Loss of village identity and character
Excess traffic, flooding, impact on green belt and wildlife, impact on wellbeing due to lack of natural green spaces
Excessive traffic movement and noise adding to the daily impact of health problems. Negative impact on all wildlife
Excessive traffic, pollution, loss of rural feel
Excessive traffic. Lack of infrastructure. Protection of green spaces. Danger to wildfire.
Extras lorries / cars on A3400 is not acceptable. When there is a problem on M42 or M40. The traffic that comes through the village is excessive and noisy. Any more traffic would be horrendous.
Facilities will not sustain any major development; the infrastructure struggles now
Flood increased risk, big impact through additional traffic, huge impact on green belt, wildlife, village encroachment upon neighbouring villages, unsustainable infrastructure
Flooding and traffic are already awful. Parking around Stratford Road and School Road is already getting quite bad. It's a village, not a town, stay that way. Destroying character with rushed developments
Flooding drainage and sewage. Increased traffic and noise. School and doctors availability. Inc traffic impact on cyclists
Flooding, traffic, damage to wildlife, there is a lack of amenities for the village as it is
Having lived in Hockley Heath for 50 years, I appreciate the tranquil pace of life and feel that excessive developments would ruin this.
Heavy traffic, school full - no infrastructure to accommodate
Higher volume of traffic, disturbing wildlife
Hockley Heath continually struggles to cope with residential needs now in terms of infrastructure. Flooding and power outages are frequent and one comes to expect them during cold seasons. How on earth will new developments impact stressed resources, not to the benefit of residents at all
Hockley Heath gets busier every day; the Stratford already floods and is congested. Adding additional traffic will cause road problems. The amount of green spaces are appropriate for

current resident level, losing space and increasing resident numbers means everyone loses out.
Hockley Heath is a small village, surrounded by countryside and it should stay this way. I moved here due to its rural location and do not want nearby developments taking place as it will ruin Hockley Heath
Hockley Heath is a unique settlement close to such a large conurbation and transport links. All the housing proposals and now business / industrial applications will sadly completely change the feel of the village - it will just become another suburb. Historically as a place in the oak wood where travellers too refuse, all that vibe will be lost. The biggest fear for us is Warwickshire's proposals, once they latch on to the facilities of Solihull, there's nothing to stop them joining up Hockley Heath with Henley. Over the decades watching Stratford's out of control housing developments we are in great danger of being swallowed up by WCCs unsympathetic approach to planning
Hockley Heath is a village. The scale of developments is huge and will swamp our community. Please keep developments smaller such that the infrastructure and the village will expand naturally, within the limits of a village size.
Hockley Heath is a village. Village life is very important, we are losing too much countryside already devastated by HS2, we need to grow food and livestock to feed growing population and not being in EU anymore
Hockley Heath should remain a separate village within the boundary of Solihull
Hockley Heath the village won't exist anymore, it would become a town and lose all the qualities of a tight neighbourhood where the residents care about each other and the village. It will become a faceless neighbourhood
Hockley Heath will be at bursting point, and a noisy standstill, with insufficient services for the population, green belt land will be decimated
Hockley Heath will completely change if the developments go through some things change over time otherwise no houses would be in the area but it needs to be managed
Hockley Heath will lose its identity and become yet another overcrowded 'village' we moved here because of its friendly village feel and this will be lost if developments are approved
Hockley Heath will no longer be a village if all fields are built on and joined up to existing towns.
Hockley Heath will no longer be a village, destruction of rural life / Increasing traffic in the village and creating yet more pollution / Destroying wildlife
Hockley Heath will no longer feel like a village. There will be excess traffic and loss of the countryside
I agree with some development but not if it would restrict existing residents views.
I am concerned re. the current infrastructure not coping with current demand let alone all the suggested additional demand will bring (e.g. regular flooding on School Road and Stratford Road). Additional traffic and destruction of green spaces.
I am not against development, sometimes it's necessary to move forward and stay with the times. However Hockley Heath has always been a rural village. I suspect it's one of the reasons most of us wanted to move here. That needs to be protected. It has and should always be rural first.
I am really worried that Hockley Heath will be eaten up by urban sprawl
I am relaxed about them
I am very against any housing on other developments in green belt areas
I am very concerned about the level of traffic and noise that will be created through the village if the Indurent development goes ahead.
I appreciate the traffic will be more busy at times but my main concern are the huge amount of house planning application over Q10
I don't know enough about SG24 to comment
I feel overwhelmed at the prospect of developments Hockley Heath cannot cope with any more development, frequent flooding, traffic noise is too high at the moment, and will be worse with more development.
I feel scale of developments is disproportionate to the size of HH and the traffic increase will

be unsustainable in addition to the motorway diversion which already breaches HH and tires to a standstill when motorway blocked/busy.
I feel the scale of developments is completely disproportionate to the site of Hockley Heath and the inevitable traffic increase will be unsustainable in addition to the motorway diversion which already brings HH to a standstill when the motorway is blocked or busy.
I feel this is a total contradiction to Solihull's motto Urbs in Rure and their claim to the natural environments surrounding the villages as being a great success!!
I feel very strongly. I want to protect Hockley Heath to remain as a village
I object to the Taylor Wimpey proposed development on Aylesbury Road, the fields are for farming and wildlife and development will destroy this, not to mention the pollution to atmosphere and night sky. I strongly want to keep Hockley Heath rural and protect the wildlife
I see this as greed by a few which will badly effect so many this will see long standing residents leaving with no choice
I strongly disagree with the scale of new developments proposed in and around our small village. I disagree with the level of social housing proposed in a small village with low transportation links and the way developers are cramming in as many houses as possible, I strongly disagree with the loss of our green belt in and around the village
If large scale development is allowed to proceed it will fundamentally change the current character of this community, in a detrimental way
If we start to develop the village on both ends we will eventually join up with the likes of Blythe Valley and Dorridge and we will no longer be a village
I'm concerned about an increase in traffic, impact views and overall effect on the rural aspects.
I'm not sure what I think about it yet
Impact on the doctors in Dorridge (no doctors surgery in Hockley Heath). Flooding - drainage, sewage removed not able to cope. Reduction of wildlife. School in Hockley Heath are not big enough to cope with increase in pupils.
Impact on the remote, rural character of the village, and the approach to the village from all directions. Loss of green spaces for wildlife and walking. Impact on house prices. Impact on school catchment areas.
Impactful to green belt land which people use to walk through to help with their wellbeing, damaging to rural community, damaging to housing prices
Improvement and vehicular movement through the village, addition of traffic lights to A3400 or roundabouts
In Hockley Heath there are far too many professional citizens who want to me the area exclusive middleclass only.
Increase in flooding. Not enough school places. No doctors surgery etc
Increase in road traffic
Increase in traffic
Increase in traffic and pollution. Too much congestion through village now.
Increase in traffic causing congestion and pollution with an increase in the potential for accidents. Change to the rural community feel of the village pressure on medical services. Noise and light pollution. Damage by construction vehicles
Increase in traffic on Stratford Road making it difficult to get off property driveways. Increase in flooding causing damage to existing homes. Out of control development will need infrastructure to manage it.
Increase of traffic and noise. Loss of wildlife. Pollution. Loss of village feel
Increase of traffic flow through the village. The Stratford Rd is already very busy at peak times and comes to a standstill.
Increase of traffic into village already split across two sides of A3400
Increase of traffic, loss of wildlife habitats, loss of trees
Increase traffic, increase demand for people moving to HH

Increased economic development and housing will clearly cause increased demands on local infrastructure (roads and utilities) which will affect our quality of life.
Increased level of traffic and congestion. loss of green belt and walkways through the countryside
Increased levels of traffic causing noise and air pollution, while also hastening the wear of already well-worn roads, and increasing journey times for residents
Increased pollution (especially during the construction itself) / Loss of nearby green spaces / Increased traffic (especially during the construction itself) / Loss of rural village feel
Increased traffic / litter. Taking away our green spaces and wildlife habitats. My house / garden would be overlooked, potential increased flood risk
Increased traffic and demand for the road network. Increase in flooding due to loss of natural flood areas. Oversubscribed primary and secondary school. Pollution increases. Noise increases. Loss of natural habitat.
Increased traffic and pollution. Loss of wildlife. Loss of feeling that we live in a rural village.
Increased traffic flow
Increased traffic leading to more congestion and road damage / Access to doctors/dentists/schools etc becoming more difficult flooding will become even worse
Increased traffic on village roads with associated noise and pollution. Loss of character of a rural village. Increased risk of flooding. Increased pressure on already limited infrastructure.
Increased traffic which roads can't cope with
Increased traffic, congestion, pressure on infrastructure (and lack of). Damage to local roads, environment, safety issues re construct work and increase in local populated, busy roads etc. Reduction of green space
Increased traffic, not enough amenities lack of infrastructure
Increased traffic. Any developments must not increase pressure on infrastructure (sewers, drainage, power supply)
Increased traffic. More pollution. Destruction of wild life habitats/reduced biodiversity. Worsening of existing drainage/flood issues. Issues accessing schooling
Increased volume of traffic, noise, pollution, overcrowding, destruction of green belt land, impact on schools, GP surgeries etc village = eradicated
Indurent development is totally unnecessary, there are far better places on the motorway network for it, it fails to recognise the levels of local traffic using both the motorways and locally the A3400 towards both Stratford and Shirley
Indurent development plans will have a massive impact on HH, increasing traffic, pollution, noise and covering green farm land with hideous storage units
Indurent plan is the trojan horse that will lead to continuous development along A3400 with village becomes a suburb of a larger entity. Stratford/Warwick/Solihull authorities should agree limits on development to maintain village status
Industrial areas appear to have unrealistic, problematic vehicles routes, with obvious problems. Housing plans appear to alter the style of the village, and logistically (roads, services, shops) the village cannot support them, along with killing the countryside feel we have
Infrastructure is inadequate to cope with proposed developments. It is imperative for the good of humans as well as wildlife to protect green belt and indeed farming.
Infrastructure will fail. Completely ruin Hockley Heath
Irreversible environmental damage and loss of green space / Increased flood risk due to loss of natural drainage / Strain on infrastructure and local services (schools, shops etc) / Traffic and congestion increase / Loss of village identity and character
Irreversible loss of countryside, habitat destroyed strain on local infrastructure, increased traffic and pollution on rural roads, visual appeal and unique character of the village would be affected, utility networks would have increased pressure on them
It is essential they work together to ensure good transport links and facilities! Severn Trent needs to address flooding and upgrade the system before any development
It is fairly obvious HH is not prepared in any way for more houses. local drainage is nowhere near. No doctor, no train station, insufficient traffic calming, no post office, no police station.

It may stop the village feel
It will destroy the atmosphere of Hockley Heath, increase pollution, ruin the green spaces and wildlife habitats, increase flooding and cause additional strain on the Stratford Road. These are all negative effects that will ruin the atmosphere and beauty of Hockley Heath.
It will dwarf Hockley Heath
It will ruin the feel the village has
It will spoil the village. Excessive increase in traffic and works machinery. We already have too much flooding around the area so would only make it worse.
It would put too much pressure on the A3400 which is the only arterial road from the M42 + M40. It already can't cope with a motorway closure as it is a single carriageway. Too much green space would be lost, which currently floods, which could result in more localised flooding. The impact on the services of HH wouldn't be able to cope. Not enough school places, lack of senior school, no doctors.
It'll spoil the rural aspects of the village. The infrastructure isn't there to support the developments - we'll see more traffic come our way, and short cuts being used but the roads are not designed for this
It's profiteering at its finest. There are so many empty office buildings that can be re-purposed. Property developers sit on land until they know the council won't meet their house building targets.
Lack of access to resources and services such as education, healthcare and vulnerability to environmental changes. Increased traffic, poor air, poor infrastructure and negative impact to green belt.
Lack of doctors / Excess traffic / School not large enough for more children
Lack of infrastructure cannot cope with expansion increased risk of flooding due to more development
Lack of provision for healthcare, schools and general infrastructure (roads, drainage).
Large scale developments will make HH feel less like a village and risk becoming a town with other local settlements. Loss of green and farm land along with wildlife that comes with it
Lose the character of the village life, peace and quiet, new developments may adapt new builds to reduce risk, but this does not help existing housing stock to avoid floods that are occurring more regularly without additional new builds
Loss of character. Too busy, dangerous roads for children and elderly people, lack of school places, doctors places, pharmacy. More flooding = more road accidents, not the place we chose to live in
Loss of green belt. Loss of village environment. Excess traffic on A3400
Loss of green space and footpaths / Increase in traffic leading to a rise in pollution and traffic jams / Increase in flooding - the fields are waterlogged for months in winter, where is the water going loss of animal habitat
Loss of village character. Loss of green belt. Unsustainable development which is not supplied by improvements to infrastructure. Exacerbate flooding issues.
Loss of village character. Loss of green belt. Unsustainable development which is not supported by infrastructure. Exacerbate flooding issues.
Main issue would be increased traffic on A3400, Aylesbury Road, School Road, Spring Lane, Old Warwick Road, increased risk of road traffic incidents, increased risk to residents and especially children
Main worries: Loss of rural nature of village. Destruction of countryside. Loss of village feel. Influx of social housing and issues that brings. We moved here to be A) Away from negative social issues B) Be in the countryside
Major traffic increase through the village / Loss of greenbelt land / Loss of village identity
Massive increase in an already A3400 which is suffering from an inability to manage traffic in the evenings. Traffic will become like in the evening all day long
More pollution, traffic problems
More traffic and pollution
More traffic causing accident hot zones, flooding - already a big problem. Taking average

green belt distance between HH and M42
More traffic on roads that are already very busy. Heavy goods vehicles. Noise. Destroying wildlife habitat
More Traffic, more noise pollution, light pollution, habitat destruction
Most importantly Hockley Heath is a village, not a town. It is a separate community to neighbouring villages/towns and should remain as such. Indurent will have a massive impact on Hockley Heath - noise, pollution etc and will destroy the current green belt separating HH from Shirley
Much more traffic and consequent noise / Litter / Already difficult to get onto Stratford Road from side roads
My main concerns revolve around an already choked road network, all of which will be impacted by the above. A major issue is the use of the Stratford Road through the village as a 'rat run' along with side leaves
Nearby developments impact upon Hockley Heath by competing for resources involving roads, schools, doctors, water, sewers
Need a plan for village to suggest where any development should be built and what infrastructure improvements are required before they are built.
Need pressure on local facilities, health, law and order, schools, water / drainage.
Need to ensure that the village services meet the increased school places and local transport. The services flooding users must be improved. Failure to achieve the above will deteriorate village life.
Negatives? Increased traffic, noise, pollution, loss of rural views, loss of walking routes, loss of village feel
No longer a village, just houses without enough infrastructure
No longer a village. Excessive traffic. Flooding
No to more developments, protect green spaces
Noise pollution / Excess traffic / Loss of green space
Noise, dust, air pollution, traffic congestion, road safety, increased flooding risk, loss of wildlife habitat and hunting/feeding habitat, wildlife displaces, nature corridors erased, increased demand on schools/doctors/dentists, lack of transport services
Not enough space to comment! The below concern me a lot. More flooding, road safety, destruction of green belt etc, farmed land, loss of wildlife corridors (birds, insects). No senior or FE education, no doctors, no pharmacy, destruction of community, traffic on lanes - danger to cyclists and pedestrians, light pollution.
Not only will it take away our beautiful views and countryside walks, but it will also increase pollution within the village due to increase in cars. It will increase the risk of flooding and could also increase the risk of crime rates. In the last 12 months there have been 2 serious incidents (unheard of before) plus robberies in Coop. Blythe Valley also suffers from this and some are residents.
Once Indurent have removed the fields then more and more developments will be approved until there are no fields left.
Opposed to industrial and logistics development, loss of farmland and natural space for wildlife. No indication of size of units or use. Many of these types of units operate 24 hrs a day with inevitable light and noise pollution.
Opposed to the Indurent development. No indication of what companies will be involved and types of traffic using the roads. Loss of farmland and natural space for wildlife.
Our current infrastructure cannot support this development work
Over development will impact on the villages character and have adverse effects on its surroundings
Over development would change the rural feel and character of the village. The infrastructure and especially the drainage system cannot cope with large developments. The cross-border development of 56-24 would be very difficult and the amenities being provided by Solihull but the planning decisions by Warwickshire
Overload the current transport networks / Taking over our green belt / Impact to wildlife /

Flooding
Pollution and congestion. Over demand on local services
Pollution and traffic / Loss of green spaces / Loss of rural village feel
Proposed developments could change the character of Hockley Heath from rural to suburban
Put pressure on facilities and road network / Diminish footpaths and spoil countryside / Reduce house prices
Put too much pressure on the village and impact residents/nature
Road infrastructure will be overwhelmed demand for services not able to be met. Loss of community feel.
Safety for our children from more traffic. Reduced green spaces and nature areas, can't get back. Strain on infrastructure already exists, will break with further requests, schools, transport, flooding, outages, shops, NHS.
SG24 + Solihull development will turn Hockley Heath into a terrible place to raise families, from pollution to lack of access to open spaces, poor road network, constant flooding and destruction of so many animal habitats / Indurent should be located at a place with its own M42/M40 access not jumping an already congested area. Both will change Hockley Heath beyond recognition
SG24 will completely change the character of the village through excessive development. A village of 700 homes shouldn't be expected to more than double in size in 1 plan period.
Solihull and Warwickshire plans could lead to thousands of houses which will wreck the village feel and community
Some development of Hockley Heath is inevitable but expansion on the scale proposed and increase in housing numbers as proposed and the timescale would overwhelm the village
Some development should be allowed, small in scale but within existing footprint. Industrial building should be constrained to within Blythe Valley area. No logistics should be allowed if not rail connected for future improvement.
South Warwickshire plans include developments will rely on Hockley Heath facilities and we have few as it is.
Spoil the village feel and outlook and will create traffic and light pollution. New developments never have tree lined streets which is not only aesthetically pleasing but protects against pollution. New developments never have adequate parking facilities; most houses have at least 2 cars and then there is no visitor parking spaces making it look like a car park! Too greater number of social housing and no deterrent to keep upkeep of property and front garden. Front gardens look great but should not be grass but astro turf (minimal upkeep)
Strongly feel the little village of Hockley Heath cannot sustain further developments due to narrow country lanes, traffic, flooding and infrastructure services.
The already creaking infrastructure, especially drainage and overhead delivered electric network, will cause more issues. Traffic is an issue and lack of reliable public transport akin to that in London
The character of the village as it stands now will inevitably be lost, along with its sense of being wholly separate from Solihull/Shirley and Dorridge/Knowle. We moved here because we liked the rural nature of it, the green spaces and the wildlife. Developments will gradually erode all of that, making the village far less desirable to us, and losing its identity.
The danger is that HH will lose its village identity. Concern over (lack of) liaison with Warwick Council over their plans which could have a significant impact on HH and place a major burden on SMBC
The development of all these plans will massively impact HH. There are no positive elements to the developments other than destruction of the land and the community that lives here. Build here and you break a village. New housing, lost community.
The development of land around Hockley Heath is of great concern and impact to the residents that have chosen to live here for the exact features that are now under threat, which include the very nature of living in a rural village and all of the positives that come with that are now being placed at risk for current residents.
The harassment of monthly plan to develop in this area is impacting the quality of life and mental health, and is expressed by other residents are plagued by all of this as this is their

home as they know it. Traffic will increase to dangerous levels, green belt will erode flooding will significantly increase, local services will become worse due to high volume of people
The impact will be devastating to the local community. These developers are responsible for the livelihood of residents of Hockley Heath and effect of harassment we are enduring from the applications
The increase of traffic. Impact on wildlife. Increase flooding to area. Loss of green belt. Overcrowding
The infrastructure will not cope. There will be imposition on the village by others not responsible or contributing.
The number of recent planning applications is totally disproportionate for size of village. There appears no co-ordination with neighbouring councils
The proposed developments in and around Hockley Heath would totally overwhelm the village infrastructure which at times struggles
The proposed Warwickshire development areas around Hockley Heath are opportunistic and parasitic on the facilities and infrastructure of Hockley Heath and Solihull borough
The road network simply isn't good enough to cope with the level of transport that the developments will bring. The school is wonderful but I fear will be overwhelmed and the new school will take years to build.
The SG24 prospects would completely ruin the rural nature of Hockley Heath
The traffic, noise and pollution would be very high
The travelling around Hockley Heath at peak times get backed up. Too much pressure we will lose the community feel, schools full no doctors
The village appears to be swamped with applications affecting farmland which is essential for food production. There is a great risk of flooding in the village. The traffic is already bad whenever the motorway is blocked. There is no infrastructure for the size of the proposed developments.
The village atmosphere will be changed completely
The village infrastructure is wholly inadequate to cope with any significant development.
The village is already busy enough as it is, the A3400 could not cope with more traffic! How would the school and other amenities be able to manage more development
The village is at risk of losing its rural character. The already over stressed road network and infrastructure in the village will not cope with further development and developers will not satisfactorily improve this as it will reduce their profit margins. A further development of houses could also create a surplus in the village, reducing overall desirability of the village and in turn house prices
The village is at risk of losing its rural, peaceful and desirable character. Residents who have worked hard to start or keep a life in a small quiet village are considering selling up. This is already dropping house prices and potentially bringing in a lower calibre of resident. I am seeing families grown up here leaving already, development will take away the Hockley Heath we all know and love
The village needs to grow, it has an aging insular population and it is becoming an old peoples community. We need more housing and more young families
The village should be prepared to expect some expansion in view of the country's housing needs. Current proposals would destroy the village if allowed to proceed.
The village will be encircled by new houses. The extra houses will impose on the village whilst providing no fund from 2/3 of them. We will become enslaved to neighbouring counties.
The village will be swamped if all or most of the proposed developments go ahead and will lose its character completely
The volume of the traffic through the village especially the traffic on Spring Lane very large vehicles/vans/hgvs using this as a cut through to other destinations
The volume of traffic through the village is already very high, especially Spring Lane as it is a well-known cut through to Redditch, we also have lorries from Amazon etc at night cutting through the village via Spring Lane now
There has been increasing traffic on the B4101 Aylesbury Roaf and building on plan SG24 will

increase traffic even more. It is becoming difficult to exit B4101 onto Stratford Road. There are numerous footpaths which will be swallowed up by the new estate. We don't have the services to cope with the increase in population without spoiling what already exists
There is no infrastructure to support large scale development in terms of the current water and drainage systems, roads and transport links and schools/NHS provision
There is not enough infrastructure to deal with more houses or development
There isn't the infrastructure in our village to cope with the added traffic. Flooding is a serious issue and local schools are already over-subscribed. Wildlife would be adversely affected and our village feel would be lost
There must be better dialogue between SMBC and Warwick DC and CC to create a clear plan for Hockley
These developments will be entirely negative and must be prevented
They will affect the nature of the village, potential loss of green space, nearby developments may start to encroach too far additional pressure on local amenities that were designed to support a small village will have to support a bigger population increase in traffic, pollution and impact on local wildlife and green spaces
They will completely change the semi-rural feel of our village
They would add further stress to an already failing infrastructure, flooding, power cuts, water pressure, traffic congestion along with impacting wild life, adding pollution and not offering anything more than more homes
They would be detrimental to our already suffering village. The negative impact from mass developments would be felt across the whole village, causing disruption to residents lives, natural landscapes and our precious wildlife that defines Hockley Heath
This is a small village if the proposed building went ahead the village would change and be spoilt
This will devastate our village, kill the local wildlife and green space we have. People have moved to Hockley Heath to have a peaceful life; we need to ensure this is protected
Too much traffic, flooding becoming worse
Traffic / Noise pollution / Unwanted residents due to social housing / General deterioration of HH
Traffic congestion, and air pollution will impact the village if excessive development takes place. Essential services such as GP surgery will be overloaded.
Traffic flow already bad at certain times will only get worse, no doctors available, no pharmacy available
Traffic gridlock due to excessive traffic on rural roads / the Stratford Road / Increased pollution adverse environmental impact / Increased flooding risk / Encroachment on green belt land / Expansion on green belt land / Expansion to become part of Solihull with no defined boundaries - loss of village feel / Increased traffic through the motorway junctions becoming a rat run / On the Stratford Road as now happens daily whenever M42 backs up
Traffic impact on the Stratford Road and Spring Lane which are gridlocked if M40/M42 are closed
Traffic increase and flow / Impact on wildlife / Flooding of village roads / The personality and character of village life
Traffic increase through village
Traffic is already too busy
Traffic is terrible as it is, and A3400 is a corridor for the motorways etc more people living here and more businesses and through traffic will increase traffic to a gridlock situation
Traffic issues
Traffic on Stratford Road and Spring Lane is gridlocked M40/M42
Traffic through the village is already very heavy at busy times of the day. Further developments may exacerbate this situation. Serious thought must be given to noise and air pollution for villagers.
Traffic volume increase will lead to more congestion and many of the local roads have poor maintenance record of road surface pathways (where in existence) and verges

Traffic will increase some roads are already too narrow and dangerous for more cars. Flooding is a huge problem as are fairly frequent power cuts - the infrastructure cannot cope as it is. Need to keep all green belt around the area
Traffic, flooding
Traffic. Loss of green belt and separation of villages. Strain on access to schools and healthcare. Environmental and habitat loss (the lovely family of deer's, badgers, bats)
Transport /traffic will be a nightmare.
Turning the village into a town, henceforth destroying its existing character and wildlife, plus massive escalation in traffic
Urban sprawl and reduce village space
Very concerned about flooding issues
Volume of traffic / Noise / Loss of wildlife / flooding / access to school and senior school
Warwick and the surrounding area are seeing significant logistics development, with major projects Barberry Midbox 92 (tournament fields, Warwick). A 92,246 sq. ft grade A logistics unit on the final plot of the business park, targeting completion Q4 2025, with high ESG standards. Segro park Whitley South (near J15 M40) a large scheme potentially offering 420,000 sq. ft of space across multiple units. Coventry and Warwick giga park - a major government backed zone (Whitley, East/South, Greenpower park) spanning Coventry/Warwick border for battery manufacturing, supply chain and logistics, creating a major future mobility hub. Deeley group development (Gaydon). Plans submitted for a substantial manufacturing and logistics site expected to create around 500 jobs, focusing on sustainability, with substantial planning for more. Blythe Valley Park just down the road has many units for lease some of which have mysteriously morphed into housing over time. The same with Cranmore business park also just the road with numerous industrial and warehouse spaces for lease. Even Hockley Court 2401 Stratford Road, Hockley Heath, Solihull B94 6NW as an example when another 3 units are being converted into apartments and numerous office spaces for lease
We all need jobs and we all seem to want parcels being delivered - industrial space can help boost local economy if placed appropriately away from housing which the Indurent Solihull proposal seems to be. More concerning is the sheer volume of proposed housing developments which our village does not have the infrastructure to support.
We already have flooding problems and this will get worse if we become surrounded by development
We are being surrounded by and being swallowed up by development out of scale for the village and because we are at the edges of both Solihull and Warwickshire. We don't have the infrastructure to support him, ruining the character and making the village a suburban rat run
We are deeply concerned about the numerous proposed developments within Hockley Heath and how these could affect the rural character. Most of us choose to live here because we enjoy it's semi-rural aspect and should this change, might feel the need to move away.
We are far enough away from HS2 and BHX but development of SG24 sites will be devastating
We bought a house in the village as it is semi-rural and has open green belt surrounding it, we did not want to live surrounded by new developments, we must protect our green belt and wildlife and protect our village. The new developments, will destroy the character of the village
We do not have the infrastructure in place to support mass development. Anything other than very small developments would ruin the village feel
We enjoy a relatively quiet village and don't want it to be too busy
We moved our family to Hockley Heath 2 years ago because of its size and rural character, the views over the fields, the fact that the roads aren't lined with parked cars etc. We chose it for that USP, ahead of Solihull, Knowle and Dorridge. We'd likely move again if SG24 goes ahead, too few amenities to be a town, it will be a non-descript suburb.
We need a doctors surgery and pharmacy and other local amenities to cater for an increase in local population. A full-time post office would compensate for the lack of banks

We will have more traffic of which will be large lorries. When issues in M42 the centre of Hockley Heath will become gridlocked
We will lose our rural / village identity
We will lose the village feel if too many houses are built
Why can't that land on Kineton Lane be housing extending Blythe Valley rather than industrial? However, Blythe Valley does need more amenities and to be separate from Hockley Heath
Wildlife damage / Traffic / Flooding
Will completely change the character of the village. I am utterly appalled at the blatant disregard of designated green belt.
Will have catastrophic effect on the village, changing its character and increasing traffic noise and pollution.
Will ruin the village, congestion traffic, floods, pollution, noise and otherwise destroying green spaces, wildlife etc, will no longer be a village but a small town maybe a big one if all this goes ahead. H. Heath will no longer exist.
With all the proposed developments, Hockley Heath will become a town without the proper infrastructure e.g. doctors, pharmacy. Potential flooding will increase as tarmac doesn't allow for sufficient drainage compared to natural habitat (trees, hedgerow, grass)
With the potential development of hundreds of houses - the village will lose its character. I love the fact that we have a small village school in the centre of the village. I don't want another bigger school to take its place. The village will become soul less if all the houses get built
Worried about - impact on local wildlife/hedgehogs to deer / Traffic becoming more difficult to join Stratford Road from School Road and Old Warwick Road
Worried about infrastructure partially flooding, traffic and local amenities

Q14 Please tick any of the following that would improve your experience of working in Hockley Heath Parish, or would support the growth of your business or service. If other, please comment in the box below.

12 responses

Adequate parking for any business development and a good transport links (road access)
Another supermarket e.g. Aldi
As a retired person I do not feel qualified to answer
Dedicated cycle routes
Doctors / post office
Doctors surgery and pharmacy
I am retired and have no experience of needing to work in our parish so not knowledgeable enough to make comment
Mini/small cinema (indie) / Cafe could serve English breakfast
N/A I am employed
Other small businesses welcome
People choose to live in a village knowing work/employment is going to usually mean travelling outside the village. New build will have the same issues and more traffic and noise. This is a village not a town. Keep it that way please
Restaurant, post office

Q19 How do you think we can encourage the development of local businesses?
Please add any comments in the box below.

136 responses

1. Add to HS2 business plans to support required infrastructure. 2. Utilise existing business parts with 3. An integrated transport strategy. Real not words. 4. Differentiate work and live locations.
A better more modernised Pavilion with additional area for business meetings. A cafe or bistro
A development needs to reflect the environment within which it is located, a small local community
A village cafe would be nice
Additional public transport links (particularly buses) feels essential. I do note however that Hockley Court appears to have struggled for many, many years to fill the commercial units that it has available so construction of any additional office / similar business space to Hockley Court feels ill-advised. Additionally the village is not suited for light or heavy industry, nor logistics hubs - those belong on brown field sites. The village is already well served by multiple retail and dining / drinking options (in fact given The Barns recent restaurant and pub closure [it had for many years been very, very quiet], the village is perhaps over served, and other options do not feel necessary). A new GP surgery, dental surgery and community mental health facility would be very welcome.
Adequate parking
All examples are very local. There is enough in the village already. We only need a post office and a pharmacy. What about a business model combining both?
Already a failed business centre opposite The Barn. No point putting in another one.
Anything related to farming, growing crops/livestock
Appeal more to the cycling community who pass through the village a lot, cafe, bike shop etc. No need for big business development, this will erode the character of the village and just turn it into a mediocre town. Its strength is its green belt and the associated green spaces and wildlife, play to those strengths.
Appropriate parking where possible
Better bus service and pharmacy and doctors
Better bus services, this is a village not a town
Better mobile phone broadband connectivity
Better parking facilities
Better parking facilities
Better phone reception
Better public transport
Better transport links and parking
Better transport links to help residents reach existing employment and outside of HH
Blythe Valley, Fore Business Park, Offices on the A3400: Plenty of job opps, already exist for the area. Warwick, Redditch, Solihull, Birmingham and Henley: All provide opps - transport to each of their areas could be improved.
Build a marina to encourage tourism and develop facilities to support local employment
Business incentives and start up help
By using them
Cafe and doctors / post box
Car parking outside the co-op is terrible, little spaces and pulling onto main road with bus stops on - not sure how this could change? Use the Wharf car park?
Council tax relief. Subsidised energy costs. Finance packages
Create a Hockley Heath business forum
Create new retail promises
Development needs to reflect the local community we now have and not destroy its character
Don't support big industrial which tend to be used by large companies. This takes away customers

from local businesses, making delivery infrastructure better encourages the convenience culture that is killing the British high street
Encourage people to use the existing businesses by walking to them (will reduce traffic)
Encourage them to occupy existing offices opposite the premier inn or offices available at Blythe Valley business park
Ensure sufficient parking for people to come and use the businesses
Favourable rates / Promotion of area as pro-business
Focus on specific areas, e.g. AI design, sensor and automation design - future looking technologies and high productivity activities.
Give the breaks to shops, free local advertising
Greater use of current businesses, and diversify current ones e.g. reinstate post office / Subsidise use of office space opposite hotel
Having lived in the area for 26 years I have supported the local shops such as co-op and one stop also the pubs and restaurants but why other businesses who are they attracting which customer base in the village
Hockley Heath has a butchers, a baker and a candlestick maker... why do we need a high-end sports car garage? A nice coffee shop would be great instead of the bath shop.
Hockley Heath is a great place for people who work from home or run micro-businesses. Make this a USP and attract young professionals. Small independent shops with unique offers (e.g. bike shop) and cater to people walking/hiking/jogging. Additional office or manufacturing will justify future erosion of green belt. Car parks attract cars!
Hockley Heath is a residential rather than a business area.
Hockley Heath is a village. Commercial development has to create business facilities of all types at Blythe valley to meet requirements
Hockley Heath is small and quaint it doesn't overly need more commercial activity
Holding current businesses to higher standard e.g. it's weird the Chinese takeaway doesn't accept card
I do not believe that Hockley Heath would benefit from any local business development
I don't feel the village needs or can take more development; we need to protect the green open spaces and wildlife more
I don't have enough knowledge to comment
I don't think more local business is required (above the existing business infrastructure)
I feel as a village there is no need to develop new businesses. We have convenience stores, butcher, baker etc - most other businesses wouldn't survive
If we have to have more houses than we need more shops or a doctors surgery
Improve internet access for work from home. Keep our village and villages small and rural.
Improve parking, but can't see how
Improve the infrastructure
Improve the infrastructure in every aspect
Improve transport and parking
Improved bus links. Hockley Heath is a village not a town
Increased transport links
Infrastructure improvements. Stop flooding, widen road, improve bus links
Invest in young people's schemes - encourage pop ups - local traders with 20-mile radius only
Lease/Rent affordable / Incentives / Reduced rates for those contributing to the village
Let's not encourage any more businesses
Local businesses not to be encouraged in a rural village
Local businesses require frequent and continued patronage from villages. Views regarding improvement should be sought from relevant agencies such as, local enterprise, business angels and growth hubs

Local events and fayres, local farmers market, craft centre, development of walking spaces and canal to encourage day trippers etc. Develop tourism to enhance village spirit.
Look at how Visit Knowle have regenerated the area and use their knowledge
Lower rents
Make them accessible, one idea was to relocate key shops to a new designed pedestrianised area away from the Stratford road
Making HH a desirable place to visit for an evening out or shopping, clean, quiet and tidy
Marketing and promotion / Incentives to 'buy local' / use networks / transport links
Mobile reception
More amenities e.g. cafe
More help for commercial units at Box Trees or other similar sites.
More parking
More parking required to allow access to businesses and shops
Neighbourhood restaurant (Italian)
No more local businesses required
No need
No new developments of any kind needed
No views
Not necessary
Not needed
Not needed
Not needed
Not required
Not required
Not required in this village environment
Not required. Existing office building on A3400 always has rental boards up. Never fully utilised/occupied.
Not sure
Not sure
Offer units at affordable rents
Parking needs to be improved - perhaps by having a square with shops/cafes etc and separate parking area. Existing shop fronts need tidying up and made more attractive (e.g. Chinese takeaway and bathroom shop)
Personally I don't feel this is needed. It depends as a collective what we want to see in the village. Firstly our priority should be to the farm land / green belt and protecting wildlife.
Planning for appropriate office accommodation
Please do not. There are plenty of business parks within 2 or 3 miles of the centre of the village
Post office required and post box
Pricing - not everyone in HH has a lot of money. For food things, maybe do a food festival like Solihull does (could be done in the park). Include local businesses in newsletter so people are aware.
Provide additional free parking
Provide better parking for existing businesses. It's so dangerous now, try getting fish and chips without taking your life into your hands. However there is no space now. Better lighting. Don't allow large scale additional housing - danger!
Provide small scale units for people to start up
Reduce congestion to reduce stress of stopping at a local shop
Reduce tax burdens on small businesses to allow growth
Reform taxes possibly outside your remit

Rental costs
Shop and hire locally, purchase goods and services from local, independent businesses. Attend local events, farmers markets, art fairs and food festivals to help businesses to gain exposure.
Shops need parking spaces. Elderly residents need more cafes and restaurants, doctors and chemist
Shops offering incentives for local residents encouraging buying locally and reducing car journeys, encourage/facilitate marketing opportunities locally
Showcase the green areas / walks as spaces that allow people to destress and take time out
Small affordable office space, communal meeting rooms
Small businesses, garden centre, restaurants. Lower rates / easy parking
Small shops / businesses done in the right way because there is a need/requirement is ok, just don't put it on green belt land
Social media
Some of the existing local businesses have either ceased trading i.e. garage off Miller and Carter or need refurbishing or occupy too much space i.e. Memorial Hall. These need to be re-used.
Support current businesses - what we have is enough, a cafe/coffee shop would be nice
Support existing business
Support local business and not large corporate business. Do not allow development for large commercial properties that can only be afforded by large corporate entities. There are plenty of unused offices and existing buildings that can be used, further explosive development is not required
Support the existing businesses, this is a small village and no need for business development
Support through local social media
There are plenty of businesses running from homes and we have a nearby business park (Blythe Valley) that offers flexible desk and offices therefore I do not see a need for any development further.
There is adequate space for business development nearby with Elmdon, Blythe Valley, Redditch. No more is needed.
There is already plenty of office space at Blythe Valley
There is little scope for development in Hockley Heath
There is no benefit for more businesses
To follow on from a good selection of local independent businesses, a coffee shop and or pub. I would like to see more support of local businesses like local events, markets etc I would like to see more support of our independent businesses
Train station in the village
Use existing sites, there are often business premises available in Hockley Court. Local businesses must have staff parking so that local roads are not used.
Using existing offices that may be empty
Using local businesses
Using them in the cafe and other shops
We already have commercial parks nearby
We are happy with what's in village now, all that's needed is a cafe and doctors
We need a better bus service. Unless you have access to a car or live locally it is difficult to get to the village in the evenings and weekends.
We need to ensure we use and support the existing businesses, Marsins/Mills etc
why?
With Blythe Valley so close, I do not see any need for a business centre/meeting room facility
Without affordable business rates / rent local businesses will not be able to grow. There is still developable land on Blythe Valley not utilised why develop more areas when these are not fully housed

Q23 Can you think of any other areas of the village not listed above in Q22 that should be protected from development? Please write in the box below.

93 responses

100% Spring Lane
All above are important not just three
All areas should be protected
All farmland and growing and livestock
All green belt
All green belt
All green belt including boundaries with other local areas e.g. Dorridge, Blythe Valley
All green belt land surrounding the village should be fully protected
All green belts should remain green sites
All of Hockley Heath should be protected from developments
All of the above
All should be protected
Along A3400 within village
Any areas that would destroy natural wooded areas
Any development north or south increases the overall size of the village and leads to more development eventually in these directions
Anything that will add more traffic to Stratford Road. Having only one through road to the village produces a lot of noise, traffic and congestion / pollution.
Anything which opens up larger developments
Areas not adjacent to existing built areas of Hockley Heath. A clear greenfield boundary should be maintained around village
Areas outside of the parish
Areas that can only increase traffic at A3400/ Old Warwick Road and co-op
Around Spring Lane and old Baptist church
Ashford Lane
Ashwood Lane
Ashwood Lane
Behind park view, park
Between Aylesbury Road/Box tree Lane and Dorridge
Box Trees Road
Boxtrees, Cut Throat Lane, Vicarage Road and Grange Road
Cut Throat Lane
Cut through lane and other roads off that
Development needs to be balanced with small schemes only
Dorridge and Knowle
Farm land
Green belts are green belts for a reason. It's a historical place and the fields by the premier inn were used in the war for aviation training.
Hockley Heath to Dorridge Road
I believe any green belt (or grey belt) areas should be protected from development
I still think the area heading towards Shirley should go on the list
It should all be protected, we don't have the infrastructure
It's a hard question; all of the public footpaths should be protected

Kineton Lane
Kineton Lane
Land around Aylesbury House Hotel in anyway, flat would restrict views of this attractive old building.
Land behind the A4300 up to Boxtrees should be protected from development but continuing north along the A4300 less so.
Land between Boxtrees Road and Aylesbury Road/Grange Road to protect wildlife habitats and green belt.
Land towards box trees.
Land towards church (Warwick/Lapworth)
Lanes off School Road such as Sadlerswell Lane and Ashford Lane
Narrow lanes off School Road areas. Narrow lanes off any other of the above areas
Natural wildlife areas
No
No
No
No
No
No
No
No
No further developments
No. I would like to re-emphasise though that the green belt land between Hockley Heath and Dorridge is essential to protect them from development at all costs - we must not allow coalescence with Dorridge.
Not easy if prioritising a destruction of a green belt is not acceptable.
Nuthurst Grange Lane
Old World War II emergency landing site
On any narrow lanes throughout the village
Only land that should be made available is the field from box trees to M42 island. What they choose to do with it is up to them, no further land should be allocated
Protect all areas
Protect remaining farm land for agricultural purposes and support wildlife
RAF Hockley Heath
RAF Hockley Heath
Really the whole of this village (Hockley Heath), it's nice just the way it is and not spoil beauty
Recreation ground
Recreational areas and surrounds
Saddlers Well Lane / Ashford Lane / Rotherhams Oak Lane / Tinkers Lane
Sadlers Well Lane / Ashford Lane / Rotherhams Oak Lane / Tinkers Lane
Stratford Road
Stratford Road, issues with flooding and traffic
The area around the park. It is so peaceful now but I can't imagine how busy it would be with 500 more houses
The area between the village and Dorridge
The canal. Any farmland
The existing primary school site

The fields opposite the premier inn, behind the apartments/offices
The large fields behind the barn the spread all the way over towards Blythe Valley
The lovely walk from Old Warwick Rd to Aylesbury Rd via the tree and stream. It's beautiful and full of wild life.
The park / recreation area
The school
The section of land that backs onto Rashwood Close and Stratford Rd
The surrounding fields and woods. Not along canal either. Keep the village a village
The wetland areas adjacent the school and the school playing fields
The whole of Blythe Valley and A3400 should be protected as they was no requirement for further development when building valley housing
The whole of the village must be protected, the clue is in the name 'village' and any surrounding areas to prevent the process of villages or towns joining together through continuous building and urban expansion commonly referred to by geography and urban planning, including urban sprawl, conurbation, or ribbon development. The administrative process might be called amalgamation or a municipal merger
Vicarage Road and Glass House Lane area
Vicarage Road towards Packwood Road and Glasshouse Lane
Vicarage Road towards St Giles, Packwood
Wharf Lane B94 5NR

Q25 Is there a style of house development that you think is particularly appropriate? (Please tick all that apply) If other, please comment in the box below.

21 responses

Affordable and not large expensive homes
Bungalows
Bungalows
Bungalows with traditional exterior
Contemporary barns or in keeping with village
Good quality design - modern or traditional
Homes in keeping with village style, homes for families will create better community feeling in the village than single occupant homes
Homes should be in keeping with their surroundings
Homes should be traditional and maintain the history of the area.
Homes that are accessible, viable options for older residents, those with disabilities
Homes without gardens but with communal gardens. One tree planted by developer in every garden. 1/4 tree, shrubs per season to be favourable to wildlife. Householder to maintain or replace if dies.
If building on brownfield sites, the medium rise (e.g. 3-5 floor) apartments may be more appropriate as they make much better use of land.
Luxury housing
No development
No development needed or required
No higher than 2 storeys. Low density. Parking and open space included.
None - leave our village alone
Sheltered accommodation for older people
Small flats bigger homes
Sufficient on parking for each home on each plot of land to reduce street/lane parking
To fit with nearby houses

Other comments made on the questionnaire

Hockley Heath does not need any more developments, its ok as it is.
If 12 households e.g. 3 trees spring flowering/fruiting. 3 trees summer flowering / fruiting. 3 trees autumn flowering / fruiting. 3 trees winter flowering / fruiting.
We need Hockley Heath to remain a village. Hockley Heath is under siege by a series of different developers doesn't seem to be a coherent plan. Hopefully this will help. Currently it all feels a bit random.