



Housing needs survey report for Stockton parish

May 2025

**Analysis by Sarah Brooke-Taylor
Rural Housing Enabler, WRCC**

Contents

1. Introduction

2. Planning Context

3. Results

Part one

- Q1 In favour of development in principle
- Q2 Arriving to live in Stockton in the last five years
- Q3 Lack of facilities/services
- Q4 Current home suitable

Part two

- Q1 Reasons for housing need
- Q2 Current dwelling
 - i) Dwelling type
 - ii) Number of bedrooms
 - iii) Dwelling tenure
- Q3 Rent
- Q4 Local connection
- Q5 Preferred dwelling
 - i) Dwelling type
 - ii) Number of bedrooms
 - iii) Dwelling tenure
 - iv) Self-build
 - v) Designed to cater for a disability
- Q6 Financial information
- Q7 Housing waiting list
- Q8 Detail of household seeking alternative housing

4. Conclusion

5. About WRCC

Appendices

- A: Survey letter & form
- B: Local housing comments
- C: Lack of facilities/services
- D: Property search
- E: Home Choice Plus
- F: Parish map

1. Introduction

Although urban areas have drawn most of the attention in discussions around the ongoing housing affordability crisis, it is a prominent issue in rural areas. A combination of issues, including limited rural amenities, environmental protection restrictions and increasing property prices, often limits housing development in rural areas. These issues, combined with lower incomes in rural areas and an increase in urban migration to the countryside, mean that the demand for rural housing often outstrips supply, driving up costs beyond that which local residents can afford.

There are huge benefits to increasing the number of rural affordable homes including reduction of the annual housing benefit bill, sustaining rural economies, and improvements to mental and physical health which reduces pressure on the NHS.

Rural areas have different community characteristics to urban areas, and this influences local housing needs. For example, rural communities have a higher proportion of older people and they generally have fewer people of working age. The March 2023 Statistical Digest of Rural England reveals that rural areas host a disproportionately high percentage of the older population, with 25.4% aged 65 and over in contrast to 17.1% in urban areas, and the average age is climbing more rapidly than in urban areas.

To provide fair and balanced local housing a community should consider providing homes that are affordable and suitable for changing needs. Evidencing the housing required by the local community is an important first step and an essential part of community planning.

Housing needs surveys are an objective tool principally used to gather information on the scale and nature of housing need at a local community level.

WRCC was commissioned by Stockton Parish Council to undertake a housing needs survey with the specific aim of collecting information about local housing needs within and relating to Stockton parish.

Each dwelling across the parish received a survey form, which is based on a questionnaire used by Rural Housing Enablers across England. Additional forms were available upon request. A copy of the cover letter and survey form can be seen at Appendix A.

The return deadline was 12th April 2025. Forms were returned to the WRCC Rural Housing Enabler for analysis using a Freepost envelope that was provided with the cover letter and questionnaire, or respondents could complete the survey online if preferred.

2. Planning Context

At a national level, the National Planning Policy Framework (updated December 2024) states that (para82) “In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.”

At a district level, Stratford-on-Avon District Council (SDC) has adopted a local plan to guide development in the district up to 2031. This 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. Historically the district has experienced elevated levels of housing growth but without necessarily meeting local community, and particularly rural community, needs.

At a local level, there is scope for a local community to prepare a neighbourhood plan to steer development within their area. Should Stockton community decide to produce a Neighbourhood Plan in the future it would become part of the District Council's development plan and be used to assist in making decisions on planning applications within the plan area.

Separately, a community can choose to promote a small-scale 'Local Needs' housing scheme (sometimes referred to as a Local Choice scheme), relying on policies in the local authority development plan or via a neighbourhood plan. In either case a Local Needs scheme can include both affordable and 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 the identified local need, and
- the scheme has the support of the relevant parish council, and
- satisfactory arrangements are made for the management and occupation of all the properties to ensure that the homes are prioritised for those with a local connection in perpetuity.

Unless a neighbourhood plan expressly provides otherwise a Local Needs scheme would be subject to a planning obligation (Section 106 Agreement) prioritising occupation of the homes, including any market homes, to households with a defined local connection.

New affordable homes are generally required for the following reasons:

- Households on low and middle incomes cannot afford to rent privately or buy open market housing due to soaring prices
- Few affordable or private rent options exist for those unable to afford market housing
- The market does not provide the right type of accommodation for residents, for example homes for people who are older and wish to downsize

The term "affordable housing" has a specific meaning (as set out in the Glossary to the National Planning Policy Framework) and includes options both for affordable housing for rent and home ownership.

Although housing needs surveys are only ever a snapshot in time it is accepted practice that the resulting data is considered to have a 'shelf-life' of five years.

3. Results

The survey form was for all households. A household may comprise a family, a single person or a couple, and a dwelling may contain more than one household in housing need.

In total, 166 responses were received including 17 online and 1 blank form without any questions answered.

As the household data is collected on a confidential basis actual households are not identified, and respondents were assured that any information they disclosed would be treated in confidence.

Part one

Part one was to be completed by all households regardless of whether they are seeking an alternative home.

Q1: In favour of development in principle

The first question was divided into three parts, all referring to possible development.

1a: 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?

Twenty-three respondents answered yes, and 61 respondents answered no.

1b: In principle would you be in favour of any larger scale development of homes in the parish, even if 35% of the new homes built would be homes for rent or shared ownership from a housing association?

Nineteen respondents answered yes and 146 answered no.

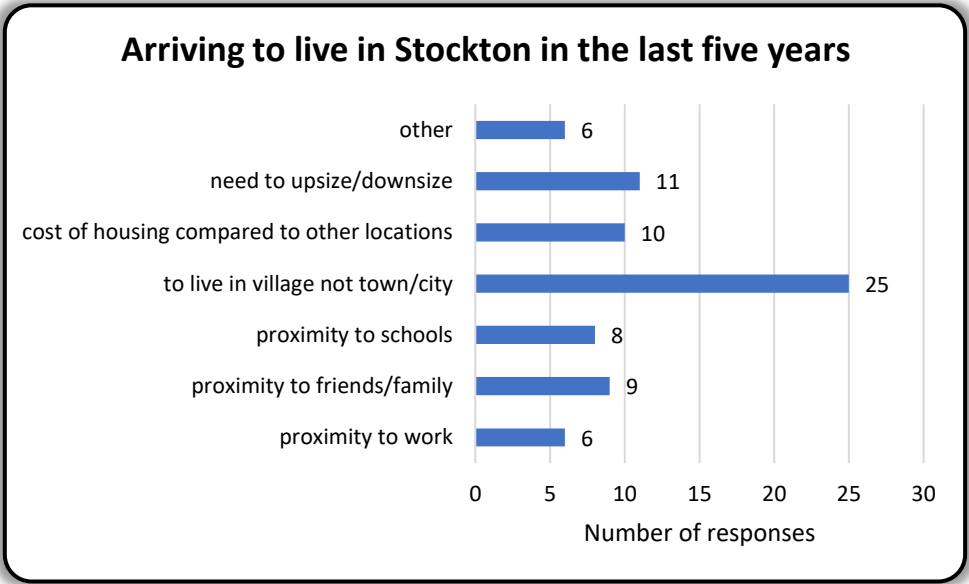
1c: In principle would you be in favour of any larger scale development of homes in the parish if the developer agreed to provide major community benefits (e.g. new/improved village hall, major refurbishment of the existing children’s playing field and/or a turn around area for the buses to avoid using the narrow village streets)?

Thirty-one respondents answered yes and 131 answered no.

Respondents were invited to ‘add any comments you would like to make about local housing, including possible local locations that may be suitable.’ These comments can be found at Appendix B.

Q2: Arriving to live in Stockton in the last five years

Respondents were asked to indicate their reasons for coming to live in Stockton, if they arrived in the last five years. Respondents were able to indicate more than one reason.



The largest response was from those wishing to live in a village rather than a town/city (25 responses, 33%).

Q3: Lack of facilities/services

Respondents were asked whether they felt 'the parish lacks any facilities/services' and, if they answered yes, were asked 'what facilities/services?'.

Seventy-one respondents answered yes, and 68 respondents answered no. Two respondents answered both yes and no, and 1 respondent answered 'don't know'.

If the respondent answered yes, they were asked 'what facilities/services?' These comments can be found at Appendix C.

Q4: Current home suitable

Respondents were asked to indicate whether or not their current home is suitable, taking into account any anticipated changes over the next five years.

One hundred and twenty-one respondents answered yes, and 25 respondents answered no.

Part two

This part of the survey form was to 'be completed ONLY if your household (single, couple, family) is in need of alternative housing and you wish to live in the parish'.

This section asked 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.

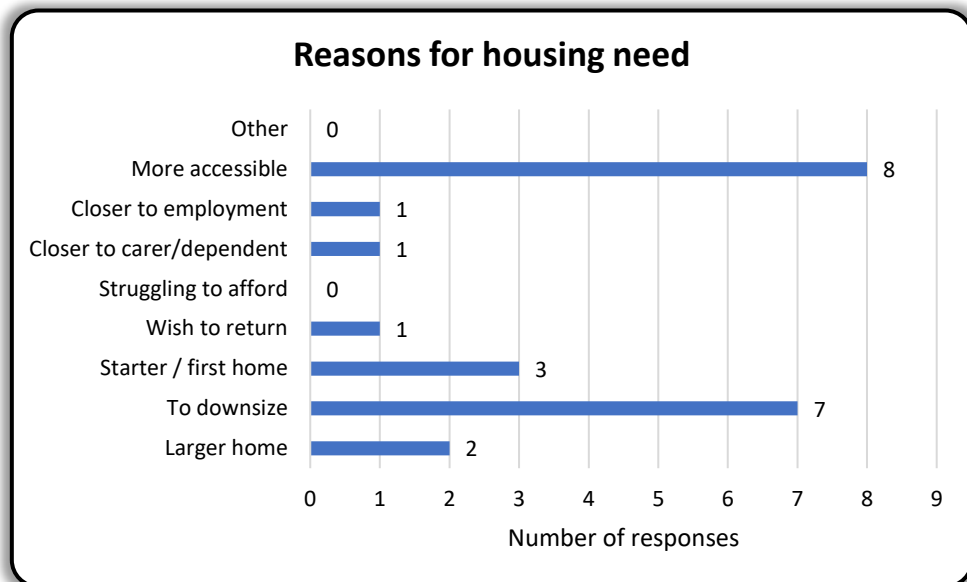
Twenty-five households completed some or all of this section but 7 of the responses have been discounted for a variety of reasons including:

- Can satisfy own need – for example, seeking a 4-bed home to purchase and there are several available for sale
- No housing need indicated
- Already adequately housed – for example, currently living in a 3-bed house and wishing to move to a 3-bed house
- Not in housing need – for example, wanting a larger garden

This section of the report is based directly on the remaining 18 responses and presents the analysed results. It shows the current and future housing needs of the respondents, all of whom have a local connection to the parish.

Q1: Reasons for housing need

Respondents were able to indicate the reason for requiring alternative accommodation and, if applicable, could indicate more than one reason.



All respondents completed this section and, as can be seen above, 'need a home that is more accessible' (8 responses, 35%) received the greatest number of responses, closely followed by 'to downsize' (7 responses, 30%).

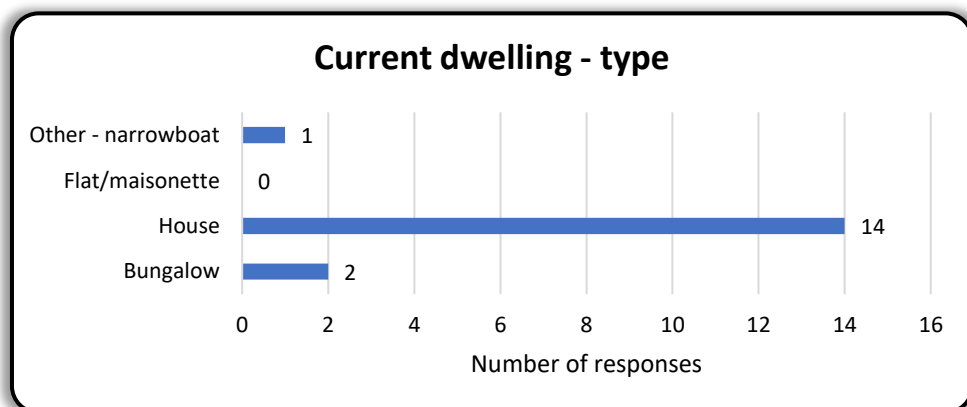
Like many rural parishes where there is a desire to downsize, there is a shortage of both smaller properties to downsize to and more accessible properties such as bungalows.

Q2: Current dwelling

Respondents were asked to provide details of the dwelling that the household currently resides in. Not every question was answered.

i) Dwelling type

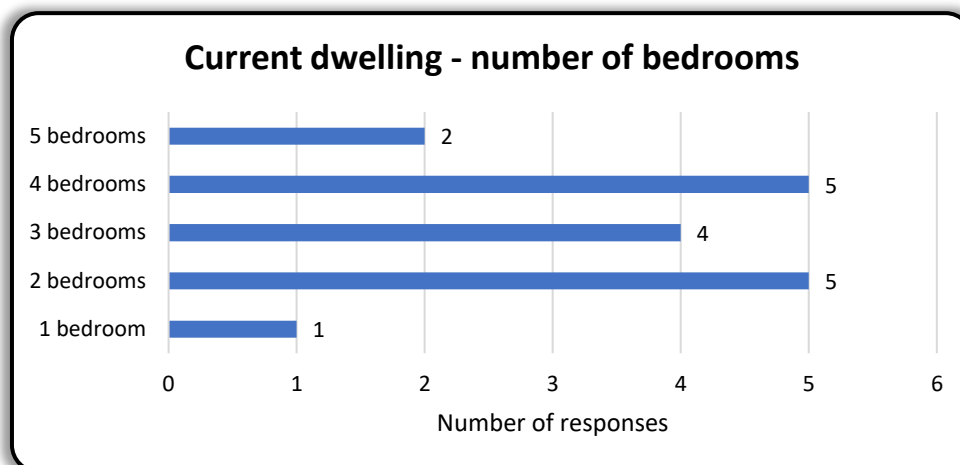
Of the 17 responses, the vast majority currently live in a house (14 responses, 82%) and 2 live in a bungalow (12%).



The 2021 Census shows that 94.9% of households across Stockton parish live in a house or bungalow (compared to 77.4% across England) and 4.9% live in a flat, maisonette or apartment (compared to 22.2% across England).

ii) Number of bedrooms

Respondents were asked to indicate the number of bedrooms in their current dwelling and 17 responses were received.



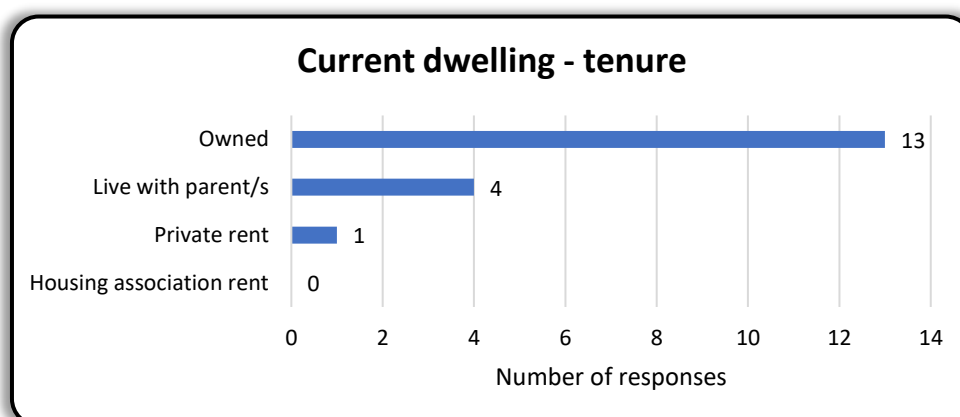
Five respondents (29%) currently live in a home with two bedrooms and another five (29%) live in a home with 4 bedrooms, followed closely by 4 respondents (24%) living in a 3-bedroom home.

The 2021 Census shows that 41% of parish households live in a property with 3 bedrooms and 28.8% live in a property with 4 or more bedrooms:

- 1 bedroom 3% (11.6% England)
- 2 bedrooms 27.2% (27.3% England)
- 3 bedrooms 41% (40.0% England)
- 4 or more bedrooms 28.8% (21.1% England)

iii) Dwelling tenure

All respondents answered this question and 'owned' was the main response with 13 responses (72%).



'Owned', as referred to in this survey work, includes households owning their home outright and those with a mortgage. Home ownership remains the predominant form of housing tenure across England (70.3%, 2021 Census). Outright owners are generally concentrated

among the older age bands (aged 65 and over), whilst those buying with a mortgage are typically in the middle age bands (aged 35-54) according to the English Housing Survey 2021-2022.

The 2021 Census shows that across Stockton parish, 35.9% of homes are owned outright (slightly higher than 32.5% across England), and 41.8% of homes are owned with a mortgage, loan or via shared ownership (29.8% England). Privately renting or living rent free (9.8%) and social renting (12.5%) make up the remaining.

According to analysis from Halifax (14 February 2025), first-time buyers in the UK made up over half (54%) of all home purchases made with a mortgage last year, the biggest majority on record. The average first-time buyer in 2024 was 33 years old, two years older than ten years ago (31 years old). They put down an average deposit of £61,090 and typically paid £311,034 for their first home.

iv) Rent

Respondents who rent were asked “approximately what percentage of your income, after tax, do you spend on rent?” One respondent provided information, indicating rent of 12% of net income.

As a general rule it is accepted that ideally no more than about one-third of income should be spent on rent.

The availability of homes for rent has fallen, exacerbating the difficulties tenants face in finding suitable and affordable accommodation.

According to the ONS (Office for National Statistics) the average monthly private rent in Stratford-on-Avon district rose to £1,054 in October 2024, which is an annual increase of 6% from £994 in October 2023. This was lower than the 8.7% rise in the West Midlands over the same period.

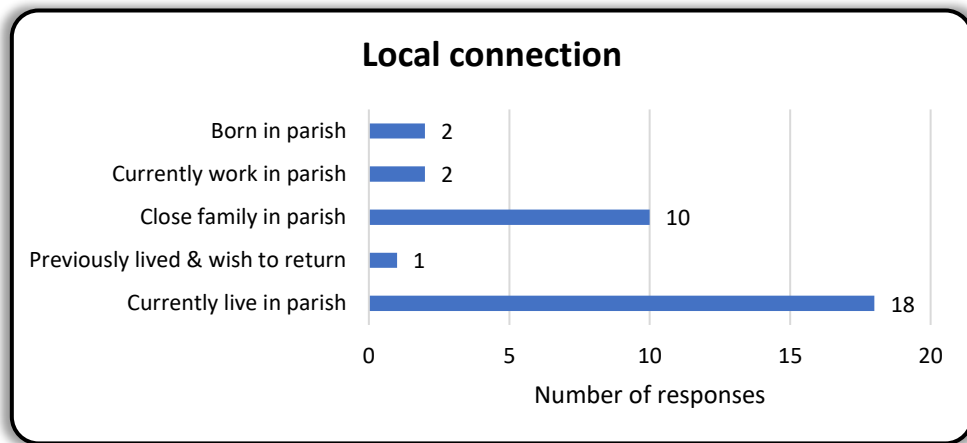
In Stratford-on-Avon district the average rent for semi-detached properties rose by 6.3%, while for detached properties it increased by 5.7%. The average rent for one-bed properties rose by 6.6%, while the average for four-or-more bed properties increased by 4.3%.

The private rented sector has accounted for about one-fifth of households in England since 2013-14. Data indicates that this sector remains the tenure with the highest proportion of non-decent dwellings, with nearly a quarter of dwellings failing to meet the Decent Homes Standard (English Housing Survey 2021-2022). Quality of housing can seriously impact both the physical and mental health of a household, particularly with an increasingly ageing population.

Q4: Local connection

Respondents were asked to indicate their connection to the parish and, where applicable, were able to indicate more than one connection.

All respondents answered this question.



All respondents currently live in the parish (18 responses). Ten (56%) also have close family currently living in the parish.

Q5: Preferred dwelling

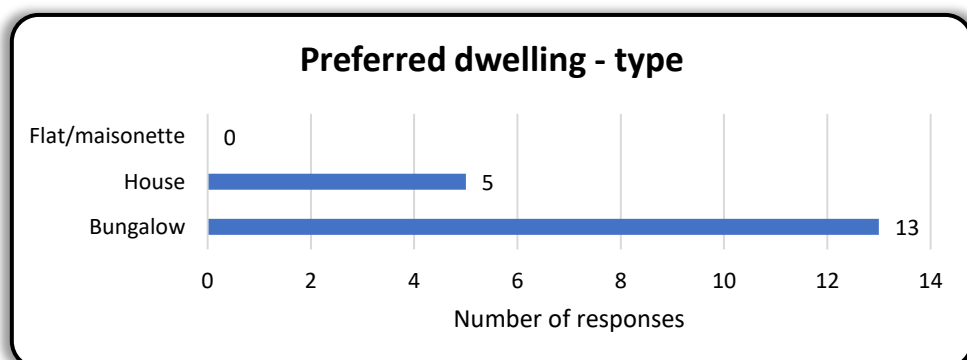
In order to retain and develop a balanced community a parish needs to consider the range of homes required, which may include accommodation suitable for single, younger or older people. Decent and affordable homes give households a sense of safety and security whilst providing a solid foundation for a healthy life and a strong community.

Respondents were asked “what type of property would you/your household prefer”. All respondents provided information and could express interest in more than one preference across each category.

It should be noted that a housing preference doesn't necessarily align to the analysed need. For example, a couple with a young child, a joint income of £40,000, 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.

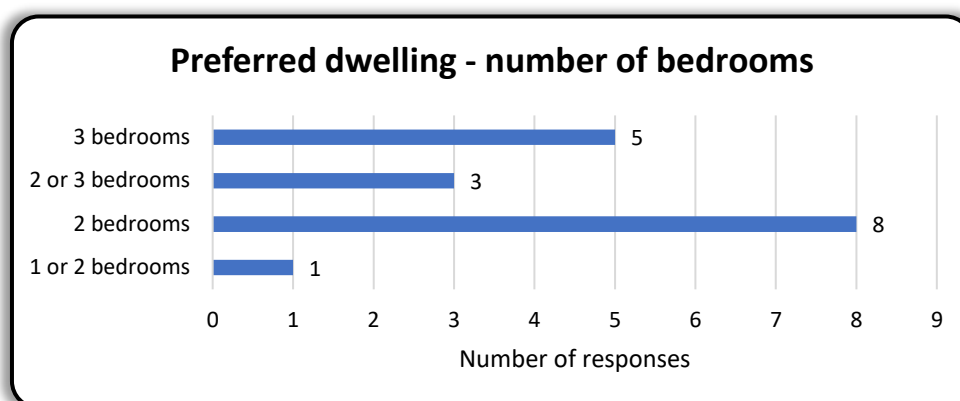
i) Dwelling type

All respondents indicated their preferred type of dwelling and bungalow is the most popular (13 responses, 72%). Five respondents indicated house (28%).



ii) Number of bedrooms

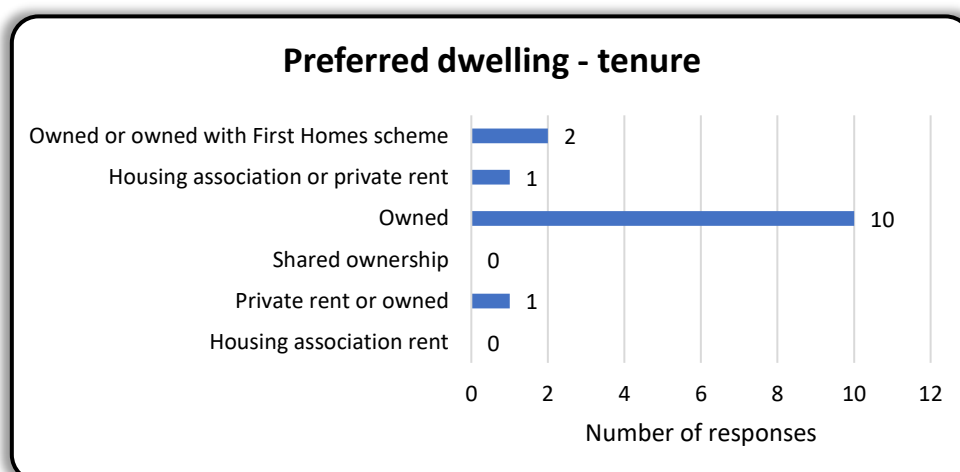
Smaller homes are generally being sought, with 8 out of 17 respondents specifically indicating a preference for a home with 2 bedrooms and a further 4 respondents mentioning 2 bedrooms.



iii) Dwelling tenure

Respondents were asked to indicate their preferred tenure and 12 of the 14 respondents specifically prefer an 'owned' property. The 4 respondents who didn't indicate a preferred tenure provided information elsewhere which aided the analysis.

Many households aspire to home ownership though it remains inaccessible for many which drives up private rents, making it even more of a struggle for low-income rural households to retain a roof over their heads. Shared ownership can help households take their first step on the property ladder.



Homes in rural areas usually cost more in relation to rural salaries and there is a shortage of social housing for rent in rural areas. Both rent and purchase prices in this district are generally higher than other districts across Warwickshire.

iv) Self-build

Two respondents indicated an interest in self-build and from the financial information provided it would appear that both may be able to financially satisfy this preference if land were available locally.

Most properties on the open market cost far more than a home built from scratch. Any household seeking to pursue a self-build route would be subject to scrutiny from potential lenders. Self-build and custom housebuilding covers a wide spectrum, from projects where individuals engage in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making key design and layout decisions, but the home is built ready for occupation ('turnkey').

Self-build is not a tenure in its own right but is one way of bringing forward owner-occupied homes.

v) Designed to cater for a disability

Four respondents indicated that they would be interested in a property specifically designed to cater for a disability.

The 2021 Census indicates that 14.6% of people in Stockton parish are disabled as described under the Equality Act 2010 (physical or mental impairment that has a 'substantial' and 'long-term' negative effect on your ability to do normal daily activities). This is just lower than the 17.3% England figure.

Respondents were invited to 'provide details of any specific housing requirements' and these details aid the analysis. Respondents provided comments including reference to not wanting stairs or steps, rooms all on one level, a walk-in shower room, and a need for a bungalow due to health issues.

Many rural households, particularly those including older or impaired people, live in older homes that are difficult to adapt and don't meet the daily needs of the household. This can have a significant impact on both physical and mental health. Injuries from falls within the home due to uneven flooring or respiratory illness brought on by damp or mould are just as detrimental as anxiety about moving around the home for people with mobility issues.

Q6: Financial information

The information provided in response to this section aids the analysis of need but is confidential and not reproduced herein. In assessing the preferred need, income levels and potential property prices are considered to ensure that any proposed future housing development would meet the needs of those to be housed.

Mortgage lenders use a multiplier of annual income to determine how much can be borrowed, either solely or jointly. Although there are no specific rules around mortgage income multiples, 4 or 4.5 times annual salary is often used as the basis of initial calculations. The size of deposit relative to the value of the property can impact how much can be borrowed as a bigger deposit mitigates risk for lenders, though the average minimum deposit requirement is generally 10%.

Where a respondent indicates a preference for shared ownership their ability to enter such an arrangement is assessed using the information provided. The mortgage and deposit that the respondent could raise are 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 a shared ownership arrangement as they have a limited, or no, deposit they are re-classified as needing rented accommodation.

Similarly, where a respondent indicates a preference for a market home their ability to enter a mortgage, where it is required, 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 needing either a shared ownership property (with a suitable deposit) or rented property (without a suitable deposit).

Mortgages of 35 years rather than the traditional 25 years are becoming more common, particularly among first-time buyers.

The above approach provides a reasonable estimate of affordability and any household seeking to purchase would be subject to rigorous scrutiny from potential lenders.

Rental information is also included at Appendix D.

Q7: Housing waiting list

One respondent indicated that they are currently registered on the local authority housing waiting list, known as Home Choice Plus.

However, in February 2025 there were 52 households with a Stockton parish address registered on the local authority housing waiting list and seeking an alternative home to rent. Appendix E provides a summary of these registered households.

The 'Rural Life Monitor 2024' report from the National Housing Federation shows that between 2020 and 2023 waiting lists in rural areas increased by 20%, compared to 14% in urban areas.

Q8: 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

Analysis of the responses reveals that the eighteen households with a local connection to Stockton parish have a need for an alternative home, as listed below.

Many households seeking a property to purchase are unable to satisfy their own need due to a lack of smaller properties for sale and particularly a lack of bungalows.

Housing association rent (4):

- 4 x 1 bedroom bungalow*

Housing association shared ownership (2)

- 1 x 2 bed house at 25% share
- 1 x 2 bed bungalow at 50% share

Owner-occupier (12):

- 2 x 1 bedroom bungalow*
- 6 x 2 bedroom bungalow
- 1 x 3 bedroom bungalow
- 2 x 2 bedroom house
- 1 x 3 bedroom house

*Where analysis indicates a need for 1-bed homes this may be reclassified as 2-bed accommodation in rural areas. One-bed homes are too inflexible to cater for changing household needs which can undermine the creation of stable and sustainable communities. They are only suitable for a single person or couple whereas a 2-bed home can offer an adaptable and accessible home for life which may include accommodating children or carers, working from home, or similar. This increased flexibility is a compelling argument for providing the larger 2-bed home.

5. About WRCC

WRCC (Warwickshire Rural Community Council) is a registered charity with a mission to tackle disadvantage and support resilience and initiatives in rural Warwickshire communities. We're proud of the heritage, countryside and rural industries while recognising the practical daily difficulties that may be experienced by people living in more remote areas. We're dedicated to keeping Warwickshire villages alive - helping them become thriving, vibrant and sustainable places where people want to live and work. This is achieved by delivering cost-effective and efficient community-based services.

Our Rural Housing Enabler project assists rural communities with the provision of local needs affordable homes by working closely with parish councils, landowners, registered providers, and local authorities. This includes undertaking housing needs surveys to assess local need.

Survey responses were received directly by WRCC, who undertook the analysis which provides the basis for this anonymised report. Information was gathered for the purpose of identifying parish-wide housing need only, and no personal information has been or will be shared with any third party.

Sarah Brooke-Taylor – WRCC, Rural Housing Enabler
Warwick Enterprise Park, Wellesbourne CV35 9EF
01789 842182 / housing@wrccrural.org.uk / www.wrccrural.org.uk

WRCC accepts no responsibility or liability for, and makes no representation or warranty with respect to, the accuracy or completeness of any third-party information contained in this document.

Stockton Parish Council Housing Needs Survey

March 2025

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 2021 so, four years on, we think it is time to ask our community about local housing needs, especially as developers, once again, seem to be proposing new development that may not be what our community needs. 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 securely dispose of 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 12th April using the Freepost envelope provided or complete this survey online at www.smartsurvey.co.uk/s/Stockton2025

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

1a. 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 listed at Part 2 Q4) in perpetuity.

☐

Yes

☐

No

1b. In principle would you be in favour of any larger scale development of homes in the parish, even if 35% of the new homes built would be homes for rent or shared ownership from a housing association.

☐

Yes

☐

No

1c. In principle would you be in favour of any larger scale development of homes in the parish if the developer agreed to provide major community benefits (e.g. new/improved village hall, major refurbishment of the existing children's playing field and/or a turn around area for the buses to avoid using the narrow village streets).

☐

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 the report.

2. 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)

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

- ☐ Yes - what facilities/services?
- ☐ No

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 but please return this form using the Freepost envelope attached)
- ☐ **No**, my current home is not suitable (please complete part two of this form if you would like alternative accommodation within the parish)

Part two – to be completed ONLY if your household (single, couple, family) 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 (i.e., 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 |

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

%

4. 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

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

- ☐ Bungalow ☐ House ☐ Flat / maisonette

Number of bedrooms

- ☐ Rent – housing association ☐ Owned – with/without mortgage
- ☐ Rent – private ☐ Owned – First Homes scheme
- ☐ Shared ownership (part rent part buy)
- ☐ 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.

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

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

£

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

- ☐ Yes savings £..... / equity £..... / gift £.....
- ☐ No

7. 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 2606810) or download (www.homechoiceplus.org.uk).

8. 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	

If you require an additional survey form contact the Rural Housing Enabler:
01789 842182 or housing@wrccrural.org.uk

**Please return this form in the Freepost envelope provided
no later than 12th April 2025.**

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 – Local housing comments

At Part one Q1 respondents were invited to add comments 'about local housing, including possible local locations that may be suitable'. These comments are shown below.

- Feel the village has doubled / trebled in size since I was a child. The school is the same building, the village hall the same. I am a bit on the fence with developments, there does have to be some advantages if any are going to be built.
- Village is already overcrowded
- There is now sufficient housing stock in Stockton and shared ownership homes are still on offer
- No objections to development on a relative scale but it should be proportionate, adjacent to the existing settlement boundary and of a quality, feel and design. Consider infrastructure.
- I do not want any development. We have enough new homes. However, we already need now infrastructure, roads are too narrow + there is no good playing area for children.
- I thought the PC had no control of housing development. I believe buses should not be routed along post office lane but a turn round facility be made by the post office - only one bus stop would be affected.
- [potentially identifying comment removed] we have 2 children, both married and living in Stockton. Grandchildren would love to remain in Stockton. Affordable housing for these is needed.
- I do not want any development. we have enough new homes. However, we already need new infrastructure, roads are too narrow and there is no good playing area for children
- The roads through Stockton are already a danger to those using them (whether by foot or vehicle) and so cannot possibly withstand any further traffic
- Small plots to develop for local homes
- 1a - And help to buy homes for local people. 1b - 50/50% the yes. 1c - A new scout hut but still at least 40-50% for local people & shared ownership. The location behind Jubilee Fields. Scout hut field (already doing so?). The field after the graveyard on the right (large one). At the back of Laurel Drive.
- I do not agree with the proposal for Sycamore Drive. Too high, a potential for accidents on A426 due to limits of access. Should instead consider available sites between Stockton and Napton.
- The amount of traffic in and out of Stockton plus those travelling through the main road towards Napton (exceeding the 30mph rule) must be considered. The size of the school - extra children could cause problems.
- The land at the end of Elm Row, which is next to where the old garage, where before houses isn't farmed at all for at least 10 years now. Why not build there.
- I would not be in favour of any more housing being built in Stockton. Soon there will be no fields or countryside left, or trees for that matter. We are a small village with a small school. Also our doctors are struggling as it is without more people. Our environment is suffering as a result of all this building!
- Increase in traffic, increase in anti-social behaviour, of which we have personal experience

- Local schools are over subscribed. Warwick hospital is struggling with added population. Anti-social behaviour in the village and local areas is already on the increase.
- Any housing development within the village would place a huge strain on an already busy community. The infrastructure is already struggling with the new housing and recently approved change at the pub. Traffic and parking is becoming an increasing concern for pedestrians and road users. The water facilities are poor in their ability to ensure supply to the village the school, facilities and not to mention the crossroads - I understand the need but the village cannot cope
- My family have lived in Stockton for generations. Stockton is a village, lets keep it a village. Cars have already taken over.
- It is unlikely that the village infrastructure (schools, water, sewage) could cope with large developments. It would seem that modest development of the housing rental sector (social) would be appropriate in Stockton.
- Larger scale of houses causes a great concern in the village as the only access will be through high street and post office lane. Both have terraced houses with no off road parking and are narrow roads., particularly High St which is a very busy road with the pub, cafe and school. it is also a road in desperate need of resurfacing
- 1c) I would like to see the Local Scout Hut being taken into consideration. Facilities for the many boys and girls in Beavers Cubs and Scouts should be a priority if the present building and ground is to be lost.
- Small development would be okay if it did not impact existing views around my property. Part of the reason we moved was for the beautiful views of the countryside, not to be surrounded by more houses. We would sell up if that happened and would suffer significant financial loss as a result.
- Affordable housing for local people that have family in the village
- There is a small plot of land between Laurel Drive and St Michaels Crescent that could be developed to build three decent sized houses, which is currently wasteland. The crossroads into Stockton (A426/Napton Rd) is dangerous and there have been several accidents recently. Solution needs to be found, e.g. a roundabout / traffic lights. The infrastructure of Stockton needs to be significantly improved to accommodate any further development, such as water systems, roads.
- The school has no capacity, the local roads are a death trap, pavements are terrible. The shop cannot provide for the current community. We moved here as it was semi rural. Our children will grow up not knowing what a field looks like.
- My concerns in relation to larger developments are the increase in traffic in the village and also at the crossroads. As I live on High St, I have noted there is already a lot of congestion. More houses would only exacerbate the problem. Would be in favour of a new development if a new access into the village was created.
- The road system cannot cope with a large development. The sewage system cannot cope. The school will struggle.
- The proposal to build 80 homes on the land off Sycamore Close with the current proposal to access the site past the school, via Laurel Drive and through Sycamore Close is frankly a disgrace. The additional traffic squeezing past the cars parked alongside the pub, the school and then venturing into a quiet cul de sac will inevitably result in accidents. Its already bad enough

- The village infrastructure cannot support more housing: water supply & pressure; drain/sewer issues; traffic - particularly the crossroads where regular accidents occur; school fully subscribed; parking & access; few amenities
- The infrastructure can't cope with what we already have
- The village is already large enough and has grown significantly in recent years. The road infrastructure, especially the junction on the main Southam to Dunchurch Rd, is dangerous already and more homes means more traffic. Enough is enough.
- Speeding through the village is a big issue. The junction with the A426 needs significant investment to make it safer.
- There is not enough houses built for families to return to Stockton. Especially if they were born in Stockton and they are now older and want to return because they have family in the village.
- There's too many houses in the village now compared to the infrastructure. School is too small, roads full of pot holes, constant power and water failure. Constant parking and speeding problems and crashed at the crossroads.
- The basic infrastructure of the village requires major update + improvement before any larger scale development can occur. The drainage, water supply, pavements, parking, repeated potholes all need attention and bringing up to date to be fit for purpose before any further building. There are limited village facilities that will not provide a decent standard of life for an additional large scale development
- Most people who move into vacant houses do not have local connections. Village connections should be firstly those born here.
- Historically, developers have agreed to provide local community benefits but have failed to do so and more importantly have not provided more capacity for water, sewerage and schooling.
- Small developments using unused land, e.g. Becks Lane / Laurel drive and infill areas
- There has been a significant number of houses built in Stockton - The infrastructure is not there to support many more homes.
- The access roads into the village is struggling to cope with existing traffic due to most houses having 2 or more cars and not the offstreet parking these vehicles
- We have enough new builds in the village already thank you
- If any large scale development was agreed there would need to be serious development in infrastructure. The roads are already struggling and walking children to school across the main Napton Rd is dangerous. I'm scared everyday with the speed of people.
- The village infrastructure has not altered yet the village has grown with Laurel Drive, Jubilee Fields, Weavers Way and Nelsons Way. There remains one main access road in and out to school, shops, people's work commute and bus route. The broadband infrastructure is poor for mobile and internal services together with severn trent water issues. A focus should be made on derelict buildings in Warwickshire and turning these into dwellings before taking land that can either feed us or aid bio-diversity.
- Village will be unable to cope with any more traffic or facilities. The more housing built will make matters worse

- I have recently moved to the area due to the natural beauty and tranquillity of the village. I have lived in towns and cities and am fully aware of the negative impact new developments have, especially in small villages. New developments in Stockton would cause me great stress and serious impact on my wellbeing.
- Development in Stockton could lead to extra traffic, traffic noise and a decrease in community alliance.
- Stockton already had several new housing developments and there is no way that the village can support any more. sewerage system cannot support more housing, school is at capacity and local services such as doctors, dentists and pharmacies are full
- Roads and infrastructure do not support more housing. Stockton can't support an increased volume traffic and parked cars. Stockton does not need any more housing developments. Improving the village hall or childrens playing field won't improve. The fact that Stockton only has one roads in and out of the village and all the side roads are already jam packed with parked cars. The new proposed 80 house development would mean potentially another 160 cars having to come down Becks Lane and past the post office. It is already hazardous especially at school times and people speeding. I thought we had already reached our current quota for housing.
- Depending on the number of houses and where they were built. If more houses were to be built, the school would have to expand as well. There would also need to be speed / traffic restrictions as the number of cars on the roads would increase.
- Infrastructure of the village cannot cope at the minute with the current level of traffic. Also, a potential housing development will add to the stress of the doctors and dentists in the area. The school is at capacity.
- Stockton is a small, sleepy village. Adding additional housing will cause chaos, strain on services and the heavy goods vehicles would cause so much damage
- Based on previous experience, the houses tend to be given to anyone and local people are at the bottom of the pile
- The roads in the village are narrow and cars struggle to pass each other. Building on the fields in the direction of Southam with no new access roads will create problems, particularly at the start and end of school days. Also, during heavy rain the drains back up and cannot cope. I hope any new development considers this to avoid flooding homes.
- Q1c - I would like to see the local scout hut being taken into consideration. Facilities for the many boys and girls in beavers , cubs and scouts should be a priority if the present building and grounds is to be lost
- My family have lived in stockton for generations. Stockton is a village, lets keep it a village. Cars have already taken over.
- The school has no capacity, the local roads are a death trap, pavements are terrible. The shop cannot provide for the current community. We moved here as it was semi rural. Our children will grow not knowing what a field looks like
- [possible identifying comment removed] a tenant renting on social housing [possible identifying comment removed]. The family made everybody else in the street nervous due to bad behaviour, foul language, shouting at all times, wheelie bins left on pavement all week, leaving rubbish on the streets - awful, made all of us very miserable. [possible identifying comment removed]
- Our roads are not suitable for increased traffic

- The road network & parking is a very big issue so any development would need to address this. There are only 2 routes into the village and these routes are already busy and dangerous. We have lost 2 pets to being hit by cars on Napton Rd) The main bus stop on the high street doesn't have good pedestrian access - cars parked on the pavement forces children, push chairs etc onto the road, so we can't have more traffic.
- Even at this time the village needs a supermarket, butchers, hairdressers etc to meet the public's needs. suggest doctors and chemist too.
- It is unlikely the village infrastructure could cope with large developments. It would seem that a modest development of the housing rental sector (social) would be appropriate in Stockton
- We feel that current infrastructure only just supports the size of the village as it is now.
- We would like to see improved community benefits for any future homes built in the parish together with improvements made to street lighting, road conditions, sewerage and water supply. In addition, any rental / shared ownership homes need adequate parking provision for household
- My only concern would be extra traffic on the roads especially taking into consideration Stockton Primary School
- I feel more housing would support local businesses. Would like more housing aimed at the elderly, eg bungalows, assisted living.
- We don't mind a small development for local people. We live in a village and a large development would make it a village no longer. School is already overfull.
- Consider roads, traffic, schools, particularly at peak times
- Village infrastructure cannot support more housing.
- I feel that more housing would change and spoil the character of the village for the worse. The disruption to everybody if a build was to occur would be awful and ruin the ambience of quiet and peaceful.
- Stockton is a village and needs to stay as one. True Stocktonians do not want to end up joining up with Napton, Long Itchington and Southam. The roads in Stockton are rammed with cars. It will only become worse if more houses are built.
- Stockton has had enough development or it will become a small town. £ for developers is not good for the village
- Stockton is the right size as it is. Any increase in population, development would be detrimental to the village and surrounding area
- Do not want any more building in the village. It is too big already and traffic would be an even bigger problem.
- No way!
- A very small development of homes for youngsters or the elderly would help them. We do not have the infrastructure for any large development
- There is a lack of homes for rent and any development needs to provide community benefits as stated in Q3 and should be stated as a requirement in order to proceed. Any additional housing should also provide adequate parking - most houses with growing families need at least 3 spaces or an area where additional parking is available so don't have to park on pavements, etc.

- I am against more developments in Stockton. The infrastructure and amenities are already at bursting point. The village school is full with extra children being taxied to surrounding areas. In the past, homes have been built for village or village connected people but these rules are soon broken. Are there enough job opportunities in the area or are people going to drive miles away on already congested roads?
- Re: proposed new estate off Sycamore Drive, I have already sent my objections to the council
- I would be happy for more affordable homes for rent or part buy in Stockton but rules need to be tighter to ensure stockton connection is in place as last few years it has let a lot of outsiders rent who clearly have no connection to Stockton
- Any further development would inflict on the already at capacity infrastructure, i.e. sewers, school, roads etc. Our Severn trent bill has already risen this year by £150. This will be a certain amount towards our sewerage having to be taken away by container tankers because current works can't cope. This from previous unneeded development.
- The village has been extended with "enclosed" developments not even permitting access to on foot. As an example you can't walk from Weavers Way through Grange Farm Drive into Manor Road to get to the school
- The village has already grown hugely in size over the years.
- I would not be in favour of any more housing being built in Stockton. Soon there will be no fields left. We have a small school and our doctors are struggling as it is

Appendix C – Lack of facilities/services

At Part one Q3 respondents were asked whether they felt 'the parish lacks any facilities/services'. Where they answered 'yes' they were asked 'what facilities/services?' and the comments provided are reproduced below.

- Village shop
- Well stocked village store
- Chemist
- Bigger school, better shop, better pubs
- Speed restrictions on Stockton Rd
- Clinic, library
- Good street parking, lighting, parking
- Traffic management and parking. Dog only park (to allow for free exercise & contain the mess.
- Supermarket, butchers, hair dressers, doctors, chemist
- Decent safe playing fields
- Stable water supply, reliable phone signals, food outlets, reliable sewerage system, decent shop and evening public transport
- Adequate parking for households + when events are on
- Doctors, chemist, shop
- Decent shop
- Better local transport - bus routes
- Another shop
- Vehicle parking and safe roads
- Decent shop
- A stocked shop and decent park
- Good street lighting and footpaths
- Well stocked shop
- A co-op
- The school must be expanded. The shop is TERRIBLE. The local pubs are too clicky to ever accept 'outsiders'.
- Better play area for children & a youth club
- Stocked shop and adequate parking at school
- Decent convenience shop
- Police presence
- A stocked shop & a decent park
- Variety in bus service
- Large enough school, adequate street lighting, doctors, dentist
- Schools, shops
- Better shop, improved bus service
- A better shop, easier access to face to face Dr appointments
- A decent general store
- Doctors, chip shop, stocked shop
- Youth club
- Road maintenance, speed awareness
- Parking. Park for children and more safe green space for all ages to walk to remain healthy. More pavements to other locations.
- Shops, adequate bus routes, off road parking
- Good sewerage system

- Sufficient water / sewerage
- Traffic calming at the accident prone A426 / stockton intersection
- Well stocked general store
- Bus service into Coventry
- Better access to playing fields. Road surface and lighting
- Weekly / monthly doctors surgery in village hall for those unable to travel independently to Southam.
- Decent shop
- Choice of pub / shop / PO with regular hours
- Decent childrens play area, benches, well stocked shop.
- Decent grocery shop
- More use of the village hall
- Playing fields, adequate parking
- Shops, doctors
- Good playing field and local shop
- Doctors, a second shop for competition
- playing fields, parking
- Doctors surgery, pharmacy
- roads without potholes, safer footpaths, better parking
- Police & parking
- Parking
- Good shop
- A decent shop - its awful
- More frequent bus service
- Part time health centre
- School entrance & pharmacy

Appendix D – Property search

Results of property search excluding retirement and shared ownership properties.

Properties for sale (www.rightmove.co.uk, April 2025) in Stockton.

Agent	Number of bedrooms	Type	Price £
EweMove	4	detached house	510,000
The Property Experts	4	semi-detached house	475,000
The Property Experts	4	detached house with period features	475,000
RA Bennett & Partners	4	detached house with period features	460,000
The Property Experts	4	semi-detached house	425,000
The Property Experts	4	detached house	400,000
The Property Experts	4	detached house	375,000
Connells	3	semi-detached house	355,000
Inside Homes Ltd	3	semi-detached house	340,000
Crabb Curtis Property Services	2	terraced house	270,000
Connells	2	terraced house	250,000

Average price, properties for sale

Property size & type	Price £
2 bed terraced house	260,000
3-bed semi-detached house	347,500
4-bed semi-detached house	450,000
4-bed detached house	444,000

Properties sold within the last 12 months

Date sold	Number of bedrooms	Type	Price £
Dec-24	2	semi-detached house	295,000
Nov-24	4	detached house	475,000
Nov-24	4	detached house	445,000
Oct-24	2	terraced house	265,000
Oct-24	4	detached house	500,000
Jul-24	2	terraced house	266,000
Jul-24	3	semi-detached house	280,000
Jun-24	5	detached house	450,000
Apr-24	5	detached house	620,000

Average price, properties sold within the last 12 months

Property size & type	Price £
2 bed terraced house	265,500
2 bed semi-detached house	295,000
3 bed semi-detached house	280,000
4 bed detached house	473,333
5 bed detached house	535,000

According to HM Land Registry, the historical sold prices in Stockton over the last year were 14% up on the previous year and 9% up on the 2021 peak of £339,975.

The average house price in Stratford-on-Avon district was £374,000 in March 2024 (provisional ONS), up 5.0% from March 2023. This is higher than the rise in the West Midlands (2.4%) over the same period.

Properties for rent

The following property is currently available to rent in Stockton:

- 2 bedrooms, 1 bathroom, unfurnished, newly renovated Listed cottage with allocated parking - £1,200 per calendar month / £277 per week

Rising rental costs are putting a major strain on household income, particularly amongst low-income households. According to the Office for National Statistics average rents as of October 2024 in Stratford-on-Avon district were:

- One bedroom: £741
- Two bedrooms: £932
- Three bedrooms: £1,161
- Four or more bedrooms: £1,688

The availability of mid-sized homes to rent for less than £1,000 a month has significantly declined, making it even more challenging for those on tighter budgets to find suitable accommodation.

Appendix E – Home Choice Plus

Home Choice Plus is the scheme used to allocate housing association properties across Stratford-on-Avon District Council area.

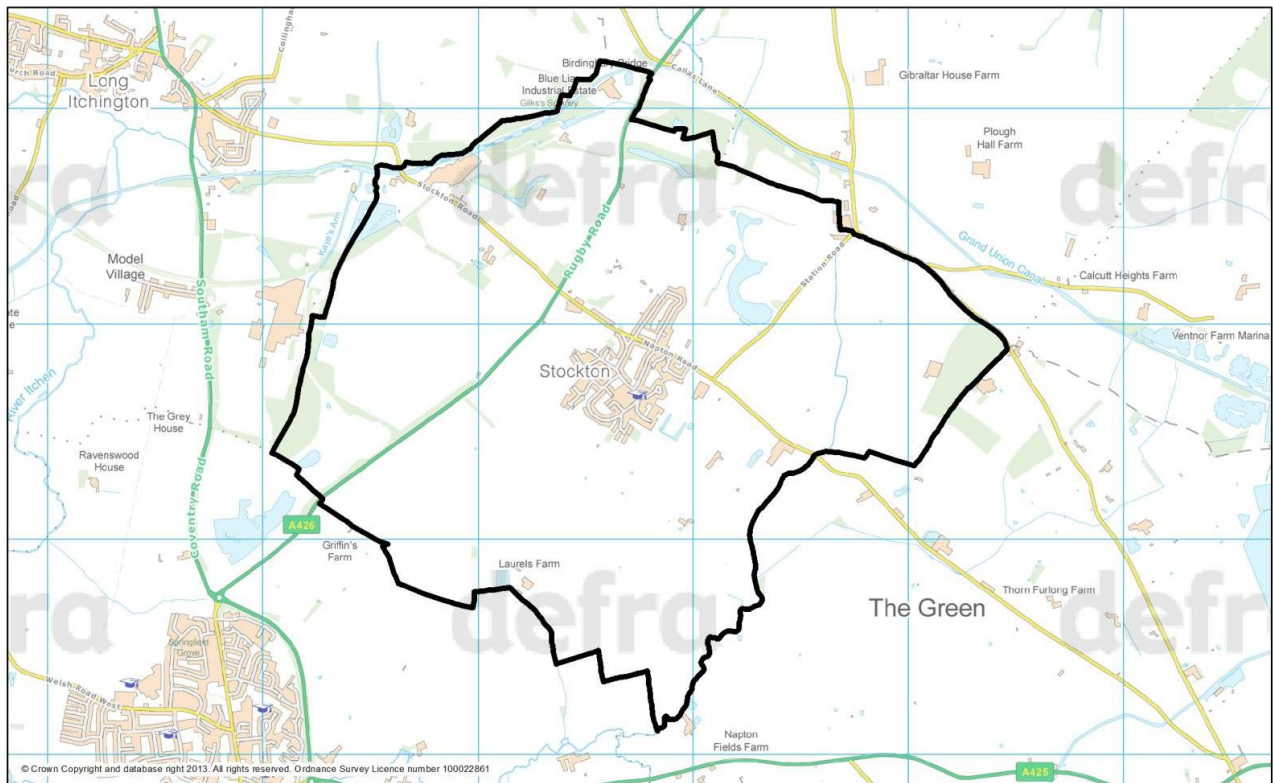
In February 2025, there were 52 households registered on the Stratford-on-Avon District Council housing register with an address within Stockton parish.

Household type	Number of children in household	Number of households	Dwelling type & size
Pensioner/DLA	0	13	1 or 2 bed bungalow*
Single/couple	0	27	1 bed maisonette*
Family	1	5	2 bed house
Family	2	2	2 or 3 bed house
Family	3	1	2 or 3 bed house
Family	4	2	3 or 4 bed house
Other	0	2	2 bed house

*In rural areas where analysis indicates a need for 1-bed homes this may be reclassified as 2-bed accommodation. One-bed homes are too inflexible to cater for changing household needs which can undermine the creation of stable and sustainable communities. They are only suitable for a single person or couple whereas a 2-bed home can offer an adaptable and accessible home for life which may include accommodating children or carers, working from home, or similar. This increased flexibility is a compelling argument for providing the larger 2-bed home.

If local needs properties are developed for a community because of information obtained through a housing survey and similar evidence they would be subject to a planning obligation prioritising occupation of the homes to people with a defined local connection (as listed at Q3 on the survey form).

Appendix F – Parish map



As well as the main village of Stockton there is a small settlement at Greaves Cottages and several outlying houses and farms.

The recent history of the village is closely connected with the extraction and manufacture of cement with several active and worked-out quarries in the vicinity. Consequently the “feel” of the village is very much that of a working community rather than a sleepy rural backwater.

The decline of the farming industry has not significantly affected the parish which has low levels of unemployment.

Above information taken from Stockton Parish Plan 2006.