



**Housing Needs Survey Report
for
Southam Town Council**

July 2017

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

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1. Introduction

Southam Town Council commissioned a local Housing Needs Survey which was distributed early in June 2017 with a deadline return of 30th June 2017.

The aim of the survey was to collect local housing needs information within and relating to Southam parish.

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

All households were requested to complete Part 1 of the survey form. Part 1 is designed to collect information on household composition and property tenure, type and size, and gives residents an opportunity to comment on the perceived lack of facilities and housing in the parish. It also asks whether any member of the household has left the parish to find affordable or suitable accommodation and whether or not respondents would be in favour of a small scheme of new homes to meet locally identified housing needs.

Households with or containing a specific need for alternative housing were requested to complete Part 2 of the survey form. This part asks for 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 the strictest confidence.

Completed survey forms were returned by Freepost envelope direct to the Rural Housing Enabler and analysis of the information provided took place in July 2017.

2. Planning Context

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

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

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

2735 Housing Needs Survey forms were distributed and 605 completed forms were returned, equating to a response rate of 22.12%. This level of response is considered to be a good achievement for a survey of this type because 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 1 – About your household and current accommodation

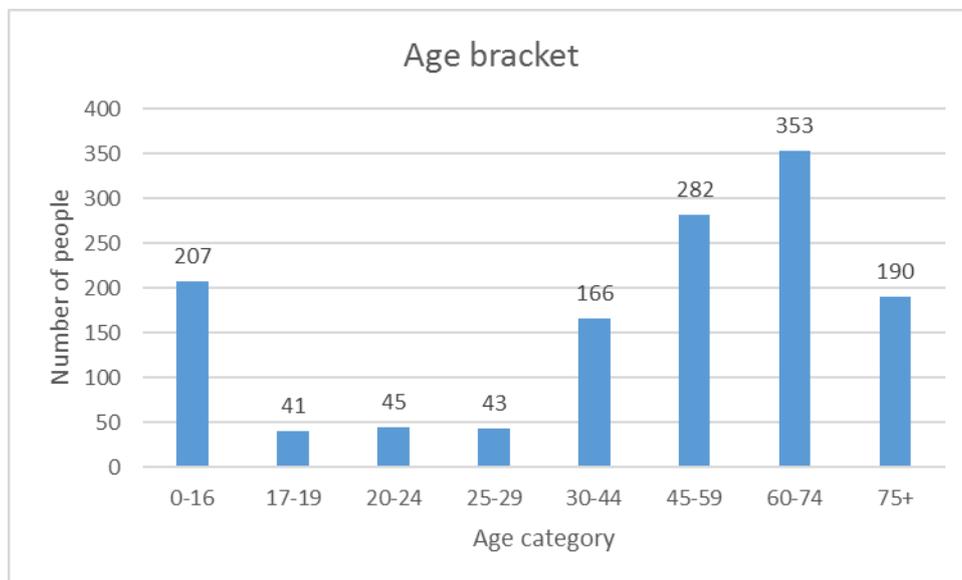
Q1: Your household

This question asked respondents to “specify the number of people in your household that fall into each age category”.

i) Age bracket

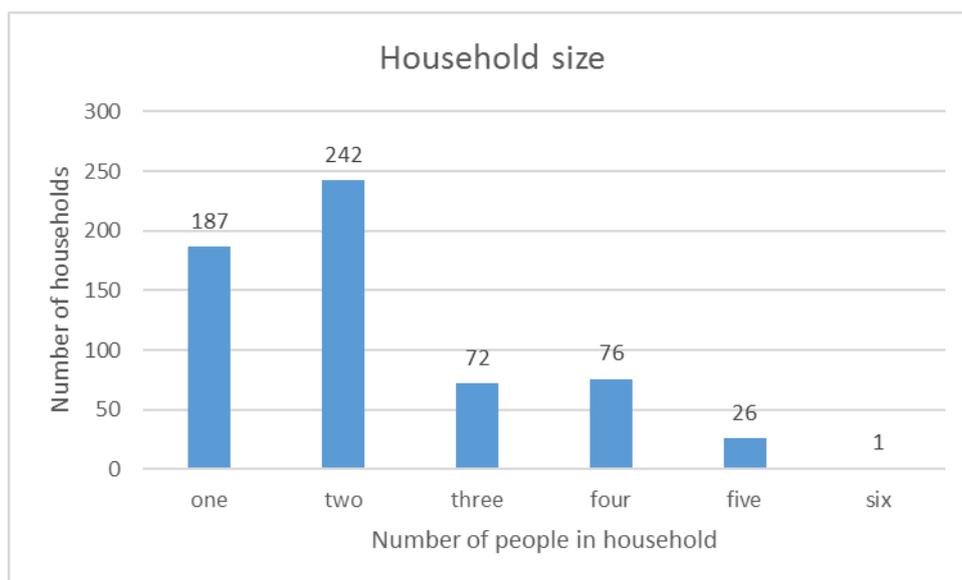
All but one respondent reacted to this question and the following chart shows the age profile of 1327 people.

The chart shows an ageing population, with 825 of the 1327 people aged 45 and above. It is noticeable that the age groups 17-19 years, 20-24 years and 25–29 years are small in number, suggesting an imbalance in the age profile which may have repercussions for the long-term sustainability of the parish.



ii) Household size

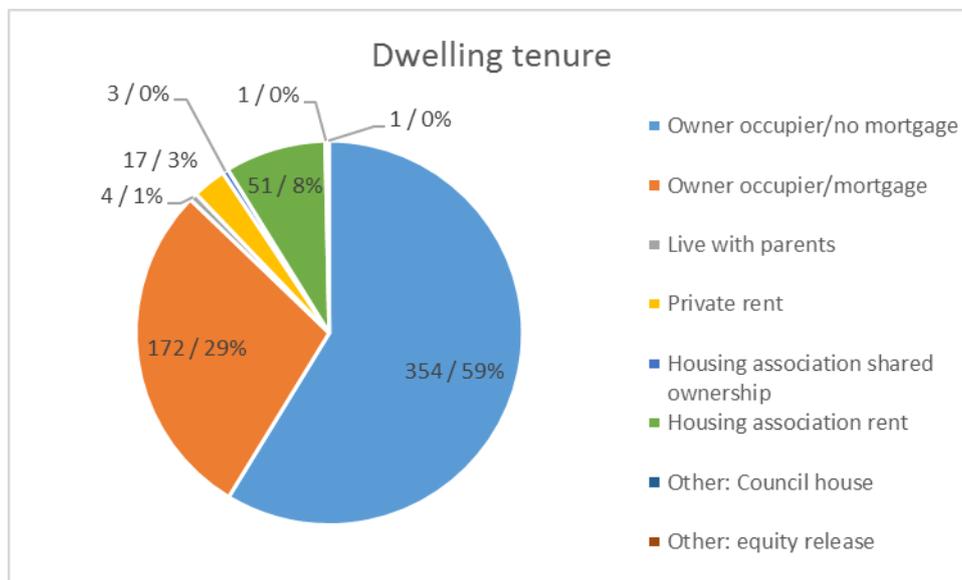
The information collected from the age profile can also be used to create a profile of household size, as shown in the following chart. The survey results show a mean average household size of 2.20 persons per dwelling, which is very close to the 2011 Census figure of 2.32 people (6,567 usual residents divided by 2833 dwellings).



Q2: Your current housing circumstances

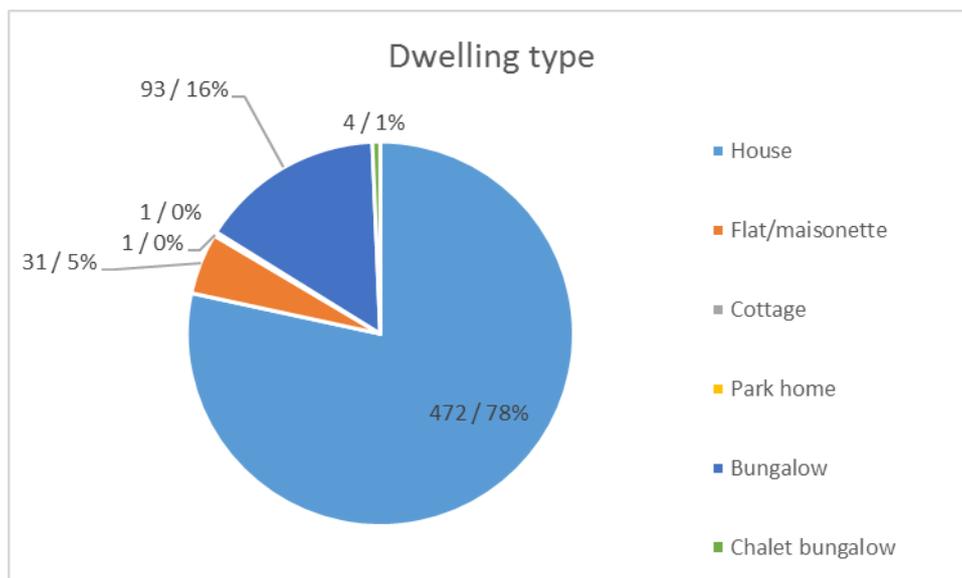
i) Dwelling tenure

The following chart shows the dwelling tenure profile of 603 survey respondents. In a pattern typical for villages in south Warwickshire owner-occupiers represent the majority, with 88% of the total.



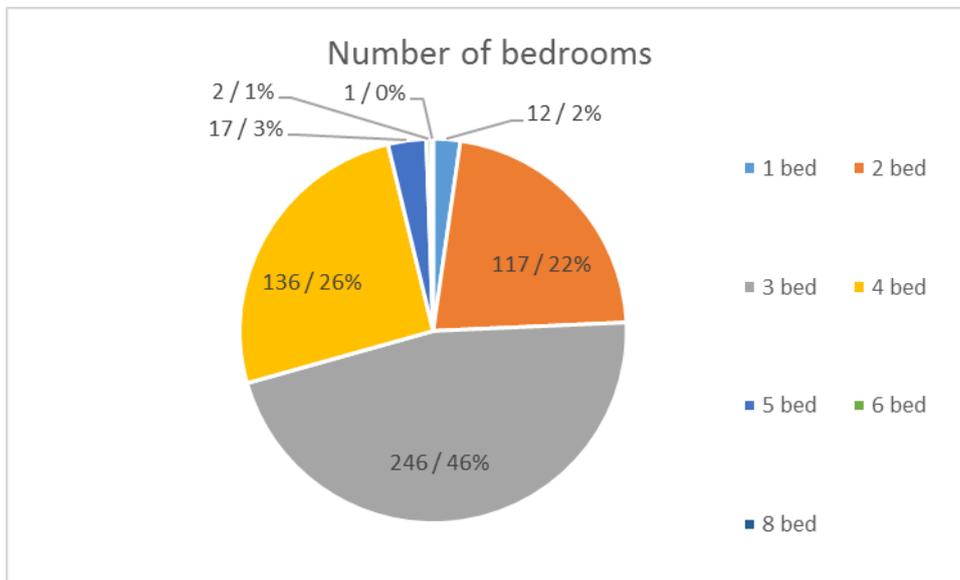
ii) Dwelling type

602 responses were received and the chart below shows the types of homes that these survey respondents live in. Unsurprisingly houses represent the largest factor at 78%.



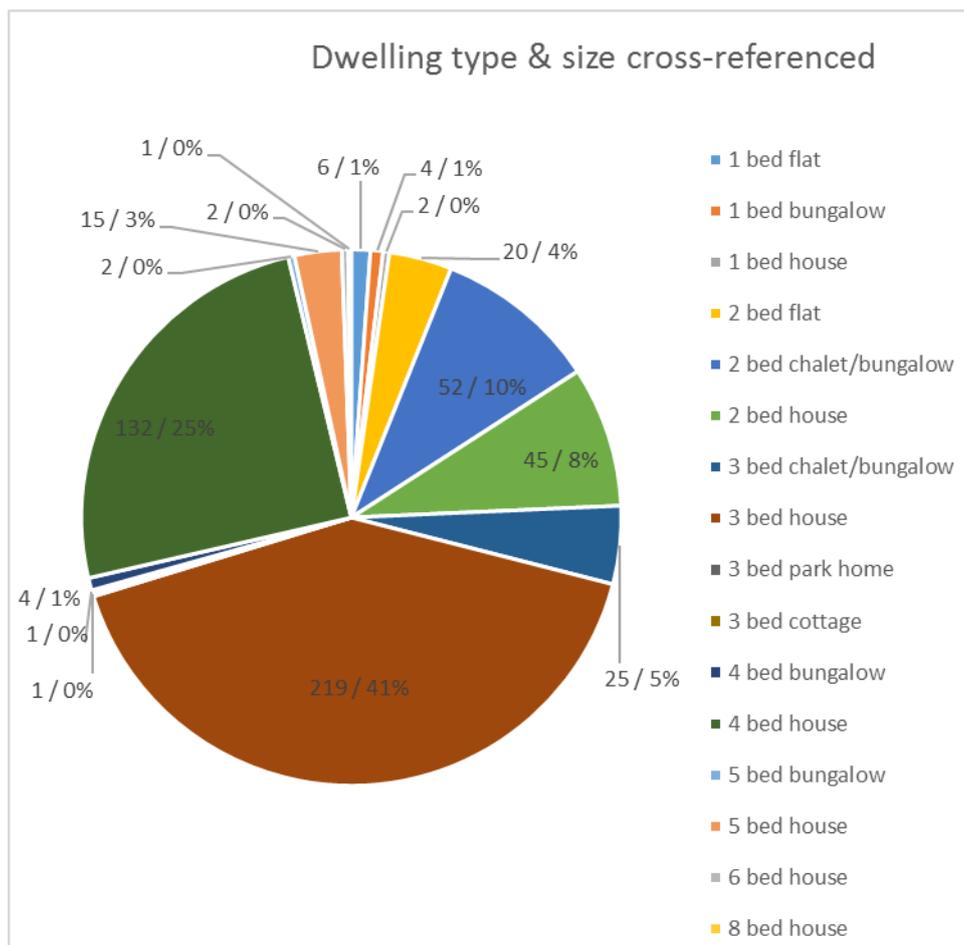
iii) Number of bedrooms

The following chart shows the sizes of homes that 531 of the survey respondents live in. Given the Census 2011 average household size of 2.32 people the information indicates that a large number of homes across the parish are under-occupied.



iv) Dwelling type and size cross-referenced

Cross-referencing the data from Q2.ii and Q2.iii provides a combined profile of dwelling type and size. 3 bed houses represent the largest group at 41% and 24% of dwellings have 2 bedrooms or less.

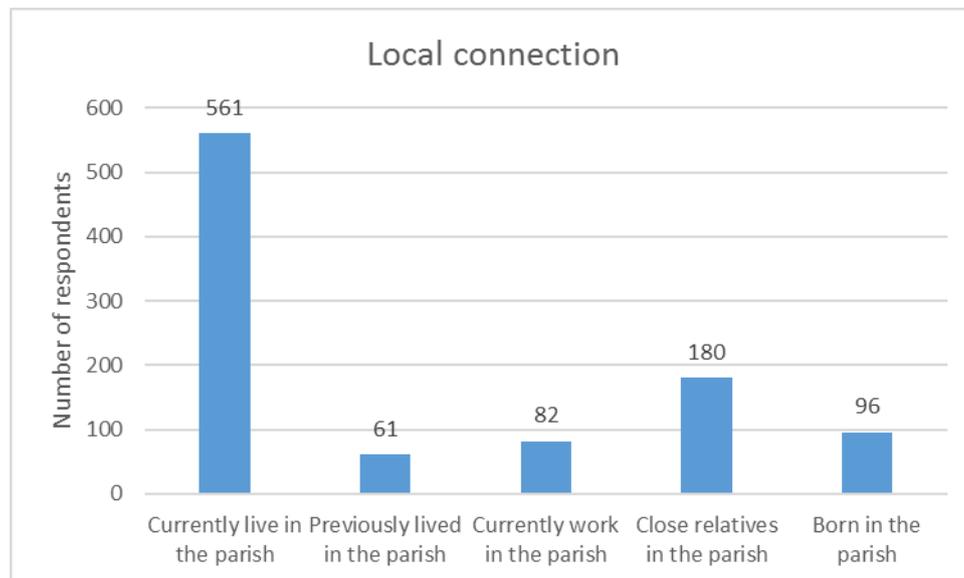


Q3: Do you run a business from home

Respondents were asked whether they ran a business from home and 42 respondents indicated that they do.

Q4: Local connection

Respondents were asked about their connection to the parish and were able to indicate more than one type of local connection. The following chart shows all the types of local connection that the respondents have.



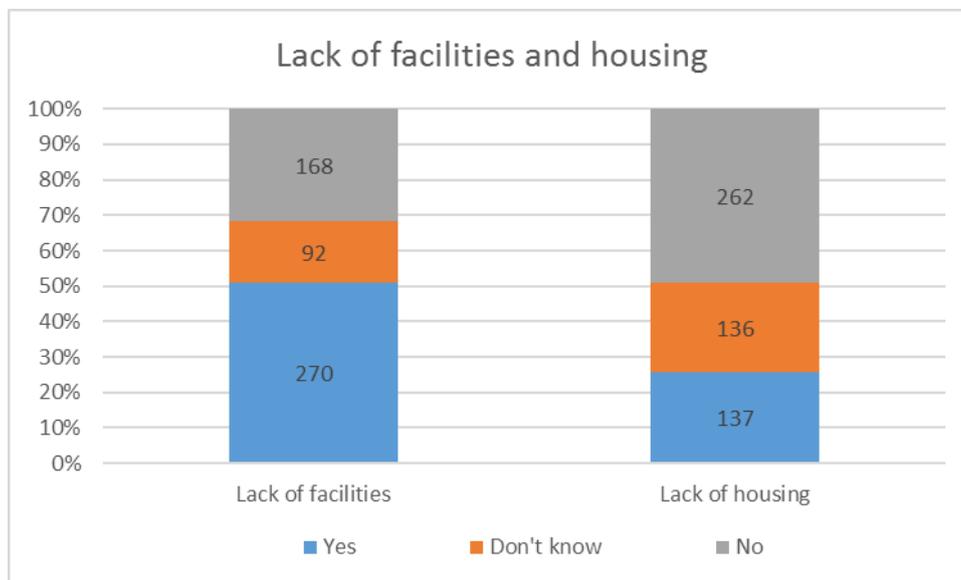
If a local needs scheme is developed by a community as a result of information obtained through a housing needs survey it would be subject to a planning obligation limiting occupation of the homes, including any local market homes, to people with a defined local connection.

Part 2 - Life in the parish

Q5: Life in the parish

i) Lack of facilities and lack of housing

Survey respondents were asked about the perceived lack of facilities (530 respondents) and lack of housing (535 respondents) within the parish.



The majority of respondents feel that the parish lacks facilities but the largest respondent group feels that the parish does not lack housing.

Survey respondents were asked to elaborate on their views regarding a lack of facilities and a lack of housing, and these comments are reproduced whole and verbatim below.

ii) Lack of facilities comments:

- 24hr policing. High school parking for buses & pick up
- More practical help for aged
- Shops and dog walking off lead areas
- B&B, hotel, restaurants, alternative gym, wine bar
- More community events. More specific dog walking/dog friendly outdoor areas to walk dogs
- Better facility for the youth
- A nice restaurant
- Large retail units
- Afternoon clubs / interests for elderly & disabled
- Bus service east of bypass
- Range of shops is limited - travel to neighbouring towns is often necessary
- Range of shops, eg. clothes, shoes, books
- - cycle routes / paths / parks, - wine bar, - restaurant
- Under 16 activities (youth clubs)
- Somewhere for mid to late teenagers to hangout safely rather than cider down the rec and street corners
- Range of shops i.e. backers, clothes especially childrens. Additional parking and medical facilities
- Shops - clothing, shoes, jewellers, sportswear, fishing tackle, key cutting etc.
- No police
- Restaurant, shoe shop
- Leisure facilities: youth club, theatre/cinema, squash courts, quality restaurants, shops eg delicatessen, shoe menders/key cutters, budget supermarkets. Public transport eg to Daventry, Banbury, Coventry
- Schools, doctors, dentists, supermarkets, general stores i.e clothing, footwear
- Parking. Small independent shops (eg butchers, deli)

- More central car parking when developments are finished/ police station that opens
- A better bus service that is more regular, cheaper and runs later in to the evening!
A butcher, a fishmonger, a supermarket that isn't Tesco. A decent restaurant
- More accessible car parking for disabled people
- Shoe shops, clothes shops
- Lack of green space
- Need more Doctors, better local shops
- Restaurants x2 comments
- A burial ground, country park
- Dentist/Doctor/Schools in relation to growing population. Recycling/Waste Disposal facility @ Stocton is restricted to 3 days per week.
- Nothing in the town centre. All shopping done at Tesco, which is out of town. The design of Market Hill is a disaster, accident waiting to happen
- Parking spaces
- More specialist shops which would attract visitor to stop and look around the town
- Decent restaurant in the town. Enough parking to cope with planned expansion, and in the centre,, for the college, at Docs ...
- Burial ground. Specialist shops - needed to give wider choice for shoppers in the town
- All
- Something for all age children, when on school holidays. There's nothing here.
- Burial Ground/Cemetery
- Burial ground
- Larger choice of shopping - like a small retail park
- Would be nice to see a proper shopping centre/park
- Cinema
- More places for older kids to go
- Decent sports centre, facilities for teenagers eg youth club
- Recreation for kids, more restaurants
- Good bus service. Restaurants -not more Café's
- Greater variety of shops and more restaurants
- Shops, delicatessen, newsagent
- Skateboard ramp
- More schools + doctors to cope with extra housing
- It will start to lack school spaces with all the new housing being built. This is a worry.
- Family nightlife/Restaurant, quality evening venue
- Youth facilities, too many on streets
- However primary school buildings are substandard and require investment
- Only a baker & a key cutter! Southam is surprisingly well-equipped for its size
- 1) A burial ground - the Churchyard is full 2) Fully equipped indoor sports facility for gymnastics 3) A family restaurant 4) Greater variety of shops 5) Facilities for children under 5 years
- Car parking near schools, for use by parents doing the "school run"

iii) **Lack of housing comments:**

- Low cost starter homes/flats for young couples to buy
- Single person or young married couple - affordable
- 2-3 bedroom houses

- Social housing x4 comments
- Cheap affordable to rent & buy as in the rest of the country
- Affordable housing, not shared ownership but 2-3 beds with garages for under £230k for professionals.
- One bedroom properties
- For young couples who have to pay out expensive private rent and have no chance of saving money for a mortgage
- Affordable/starter homes 1 or 2 bed
- Affordable housing for families
- Yes and no so many houses
- 1/2 bed bungalows, 1 bed houses
- Affordable starter homes x4 comments
- Bungalows x3 comments
- Affordable small
- Small houses/bungalows that enable young people to get started on the property ladder
- Affordable housing to let young couples get on the property ladder
- Affordable for youngsters of today
- Social housing to rent
- Not now
- Small affordable for 1st time buyers
- Smaller houses
- Smaller affordable houses for local people
- Affordable - first time homes
- It's not just Southam parish that lacks housing
- Bungalows for the over 60's / impaired mobility people
- We have lived in our house over 40yrs, we cannot afford to move to a smaller property as they are more expensive than our current house is valued, so affordable houses for older people
- We need more affordable houses, we have more than enough luxury houses
- Ground floor accommodation
- Really affordable 1/2 bed properties
- Really affordable housing
- Too many being built for the facilities we have
- Affordable housing x11 comments
- There is plenty of housing being built
- Affordable rent
- 2/3 bed semis
- 1 or 2 bedroom properties - family types not high priced - rentable
- 3 bedroom bungalow/house
- All types x2 comments
- Social housing. Southam is very expensive to rent a home.
- Flats which young people can afford. Rentable bungalows for OAPS
- More than enough at the moment to be built
- Perhaps more affordable housing to first time buyers
- More affordable housing to enable the younger generation to get on the property ladder. Seems to be out of reach for average
- Affordable housing for first time buyers
- Social/first time buyer

- Affordable housing for older people who want to rent instead of owning their own home
- Half ownership to help younger people get on housing ladder
- Bungalows suitable for older residents
- Starter homes and mid range semis
- Too many at moment
- Bungalows for retired people who own their house so that they can downsize so larger properties can be purchased by families
- Affordable housing
- Low cost rent and buy starter houses
- Starter homes for young people to either buy or rent
- 1,2 & 3 bedroom properties
- Affordable housing for young Southam people
- Housing association affordable renting for low paid and zero hours employees (local people)
- How are people supposed to answer this? Why would they know?
- Affordable bungalows & housing
- We should have stipulated more 2 bed bungalows in past to allow for downsizing for older residents. ALL TOO LATE
- Affordable starter homes for young people
- Low Cost
- Bungalows for retired people
- More 3 or 4 bed Council Housing
- Affordable / social housing
- Low rental, publicly owned
- Affordable housing for single parents
- Don't know as we seem to have more than our share of new housing.
- Affordable 3 bed housing
- No more houses !
- Council housing x4 comments
- Too many being built already
- Basic, affordable starter homes
- Housing Association property for rent
- Rental
- Affordable for young people and downsizers
- Bungalows for elderly. Less 4 bed properties, more starter homes
- Suitable for disabled -wheelchair-bungalows with extra care with wheelchair access - not like current Orbit Tithe Dev.
- Two bedroom houses
- It lacks smaller affordable houses (2/3 bedroom) especially for younger couples or rented accommodation
- Affordable/ flats/starter/homes
- Affordable housing for young people
- Social housing/Low cost starter homes
- Too many houses being built
- Affordable 2 bed houses
- Affordable & detached houses
- Extra flats for eventual homeless occurrences
- Social housing for smaller families

- Affordable housing to enable young people to leave home
- 2 bed affordable house with storage for first time buyer
- For the local people not outsiders
- Housing people can afford
- Truly affordable homes for 1st time buyers
- Affordable for younger people to get on property ladder
- Starter homes for young adults
- Low cost/affordable, shared ownership etc
- Not once the current approved developments completed
- Social housing - affordable rent
- 1 bedroom flat with support for under 55's
- Affordable 3 bed houses with gardens/garages/off road parking
- Council/housing association housing
- Starter homes
- There are a lot of new developments which has a mix of houses. We don't need anymore given the size of the town.
- Social housing for the young
- Social housing for young families
- Reasonably priced housing
- New housing reserved only for locals - as per Harbury new developments
- Affordable first time homes and renting accommodation
- Not with all development going on
- Smaller, affordable housing for first time buyers
- Genuinely affordable housing for younger local people (not tiny)
- Suspect more affordable flats/houses req'd. Southam has got very expensive.
- Affordable ones for the young generation who will be in manual labour jobs
- So many have been built this year
- First time buyers - part rent/part buy
- Shared ownership
- My daughter is 21 desperate to move out and have her independence
- 3 + 4 bed housing association houses
- Small starter homes 1 or 2 bedroom - no need for gardens in this day and age
- There are too many houses now
- Affordable housing for young people x3 comments
- We do not need any more houses built, our community (why we live here) is being destroyed
- 3+4 bedroom homes - takes years of waiting to get one
- Everywhere does, but lots of new houses going up in Southam, which is good
- Single occupancy housing
- For young people affordable flats
- Lower priced housing suitable for first time buyers
- Owner occupied family houses in the £200,000 to £250,000 price range & part buy/part rent family houses.
- Shared ownership or affordable 3 bed houses
- Suitable for first time buyers on a low income, therefore properties at around £100,000-£120,000

iv) Outward migration from the parish

Survey respondents were asked whether anyone in their household had to leave the parish in the last 5 years because no affordable / suitable housing was available. Forty-four respondents indicated this had happened in their household.

x) Support for housing scheme

This chart shows the 547 responses to the question “Would you be in favour of a small housing scheme being built in the parish based on the identified needs of LOCAL people”. At 59% the majority of respondents are in favour.



Q6: Additional comments

Respondents were able to provide additional comments at the end of Part 1 including locations that may be suitable for housing. These comments have been replicated at Appendix B.

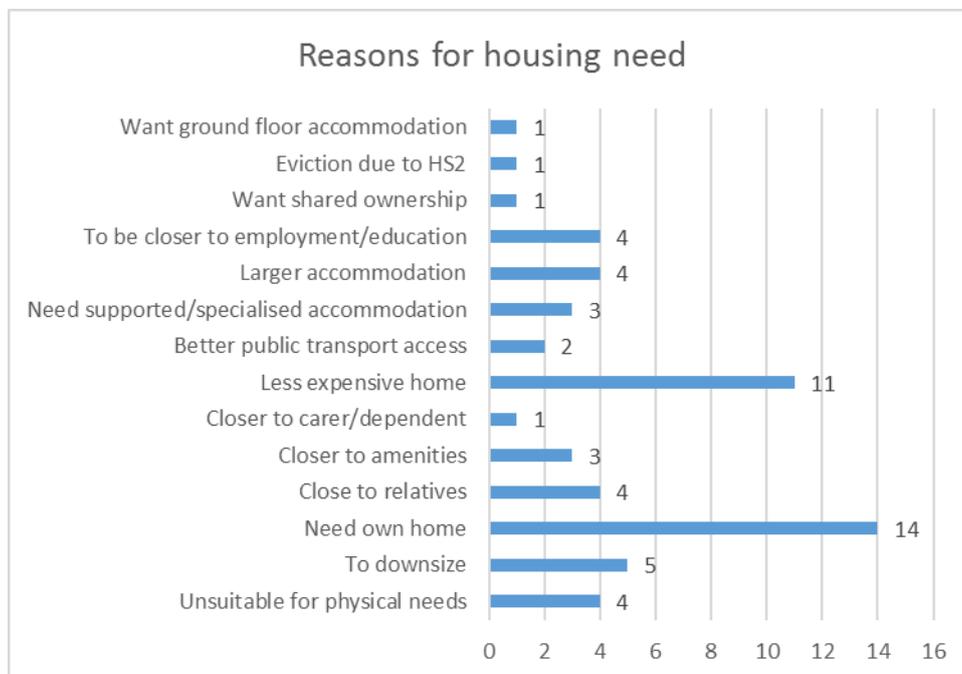
Part 3 - Housing need information

Of the 605 responses to the survey 41 respondents completed Part 2. However, 5 of these respondents were discounted as they were deemed to already be adequately housed or didn't respond to a request for further information required for analysis. Section 4 therefore provides a breakdown of information from the remaining 36 respondents. A full breakdown of the need can be seen at Appendix C to this report.

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

Q7: Reasons for housing need

Respondents were asked why they needed alternative housing and were able to indicate more than one reason for need. As can be seen from the chart 'need own home' is the majority reason.



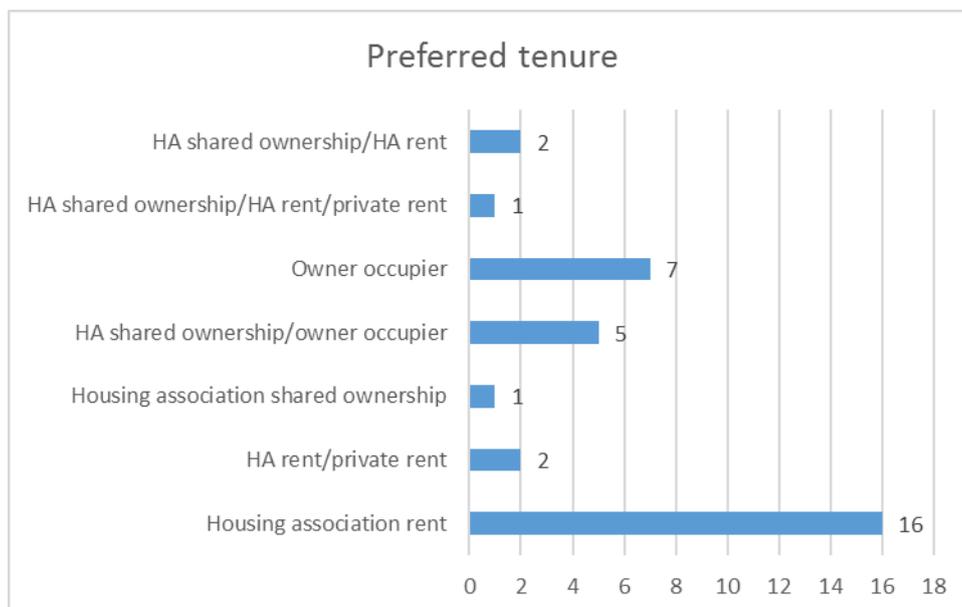
Q8: Housing waiting list

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

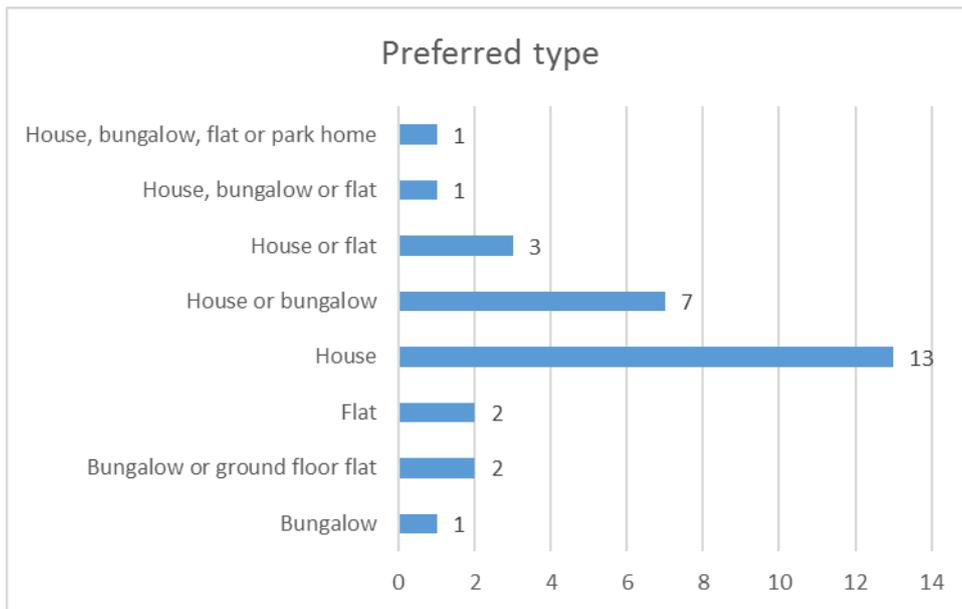
Q9: Housing required

Respondents were asked about the housing that the household requires and were able to indicate more than one option. Not all respondents answered.

i) Preferred tenure



ii) Preferred type



Q10: Work from home

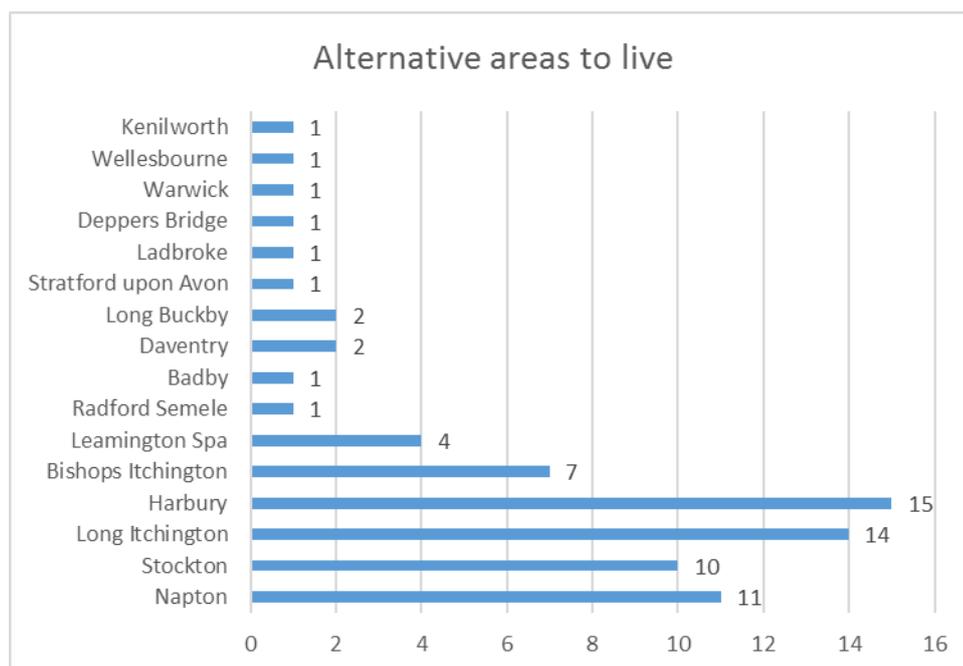
Four respondents indicated a need to have space in order to work from home.

Q11: Shared ownership/owner occupier affordability

The information provided by respondents is private and confidential and not replicated within this report.

Q12: Alternative local areas to live

Respondents were asked "In which area(s) would the household consider living?" and were able to indicate more than one area listed together with their own suggestions. The chart below shows all responses.



Q13: Financial information and Q14: Household details

The information provided by respondents to the above two questions is private and confidential and not replicated within this report.

4. Determination of Specific Housing Need

Where a respondent indicates a preference for shared ownership their ability to enter into a shared ownership arrangement is assessed. The mortgage the respondent could raise is compared against a 50% share (the usual starting percentage for shared ownership) of a comparable owner-occupied property, as demonstrated through the research shown in Appendix D to this report. Having assessed whether the respondent could afford to enter into a shared ownership arrangement if they could not do so they are re-classified as being in need of rented accommodation from a housing association. Similarly, where a respondent indicates a preference for an owner-occupier dwelling their ability to enter into such an arrangement is assessed and where it is identified they could not do so they are re-classified as being in need of shared ownership or rented accommodation.

5. Conclusion

The survey identifies a need for 36 alternative homes in Southam parish for households with a local connection, as detailed below:

Housing association rent

- 5 x 1 bed maisonette
- 2 x 1 bed bungalow or ground floor maisonette
- 2 x 2 bed bungalow
- 7 x 2 bed house
- 3 x 3 bed house
- 1 x 4 bed house
- 1 x 5 bed house

Housing association shared ownership

- 4 x 1 bed maisonette
- 1 x 3 bed house

Owner occupier

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

In addition, it should be noted that as at May 2017 there were 185 households with a Southam 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 Southam parish 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, children attending local schools etc. Details can be found at Appendix E.

6. Contact Information

Mrs Debbie Carro - Clerk to Southam Town Council
The Grange Hall, Coventry Road, Southam, Warwickshire CV47 1QA
01926 814004
clerk@southamcouncil-warks.gov.uk
www.southamcouncil-warks.gov.uk

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



Southam Town Council

Housing Survey



June 2017

Dear Householder

To assess whether or not housing is a problem in Southam parish we are carrying out a survey to identify the types and sizes of homes that local people need. **The survey is for everyone, however, not just people in need of alternative housing.** We need your help and ask all households to complete a survey form.

- People who are not in need of alternative housing are requested to complete parts 1 and 2 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 Southam Neighbourhood Planning Committee will consider the results of the survey and work 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 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 Town 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 30th June 2017 using the Freepost envelope attached.

Thank you for your help in conducting this survey.

Yours sincerely

Southam Town Council and Neighbourhood Plan Committee





Housing Survey

Southam Parish 2017



Data protection: This data is collected for the purpose of identifying housing need and to inform the Southam Neighbourhood Planning Statement and will not be used for any other purpose. All information will be treated in strict confidence and the Southam Neighbourhood Planning Committee will not see individual replies. The analysis will be carried out by WRCC and it will retain all survey forms.

Part 1 - About your household and current accommodation

Q1: Your household

Please specify the number of people in your household that fall into each age category

0-16 yrs <input type="text"/>	17-19 yrs <input type="text"/>	20-24 yrs <input type="text"/>	25-29 yrs <input type="text"/>
30-44 yrs <input type="text"/>	45-59 yrs <input type="text"/>	60-74 yrs <input type="text"/>	75+ yrs <input type="text"/>

Q2: Your current housing circumstances (please tick)

Own your home / no mortgage <input type="checkbox"/>	Housing association rent <input type="checkbox"/>
Own your home / mortgage <input type="checkbox"/>	Housing association shared ownership <input type="checkbox"/>
Rent privately <input type="checkbox"/>	Tied accommodation <input type="checkbox"/>
Lodger <input type="checkbox"/>	Rent from family member <input type="checkbox"/>
Live with parents <input type="checkbox"/>	Live with friends <input type="checkbox"/>
Other (please specify) <input type="text"/>	

House type (please tick)

House <input type="checkbox"/>	Bungalow <input type="checkbox"/>	Flat / maisonette <input type="checkbox"/>	Park / mobile home <input type="checkbox"/>
Other <input type="text"/> (please specify)			

Number of bedrooms

Q3: Do you run a business from home?

Yes No

Q4: Local connection

Do you / have you / were you ... (please tick all that apply)?

Currently live in the parish?	<input type="checkbox"/>	If so, for how long? _____ years
Previously lived in the parish?	<input type="checkbox"/>	If so, for how long? _____ years
Currently work in the parish?	<input type="checkbox"/>	If so, for how long? _____ years
Close relatives in the parish?	<input type="checkbox"/>	(eg, parent, sibling or child)
Born in the parish?	<input type="checkbox"/>	

Part 2 - Life in the parish

Q5: Please tick as appropriate

	Yes	No	Don't know
Does the parish lack any facilities?			
If yes, what facilities?			
Does the parish lack any housing?			
If yes, what type of housing?			
Has anyone in your household had to leave the parish in the last 5 years because no affordable and or suitable housing was available?			
Would you be in favour of a small housing scheme being built in the parish based on the identified needs of LOCAL people?			

Q6: Additional comments, including possible locations that you feel may be suitable for housing

Part 3 - to be completed only if your household, or anyone in it, has a need for alternative housing.

Does your household, or anyone in it, expect to need to move within the next 5 years? If so please complete this section. A separate form should be completed by each household in housing need and extra forms can be requested from the Rural Housing Enabler at WRCC (details on back page).

Q7: Why do you/your household need alternative housing? (please tick all that apply)

- | | | | |
|---|--------------------------|--|--------------------------|
| Need larger accommodation | <input type="checkbox"/> | Need better public transport access | <input type="checkbox"/> |
| Unsuitable for physical needs | <input type="checkbox"/> | Need less expensive home | <input type="checkbox"/> |
| Need to be closer to relatives | <input type="checkbox"/> | Need to be closer to employment and/or education | <input type="checkbox"/> |
| Need to be closer to amenities | <input type="checkbox"/> | Need own home | <input type="checkbox"/> |
| Need to be closer to a carer or dependent | <input type="checkbox"/> | Need supported or specialised accommodation (please specify below) | <input type="checkbox"/> |
| Need to downsize | <input type="checkbox"/> | Currently living in a flood risk area | <input type="checkbox"/> |
| Other (please specify below) | <input type="checkbox"/> | | |

Please provide details of any specific housing needs (eg disability requirements) for yourself or any members of your household who are seeking housing with you.

Q8: Housing waiting list (please tick)

Are you on Stratford District Council's housing waiting list? Yes No

If you are seeking a housing association property for rent or shared ownership you should apply to be on this list (known as Home Choice Plus). You may apply by

- telephone 01789 260861
- email housingadviceteam@stratford-dc.gov.uk
- download from www.homechoiceplus.org.uk

Q9: Type of housing required (please tick all that apply)

Housing association shared ownership (part rent, part buy)	<input type="checkbox"/>	Housing association rent	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	Owner occupier	<input type="checkbox"/>
		Private rent	<input type="checkbox"/>

House	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>	Flat/maisonette	<input type="checkbox"/>
Park/mobile home	<input type="checkbox"/>	Other	<input type="checkbox"/>	(please specify)	

Number of bedrooms

Q10: Do you require space in order to work from home? Yes No

Q11: If you require a shared ownership or owner occupied home what is the maximum amount your household could afford?

Maximum mortgage (assume 3.5 x income)	£
Equity in existing home	£
Savings	£
Other	£
TOTAL	£

Q12: In which area(s) would the household consider living? (please tick all that apply)

Napton	<input type="checkbox"/>	Harbury	<input type="checkbox"/>
Stockton	<input type="checkbox"/>	Bishops Itchington	<input type="checkbox"/>
Long Itchington	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>

Q13: Financial information

Please specify basic annual household income (joint income where applicable).

Up to £14,999		£15,000-£19,999		£20,000-£29,999	
£30,000-£39,999		£40,000-£49,999		£50,000-£59,999	
£60,000-£69,999		£70,000-£79,999		£80,000-£89,999	
£90,000-£99,999		£100,000+			

If owner occupier accommodation is required at what price range are you looking to purchase (please tick all that apply)?

Up to £199,999		£200,000-£249,999		£250,000-£299,999	
£300,000-£349,999		£350,000-£399,999		£400,000+	

Q14: Details of all household members seeking housing and contact details

Title	Surname	First name	Relationship to you	Age
			<i>Person completing survey form</i>	

Your contact details	
Name	
Address	
Telephone number	
Email address	

Thank you for completing this form.

Please return in the FREEPOST envelope by 30th June 2017.

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

Appendix B – Additional comments

At the end of Part 1 respondents were able to provide additional comments including suggestions of possible locations that may be suitable for housing. The comments are reproduced below (defamatory and identifying comments have been removed).

- Lovely Southam is being spoilt by excessive building.
- All locations suitable. Do not leave the solution to builders who will just maximise profits (can't blame them). Council need to convert agricultural land to residential. That's where the profit/uplift is. The solution is easy, We need less surveys + meetings. We need our Councillors + politicians to act! Signed A.Builder.
- We do not need anymore housing, Southam used to be a lovely market town and it now looks rough and in need of a makeover. The once lovely open spaces are disappearing with houses, eventually we will join with Long Itchington. Keep our fields.
- Don't want any more housing. Enough already. We are losing our countryside, and more noise from traffic.
- Think that Southam is already oversubscribed for the existing population eg. Schools, doctors, dentists, roads etc.
- Surely the housing estates being built around Southam should take into consideration the needs of local people.
- Re plan for 535 homes off Daventry Road, alarmed by lack of provision for a Community Hub, alarmed by pressure that will be increased on local facilities - schools and doctors surgeries.
- Not Holywell Valley! Welsh Rd East & Daventry Rd, further develop industrial estate with live work homes or affordable housing like that currently on Welsh Rd East. Making sure rented homes cost less than mortgages! Model Village could be expanded! In the field opposite cricket field. Shared ownership costs me more than a mortgage for the same value house. I've been unable to buy it all as I can't save a deposit so I'm having to move to Daventry!
- It has took me 26 years to be able to move back to Southam as I was "forced" out the parish due to lack of affordable housing.
- Plenty of new housing already earmarked for the Parish. With a percentage already given over to Housing Association.
- When my husband and I moved here 15 years ago we were told by an estate agent what we saw would not alter as everything else was green belt! Since then the building has not stopped particularly in the last few years. But the town seems to be going backwards. One thing that is a huge positive is moving the market to Market Hill - well done.
- Recent housing initiative should solve any problems. I have had to live in places I can afford, even if I wanted to live elsewhere as I couldn't afford them.
- See comments above. Continued estate development will destroy the character of Southam and eventually drive people away.
- 1) Depends on how many residents, and what is meant by "small housing scheme".
2) Location.
- No building in the Stow Valley. Small housing scheme between Daventry Road and Welsh Road East. No further building of houses - saturation point.
- My answers above are given on current housing being built in and around Southam now.
- In my opinion we have enough houses now for the size of Southam.
- The town centre appears to have an excess of charity shops and café's but lacks, say a bakers or butchers shop.

- Need more facilities. Private gym/pool. Decent restaurants. Too many cheap/nasty shops.
- There's not a lot left which isn't being built on think especially Council tenants should be given first choice to live in town & let the outsiders go to Stockton, Bishops etc. As I say if you are buying a house in Southam seem very expensive.
- Unfortunately large amounts of housing have recently been built with one approval & building to commence this Autumn for 500 homes, despite large opposition. Whatever residents say doesn't seem to be taken into account anyway, so why bother with surveys now when it's too late.
- Town and major roads heavily congested. Few speed limits enforced. Few parking facilities (mainly full). Poor road maintenance.
- A retirement village where Southam zoo used to be.
- 4 buses a day to Banbury was obviously not cost effective, but one service a day would be sustainable. At present, there is only one weekly (Sat) & one on Thursdays, which takes one hour 20 minutes to cover 11 miles, so a 2 hour 40 mins round trip. Buses to Leamington, Rugby, Long Itchington adequate.
- With major housing schemes already under development north and south of Southam plus major development planned along Daventry Road/Welsh Road East we cannot see any further housing development including Daventry Rd/Welsh Rd can take place without improving the town's infrastructure - particularly Doctors surgeries and primary schooling. Secondary schooling (The College) is also an issue. With c3,000 homes, buildings and additional c1,000 homes as planned (a 33% increase) has to reflect improved infrastructure as indicated.
- Local amenities would suffer and not be able to accommodate even more housing in Southam. Thus changing the character of the town and surrounding areas.
- Too many houses already built here that are not affordable already! There will be sufficient movement of local people to release the 'lower end' type houses to meet need. I will leave area in next 12 months. We DO NOT have infrastructure for the houses already built.
- There seems to be no new social housing being built - housing associations are not updating good social housing and Orbit especially ignores requests for even the smallest repair job be "the responsibility of the tenant", even if the tenant is old or disabled and can't afford the cost of the repairs.
- Any housing should only be built if accompanied by growth in - school places, - availability of doctors appointments without prolonged wait.
- More street cleaning needed. Paths repaired. Parking is dangerous around school & swimming pool area, and nearby streets.
- Southam is a brilliant friendly place to live. The new housing seems very attractive. It is hoped that additional school places & doctors' surgeries will be made available.
- Hopefully new housing estates will be matched by new school places & bus services & more doctors.
- [affordable starter homes] Not to be sold to Buy to Let.
- Character of new builds in progress are bland and uniform. Also prices are too high for local people in need.
- Bungalows for retired people.
- If you build any more houses in Southam you need to build at least 1 school & provide another Doctor Surgery.
- New Council houses. People in need of Council houses.
- None. There is to many already and it will change the community even more than it already has.
- New builds on every corner of the town.

- Not in favour of more 3-4 bedroom homes. Young people need small homes they can afford to purchase.
- At the moment we have enough houses being built as we don't have the facilities to accommodate them.
- Since I've lived here there has been 3 areas of development + Tithe Lodge but LESS different types of shops.
- It's a shame you didn't send this Q'naire out before all the new housing started to be built. Is this now just a ploy to identify even more of Southam to build houses on?
- There is already too much new housing being built on agricultural land, with little or no increase in infrastructure.
- I feel Southam offers many great facilities for its community. "Local" is important & independent business seem to thrive with the support of the community. There is a real mix of ages & it's important that any future plans consider all ages & abilities.
- I think the town has enough housing. The boundaries should not be stretched any further or we are in fear of losing our identity as we 'merge' with nearby villages.
- There seems to be plenty of land at the boundaries of Southam Town. If new houses are built there should be provision for more shops, pubs & restaurants.
- Building wrong type of accommodation. Tithe Lodge is still half empty nearly 2 years on. Too much high end housing being built. Too much 2nd property owners with rented houses empty or "to let".
- Perhaps OAP'S Residential Village which may help isolation amongst residents, with a view to encouraging people to be involved with the aged population groups being near enough to accessable, without feeling vulnerable.
- Don't know.
- As long as other home owners are happy with development. Allowing space around new builds, not too close together.
- Short of low cost housing. New houses are so expensive for first time buyers.
- I don't feel Southam can sustain all the extra housing that is currently going up, let alone even more!! The character of the town is rapidly changing and not necessarily for the better. I know times have changed but I am not impressed at how it is going and may well look to move out soon.
- I feel that we have gained more than enough houses over the last 2 years with no extra facilities being provided to cover eg: school, doctors etc.
- I am aware that there is planning for a substantial development on Daventry Rd opposite the tarsus restaurant, for approx 800 houses already, surely this development should be providing affordable & housing association houses at affordable rents. In addition there is a development on the Banbury & Coventry Roads. If there isn't enough homes for local people with these, the current planning department are unsuitable for office.
- Too many estates being built. Council have not considered all people moving in the area will need schools & Doctors etc. Also there is bound to be extra traffic as most homes will have cars.
- Houses older people can afford without care.
- As I have already said, we don't need more houses, Southam has turned from being a SMALL market town to a housing estate. Where are the extra people going to be accommodated when it comes to doctors, schools, Traffic etc. Enough is enough. We are already stretched as it is. The most suitable location for new houses is far far away from Southam.
- Brown field site if possible.
- I think we have plenty of houses. If we have any more we will need more schools, doctors, shops etc as these are almost full now.

- Due to private rental costs rising and no real affordable housing local people will have to move further afield, have to travel further to work increasing travelling costs and increasing congestion on the roads.
- Far too many expensive large housing estates.
- It is all very well building extra homes but none of the developers have been required to build extra doctors surgeries. And, what about enough places in schools for new residents!
- Not down by holywell.
- Maybe, in the fields behind Galanos House/Shell Petrol Station.
- No more houses. We don't have the infrastructure.
- No more housing! We need to keep green land around Southam. We have grown over the last 25 years and before we know it, we will have joined with Long Itch & Ufton. I used to consider that I lived in a small market town in the countryside but seem to be getting further away from the countryside due to building.
- Towards Napton & Stockton but definitely not on Holy Well Fields.
- Very difficult to get onto housing ladder. 2/3 bed house start in excess of £200k requiring large deposit & mortgage.
- Although in favour of small housing scheme not housing out of price range of first time buyers or young people.
- Once the housing now being built is finished Southam will not need any more houses. Unless houses for those on low incomes who can buy or rent for a reasonable cost ie council houses like we used to have.
- ! Don't build on the land that is beautiful to go for long countryside walks in + are historic sites! Its lovely to live in an area surrounded by fresh air, considering there is a big push in the direction of people being more active due to high obesity rates + diseases - don't take away that freedom of being able to go for a scenic walk!!! :-(!
- With all the building that has been going on in the last few months surely there should be enough homes for the local people or are they earmarked for non locals? Southam will soon be too big for the local facilities it already has.
- There are plenty of houses in Southam we don't need more. Years ago we had all the shops needed, you didn't have to go out of Southam now they have all gone Southam has nothing to offer which is a shame.
- No more housing. More retail required NOT supermarkets.
- In recent times we have been swamped by housing development and all the related mess and disruption. Six houses have been built on Welsh Road W and although completed last year remain mainly unsold.
- There is more than enough new housing in Southam already built or about to be.
- Enough building houses - please stop. Warehouses/offices etc.
- Cannot see much space left with all present new building going on.
- None
- Anywhere in Southam, Harbury, Long Itchington, Stockton, Napton.
- Fields the other side of the by pass.
- Locations for housing: Stockton, Long Itchington, Southam
- I oppose the bid to build by the Holly Well.
- I think Southam has had more than its share of new houses. There should be a complete block on any more being built.
- More than enough houses already. More town centre disabled parking. Bigger Market (this is a market town). Burial ground. Out of town bus stops. Attention to traffic problems on Welsh Road West in Leisure Centre area. More GP's or drop in centre. More schools. Reclaim land from Tithe lodge for town centre parking.

- With the current redevelopments in and around the town there is insufficient infrastructure to cope with new developments.
- There are already too many housing developments in and around Southam, surely provision could be made on these estates for local people. The number of new homes here is already having an adverse effect on the town- parking and medical facilities especially.
- Feel strongly against new homes on land between Daventry Road and Welsh Road East, Southam Ref 15/04473/OUT for up to 535 new homes, shops, play areas, sports pitches, pavilion. Principle of development already approved by SDC for outline planning permission. Hope we can STOP this next to our home.
- Enough housing for now (more than enough). Need a better attitude to the conservation area and its environmental heritage from the town centre extending along the river Stowe up to Stoneythorpe Hall.
- Stratford upon Avon abuses Southam and just dumps development on us because they don't want it in Stratford.
- Enough houses being built in town and round about area. More on the line to be built already. May be too many.
- Currently there are 2 large housing developments in Southam and 1 small one plus developments in Long Itchington, Bishops Itchington, Stockton, Harbury all with mixed large and smaller houses. There are plans for a 500+ housing development on Daventry Road and an extension to the development on Banbury Road. Surely this is more than necessary for the area!!
- With the new housing estates and any more houses Southam would need more facilities etc - Doctors and Schools, perhaps dentists!
- Napton Road, Stockton
- None. Why no bungalows.
- Far too much building already for local needs.
- There are a number of brownfield sites dotted around which could be utilised to build additional houses.
- We feel that too many houses are being built in & around Southam. We wonder how the current infrastructure will cope with the massive amount of houses already proposed & being constructed. Our particular concerns are schools, doctors, hospital & traffic.
- Suitable locations: adjacent to the by-pass in Southam.
- It's ok building houses, but need to do infrastructure, roads, schools and shops first to cope with what is already going up.
- Any additional housing and occupants need to be supported by more community services eg doctors/clinics/bus services/improved sewage disposal etc.
- We seem to have a massive amount of house building around here at the moment. Does this not include affordable homes?
- All new housing should be located north of new HS2 line.
- I would suggest brown site/infill as a priority of green sites, also redevelopment of vacant/derelict buildings over green sites.
- The town had barely adequate facilities to cater for it's current size, before the most recent developments took place. Further developments would obviously need to be matched by an addition in those facilities, the siting of which would be an additional burden on the townsfolk.
- I am concerned at the amount of housing being constructed at present. The present population is putting pressure on doctors/schools etc.
- We presume that the current and planned housing developments will include sufficient social housing to meet local demand. Will there be sufficient schools for our growing population, we are not sure.

- It's too late! Suitable areas for affordable housing have already been taken up by developers for more expensive and non-affordable housing. This survey is thus too late and pointless.
- We would support the larger scale developments on the outskirts of the town eg Banbury Road, Coventry Road & Welsh Road as they provide good scale and access. Approval should not be given to town centre developments eg Cala Homes at top of Manders Croft, as access infrastructure is already insufficient for residents, delivery & emergency vehicles.
- Too many new houses already, with no improvement in the infrastructure. More houses will only create more problems.
- Lack of suitable accommodation for single people or couples. Bedroom tax places an additional burden on people as no suitable properties available.
- Rural - Let's keep Southam Parish just that! Existing "new builds" and HS:- enough is enough!
- Brown field sites - small groups of affordable housing. Infill via change of use.
- Garden centre to replace one being demolished for HS2. Possible location of rented housing on site just north of industrial estate (Tesco site).
- This is a very badly designed survey it assumes I know where Southam Parish starts + ends - I don't. The lack of facilities question is ridiculous hence my ridiculous answers. If anyone answers Q11 I'll be amazed - no guidance on how to do it.
- If building more houses how are the schools going to cope. Parking around the college is terrible, students parking on streets around that area causing major obstructions!! Also Southam market - a lot of the elderly enjoy using this facility as a place to shop and meet people. It has been moved to Market hill, no where for elderly to park and access easily. It will die out!
- Southam has more than enough housing and is becoming far too large.
- Enough houses - don't want anymore .
- We feel that enough building has been done in Southam. More and more houses are being built but the facilities remain the same or less. There is too much strain already on schools, etc.
- Brown 'infill'.
- With Southam growing, the town would benefit from a dedicated restaurant (eg Italian) on or near the main street.
- The current rate of building new houses will soon outstrip the amenities in the town making it a less desirable/pleasant place to live. All the beautiful green surrounding countryside is being built on.
- There have been a large number of houses built recently. Why was planning approved if the needs of local people was not assessed at the time?
- Buy up some of new flats & bungalows if any & part rent part buy to locals. Not enough school places to accommodate recent new development as it is. NOT NOW - would have been before Stratford has allowed so many new developments. Feel bullied about developments in Stowe Valley recently. We had enough according to our quotas. Council should have insisted on a local housing clause within new developments. Do not want development any farther between villages. Enough is enough if we are to remain a country town with access to countryside and not an urban sprawl. Have already lost footpath to Ladbroke because of HS2. Please do not reduce any field and open air resources at Southam College.
- Too many developers want to build in Southam just to make a quick return. One of the sites which they have identified could be used for affordable local housing.
- Housing in Southam is more than adequate, plus building in surrounding areas i.e Long Itch, more than fill Southam areas quota!

- Not green belt, we already have acres already under construction. What is happening to site by Tesco? Re-use of unoccupied or small brown field site for starter homes & flats.
- While some locations in the area are suitable for housing, any "Yes" response to questions 2: c and f above are likely to be misused by property developers and planners as evidence of support for other schemes which are unsuitable. For example, the proposed development east of the bypass (Bungalow Farm) and that south of Welsh Road West.
- Surely after the huge amount of new housing planned for Southam there is no further need for any more, within the next twenty yrs.
- There are too many houses being built.
- No more beyond the bypass.
- With all the houses being built in our parish there shouldn't be any housing shortage problems! The problem will be where do we find any green space. Southam is on the verge of being spoilt by all the new housing & lack of green space.
- It is now too late as all the town centre land has been used up, but it would have been an enlightened move to provide small, compact, pensioners bungalows within walking distance of the town centre.
- There are already too many housing developments being built in Southam. Without additional facilities the town cannot cope with any more housing development. Every one house brings at least two more people into the town and the facilities are not growing fast enough to cope.
- There are plenty of houses being built at the moment, the problem is the infrastructure need to support these additional homes.
- Southam is already too big for its infrastructure, such as roads, schools & Doctors.
- There needs a balance between affordable/suitable housing, for those in full employment, rather providing same as just an extension to benefit schemes.
- Giving local families first choice rather than outsiders.
- Council House's not Association property.
- Opposite side of bypass - area near Tarsus Restaurant.
- Another town.
- We need time to allow the current building projects around the town to be completed and moved into. Affordable housing should have been included in these developments. Will this be enough?
- We are currently under-going a housing boom in Southam with the Orbit scheme in the town centre and developments north, south & east of the town. Our infrastructure is bursting at the seams. I don't understand how the needs of "LOCAL" people differ from anyone else, a house is a house, whether you can afford it is a different issue.
- Why are you allowing so many houses to be built, that our doctors surgeries will not be able to cope with. They cannot refuse patients so waiting list will be even longer??
- If you want to build more houses we need more schools, doctors surgery etc. But please don't destroy what is already a good strong community spirit. I think that there is NO need for any further or future housing.
- Any where apart from Stowe Valley area near Holy Well and nearby land. Its the main area for walkers and should be kept that way.
- NO NO NO !!!
- On the existing land at the Industrial Estate.
- Surely housing for local people should be included in schemes under construction (SOU1/SOU2) and approved (SOU3).
- In favour of limited housing scheme for locals if placed on "brown field" site. Scheme must ensure the houses cannot be sold on other than to locals.

- This town is losing its ambience as a quiet market town. We are and have already suffered from a deluge of new houses - above the needs of the town to cope or comprehend. All the extra cars and children - can the local schools cope, also extra pressure on medical services. Enough is enough, I am sure that like MP's you are there to uphold the wishes of the local people. Don't forget that HS2 will be arriving in due course.
- There is quite a lot of houses being built. The school and swimming baths seem to be getting bigger. Welsh Rd West was never designed for the amount of traffic that is using it. The parking for these two places is not enough.
- Because all large housing developments include social housing and often shared ownership there would seem no need for an additional housing scheme aimed specifically at this.
- Anywhere in the locality, my children have been struggling with rental properties, no chance of getting a foot on the housing ladder. My lad pays an extortionate rent in Napton for a 2 bed (small) house [comment removed].
- Between no's 45 and 55 Welsh Road West a reserved parking area should be made for the residents of these numbers who are elderly and/or disabled as most times any parking space outside these numbers is taken by students of Southam College and users of the Leisure Centre. Free reserved parking area Now !
- No more housing!! The town is too small and is already overcrowded, not enough schools now for families moving in.
- Consider the needs of all age groups from young to old, with discussions amongst those groups.
- I think there already too many new developments, without the need for anymore.
- Not bothered where, I am a single Dad and get treated like crap, if I was a single mother I would have been housed! [comment removed]
- There is sufficient housing developments both under construction and planned, Southam should remain a market town.
- Although I am in favour of housing for local people, much of the current & projected building seems to be for commuters from Coventry & Leamington/Warwick. We are being overwhelmed by housing of questionable quality that is turning Southam even more into a dormitory town. There seems to be little thought as to how the current infrastructure will cope with all the new residents - ie, roads, schools, doctors, etc.
- Too many being built already & too many also being applied for in the pipeline (Holywell Valley) place of restraint already given permission to build. Town schools/doctors cannot cope.
- I do not feel we need anymore houses built in Southam. It is growing too big and is losing its identity. It used to be a lovely small town. In the last few years we have had many hundreds of houses built around Southam with no increase of amenities. I feel we do not need anymore.
- We have enough housing options now. There's not the infrastructure to support all the extra estates already being built.
- We found it hard to find affordable 3 - 4 bed houses.
- Are there any more locations left that can be built on? We have more than enough new and projected housing developments. We don't want any more! The surrounding roads are already too busy. The town is changing beyond all recognition. For the (original) size of the town surely we've already done our bit!
- Yes Welsh Road East
- Demolition of Tomwell Close, Welsh Road West and re-development with Housing Association property to rent.

- Would be nice if some of the developers could update the existing estates. Parking is a problem on most estates but there are plenty of unkempt grassed areas. Just a thought.
- Southam can't handle any more housing. Already ruined!! Wrong type of housing built and currently being built.
- It is my strongly held view that Southam is growing too fast, too quickly. 40% growth since Tithe Lodge opened, if all the current developments are included. This is unsustainable. We should be planning very carefully now, small infill, eg The Bull, re use of other building only.
- Every spare piece of land in Southam is either being built on or is seeking planning permission.
- The Orbit homes (Tithe) in Southam do not cater for the really needy people (ill health + old + disability + wheelchair access). How did they manage to build such an unsuitable place? No suitably qualified persons in charge must be disgusting.
- Southam, without a doubt. I don't think there are enough 2 bed houses available to rent. If people are born here in Southam and have a strong connection here, why would anybody want to move away. I suppose its OK if you have own transport, but not for people who don't. Southam is getting bigger and a need for more social housing for the people of Southam.
- Housing needs to be focused around Southam Town Centre and I would prefer to see no satellite developments with their own facilities. Southam needs to be radial and one town with its current historic centre (market included).
- This survey is geared to the acceptance of new housing. Who profits from all this additional new housing. If we have reached government limits why should we continue to build. The planning persons should be focusing on developing the infrastructure before building and not the other way round. If we need more houses why are there apartments still empty in the Orbit home in town centre. Why are the new houses to the north of Southam already due for repair eg. floors lifting. Developers are building houses cheap and seeing huge profits. Planning is insistence in shoe horning a quart into a pint pot.
- All of our local housing needs will have been met by the recent new housing developments which all include a percentage of affordable housing. We do not need any more housing of any description.
- Nothing housing wise. Problems with medical services (25-30 to any hosp or ambulance) no public transport to any. Southam clinic under utilised. Banking only 1 bank in 20 mile radius. Schooling issue (as above). Fire only 2 part time engines in 20 mile radius. No police (apart from the speed van) (not wanted).
- Brilliant for working at Jaguar Land Rover. Before housing definitely need more infrastructure eg schools/shops/doctors. Lovely place to live and still sense of community.
- Brownfield sites in Coventry, or in similar cities where job opportunities are available & suitable facilities for several thousand people. Plus a good public transport system; buses, trains etc. This is not available in Southam.
- Walking distance to school and safe to walk!!
- With all the current builds Southam has enough housing.
- Alongside potential new builds.
- Not sure where. I would need to be fairly central to town centre to access bus services to get to work.
- Most of the sites suitable are now being built on, maybe additional on the Bloor site or around Tesco.

- With all the houses being built not sure if anymore are needed but wouldn't go against if more was needed. I think the problem is parking if building more add sufficient parking attached to the property. More schools may be needed if building family homes.
- Please consider facilities needed alongside building houses. Will there be enough school/doctor/dentist etc places for all of the new properties being/planning permission been granted.
- Southam is losing its town status. Its growing hugely due to new housing. Green land vastly over built and the quaint market town is no more.
- The size of Southam is what attracted us to this town when relocating from SE (for work) 10 years ago. Since then Southam has grown to an extent which is causing us to look to move out.
- Far too many houses have already been built; destroying the green belt and overstretching schools, doctors etc. We have turned into a dormitory town - no choice of shops & loss of HSBC. No social outlets for seniors in the afternoons like a club and no cemetery. The lovely friendly atmosphere has gone from the town. Isn't it bad enough we will have to put up with HS2? Please don't build any more houses.
- There should be no more housing apart from that in Q5. The amenities & town cannot support further growth in population. Already roads around & in the town are much busier & congested.
- I believe Southam now has enough new housing. There are more and more houses being built but no new facilities to accommodate everyone. As a result I believe current services/facilities are stretched. Southam is now a large town and there are no police stationed here, schools will not be able to cope and it is already difficult to get a doctors appt.
- The expansion that is currently occurring in Southam is more than enough. The infrastructure will struggle to cope. The builders expanding Southam should be made to provide a certain number/% of properties specifically for people of Southam.
- Already to many developments going on!
- I think Southam has more than its share of housing but not shops etc to cope that's why people go to other towns for needs.
- No more housing in Southam required.
- * Less Charity Shops. * Up market Supermarket ie Waitrose. * Good family restaurant
- Do not feel Southam needs anymore houses built. Would love to keep more of our countryside!
- There is already too many planning applications going through or have already been passed, taking up too much of the surrounding fields and country side. What was once a small country town is already becoming over populated for the facilities in place.
- Use the properties already in Southam just for Southam people.
- At the moment there is a lot of extra housing being built, but it's not exactly affordable. We've lived in the same 2 bed house for 17 years, as although it's affordable, we'd be looking at an extra £100,000 for one extra bedroom. Therefore we are stuck in a starter home with no real opportunity to move to a bigger house.
- Lots of new builds already in the area.
- None, Southam has seen too many new houses built recently. I'm afraid its going to lose its lovely character and friendly feel. Transport network, school & shops will not be able to cope. More people = more crime & more unsociable behaviour - & there is enough of that!
- There is a need for cheap housing but not at the detriment of our prized local heritages ie Holy Well area.
- Not Stowe Valley, otherwise on edges of Southam.

- There are a lot of new houses being built locally - has due consideration been given to supporting infrastructure like schools, Drs surgery, dentists etc?
- Our son has [comment removed] wants to move out but would need some sort of support. There is nothing in the area like this. Ideally, some warden control would be good or support in his own flat.
- With developments such as SOU3 the town is losing its natural shape, the development should be extended with the natural flow of a towns shape - not creating satellite isolated areas of housing separated by busy roads from the main town. Developments should extend from SOU1 & SOU2 areas now, on the 'town' side of the by-pass. I understand that Southam Cricket Club are open to sale & relocation for alternative use of this land.
- Southam is a small town - the residents commute to local areas for work - ie L/Spa, Coventry, Rugby etc - industry is improving in Southam but the larger employers are not - do we need large industries? Or sooner commute?
- Depending on evidence of need, given that plenty of housing has recently been built.
- Southam is already over developed and needs facilities not more houses.
- We feel that Southam has grown much too large when some amenities have closed i.e. Police station, HSBC Bank etc. Schools are suffering with being oversubscribed. **NO MORE NEW HOMES!**
- I would not want Southam to become too big though. But reasonable expansion would benefit local businesses. Location wise not sure. Perhaps on Welsh Road West past the sports centre on that side.
- Really like the idea of affordable housing - young people are increasingly priced out of the housing market.
- There is little space left for such a development in Southam with 1100+ houses already planned/being built. Would need to look at regenerating brownfield sites, like the library complex & The Bull public house.
- All new builds have not appreciated the needs of people/families, locally or otherwise to purchase a property, whilst rental properties govern a premium.
- Leamington
- Continuation of Welsh Road East?
- Continuing with the current builds but then stopping. NO building towards the Holywell and next to Manders Croft due to congestion close to children's park.
- Possibly land opposite Merestone Park open space on the other side of the bypass but not for 20 years.
- Already had too many housing developments in Southam - don't need any more.
- Housing opposite Polo Grounds. Both sides of the river. Housing by Merestone opposite side of by pass. What's happening with the old cement works quarry? Possible Nature Reserve site similar to Ryton Pools maybe?
- There are currently a large number of houses being built in and around Southam. We are concerned that schools and recreation ground/facilities are not being increased/upgraded in line with the new houses.
- I would be in favour if the housing was ONLY available to local people being from the Parish.
- Stop building houses, they are not needed and are spoiling the town and environment.
- Too much housing already being built. Town centre too small to cope with this. Here is a suggestion - don't sell off Council houses!
- Enough new housing is being built in the Southam area. We are starting to lose to many "green spaces" which is part of the reason we moved to Southam.

- There is already too much housing development taking place/planned. There should be a stop on all future housing in Southam as it is ruining the town & surrounding area.
- Southam is well provided for in many ways: - parks, - schools, - food offer, - café's, - library, - local clubs and other for young people. I would welcome greater local employment opportunities to avoid current daily commute 1.5 hrs return.
- There is some run down/unused garage blocks that would make ideal space for flats/first time homes.
- Although we feel the need for starter homes in Southam, with the current building going on, on the Coventry road and by the cricket club and proposed building on Bascote Road, I really don't think Southam needs to be any bigger!! The current developments should reflect the need for affordable housing (but it won't :- ().
- The town of Southam is expanding at a fast rate with housing which I am sure are "not" of a very good quality ... We are concerned the schools are not going to cope with the large increase to the population. There is a total lack of parking in the town already. We don't need more social and council houses here.
- Houses are being built in and around Southam and all of the local surrounding villages. If we continue to use all of the available space for housing it will destroy one of the main benefits of living in this area - being close to large open areas while being in a rural location. The local education system is just managing with the additional population - at a great cost - more housing will compromise the education of our next generation. Although access to GP services is good in Southam, access to emergency care is not - it is clearly overloaded, more housing will jeopardise the safety of our local NHS services.
- The 500 space area identified in the local plan would be a good start. Some infill sites may be available. Without affordable/social housing, Southam risks becoming a town of affluent middle-class, middle-aged people and elderly. Ultimately, that lack of younger people leads to problems for local businesses. Development should be principally in Southam, but some sites will be needed in the villages, too.
- Welsh Road West fields
- Truly affordable housing/starter homes only to be made available to under 40's that work within the parish & have lived here for 30+ yrs. Also smaller 2 bedroom bungalows for over 60's near to town centre. Possible locations - The Grange & grounds. Brownfield sites in & around cement works.
- Not sure where best site for future housing would be but my please is: a) we don't sprawl so much that we lose our distinct town feel, and virtually join up with surrounding villages eg Long Itchington b) we stay well clear of the beautiful Holywell fields.
- Traffic has become a dangerous problem in the past 2 - 3 years. More housing would further increase the risk to young children & elderly parishioners simply trying to cross ever-increasingly dangerous roads. Surrounding villages eg Napton/or Harbury might be more suitable, however - they would still require Southam facilities - such as doctors, gym, shopping etc.
- Recently we have had a big surge of new houses being built. I don't think the local services/facilities can take any more - eg schools, doctors, etc.
- There is sufficient housing currently being developed/built in and around Southam. No further development is required.
- Local
- I can't see how my two daughters will be able to afford to live in Southam.
- Not enough shared ownership available in new building sites.

- I think there is enough housing in the area. Southam has a good spread of different types of housing catering for all needs as far as I am aware. We are in danger of losing our local open space near the HolyWell due to a recent application for more housing. We are also in danger of losing the close community if Southam grows too large.
- Not in the parish - too many new houses already affecting the infrastructure.
- We would just like to be in the town that we have grown up in. Our family are still there and myself + my husband both work in Southam, our daughters are in school in Southam. We have over 100yrs of family history between our families, and we would just like to be back there. We have to go to and from Southam at least 3 times a day with work, shopping and school commitments.
- Use up all the free land within the town first. i.e back of Goodwins, small plots back of Acorns, convert shops into flats - shops and pubs are dying - shopping is on line for most things. If we had to develop more then use up flat land along Napton/Priors Marston Road & out along Banbury Road not the river Stowe valley - keep this picturesque. (No I don't live near there but it is unique - flat featureless fields are not.
- Southam parish is growing fast enough already!
- I really feel there is adequate housing in Southam and that anymore is going to put a big strain on the town including roads, parking, schooling etc. Why do we need more when there are 100's of houses already being built and already built?
- No MORE !!
- None
- The only concern I have is road safety. As the number of houses increases, there will be more vehicles. The main roads could all do with barriers between the road and pavement. Also, one way or 20mph all around the school (Southam Primary).
- The town is outgrowing the facilities, schools, roads to busy and leisure centre car parking is a nightmare. There is too many houses being built for the wrong people. We should be helping the younger generation.
- The location of any new housing should not be in Southam's "Area of Restraint" ie in the fields in the Stowe Valley area to the West of Southam. I feel that a housing scheme to meet the needs of local people should be created within the developments currently under construction (Taylor Wimpey & Bloor Homes) & the large housing development to the East of Southam that forms part of the Stratford District Core Strategy.
- There is sufficient planned housing developments in and around Southam but a proportion of these should be reserved for the needs of local people and be sold at an affordable price. Before moving in with [comment removed] we needed to rent in [comment removed] until the landlord gave us notice in order to sell the property. We had lived there for 5 years.
- Special protection needed for Stowe Valley (particularly around Holy Well). Developers should be left in no doubt that this is a landscape of special importance.
- We've been waiting a long time for shared ownership 3/4 bed houses but new builds only supply 1/2 apartments!!

Appendix C – Breakdown of identified need

ID	Local connection	Household composition	Reasons for need	Specific need	Identified tenure	Identified size/type
13	Yes	Two single adults	Need to downsize	No	Housing association rent	2 bed bungalow
15	Yes	One adult	Need own home	No	Housing association rent	1 bed maisonette
19	Yes	One adult	Need own home	No	Housing association shared ownership	1 bed maisonette
23	Yes	One adult	Need own home	No	Owner occupier	1 bed maisonette
30	Yes	One adult	Unsuitable for physical needs	Medical issues	Owner occupier	1 bed bungalow
34	Yes	Two adults, one child	Less expensive home	No	Housing association rent	2 bed house
35	Yes	Two adults	Unsuitable for physical needs, to be close to relatives, to be close to amenities, to be close to carer/dependent, better public transport access, less expensive home, need supported/specialised accommodation	Medical issues	Housing association rent	2 bed bungalow
40	Yes	One adult	Need own home, larger accommodation	No	Housing association rent	1 bed maisonette
46	Yes	Two adults	Need own home	No	Owner occupier	2 bed house

47	Yes	One adult, one child	Need less expensive home	No	Housing association rent	2 bed house
48	Yes	One adult	Need own home	No	Housing association rent	1 bed maisonette
49	Yes	Two adults, three children	Need larger accommodation, to be close to relatives, to be close to amenities, to be close to employment/education.	No	Housing association rent	3 bed house
55	Yes	One adult	Need less expensive home	No	Housing association shared ownership	1 bed maisonette
303	Yes	One adult	Need own home	No	Owner occupier	1 bed maisonette
462	Yes	One adult, one child	Need less expensive home, own home	No	Housing association rent	2 bed house
464	Yes	One adult, two children	Need to be close to amenities, less expensive home	Medical issues	Housing association rent	3 bed house
470	Yes	Two adults	To be closer to relatives	No	Housing association rent	1 bed maisonette
472	Yes	Two adults	To downsize	No	Housing association rent	1 bed bungalow or ground floor maisonette
477	Yes	Two adults, one child (17-19yrs), three children (0-16yrs)	Need larger accommodation, unsuitable for physical needs, need better public transport access, to be closer to employment/education	No	Housing association rent	5 bed house

487	Yes	Two adults, one child (17-19yrs), one child 0-16yrs)	Other – facing eviction	No	Housing association rent	3 bed house
511	Yes	One adult	Unsuitable for physical needs, need ground floor accommodation	No	Housing association rent	1 bed bungalow or ground floor maisonette
516	Yes	One adult	Need own home, need supported/specialised accommodation	Supported accommodation	Housing association shared ownership	1 bed maisonette
520	Yes	Two adults, one child	Need own home	No	Owner occupier	2 bed house
526	Yes	Two adults	To downsize	No	Owner occupier	2 bed bungalow
542	Yes	One adult, one child	To be close to relatives	No	Housing association rent	2 bed house
545	Yes	One adult, one child	Need larger accommodation	No	Housing association rent	2 bed house
546	Yes	Two adults	To downsize	No	Owner occupier	1 bed bungalow
553	Yes	One adult, two children	Need less expensive home	No	Housing association rent	2 bed house
555	Yes	Two adults, two children	Need supported/specialised accommodation	No	Housing association rent	2 bed house

556	Yes	Two adults, three children	[Other – to change tenure]	No	Housing association shared ownership	3 bed house
593	Yes	Two adults, two children	To downsize, need less expensive home, own home	No	Owner occupier	2 bed house
594	Yes	One adult	Need own home	No	Housing association shared ownership	1 bed maisonette
595	Yes	Two single adults, two children (17-19yrs)	Need less expensive home, to be close to employment/education	No	Housing association rent	4 bed house
596	Yes	One adult	Need less expensive home	No	Housing association rent	1 bed maisonette
597	Yes	One adult	Need own home	No	Owner occupier	1 bed maisonette
605	Yes	One adult	Need less expensive home, to be closer to employment/education, need own home	No	Owner occupier	1 bed maisonette

Appendix D – Property search

Property search conducted June 2017.

Agent	Street	No of beds	Type	Price £
Wigwam	Warwick Road	5	detached house	580,000
Hawkesford	Newstead Drive	5	detached house	550,000
Newman	Sycamore Grove	4	detached house	395,000
YOPA	Millholme Close	4	detached house	395,000
Taylor Wimpey	Coventry Road	4	detached house	394,995
Loveitts	Shepherds Hill	4	detached house	375,000
Purplebricks.com	Stowe Drive	4	detached house	360,000
Hawkesford	Fossil Lane	4	semi-detached house	340,000
Howkins & Harrison	Fossil Lane	4	semi-detached house	340,000
Connells	Manders Croft	4	semi-detached house	325,000
Bloor Homes	Banbury Road	3	semi-detached house	317,500
Connells	Banbury Road	3	detached house	290,000
Hawkesford	Welsh Road West	3	semi-detached house	289,950
Hawkesford	Welsh Road West	3	semi-detached house	289,950
Hawkesford	Elm Close	2	semi-detached bungalow	284,995
Connells	Flying Fields Road	3	detached house	280,000
Newman	Priors Meadow	3	detached house	279,950
ehB Residential	Banbury Road	3	end of terrace house	275,000
Bloor Homes	Banbury Road	3	end of terrace house	265,000
Loveitts	Sovereign Court	2	detached bungalow	265,000
Taylor Wimpey	Coventry Road	3	semi-detached house	264,995
Taylor Wimpey	Coventry Road	3	end of terrace house	264,995
Taylor Wimpey	Coventry Road	3	semi-detached house	262,995
Inside Homes	Mill Crescent	3	semi-detached house	260,000
Bloor Homes	Banbury Road	3	terraced house	255,000
Bloor Homes	Banbury Road	3	terraced house	255,000
Loveitts	Beech Close	3	semi-detached house	250,000
Newman	Bridge End	3	semi-detached house	249,950
Kleinmann Properties	Pound Way	3	semi-detached house	247,500

Loveitts	Spire Bank	3	semi-detached house	242,500
Connells	Pound Way	2	end of terrace house	190,000
Bloor Homes	Banbury Road	2	apartment	180,000
Bloor Homes	Banbury Road	2	apartment	175,000
ehB Residential	Banbury Road	2	apartment	172,500
Bloor Homes	Banbury Road	1	apartment	155,000
Bloor Homes	Banbury Road	1	apartment	152,500
Loveitts	Mayfield Road	2	maisonette	140,000
Loveitts	High Street	1	apartment	115,000

Source: Rightmove, PurpleBricks, Zoopla, OnTheMarket

Property type	Average £	Average £ -10%
1 bed apartment	140,833	126,750
2 bed apartment	175,833	158,250
2 bed maisonette	140,000	126,000
2 bed semi-detached bungalow	284,995	256,496
2 bed detached bungalow	265,000	238,500
2 bed end of terrace house	190,000	171,000
3 bed semi-detached house	267,534	240,781
3 bed detached house	283,317	254,985
3 bed end of terrace house	268,332	241,499
3 bed terraced house	255,000	229,500
4 bed semi-detached house	335,000	301,500
4 bed detached house	383,999	345,599
5 bed detached house	565,000	508,500

Appendix E – Home Choice Plus

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

At May 2017 the following households with a Southam address were registered.

No. of households	Type of household	No. of children in household	House type/size
14	Couple	0	1 bed maisonette
3	Other	0	
5	Family	0	1 or 2 bed house
30	Family	1	2 bed house
32	Family	2	2 or 3 bed house
7	Family	3	3 or 4 bed house
1	Family	4	3 or 4 bed house
53	Pensioner/DLA	0	1 or 2 bed bungalow or ground floor maisonette
35	Single	0	1 bed maisonette
5	Single	1	2 bed house

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.