



Housing Needs Survey Report for Stockton Parish Council

July 2021

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1. Introduction

Stockton Parish Council commissioned a local Housing Needs Survey which was distributed early in June 2021, with a deadline return of 26th June. The aim of the survey was to collect local housing needs information within and relating to Stockton parish.

The survey form was a standard document used in parishes across Stratford district and a copy was delivered to every home in the parish. Additional forms were available upon request and respondents were given the option to complete the survey online if they preferred. A copy of the cover letter and survey form can be seen as Appendix A to this report.

All households were requested to complete Part 1 of the survey form. Part 1 asks whether, in principle, respondents would be in favour of a small scheme of new homes to meet locally identified housing needs, gives residents an opportunity to comment on local housing and facilities, asks why people have moved to Stockton, and asks whether the current home is suitable for the needs of the household.

Households with or containing a specific housing need, and who wish to live in the parish, were requested to complete Part 2 of the survey form. This part asks for details of the household, the current housing situation, preferred housing situation, the identified need and local connection, together with sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in strict confidence.

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

The survey pack included a Freepost envelope so, where the survey was not completed online, forms could be securely returned direct to the WRCC Rural Housing Enabler.

2. Planning Context

At a national level, current guidelines (National Planning Policy Framework, March 2012) emphasise the role of local communities in the planning process. For example, it encourages communities to “plan positively for local development, shaping and directing development in their area ...”

At a local level, Stratford-on-Avon District Council has adopted a new local plan to guide development in the district up to 2031. Amongst other things this new plan aims to build upon the success of previous plans in providing opportunities for local communities to promote housing schemes, as well as other forms of development, that meet an identified local need.

There is also scope for a local community to prepare a neighbourhood plan to steer development within their area and, in particular, assist in meeting any local housing that may be identified in this report or as a result of subsequent housing surveys.

A community can choose to promote a ‘local needs scheme’ in its own right, relying on policies in the local plan or via a neighbourhood plan. In either case a local needs scheme can include both affordable housing and local market housing. Such schemes will be supported within or adjacent to existing settlements provided that:

- It has been demonstrated that there is a local need for affordable housing and the scheme reflects identified local need,
- The scheme has been initiated from within the local community and has the support of the relevant Parish Council,
- Satisfactory arrangements for the management and occupation of the properties have been made to ensure that the homes to be provided will meet identified local housing needs both initially and in perpetuity.

Unless a neighbourhood plan expressly provides otherwise a local needs scheme would be subject to a planning obligation, referred to as a ‘Section 106 Agreement’, which limits occupation of the homes, including any local market homes, to people with a defined local connection.

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

New affordable homes are generally required for two reasons:

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

3. Results

Approximately 635 survey forms were distributed to local residents and 137 were returned, either partly or fully completed, which equates to a response rate of 21.57%. This level of response is considered to be good for a survey of this type.

People generally respond for one of three reasons:

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

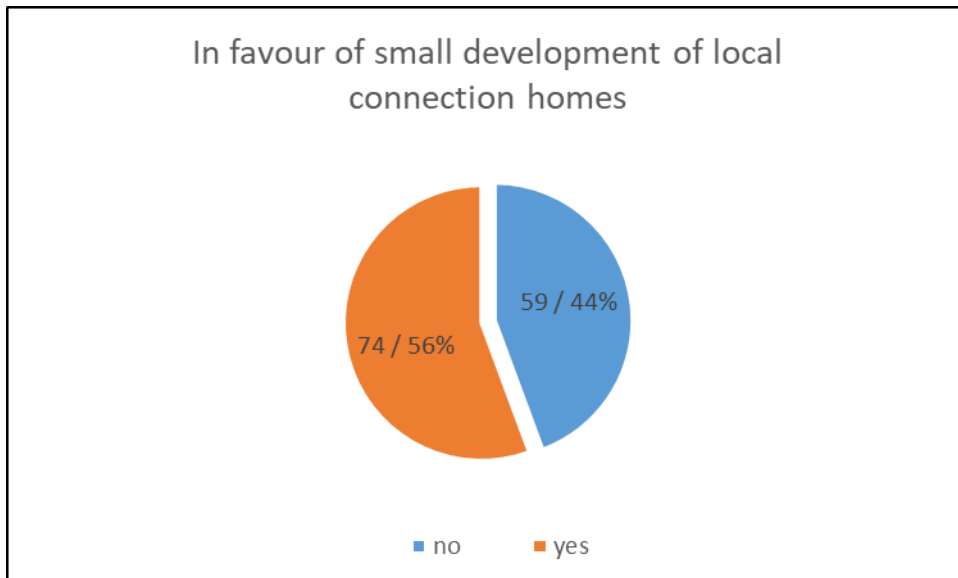
For the purpose of this report the term “respondent” refers to an individual survey form.

Part one – to be completed by all households

Q1: Support for development of affordable homes

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

Through a planning obligation (S106 Agreement) such properties would be restricted to people with a local connection in perpetuity. The local connections include (briefly) currently living in the parish, previously lived in the parish, born in the parish, close relatives currently living in the parish and currently working in the parish.

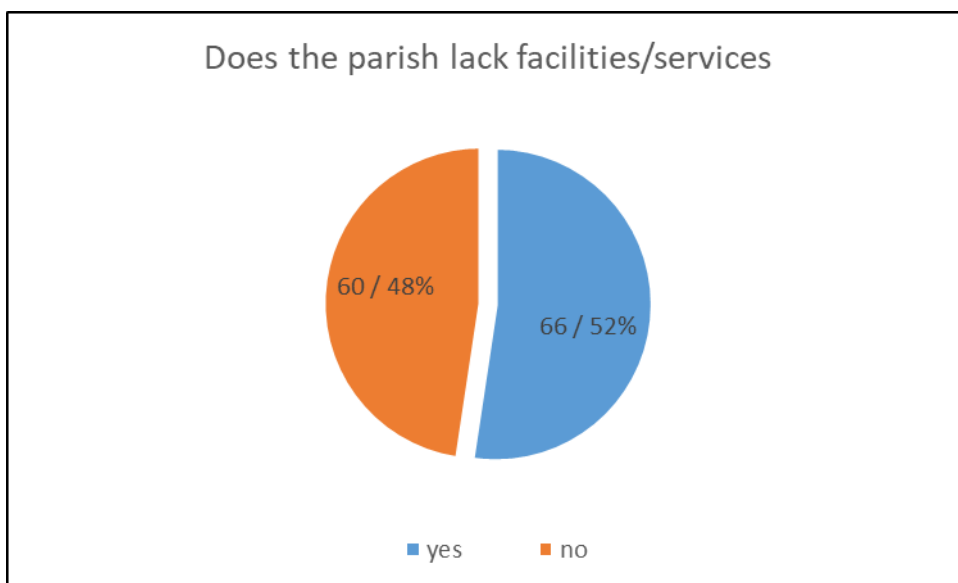


Of the 133 respondents who answered this question at 56% the majority of respondents would, in principle, be in favour of a small development of homes restricted to people with a local connection.

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

Q2: Does the parish lack facilities/services

Respondents were asked “Do you feel the parish lacks any facilities/services?” and were able to add comments.

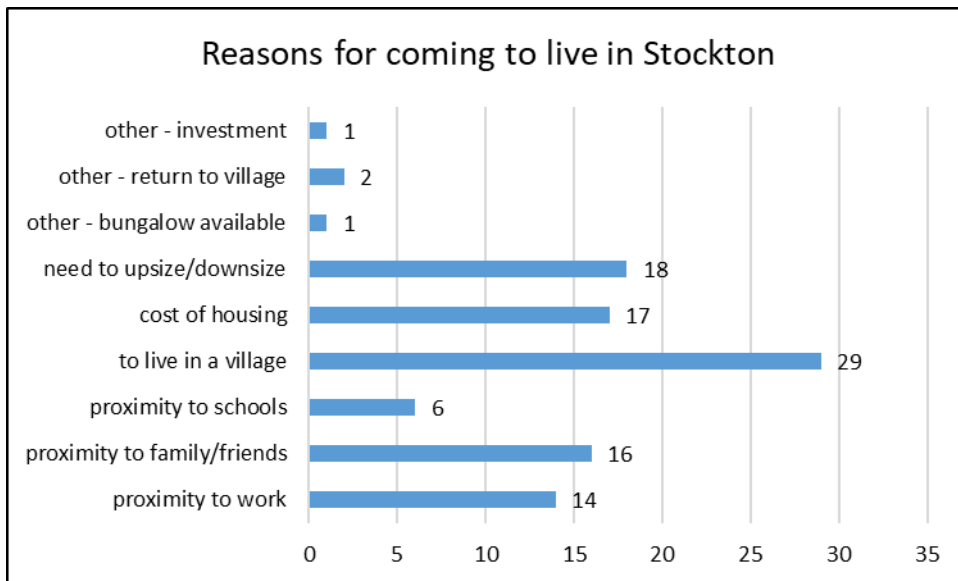


126 respondents answered this question and, as can be seen above, 52% feel that the parish does lack facilities. Some respondents added comments about local facilities and services, and these comments can be seen at Appendix C to this report.

The main issues appear to be an improvement to the childrens park, more shops and better parking.

Q3: Reasons for coming to live in Stockton

Respondents were asked “If you have come to live in Stockton in the last five years what were your reasons for doing so” and were able to tick more than one reason.

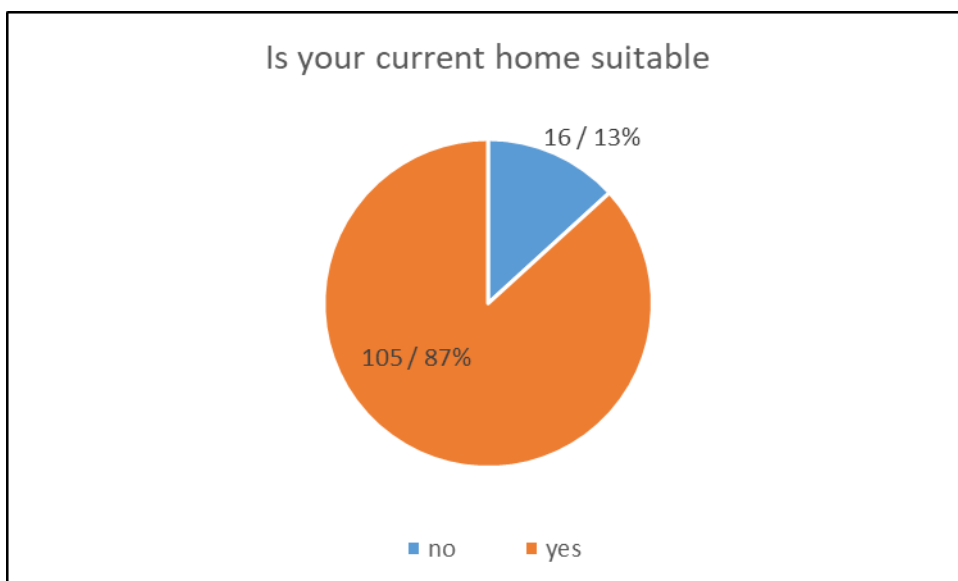


As can be seen above, the main reason is to live in a village not a town/city, closely followed by a need to upsize or downsize, the cost of housing in Stockton compared to other locations, and proximity to family/friends.

Q4: Is your current home suitable

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

Of 121 responses, 87% indicated that their current home is suitable with 13% indicating their current home is not suitable.



Part two – to be completed only if your household is in need of alternative housing

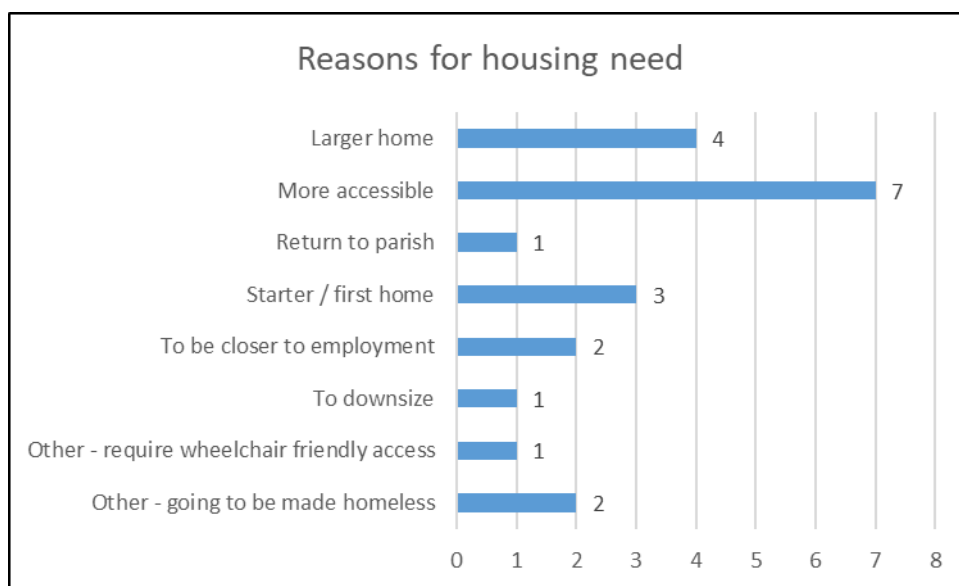
Although 16 respondents indicated that their current home is not suitable for their need 3 respondents appear to already be adequately housed, for example wanting a home of the same size, type and tenure as the current home but with a larger garden, which is not considered to be a housing need.

This section therefore relates to information provided by 13 respondents.

Q1: Reasons for housing need

Respondents were asked to indicate the reason for the household requiring alternative accommodation and were able to indicate more than one reason.

All respondents completed this section and, as can be seen, respondents seeking a home that is more accessible (ie all rooms on one floor) represent the largest group.

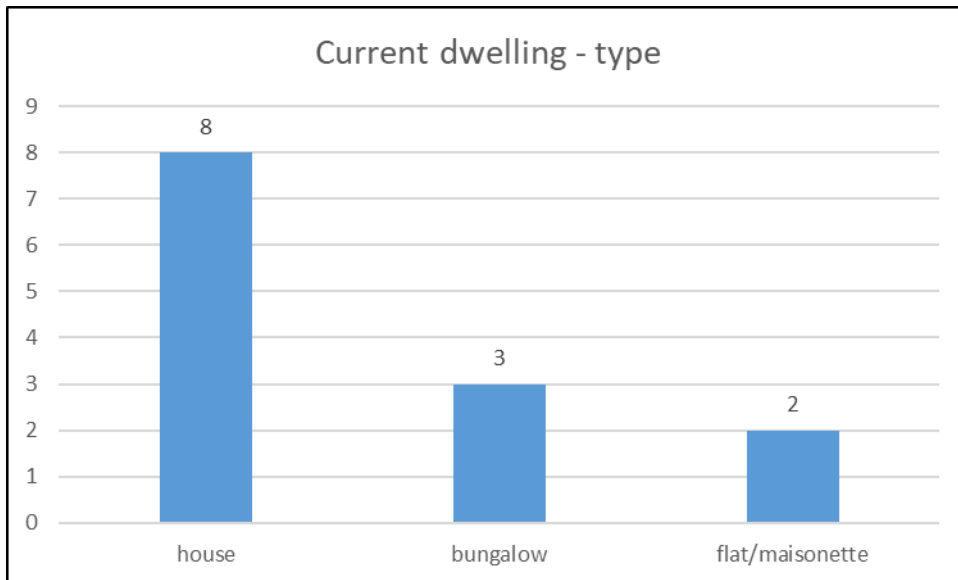


Q2: Current dwelling

Respondents were asked to indicate the type, size and tenure of their current dwelling.

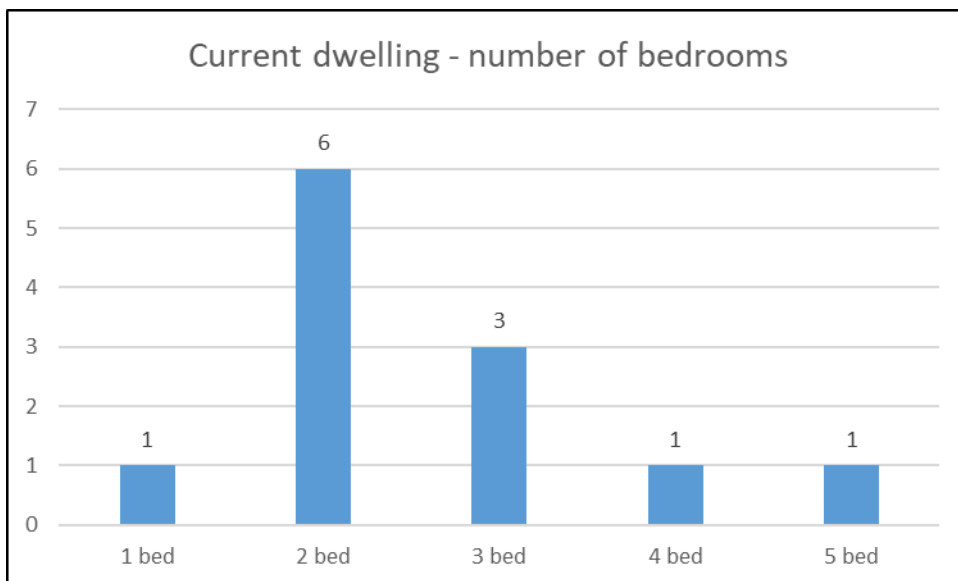
i) Dwelling type

All 13 respondents answered this question with 8 currently residing in a house, 3 living in a bungalow and 2 in a flat/maisonette.



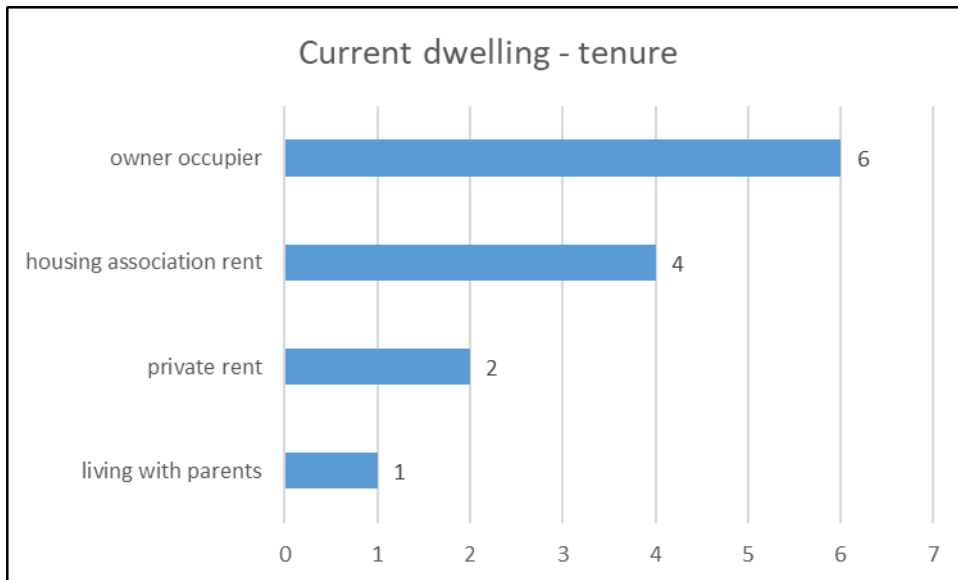
ii) Number of bedrooms

12 respondents answered this question with the largest group currently living in a 2 bed property.



iii) Dwelling tenure

The following chart shows the current dwelling tenure of the 13 respondents, with private ownership being the largest group.



Respondents who rent were asked to indicate “approximately what percentage of your income, after tax, do you spend on rent?” It is generally accepted that a person should ideally spend no more than 35% of their income on rent.

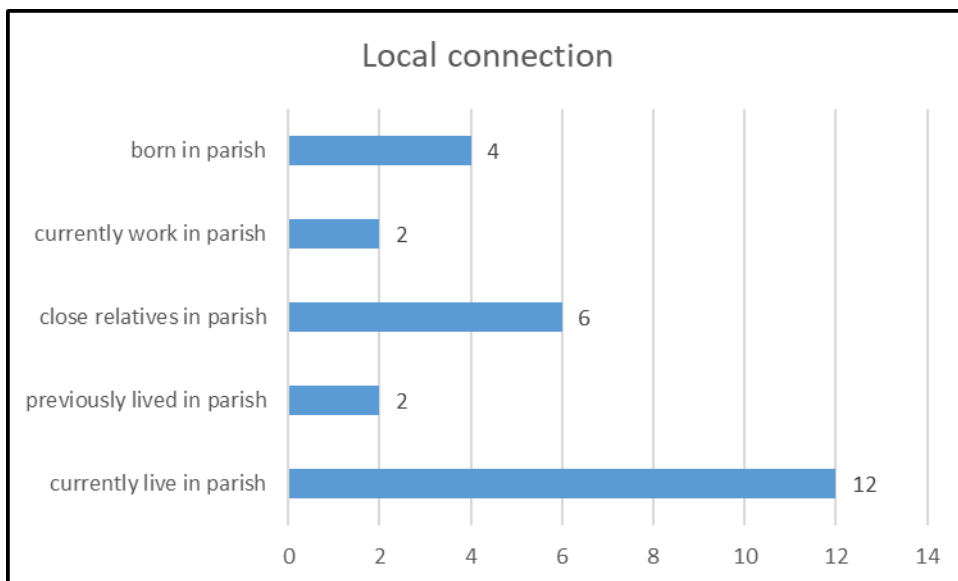
4 respondents who currently rent provided information, as shown below, which gives an average rent of 22.48% of income:

- 25%
- 25%
- 20.9%
- 19%

One further respondent indicated how much they spend each month on rent, but not as a percentage of income.

Q3: Local connection

Respondents were asked to indicate their local connection to the parish and were able to indicate more than one connection. All respondents answered this question with 12 out of the 13 currently living in the parish.

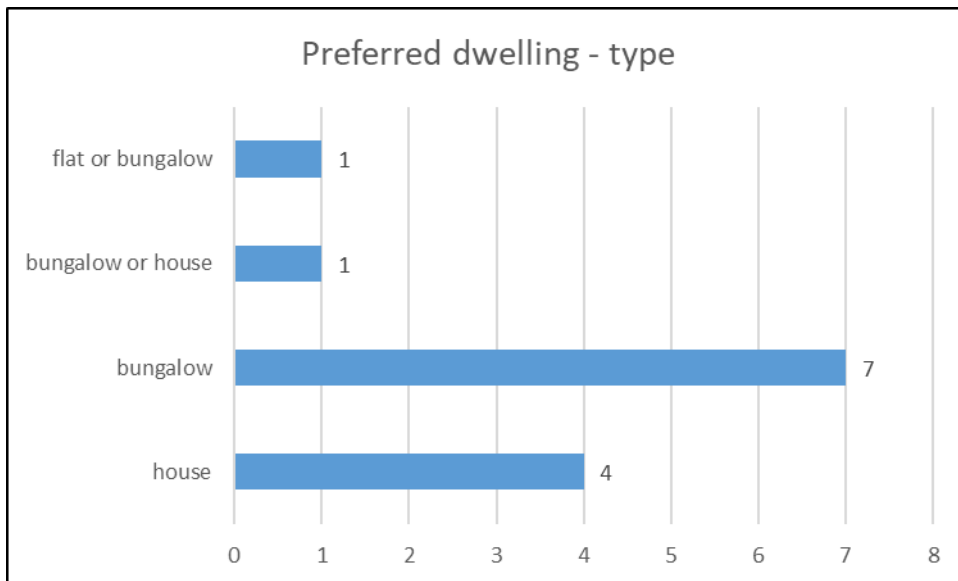


Q4: Preferred dwelling

Respondents were asked to indicate the type, size and tenure of their preferred dwelling. It should be noted that a housing preference doesn't necessarily align to analysed need. For example, a couple with a young child, a joint income of £30,000, no savings or equity, and seeking a 3-bed owner occupier home would probably be analysed as requiring a 2-bed house to rent from a housing association. Further information is provided at Q5 Financial Information.

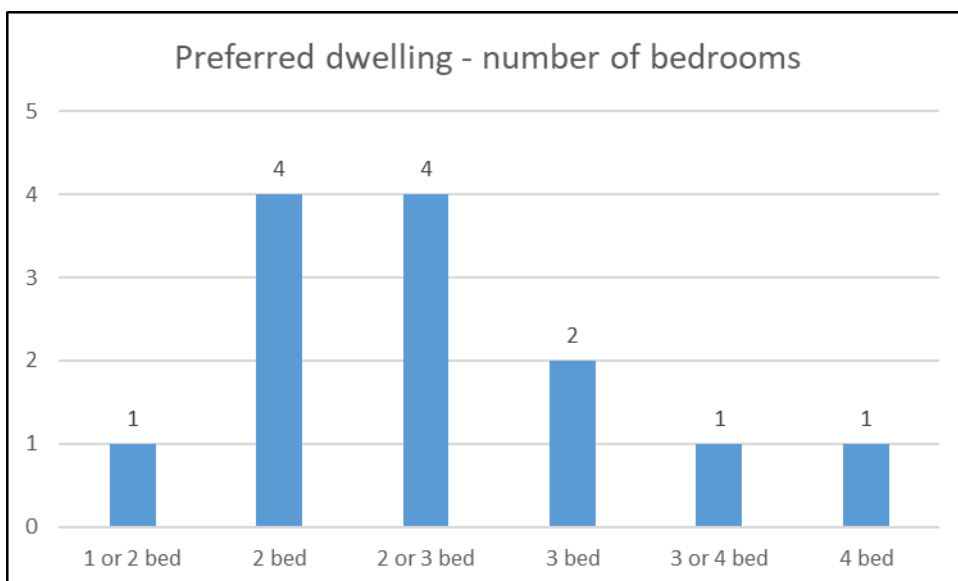
i) Dwelling type

All 13 respondents provided information, with a bungalow being the main preference.



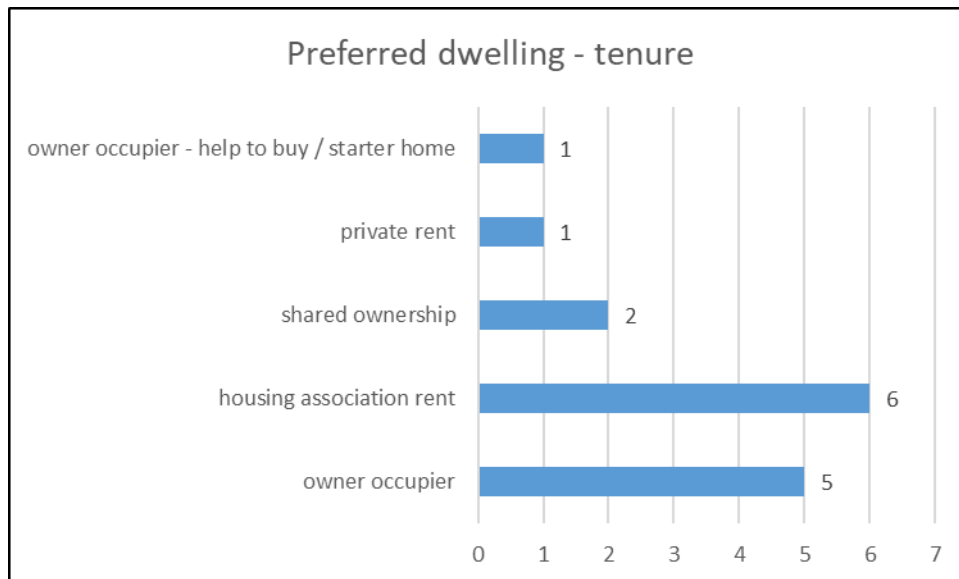
ii) Number of bedrooms

All respondents indicated a preference regarding the number of bedrooms with two and two or three beds proving most popular.



iii) Dwelling tenure

Respondents were asked to indicate their preferred tenure and were able to indicate more than one preference. All respondents answered this question and, unsurprisingly, some form of home ownership is the most popular.



iv) Self build

Two respondents indicated that they would be interested in self build.

v) Designed to cater for a disability

Three respondents indicated that they would prefer a property designed to cater for a disability.

Respondents were invited to "provide details of specific housing requirements". This information aids the analysis of need but is not reproduced within the report however comments included reference to a wheelchair friendly property, finding stairs difficult, and preference for a wet room.

Q5: Financial information

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

Where a respondent indicates a preference for shared ownership their ability to enter into such an arrangement is assessed using the information provided. The mortgage and deposit that the respondent could raise is compared against a comparable owner occupied property in the local area, as demonstrated through the research shown in Appendix D to this report. If it appears that the respondent could not enter into a shared ownership arrangement (perhaps where they have no deposit) they are re-classified as being in need of rented accommodation.

Similarly, where a respondent indicates a preference for a market home their ability to enter into a mortgage is assessed including the ability to raise a deposit. Having assessed whether the respondent could reasonably acquire a suitable mortgage if they

could not do so they are re-classified as being in need of either a shared ownership (with a suitable deposit) or rented property (without a suitable deposit).

Q6: Housing waiting list

Four of the respondents indicated that they are currently registered on the District Council's housing waiting list, known as Home Choice Plus.

However, it should be noted that at November 2020 there were 52 households with an address within the parish registered on the local authority housing waiting list. Whilst some registered households may not wish to continue residing locally, experience from across the district shows that typically most people living in a rural parish will wish to continue residing there due to established social networks etc. This particularly applies to families with children and older people. A summary of these registered households can be seen at Appendix E.

Q7: Detail of households seeking alternative housing

The information provided in response to this question aids the analysis of need, for example in relation to overcrowding, but is confidential and not reproduced herein.

4. Conclusion

This survey identifies a need for 13 alternative homes for households with a defined local connection to Stockton parish, as shown below.

Housing association rent

- 1 x 1 bed maisonette
- 2 x 1 bed bungalow
- 1 x 2 bed bungalow
- 2 x 3 bed house

Housing association shared ownership

- 1 x 1 bed maisonette

Owner occupier

- 1 x 1 bed bungalow
- 3 x 2 bed bungalow
- 2 x 3 bed bungalow

Consideration should also be given to the households registered on Home Choice Plus.

In rural areas where analysis indicates a need for 1-bed rented accommodation this may be reclassified as 2-bed accommodation as 1-bed homes can sometimes be difficult to let and may sit vacant for a period of time. A 1-bed home can accommodate only a single person or couple, whereas a 2-bed home can also accommodate a small family and a single or couple household may grow and require additional space in the future. This increased flexibility, weighed against the relatively small extra cost and extra space associated with building a 2-bed home is a strong argument for providing the larger unit.

5. Contact Information

Mr Bill Robinson - Clerk to Stockton Parish Council

Tel: 01926 814094

Email: clerk@stockton-warks-pc.gov.uk

Website: www.stockton-warks-pc.gov.uk

Sarah Brooke-Taylor - WRCC, Rural Housing Enabler

Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF

Tel: 01789 842182

Email: housing@wrccrural.org.uk

Website: www.ruralwarwickshire.org.uk

Stockton Parish Council

Housing Needs Survey

June 2021

Dear Householder

Do you want to downsize, are you currently living at home with parents and want your own home, do you need a bungalow in preference to a house?

The parish council last undertook a housing needs survey in 2013 so, eight years on, we think it is time to again ask the community about local housing need. **The survey is for everyone, whether or not you are looking for alternative housing.**

- People who are not in need of alternative housing are requested to complete part 1 only.
- People who are looking for alternative housing within the next five years and wish to remain in the parish are requested to complete all parts of the form.

Do you know anyone who is originally from the parish, now living elsewhere, who would like to return to the parish? Or someone who currently works in the parish and lives elsewhere but would like to move into the parish to be nearer to their work? If so, please ask them to contact the Rural Housing Enabler (housing@wrccrural.org.uk or 01789 842182) to receive a copy of this form.

All information will be treated in confidence and an anonymised report will be provided to the parish council. The survey is being carried out in partnership with WRCC, an independent charity that works across Warwickshire and Solihull to sustain rural communities. The analysis will be carried out independently by WRCC and it will retain, and shred, all returned survey forms.

By participating in the survey and completing the attached form your views and opinions will help to provide an insight into the housing needs of our community both now and for the future.

Please complete and return the attached form by 26th June using the Freepost envelope provided, or complete this survey online at www.smartsurvey.co.uk/s/StocktonHNS.

Thank you for participating in this survey.

Yours sincerely

Cllr Howard Collerson
Chairman - Stockton Parish Council

Housing survey for Stockton parish

Part one - to be completed by all households

1. In principle would you be in favour of a small development of homes in the parish restricted to people with a local connection, for example homes for rent or shared ownership from a housing association? A planning obligation would restrict the homes to people with a local connection (as shown at Q3 overleaf) in perpetuity.

- Yes No

Please add any comments you would like to make about local housing, including possible local locations that may be suitable. These comments will be included anonymously in our report.

2. Do you feel the parish lacks any facilities/services?

- Yes - what facilities/services?
- No

3. If you have come to live in Stockton in the last five years what were your reasons for doing so (please tick all that apply)?

- proximity to work
- proximity to family/friends
- proximity to schools
- to live in a village not a town/city
- cost of housing in Stockton compared to other locations
- need to upsize/downsize
- other (please specify)

4. Is your current home suitable?

Take into account any anticipated changes in circumstances over the next five years.

Yes, my current home is suitable (you don't need to complete part two of this form but please return this form using the Freepost envelope attached)

No, my current home is not suitable (please complete part two of this form overleaf if you would like alternative accommodation within the parish)

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

1. Which of the following statements apply to your household (tick all that apply)?

- Need a larger home
- Want to downsize
- Want a starter home / first home
- Wish to return to the parish
- Struggling to afford current home
- Need to be closer to a carer or dependent to give or receive support
- To be closer to employment
- Need a home that is more accessible (ie all rooms on one floor)
- Need a new home for another reason - please explain below

2. Current dwelling - what type of property do you currently live in?

- | | |
|-----------------------------------|--|
| <input type="checkbox"/> Bungalow | <input type="checkbox"/> Flat / maisonette |
| <input type="checkbox"/> House | <input type="checkbox"/> Other |

Number of bedrooms

- | | |
|--|--|
| <input type="checkbox"/> Rent - housing association* | <input type="checkbox"/> Owned (with/without mortgage) |
| <input type="checkbox"/> Rent – private* | <input type="checkbox"/> Live with parent/s |
| <input type="checkbox"/> Shared ownership (part rent part buy) | <input type="checkbox"/> Other |

*** If you currently rent your home approximately what percentage of your income, after tax, do you spend on rent?**

%

3. What is your connection to this parish (tick all that apply)?

- Currently live in the parish (how many years?
- Previously lived in the parish (how many years?
- Have close relatives living in the parish (relationship
- Currently work at least 16 hours per week in the parish (how many years?
- Born in the parish but moved away

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

Bungalow House Flat / maisonette

Number of bedrooms

Rent - housing association Shared ownership (part rent part buy)

Rent - private Owned - with / without mortgage

Fixed equity Owned - Help to Buy / Starter Home

Interested in self-build

Designed to cater for a disability

Please provide details of any specific housing requirements (eg relating to a disability) for yourself or any member of your household who is seeking housing with you.

5. It is important to understand what people can afford.

This information will not be disclosed to any third party and remains confidential. Financial information helps to determine the tenure of property suitable for the household.

Please indicate the approximate total annual gross income (before tax) of the household in need of alternative housing. Do not include housing or other benefits.

£

Do you have savings, equity in your current home or will someone gift you money towards a new home?

Yes savings £..... / equity £..... / gift £.....

No

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

Yes No

If you wish to apply to rent a housing association property you should be on the housing waiting list. Application forms are available by email (housingadviceteam@stratford-dc.gov.uk), telephone (01789 260861) or download (www.homechoiceplus.org.uk).

7. Details of the household seeking alternative housing.

	Age (yrs)	Gender	Relationship to person completing survey form
Person 1			<i>Person completing form</i>
Person 2			
Person 3			
Person 4			
Person 5			
Person 6			

Please provide your name and contact details. We may need to contact you to obtain further information. Any information you give will remain confidential to WRCC and will not be shared with any third party.

Name	
Address	
Email / telephone	

Thank you for completing this survey.

If you have queries regarding this survey or require an additional form please contact the Rural Housing Enabler by telephone (01789 842182) or email (housing@wrccrural.org.uk).

**Please return this form in the Freepost envelope provided
no later than 26th June 2021.**

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

WRCC collects the minimum data required and for the specific purpose of providing an anonymised housing needs report. Data is processed lawfully and fairly, and it is kept in a secure manner. Returned survey forms are kept for a short period before being shredded.

WRCC is a registered charity No.1081017 and a Company Limited by Guarantee in England and Wales No. 3930819
Find out more at www.ruralwarwickshire.org.uk

Appendix B – Comments on local housing

At Part 1 Q1 respondents were able to provide additional comments including suggestions of possible local locations that may be suitable for new housing.

- I gained my first step on the property ladder thanks to share ownership, and though NOT a cheaper option, I gained enough equity to then use as a deposit on a new build. The area I would suggest for future development is next to & behind Jubilee fields and just extend that road further as it is not a nature reserve.
- NOT on village areas used for recreation purposes ie Scout field, playing field etc.
- The village is getting too big. Homes are not always given to people with a local connection - people are vague with connections. New people do not always support village facilities.
- The new housing is generally for smaller homes and do not provide us with an opportunity to upgrade the house we have
- Inadequate parking. Housing Officer advised too costly to turn the grass area into parking spaces. There are 11 properties that share unmarked space to fit two cars per property and larger work vehicles. This has been reported by many residents.
- We feel the area next to the park could be used
- Nice small village lets keep it that way. No more room for any more housing, we have used up our allowance by the powers that be, any more it would no longer be a village
- Ok with small development but think the restriction to people with a local connection in perpetuity could prove restrictive at some future date
- It is important that any new dwellings have at least one parking space on their property. However, not sure where these new homes would be situated apart from on Napton Rd.
- Providing the reason for these buildings are in the sole interest of parishioners or ex-parishioners. Not as other social housing properties are allocated. Also by small development, how many? Location, possibly the old scout field or any Glebe land that keeps the buildings within the green belt.
- Yes depending on location
- These properties always resort to being given to people outside the parish as too expensive for young people already living in Stockton. Also I currently live in a shared ownership with no option to buy 100%, I have lived in it 20 years, a clause when built stops me from owning outright, I have lived in Stockton all my life.
- I would hope that a small development could be designed to help and keep young people/family's in the community. With the approval/support of Cemex (?) the ideal location would be in the field adjacent to the recent Hsg Assoc. properties - George St.
- There is a shortage of housing for people living on their own, particularly suitable housing for the elderly. Providing more of these would help free up larger homes for local growing families.
- There is already adequate low cost housing in Stockton. If anything, we need to attract more wealth to the village.
- I don't see why it should be restricted like this. Restricting from investors - yes. But the mentality of 'local connection' already means new people to the village feel unwelcomed. It creates a them and us split. Not very village like!
- Land is available at (1) Extension to the east of Jubilee Fields (2) Extension to the west of Jubilee Fields (the Scout Field) (3) Extension to the south of Laurels Drive.

These three sites could accommodate (1) 18 units (2) 28 units (3) 72 units TOTAL 118 units

- There has been so much building recently. The cars in the village is getting ridiculous. We've lost the "village" feeling.
- There are already issues with the increased volumes of traffic in the village along with parking issues so more housing will only add to the issue we already have.
- Feel there are already more than enough housing in Stockton and it will soon be as big as Southam and lose its charm.
- The village has had far too many houses built recently and doesn't need any more.
- Please! No new housing developments in Stockton for the time being.
- This never happens the houses will be given to people with no tenable connection to the village
- Affordable houses req'd for first time buyers that live in Stockton *(my son)*
- People who were born in the village are not given houses/bungalows. People who have no connections to the village, are given houses based on the "points" system. People who have lived in the village all of their lives should be given priority.
- In my experience once planning has been permitted even for local residents only the developers some how wriggle out of this and build bigger developments for anyone. Also whitefriars/orbit have sold on housing that was promised as affordable rent for local residents!
- Depending on how small. Local connection being immediate family first not cousins or aunts/uncle's, sister-in-law, brother-in-law, etc. etc. If can't be filled, then offered to extended family connections, not folk from over twenty miles or more away when those who were born here cannot get houses. More affordable rented houses for village folk and bungalows.
- Stockton is already over developed due to recent increases in housing with no new infrastructure. Too many cars/lorries on roads already
- In principle, yes. However, there has been a lot of housing built in the village the last few years. Maybe this should have been taken into account when building these new developments.
- I don't believe the parish should be extended anymore. If it is then it shouldn't discriminate against people that wish to move to a quiet village location. Surely more houses aren't needed judging by how many have been built in Southam.
- I believe that consideration needs to be given to wider issues such as schools, doctors, food shops etc. locally as needs to be better to support larger population. You cannot keep increasing population without better facilities in Southam.
- All the new housing is already putting pressure on existing utilities e.g. water pressure
- The reason I say NO. Over the last few year's there's been plenty of property built, if none or not many for the local residents. 1. OLDISH PEOPLE, 2. STARTER HOMES a fair few younger people have moved away due to the correct type of suitable housing to fit their needs.
- Already a lot of new builds in the area
- More housing can't be added until parking in the village is sorted. Also existing rental/shared ownership accommodation could be improved to make more suitable eg existing damp in some.
- There are plenty of new houses that have been built. There are too many already.
- The village boundaries should not be encroached by more new housing though. This is a village and should be kept so. Consider building a new school (possibly on the

scout field) and redeveloping the current school site for new housing. This is central to the village and the old school is too small and dated

- Too many new builds already in village and surrounding areas. Generally poorly made, crammed in and lacking in character. More houses would also stretch capacity at the primary school, who have had to turn away pupils for Sept '21 due to being oversubscribed
- Knock the Village Hall down & replace it with a few bungalows. Build the Village Hall in the nearest field & include a decent sized car park. Knock the school down & replace it with bungalows & put a new modern school with decent car parking next to Village Hall in the large field close by.
- Affordable homes please
- Considering the already congested village roads I would support a site with access from Napton Road, The Hill etc.
- No parking areas in village, new homes have little or no parking. No parking by school or church or village hall.
- I think its very important for the future of the village to have access to affordable housing for future generations. Having family nearby fosters community spirit & reduces some costs in terms of social care. People who have access to funds can settle in any location & prosper but often those who have a requirement for social/affordable housing need their family close by to help with childcare etc.
- I have lived in Stockton for nearly 10 years. All around the edge of the village new builds have spring up including behind my house on George Street. It is clear from the way the road ends behind my house further development is clearly planned behind the rest of George Street. Our village has had more than enough development. The village is being ruined.
- The devil is in the detail regarding the word "small"
- Reason for NO to the above. We purchased a bungalow - new build by Taylor Wimpey 3 yrs ago and enjoy living in the village. However, approx 1/3rd dwellings are social housing/shared ownership. We are very concerned/disturbed by two families in particular, their antisocial behaviour/obvious domestic violence, resulting in several Police call outs/Social Services. There seems to be no control by Housing Association. Very strange. Comings and goings in 2 other properties also. (One now vacant).
- There's too much development already
- The reason why I object is because new homes do not just go to people with a local connection just look at all the new homes recently built. The vast majority were sold to people with no connection
- As long as restricted to local connection. NOT like the planning consent given for obit to build for locals only to find when planning granted they sold off the land with planning to a builder so no longer for local connection or affordable homes!!
- All new properties are ridiculously priced and the village is already big enough.
- New development should be brought forward in accordance with the local plan, within this should be the delivery of new affordable units.
- Parking must be a consideration for any new development.
- There will always be people's situations to be considered but in principal tenants should be pretty local.
- Needs to accommodate off street parking. Street parking is becoming a problem in Stockton. Lines of sight being compromised and access for larger delivery vehicles are becoming difficult.

- We have more than enough housing in the village for its size and amenities. The streets in our village are not suitable for all the traffic created by all new developments i.e. Post Office Lane, High St, School St, Napton Rd which is also a bus route
- We believe the village is at its capacity
- The village was expanded recently with 70+ houses - there is not the infrastructure to accommodate any more
- I would seriously consider relocating the school to elsewhere (possibly the scout field) and redevelop the old school site for housing. The current school is too small and old, and this would bring a much improved school and provide a location in the village centre for a small housing development
- The village has had enough new builds and has subsequently expanded the local village boundaries. It is my understanding that any new build would increase this further. Boundaries are there for a reason and moving them to just build more houses, need or not, is just wrong.
- I do not think it should be restricted. We moved to the area several years ago to be closer to a new job. I feel like people resent that we are not locals. We contribute to the village as much as anyone else and I don't agree with blocking out others from living here.
- It's a small village, please stop adding more houses and ruining the countryside.
- There have been more than enough developments in the past 5 years.
- We are in desperate need of a larger house (3 or 4 bedroom), I've lived in the village all my life and was lucky enough to have acquired a HA house in the village 8 years ago. We've now outgrown it but don't want to leave the village as the children attend the school, I work in the village and my family live here too. I can't drive and struggle with the limited bus service so staying in the village is crucial for us.
- Have we forgotten that STOCKTON is a 'village' and needs to stay this way. No more builds please. It is already over-congested, we have a job to even drive round the village – devastated
- Too many homes of 2/3 bedrooms. We need 4/5 bedroom homes to bring in executive banded people to even out a top heavy lower & middle income residents - the need for encouraging professional type buyers of middle to high income!
- Too much development in Stockton and other local villages in recent years without increases in services such as schools, doctors and leisure facilities.
- The core strategy for housing needs up to 2031 was already exceeded. There are plans for more building, on the field that was used for scouts. Intake to the school has grown and we have heard it is at capacity in some year groups. I do not think more housing is needed or sustainable.

Appendix C – Comments on facilities/services

At Part 1 Q2 respondents were able to provide additional comments regarding the lack of facilities/services within the parish.

- Cafe, decent park - it needs a complete overhaul.
- A good childrens park. A cafe
- Facilities and services for young children
- GP clinic
- I feel we would benefit from a shop that has more local produce, high quality meat and fresh food.
- A decent children's play park (outdated)
- LOCATION
- More buses, shop's, small bank
- Shops x4
- Safe childrens playground x2
- Homes especially Elm Row/George St areas should have parking areas instead of parking on grass verges.
- Terrible roads, drainage a problem pathways dodgy, parking terrible
- Parking, drainage, water pressure
- Chemist & vets
- A cafe, an early years setting/nursery, a reliable bus service, a better playground
- Parking for people visiting the area
- Parking - the parking situation in Stockton is a risk to life. I have already had an accident with a cyclist in 5 months of living here!
- Speed restrictor mechanisms for Napton Road heading towards Napton.
- The shop & pub need to be a bit more appealing for people to want to us them. Compared to Napton Post Office and pubs they seem to be a bit 'lacking'.
- Speedbank/youth club for teenagers
- Updated park (plans were never actioned)
- Another local shop/coffee shop, butcher or bakery would be valuable.
- Playing field should be more central to improve access and safety, better facilities
- Activities for teenagers. Youth Club etc.
- Lighting in some areas. Childrens play areas, which would have toilets
- Unisex hairdresser
- Allotments
- Small farm shop
- A good playing field.
- Safe crossing for children over road through middle of village as many cars do not adhere to speed limit. More play areas for children. Cycle Path to Southam. Cannot get to any neighbouring village safely on foot/cycle.
- Medical/shops/cafe
- The playground needs updating or maintenance. We have spent a lot of time there with our children and it's getting a bit grotty.
- Bench 1/2 way down Radical
- Years ago we had 3 Butchers, Bread Shop, & 3 more shops.
- Cash Point x2
- Parking for those who live here. Not permit parking, just parking spaces to save everyone paring on verges & pavements.
- Play ground facilities for older children

- Needs more play facilities
- A better playground/park
- Decent size modern warm Village Hall with a large car park.
- Doctor/Chemist
- A defibrillator
- A much better children's park is desperately needed. I think it should be relocated as well. A cafe would be nice, and perhaps a more upmarket shop, a bit more like Napton, with a zero waste section and variety of quality foods. The current village shop is great to have but they would each serve a different purpose. A cash machine would also be good. Better paths out of the village would also be great to be able to walk on a pavement from here to Long Itchington or Southam.
- Parking - pavements need repair. Parking needed for the school and church areas
- Youth facilities, children's playground, decent shop, pavements, parking
- Things for kids to do
- Village shop + toilets
- Needs more parking spaces
- Bus services are too expensive
- Multigenerational sport-facilities, Youth, Club, Community facilities for over 50's. Proper coffee shop. Cash point, Bakers/Deli
- Leisure/hobby facilities for the young eg clubs art/music/dance/mini-cars (not all are sporty) etc
- Take away/green grocers
- Play area very dated
- Parking
- A coffee shop or similar
- A regular bus into Coventry
- An updated park, school class size this year at full capacity, low water pressure (water pumping facility)
- Something for the O.A.Ps to go to in the day time.
- Mobile signal
- Better transport links.
- Cash point/doctor once weekly maybe
- Affordable bus service

Appendix D – Property search

Results of property search within the parish, June 2021 (excluding period & listed properties, property in need of refurbishment, with additional land, stables etc).

Details of properties for sale in Stockton

Agent	Location	No of beds	Type	Price £
Inside Homes Ltd	Grange Farm Drive	4	detached house	470,000
Inside Homes Ltd	Grange Farm Drive	4	detached house	395,000
Connells	Laurel Drive	4	detached house	360,000
Newman Property Experts	Jubilee Fields	4	detached house	360,000
Inside Homes Ltd	Laurel Drive	4	detached house	350,000
Inside Homes Ltd	Nelsons Way	4	detached house	325,000
Inside Homes Ltd	Victoria Terrace	3	terraced house	299,950
Inside Homes Ltd	Grange Farm Drive	3	terraced house	279,000
Reeds Rains	Earles Close	3	semi-detached house	270,000
Inside Homes Ltd	Napton Road	2	terraced house	216,000
Inside Homes Ltd	Elm Row	3	terraced house	183,000

Average house prices for sale

House size & type	Price £
2 bed terraced house	216,000
3 bed terraced house	253,983
3 bed semi-detached house	279,000
4 bed detached house	376,667

Details of properties sold in Stockton over the last 12 months

Date sold	Location	No of beds	Type	Price £
Feb-21	Stockton Road		terraced house	248,000
Feb-21	St Michaels Crescent		detached house	275,000
Feb-21	High Street	2	terraced house	223,000
Jan-21	Napton Road	3	terraced house	231,500
Jan-21	The Square	2	detached house	215,000
Jan-21	George Street	3	terraced house	256,000
Jan-21	School Street	1	flat	160,000
Nov-20	George Street	2	terraced house	213,000
Oct-20	School Street		flat	131,000
Sep-20	George Street	3	terraced house	235,000
Sep-20	Tomlow Road	2	detached bungalow	270,000
Sep-20	Becks Lane	4	detached house	400,000
Aug-20	Stockton Road	2	terraced house	265,000
Aug-20	Manor Road	5	semi-detached house	272,500
Aug-20	Earles Close	4	semi-detached house	330,000
Jul-20	George Street	3	semi-detached house	300,000

Average house prices sold within the last 12 months

House size & type	Price £
1 bed flat	160,000
2 bed terraced house	233,667
2 bed detached house	215,000
2 bed detached bungalow	270,000
3 bed terraced house	240,833
3 bed semi-detached house	300,000
4 bed semi-detached house	330,000
4 bed detached house	400,000
5 bed semi-detached house	272,500

Source: Rightmove, PurpleBricks, Zoopla, OnTheMarket

Appendix E – Home Choice Plus

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

At November 2020 the following households with an address within Stockton parish were registered.

Household type	No. of children in household	No. of households	House type & size
Single / couple	0	19	1 bed maisonette or 2 bed house*
Family	0	1	2 bed house
Family	1	4	2 bed house
Family	2	7	2 or 3 bed house
Family	3	2	3 or 4 bed house
Family	4	1	3 or 4 bed house
Family	5	1	4 or 5 bed house
Other	0	3	2 or 3 bed house
Pensioner/DLA	0	14	1 or 2 bed bungalow*

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

If local needs properties are developed for a community as a result of information obtained through a housing survey and similar evidence it would be subject to a planning obligation limiting occupation of the homes, including any local market homes, to people with a defined local connection (as listed at Part 2 Q3 on the survey form).