



**Housing Needs Survey Report  
for  
Cherington and Stourton  
Joint Parish Council**

**April 2018**

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Rural Housing Enabler, WRCC**

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## 1. Introduction

Cherington and Stourton Joint Parish Council commissioned WRCC to conduct a local Housing Needs Survey during March 2018, with a return deadline of 26<sup>th</sup> March 2018. The aim of the survey was to collect local housing needs information within and relating to Cherington and Stourton parishes.

The survey form was a standard document used in parishes across Stratford district and a copy was hand-delivered to every home across the parishes. Additional copies were available for people not currently living in Cherington and Stourton parishes but with a strong local connection. A copy of the covering letter and survey form can be seen as Appendices A1 and A2 to this report.

All households were requested to fill out 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 the perceived lack of facilities within the parish and asks whether the respondents current home is suitable for the needs of the household.

Households with or containing a specific housing need were requested to complete Part 2 of the survey form. This part asks for specifics of the need and details of the household in need 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.

Completed survey forms were returned by Freepost envelope direct to the Rural Housing Enabler and analysis of the information provided took place in April 2018. Completed survey forms are retained by WRCC.

For the purposes of this document the term respondent refers to an individual survey form.

## 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, the Stratford-on-Avon District Council Local Plan guides development in the district to 2031 and beyond. Amongst other things 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.

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 surveys.

Your 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.

'Affordable housing' is defined as homes available from a housing association either to rent at a low (subsidised) rent or available on a shared ownership basis. Shared ownership is a middle ground between renting a property and full ownership whereby a 'shared owner' buys a share of the property, typically 50% initially, and pays rent on the remaining share. A 'shared owner' can usually increase their share of the property.

### **3. Results**

Approximately 211 survey forms were distributed to local residents and 70 survey forms were completed and returned, equating to a response rate of 33.18%. This level of response is considered to be a very good achievement for a survey of this type.

People generally respond for one of three reasons:

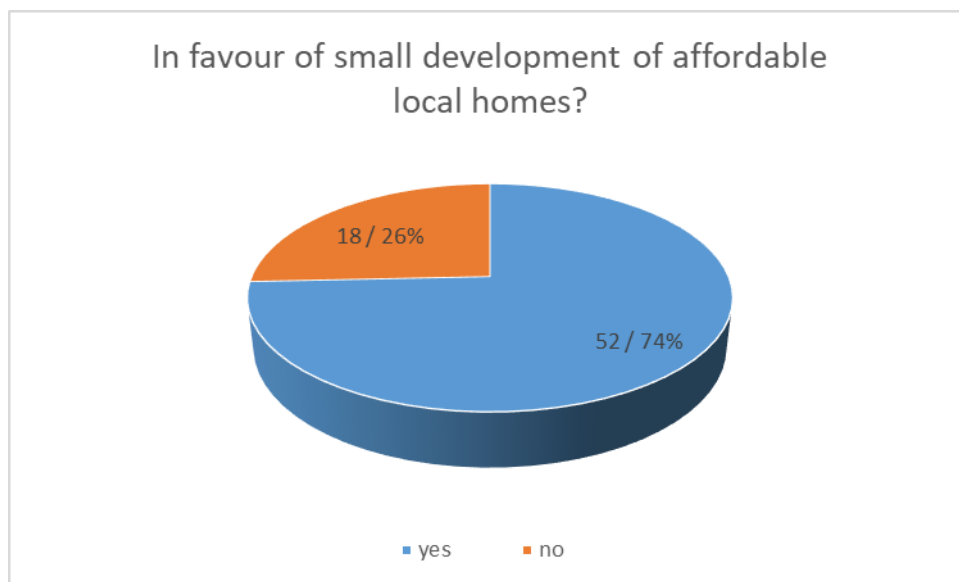
1. To express a housing need,
2. To offer support to the idea of a small housing scheme to meet local needs, or
3. To state opposition to the idea of a housing scheme.

For the purposes 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 in Cherington and Stourton**

Respondents were asked "In principle would you be in favour of a small development (<10 homes) of affordable homes in Cherington & Stourton specifically for people with a local connection to this parish?". All respondents answered this question.



At 74% the majority of respondents would, in principle, be in favour of a small development.

Respondents were invited to add comments about local housing, including possible locations that may be suitable for housing. These comments are reproduced below.

- We currently live in one of your shared ownership properties [possible identifying comment removed] - we are unable to afford to move to a three bedroom house so over the next couple of years we will be forced to move away from the area - leaving most of my family who live in the village. Please build more 3 bedroom houses as my sister had to leave the village and would love to return should there be more 3 bedroom houses.
- At the moment it is not possible to even move to neighbouring villages as the ones we are connected to just don't have any local housing. I believe there is room for a small development in the field below the church with access either directly off the road by The Orchard houses or via St Johns Road next to the garages.
- Please stop selling off older council properties in villages like ours when you are not replenishing housing stock. It is difficult enough to remain in the community but with no new housing investment & the diminishing old stock there is no hope! I am aware of several older council properties being sold off, presumably because they are lucrative from a selling point of view! There is currently a property being sold in Cherington that would be perfect for my family but WCC are selling.
- We had to leave the village due to a lack of housing. We long to come back to the village and are very grateful that someone is looking in to this. We have [lots of relatives] that live in the village.
- Sorry, this question is singlistic and clearly designed to get the answer you want. Some valid arguments in favour of another affordable development but you need to consider the impact on current residents eg parking provision, safe access to highway, visual environment. Might any local landowners benefit?
- These villages are beautiful villages as they are. If you start building projects it is the thin end of the wedge and more projects will follow .... And a town will develop. We need to preserve these areas of England for future generations.
- I do not have confidence in such decision-making processes. Kindly note the original plans & planning permission for the site of the 'old' village hall in Cherington - Stourton were for "2 more affordable homes" - this was changed

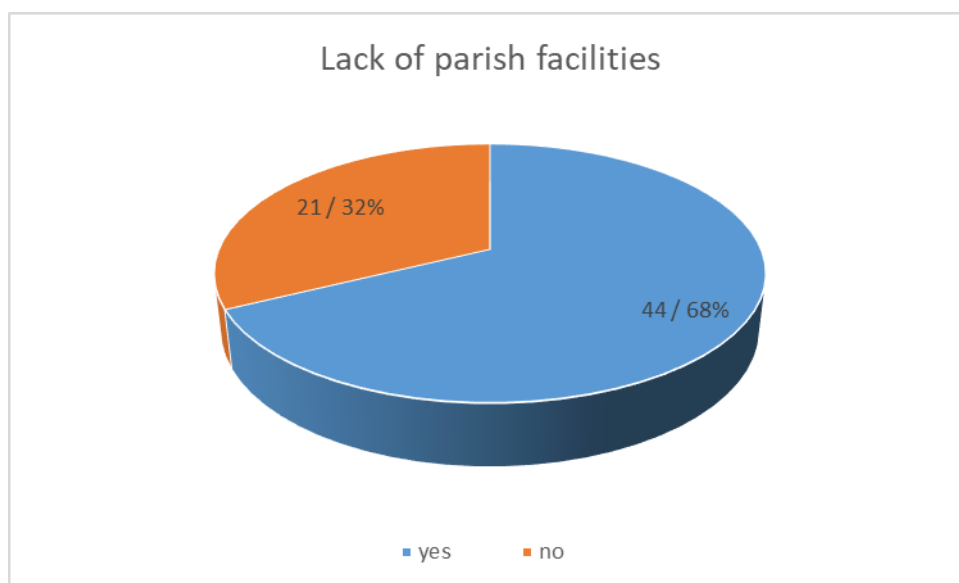
& is now the site of one of the larger homes in the village (also unaffordable for local people to purchase if comes onto the market). Our fields, copses, hedgerows should all be protected - this rural habitat cannot be re-created. We are custodians.

- I consider that the balance of housing stock within the parish is appropriate for the area. I would not wish to see the character of the area change. There are already plenty of houses at the lower end of the price scale.
- Subject to the new homes being constructed out of Cotswold stone in the local vernacular style. The new development of ten houses should be the only permitted development and should create a precedent for multiple developments in the future.
- It would be nice to have some affordable homes in our parish as my daughter had to move away as there were no 3 bedroom social houses in the village & I really hope that it doesn't happen again with my younger daughter when she needs a 3 bed house.
- I think it's great for affordable housing to be given to local people already connected to the village.
- Down Featherbed Lane (Stourton side) opposite existing houses.
- Suitable locations - possibly field next to new village hall, land either next to or opposite the Cotswold Distillery
- Out of Sutton under Brailes or around Cherington towards Willington
- Lack of infrastructure
- Too high a influx of people coming into the village. Increase in the amount of social housing or any other housing would further encourage this and the sense of community lost even more. Existing houses and businesses (eg distillery) are being allowed to expand too much, and changing entrances without planning permission. Increase of traffic from new housing would damage the already damaged verges and road surfaces. The village infrastructure would not cope.
- The lack of facilities (see below) for young families, first time buyers, less wealthy households suggests that this parish is an unavailable location for additional housing. The larger villages of Brailes and Long Compton are much more suitable locations, with the appropriate infrastructure.
- The village struggles now, to cope with rainwater & main drains - several floods in last 15 yrs - unless the drainage infrastructure is radically upgraded - no additional houses seem viable.
- Already many affordable homes eg Featherbed Lane, St Johns Close, St Johns Rd, Long Close. The only bus is for school runs in term time. No school. No shop. A car is necessary for shopping, work & school runs. Brailes & Long Compton are more suitable - with buses, schools & shops.
- There are spaces alongside many roads around the village that would be suitable for small developments. My concern would be that such developments were attractive - as those built by Long Close were. The council houses are a bit of a blot by comparison. How would one censure that such houses remained for providing affordable homes for locals into the future?
- I would support it provided that the housing remained affordable and for local people and that the rules prevent them being bought as buy-to-let.
- Affordable homes definitely needed to encourage local families to settle here. NOT just retired people.
- Needed badly, many locals have had to move away - they didn't want to - because of lack of housing. We are losing the younger generation.
- Location: adjacent to the new village hall, opposite the church, adjacent to Cotswold Distillery

- Possibility: on the eastern side of the Moreton Road in line with the village hall.
- For many years low cost housing has been needed in the villages for local young and old alike because of the prohibitive cost of any suitable housing. One suggested location would be to build along the eastern boundary of the former council housing estate in the glebe field below the church. There would be drainage, electricity and water readily available and access would be from the existing estate road. We would be prepared to make this land available. This was discussed some years ago and got nowhere.
- We would welcome new people & life into the village, provided it did include affordable housing & sympathetic design. But have grave reservations that the absence of any reliable transport & virtually non-existent amenities would make Cherington rather unappealing for young families. Our house will become unsuitable once our mobility reduces or when either of us becomes unable to drive.
- If we do not have homes suitable for local young people the village will eventually die.
- Please no infil in the villages of Cherington & Stourton. Also no development which would disturb wildlife.
- Any development should not be on green belt land and should consider existing houses close to any proposed site to avoid devaluing the homes of present owner occupiers.
- Under Section 106 of the Planning Laws, a housing development is required to provide a proportion of 'affordable' properties (30%-50%. It applies to 10 houses or more. A developer can provide a 'viability assessment' which, using 'creative accounting' enables them to reduce the previously required social housing. This is a prime reason for social housing being so underrepresented in the national Housing Stock.
- There are not many suitable sites available and I would prefer fill in developments rather than an estate.
- If possible some sort of covenant be placed on the houses to ensure they are for people of the villages and cannot, after a couple of years, be sold for vast profit. The houses are built with consideration to the local environment and nearby residents. We do need to protect our countryside and the village we all love. There are no facilities in the village, therefore extra houses will generate extra traffic on lanes already being eroded. 10 new homes should not open the floodgates for more.
- Along the Brailes road (but not using the allotments)
- As some of the people who have moved into the village seem to find it offensive to live near working class people, would it not be possible to build near existing housing association properties? Maybe in the field below the church? I would have thought there would be less objections!
- If a decision is made to proceed with a development of 10 houses my concerns are the location should not add to the location of existing affordable homes already in the village. The location should take into account that the placement is proportionate to where the houses are needed. Not all in one location. Residents have chosen to come to these villages for its current qualities and have paid the appropriate prices prevailing. We have seen the rapid development of the distillery to add affordable houses in the same area would be inappropriate and have an adverse effect on property values in that part of the village.
- By local affordable - not large houses for people with large incomes.

## Q2: Life in the parish

Survey respondents were asked about the perceived lack of facilities within the parish.



Of the 65 responses, 68% feel that the parish lacks facilities. Respondents were invited to suggest what facilities were lacking and comments are reproduced below.

- Bus services, post office services
- Shop, up to date play area for the village children
- Only a food shop but it may not be sustainable due to the amount of "weekenders" who own homes here.
- To some, there are no facilities, ie shop, travel lines etc, but as a villager this is to be expected
- Housing
- Village shop, street lights (recently taken away)
- Of course there are many facilities not available in the parish, but I am content with the local availability of facilities
- Street lights please
- Village shop x2
- No shop, post office or schools
- Shop, school, public transport
- Street lights
- Buses, shops, primary school
- Bus services, a local shop
- Very few buses, no shop
- More street lighting and a small shop would be appreciated.
- Village shop, street lights (recently taken away)
- A regular bus service & shop (in the pub maybe?)
- Shop + post office
- Street lighting, grit bins
- Bus service
- A village shop and more importantly a post office for those who do not have their own transport
- Transport, shop, school, post office
- Regular bus service every day
- More local affordable housing for local connections

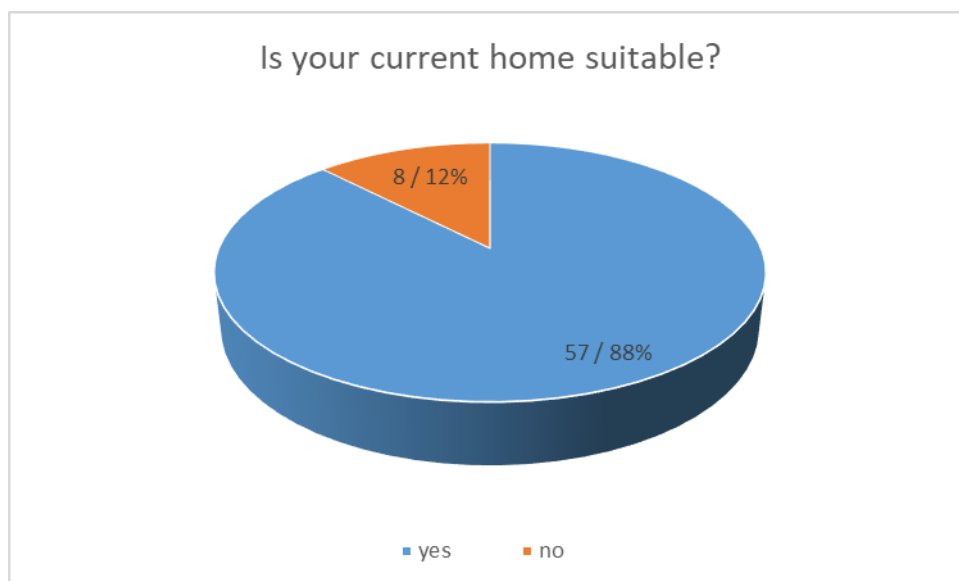


- Good transport to get to the facilities in Shipston on Stour
- Shop (a community run shop like the owned by villagers one at Down Ampney); doctor, transport, real sense of community, sports facilities
- Regular bus service every day
- Shop and post office
- A general shop
- Shop, post-office, adequate transport
- School, shop
- A small general store would be good
- Shop x6
- Post office & shop
- Transport x2
- Bus service in to Stratford-on-Avon would be most beneficial, together with a local store
- Regular public transport
- Shop / defibrillator / bus service
- A postbox with a wider opening for A4 letters that cannot be bent!

### Q3: Is your current home suitable?

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

As can be seen in this chart, of the 65 responses 88% indicated that their current home is suitable.

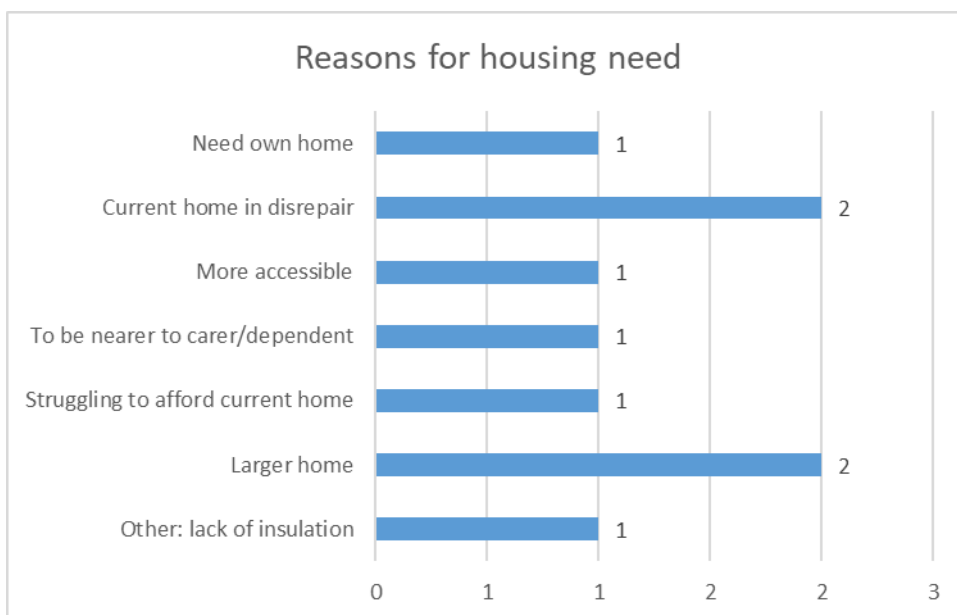


### Part two – to be completed by the household in need of alternative housing

Eight respondents indicated that their current home is not suitable for their need, though only seven respondents completed all or part of part two. Of these seven forms two were discounted as the respondent households are already adequately housed. This section therefore only relates to information provided by five respondents.

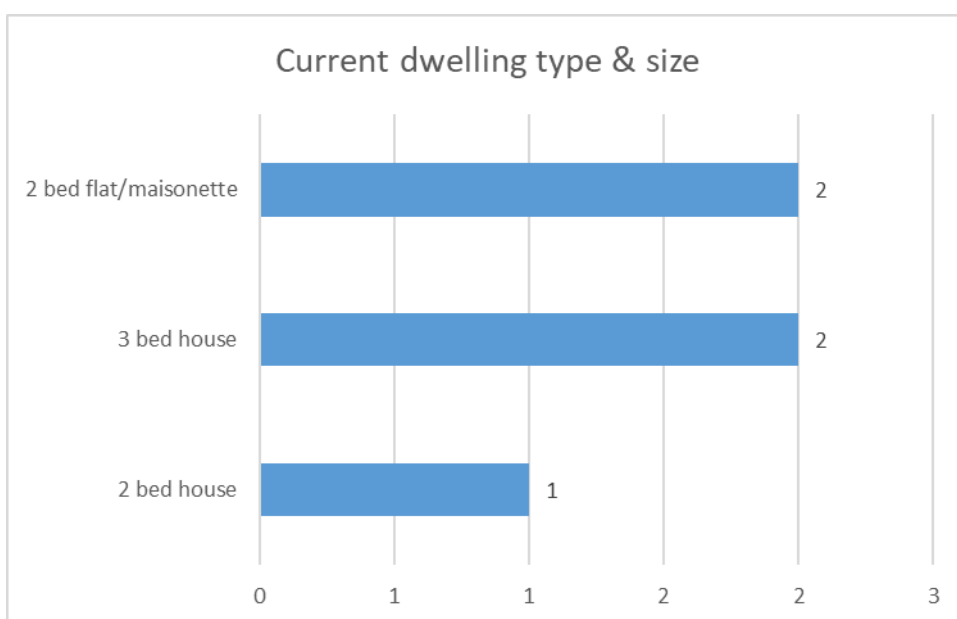
#### Q4: Why do you/your household need alternative housing?

Respondents were asked to indicate why they needed alternative accommodation and were able to indicate more than one reason for need.



#### Q5: Current dwelling

Of the five respondents three currently live in a house and two live in a flat/maisonette.

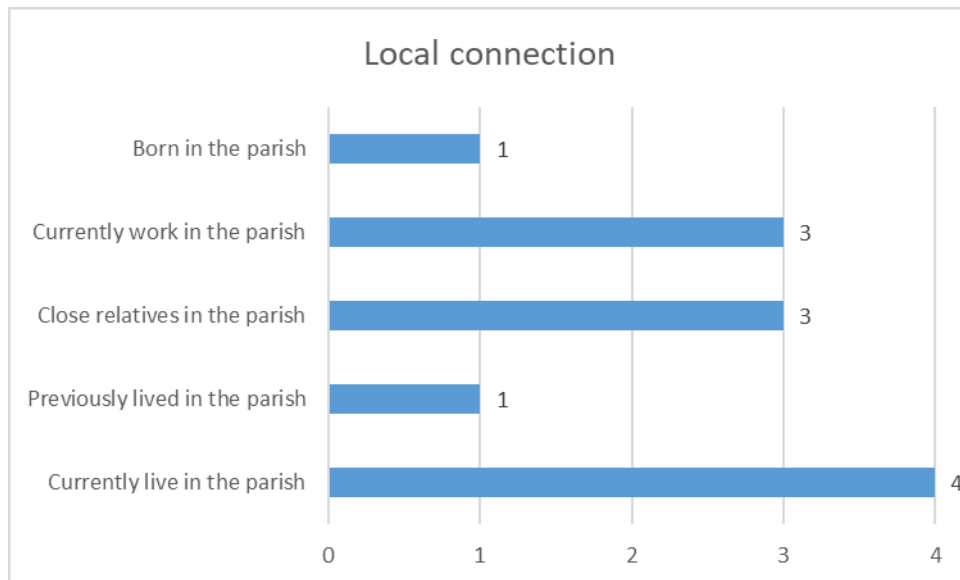


#### Q6 & Q7: Dwelling type, size and tenure required

Four of the five respondents would prefer to live in a house and the remaining respondent indicated flat, bungalow or house.

#### Q8: Local connection

Respondents were asked to indicate their connection to the parish and were able to indicate more than one connection. Four of the five respondents currently live in the parish.



### Q9: Financial details

The information provided in response to these questions is confidential and not reproduced herein.

### Q10: Housing waiting list

One respondent household is currently registered on the district council's housing waiting list, known as Home Choice Plus.

### Q11 & Q12: Detail of households seeking alternative housing

The information provided in response to these questions is confidential and not reproduced herein.

## 4. Conclusion

There is a need for five new homes for people with a defined local connection and the specific need is for:

Housing association rent

- 1 x 1 bed maisonette
- 2 x 2 bed house

Housing association shared ownership

- 2 x 2 bed house

In addition, it should be noted that at March 2018 there were ten households with a Cherington address registered on the local authority housing waiting list, known as Home Choice Plus. Whilst some of these households may not wish to continue residing in Cherington and/or Stourton parishes experience from across the district shows that typically most people living in a parish will wish to continue residing there because of established social networks etc. This particularly applies to families with children and older people. A summary of these households can be found at Appendix C.

## **5. Acknowledgements**

Gratitude is expressed to all those who helped to deliver the survey letters across the parish.

## **6. Contact Information**

Mrs Sarah Cole - Clerk to Cherington and Stourton Joint Parish Council  
Lanes End Farm, Stourton, Warwickshire CV36 5HE  
Telephone 01608 686250  
Email: [candspcc@gmail.com](mailto:candspcc@gmail.com)  
Website: [www.cheringtonandstourtonjointpc.org.uk](http://www.cheringtonandstourtonjointpc.org.uk)

Sarah Brooke-Taylor - WRCC, Rural Housing Enabler  
Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF  
Tel: 01789 842182  
Email: [sarahbt@wrccrural.org.uk](mailto:sarahbt@wrccrural.org.uk)  
Website: [www.wrccrural.org.uk](http://www.wrccrural.org.uk)

## Cherington & Stourton Joint Parish Council

### Housing Needs Survey

February 2018

Dear Householder

The Parish Council is aware that a lack of affordable and suitable housing is an issue for many rural communities, which can lead to local people being forced to move away.

To assess whether or not this is a problem in Cherington & Stourton joint parish we are carrying out a survey to identify the homes that local people need. **The survey is for everyone, however, not just people in need of alternative housing.**

- People who are not in need of alternative housing are requested to complete page one only.
- People who are in need of alternative housing are requested to complete all parts of the form.

The survey is being carried out in partnership with WRCC, an independent charity that works across Warwickshire and Solihull to sustain rural communities. When the survey is complete the Parish Council will consider the results of the survey and work together with WRCC and Stratford-on-Avon District Council to explore how any needs can be addressed.

**Do you know of people with a local connection to the parish who would like to live here?** If you know of anyone with a strong connection to the parish but currently living elsewhere please encourage them to contact Sarah Brooke-Taylor, Rural Housing Enabler for WRCC, on 01789 842182 or email [sarahbt@wrccrural.org.uk](mailto:sarahbt@wrccrural.org.uk) so that a survey form can be sent to them. They should currently work in the parish, have previously lived in the parish or have a close relative (parent, sibling or child) currently living in the parish.

All information you give will be treated in strict confidence and the Parish Council will not see individual replies. The analysis will be carried out independently by WRCC and it will retain all survey forms.

Please complete and return the attached form by **26<sup>th</sup> March 2018** using the Freepost envelope provided.

Thank you for your help in conducting this survey.

Yours sincerely

Philip Townsend  
Chairman of Cherington & Stourton Joint Parish Council



## Housing survey for Cherington & Stourton joint parish

### Part one - to be completed by all households

**1. In principle would you be in favour of a small development (<10 homes) of affordable homes in Cherington & Stourton specifically for people with a local connection to this parish?**

Through a planning obligation (S106 Agreement) all properties would be restricted to people with a local connection.

Yes

No

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

### 2. Life in the parish

Do you feel the parish lacks any facilities?

Yes - what facilities? .....

No

### 3. Is your current home suitable?

When considering whether or not your current home is suitable for your needs please consider all household members and consider affordability, accessibility, size and security of tenure. Take into account any anticipated changes in circumstances over the next two years.

Yes (you don't need to complete part two of this form but please return this form using the Freepost envelope attached)

No (please complete part two of this form overleaf if you would like alternative accommodation within the parish)

**Part two – to be completed by the household in need of alternative housing**

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

- Need a larger home
- Wish to downsize
- Will need own home within the next two years and wish to stay in the parish
- Struggling to afford our/my existing home
- Need to be closer to a carer or dependent
- Need a home that is more accessible
- Current home is in disrepair
- Need a new home for another reason - please explain below

**5. 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 parents             |
| <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?  %

**6. What type of property would best suit your household (tick all that apply)?**

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

Number of bedrooms .....

- To include a study/space to work from home
- Specifically 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.

**7. Is your household looking for (tick all that apply)?**

- |  |  |
|--|--|
| <input type="checkbox"/> Rent - housing association            | <input type="checkbox"/> Owned (with / without mortgage) |
| <input type="checkbox"/> Rent - private                        | <input type="checkbox"/> Self-build                      |
| <input type="checkbox"/> Shared ownership (part rent part buy) |  |

**8. 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 (eg mother, father, brother, sister, son, daughter)
- Currently work in the parish (how many years? .....)
- Were born in the parish but moved away

**9. It is important to understand what people can afford.**

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 or equity in your current home that could be used towards a new home?**

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

**10. Are you on the District Council's housing waiting list (Home Choice Plus)?**

- Yes                                       No

If you wish to apply for a housing association property (for rent or shared ownership) you should be on the housing waiting list, known as Home Choice Plus. Application forms are available by email ([housingadviceteam@stratford-dc.gov.uk](mailto:housingadviceteam@stratford-dc.gov.uk)), telephone (01789 260861) or download ([www.homechoiceplus.porg.uk](http://www.homechoiceplus.porg.uk)).



**11. Details of the household seeking alternative housing**

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

**12. Please provide your name and contact details.** Any information you give will remain confidential to WRCC.

Name	
Address	
Email	
Telephone	

If you have questions regarding this survey or you require additional survey forms please contact Sarah Brooke-Taylor, Rural Housing Enabler at WRCC, Warwick Enterprise Park, Wellesbourne CV35 9EF. Telephone: 01789 842182 / email: sarahbt@wrccrural.org.uk

**Please return this form using the Freepost envelope attached  
no later than 26<sup>th</sup> March 2018.**

**All information will be treated in strict confidence and the Parish Council will not see individual replies.** This data is collected for the purpose of identifying housing need only and will not be used for any other purpose. The analysis will be carried out by WRCC and it will retain all survey forms.

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](http://www.ruralwarwickshire.org.uk)

## Appendix B

Property search within Cherington and Stourton parishes April 2018

### For sale - Cherington

Agent	Street	No of beds	Type	Price £
Seccombes	Wood Lane	4	barn conversion	645,000

### For sale - Stourton

Agent	Street	No of beds	Type	Price £
Harrison James & Hardie	The Long Close	5	semi-detached house	550,000
Butler Sherborn		3	detached house	295,000

### Previously sold - Cherington

Date sold	Street	No of beds	Type	Price £
Apr-17			terraced house	250,000
Feb-17		2	detached house	530,000
Dec-16	St Johns Close	1	semi-detached house	156,000
Sep-16			detached house	895,000

### Previously sold - Stourton

Date sold	Street	No of beds	Type	Price £
Sep-17	The Bank	4	detached house	760,000
Jul-17	The Long Close	3	semi-detached house	285,000
Nov-16		4	detached house	575,000
May-16			detached house	575,000

Property type	Average £	Average £ -5%	Average £ -10%
1 bed semi-detached house	156,000	148,200	140,400
2 bed detached house	530,000	503,500	477,000
3 bed semi-detached house	285,000	270,750	256,500
3 bed detached house	295,000	280,250	265,500
4 bed detached house	667,500	634,125	600,750
4 bed barn conversion	645,000	612,750	580,500
5 bed semi-detached house	550,000	522,500	495,000

## Appendix C

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 March 2018 there were ten households with a Cherington address registered on the list. There were no households registered with a Stourton address.

Household type	No. of children in household	House type/size required
Single	0	1 bed maisonette
Single	0	1 bed maisonette
Couple	0	1 bed maisonette
Couple	0	1 bed maisonette
Family	2	2 or 3 bed house
Family	1	2 bed house
Pensioner/DLA	0	1 or 2 bed bungalow
Pensioner/DLA	0	1 or 2 bed bungalow
Pensioner/DLA	0	1 or 2 bed bungalow
Pensioner/DLA	0	1 or 2 bed bungalow

If local needs properties are developed by a community as a result of information obtained through a housing survey and other 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.