

**Housing Needs Survey Report
for
Stratford-upon-Avon
Town Council**

November 2015

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1. Summary of Results

13978 Housing Needs Survey forms were distributed and 3327 forms were returned. This equates to a response rate of 23.8%, which is considered to be good for a survey of this type.

There is an identified need for 128 new homes in Stratford-upon-Avon parish for people with a local connection and the specific need is for:

Housing association rent

- 47 x 1 bed flat
- 7 x 1 bed bungalow
- 4 x 1 bed bungalow, physically adapted
- 1 x 2 bed flat
- 20 x 2 bed flat or house
- 1 x 2 bed house
- 8 x 3 bed house
- 4 x 4 bed house
- 1 x 5 bed house

Housing association shared ownership

- 10 x 1 bed flat
- 1 x 1 bed flat, physically adapted
- 1 x 2 bed flat
- 1 x 2 bed flat or house
- 1 x 2 bed house
- 1 x 3 bed house

Owner occupier

- 1 x 1 bed bungalow, physically adapted
- 11 x 1 bed flat
- 5 x 2 bed flat
- 1 x 3 bed house

Private rent

- 1 x 1 bed flat
- 1 x 2 bed flat or house

2. Introduction

Stratford-upon-Avon Town Council commissioned WRCC to conduct a local Housing Needs Survey, which was distributed in September 2015 with a deadline return of 9th October 2015.

The aim of the survey was to collect housing needs information for the civil parish of Stratford-upon-Avon. This information can be used in a number of ways, but perhaps the most important is to help justify new homes, especially affordable homes, for people with a local connection.

The survey form was a standard document used in parishes across Stratford-on-Avon district and a copy was delivered by post to every home in the parish. People not currently

living in Stratford-upon-Avon parish were able to request a copy of the survey form. 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, which is designed to collect information on household composition and property tenure, type and size. It gave residents an opportunity to comment on specific issues in order to build up a profile of positive and negative aspects to life across the Town Council area. This part also asked whether any member of the household had left the parish to find affordable or suitable accommodation and whether or not they would be in favour of one or more housing schemes to meet locally identified housing needs.

Respondents were able to provide additional comments at the end of this section, which can be seen at Appendix B.

Households with or containing a specific housing need were asked to complete Part 2 of the survey form. This part asked for the contact details of the respondent 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 and that the Town council would not see individual replies.

Completed survey forms were posted via a 'Freepost' envelope and analysis of the information provided took place in November 2015.

3. 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 is currently preparing a new local plan to guide development in the district to 2031 and beyond. Amongst other things this emerging 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.

A community can choose to promote a 'local needs scheme' in its own right, relying on policies in the emerging 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 Town or 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.

4. Results – Contextual Information

A total of 3327 survey forms were returned equating to a response rate of 23.8%. 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 in principle to the idea of a small housing scheme to meet local needs,
or
3. To state opposition to the idea of a housing scheme.

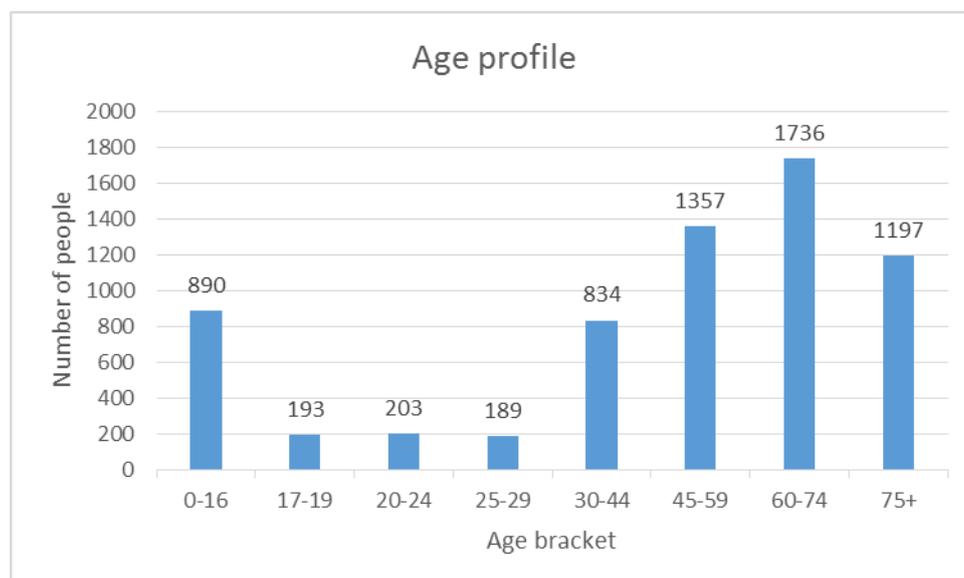
Some respondents declined to answer all of the questions.

Question 1: Your household

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

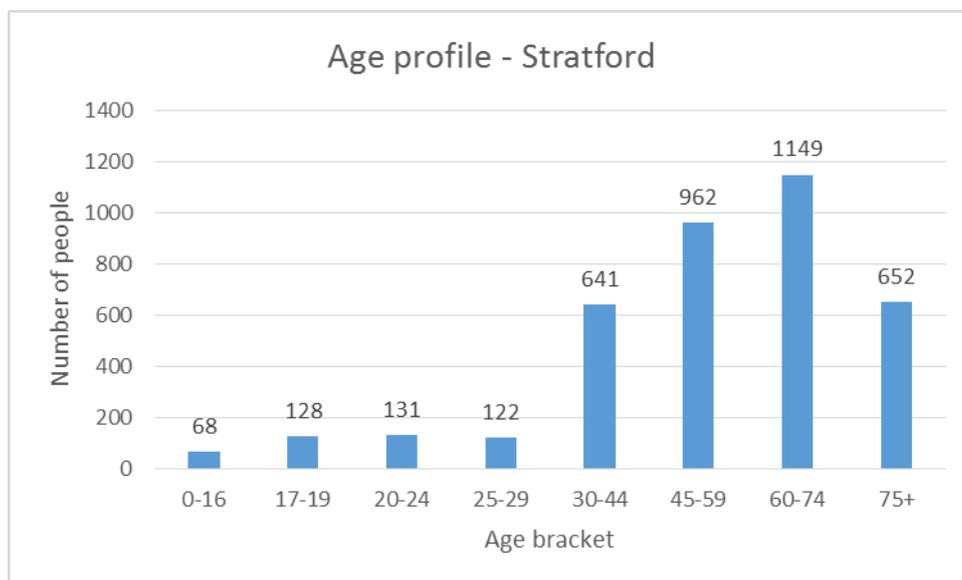
i) Age (3307 responses)

The following chart shows the age profile of 6599 people, captured by 3307 of the 3327 survey returns as twenty respondents declined to complete this section. The chart shows an ageing population, with 65% of the 6599 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.

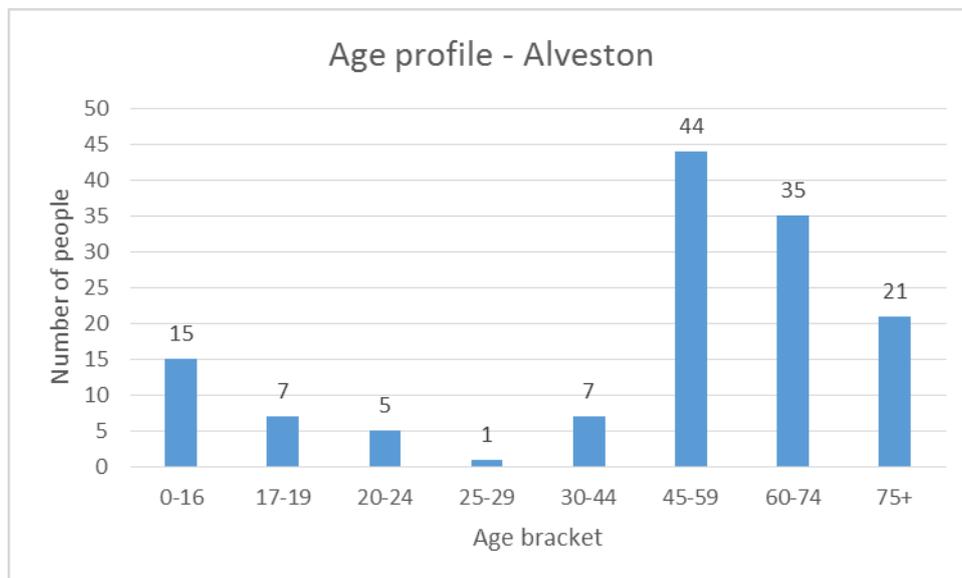


The following three charts break down the age profile within Stratford town, Alveston and Tiddington, being the main settlements within the civil parish.

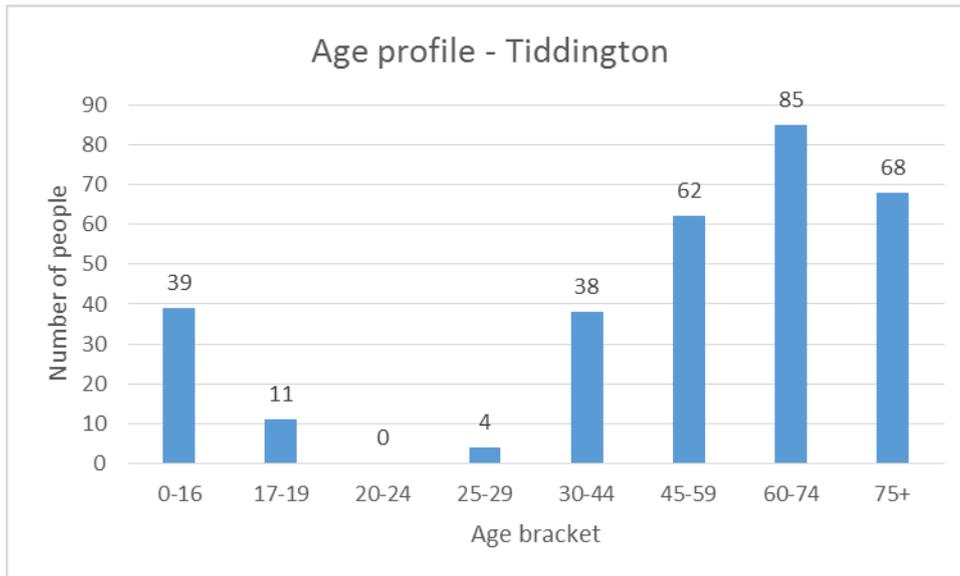
The chart below shows the age profile of the 3853 people who identified themselves as living in Stratford town.



The chart below shows the age profile of 135 people, where respondents identified themselves as living in Alveston.

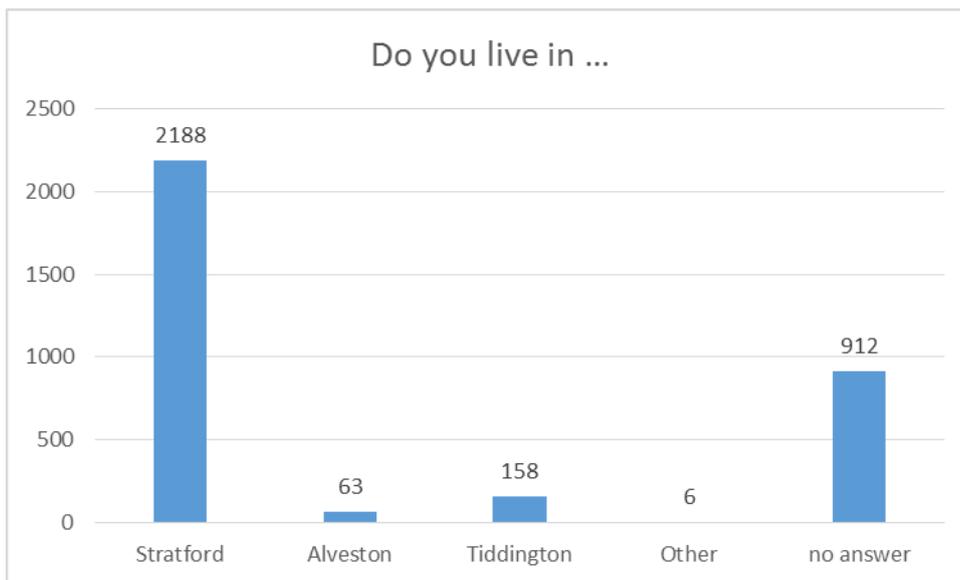


The chart below shows the age profile of 307 people, where respondents identified themselves as living in Tiddington.



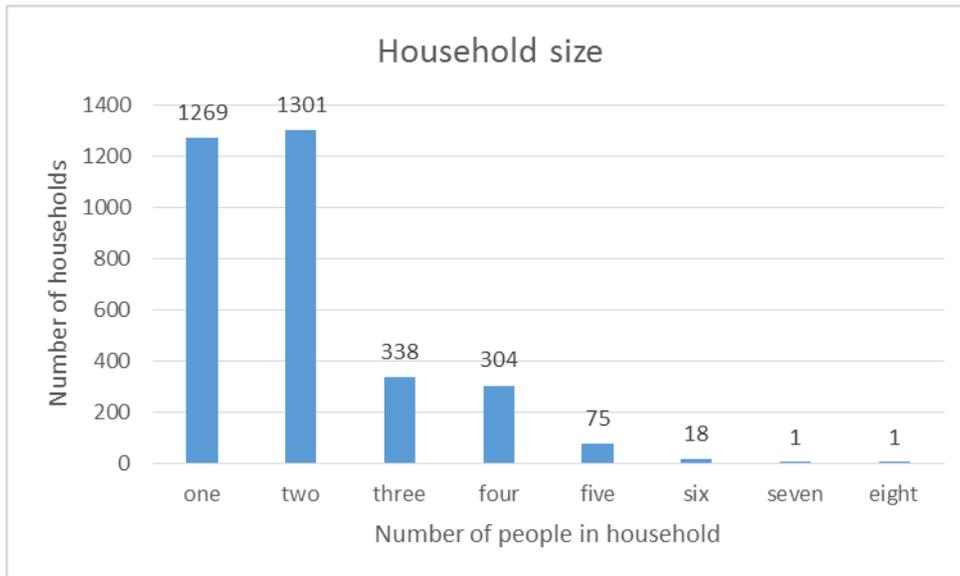
ii) Where respondents live

Respondents were asked to identify where they lived. Six respondents identified themselves as living in 'other' places which included Clifford Chambers, Snitterfield and Warwick. 27% of respondents declined to answer this question.

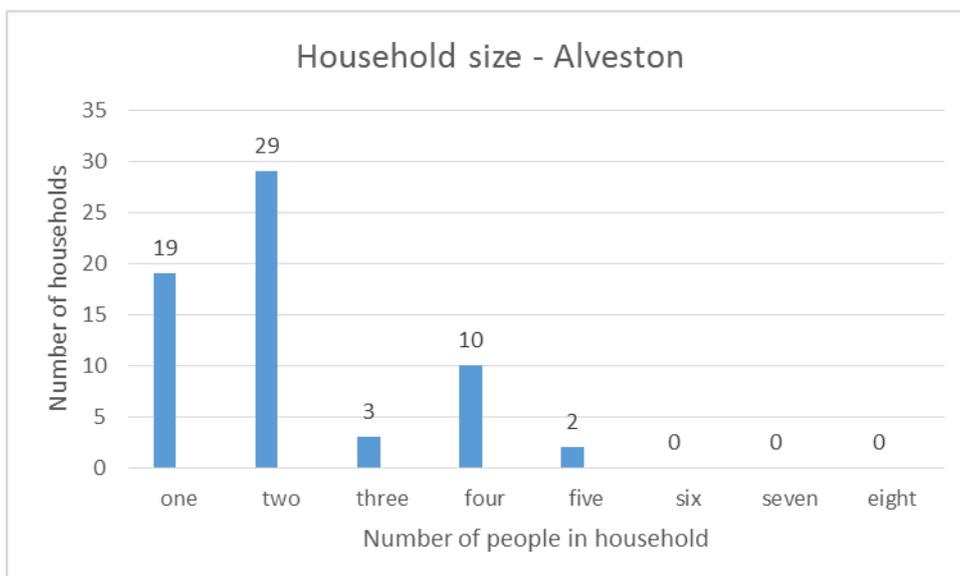
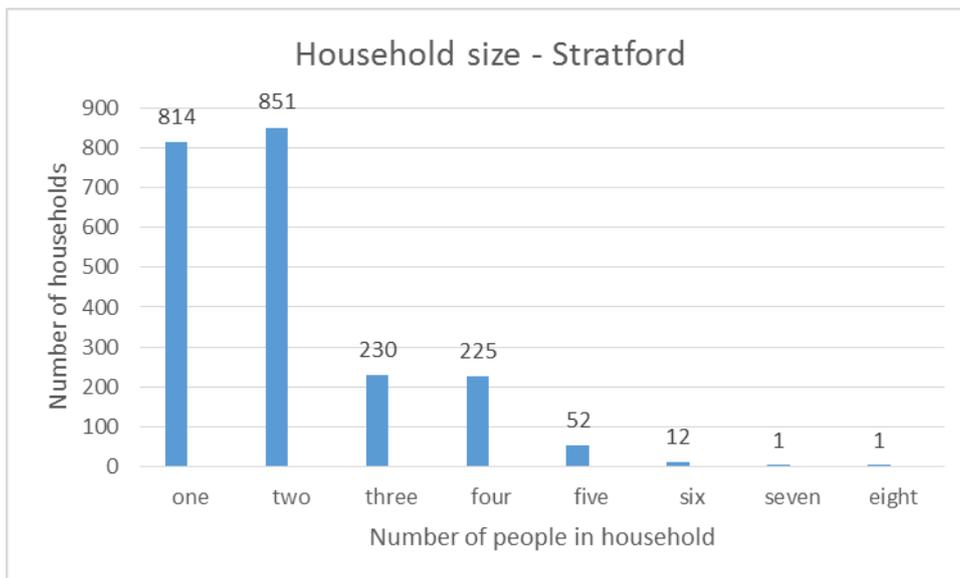


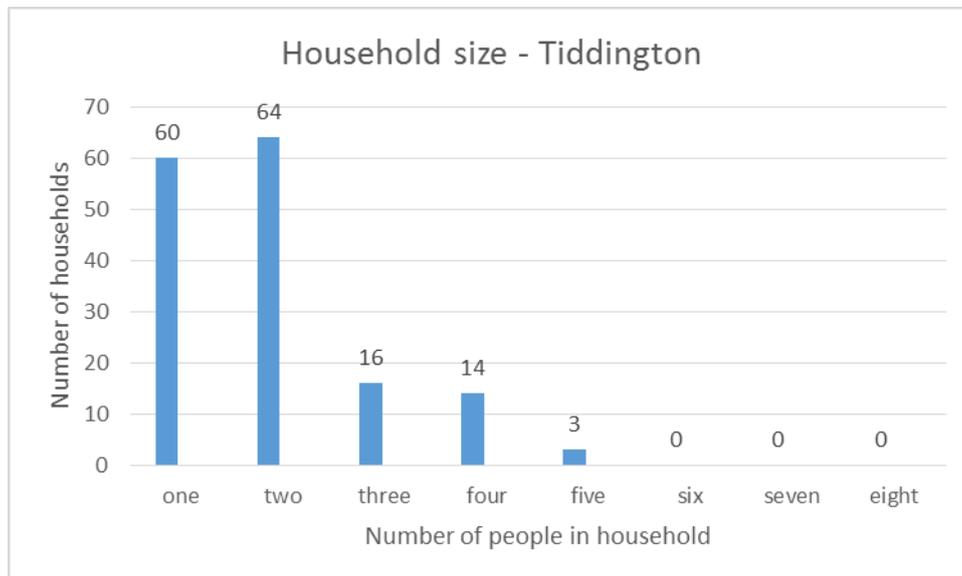
iii) Household size (3307 responses)

The information collected from the age profile can be used to create a profile of household size. The following chart shows a dominance of one and two person households. From the survey responses the mean average household size is 2 people, which is very close to the 2011 Census figure of 2.17 people (26,956 usual residents in households divided by 12,394 dwellings).



The following charts show the profile of household size within the three settlements, all of which show a dominance of two person households.

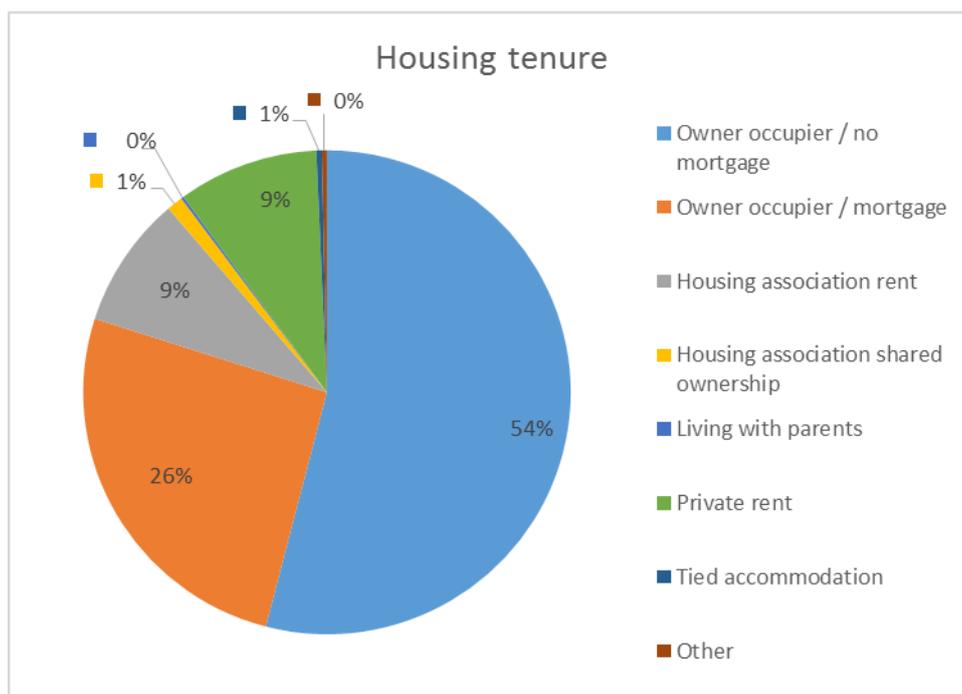




Question 2: Housing circumstances

iv) Housing tenure (3301 responses)

The following chart shows the housing tenure profile for the 3301 respondents. In a pattern typical for south Warwickshire owner-occupiers represent the majority, with 80% of the total. Tenures traditionally considered within the 'social sector' represent 10% of the total.



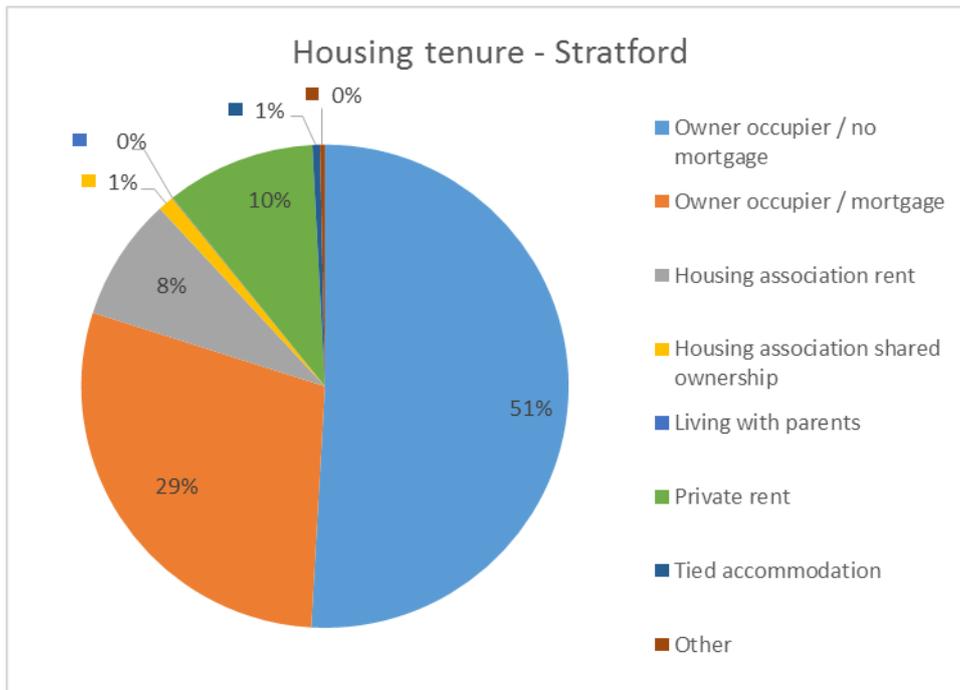
Where respondents had ticked 'other' they were asked to specify the tenure, and answers included:

- Charity owns the house
- Town Trust Administered
- Assisted Living
- Family cottage - via a trust
- Temporary
- Sheltered housing

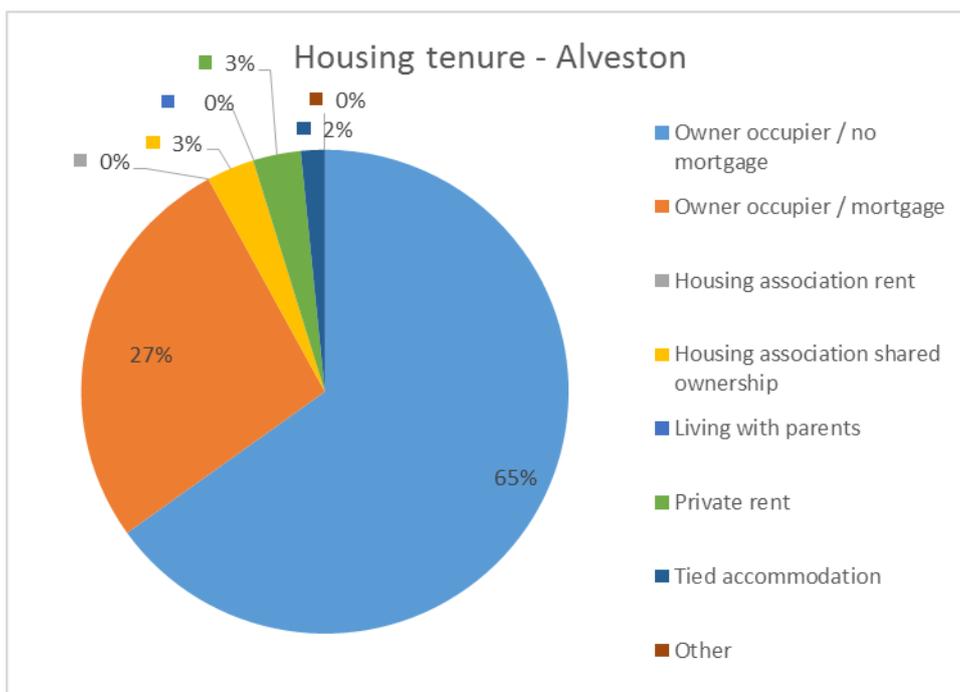
- N/Trust
- Almshouse

The following charts show the profile of household tenure within the three settlements, all of which show a dominance of owner-occupier housing.

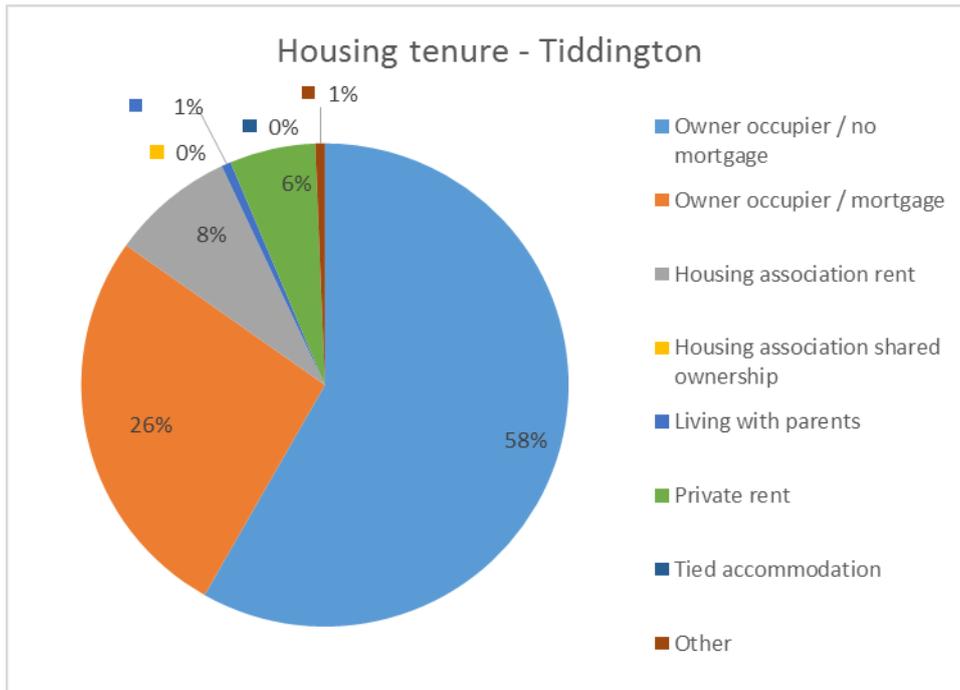
Of the 2177 respondents living in Stratford town 9% live in housing traditionally considered to be within the 'social sector' whilst 80% live in owner-occupier housing.



Of the 63 Alveston respondents 92% live in owner-occupier housing.

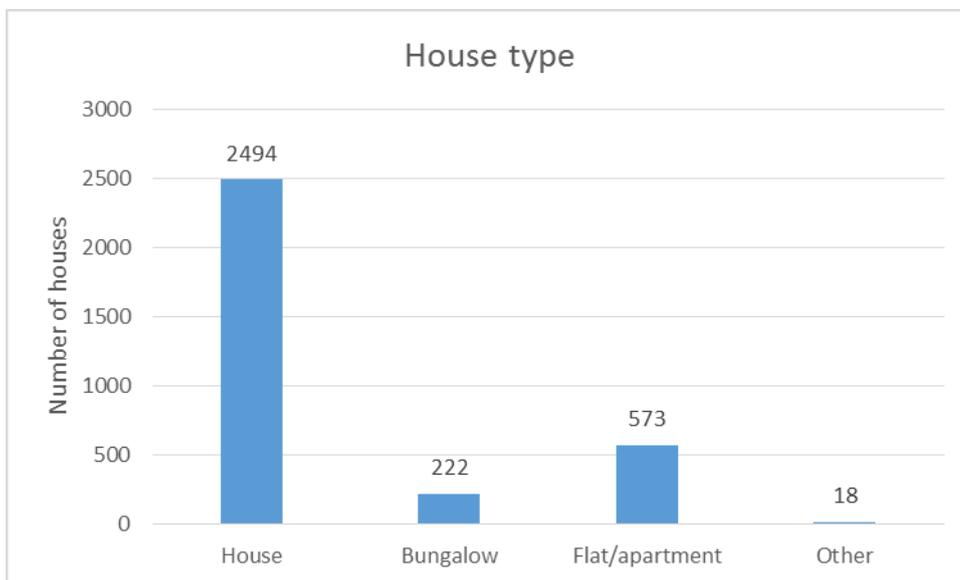


Of the 158 respondents living in Tiddington 84% live in owner-occupier housing.



v) House type (3307 responses)

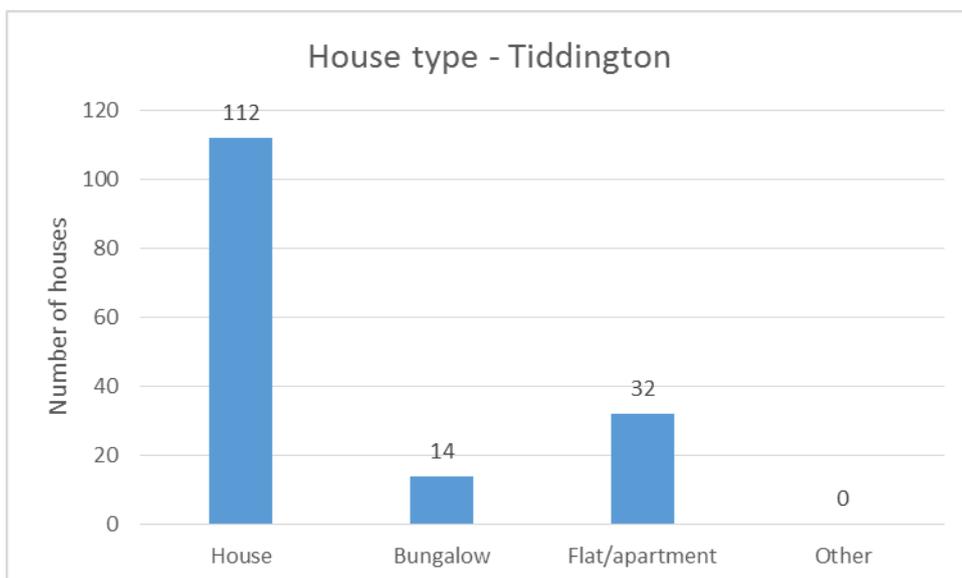
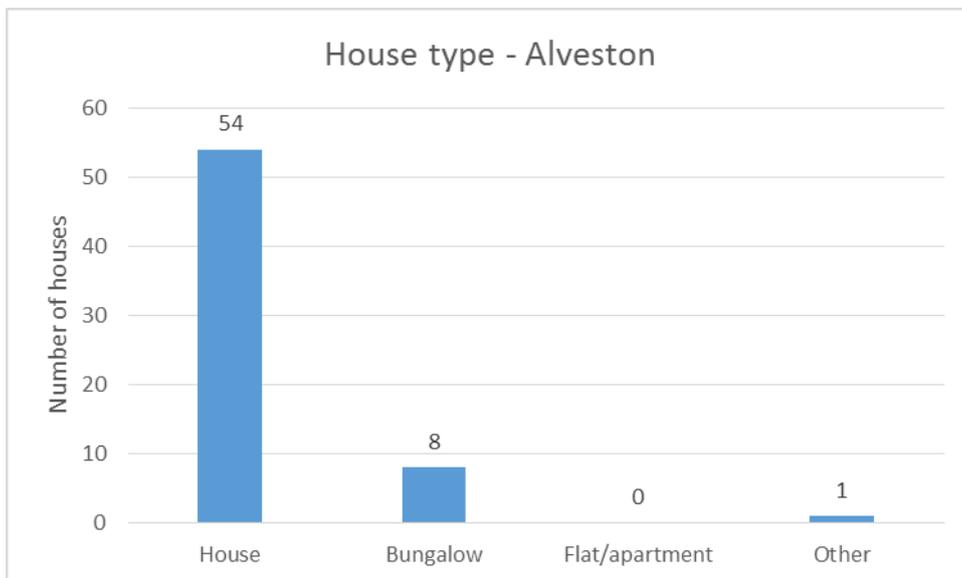
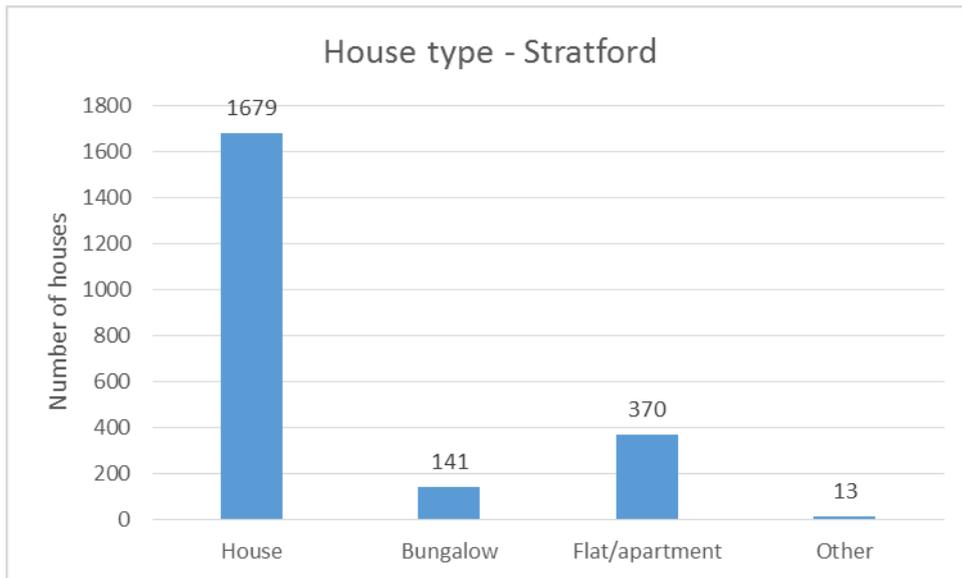
Twenty respondents declined to answer the question so the chart below shows the types of homes that the 3307 survey respondents live in. Unsurprisingly houses represent the largest category.



Where respondents had ticked 'other' they were asked to specify the house type, and answers included:

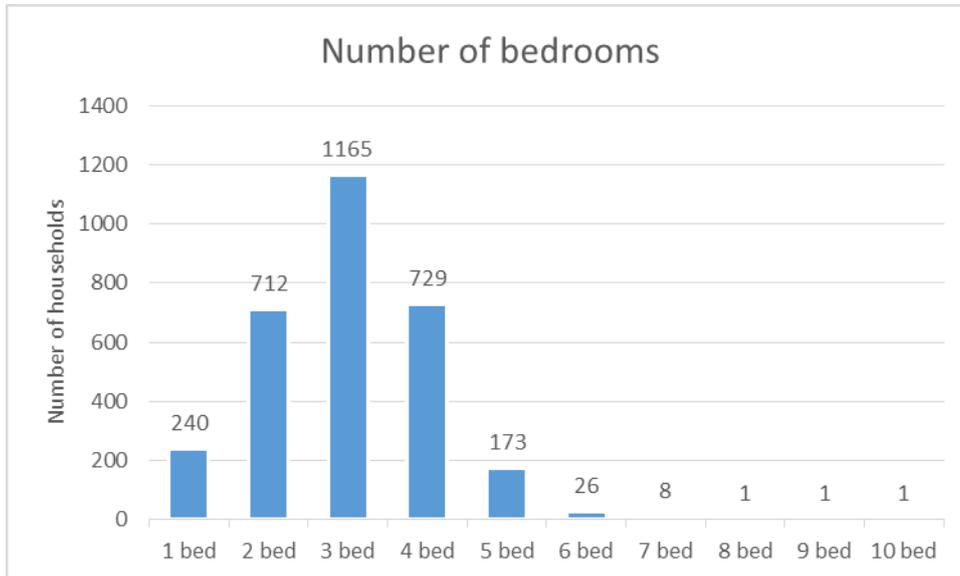
- Cottage
- Bedsit
- Farm Cottage

The following charts show the profile of house type within the three settlements, all of which show houses as being the largest category.



vi) Number of bedrooms (3056 responses)

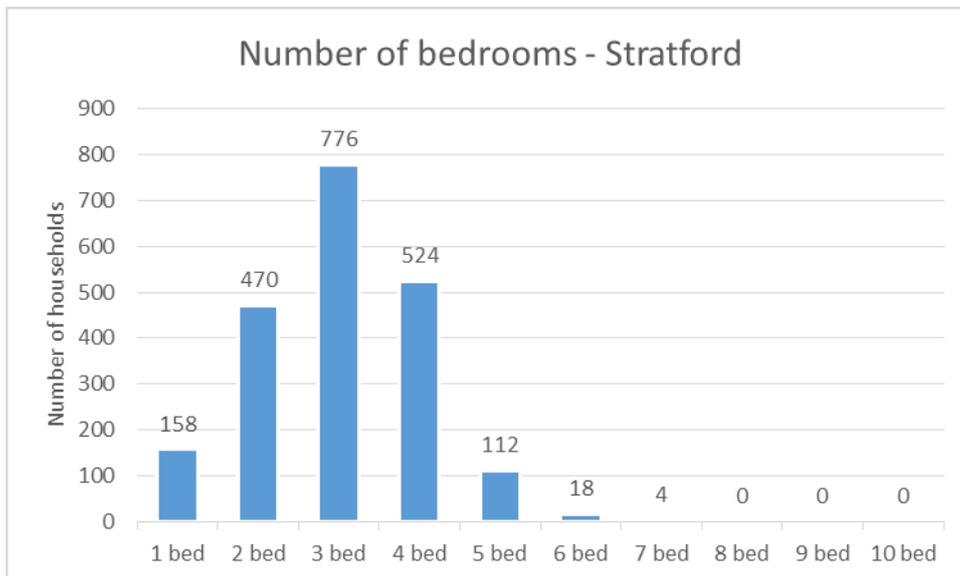
This chart shows the sizes of homes, categorised by number of bedrooms, that the 3056 survey respondents live in.



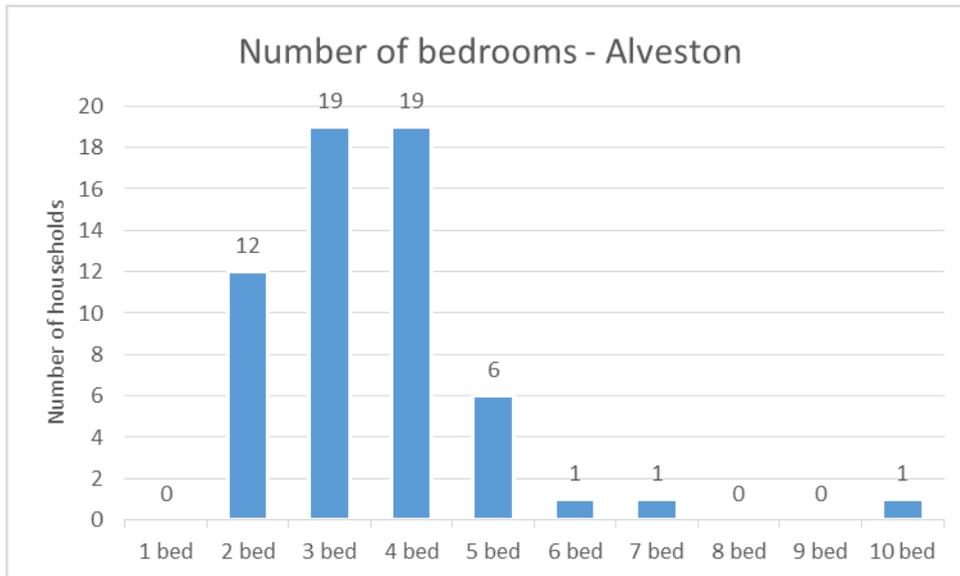
Given that, as identified in ii) housing size, the mean average household size is 2 people this would indicate that the majority of dwellings across the parish are under-occupied.

The following charts show the profile of house size within the three settlements.

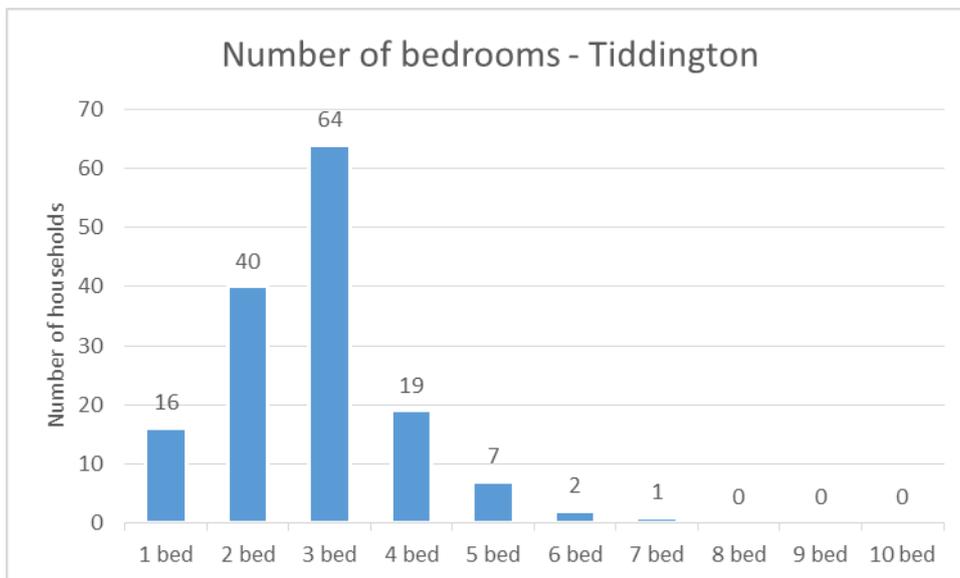
126 respondents from Stratford declined to answer this section, so this chart shows the response from the remaining 2062 respondents.



Four respondents from Alveston declined to answer this section, so the following chart shows the response from the remaining 59 respondents.

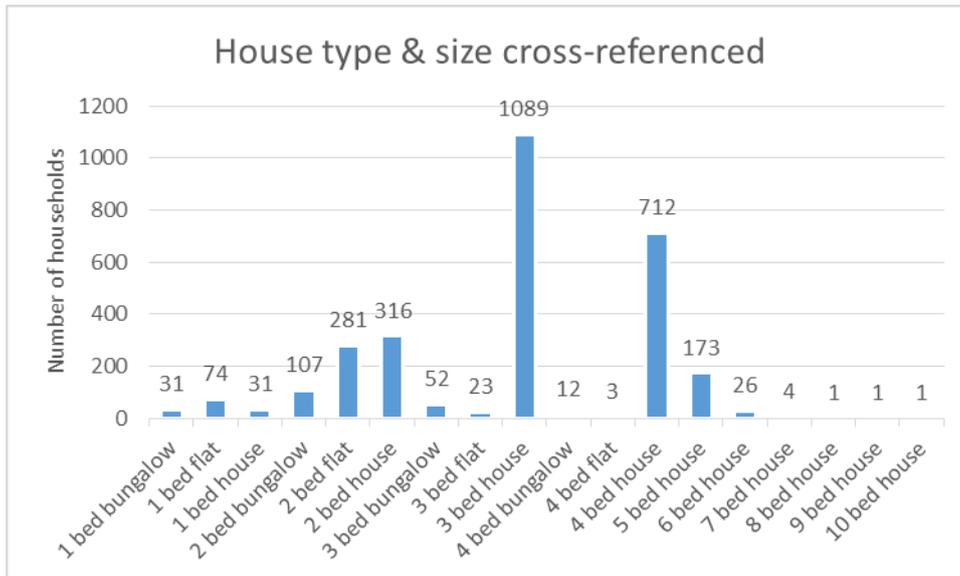


Nine respondents from Tiddington declined to answer this section, so this chart shows the response from the remaining 149 respondents.



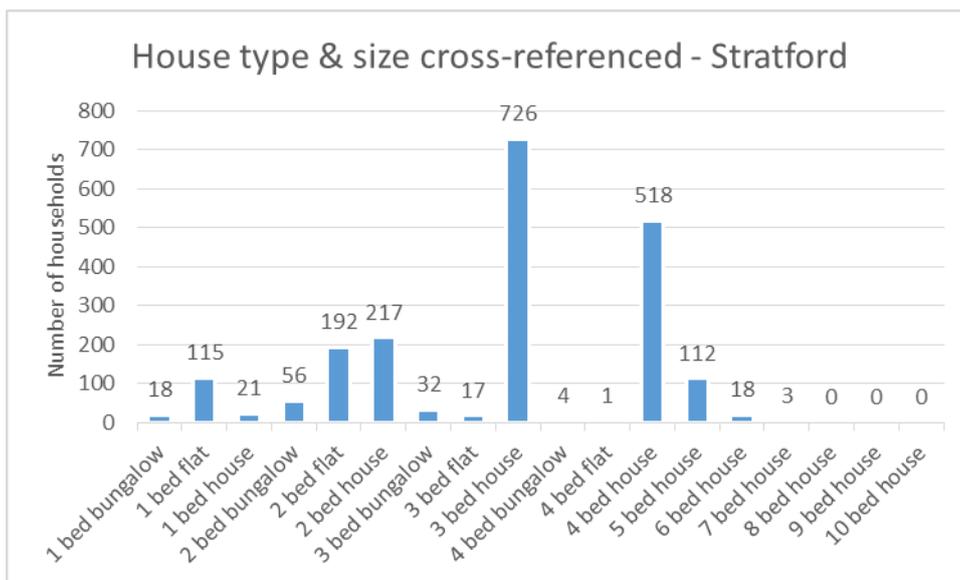
vii) House type and size cross-referenced

Cross-referencing the data from house type and number of bedrooms provides a combined profile of dwelling type and size, as shown in the following chart. This shows that, at 37% of dwellings identified through this survey, the largest number are 3 bed houses.

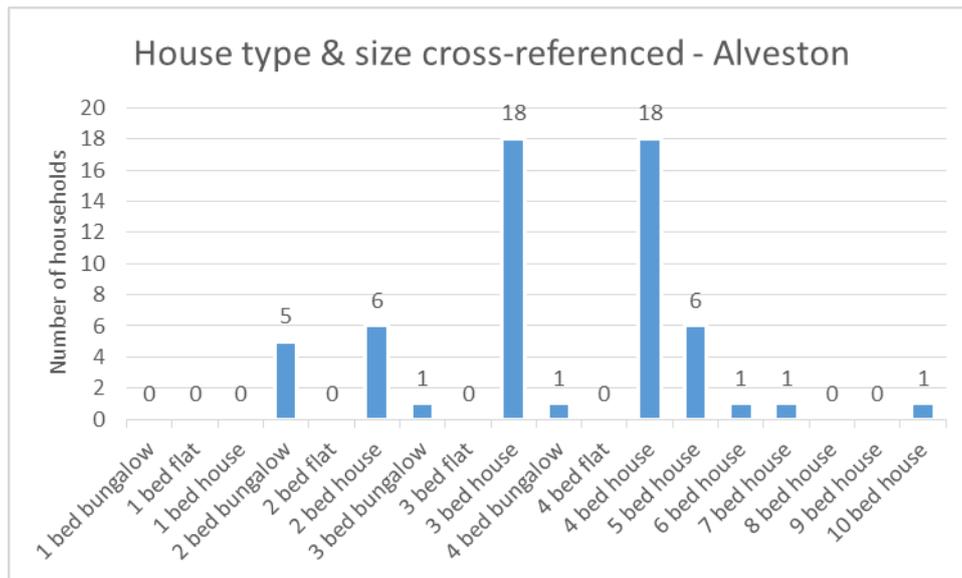


The following charts show the results of cross-referencing house type and size within the three settlements.

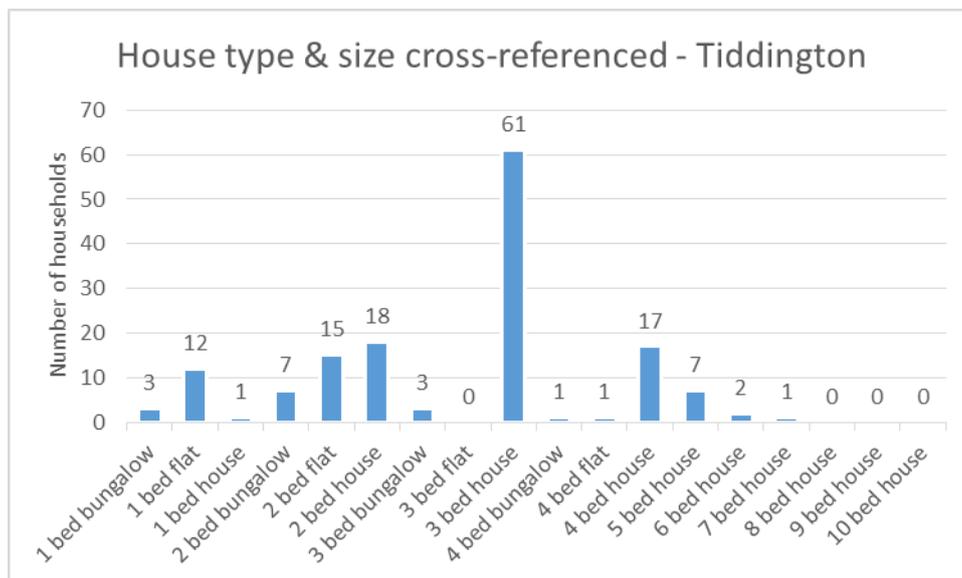
This chart shows the responses from the 2050 respondents living in Stratford.



This chart shows the responses from the 58 respondents living in Alveston.



This chart shows the responses from the 149 respondents living in Tiddington.

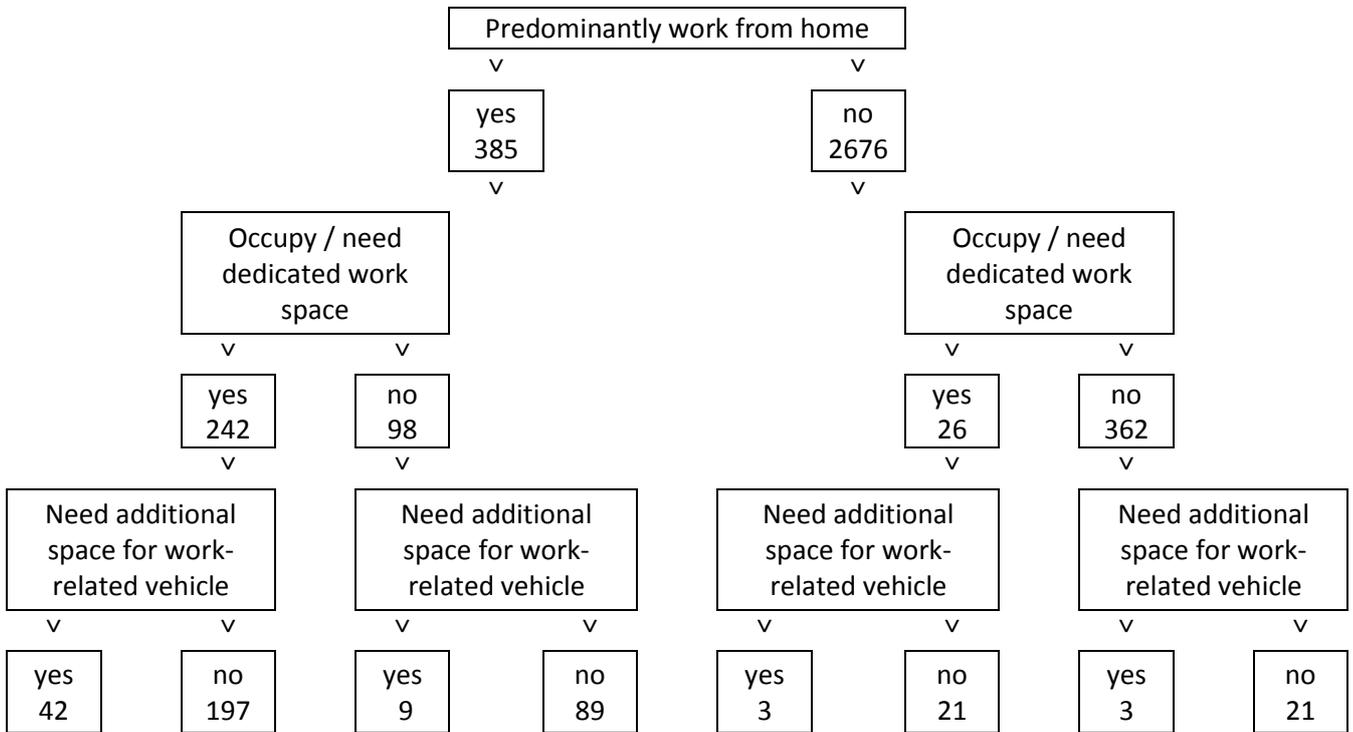


viii) Working from home

Respondents were asked three questions around working at home:

- Does anyone in your household predominantly work from home?
- Do they occupy or need dedicated work space?
- Do they need additional parking space for a work-related vehicle?

385 respondents indicated that someone within their household predominantly worked from home and of these 242 indicated that they occupy or need dedicated work space with 42 of these indicating that they need additional space for a work-related vehicle. A full breakdown is show below.

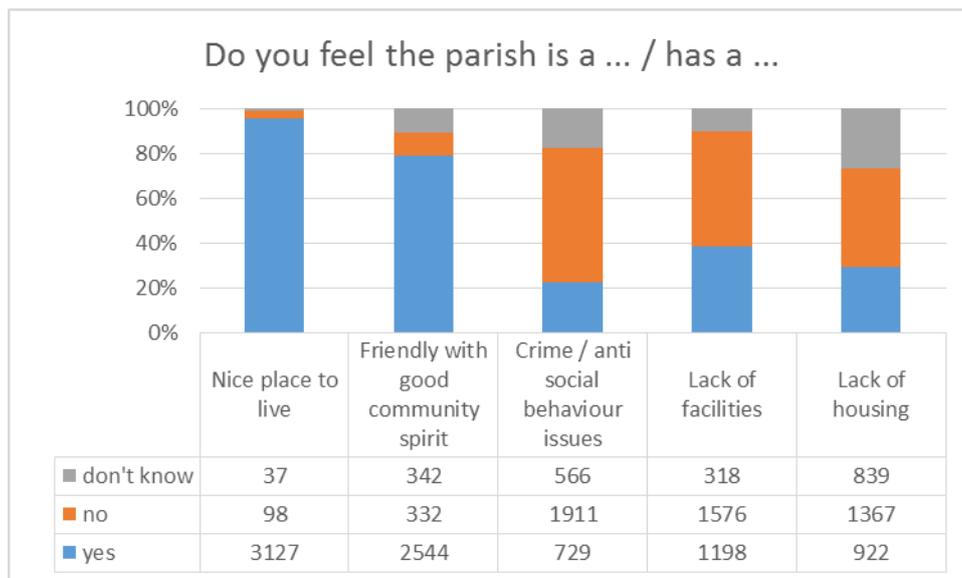


Q3: Life in the town/village

ix) Positive and negative aspects

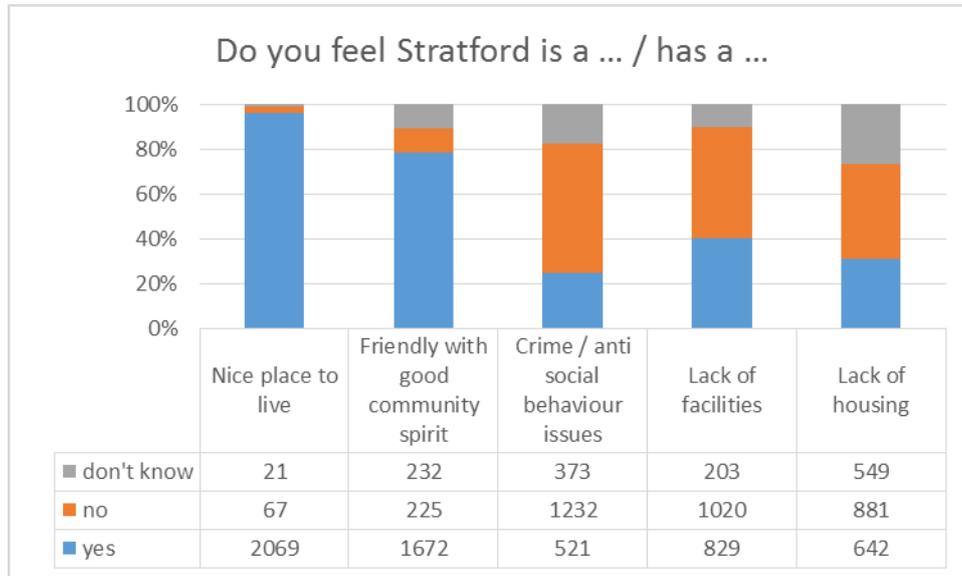
The survey respondents were asked a series of questions in respect of the perceived positive and negative aspects to life within the area of Stratford-upon-Avon civil parish. It is a crucial consideration when proposing new homes for local people.

96% of respondents feel that the parish is a nice place to live, 79% feel that it is friendly with a good community spirit, and 60% of respondents feel that crime/anti-social behaviour is not an issue.

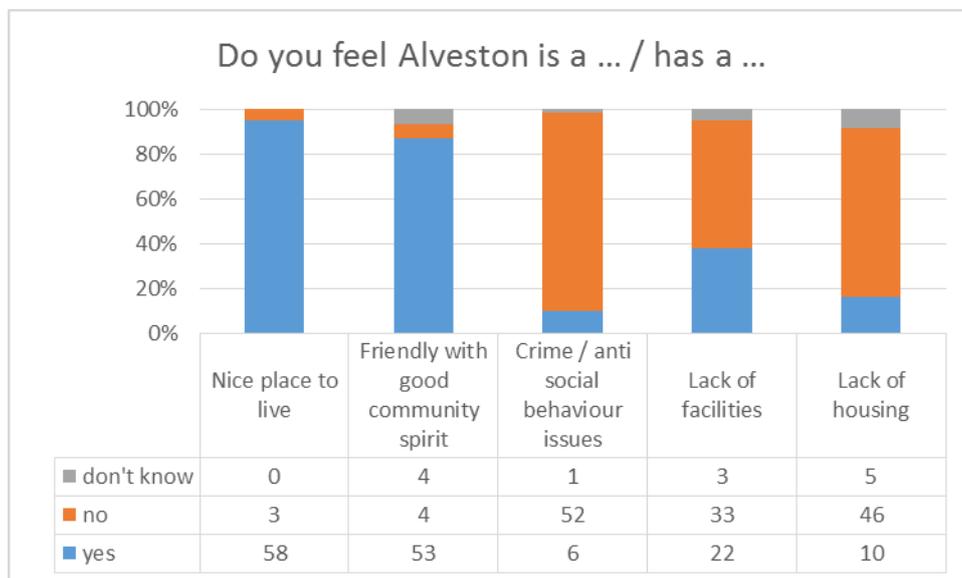


51% of respondents do not feel that there is a lack of facilities. 44% of respondents do not believe there is a lack of housing, whilst 29.5% believe there is.

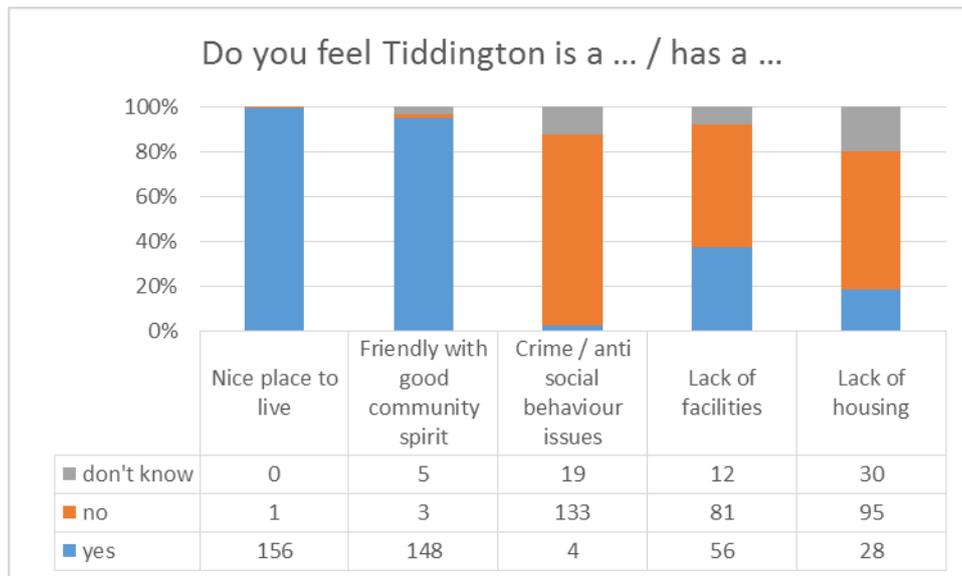
The following charts show results within the three individual settlements.



Within Stratford town 96% of respondents feel that the parish is a nice place to live, 78.5% feel that it is friendly with a good community spirit, and 58% of respondents feel that crime/anti-social behaviour is not an issue. 50% of respondents do not feel that there is a lack of facilities and 42.5% of respondents do not feel there is a lack of housing.



95% of Alveston respondents feel that the parish is a nice place to live, 87% feel that it is friendly with a good community spirit, and 88% of respondents feel that crime/anti-social behaviour is not an issue. 57% of respondents feel that there is no lack of facilities and 75% of respondents do not feel there is a lack of housing.

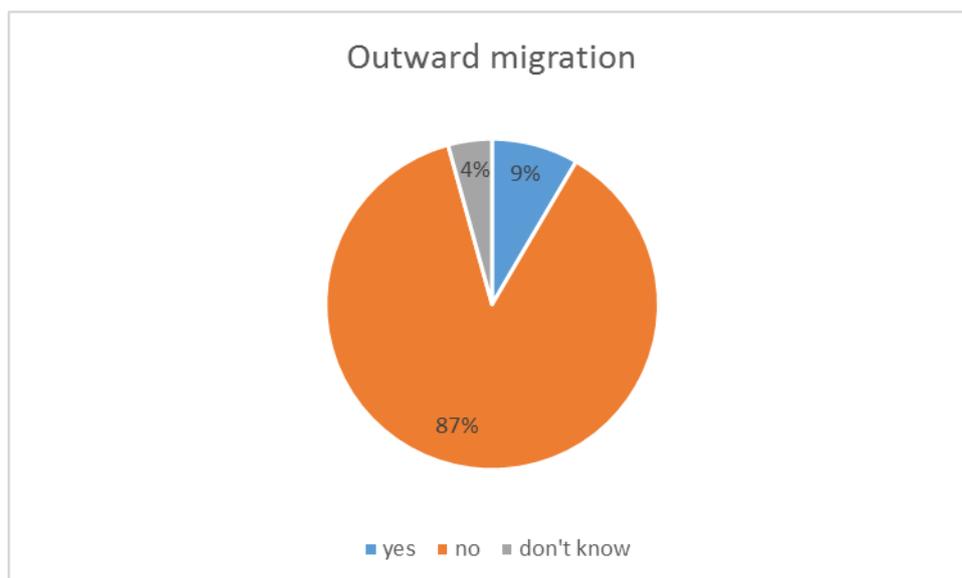


Within Tiddington 99% of respondents feel that the parish is a nice place to live, 95% feel that it is friendly with a good community spirit, and 85% of respondents feel that crime/anti-social behaviour is not an issue. 54% of respondents do not feel that there is a lack of facilities and 62% of respondents feel there is no lack of housing.

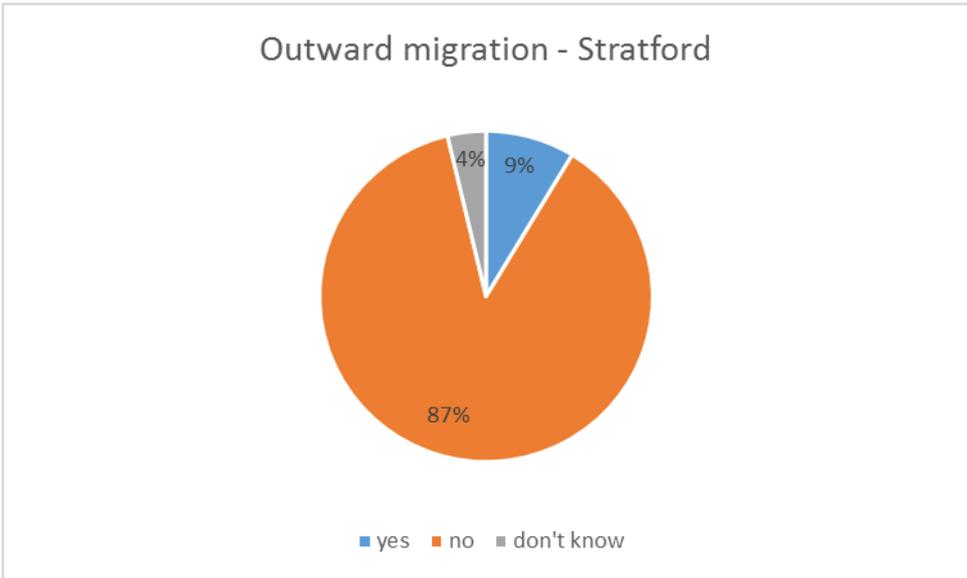
Survey respondents were invited to elaborate on their views regarding a lack of facilities and a lack of housing. These comments are reproduced as Appendices C and D.

x) Outward migration (3183 responses)

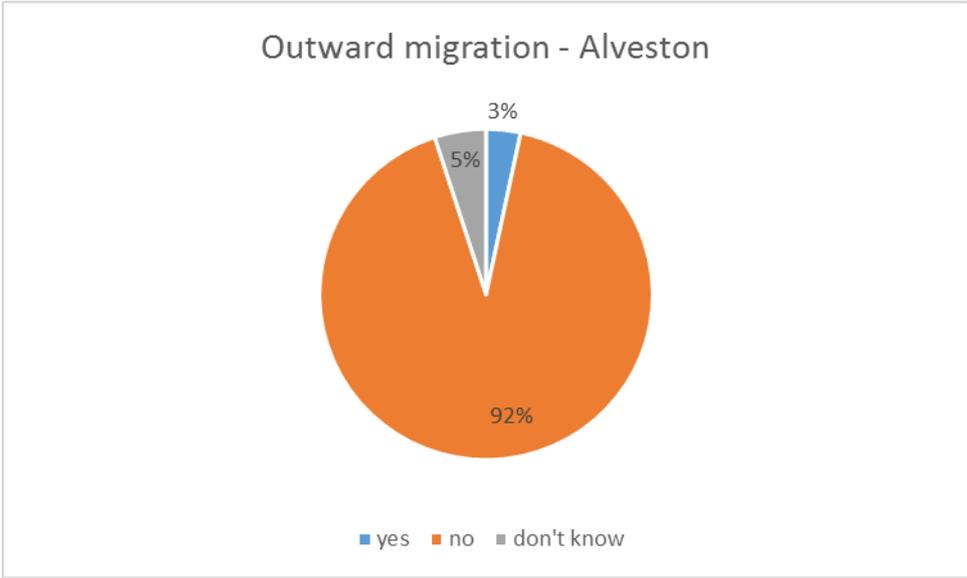
Survey respondents were asked whether anyone in the household left the town/village in the last 5 years because no affordable and or suitable housing was available. Of the 3183 responses someone had left in 268 households.



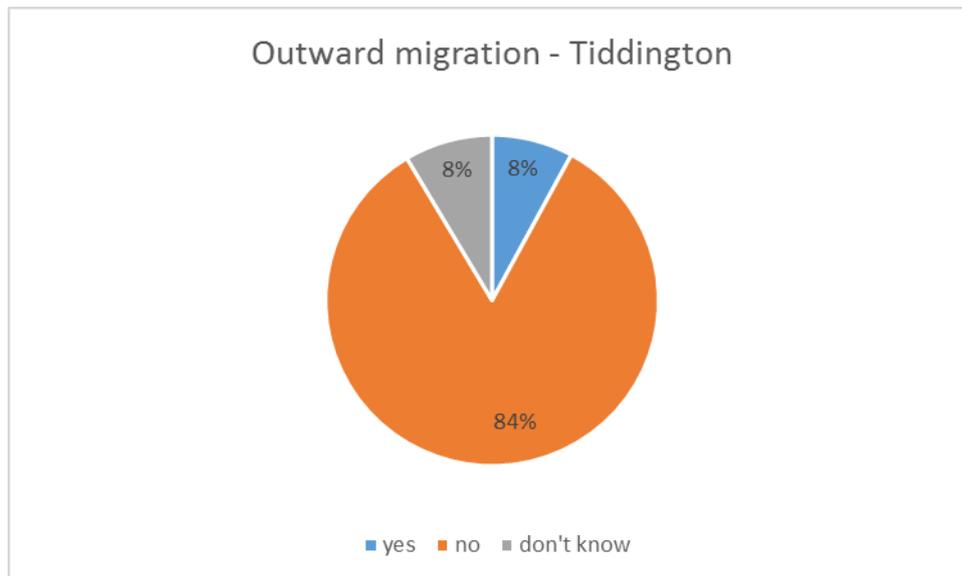
Of the 2114 Stratford responses, 183 households had experienced someone leaving the town because no affordable and or suitable housing was available.



Of the 60 Alveston responses just 2 households had experienced someone leaving the village because no affordable and or suitable housing was available.

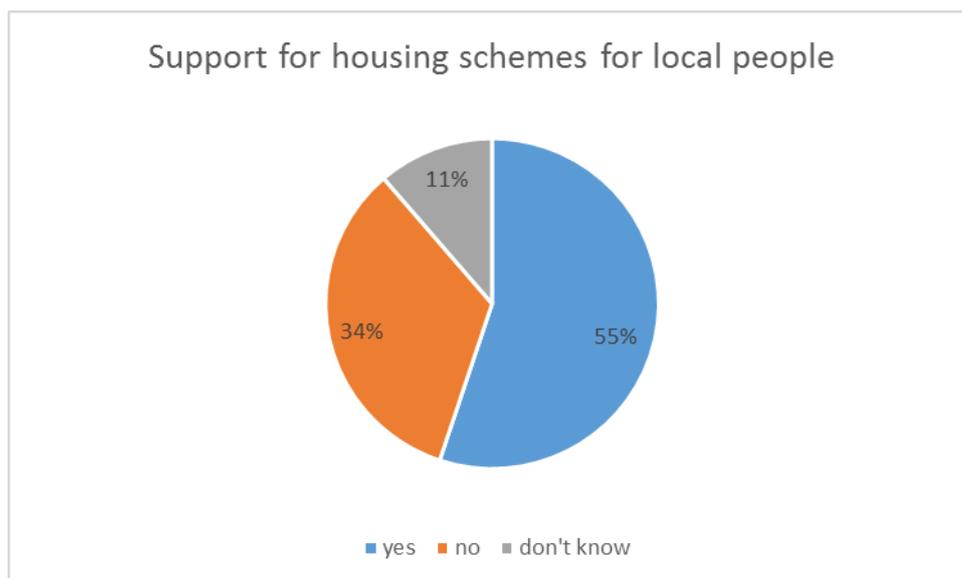


Of the 152 Tiddington responses, 12 households had experienced someone leaving the village because no affordable and or suitable housing was available.

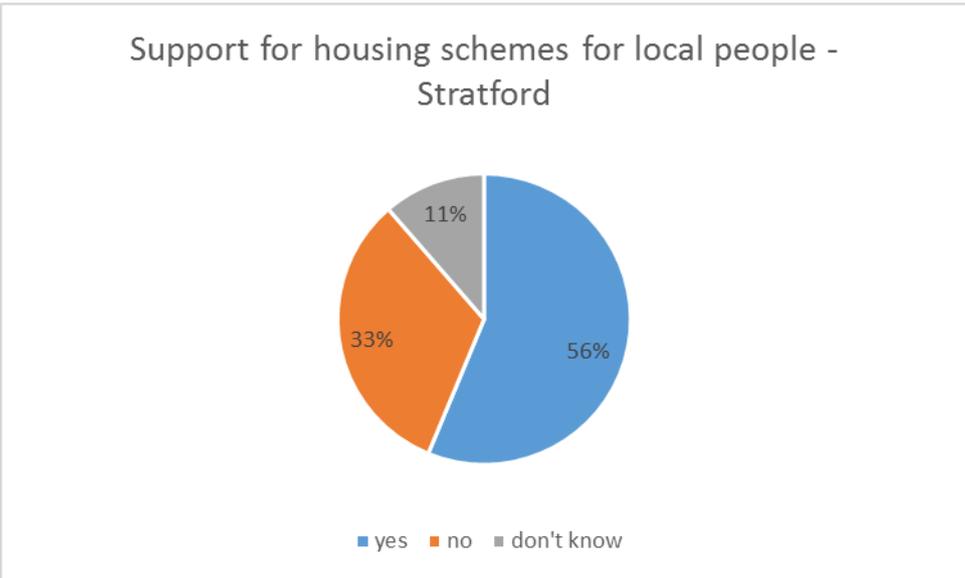


xi) Support for one or more small housing schemes (3181 responses)

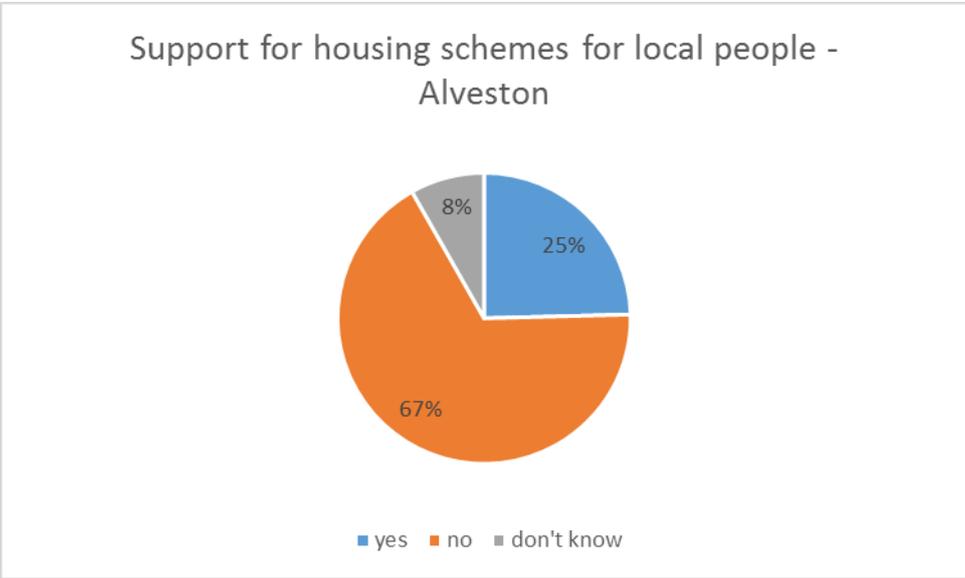
This chart shows the response to the question “Would you be in favour of one or more housing schemes based on the needs of LOCAL people being built in the town/village?” Overall 55% of respondents are in favour, with 34% against.



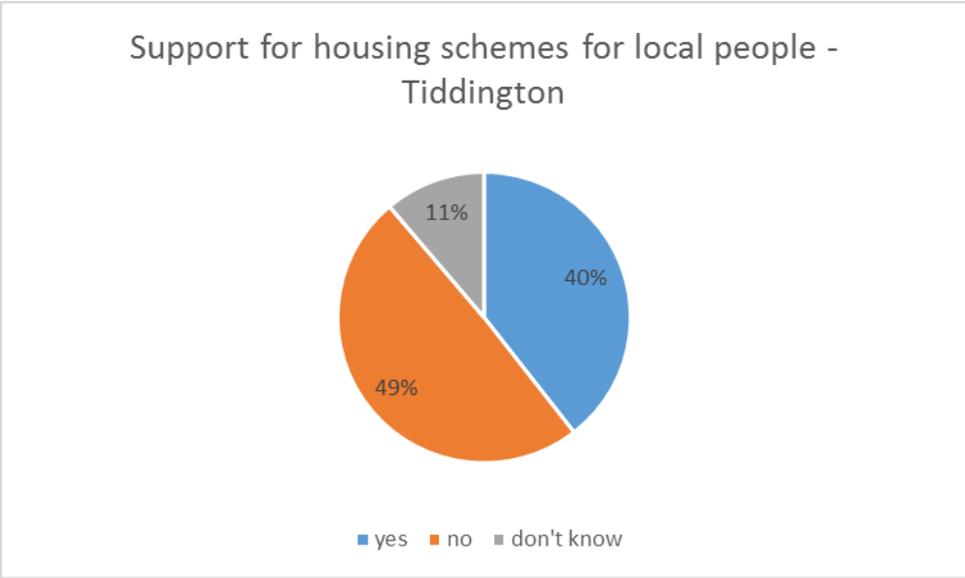
56% of the 2098 Stratford respondents are in favour.



Of the 61 Alveston respondents 25% are in favour with 67% against.



The 152 Tiddington respondents are closely divided with 40% in favour and 49% against.



5. Results – Housing Needs Information

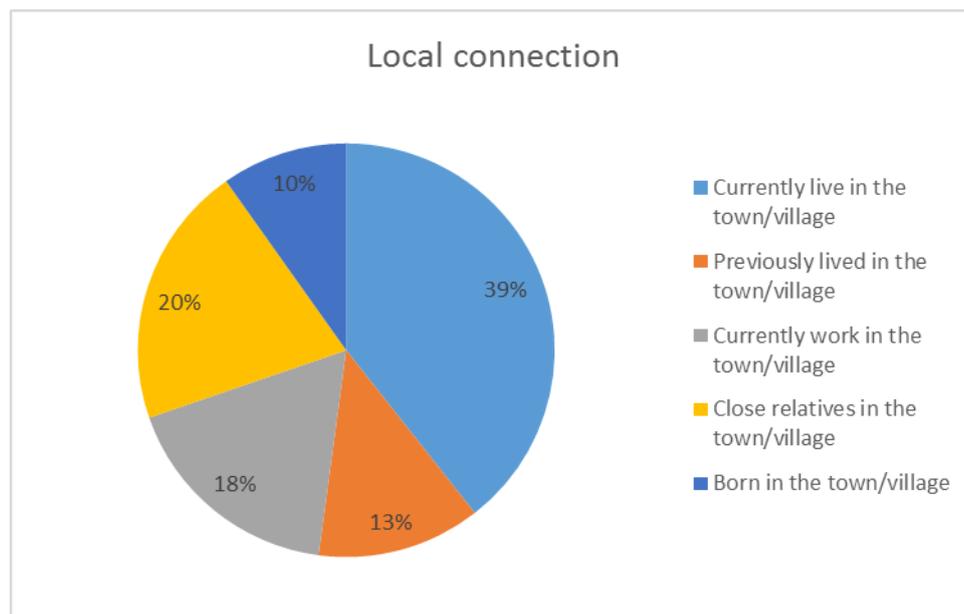
Of the 3327 responses to the survey 177 individuals or households expressed a need for alternative housing. However, 49 of the responses were discounted as the respondents either had no qualifying local connection or did not supply enough information to afford a proper analysis and no contact details were provided to enable the necessary information to be obtained.

Section 5 provides a detailed breakdown of information from the remaining 128 respondents, four of whom identified themselves as living in Tiddington. A breakdown of the needs can be seen at Appendix E 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.

i) Local connection

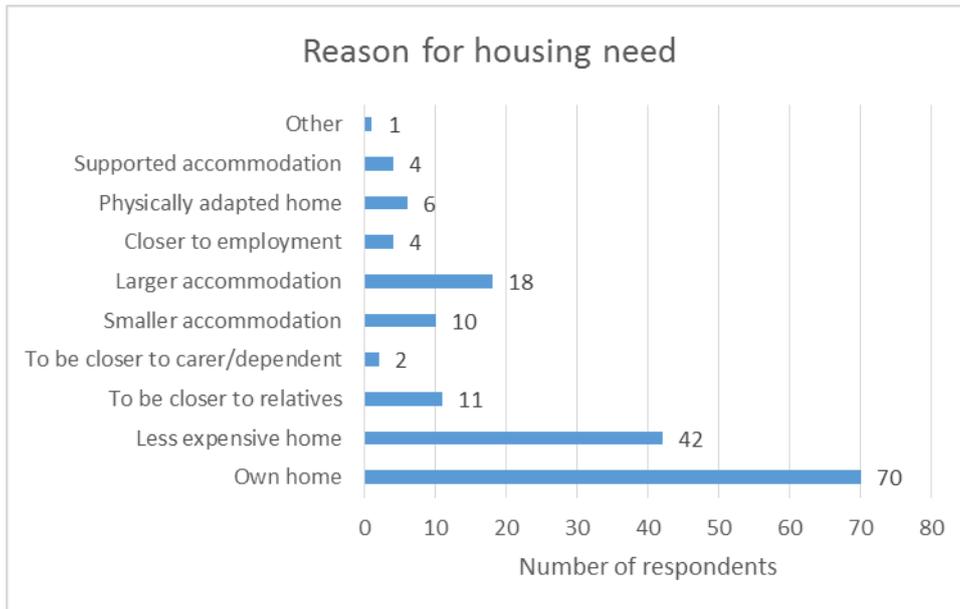
The following chart shows the types of local connection indicated by the respondents, who were able to indicate more than one type of local connection. The biggest local connection category is respondents who currently live in the area.



Five respondents indicated a local connection to Tiddington, all of whom currently live in Tiddington. One respondent also indicated that they had previously lived in Tiddington, one currently works in Tiddington, four respondents have close relatives in Tiddington and two were born in Tiddington.

ii) Reason for housing need

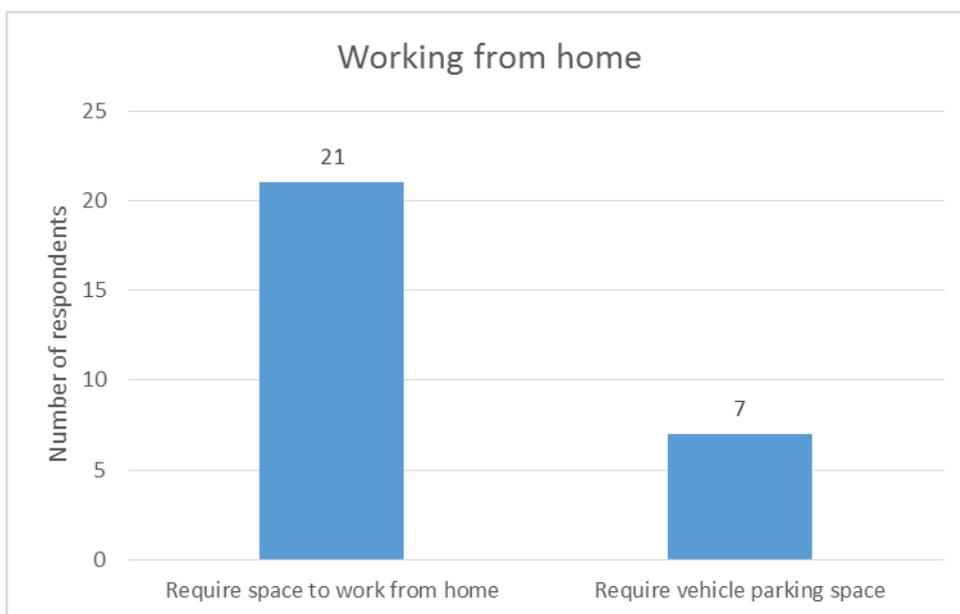
Respondents were able to indicate more than one reason for need. Looking at the most expressed needs, 41.5% of respondents expressed a need for their own home, 25% need a less expensive home and 10.5% need larger accommodation.



Of the five Tiddington respondents one would like a larger home, three would like their own home and one would like a less expensive home.

iii) Working from home

Respondents were asked whether they “require space in order to work from home”. Of the 177 respondents 21 indicated that they did and five of these also indicated that they “require additional vehicle parking space in order to work from home”. Two respondents indicated that they required an additional vehicle space but without requiring space to work from home.



Of the five Tiddington respondents one has indicated that they require space to work from home and one has indicated that they require additional vehicle parking space in order to work from home.

iv) Housing waiting list

Of the 177 respondents, 38 indicated that they are registered on the Stratford-on-Avon District Council housing waiting list.

Five respondents indicated that they had been refused permission to be on the housing waiting list.

36 respondents indicated that they had not applied to the housing waiting list because they were not aware of the list.

23 respondents indicated that they believed they were not eligible to be on the housing waiting list.

6. Conclusion

There is an identified need for 128 new homes in Stratford-upon-Avon parish for people with a local connection and the specific need is for:

Housing association rent

- 47 x 1 bed flat
- 7 x 1 bed bungalow
- 4 x 1 bed bungalow, physically adapted
- 1 x 2 bed flat
- 20 x 2 bed flat or house
- 1 x 2 bed house
- 8 x 3 bed house
- 4 x 4 bed house
- 1 x 5 bed house

Housing association shared ownership

- 10 x 1 bed flat
- 1 x 1 bed flat, physically adapted
- 1 x 2 bed flat
- 1 x 2 bed flat or house
- 1 x 2 bed house
- 1 x 3 bed house

Owner occupier

- 1 x 1 bed bungalow, physically adapted
- 11 x 1 bed flat
- 5 x 2 bed flat
- 1 x 3 bed house

Private rent

- 1 x 1 bed flat
- 1 x 2 bed flat or house

7. Contact Information

Stratford-upon-Avon Town Council
Sheep Street, Stratford-upon-Avon CV37 6EF
Telephone: 01789 269332
Email: info@stratford-tc.gov.uk

WRCC
Warwick Enterprise Park, Wellesbourne CV35 9EF
Telephone: 01789 842182
Email: enquiries@wrccrural.org.uk

Stratford-upon-Avon Town Council Housing Needs Survey

September 2015

Dear Householder

The Town Council is responsible for the Civil Parish of Stratford-upon-Avon which covers the main town of Stratford, and the villages of Tiddington and Alveston as well as a substantial rural area. The Council is aware that a lack of affordable and suitable housing is an issue for many communities, which can lead to local people being forced to move away.

To assess whether or not this is a problem in Stratford-upon-Avon 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 housing need.** The questions in the first part of the survey will help to compile a profile of residents and some general points about life in the parish. Information on local need is very important as it will form part of our evidence base for the Neighbourhood Plan. We really need your help and ask all households to complete a survey form.

- People who are not in housing need are requested to complete page 1 only.
- People in need of either affordable or market housing are requested to complete all parts of the form.

The survey is being carried out in partnership with Warwickshire Rural Community Council (WRCC). When the survey is complete the Town Council will consider the results of the survey and work together with the Neighbourhood Plan Steering Group and Stratford-on-Avon District Council to explore how any needs can be addressed.

PLEASE NOTE that people in housing need do not have to be living in Stratford-upon-Avon parish at the present time. They do, however, need to have a strong local connection, e.g. they work in the parish, previously lived in the parish but moved away to find affordable/suitable housing or they have a close relative in the parish. 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.

All information you give will be treated in strict confidence and Stratford-upon-Avon Town Council will not see individual replies. The analysis will be carried out independently by WRCC and it will retain all survey forms. Forms should be returned by **9th October 2015** in the 'Freepost' envelope provided.

Thank you for your help in conducting this survey.

Yours sincerely



Cllr Tessa Bates

Town Mayor of Stratford-upon-Avon

Appendix A2

Housing Needs Survey for Stratford-upon-Avon Town Council

Part 1 – to be completed by the head of the household

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"/>

Do you live in: Stratford town / Alveston / Tiddington / other (please specify)

Q2: Your housing circumstances (please tick)

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

House type (please tick)

House	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>	Flat/apartment	<input type="checkbox"/>	Mobile home	<input type="checkbox"/>
Other	<input type="checkbox"/>	(please specify)					

Number of bedrooms

Does anyone in your household predominantly work from home? Yes / No (if No go to Q3)

Do they occupy or need dedicated work space? Yes / No

Do they need additional parking space for a work-related vehicle? Yes / No

Q3: Life in the town/village (please tick)

	Yes	No	Don't know
Is the town/village a nice place to live?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the town/village friendly with good community spirit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is crime / anti-social behaviour an issue in the town/village?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the town/village lack any facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, what facilities?			
Does the town/village lack any housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, what type of housing?			
Has anyone in your household left the town/village in the last 5 years because no affordable and or suitable housing was available?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Would you be in favour of one or more housing schemes based on the needs of LOCAL people being built in the town/village?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Additional comments

Part 2 – to be completed only if your household, or anyone in it, has an unmet housing need.

If there is more than one household in housing need please request extra forms from the Rural Housing Enabler (details on back page).

Q4: Details of all household members seeking housing and contact details

Title	Surname	First name	Relationship to you	Age

Contact details of the head of the household in need	
Name	
Address	
Telephone number	
Email address	

Q5: Current housing of household in need (please tick)

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

House	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>	Flat/apartment	<input type="checkbox"/>	Mobile home	<input type="checkbox"/>
Other	<input type="checkbox"/>	(please specify)					

Number of bedrooms (please tick)

1	<input type="checkbox"/>	2	<input type="checkbox"/>	3	<input type="checkbox"/>	4	<input type="checkbox"/>	5+	<input type="checkbox"/>
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Q6: Local connection

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

Currently live in the town/village?	<input type="checkbox"/>	If so, for how long?		years
Previously lived in the town/village?	<input type="checkbox"/>	If so, for how long?		years
Currently work in the town/village?	<input type="checkbox"/>	If so, for how long?		years
Close relatives in the town/village?	<input type="checkbox"/>			
Born in the town/village?	<input type="checkbox"/>			

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

Need own home	<input type="checkbox"/>	Need smaller accommodation	<input type="checkbox"/>
Need less expensive home	<input type="checkbox"/>	Need larger accommodation	<input type="checkbox"/>
Need to be closer to relatives	<input type="checkbox"/>	Need to be closer to employment	<input type="checkbox"/>
Need to be closer to a carer or dependent	<input type="checkbox"/>	Need physically adapted home	<input type="checkbox"/>
Other (please specify below)	<input type="checkbox"/>	Need supported or specialised accommodation (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: Type of housing required (please tick)

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

Housing type (please tick)

House	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>	Flat / apartment	<input type="checkbox"/>
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Number of bedrooms (please tick)

1	<input type="checkbox"/>	2	<input type="checkbox"/>	3	<input type="checkbox"/>	4	<input type="checkbox"/>	5+	<input type="checkbox"/>
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Do you require space in order to work from home? Yes No

Do you require additional vehicle parking space in order to work from home? Yes No

Q9: 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+	

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

Maximum mortgage (assume 3 x income)	£
Equity in existing home	£
Savings	£
Other	£
TOTAL	£

Q10: Housing waiting list (please tick)

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

Have you been refused permission to be on the District Council's housing waiting list? Yes No

If you have not applied to the District Council's housing waiting list is this because:

You are/were not aware of the housing waiting list? Yes No

Please tick if you believe you are not eligible to be on the housing waiting list.

Stratford-on-Avon District Council's housing waiting list.

Application forms are available by telephoning 01789 260861/2/4, by emailing housingadviceteam@stratford-dc.gov.uk or by download from www.homechoiceplus.org.uk.

Thank you for completing this form.

Please return in the FREEPOST envelope by Friday 9th October 2015.

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

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

Appendix B

At the end of Part 1 respondents were able to provide additional comments and these comments are reproduced below, whole and verbatim except where a comment was indecipherable or could identify the respondent.

- Stratford does need more homes but it needs the infrastructure and other amenities to support more homes such as schools and proper coherent roads, notably a by-pass & new bridge.
- I have downsized from Luddington and am very happy with the small house I have purchased. I am still settling in.
- I am a newcomer to Stratford, almost 2 years! Therefore am unable to answer all questions
- Affordable housing being built should remain affordable as should social housing
- However this should be for young people as a person (single, married or with children!)
- The town used to be a nice place to live but unfortunately it has now become a concrete jungle, far too overcrowded and polluted owing to the amount of traffic which is most of the time at a standstill expelling exhaust fumes.
- We live on a new development which incorporates affordable housing. We feel that all planning applications for new housing developments should be conditional upon telephone and broadband services being installed with all other utilities - after all we are in the 21st Century!!
- I am uncomfortable with the emphasis on "local" people. I think a good mix of affordable housing is beneficial for the whole community
- I have "No" to Q3. I would be in favour of having such housing was always occupied by local people (a loose term anyway). From my experience such schemes have been occupied by "Outsiders", further forcing locals (born, raised and hoping to remain in the town) to move elsewhere
- Village is fairly friendly and immediate neighbours are very kind and helpful but difficult to get to know people as they never walk past your house but always drive somewhere
- Stop building more houses for people to live in Stratford when the traffic problem isn't sorted, the buses need to run better and on time maybe that would help cut down the traffic in town. Also maybe cheaper bus fares for people who live in Stratford
- Enough of the 4 plus bedroom houses being built. Our young people are moving away as they do not see a future in Stratford for either housing or work.
- We do not have a problem with more housing in Stratford on brown field sites, but at the moment not enough consideration is given to density, road use etc. EG Birmingham Road is unable to deal with increased traffic flow. Trinity mead roads are too narrow and not enough off street parking
- Too much new housing on Birmingham Road and infrastructure cannot cope already
- The paths and positioning of drop kerbs in Stratford all need improving. They are most uncomfortable for disabled people in wheelchairs and mobile scooters. I think that high priority should be applied to the problem as soon as possible. After all we do pay our rates just like the others who are more fortunate.
- There seems to be no affordable housing for 25 - 30 yr olds that work full time. Rates to private rent are ridiculous!! There also needs to be a lot more 1 bedroom houses/flats available.
- We are stuck in private rent with very strict rules, we would love to stay here but with no chance of a house through council we will have to move out of Stratford.
- Stratford is congested and over developed, traffic is awful and that's why I want to move out.
- A new bridge/town access needs to be built to replace the Clopton bridge before we are totally grid locked.

- Yes in principle, BUT this would depend on individual locations and would need to be judged on individual applications.
- As long as they are local and meet a criteria, lived here 10 years minimum? I would like to see 1 bedroomed houses being built as they don't take up much room and suitable for single people and couples. I am a single older person (fully able bodied) living in a bungalow but would much prefer to live in a house but understand I wouldn't qualify for a 2 bedroomed. There seems to be a demand for bungalows that will increase due to aging population, this would free up bungalows.
- Local people are being pushed out by incomers paying for over-priced and unnecessary housing built by greedy developers who are ruining the town and all its character.
- Swamped with housing since moving here in 1996. Too much development top of Alcester Road. Traffic now horrendous on Ridgeway.
- Cannot see how needs of local people differ from needs of less local people.
- I feel that before considering the building of more houses in Stratford the issue of derelict/empty houses (particularly those on the Birmingham Road) should be addressed.
- I moved to Stratford 30 years ago. It was nice, comfortable fabulous atmosphere. Now its just a large housing estate with a little interest in the centre.
- It's a shame that couples who have lived here all their lives don't get priority over the junkies and immigrants.
- Houses should be built near work not where more cars get on the roads to travel to and fro. Use up brownfield sites first.
- Having lived in Stratford for over 30 years I have seen many changes, mostly detrimental. Projects such as the new marina, possibly housing estates in Shotton, "concretisation" of the Bancroft have all contributed to the increasingly urban feel of Stratford - its feels as though the countryside is becoming less and less accessible though these ill conceived projects. More greenery needed!
- The infrastructure cannot cope with more housing.
- I strongly feel that more houses (of any kind) should be built if the infrastructure changes sufficiently to cope. The roads are a nightmare - both Banbury Road and the Shipston Road. The traffic lights are not synchronised and cause chaos. There also needs to be another High school to meet demand and a doctors surgery south of the river would be good.
- Stratford is too crowded already, particularly with cars, lorries etc.
- Low cost and social housing for Stratfordians.
- Existing road system over burdened. Traffic congestion reaching unacceptable levels. Need for this to be considered when proposing even more housing development.
- Hope they don't make every small town a big town being pressurised by developers. The rate people are being imported there will never be enough houses.
- Whilst additional "Affordable" housing is clearly needed, urgent attention needs to be paid to infrastructure (roads, schools etc). The town quickly gets choked with traffic and extra housing will just make that worse.
- Our son had to move to Rugby to find affordable housing as a first time buyer.
- Too many tenants in housing association houses do not respect their neighbours eg anti-social behaviour, loud music at all hours, too many dogs that are not walked, bad language, smoking illegal drugs. Very untidy houses and gardens with dog mess left about. Housing association need to do far more checks. Also over filled bins.
- It would appear from what we read in the local press that some housing developments do not fulfil their affordable/social housing commitments fully and in one case on Banbury Road not at all. Why is this allowed to happen?
- In principle I would be in favour of some more affordable housing if it were in accordance with the vision of the Alveston Villager's Association, i.e. it would depend on the housing size and location.
- The last housing council built have driveway to houses sloped so bad the disabled

with pavement scooters can't use them as they run them down to the roads.

- Stratford's increasing house building has consequences; roads, schools, health etc. These are not being resolved quickly enough.
- A good community spirit can be found in pickets of the town, most especially among the various churches and their activities but there are areas where neighbours prefer to keep to themselves especially when both adults are working. As for more houses being built, this town is suffering from air pollution from excessive traffic queues, engendered by increased housing.
- Have tried several times to move to a bungalow, we could leave peacefully with people who are likeminded age not in flats with all the noise of the other tenants
- Hundreds of houses being built at the moment losing a lot of our green areas. Empty houses eg on Birmingham road/guild street have been left for years
- I think Stratford has been built on enough all our services are creaking at the seams. More social/affordable proportion of housing. Thank you for the questionnaire I will watch with interest to see if anything is done.
- My estate has been spoilt by a handful of social housing clients. I think mixing social housing into private developments DOES NOT WORK!
- There are more than enough people in the town now, if there are more houses the traffic problems would get even worse. You cannot get in or out of the town on a school day now - without adding to it.
- The greenbelt should not under any circumstances be compromised. Brownfield, abandoned/derelict housing, the possibility of several sites and a small number of houses rather than a few massive sites should be exhausted before anything else is considered. It may be cheaper for a developer but the long term cost is irredeemable.
- There's already a lot of building work going on - I'm not sure we need any more.
- I have recently sold my home on the other side of the county and moved to where I work with my partner and yet there is absolutely no way I would ever be able to purchase a property in or around Stratford. I would also say that although Stratford is a town for tourists with a large number of people working in hospitality from overseas they are treated appallingly as evidenced by local election results.
- Stratford already has lots of housing schemes due to be built. These should be mostly for local people.
- Houses (homes) are desperately needed - especially for the young on low wages who cannot get a mortgage. Stratford needs to grow it cannot be a relic to times past. This is the 21st century not the age of Elizabeth 1. Houses plus jobs hand in hand and Stratford can become modern and meaningful.
- The village has a large elderly population we need homes for young people potential carers of the future. We cannot just say no to more houses they are needed now.
- New housing often ends up accommodating people who move from outside the town. This does nothing to address local housing need and probably exacerbates it, whilst creating a host of additional problems for meeting the needs of residents eg traffic management, schooling, allotment land
- Stratford upon Avon is a very nice place to live and well looked after. Obviously many visitors with Shakespeare. River is lovely. Only real problem is traffic with cars everywhere
- We need to keep young families and young people in the town. We don't want it to be a home for the rich and elderly.
- We need more houses for local people but not as an addition to what we are already getting which is more about profit than need. I have lived here all my life but seriously considering moving out due to the traffic problems created by over development without considering the poor road system. Bishopton's proposals will finish it off completely. Very sad.
- Appears little for teenagers to do. Would need improvement in road network to support all housing built in last 5 years. Never mind new developments. Town gets gridlocked too often.
- More housing needs more roads e.g a complete by pass or ring road.

- More restaurants/pubs would be nice as Stratford town is a little too far to walk. Possibly a chip shop?
- We need affordable housing for local young people - preferably to purchase.
- Where is the Core Strategy? ITS BEEN YEARS.
- Housing strategy and planning policy have been very poor.
- It would no longer feel like a village, transport would become worse on already small busy roads.
- I think there is sufficient housing in the town and surrounding area already, much more and the roads and infrastructure will not cope!
- The core infrastructure of the town cannot sustain continuous growth of housing schemes. The resultant increase in traffic and population leads to congestion and gridlock - as evidenced already in town on a frequent basis.
- Would like to see empty shops used, suggest an Iceland or another frozen food shop, Also a store similar to Dunelm, or Wilkinson.
- There is room for housing (of any kind) to be built in Stratford. Any development would need to be well on the outskirts.
- More choice of shops in Stratford town centre. Many have been closed over recent years. Samuel and HMV for example. What is happening about Tesco property in the town?
- Too little too late, planning on leaving the town I grew up in. Sick of seeing good houses go to people who did not grow up here. We just can't afford the deposit and we both have good jobs.
- There is a need for teenage entertainment in Stratford i.e café with entertainment! Disco for under 18s. With more development pending there will be more bored teenagers.
- Stratford has become a commuter town lacking real jobs of substance. Local young people find it difficult to earn enough to afford local prices.
- Due to my physical conditions I do not circulate in community events. Nice to know some people can enjoy same.
- Infrastructure in and around Stratford does not support any more cars/buses/freight vehicles.
- People need housing that they can afford to pay for. Private renting is far too expensive in this area. More houses need to be built for young people to be able to put down a reasonable deposit and also afford to buy. STOP building houses ordinary people can't afford to live in.
- **BIG BROTHER SEEMS TO HAVE ARRIVED - PLEASE USE THIS PAGE IN YOUR TOILETS.**
- Road infrastructure needs to be improved. A46 needs to be a dual carriageway, from Alcester to M40. A3400 traffic flow needs to be improved, eg a by pass diverting through traffic out of town.
- There is a great shortage of housing for those at the bottom of the scale - we do not need any more 4 or 5 bedroom houses.
- We would only be in favour of more housing if created in appropriate locations ie. Not in locations such as Rowley fields.
- Town centre lacks basic shops eg. Baker, greengrocer, fishmonger.
- Planning for new housing should prioritise i) Brownfield sites in/around Stratford ii) Villages that are currently too small to sustain facilities (school, shop etc), iii) Good housing association (or council!) rental property.
- There is much new housing built and continuing to be built in the form of estates. This has put a huge pressure on the infrastructure - roads/schools/medical facilities. I would have thought saturation point has been reached.
- Stratford cannot cope currently with traffic. We do NOT need more residents. Each household with 2 cars!
- (Reasonably friendly. problems with drugs.) Housing around £150,000 for young couples

- There too many houses in Stratford already. The traffic congestion to get from south of river into town is appalling. The proposed changes to the road immediately south of the bridge is not likely to be a solution, another bridge is urgently required together with an urgent review of the number of Birmingham road traffic lights(incl pedestrian crossings) from bridge to Travel Lodge.
- Perhaps rather than having a NEW CINEMA!! A bowling alley, ice rink, suitable for young families.
- But no housing on greenbelt (brownfield sites only)
- We have moved to the area in the past two months, so our knowledge of local housing issues is limited.
- I do not believe Stratford town require large property developments to house local people.
- Not housing association, council housing only. Keep monies in the community. Not private builder and company like Orbit.
- One son at university, other in 6th form, neither likely to be able to afford a home in Stratford, as a single parent will be unable to help them with this.
- Stratford has been over-developed in terms of housing to a ridiculous and alarming extent to the general detriment of the local population.
- In favour but, it depends on how many; where; and the provision of the infrastructure. More houses always means more traffic congestion and more strain on local resources.
- My current impression is that the transport infrastructure (road network) is not keeping pace with the expansion in local population. I question how many more houses/ dwellings S.O.A can accommodate without seriously affecting quality of life.
- Build an additional bridge over the river especially if building anymore houses anywhere!!!!!!
- My husband and I moved to S.O.A in 2014 mainly to be near my daughter, but also because the infrastructure in our opinion could not sustain a new very large McCarthy Stone complex. Plus another large private housing scheme. This is a very important fact and sometimes is overlooked. I myself am very happy.
- Our daughter and son-in-law had to move out of Stratford 20 miles away to be able to afford the basic of housing, and to get on the housing ladder.
- One has to careful with too much and big new housing. It may make the place lose its soul.
- I have lived just off the A46 for 37 years, and am appalled at the development of more and more large "luxury" houses between the A3400 and A46 in Stratford and on the Shipston and Banbury roads. With no attempt to prevent the dreadful jams going into Stratford. Endless traffic lights and NO E/W bypass.
- Stratford is overcrowded and needs no additional houses, just improve alter, renovate, convert what we have. Stratford is visited by millions of visitors from all over the world and if we ruin it visitor numbers will go down. Economy go down and then we won't need so many houses.
- [In favour,] but depends where.
- Consideration needs to be given for active retirement and its associated needs.
- A jolly nice place to live.
- I'm appalled at the number of inappropriate and inappropriately designed houses in the villages especially and the lack of infrastructure.
- No large developments - preferably on brown field sites and not endless boring rows that look like army barracks.
- I am aware of the lack of housing for people of socio-economic backgrounds and it is clearly a problem. However we will soon be moving away from Stratford. There are too many privately built housing estates and not enough infrastructure to support them.
- Stratford is no longer the charming market town as we knew. It has become too commercialised & traffic congested. It has lost its individuality & seems to care only about making money.

- The general infrastructure and road system in Stratford town cannot cope with the present number of houses and therefore residents and cars! If you build more houses, you will destroy this town and possibly affect the main source of income i.e. TOURISM.
- Stratford upon Avon does not need any more housing. What it needs is replacement sewers. S on A does smell.
- Before thinking of more housing, existing traffic problems need to be resolved! (grid locked Evesham Road, one-way-system, B'ham Road, Seven Meadows, Tiddington Road, Shipston Road,.....).
- The word 'local' is key. Few local people can afford houses currently being built so these are taken by outsiders. So no extra housing should be needed merely modification to the existing developments to accommodate local needs.
- Have not lived here long - so my comments are not well informed.
- The plethora of traffic lights impedes traffic flow rather than helping it. The traffic lights now at the end of Western Road are a particular problem. Traffic jams have made Stratford not very nice to live in. WE NEED A BYPASS!!!
- Both my sons aged 40+ moved away from Stratford many years ago and have since settled elsewhere. Neither could possibly afford to buy property in S-on-A!!
- If there was suitable areas I would approve housing but the local school is at full capacity and the traffic is horrendous.
- Extra housing would cause more traffic problems.
- I would move into a one or two bedroom home to free my house for occupation by a family if there were an affordable option - there is currently no benefit to me downsizing. I would have less space for the same money.
- [In favour] Only if 1/2/3 beds. No more 5 bed properties that locals can not afford to buy. The only people buying these expensive houses are commuters who live in S on A and do a long daily commute to work. This in turn is pushing up prices beyond the reach of local people, wishing to both live and work locally.
- A lot of homeless people begging on the streets. Some of the town's pavements are in poor repair. Can get harassment from youths making offensive comments etc + alcoholics.
- Stratford town's character continues to be eroded by characterless developments without appropriate infrastructure to address social / healthcare and traffic needs.....
- Too much traffic allowed into the town at all times causing ever-increasing health and safety risks. At the very least traffic calming measures are urgently needed along with greater pedestrianisation to improve quality of life in the town.
- Excessive parking charges. We have lived here all our lives, although we find Stratford a lovely town, we worry about lack of affordable facilities for youngsters and the amount of people begging on the streets.
- Too many new houses. Major traffic problems. Lorries should use the ring road.
- The town is already over-developed - the area is losing character & appeal because of this. In addition the town infrastructure cannot support any further additional housing development.
- Utilise empty houses/ brownfield sites. NOT in favour of using any green open spaces! Too many restaurants/ cafe's in town, too dominated by RSC theatre/ visitors. Not much to do for local community. Schooling places are a real issues, children split up over different primary schools.
- Builders only build for profit with no consideration for living space inside or outside peoples homes. No consideration for parking & the amount of 'on road' parking is dangerous. If you are going to build it must be proportionate to the Town's infrastructure.
- Why bother sending surveys? As is evidenced from past experience STC makes decisions based on pure greed & no thought for residents. Please ensure that street lights are not left on all day outside the council offices. PS. We take in refugees as required.
- Sub-letting is not allowed - although the housing association turn a blind eye! People

should wait like everyone else!

- Clearly there is a need for affordable housing in Stratford but this must be in places people need to be in (proximity to transport, work etc). It also should be designed offering something to the character of the town rather than the estate sprawl which seems to be the default.
- There is more than enough affordable housing. Therefore no need for more. Leave Stratford as it is - no more housing please.
- Less 4 & 5 bedroomed houses and more 1 & 2 bedroomed houses.
- Stratford seriously needs to wake up to what it is doing. I have not seen so much unsympathetic or such a great volume in any other historically important town. I have lived in my house for 8 years and in all that time have not escaped development within 100 metres of my house. Stratford has ruined itself.
- As my daughter is currently "sofa-surfing" in Coventry, she needs to be near me so that I can support her and her child so that she can return to work in Stratford to earn her own living.
- 1 bed bungalow needed for elderly.
- I private rent due to advice from the council. I am on the affordable housing list "waiting" + (4 1/2 years) bidding on properties but never get offered any. I struggle each month with affording my rent to keep a roof over our head + was born in Stratford and my family who provide childcare live in Stratford but I am questioning if I need to move away to afford a nice house but segregating us from family + friends. It is very depressing worrying about rent each month.
- There is scope to expand housing using brownfield areas and use this as an opportunity to improve transport movement through the town.
- The roads cannot cope with more houses being built, too many cars on the roads. Not enough schools.
- Need a 4 bedroom house. I have a baby on the way. Need bigger house. No shared - not interested. Don't want to live in Stratford need to live far away.
- Yes to last question [in favour of one or more schemes] as long as the appropriate infrastructure was provided e.g. schools, hospitals, doctors, roads etc.
- Stop building and prioritising benefit/council housing over 1st time/private buyers.
- More use of brown sites for housing should be used rather than developments with the much discussed Shottery scheme using "green" land. Clearly traffic control is a problem and public transport needs developing. "Warden" monitored accommodation for elderly persons needs emphasis.
- Far too many housing estates being erected. Very little work in Stratford. Housing need to be closer to towns with work - Coventry, Birmingham. Infrastructure cannot cope now. Would need a new hospital and at least 3 new schools before new houses built.
- More bungalows should be considered in Stratford for older peoples needs who don't want to live in flats/apartments but live in Stratford and don't want to leave.
- Answered "no" because this small town cannot support more people. Traffic congestion is terrible, town schools are over-subscribed (despite being extended) while village schools are ignored.
- There is no room or space for more housing to be built in the S.O.A town.
- The town's traffic schemes are hopelessly inadequate, and, as a prominent tourist town, pedestrianisation is badly lacking - visit Solihull to see how to do it!
- I think Ms Bates you should look at the other aspects of Stratford life. Fewer people/cars/houses are needed. You only have to see the traffic problems to do that !!! And I don't get paid to add to peoples problems!!!
- I've lived in Stratford for 15 years and there's been a lot more homes built in that time. Stratford can't take any more new homes without addressing the increasing traffic. I love Stratford but the traffic queues are starting to make me question if I want to stay.
- The infrastructure is not capable of dealing with any more development.
- 1. Daughter moved [away] as could not afford Stratford prices but she works in the

town centre. 2. Am in favour of housing schemes for local people but Stratford is not suitable because of the traffic problems and current building taking place on the outskirts of town.

- If the 800 houses at Shottery are built in addition to the completion of the existing housing development sites that should be the limit of new housing for some time (10 years?).
- Buses on a Sunday keep traffic out and open park and ride. So many families visit here then. Charge a nominal rent/rates so shops stop closing. Small amount of crime! Lots of "druggies"! Need more police it is a deterrent. I love this lovely diverse place to live.
- Additional housing depends on what impact new houses on existing ones and problems it may cause i.e. parking etc.
- Isaiah 55:6 - seek the Lord while you can find him. Call on him now while he is near. Psalm 14:1 - only fools say in their hearts, "there is no god"..... Colossians 1:16 - for through him God created everything in the heavenly realms & on earth...
- Too many decisions are made by councillors who don't live in Stratford. Why do we require the parkway when a bus station is more of a priority?
- Only just moved here.
- As long as the housing is small (one or two bedroom flats or maisonettes with small garden!
- Start planning infrastructures to support much needed housing and GET ON WITH IT. So much prevarication.
- Rental prices in Stratford for private rentals are much too high for the sort of housing provided.
- Recent arrivals in Stratford, but long term connections.
- I live in Scholars Court - purpose built apartment owned by me but with hefty service and ground rents to pay.
- The housing schemes presently proposed do not cater for first time buyers but are too big and too expensive and should not occupy green field sites.
- Provided that no more than 50 in number were envisaged - certainly not the overbearing developments with which we are currently threatened which would have considerable adverse effect on quality of life.
- Providing by "local" you mean people that have been resident for a minimum of 5 years, either alone or with parents.
- I haven't answered the last question as, based on previous experience, a housing scheme will never be solely for local people. Also, until the traffic problem is solved, additional housing will only add to the nightmare on our streets.
- What is the point of more houses before a bridge is built! More doctors! More school places? The Birmingham Road is becoming a "NO GO" area.
- I agree with shared ownership schemes as people benefiting tend to work and look after their property as though it were their own. I do not agree that 'council' properties (rented DSS) should be built yards away from £300k+ houses as in my experience, they cause a nuisance.
- [Is crime/anti-social behaviour an issue - no] Though I have had my golf clubs stolen from my garage, a locked garage at that.
- The issue of housing in Alveston has become an opportunity for developers, through a variety of means to bully households standing in their way. Threatening to demolish our house and other forms of intimidation characterise this exercise as an opportunity for the greedy not serving the needs of the needy. Please note these concerns.
- Yes, but only when all brownfield sites have been redeveloped e.g. old toy shop on corner of Warwick Rd & lots of empty shops etc.
- Until traffic is sorted and facilities including schools, doctors etc are made more widely available extra housing just causes more issues.
- As well as possible additional housing this town needs more and better schools, more public transport, more doctors and more independent businesses but it wasn't

intended for all these additional things it is already full up.

- If open land has to be used, it should be for houses for not predominantly home buyers. Stratford young families need more houses.
- Any additional houses must be matched with additional infrastructure to support them. Poor infrastructure especially roads is a major issue nowadays, as the town has grown significantly already without additional supporting infrastructure. The lack of a long term plan makes this situation worse.
- We don't need any more houses that these greedy developers build. Young people in Stratford can't afford the type of houses that are built. I've lived here for 81 years it used to be a peaceful town a lovely place to live . Not anymore.
- Residents should have subsidised parking or have opp to buy annual permit that gives them free parking in the town based on scheme operated in Henley. Sort out the traffic - reduce the number of lights. Build another bridge over the river and divert through traffic on to it to bypass clopton.
- A bus/coach station on the old cattle market would be ideal, would free up the congestion in bridge street/wood street.
- [In favour of one or more housing schemes] Already plagued.
- Infrastructure failing for people in Stratford. It gets worse and worse, because the councils seem to know what's best for people who live here, and it doesn't work.
- [In favour of one or more housing schemes] but only with the essential infrastructure to which the developers must contribute.
- This depends. People live in our area who are in rented accommodation. They are loud, unsocial, ride motorbikes up and down the street throughout the night! If people are working and respectful of others let there be more houses.
- private developer trying to knock down old house to build 8 flat block. He's got loads of flats and is never full. private development somehow always gets planning even when locals are against it and it doesn't constitute affordable housing.
- My wife and I are both working parents, we are currently privately renting, but cannot afford to buy a house, our rent takes nearly half our income we could afford a mortgage but not the deposit.
- Too much housing already for infrastructure of the town.
- If we could have (ice hockey/ice rink) available in Stratford town we could all benefit from that! More activities for teenagers!!!!
- My other 2 sons left to live locally because they couldn't afford to buy in Stratford.
- The housing shortage is a myth! Nationally, there is a surplus of property. Stoke-on-Trent for example have sold off houses for £1.00 each. We are destroying this Green and Pleasant land at an alarming rate which must be stopped!
- Absolute necessity to provide low cost housing that can be bought, and some low rents accommodation for young people.
- Heavy delivery transport is constantly parked on double yellow lines in scholars lane.
- It's friendly enough if one makes a little effort, although not exactly 'gushing'. It is a town after all and a commercialised tourist attraction so don't really get a sense of 'community spirit'.
- Stratford town centre is too small and busy to accommodate large housing schemes with no infrastructure.
- Stratford is very expensive in terms of housing and it is not practical to expect young families/single people to buy their own house. There has clearly been greater development of private rented accommodation, but this lacks security & is expensive.
- Before building on any green field sites, consider converting empty office/industrial sites to residential use. Then make it affordable for young & local young people.
- Housing in Stratford is so expensive people with normal jobs in the town can't afford them. Incomers appear to pay any price.
- Lovely place apart from amount of traffic & bad traffic control.
- A good town to live in with affordable housing needed.
- Stratford is a third world place in respect of travel. No shelter for commuters in town

centre, no trains to London/B'ham.

- As long as the buildings are solely for young local workers at affordable prices. Our single 32 year old daughter has to rent a private flat and pay almost all she earns on living expenses. Lived in Stratford for all her life and works in the town.
- Stratford is very much for the tourist, although this benefits the town considerably, it does 'price out' the locals. It seems you have to be what would be considered 'affluent' to live well in Stratford.
- Housing needs to be affordable for young people. We have a drain of talent because of high house prices/rents. More needs to be done to keep 18-30 yr olds in this town.
- There is too much building of expensive houses on the edge of town with a token proportion of affordable housing - the developers are not being sufficiently curtailed.
- The road network and infrastructure needs sorting before we build more housing . Road river crossing Warwick Road to Tiddington Road for instance. Yes tourists bring money in but what about the locals for transport and things to do!
- Not needed there are many houses for sale - all prices and sizes.
- Relief road, taking traffic away from the town parking for workers. Houses to be built with parking for at least 2 cars per household. MORE BUNGALOWS BUILT to help elderly & disabled independent!! Or houses built with granny flats to keep them.
- Not enough parking facilities for flats, we can't get out of drive properly due to cars parking opposite and along road, sometime has to drive over grass and we can't afford to have white line put down outside across drive to stop them parking.
- I believe we have had enough. Traffic is awful.
- Please note many villages are sick of fighting housing developers. We need greenery to be maintained for health and wellbeing. We have lived next to social housing tenants for 30 years until moving 2 years ago. We had problems at each house we lived in with noises and antisocial behaviour. I ironically work for a local social housing RSL and we've had to increase the number of anti social behaviour officers. I'm very against social housing. In addition as villages here in Alveston we want to keep the fields and greenery that's why we're in the village.
- Alveston is in the conservation area and surrounded by the flood plain therefore there is little space to accommodate more than 1 + 2 houses on each plot that becomes available. Also "affordable housing" is never actually "affordable" in Alveston!
- The Local Authorities and builders should comply with 106 agreements as soon as developments have been completed, not ten years later, as in the case with Trinity Mead, which is beginning to look run down.
- Stratford is at saturation point with housing developments. Roads are at grid lock.
- Stratford's housing has become skewed by its being a dormitory town for Coventry and Birmingham.
- More houses would cause more problems with traffic congestion and with schools and infrastructure.
- Alveston has absorbed 30+ new houses (primarily Church close) in the last 10 years. This provided both larger family houses, and smaller affordable properties. Only 1-2 houses were occupied by existing villagers - and none of the affordable houses occupied by villagers. This indicates there is no real need for additional housing schemes.
- I believe that the housing issue is not the lack of houses, but in the high level of existing houses being under-occupied. in this village there are many 3 + bedroom houses being occupied by 1 or 2 people only.
- I live off Tiddington Rd close to town - the immediate area is mature and gives character to the town so infill housing whilst contributing to the number materially effects & distracts from the character of our town. However, housing is required and I would suggest to satisfy this green belt land be built upon and sensible long term transport links included.
- Could do with more help for disabled and children.
- This is a poorly worded survey. Clearly houses are needed, but the development and/or infrastructure provision in many cases have been inappropriate/inadequate. I

may be in favour of housing schemes subject to sight of such.

- If adding housing the road structure needs to be looked at and congestion addressed. A ring road is desperately needed. Town centre redevelopment needed.
- We do not need more houses.
- Happy about a reasonable housing scheme approved recently. The many, many more constant applications are too many. No infrastructure to support them, destruction of beautiful + vital countryside.
- Live in Trevelyan Crescent area and drug dealing & antisocial behaviour is an issue, would move if I could afford to. Building more houses is not the solution, use some of the empty properties in town.
- Need to sort out the road problem 1st.
- I am not in favour of any more housing because of the awful traffic we have in Stratford. Stratford is "full".
- In addition to the above I am increasingly concerned about the traffic congestion that builds up in the town. I value the different events organised in the town albeit they are designed to attract more visitors.
- Great care is needed to make sure that any new building does not overwhelm existing building. if one fills up all the green spaces the town or village becomes less desirable.
- Buses start to run too late in the mornings-they also stop running too early at night- (for example) if you start work in Leamington Spa at 7.00am - the buses do not start running until 6.30am! Then - if you work until 8.00pm, you cannot get back to Stratford as the buses stop at 6.30pm- well planned public transport - not!
- The biggest problem in Stratford town is undoubtedly TRAFFIC.
- There are plenty of housing schemes in and around Stratford with no proper correlation of infrastructure, especially roads and easing of traffic congestion. Also where are the new schools? I live near the proposed Bishopton 500 home scheme. This will be a disaster for the local community.
- I live close to Stratford upon Avon. I am not in favour of ANY MORE housing until the chronic traffic problems are sorted out. It is quicker for me to walk, which I do often - not a solution if I need to do a weekly food shop!
- No more houses to be built on the Birmingham Rd, which is already congested.
- The reason the village is a nice place to live is because there are open fields and green land. We had to save & work hard to afford our home in this nice, green, rural village. It will be destroyed as a village if housing is built on fields to subsidise those who cannot be bothered to work hard + get a job to afford the houses in Tiddington. We do not want the current village and subsequently housing prices to be undermined by swathes of housing developments to support those who are doing nothing for affordable housing.
- By local, I believe that new housing should be restricted to people who grew up in the town/village . While incomers can bring new life to an area, the need of true locals should take precedence.
- Lived here for 2 years. The road network is dreadful and can bear NO MORE HOUSING. ALCESTER RD NOW AS BAD AS BIRMINGHAM ROAD. Too many traffic lights. Perhaps so many OAP drivers? So slow at traffic lights and roundabouts, but that's what Stratford is!! But then, we are OAPs too!! Great place to live. We walk into town.
- Wouldn't be opposed if another way over the river.
- Congratulations to Orbit redevelopment of Glebe Road Area (houses with decent gardens and space) as opposed to large 4-6 bedroom houses crammed into a "human zoo" on Bishopton Lane. private developers put up what they want and not what Stratford needs.
- Towns infrastructure must be looked at carefully before building in any area. Roads; schooling etc.
- I am not in favour of more houses being built, until we have a new bridge and school on the Banbury Road side of the town.
- Housing schemes are not suitable because of NO infrastructure built and are not

affordable for local people. We need more social housing for LOCAL people and not for incomers, and being built on FLOOD PLAINS.

- Yes, but would need to be built outside of town and also extra infrastructure in place eg. Extra roads, schools, local shops etc.
- Until the elected council take responsibility for the infrastructure in and around Stratford & implement a long term plan that links any future development & profit by developers with strong sustainable road, health & education plans that support the increase of population there should be no further housing. The social element has to go hand in hand with any scheme and the developer has to pay for the impact it has.
- No thought to infrastructure & planning: Road structure needs re assessing before having development. Development of the Maybird Centre on that particular site was a mistake but it drives everything else. Tourist experience is pretty dismal yet it's our income.
- The idea of putting young and old people together does not work as when ill cannot stand all the noise, but they're young and that's what they're supposed to do!!
- There are already many housing estates built recently and the traffic can be unbearable because of the population increase. This would need to be addressed and sites outside Stratford considered to cover needs.
- Young local people are being driven out of Stratford Upon Avon to local villages because 2 bedroom properties are not available at affordable prices to them. Build more - then seniors like us can release family homes, and downsize, to 2 beds (which is all we want) "like Saffron Meadows", young folk can then start on the ladder to buying. not enough houses for single folk, of all ages.
- I don't know about more housing & appreciate that everyone deserves a home, my only fear is yet more and more traffic is already overcrowded Stratford. Plenty more thought should be given to by-passes for those who don't need to come into town.
- It's unfair to someone with RA, climbing stairs in pain and out of breath when it's needed for someone younger as we are getting old.
- Anti-social behaviour - groups of, usually young men, drinking alone in street in daytime especially in Rother St and ramp behind multi storey car park in Rother St. This is already prohibited so why not dealt with?
- Any new housing should not result in "coalescence" with Stratford. Numbers strictly limited (less than 100) with access via main street only.
- Too much build without parking facilities, a regard to the needs of more schools and medical facilities.
- In my opinion, Stratford upon Avon is losing it's identity by too many houses being built already, without the need for any further developments.
- Anything to do with tourism seems to get priority, we need to keep local people in Stratford in affordable housing.
- Brown field sites must be used eg. Masons Rd, old football ground. Time perhaps to bring back council houses!
- We have just purchased a house in Stratford. But we did struggle to find somewhere suitable for our max budget of 250,000. We are both on 30k p/a so I imagine a couple on less wouldn't find anything.
- Stratford has become a bottleneck - more houses means more pressure on all services & road structure. Can we cope with this. Bus services on the whole are quite good, but it is impossible to get to work by bus if you start from 7:30am. Also if you finish work at 5:30 one has to wait nearly an hour to get the bus home, incidentally the last bus of the day. These are some of the local needs that need looking at. Encourage locals into town not send them away.
- Four million visitors come to Stratford each year because of the Shakespeare connection. Tourism is the biggest source of revenue for the town. The town should meet the needs of tourists + their expectations - a nice little market town surrounded by lovely English countryside. Large housing developments detract from this. We will just become a dormitory town for people going to work in Coventry & Birmingham. Remember - every new house means two more cars on our roads. 10,000 houses =

20,000 cars. On our roads??

- [Crime/anti-social behaviour] Mainly litter!
- There are far too many people living in the area of the infrastructure to cope. Traffic is becoming a major issue as well as doctors/dentists/school places. Long term, local people are being inconvenienced/forced out as a result! It's a sad state of affairs!
- These questions do not seem to apply to my situation. Cottages 1,3,5,7,9,11, comprise the John Roberts Almshouses administered by the Town Trust. Brookeule Road.
- Housing schemes are much needed to enable low income families to be able to afford a reasonable size home for their family needs.
- Nice town but a lot of houses are being built. Where are these people going to go to school, doctor or dentist? Traffic is shockingly terrible.
- I live with my husband and we have been living in Stratford for nearly a year. I have lived in Stratford 5 years.
- My wife and I among with many other residents of Tiddington are very concerned that this village will lose it's character and become a mere suburb of Stratford, due to all the attempts to develop the outskirts of the village.
- There is a need for more low cost houses.
- Affordable housing for first time buyers should NOT be sold to landlords on the buy to let basis.
- It appears people moving into the area are doing so to live in the social housing provided in a nice town like Stratford. If this continues the social housing will become disproportionate to the private housing, which may change the look and feel of the town. Stratford is an expensive place to live and socialise in, with no major employers employing at all levels of skills. Majority who are working that live in Stratford have to commute. Why build more social housing where there is no work and cost of living and socialising in the town is so high! It's a major tourist town so will always be expensive! Priority should be given on the waiting list that have lived here already X amount of years ie grown up here.
- As a parent and a person that has lived in Tiddington all my life I would like all proposed building Oak Rd/Knights Lane/Main St to go ahead, and there to be housing association and affordable housing as we are in need of a Two Bed Place ASAP. As I'm self-employed and don't get any help or ask as I apparently earn money and can afford to pay my way.
- The town cannot build more housing until we have more senior schools, more doctors surgeries, MORE houses, MORE cars! Traffic is so congested most of the time and unacceptable at peak times.
- There are many brownfield sites available that should be used first. A relief road through the Alveston/Tiddington gap would be a waste of available resources and just be an excuse to infill a thousand houses for the developers to make money.
- We are based in Tiddington and my only feedback on facilities would be an improved childrens play area. If more housing were built here the school and local amenities/infrastructure would not be able to cope.
- Stratford was a better town to live in fifty years ago. Big is not beautiful.
- Too many houses have been built in recent years, & the traffic is becoming a big problem.
- We need to consider our own people first and then help others from further afield.
- Tiddington cannot support more housing. Highway issues are the main concern - parking, congestion, speeding. Also lack of additional facilities/infrastructure, the effect of more traffic on surrounding roads (eg. Tiddington Rd) and potential loss of village separation from Stratford and overall village feel is Greenfield areas are lost.
- Once a village gets too big it cease to have all the attractions & benefits to living in a village such as community spirit. I'm not concerned that we have no library or doctors. If I wanted those things on my doorstep I would live in a town or city.
- I think S-on-A is a fine place to live it has all the necessary amenities required. NO MORE housing developments - private or social - traffic is a serious issue.

- Already over populated and infrastructure at bursting point.
- Need a bypass for Henley traffic. Also, the B'ham road has too many traffic lights, which causes traffic to back up as far away as Shipston Road & Banbury Road.
- Houses for local people would be acceptable if built on brown field sites (small developments), but traffic a massive problem. Also need to consider schools/doctors etc.
- Need more parking space and grit bins for winter please.
- Lack of housing issue is created by people moving into the area. We are more concerned with supporting infrastructure around existing expansion of housing stock.
- 1. Overall the village and villagers are friendly, however over the past year fracas have developed as they endeavour to 'defend' their own interests - i.e. NIMBYism! 2. Good community area (sports field/older children area).
- Yes if small housing schemes. We have very large estates being built at the moment in Stratford and worry that this may change the crime/anti social behaviour status in the years to come.
- Stratford is over crowded for the traffic etc. Continual hold-ups.
- Too many cars through the village, day and night, speeding.
- Too much housing around empty area, then also not many public leisure place there. So...
- We need more community projects to get everyone involved i.e. Involve people/residents in Stratford in bloom, lots of people have spare time and plants and could make the town look more attractive and save paying contractors to do it.
- Housing - depends where. Not on Welcombe Hills.
- No additional housing should be supplied unless suitable access roads and ring roads are provided. This must be completed so that the traffic within the town and surroundings does not increase any further.
- The houses that are planned for Birmingham Road and Bishopton Lane, could they be allocated to the young people of Stratford?
- No, No, No! Please no more houses. Stratford will be strangled and killed with the present schemes. We cannot get a doctors appointment, we cannot get a hospital appointment without the greatest difficulty and we cannot get from A to B without allowing hours as opposed to the former minutes. The Town is dying because visitors from Britain say 'never again' after experiencing the traffic delays and surrounding villagers say they shop elsewhere.
- No more houses, the road system cannot cope with more houses! Does anyone on the council actually drive in the town? I have said "Don't Know" to above because actually all the positive aspects in the town are gradually being eroded by the dreadful traffic situation. It used to be nice here! Park and Ride only works if you don't sit in the same traffic.
- Would like to buy a house/flat in the area, with 3 bedrooms but it is too expensive. We will have to move away.
- Although we are situated on the outskirts of Stratford - we have few amenities at our end of town. How about a pub (country type) on the grounds of Stratford Parkway Station? Serving good cheap food but away from all the tourists.
- Car parking in Main Street required. Traffic congestion into Stratford can be a major problem, sometimes adding 30 minutes to the journey.
- It would be nice if my grandchildren could afford to live in Stratford-Upon-Avon instead of moving to cheaper towns.
- Until a suitable Eastern By-Pass is constructed there should be no new building/housing south of the river. The traffic situation is already chaotic at peak times.
- We brought a house without off road parking, we currently park on a nearby road which is subject to having double yellow lines. We are happy to pay a permit, but this idea wasn't looked at by the council. Parking for residents in Stratford is becoming a massive issue, one that by putting yellow lines on residential roads is not being solved.

- In my opinion there are too many building sites already. The roads are in lock down, due to the excessive cars, and health/schooling are under considerable pressure. Stop any further building!
- Driving through Trinity Mead Estate is dangerous. Parking provides very limited "line of sight" of oncoming traffic. Please avoid this on new estates.
- We need affordable rented housing that will not be taken over by greedy Landlords buying to rent for investment. Until this issue is addressed no amount of new schemes will serve the needs of young people. Enough retirement homes-no more!
- Road structure will not support more houses - Struggles now !
- Thanks to a complete lack of proper planning we already have too many development schemes courtesy of developers and worthless local politicians.
- Depends on the size of development / effect on local traffic and provision of existing services.
- We don't need more houses. Town cannot cope with the traffic it creates.
- There are plenty of developments completed or planned, and prices make it impossible for buyers (prospective) but if one concentrated on the home and not necessarily luxuries such as holidays abroad and unnecessarily expensive cars etc there should be plenty of opportunities to buy the houses that are available It is all a question of priorities that have changed over the years.
- Stratford is drowning in traffic, largely due to the number of new homes that rely on town centre services. New houses should be built in new towns like Poundbury.
- Big problem with traffic - Knights Lane, Tiddington a nightmare! Also Clopton Bridge! No more housing South of the river please !! Would ruin our beautiful town.
- I live on my own and have several friends in a similar situation who are actively looking for a retirement property having care and social facilities and close to the town centre. We are all owner/occupiers and would be willing to buy new properties leaving our current home available for younger people to purchase.
- Stratford : far too big to generalise, as the above questions do. People born and bred tend to like it, though not all. Plenty of anti social behaviour reported in the local paper. Horrendous traffic problems. No decent shops, especially useful shops for local people. Over run by tourists. Our foreign visitor kept away from Stratford (& Cambridge) for that very reason. Appalling lack of trains South and there should be a transport hub outside the station.
- There should be more one bedroom houses built for young local people starting out in life. There could be a bowling alley built by the new McDonalds for young families and teenagers. A lot of drunks and antisocial behaviour on town & Birmingham Rd Sat nights. More police on foot needed.
- We have a son with learning difficulties, who would be easier looked after in Stratford, rather than Solihull from where we came 20 years ago. As we get older and the chances of 1 of us predeceasing the other.
- Yes, minimum 3 bed = £330000, 10% deposit £33000! How on earth does a family of 4 renting a 2/3 bed townhouse at £1150/cm afford to save for a deposit?!
- 1) As we are 2 pensioners our needs are fewer, income is adequate. 2) Family support available (do not live in house).
- Let more housing be built - simple economics supply & demand - greater supply should get prices down.
- Definitely need more affordable housing for young people/first time buyers.
- I moved here 50 years ago when Stratford was a lovely quiet market town, now it is just a dump. No thought is given to residents only tourists. The town cannot cope with more houses.
- If holiday accommodation can suddenly be available for refugees, why can this not be made available for existing homeless people in the area???
- Son left Stratford 7 years ago as he couldn't find affordable housing to buy with his partner. They had wanted to stay in Stratford where he was born.
- If the housing built was not sold to business/landlords to be used as private letting

property you would not need to keep building more 3/4 bedroom housing. We need more smaller properties and bungalows that are affordable for people trying to downsize.

- Late night entertainment should never be passed, close to residential homes. For instance Cask Bar and Bamboogle. It is a mystery as to why.
- Birmingham Road already congested.
- There is not enough affordable houses for people just starting work.
- I private rent on a pleasant area a short walk from the town centre. There has been some minor vandalism by people passing through since we have been here, but it's generally a safe and quiet place.
- Important to keep our present walking facilities AND for wild flora and fauna - skyke & yellow hammer, kestrel, buzzard etc; blackberries & some rarer wild flowers. The pavements & traffic noise are NOT a substitute.
- We like the rural nature of our village and do not want it to change.
- We do not need any more houses, Stratford is overrun with houses - it is less like a town and more like a huge housing estate with gridlock.
- Houses will NOT be used for locals. Already we are flooded with newcomers a good percentage not from UK.
- Would like to see new developments built to a high design standard, so that Stratford will be a place to be proud of in years to come.
- We are leaving Stratford at the soonest opportunity. Traffic is hideous, it's overpriced and overcrowded. The planning and weak government has caused ugly building - that don't match Shakespeare's English town style.
- Small scale only. Tiddington is currently threatened by multiple housing schemes which exist solely to make money for developers. My daughter, currently 17, could never afford to buy a house in the Stratford area as there is an overemphasis on expensive private development.
- The one very important need in Tiddington is a safety crossing outside the school. There is no crossing no flashing light we are just waiting for an accident with a child. Disgraceful.
- Before more development, traffic problems must be sorted.
- Social behaviour a problem sometimes in centre of town but not in local neighbourhood.
- I would suggest there is sufficient housing for local people as against those moving to the area from other places.
- Stratford's infrastructure needs strengthening prior to further housing - we already have major congestion on our roads - few leisure facilities for the "teens".
- Atrocious road systems throughout Stratford - no easy way in or out. Speeding problems. Concerns over new hospitals entry point.
- Certainly not - too much building going on as it is. Town is becoming unpleasant to live in due to traffic gridlock etc - too much building going on/on any spare land/greenfield sites - too many rapacious developers agreed to buy council. Engendering too much traffic gridlock, lack of supportive infrastructure to deal with existing numbers of residents never mind encouraging more - sorry but I'm not the only one that thinks this. Listen to your residents. We are fed up with this.
- We do not need additional expensive houses on Tiddington Fields.
- We have quite a few housing schemes for the elderly but not a lot of affordable housing for new young couples from this area.
- Stratford already cannot cope with the number of people living here. The roads/traffic situation is terrible - I go less than 4 miles for work & it has on occasion taken me an hour to commute & regularly over 1/2 an hour.
- Maybe build an estate with one, two or 3 bedroomed houses, at affordable prices.
- Too much litter! Too many layers of government = EU, UK, WCC, SDC, STC, WRCC. Save taxes by amalgamating all the underlined.
- The very serious delay to the completion of the Stratford station scheme is a serious

embarrassment to all residents. Newly planted banks along the walk from the station have been allowed to grow wild.

- The major problem in the additional housing is that due to the lack of a care strategy - we don't have the infrastructure to support many more homes - mainly crowd roads/parking. We desperately need a bypass to the town.
- Turning into an urban sprawl.
- Keep green spaces - green. The town needs protecting. Tell the planners & builders to sod off. Promote park and rides.
- I have had no children - it was a choice of either pay the rent and/or mortgage & bills OR have children. Personally I had to move out of S/A for the 1st 4 years of married life to be able to afford somewhere to live. This was in the 1980's. This problem is NOT a new one.
- Only in favour if additional services (doctors/schools etc)/ring road etc are provided as well to cater for the increase .
- Affordable housing scheme would be appreciated for the younger workers waiting to get onto the property ladder but their earnings do not match the cost of buying a house here.
- We are about to leave the country because of the housing situation which is catastrophic!
- Over the years that we have lived here there has been a gradual decline of neighbourliness, friendship & respect.
- Do not want large estates, especially ones with exit roads onto Stratford's main A-roads. Sort out the empty houses, and flats over town shops should be used.
- Why is the own council wasting our council tax precept on this survey/scheme. It is not the housing authority. Has no power to do anything so it is just conning us as council tax payers trying to make us think it can do something when it cannot. It should stay out of things it has no power to do.
- You can only build more housing if you include transport, roads, surgeries, schools etc etc as part of the plan.
- Already too much housing here - the area is being ruined by the councils shocking lack of a proper plan, not sure how they can manage to mess it all up so much!
- Look at "alternative use" for empty properties.
- Typical small town shops have been, and are being, reduced e.g. places like Campden, Alcester & Shipston (even Wellesbourne with West's Bakery) often have shops for local people which Stratford no longer has. We're in favour of preferential rates & conditions to meet local needs. Cycling - The Greenway is successful & well-used by many, including those with young children. Very hard to deal with the extension of safe routes etc, we know, but another one or more German/Dutch style cycle-ways would be good for the town. Outdoor lido - (Banbury was, at one time, a terrific facility). Trippers/locals would love this. The "beaches" provided, in London or Paris for example, are a possible model. We realise that such a scheme would require a great deal of local fundraising in addition to public support.
- If it was a quality scheme - i.e. the build, with green space and not twice as many houses as is suitable or environmentally/socially beneficial.
- I feel that Stratford's town centre (shops, cafes & other facilities) struggles to cope with the amount of people housed around it alongside the many tourists. We have had countless new housing estates built around existing housing over the past 10 years or so (both social & other housing) and definitely don't need any more! It will begin to spoil the character of this lovely market town.
- You need to sort the roads out before building more houses!
- Housing needs to be built in appropriate places - not green field sites on the edge of town. Use "brown field" sites. Developers need to be held accountable and made to significantly improve facilities, eg roads in exchange for planning consent.
- Anti-social behaviour - I find it amazing that people are allowed to congregate during the day in town obviously drunk (outside Natwest in particular and park next to police station!!). Stratford is not a pleasant place to live - also the area round Poundland -

more police on patrol in these areas!!

- Too many houses and not enough school places, doctors etc.
- Only moved here 8 months ago.
- The village will not stand anymore house building because the traffic that is already very bad would only get much worse.
- Traffic in Stratford is a real problem! New housing schemes will bring more cars and I do not think Stratford can cope with this.
- There is no affordable housing for young people that work. Also not enough houses available to adapt for disabled children & young adults.
- Traffic congestion problems.
- Recent ID fraud.
- Environment very badly affected by chaotic traffic problems.
- My daughter and husband would have settled here nine years ago but they could not afford a house in this area. So I am left here with no relatives as I age. I miss seeing my little Grandson. The pollution from extra traffic would have to be controlled.
- Too much land is being used to build houses in Stratford upon Avon and too many non English people over taking a place which was a quite nice town.
- Strongly disagree with new housing on open fields. Unused/unoccupied properties and brown field sites should be fully exploited before this is allowed to happen. Greater attention also needed to affects on infrastructure, especially traffic congestion.
- We need more infrastructure before any more housing is built.
- Building more new houses is just ridiculous. There's plenty going up already.
- If you build you must have doctors, schools, good bus services (and on Sundays if you have no car) - "space" for meeting - the local post office with a space for tea & chat!! Get people together - not placed apart in solitary units!! Why do we build six foot fences now? We never see our neighbours! We must stop cutting ourselves off. What does "nice" mean? At times I am pleased not to be in but away! What community? We need a good community centre for all. Stratford could go on building. Where do you stop!!
- Car parks should be built underground wherever possible (soil, rocks etc - sold to reduce cost of extraction). Green spaces are essential for the long term future so new buildings should be planned carefully making the very best use of what is available. I think we should consider houses with semi-basements so as not to waste so much of the little brown belt land left to us.
- I object to more housing schemes because the buy-to-let market uses the opportunity to charge too high rents and keeps house prices high, particularly in Stratford. Stratford has become a joke, sadly because of it's traffic problems.
- S.O.A. is a nice place to live but less so than 30, 20 and 10 years ago and all the signs are then that this decline will continue. We recall a TV programme some years ago that had S.O.A. in the top 10 places to live - not that well regarded now.
- Housing should be for all. I came to the town myself only 3 years ago.
- Can we please attract a younger and more vibrant mix of cafes etc. Instead of any more "olde English tea shops" even chains such a pret A Manger and Wagamamas would add interest. If rents/rates are a barrier that should be reviewed. Outlying towns and villages (Broadway, Campden, Cheltenham) are much better served and particularly Cheltenham. Have a more mixed offering across all age groups.
- Make use of empty buildings to provide additional housing.
- Affordable housing in Stratford is constructed to the detriment of those forced to pay market prices for their home. There is a huge double standard, new estates with affordable houses are granted bigger more private plots, sheds, bigger rooms etc. Shame the canal doesn't have such stringent standards for those forced to work & pay full price.
- Town is becoming gridlocked with traffic, mainly caused by bridge & B'ham Rd.
- I am not against any new housing but the amount is an issue. Too much development and particularly edge of town sprawl joining up distinct communities is bad. Too many

new houses will make traffic noise and being a 'tourist' town has to be considered. Tourists are good for local economy but impact movement on the roads significantly for a large portion of the year.

- Sufficient parking spaces should be allocated for new housing - not just for residents but for visitors also. Traffic congestion needs to be resolved/ taken account of. Green belt should not be used.
- Depends entirely on type and location of the developments. Don't spoil what is a good environment.
- Tiddington already swamped by traffic due to unsuitable roads and bridges
- Existing vacant properties should be considered before new properties are built. Any new properties should be sensitive to the environment and built with energy saving and local materials where possible.
- [Does the town lack housing] We read about this all the time in the local papers, but as I am single and have not lived here long I cannot assess the needs. 'Yes', 'no' and 'don't know' are too cut and dried so poor questionnaire. Should be replaced by a number eg 1-5, or additional choices eg 'fairly', 'satisfactory', 'mixed'.
- There are already adequate social / lower priced houses & cottages. The infrastructure cannot support more houses, except for small, infill dwellings - how the village developed, quite organically, in the first place. Volume of traffic on the main Wellesbourne Road is a huge issue, currently.
- There are too many levels of bureaucracy to efficiently assess the needs of the town. County Council, District and Town. Eg. parking etc. Until that is sorted out there will never be a cohesive plan developed to satisfy the many needs. I'm not holding my breath!
- [In favour] providing houses are built sensitively to the area within walking distance to facilities - or the work place - aiming to reduce the number of cars - the infrastructure around Stratford cannot cope with the number of new builds that are currently being proposed round the town.
- Affordable fair rents of 2/3 bedroom houses, most cannot afford to buy in this area even when both parents are working as wages for most are low within the town and transport fares are high.
- Stratford is already congested & overcrowded and is becoming more and more so, both because of infilling and building on green field sites. Any further building in the town should be minimal.
- Avoid areas which already put pressure on traffic systems eg. Birmingham Road.
- We haven't enough space in schools. The traffic is a huge problem and we need green space.
- 1) Grandson and daughter in law are purchasing house off daughter because of wait on housing register and affordable housing. 2) Granddaughter moved north to get housing now unable to get house in this area.
- Before building more houses with extra cars the road scheme needs urgent attention. The roads round Stratford are already grid locked.
- Ridiculous idea. People need to accept that when they first leave home they won't necessarily be able to afford to live in the town/ village in which they grew up. They need to go off, make a living & then come back. In the meantime, go and live somewhere cheaper - like I had to do.
- Stratford is becoming too big and is now like any other town. There is no "community" related activities for purely local people.
- Before any extra housing the authorities should provide a workable transport infrastructure.
- I am trying to leave the town because it is not affordable in any way e.g. housing, local transport, budget shopping.
- There is a real need for more affordable rented properties. The Government should withdraw their policy for right to buy being applied to housing associations and should cancel the 1% cap on RSL's rent increase.
- Too much new housing in Stratford without improvements in road(s) infrastructure has

caused chaos for traffic.

- Get the infrastructure in place first - roads are already clogged with too much traffic - more houses = more cars - the town cannot cope already.
- Too many migrants taking up housing for people born in the area.
- Rent is very high in the area and mortgages impossible for young people wanting to leave the family home.
- Crime antisocial behaviour is a problem - ie last 2 years -murder & rapes committed in close proximity to town centre. Any social housing should be considered more thoroughly than the current solutions being offered - the council should have a better long term housing plan than cramming in developments around already congested areas in Stratford.
- I would like to move into a one bedroom property as mine is too expensive and I don't need all the space.
- Public transport poor.
- One daughter chose to buy a house in Warwick because house prices in Stratford too high (more than 5 years ago). Another daughter lives in private rented accommodation which is expensive and insecure, her daughter, my granddaughter is 17 and has lived in 9 different properties. One landlord illegally kept the deposit even though I know the property was in good order as I cleaned it.
- Grid lock traffic. Many schemes being talked about but none actioned. B'ham Rd and Banbury Rd nightmare. Too many large lorries over river bridge.
- "Housing needs" seem to be assessed nationally without regard to local employment or infrastructure. Thus Stratford is expanding in every direction against the wishes/ needs of the locality. Developers build large houses (to maximise profit) not the smaller homes needed locally.
- The town is short of affordable housing for first time buyers to get on the ladder. There should be more housing association - housing with shared ownership.
- 1. Moved from B'ham 2012 where c/asb easily identifiable. None apparent to me here, but locals may be more aware of such issues. 2. Tiddington would gain from community meet point as per a library , but I understand the current L.A. economics involved. 3. [Does the town/village lack housing] Yes: if general work availability potential was medium high to high levels. 4. [In favour of one or more housing schemes] No: if "locals" lacked education and applicable skill levels to meet new era industrial / commercial demands.
- Feel that housing should be addressed but inline with road network as currently Birmingham Road is congested a lot of the time - more housing would exacerbate this.
- Too many proposed houses being aimed in Tiddington. The roads, schools & the traffic problems at the bridge make it unsuitable to put more people & cars on the Tiddington Road.
- There is occasional serious crime (eg murder) in Stratford but in general people are helpful.
- Sorry but I am not filling in a questionnaire to help you validate the change in the core strategy. The problems we already have are killing this town, it is clear that money is much more important to our Council than the residents. Soon you won't need to build more houses because you will have a glut from people who have left because its a nightmare place to work and live.
- Traffic congestion becoming a major problem. Too many traffic lights stopping flow of traffic.
- Halls to be hired by Local People for a reasonable fee (too high in S/Avon) people have to go out town where the price is more reasonable, and not that many halls left in S/Avon to hire out at a reasonable fee.
- Stratford has changed so much (not for the better) over the years. It's lost its friendly spirit, sad to say.
- Nimbyism is rife in the area. A mixture of young and old is essential for social cohesion in the District.
- As 95.5% of the Stratford-upon-Avon population do not know where their boundary's

are!! - A recent survey informed. A very poor survey - NO MAP OF AREA GIVEN - NO MAP - NO GOOD.

- Plan schools, doctors surgeries and dental practices ahead of development, not as knee-jerk reaction to new housing, by which time it's too late. Also, develop brownfield sites, such as station cattle market.
- Traffic bad south of river without more housing.
- I have been renting the same property for ten years as I can't afford to buy in Stratford.
- Any housing schemes that are proposed should keep the feel of Stratford in mind and should be developed sympathetically towards existing buildings in the area. There are some affordable places in Stratford for people with lower incomes, however council tax added on top of rent can cause them to become too expensive and unaffordable. Households who are not entitled to any 'benefit' could struggle to afford rent, council tax, utilities plus the cost of living on top. This could potentially threaten sense of independence in young people who are trying to sustain themselves.
- The infrastructure is not in place for further housing in Stratford town. Schools etc. And traffic gridlock already exists on B'ham Road and Tiddington Rd.
- Son and grandsons became homeless in 2014. Went on social housing list, were told over 400 on list before them. Had to private rent out of Stratford. Were all born, lived in Stratford - disgrace they were not allocated social housing when schools full of eastern Europeans etc with housing. More social housing needed for English people!!!
- Apart from the need for more affordable housing we have no need for any more building schemes.
- Brownfill if possible.
- The Park & Ride nr Waitrose not sufficiently signed. Drivers not aware of it. If in use like the one nr the Parkway would enable a traffic-free town centre, served by shuttle buses from park and ride to edge of town.
- Before any more houses/flats are built, in or around Stratford something has to be done about traffic congestion, at certain times of day it is almost impossible to move. It recently took over 15 minutes from town centre to the island at the end of the Birmingham Road.
- Too much house building has gone on already. Development up the Birmingham Rd has led to a nightmare for traffic. Similarly the amount of traffic crossing the Clopton Bridge!
- Overall we love living here, traffic an issue - but what town doesn't have that.
- The traffic situation in Stratford needs serious attention. The town cannot cope already with the influx of traffic, particularly down Loxley Road, Tiddington Road & Banbury Road. Already takes a good 20 - 30 minutes just to crawl into town on a weekday morning, less than a mile's journey! Weekend's worse. What is the council going to do about it?
- Pedestrian footpaths are inadequate and uncared for considering the footfall.
- Our town centre is in desperate need of pedestrianisation! Get rid of all cars & adopt a serious & enforceable park and ride scheme.
- provided you can deliver an appropriate infrastructure.
- Need to build in suitable areas. Some council houses or part ownership schemes. We must however retain enough open spaces such as Welcombe Hills, Shottery Fields and racecourse area fields.
- I 100% support construction industry. Give builders jobs to do, we have enough shop assistants. We need houses and they want to work, its simple as that.
- There has been a lot of building in recent yrs. We are beginning to stretch facilities. Adding more facilities would then change the entire feel of the town.
- There are so many houses going up in Stratford and the roads, schools, surgeries cannot cope now.
- Stratford is a good town to live in. Leisure centre is now looking good. Cycling's relatively easy. Problems are - traffic congestion from Bridgetown and around the one way system. And the poor connectivity.

- We seem to have a lot of new empty houses in the district - perhaps these should be sold first before a new build.
- The problem with housing schemes for local people fails because people from outside the area always appear to be given greater priority. Houses built to sell to local people would require ruling that they are only resold to local people. Profit always takes over from 'affordability'.
- There are already schemes in place and I don't see how they could be restricted to local people. Yes crime is an issue - burglaries, theft of post, scams - we take precautions against all of these. In June this year I was attacked in the centre of Stratford and ended up in A & E. I have also had close calls with people cycling on the pavement and one guy with his bike shouting at me on the small footbridge next to Clopton Bridge. Lots of people cycle over this footbridge and ignore the signs on the bigger footbridge.
- The roads simply cannot cope with the amount of traffic as it is. Congestion is awful, we cannot build more houses!! We will never attract shoppers into town with parking as it stands.
- Housing I know is needed but more thought needs to be put into roads and where all traffic is going. Take a good look at Stratfords gridlock some days.
- There are a number of homes standing vacantly. If we utilise those first prior to building new.
- This depends upon location and type of development. Brownfield site development please - and more emphasis on smaller affordable units for first-time buyers and those suitable for the elderly.
- I have a relative in Orbit Housing who has to move. He loves some outdoor facility and there seems to be no flats etc with either a balcony or patio. To live all your life without access to an outdoor facility is criminal!
- Stratford is very congested and you should try at all costs to use brownfield sites and really consider the impact of new housing on the roads and infrastructure of the town. It will get to a point where we are grid locked and will not be able to drive through town due to the overcrowding. This will lead to higher levels of pollution etc.
- Town completely ruined by terrible traffic problems
- Yes to housing but not to tearing up beautiful countryside that makes Stratford beautiful. There are plenty of unused areas/unused shops that should be converted to houses instead. Stratford used to be a nice, community pleasant town - now everyone is so miserable due to traffic chaos and high pricing and no affordable entertainment. Not everyone likes drinking out!! Surely you are looking at infrastructure & highway also. If not, there is no point in doing this. They are all linked (- though you would not think so judging by the lack of infrastructure & poor strategies to ease traffic used so far!). Don't make the same mistakes of old - forward plan!
- I feel very strongly that Stratford reached its capacity some years ago and that there are far too many new housing developments. It used to be a lovely small market town but has sadly been ruined by over building and is now choked. It cannot cope with all the extra traffic and it is hard for residents to drive through their own town and strangers regularly park outside my house as the car parks are too expensive and difficult to access. Please could any new buildings be affordable for people and old ones refurbished to be used again.
- Clopton bridge is a bottleneck, Banbury Road and Tiddington roundabout is a bottleneck.
- There are sufficient new housing developments in Stratford. To build more would damage the historic nature of the town.
- Starter homes. Housing association homes needed. Little need for 4-5 bed homes.
- I said yes to housing schemes based on local need but I think Stratford town is pretty full already unfortunately.
- Dog warden to patrol Shottery Fields. More doggy dooes.
- Trinity mead is a large residential area with a proportion of social/affordable housing and plenty of rentals. There have been instances of antisocial behaviour (burglary and

drug dealing) here. The primary school is always full so maybe this isn't the ideal location for more housing schemes for families. The Long Marston proposal (new town) was viable. With all the development in Stratford there has been a lack of joined up thinking - provision of education, health and transport and parking facilities despite population density. Useless "community hall" too far away to be of real use.

- We think there are too many new housing developments in Stratford.
- I believe there is enough affordable housing and with the number of houses approved to be built over the coming years there will be more housing available. I do believe we need to stop agreeing to build more houses now as it is ruining the uniqueness of Stratford.
- Feel like we have been stuck in an unsuitable block of flats for a very long time with no garden and anti social neighbours.
- No new cinema needed, bowling alley for youngsters and us older folk. More seating in town. Not enough toilet facilities.
- My mother is currently living with us until she finds a house to buy. We hope the sale goes through soon.
- Ensure any new build is supported by adequate infrastructure. Over the 16 years I have lived in Stratford the town has expanded enormously and as a consequence I know of families who have struggled to/worried about school placement and examples where a 14 mile round trip to a primary school has been offered.
- Too much development already. Infrastructure cannot copy, more housing more problems.
- The traffic system/road system we have in the town at the moment does not permit the level of housing being constructed at the moment. So to fulfil the housing plan we have I think it will be an even worse nightmare if that's possible!
- How are you going to capture information on those who have left the village due to the lack of housing and the cost of housing? What about those who work here but don't live here?
- Future housing under the Core Strategy is to attract inward migration.
- My son is at university and even when he qualifies he probably won't be able to afford to buy a house anywhere decent (but I don't know for sure, I am only judging this by what other people say in the area). I certainly won't be able to help him financially as money all been spent on uni living fees. If either of my children can get work in the area I expect they'll live at home for years.
- Push for Bell Yard to get started - eye sore at moment.
- My son is desperate to get on the housing ladder, and buy a small property just as his 3 sisters have done. He does not want to be forced in to expensive rented property. This is why affordable (not large family homes all the time) are essential.
- Affordable housing must be a significant part of every development to ensure service employees can live well without having to drive own car to work. The road capacity of S-o-A is now beyond breaking point.
- Can you promise local people would benefit, not scheme busting landlords?
- In favour of TVRA proposals for neighbourhood plan. 75/100 houses - retaining a strategic gap to separate Tiddington from Stratford-upon-Avon and Alveston.
- Re building - not in greenbelt. Not without ensuring schools and medical centres (plus traffic calming and lights, transport (buses) available.
- Our two sons live away from Stratford, but would like to be able to return and buy their first home in Stratford. Our family has lived locally for several generations.
- Stratford town centre too geared to tourist industry. Decline in variety of shops. Community spirit on the wane anywhere. However, two main churches very good: St Andrew's and Holy Trinity.
- Traffic congestion eg Bishopton Island, Birmingham Road etc in and around Stratford already a problem.
- The town is already overcrowded & river crossings dictate difficult solutions to traffic congestion. Recent developments in housing are already taxing local infrastructure. Accept that town is largely full - with tourists for much of the year - further

overcrowding of existing infrastructure with extensive housing development is inappropriate. The tourists or extra houses - not both.

- No housing needs at this time.
- Tiddington could cope with 100 new houses (Cala has 32) so we need 70 in the next five years.
- Another bridge - apart from Clopton Bridge - and full ring road on Warwick/Tiddington side of town needed before additional housing built as roads are already clogged up.
- 1. Too much emphasis on tourist and shakespeare whilst local people seem to have less importance. 2. Whilst the town is increasing in size the facilities eg roads, police, health, schools and amenities are diminishing. 3. The town needs smartening up to its former glory.
- I have lived in Stratford-upon-Avon for 9 years. In this time traffic problems have increased but during the past 2 years they have accelerated to such an extent that the town is gridlocked not just during "rush hour" periods. There is a need for affordable housing (why are all the properties being built well over £500k) but I urge both the Town Council and District Council to sort out the traffic problems before any more housing developments are built surely some of you live in Stratford-upon-Avon!
- if there were suitable bungalows or flats for the older people they would move out of bigger houses freeing them for young families who need space.
- Town lacks community spirit and goodwill generally. Local residents conservative and suspicious of incomers. We have lived here for 8 years and have struggled - apart from latest move to Amis Way.
- 1) Not all single people wish to live in a flat with no garden and noisy neighbours. Local wages don't match house prices. 2) There are pockets of [crime/anti-social behaviour] within the town. I had to move to escape it previously moving from one part of Stratford to another. 3) I realise I am very lucky to own my own home but I work locally too and would not be able to afford to buy my current home at today's prices - it would be out of my reach.
- Our son lives at home because he can not afford a mortgage but also not keen on renting because he feels some private rent properties are not worth the money being asked by landlords. He I think will have to live and buy outside Stratford town.
- I have put yes to my last question. But this does not mean we need lots more houses it means. Make the developers already trying to get planning permission build for locals. This form should not be a mandate for more housing. GET THE INFRASTRUCTURE FIRST!!!!
- More "starter" homes are needed - particularly for young people buying / renting on their own.
- Too many 4-5 bedroom houses built which are bought by people outside the area leading to congestion and strain on facilities. Not enough done for locals. Council have not addressed traffic issues in town but have planned more inappropriate house building. This makes situation worse!
- Stratford awash with houses i.e. Meon Vale, Lighthorne etc. Housing developers should be made to build on brown field sites around Coventry and Birmingham.
- As soon as possible.
- Needed a ring road round Stratford to ease traffic in town.
- The village has all the necessary amenities for it's residents at the present time but that would change if there were any further housing developments within the area. The infrastructure of Tiddington could not cope with further housing needs!
- Both our children live out of town/ village as housing too expensive for them, although a great deal of unoccupied housing, also council tenants were able to but cheap houses therefore no council stock readily available to locals.
- Before any housing need is met a stronger plan for infrastructure needs to be in place and being implemented. Policing, schools, doctors and traffic management.
- Yes if it was for local people who's family have lived here and worked here for a long time.
- Car parking in Whitfield Close Tiddington has become a major issue. It seems that the

local business owners think that they have divine rights to advertise that Whitfield Close is there for the purpose of their clients.

- Stratford town center area is over developed as it is and spoiling the 'ethos' of the historic town. Does more housing schemes 'really' go to LOCAL people!?
- Infrastructure seems incapable of coping with current population. Birmingham Road is congested everyday. Other main roads frequently gridlocked.
- Stratford is a lovely place in the day and early evening but as shuts down at night time. I like where I live.
- Stratford has been spoilt by the continual building of houses meaning that the town is so congested. It can take me 20 minutes to drive from the Bishopton Island to my house - a journey which should take three minutes. It also takes 30 minutes to drive into town at the weekend. I have never wanted to move as I intended to retire in Stratford but I do not intend to stay in a town which has been ruined.
- No more housing should be built in Stratford with all the present traffic problems - especially on the Birmingham Road into town.
- No integrated transport system - bus, train, cycle. Community events are difficult to organise in a town like stratford - the Mop is good - other events are rather excluding & exclusive. The Leisure Centre is good.
- Accept need for small housing developments BUT these must suit the need i.e. affordable AND developers MUST be made to update infrastructure accordingly. No more traffic lights!
- To be spaced out and added to a number of areas around the town - in small quantities not en masse as in the past. This way local schools & traffic not adversely affected leaving young mothers travelling to local schools not busing across town.
- We need better roads, easier parking, more affordable housing for key workers.
- Stratford has declined over the years. The council put up new houses but do not think about infrastructure, especially roads and schools. (Arden Street, B'ham Road junction as an example of a total mess). It will not change....
- Yes providing the new housing schemes are not too large as I think they should fit in & not swamp the roads & schools etc in any one area.
- Bring back more facilities into town shopping for people without cars. Decrease traffic on Birmingham Road.
- We have had three children and although they have good jobs none can afford to buy a house in this town. Even "first time buyer" houses are a ridiculous price and far too small for a young family.
- We moved to Stratford 12 years ago, we love the town and hope the council will support future growth. With the inevitable need for housing comes the need for transport networks & schools.
- Any additional housing needs to be adequately supported by the necessary improvements in infrastructure especially road systems to avoid any additional traffic congestion which is already at unacceptable levels.
- If the proposed large housing developments are going to happen we will need much better infrastructure, eg schools, doctors, parking.
- A good youth club for teenagers in the centre of town with no alcohol would be a good start.
- There seems to be a reasonable amount of affordable housing in North Stratford which will further increase with the new Warwick House. Perhaps more effort could be put into providing more lower priced accommodation in Tiddington and Alveston.
- Traffic is our biggest problem. It can take 1/2 hr to cross the town at many peak times. This is a problem for both private and public transport.
- Any growth must be sustainable. Town bridge is already a bottle neck on the south of stratford. Centre too small to support more people plus Stratford has a nice charisma and soul that will be lost if size increase; done already during last 10 years.
- The road system will need reviewing if anymore houses are built. It's already a nightmare to get anywhere in the town centre.

- Affordable housing is important but the balance is too far towards single parents or non-working households. Where is the good quality housing for working professionals who pay tax to fund the "non-working". Modern housing is too crowded and inadequate parking.
- Low level crime eg graffiti is an issue.
- The town used to be a good place to live but, like everywhere else, it is becoming overcrowded & with that too many cars etc.
- Building of new houses must NOT be in the greenfield belt. MORE litter bins, also bins for dog mess.
- Buy to let investors have bought up small properties which keeps prices of rent high, and supply to buy and live in property small. NO BUY TO LETS!!! Owner/occupier only legislation needed.
- Traffic diabolical nightmare!! My children cannot afford to stay in Stratford to many expensive homes. As a Stratfordian I find it's no longer a nice place to live.
- Would not favour LARGE development.
- Son in his forties, single, employed full-time has returned to live with us, his parents in their seventies. He is unlikely ever to be able to rent or own his own home.
- Most people end up on local housing list because rents are too high, mortgages are out of reach if you work locally.
- The many houses built recently, have not been accompanied by the additional local facilities required, such as roads, parking etc.
- We need to concentrate on low rented accommodation that all can afford.
- To do further housing in S-o-A the council need to look at roads, hospitals, Gp's, dentists, schools and job opportunities. We need to keep rural areas for farming and recreation, S-o-A is a nightmare any further development will make things worse with 4m visitors per annum and expanding population. EMERGENCY SERVICES ARE INSUFFICIENT.
- Lived in Snitterfield for over 10 years but cannot now afford to buy or rent there anymore. Forced to moved to tiny one bed flat in stratford. Rent very high.
- Too much housing! Too much traffic!
- Its a great village because its not overdeveloped!
- My eldest daughter had to move away to get on house buying ladder as we did 35 years ago. My younger daughter has no chance of buying locally so has to pay exhorbitant rent. Both would love to be able to buy in Stratford.
- There is enough housing in Stratford. Rather than building more houses, the council should be encouraging developers to sell houses at prices professional , working families can afford, rather than allowing them to sell at overinflated market value. You should also consider the many empty houses and the number of second homes in the area.
- House prices in Stratford are high because of non-locals buying property because they want to live in or near to Stratford and can afford the prices asked. We need to support our own local first-time buyers + young families to get local housing.
- *NO IMMIGRANTS* Why should we build additional housing for them? Ever heard of a BUILDING CAP?? Look it up! This town used to be a nice safe place area, NOT ANYMORE. Sort out the town traffic infrastructure before housing! Stop accepting back handers from Mr Bird and allowing building on brown and green belt land. YOU ARE RUINING THIS TOWN!
- I have only lived in Stratford-upon-Avon for a short time - so am not able to answer the "Don't Know" questions correctly.
- Only issue relates to parking for residents, Traffic issues (Maybird Centre should have been on outskirts of town).
- At 86 yrs, I have lived in a "grace & favour" let which gave me the chance to live in S-A for 30 yrs almost. Don't know where I would have been. Must have given loyalty to have had this privilege.
- England is becoming to crowded and in order to house everyone, we are losing too

much arable land and will be, very soon, unable to be self-sufficient in food.

- I am registered as partially sighted and would prefer to live in town centre but there is a shortage of suitable accommodation offering some support.
- Stratford reflects the national picture. A lot of housing has been built but it is bought up for buy to let. Also social housing has had the right to buy in the past and so housing stock for that sector depleted.
- Too many council activities go ahead without any thought or care for the residents - eg. 1) felling trees which should be the breathing heart of the town, and essential ecosystems. 2) Over brilliant security lights which are not good for wildlife and human rest.
- Totally against 800 houses behind Anne Hathaways Cottage.
- Local people cannot afford mortgages on local properties on local wages. Banks, building societies will not provide loans on local wage earnings. If you have £300K, then the house is affordable. shared ownership properties whilst being more affordable have to be more realistically priced, mortgage plus rent. Adopt European practice and provide economically viable rental properties for a local workforce. Limit new build properties to 3 bedrooms.
- To many housing estates already. Roads & other facilities can't cope.
- My son is about to leave as he couldn't afford a house in Stratford.
- Referring to 'local needs': The last 30/40 years Stratford has been over-developed (no attention paid to "biodiversity"):- after endless discussion about how important it was!!
- The roads and schools are stressed enough as it is. Do not attract more people to the town!!!
- My daughter is going to university [...] and has a form to be filled out and sent back to you re: council tax.
- Concern about new developments having detrimental effect on infrastructure eg. Schools, medical and roads.
- The congestion in Stratford town is a serious problem also schools/ medical facilities need to be upgraded to cope with additional population.
- The biggest problem within Stratford remains the traffic congestion. The increase in housing will lead to an increase in traffic within the town. This issue must be addressed as a priority. The problem of housing and traffic are interdependent. Vital two issues are looked at together. Without visitors the economy of the town will die. Traffic congestion is/will destroy tourism and local lifestyle!
- There has been so much built in the last 10 years and the traffic situation is too much. The town is regularly gridlocked! No more building until the road system is sorted please.
- Depends on type of location.
- Off-road parking for all new households - the calculation of cars/ household is very flawed - eg Trinity Mead.
- There is too much focus on expanding the town without improvements in infrastructure. Stratford will cease to be an attractive tourist destination if the roads are frequently jammed. The town's housing has grown dramatically in the last 20 years - enough is enough!
- I'm assured by all visitors to this town of Stratford upon Avon - with whom I meet/speak: it is a popular town but parking can be annoying.
- There are too many large houses here and very few affordable homes here. We need more small homes for young folk.
- I don't care if they are local - we need cheap housing for poor people.
- Far too many new houses are being built, infrastructure cannot cope. If more are to be built we must have more doctors, schools and road systems built before work can start.
- Strongly against any development around Anne Hathaway's Cottage.
- Retired here to be near family, only 7 years ago. Am only anxious that the ambience, small 'market' town aspect should not be destroyed by 'over-growing' (whatever that

means) by 'aspiration' rather than 'necessity' to live here.

- This survey does not seem very objective. There are not enough options in the tick boxes. Not very scientific - how do you know how many people are ticking because they want one housing scheme or how many want more.....How many more?
- Our village - SHOTTERY does not have a lot of affordable housing and needs a larger school in view of the proposed 800 houses. Although planned none of the facilities and houses have yet got under way!
- Anti social behaviour in Housing Assoc Schemes is an ongoing problem-i.e. bad neighbours!
- Very difficult to know where new houses could be built in Shottonery.
- Would be in favour of housing schemes if only the new estates were well thought out and architecturally interesting. Most people do not object to new housing, just the soulless new housing that is typically being built, with thin walls and no character.
- Alveston has its own character- please do not expand it further else it will just merge in to Tiddington and part of our rural heritage will be lost forever.
- It appears to me that many of the new flats and houses already built are not for local people but commuters.
- By pass for S-on-A.
- The town's worst problem is its traffic. There have been too many traffic lights installed along the Birmingham Road (and also the Alcester Road); and all the new housing is helping to destroy the character of the town.
- Small estate of homes for single people who can afford a reasonable rent/mortgage and are not eligible for charity status.
- I am not racist in any way but Stratford is not the place I moved to 30 years ago or more. We should have enough houses for our own people!
- Our son is in housing association rented accommodation in a village (Kineton) no connection knows no one. Born in Stratford lived here all his life. Feels isolated.
- Housing is extremely expensive in Stratford. There is a great need for lower cost housing to enable younger people to regenerate the area. It would be a tremendous pity were the town to die because of the age of the population. Moreover, I do not want to live in a community exposed only of people my age and older. I feel that we, in Stratford, do too little in many respects for the younger members of the population.
- The south side of the river has terrible traffic problems at times, and yet still more houses are being built. If any problem occurs with Clopton Bridge not only will Stratford suffer but the whole Midlands will be at a standstill.
- Our children (now adults) would not be able to afford to live here; neither would we normally.
- Stratford-Upon-Avon is a beautiful town but not enough is done for residents. Irrespective of the type of house they live in. There aren't enough cycle lanes, which is a travesty. Stop the traffic in the town centre all together!
- Alveston is a small village and it needs the green space it has. Any new housing would be for "new" people, as current residents (not me!) can easily afford housing for their families.
- My family left home as own home needs an extension and renovation. If could get planning advice/permission/requirements this could be done to create more accommodation at an existing location. [Contact details removed]
- There are significant numbers of housing built already in and around Stratford. To increase this further will increase the traffic issues and strain this town's infrastructure.
- The infrastructure of Stratford upon Avon is being stretched too far. I am dismayed our MP supports [cannot decipher word] unscrupulous "developers".
- Heavy traffic can be a problem along Evesham Road.
- I think affordable housing is built on all new developments now. I also think housing market is demand led. People have to live where they can afford. We start & move & live where we can afford. I do not think it is a right to be able to live in a town just because you are born there. We moved many times with work and rented etc until we

brought.

- No outsiders or immigrants.
- Provide free parking to support the local economy. Pedestrianise Bridge Street. Structure the traffic flows/lights better.
- Begging and "winos" a nuisance in town centre, not big issue.
- There is enough housing it just needs to be allocated to local people in need not outsiders who have no connection or employment in the local area, which always used to be the criteria.
- The housing developments include too many high cost houses. Should be higher proportion of lower cost town houses, flats and apartments. Councils should agree with property developers in order to achieve planning permission - each should provide a financial contribution towards improving the road network. Collect monies as a lump sum now to facilitate the building of a new bridge and extra by-pass. A small proportion of the value of the housing development would provide enough funds.
- Better road system needed first. A much better company than the likes of Orbit needed to manage such schemes. Think of local people first - my family and I were told by S-On-A DC to go live in a tent when we needed housing help (only born , bred and worked here all my life).
- Any developments should take into consideration traffic - especially Birmingham Rd and Clopton Bridge.
- Happy with things as they are.
- Insufficient transport infrastructure to support (bridge bottle neck).
- No more housing needed. To much traffic. Town cannot cope.
- Local young people in work need to be able to buy homes locally.
- It would be great to have a few starter homes built on any new building site. Our family moved out of the area 15 years ago due to the lack of affordable homes.
- Just sort out the road situation because its terrible.
- How about we look at the infrastructure first rather than adding more strain on the existing system. Everyone knows the town is grid locked and is getting worse with misguided policies e.g. new McDonalds on an already over stretched road. Once sorted look at housing on brown field sites e.g. train station land (sat for god knows how long) rather than precious greenbelt land. The reason there is no affordable housing is that housing round here will never be affordable Look at top of B'ham road new housing built at stupid prices. Do we want to continue this, handing more money to unscrupulous property building companies. Can some please open their eyes, see this and act properly!! Maybe not. Too many tourists - this dilutes the atmosphere. PS Not much room to make comments! Poorly thought out or pointed questionnaire.
- Saloon taxis are more comfortable especially for long journeys. Many senior citizens I have spoken to would like them to return as they are unable to manage the vans. Yes allow a certain amount of these wheelchair taxis. But let the majority of the public take journeys in comfort instead of being thrown around in a van (wheelchair friendly van) Outraged senior citizen!!!!
- There is an infrequent bus service from the centre of town to where I live, and then when there is a bus there often is two. There is very poor service into town.
- Odd to ask for a Y/N answer to whether crime in an issue. There will always be some crime and everyone is concerned about it. I've recently moved to Stratford town from Leamington because housing is more affordable here compared with L Spa/Warwick/Kenilworth.
- The town cannot cope with more housing as there isn't the infrastructure to support it. Our daughters left to go to Bidford and Warwick for housing which is not a problem. They recognised the town couldn't support more housing. The town is suffering and is not improving in any way by more housing being built - people will leave.
- My daughter is currently at University but returns home, when possible, at some weekends.
- Anti-social behaviour think is due to pubs and clubs open too late at night.
- I live on the Sandpiper Estate, and the housing scheme here has brought rude, untidy,

loud people. We have issues with noise, pollution, bin stores not used correctly, and lots of children playing in the car park and drawing with crayons on the car park.

- Better cycle paths required.
- The town/roads/services cannot deal with anymore housing/populous!
- The town requires better infrastructure in place before any further housing is constructed. The existing developments in place should be able to provide sufficient housing for local needs.
- There are too many brown field sites in Stratford that should be used before prime agricultural land is sold off. This is as per government guidelines and should be followed.
- Not too many. Stratford may lose its soul.
- Only recently moved into apartment so cannot comment.
- More or less house bound now, due to age and health so I don't really know what's going on in the town now.
- There should be no more housing of any type until the traffic problem is sorted out . Gridlock is destroying the town.
- We would rather a number of derelict or empty buildings be used as housing , not building on much needed green space!! House prices are increasing meaning having a home with suitable facilities such as a garden, parking etc is extremely hard to come by.
- Convert more buildings to flats / houses. Old tax office, Alcester road. Office bottom of Clopton Road and others.
- I don't feel that locals should only have priority when it comes to housing. All should be made welcome and helped when they need it. Stratford people can be quite insular and resentful of people who aren't from here. I know and speak from experience. There needs to be much more affordable accommodation in Stratford.
- There is a housing shortage in Britain. Stratford-upon-Avon should play its part in building new homes to bring supply and demand into balance. If that requires us to take some green belt land, then we should do so.
- Newly built social housing has been recently occupied by the polish community. How can they leap frog the queue ahead of the local people with housing needs ? Housing needs to be affordable for the younger local population.
- Wouldn't be in favour of last question because there is already too much building going on , so that's enough, despite what all the core strategies say.
- There seems to be a lot of housing going on and around Stratford-upon-Avon but there needs to be more schools / doctors etc to cope. But there does need to be a limit as it would spoil the district itself.
- [Comment removed] We will move from here, although it is lovely, due to lack of public transport to work (traffic on roads is bad) and affordable housing with space for family i.e. small garden and storage.
- A small increase in the number of houses in Tiddington is ok but the infrastructure will not support the proposed developments in Tiddington fields / Knights lane / Loxley road. These would overload the current infrastructure and also destroy the "village " nature of Tiddington.
- Purchase of new homes by 'outsiders' to let to others must be discouraged.
- I am renting privately at the moment as I am unable to get a mortgage.
- It would depend where they were built and how many !
- Before building any more houses - the traffic problems need to be addressed. EG A by-pass between Alcester and Evesham , roads to reduce "rat running" down Shottery Road etc - with all its inherent problems (coaches driving on pavements etc).
- Only if buildings are done in brown belt NOT green belt land. I am staying in my present home as my family are scattered and they can stay with me for holidays as and when they can.
- Traffic is a problem especially around the bridge and roundabout.
- Traffic in Stratford needs to be sorted as a matter of great urgency before building any

more homes. THIS IS A priority.

- I have three young children all of which I intend to sent to the local Bridgetown School. There have been three new developments in the past 5 years which are already stretching local facilities. I am in favour of redeveloping brown sites but no more green sites. Stratford will lose its 'town' identity!!
- Why are young capable men given social housing when they are able to work but choose not to? Drug dealers are given Housing Association accommodation. Why?
- Any housing developments should be considered with relation to the chronic traffic problems in in S/A - many are being put off moving/living in S/A because of this.
- Stratford town centre would probably benefit from being part pedestrianised. At peak times it is difficult even to use the pavement in Bridge Street.
- Support growing call for government to build more quality retirement homes and cut out stamp duty to help downsize.
- There is already too much house building going on in Stratford. The roads aren't equipped to cope with it. Much more of the town centre should be pedestrianised. Another bridge across the river needs to be built downstream to complete a ring road.
- Not in town centre, already congested. On outskirts with bus transport available. Can local schools cope?
- Unfortunately, very little notice is taken of local people/counsellors/schools. Villages must be kept, but at a level where they can afford to have a shop/Post Office and a pub. For example an expansion of Morton Morrell/Paddox would bring back the P.O.
- It's hard for youngsters to get a foot on the housing ladder as there are no 1/2 bed places being built. All developments appear to be 3/4/5 bed , only encouraging people from outside the area to either move here or buy to rent at extortionate costs. Affordable housing should start around £100,000.
- More housing is required, but there needs to be sufficient allocated parking and ways to ease congestion. We live on Clopton Road and although the new proposed flats for public sector workers is a good thing, there are not enough parking spaces and most people own a car!! The air pollution from Birmingham Road traffic is of concern so any more housing needs to 'somehow' (?) address this.
- Only local neighbourhood is friendly with a good community spirit. Crime/anti-social behaviour has improved since night clubs ceased trading. No more housing please. Far too many being built spoiling the countryside. A desperate need of more variety of shops ie more independent traders. No more cafe/restaurants, or charity shops. Stratford is looking more like a clone town, and has lost its historic market town image.
- It appears that a lot of development is justified on the grounds that it will satisfy a need for housing. But the real need is for simple housing to enable young local people to stay local, so encourage smaller housing and do not grant permission for large expensive developments.
- Because of traffic congestion in and out of the town.
- The traffic is so bad, we do not believe that the current road system can cope with more cars.
- Traffic is already a major issue in Stratford. Adding more housing would increase issue further.
- Only if the infrastructure was improved (roads, schools etc).
- It has been a beautiful town. Because of TRAFFIC and POLLUTION it's not nice to breathe in the air going for walks in town. I wouldn't want my children to grow up here. It's time something is done, before it is too late.
- Substantial house building in area.
- There is enough building going on in Stratford already!
- I have had disability from birth and drive a specially adapted 'Mobility' car. It is often impossible to park in my road. Why is it not possible to have a specially designated disabled space outside my home? I live in a terraced street where the parking facilities allow considerable periods for non residents to park.
- Need for alternative to Clopton Bridge because of so much extra and planned housing south of river and closing of Waitrose Park & Ride.

- Traffic on roads already causes heavy congestion. There is not the infrastructure for additional housing. Green/brown belt already being built on - need to leave some green spaces for local people.
- Serious traffic flow problems. Too many traffic lights. Too many HGV's and tourist coaches.
- Stratford is an upmarket town with a premium feel. Building additional social housing will devalue the area and reduce the appeal for higher earners who bring value to the town.
- My daughter had to go to Lighthorne Heath when people from out of the area were getting houses in Stratford. It was a case of take it or leave it.
- The town cannot cope with its present traffic levels so until this is addressed I am NOT in favour of more housing schemes. The character of this world famous town is being destroyed.
- Development on corner of Birmingham Road and Arden Street should go ahead. Pavements on Bridge Street are very bad.
- There seems to be no chance of young adults that work getting any affordable housing i.e. council renting.
- More social/council/housing association required.
- If hamlets villages, towns city discussed work areas all with place name, built 30-40 homes there would be ample. My road atlas has 2000 place name x these by 10. $20,000 \times 40-50 = 1000,000$.
- Appalling traffic situation on Birmingham Road needs urgent attention. No more housing should be built until this is rectified.
- Depends on the quality.
- We have ENOUGH houses/developments in Stratford + NO facilities for all we have at the moment, let alone any new ones! Lived here 40 years - oh! how Stratford has changed - PLEASE NO MORE!
- There may well be a need for housing schemes including retirement 'homes' but before more development of more houses there is an urgent need for the traffic problems to be addressed. A relief road and possibly a new bridge whereby heavy transport can be re-routed away from the town centre.
- Stratford is a small market town. More houses need more facilities & infrastructure particularly road issues in Stratford. If Stratford changes too dramatically the people who make this town a great place to live will leave.
- No bus shelters Bridge Street. Dirty and cracked pavements. Traffic and fume ridden. Over crowded. Litter especially around Bridgefoot/Clopton bridge.
- As long as a play area + village hall remain, I think and hope that more homes, either flats, bungalows or sheltered schemes should be built.
- Some affordable bungalows/apartments/area for over 55's to free houses, with more space/bedrooms for younger people to buy.
- Too many houses are being built in and around the edges of Stratford, it is losing all its historic charm and becoming a mini city.
- Local housing needs need to be addressed, not over-priced new developments. Even the new 'key workers' apartments planned will only be available at lower rents initially. Also there won't be enough parking (80 flats with only 30 parking spaces planned). Parking for residents is becoming increasingly frustrating - if there were better park + ride/local transport links, perhaps fewer people would need to drive into Stratford for work.
- There are lots of people that need housing but they don't get the needs they need always given to people that are foreign.
- Stratford is being completely ruined by constant new housing estates being built without the roads to accommodate all the increased traffic. We do not need any more housing of any description.
- There has, in my view, been a significant amount of unimaginative 'new build' in the town in recent years. This, I think, is having a negative impact on the traffic circulation

in and around Stratford, and on the character of the town.

- I have lived in West Green Drive 50 years, or close. How many more traffic lights are you putting up.
- Saffron Meadow. This is a sheltered housing complex of 50 homes, sadly lacking in public transport. One bus from town at 11:35am no afternoon buses, no Saturday buses. This isolates residents who are unable to walk into town - taxis too expensive on a regular basis. Isolation begets depression!
- Tiddington village is in need of more free parking spaces, at times it is almost impossible to park when shopping at Spar's supermarket/post office. I have had to give up trying to park quite a few times. The situation has got worse since the crown public house introduced parking meters on their land.
- Getting out of Stratford because it's an awful place to live In now!
- Parking facilities for vehicles causing problems. Planning do not provide sufficient spaces. This will only get worse. They do not consider this at all in new housing.
- More housing would mean greater traffic congestion which is already terrible!
- Whilst our son lives with us this means he does not have the quality of life he would have with his girlfriend & her children he would have if affordable alternative accomm was available.
- Being evicted. I have been a Stratford resident all my life. I have been in my home since I was two months old. I have cancer and am facing repossession and no-one will help me to stay here.
- I work with many young people who have to live with/have returned to their parents. Some have never even left to go to college/some spend a lot of their low wages travelling into town or parking here because their family homes are well outside town/towns where the jobs are. Places like the Intrum Justitia building opposite to me on Birmingham Road could be used/demolished for first time renters - not more "affordable" homes that seem to go for buy-to-let investment.
- I believe Stratford Town is full. Local developments need to take place in surrounding areas i.e. GAYDON, LONG MARSTON, BIDFORD where the identity of Stratford will not be affected. When 800 houses are built in Shottery, Shottery's identity will be gone!
- A great deal of work would be needed on the local infrastructure of roads and schools to accommodate more housing.
- Lots of silver surfers here who are against change which allows for the town to become alive again with more facilities for the young. Bring on town square development or the town will die. X retail owner.
- Traffic on Birmingham Road is a big problem - many new traffic lights introduced which cause traffic to snarl up.
- All residents at Hathaway Court are here because we have down-sized!
- Please fill the empty shops - low rates for new/local businesses.
- Unsure about last answer actually. A lot of noise is made about housing shortage, but no data on housing shortage for locals. Suspect housing shortage for locals is caused by capacity being mopped-up by non-locals. (Polish aisles in Tesco tell a story).
- Too much traffic - it has become intolerable, and more houses still being built + no doubt planning for still more. See local papers/forums etc - every single week there are complaints yet no-one does anything. If more homes have to be built, prioritise local people and ensure substantial sums are extracted from developers. Look at vacancy rates + brown field in Birmingham/Coventry. Why build in Stratford/villages/greenbelt with no infrastructure.
- We find it a very pleasant place to live.
- Local peoples housing not foreigners.
- There's already enough housing and the roads and other infrastructure cannot cope with more.
- There is more than enough housing being built in and around Stratford. The roads in and around the town cannot cope with the current volume of traffic so more housing would bring the town to a standstill!

- Slow train service to Birmingham. Very infrequent train service to Leamington.
- Need to sort traffic. WCC useless.
- New developments should be on brown field land.
- We do not live in the village of Tiddington/Alveston. Anti-social behaviour is not a problem for us or housing just that road we live is just too fast for more houses.
- Unless there is significant improvement in the road infrastructure, increased housing in the south of the town will exacerbate the existing problems!
- Lack of facilities for teenagers. Hanging out at the skate park leads to boredom and trouble.
- Need another river crossing to relieve congestion on Clopton Bridge. HGV's should be banned from Clopton Bridge.
- Stratford has changed for the worst. Too many new housing estates - traffic is dreadful - not enough schools, surgeries, dentists to accommodate all the new building. Traffic lights on the Birmingham Road beyond belief!!
- New development should only be considered if sustainable and within the capabilities of the infrastructure including roads, schools, + other facilities + services.
- It seems that there is already plenty of house building planned/being built/has been built without any more.
- Alveston is a typical village in which a relatively small number of people are "active" and expect everyone else to fall into line. Failure to do so because, for example [comment removed], means we are socially beyond the pale. While our immediate neighbours are a delight, [comment removed]! A predictable NIMBY village, sadly.
- There is ample affordable housing in Stratford. The problem is that demand is infinite. Build and they will come! Traffic and overdevelopment is ruining Stratford (esp Birmingham Road!). The council seems powerless to do anything!
- Stratfords infrastructure struggles as it is. People buying their first home may need to move out of the town for some more affordable homes but once on the ladder may find they are in a better position to move back into the town. Living in Stratford itself is a luxury not a right.
- Stratford has become a less nice place to live, since I moved here in 1987 due to the failure of the council to do anything about the remorseless growth in traffic (I do not have a car myself) and resultant deterioration in air quality in the town centre. New housing developments need to be linked to good public transport and improved infrastructure.
- We are overrun with house-building. Our roads are gridlocked - there is no more room in Stratford for more housing of any sort.
- I feel Stratford is a beautiful town with worldwide historical connections. I am a nurse who has lived and worked here along with my late father and extended family most of my life. It would be a great great pity if it was handed over to builders to build more housing on greenfield sites. Please do not allow it. There are plenty of other places!
- Yes, but only if the overall infrastructure of the town (Stratford) is looked at especially the Birmingham Road, which also needs "keep clear" boxes on Joseph Way traffic lights and St Peters Way.
- New build 2 bed houses are more expensive than my 3 bed/2 bath/garden/garage house - therefore no incentive to downsize to free up sale of a family property.
- Daughter could not find affordable suitable house to buy in Stratford - and now lives in Alcester.
- We already have local congestion on particularly the B'ham Road & its just a car park! Please DO NOT make this town a dormitory for those who cannot find suitable jobs - we are already swamped with out of Towners who do not ?? Also why do those who have their own home need help!
- Housing for local FTBs. No more large executive homes.
- Need to have both a village green and pond mentality with a little shop/newsagent. The green should be big enough for ball games. A community hall is a must. Bungalows must have min of 2 bedrooms with ensuite with small room for

washing/study/3rd bedroom.

- Concerned about the traffic.
- I am strongly opposed to housing being built on green spaces - even for local people.
- Make housing affordable & decent size (not 4/5 bed exec).
- In favour providing its not on or near Birmingham Road, which is the most chaotic frustrating road to travel down as it is!
- Enough houses being built in the town already.
- Address the current empty house issue then build. Also stop turning a market town into something it shouldn't be - a housing mess!
- Agree to more housing as long as adequate infrastructure included for education, health and transport needs.
- I presume that more houses need to be built in Stratford to accommodate an increasing population. However, if this is the case, what will happen to the increase in traffic on the roads, which already is a shocking problem/concern at current levels? Also has the neighbourhood plan now been completed and accepted by Government? This seems to be taking ages to complete.
- The traffic is awful due to too many traffic lights, especially on Birmingham Road.
- Presently local infrastructure is not capable of catering for more new houses in Stratford town, ie traffic congestion, doctors, schools, care homes.
- Too much housing is being requested by developers and there is insufficient road space for the cars which would come into the area. Not enough doctors surgeries. In fact not enough infrastructure.
- Not large 4/5 bedroomed executive homes.
- Re more housing schemes, it depends on where they are going to be built.
- Only the wealthy come to live in Stratford and thats why developers build such expensive houses.
- Town overdeveloped with total gridlock on main roads into town, no appropriate infrastructure, no bus station, unable to walk through people waiting for buses on pavement in town centre especially when competing with footfall to & from McDonalds & new 100 seater cafe!! I think most of planning committee must suffer with dementia due to irrational planning decisions - ie over 80 units & only 30 something parking spaces!! Are they living on this planet?? How do these people visit family/hospital - walk? Buses to outlying areas reduced.
- Yes but traffic problems need to be resolved. Clopton Bridge congestion is appalling. I would not be in favour until drastic measures are taken ...
- Not enough houses for renting at reasonable rates. Younger members of my wider family have had to move out of town because of this, also some struggling with rents in Stratford.
- Reasonably priced accommodation for essential workers, eg nurses/care workers is also needed.
- Stratford Upon Avon is a beautiful Town with much more to offer than just Shakespeare. If local business's were offered a better deal, even more tourists would be attracted to the town.
- The walk into town on the Alcester Road is not representative of the rest of Stratford. The pavements outside of the fast food outlets on Greenhill are in an appalling state. And the route to Anne Hathaways is not sufficiently sign posted.
- Stratford cannot cope with any more houses. Roads are gridlocked, schools are full, doctors struggle. This WAS a nice market town slowly being ruined by too many houses, therefore too many people living here.
- 800 homes already committed in [comment undecipherable] development.
- Only if traffic situation is improved.
- The road network around town cannot support additional housing especially south of river. The price of property in Stratford is too high to make affordable housing schemes viable. Lack of school places also make further housing non-viable.
- Recently, roadworks prevented child from attending swimming lesson. Shouldn't the

council pay for the wasted lesson payment as roadworks were advertised to finish before we needed to travel but overran. We spent lesson duration sat in traffic caused by roadworks. Waste of time, money, additional pollution, crying child who missed lesson. 15/00390/FUL - still appears as "pending decision" on council planning website. I'm pretty sure permission was granted weeks ago but website not updated. Local objection to this and adjacent site was ignored. If permission is granted we will leave Stratford and I will sue Council for delayed communication of application result if permission was granted around anticipated resolution date but still not communicated 3 months later. Disgraceful lack of regard for existing residents in ultimate decision making and communication of application result.

- Because there is too much building in Stratford upon Avon and the roads cannot cope with additional traffic. The infrastructure needs to support the homes being built.
- In favour of housing scheme only if it was for local people who had lived in Tiddington all their life. I would be happy for affordable houses to be built at the top of Knights Lane NOT in fields off Oak Road. My daughter lived all her life in Tiddington and she is not able to get a Housing Association House with her little girl. She works long hours and has tried to get on the Housing for a long time.
- There appears to be increasing incidents of noisy, anti-social behaviour from affordable flats/rented accommodation in & around Bardswell Ct. I still support a mix of housing, but not in places with close proximity to the town centre.
- 1) To many people coming to live here. 2) Not enough parking spaces. 3) People are still parking cars half on and half off pavements. 4) Roads too busy.
- Housing needs plan needs. Identifying & finalising without further delays.
- Far too much housing expansion in Stratford. Too much traffic and will get worse due to Councils proposed more developments. Fear anti social issues will only get worse.
- I am not sure whether many locally born people actually stay in Stratford - my family have all moved away. Any further house building in Stratford needs all necessary infrastructure funded and planned first ie adequate roads, GP surgeries, schools, centres for the elderly - the town is gridlocked with traffic - the school environments ruined by overcrowding, the GPs overworked. The social infrastructure - kindergartens, day centres for elderly are vital before expansion. Traffic congestion ruins the quality of life in this town.
- We have more than enough new houses here - Stratford was a lovely, small town a few years ago - its turning into a huge, sprawling mess.
- I own my house and live with my two adult children [comment removed]. Both were brought up in Stratford/surrounding villages & went to school here. Both cannot afford to buy the type of houses that are new build as they are too expensive and large. Why are there no smaller houses built at an affordable price. All new developments seem to be v.expensive homes. They wish to remain living in the area they grew up in.
- Too many housing developments already in Stratford without sorting road infrastructure.
- In desperate need of cheaper affordable housing. Not allowed to be bought to let. Doesn't need any more 4/5 bedroom houses.
- We need to have more affordable / council housing available.
- Housing is not the issue, it is the lack of industry and investment in the workplace for people in Stratford who are forced to go to Warwick/Leamington to earn a living. Whilst there I do shopping etc and fuel for the car as it is cheaper and car parking is far better value, and in some areas it is free to park. No road congestion there unlike Stratford.
- Stratford housing development is vast now and the traffic worse and worse. No more please.
- We don't have the infrastructure and vital facilities to accommodation any more housing / families in Stratford - road, schools, doctors already under pressure.
- Don't build any more houses until you've sorted out the traffic problems.
- Stratford is very overcrowded, schools, GPs, road system etc cannot handle it. DO NOT want to encourage even more people to live here. Already over populated.
- I have lived in Stratford area all my life and this same house for the last 59 years and I

have had no reason to dislike Stratford. I usually only go to town once a fortnight mainly by Bus.

- There is a lot of empty property in the town, which could go some way into providing needed accommodation.
- Lots of Polish live here & have been seen to repair cars on road, why is this allowed? Could empty garages be converted? Ask 'Orbit'!
- The amount of traffic coming in to Stratford centre seems to be a major issue. Any future housing plans should consider whether there would be any effect on traffic congestion, either positive or negative.
- Vacant shops in the town centre should be offered at very low rents to encourage occupation. Frontages in shops in the town should be strictly controlled. Pressure should be applied to companies such as Tesco which own shops (or lease them) and then leave them unoccupied in the town centre. Southern Park and Ride should be re-opened and well publicised. More pedestrianisation is required for town centre.
- Bottles, cans, cigarette packets, chocolate & sweet wrappers left on garden or thrown on verge. Dog mess.
- No, we have lots of new houses & shared ownership & rentals still available. Who are we building for? - look after the people here, who have a claim to Stratford, through family or birth - not people who queue jump above our own.
- 800 homes are to be built. When the housing estate has been built there will be extra needs - doctors, schools, shops.
- With reference above to housing schemes for local people. I would hope this would be affordable housing for families and not for people simply looking to invest in the "buy to let" market.
- Pavements from Old Town into town centre are in very poor condition for wheelchairs and disabled people.
- Stratford does not have the infrastructure to increase more and more new homes all the time.
- There should be no more housing considered until traffic chaos, morning and evening is/be resolved.
- More bungalows (same as in Drayton Ave). Sheltered for the elderly and infirm. Around Drayton Ave area.
- The last question is unreasonable - housing should not just be based on some vague sense of need - we need to know what the needs are and how the needs can be met as well as taking the wishes of existing householders into account. Give us facts & proper proposals! NOT airy-fairy questions.
- Not yet but my children will have to as they can't afford the house prices or high rents locally. They are all on minimum wage rates. Nxt 2 years.
- Until Stratford Council does something i.e. extra bridge over the Avon. Tiddington can not take any more traffic, it is a great problem to get into Stratford at peak time, or good weather.
- Stratford is already being swamped by new housing estates, and villages around Stratford are starting to have their arms forced for more ugly, ill thought out housing estates.
- There is little room in Alveston for additional homes since the Design Statement encourages district separation from Tiddington and the main road to Wellesbourne.
- Homes should be a priority in Stratford but not for private buy to let landlords. Let younger people be able to move in or the town will die. Please build more.
- The town is big enough - it needs the traffic problem to be addressed, another river crossing and a decent shopping centre in the town centre. Develop the brownfield sites - leave the fields alone! And stop allowing cafes and restaurants to open - we have enough!
- Housing is generally overpriced and town is becoming less appealing to visit. Traffic terrible, too many pedestrian crossings/lights. Not a wide variety of interesting shops. No free parking (or very little) which encourages people to shop elsewhere.
- People who own their own homes are not allowed to apply for shared-ownership or

affordable prices because we are not first-time buyers.

- More houses and also another high school and junior also surgery as the town grows. There has been no more amenities. Also a ring road to ease traffic in the town and surrounding area.
- Far too many "executive homes" built in & around stratford town in recent years, largely as a direct result of having no regional plan in place, and many greedy opportunist builders taking advantage (and being encouraged by) the present ruling council.
- I live up the Alcester Rd. The traffic is sometimes solid from Clarence Rd - through to Arden St. So - any more housing this end will create more traffic jams.
- There is too much housing development taking place in Stratford upon Avon making conditions worse for tourism, residents and traffic management. Stratford is becoming a congestion area.
- I guess that petty anti social behaviour will always be a problem from teenage lager louts to septuagenarian ladies who do not take their dogs faeces home. Completing the new rail station bridge lingers and lingers on.
- The addition of numerous housing developments on the edge of Stratford has generated thousands of extra cars, which coupled with few alternatives to getting through town , causes gridlock daily. We need extra infrastructure if we are going to continue to increase the population of this town.
- Starter homes should have bedrooms big enough for normal bedroom furniture and some storage space for toys etc.
- Subject to sufficient roads, schools, parking, doctors, council tax payers to fund above for local people!
- I support housing for local people but not the developer led luxury approach whereby the houses are sold at very high prices often to people from outside the area.
- Lack of car parking for in town shopping and working people who park all day outside residential homes. Stratford grid locked certain times of day.
- The problem with building more and more houses is Clopton Bridge and access to town centre. Therefore Drs surgery and clinic plus chemist would be a welcome addition to the village.
- One bedroom accommodation would release 2, 3 and 4 bedroom properties that have only one person in. Too many oversize houses being built - alright if you are rich. Build smaller properties for rental.
- Only affordable houses needed so young people can get a home.
- The problem with Stratford is that despite have many county cllrs, district cllrs and town cllrs nobody listens or takes any action. They are too busy looking after number 1.
- Stratford itself is a nice place to live, traffic is the main problem. Weekends are a pain. The houses being built at Bishopton Lane there's not one under 300 thousand pounds. I live with my elderly mother [comment removed] When mom goes over to the other side I will have to sell my brothers would like their share of the house.
- There is a real problem with lack of hospital, dr surgery capacity and school places for extra residents to occupy the area. The roads are a nightmare with total gridlock a daily problem. This also puts people off coming into the town or area.
- Parking is awful. I've lived here long long time. No more needed. Sewers too old to take sewage also water pumped broken now. Grave yard needed.
- Stratford is already at risk of losing much of its charm through too much new development and overpopulation (too much pressure on facilities - schools etc) unmanageable traffic congestion etc). Please tread carefully.
- Extremely concerned about infrastructure to support new housing i.e schools, roads etc. Process and access to sites could have a serious impact on the existing community and at present nothing shows that this has been considered enough.
- Traffic is a big problem in Stratford town.
- All measures must be made to try and find ways of bringing down rents/prices of all housing, local shops etc (Town precinct example!). Special look at travel routes.

- I would agree to a small amount of suitable housing for locals unable to find or afford properties in this area but not the huge numbers proposed at present!
- Too many houses being built on green belt land and no plan for traffic.
- More affordable housing for local stratford/warwickshire born and bred.
- No more housing should be built the town cannot cope with what it has already.
- Sunday public transport service not frequent so wouldn't help people living on outskirts of town/village.
- Traffic is a massive issue in Stratford and we are considering moving because of it. Also house prices are very high and we cant afford more than our tiny house so we will move away.
- Needs more houses for younger families born and bred in Stratford who cannot get housed.
- I think the town of Stratford is already over crowded and impossible to get in to due to traffic chaos! More houses = more traffic!! Enough is enough!!
- Too many houses being built with no schools to support this. More schools to be built if houses keep going up!!
- Stratford is, and always has been, a beautiful town however it is extremely expensive and hard for 1st time buyers, finding a deposit for a decent house here is close to impossible for most. The choice of shopping has gone down hill to an all time low and the traffic congestion is beyond a joke, grid locked every weekend.
- Traffic congestion is a problem with cars and buses/coaches. If the pick up point for school children were moved from in front of The White Swan, surely term time congestion would be eased. Sadly my wife and I do not have a crystal ball or magic wand to establish the answer to the question of the site of the bus station. Is behind the Leisure centre a step too far?
- Homes always needed but land must be selected carefully with consideration with all concerned, not influenced by building companies greed to maximize profits.
- A newly built part owner housing association scheme is expensive. I wouldn't be able to get a full mortgage on my salary (teacher) but a housing association 50% mortgage and 50% rent on a new build equates to the same thing. Only 50% ownership like mine have a small rent part. My property doesn't have central heating or an efficient way of having constant hot water on tap.
- More affordable homes for working first time buyers.
- There are already too many housing developments actual or proposed in the town and it has become increasingly difficult to move around by road. Too many traffic lights causing gridlock in town.
- My son lives in two bedroom council house but has a [young] daughter & [young] son. Can't get bigger house because they have been told they are not priority over homeless people! Three bedroom houses built by us were let to one child families, my son couldn't get one. He now has a baby on way. Stratford houses for Stratford people first!
- This survey is a very good idea to find out the needs of local residents. Lets hope some extra affordable housing will result. Hats off to Tessa Bates!
- The biggest problem facing Stratford is the stupidly poor traffic management and petty crime (like bicycle theft).
- It is vital that more affordable housing schemes are started. We must give the young people of Stratford and surrounding districts a chance to obtain affordable rented accommodation but I fear we will never meet our housing needs with the "Nimby" attitude that seems to prevail over every proposed scheme that is put forward.
- Need small bungalows or small houses for elderly to downsize into!! Elderly don't need 4 bedroom houses.
- With 'housing schemes' comes noise and disruption. Where I live the past 18 months has already seemed like a building site with one extension, alteration or repair after another - this in a street built in the 1950's. The affect on any night shift workers, late or poor sleepers must have been awful. It is worth bearing in mind in so called existing residential areas before adding yet more housing.

- The council must consider locally born people to remain on the housing list so they can afford local housing instead of sending local born people down the road of private rental and then dismissing them from the housing list.
- Stratford generally expensive place to buy/rent. I doubt my daughter could afford her own property here once she's finished university .
- The town is overcrowded now. No more houses built please or it will weigh heavily on our resources. I was born here and hate it now. Its over crowded and full of cheap labour. Traffic is so bad we shop out of Stratford.
- Building more houses need better road network!
- This is a small village with only the most basic of amenities. There is a main road through which is already very congested and access to Stratford over the Clopton Bridge is a real pinch point. This village is full! It must retain its own identity & character. More housing and joining to Stratford will create another Stratford [comment undecipherable].
- Aged 93, retired, 4 years in apartment.
- Lack of hospital, more schools needed.
- Stratford is becoming overpopulated. The traffic has become a big problem because of this.
- Stratford on Avon is an elderly persons town and needs no increase in housing schemes, in fact housing needs are only acceptable outside the town because of the outdated roads/ bridges/ doctors/shops etc.
- My wife and I have only recently moved into Stratford so are unable, as yet, to comment on the wider housing situation but we can only say we are satisfied with our own circumstances.
- One son left the area to be able to buy. My other son pays over the odds rent as council won't house him and was told if he was unemployed and in debt they would house him. You only get help if you don't work.
- Stratford town is already too densely populated and the character of the town will be damaged with more building. The transport infrastructure cannot support more population.
- Tiddington is already suffering from too much traffic, routine speeding on entry/exit to the east of village and increased illegal parking.
- On housing estate there is a need for off road parking or double yellow lines to stop dangerous parking (eg Trinity Mead estate). There is also a need for the council to look at the rate of private rent, which is too expensive for ordinary working conservative voting families.
- Tiddington cannot sustain any more housing due to a) traffic b) school is at full capacity c) we need to remain a village and not join S-O-A. The village is a lovely place to live and needs to remain so. Traffic is awful due to NFU/School and people cutting through to save going through town. Tiddington Rd backs up from the bridge to our village on sunny Saturdays meantime locals can't access the town. Please no more housing in Tiddington.
- We have more than enough affordable housing options.
- The problem is, local people also need clean air. Less trees and green areas mean less fresh air. More houses mean more cars and more toxins in the air. Stratford is more vulnerable to this pollution being far inland and so popular for people to drive to. With links to dementia, cancer, respiratory problems, this toxicity then has a knock-on effect for already stretched health and care services.
- New houses are obviously needed. However, each house will have a car! The increasingly heavy traffic, particularly tourist coaches + very large lorries makes imperative that action to improve this situation is also tackled.
- The town has grown far too much, not the town I grew up in 60 years ago. Too many retirees coming to town and it has expanded far too much - roads cannot cope with the volume of traffic!!
- Would be in favour of a small development of affordable (shared ownership) homes to encourage more young families into the village.

- Stratford road + rail networks need radical improvement before further housing schemes are built. There is not the capacity, with current travel routes being seriously congested.
- I am a Stratfordian. I have been to numerous forums having been invited to offer my opinion on the future development of the town. In my opinion our Council seem to totally disregard the views of the electorate and as a result I see no purpose in completing this form. I am fortunate to have a lovely home in a lovely location. I therefore keep my head down and let the world pass overhead. Pity but that's how I feel!!
- Shotton is a nice place to live now, but it won't be when you build another 800 houses on our doorstep!!!!
- Agricultural land surrounding Stratford is too valuable to be wasted for housing. A pointless survey.
- The road network especially Banbury Road cannot sustain more traffic.
- The local school is full. Parking is not easy but it works. Anymore affordable housing would overload schools and road parking. Given sufficient flats etc for the elderly we would vacate our house, so it could be used for fuller occupation.
- If more houses are to be built the traffic problems need careful consideration as the Birmingham Road is far too busy and slow.
- The very nature of Stratford has altered, due to the excessive housing developments, coupled with the lack of improved facilities to cater for the increase in population and motor vehicles.
- Many people work at night in town (restaurants etc.) and walk home and can't see more than a few feet. Increases chance of injury and crime.
- Traffic is a problem and closure of town centre makes movement difficult.
- The town does not have the facilities to cope with any more housing developments - roads can't cope - no schools.
- Better parking for high density housing.
- Too many new houses planned for our area not enough car parking spaces too much traffic already going into Stratford long delay's weekend's trying to park alongside the river.
- I would like new building schemes to take into consideration the needs of children - for example, larger second and third bedrooms.
- Litter is a significant nuisance in the immediate area.
- Why is so much of Stratford being rented to immigrants when there are people waiting for housing who have lived in Stratford all their lives. Garages for rent not available even when there are empty ones. Orbit trying to build on them for sure.
- I have no personal problems with any more housing being built as I already live in a developed area. However I cannot agree with any further housing south of the river. I have a severely disabled wife who requires regular visits to the G.P. surgery, hospital and dentists. The traffic on the approach roads to Clopton Bridge during the day is totally unpredictable and in the morning and evening can be horrendous. For my own visits to town I still use a bike despite being well over pension age!
- We have enjoyed living on the quiet side of S/A, S of the river for 46 years, but will soon be leaving because now we are older, bungalows are both scarce & expensive here - better value elsewhere.
- Traffic is a major problem!!!
- Currently in shared ownership - only 2 bedrooms. Would need to move to a property with 3 bedrooms within the next few years as have a son and daughter who currently share a room, which is not appropriate as they become older. Also son is disabled so ideally require a bungalow - trying to find one we can afford in Stratford is very difficult!!!
- Any dwelling to be built should have adequate parking off the road i.e. 2/3 bedroom houses should have minimum of two spaces.
- No houses should be built in green space at the top of Maidenhead Rd. I do not feel

that there is more housing needed for local people. There are many people living here who are not British and do not speak English as their first language.

- Get S.O.A traffic problems sorted before more house building.
- Tourism is integral to Stratford upon Avon's existence providing a major contribution to the town's economy. Housing developments are already rife in or on the outskirts of the town which will lead to urban sprawl. This urbanisation will undermine the town's appeal to visitors and consequently put at risk the income from tourism.
- If building needed- use only brownfield sites. No more houses required in Stratford or its environs. Plenty of houses for sale in the area.
- The facilities and roads especially cannot cope with additional people which in turn drastically increase the number of cars. Already at times it is a nightmare trying to get into Stratford with the amount of traffic as it is at present.
- Most developments seem to be of green land sites (supermarket!). The beautiful green surroundings should be preserved!
- Not a very friendly place.
- Property prices in Stratford are very high. I'm not sure that local people can afford them and certainly young people can't. If you DID build affordable housing, that would be acceptable. If it's just an excuse to build even more over priced houses, that is not!
- Definite no to the proposed building of 450-500 new homes on the Bishopton Lane S/Avon.
- There would be too many criteria to take into consideration to say a definite yes or no to the last question.
- My daughter would love to have a secure home to live in as she never knows when her landlord will decide to sell property she's in. She has cats which makes finding a place difficult. She's very hard working but on minimum wages and was told she's not an addict or single parent so she will never be entitled to a housing assoc home & she is Stratford born.
- Additional housing has been proposed in Tiddington. Where are all the additional cars going to go? I live off Knights Lane, it's a 'Lane' not an 'A' rd. It wouldn't be able to cope with all the extra vehicles, and as it is, getting in to Stratford is a joke, it's quicker to go shopping in Wellesbourne!!
- Stratford has enough houses hence the application on the Welcome Hills was rejected. Open space is important to residents and visitors alike.
- A huge improvement would be if dog owners were fined for not cleaning up after their dogs. Our local dog warden is a dog lover & let's the dog owners off with a smile.
- Too many houses/flats have been built & are still being built in Stratford town hence the huge traffic congestion problems we face every day. The town cannot cope. A new bypass needs to be built to stop traffic having to come into town. The Birmingham road traffic is at standstill & yet Clopton Rd 80 something flats are going up & past the Ark vets surgery a huge housing estate is presently being built, this will make the B'ham Rd even worse!
- Both of my granddaughters have had to leave as Stratford is too expensive to buy or rent.
- It is a great pity that there is no accommodation for people in the development of Bell Court. Flats for elderly people would be so much more useful than restaurants & cinema.
- Flats above kebab shops are not sufficient substitute for homes for young people.
- Several local break-ins in last year.
- I am absolutely against continued development without suitable investment in infrastructure in advance of more development. Plus housing being built is badly planned without adequate parking. Housing for local people is a priority. Local being those who were born in the region and need housing.
- I am aware of the Bishopton development. Too many houses taking traffic onto the Bishopton Lane would be a disaster. Traffic should go out on to A46. Slow down traffic there and hopefully prevent further road deaths. Also Stratford traffic is very bad right now. More housing will only make it worse. Better planning needed on brown field

sites etc.

- The problem of traffic through & around Stratford needs addressing. Appalling queues most days. Birmingham Road "why so many traffic lights". The building of more housing is going to generate more traffic.
- Having social housing people living in the same close is not good. I think social housing needs should be kept separate from houses the owners have paid good money for but are expected to live among social housing people.
- It's important to consider the impact of housing on Bishopton Lane & increase traffic on B'ham Rd. Keep the scenic green spaces.
- The town is already totally congested with traffic and there is little opportunity for new jobs. There are very many houses for sale and empty. Why do you want to increase the population and further fill up the roads, when Stratford is already FULL. Don't spoil the town any further, please.
- Local people all seem to be from Birmingham is Stratford becoming a suburb of the city? There are properties in and around Stratford that could be developed instead of what seems to be the first option 'lets just build on that field'. Traffic is also a major problem which is killing the town.
- More attention be paid to roadwork's and co-ordinated so as to cause less traffic jams and possibly more night work.
- Traffic on Birmingham Road needs sorting, it is killing Stratford. Far too many traffic lights!! Roundabouts would be cheaper and more effective.
- More places for older people.
- Large development & multiple smaller developments planned locally contrary to local opinion & with no evidence of LOCAL need. Infrastructure currently not coping. Inadequate thought by planners in Stratford.
- Too many new builds.
- Need more housing in the town as a priority for the area!!! Stop the NIMBYism!! Without affordable housing the town will degenerate.
- Bus availability not too good. Only 1 bus a day. Not on bus route but still grateful.
- Roads, roads, roads - A better infrastructure for getting people (cars) through the town. A second bridge over the Avon essential.
- Traffic + parking situation needs sorting. Clopton Bridge is a nightmare. Even on new estates eg: Trinity Mead, too many people parking on roads causing hazards & danger.
- If you could guarantee local housing for local people with own parking space that work in or near the town, a few council houses that never have the right to buy.
- We are finding a big percentage of social housing is being given to families coming into the town and not enough being allocated to couples who are born and working in the town.
- Alveston had an opportunity to provide a number of extra social housing units in a small development next to the church. However, planning permission was not granted for no reasonable reason.
- I am a man with mental health problems and I find it difficult to mix with the villagers. I find them at times quite narrow minded.
- Shame you haven't got better things to spend 'OUR' money on.
- In favour of small family homes NOT owned by housing associations. There are increasing numbers of dwellings being lost to the ownership of PRIVATE LANDLORDS to the detriment of the housing available to small families.
- We have land available for potential development on our farm.
- You should know what the housing needs are surely! Have you an housing list? The survey will not make a scrap of difference.
- The residential street where I live (Wellesbourne Grove) & Albany Rd, has good community spirit & most residential streets are pleasant but a greater police presence is needed to prevent anti-social behaviour being a nuisance. The rubbish & weeds in the area is a real eye-sore and despite several requests, the council do not respond. I

also think the railway station and immediate environs are a disgrace for such a prestigious tourist town. It should have clear signage, attractive landscaping and remove the 'art' work.

- We need more housing affordable in town, and school connection - bus.
- We need local people to have their own homes. This will not happen whilst we are members of the EU. The new development off the Alcester Road was given to local people!
- I believe small towns are being ruined by all this extra building. Build on the brown field sites and areas of unoccupied housing especially in Northern towns. Build up their industries again. We had to move to where the jobs and houses were. It is part of life. England will be ruined - no small towns and villages left. No way should old people be made to feel guilty for staying in the family home that they have worked hard to buy. They probably feel safe and happy in their last years.
- Stratford is a lovely place that has become overcrowded. Houses are being built on and around the Birmingham Road when the road infrastructure is totally inadequate (decision-making to build verges on reckless!). Sort the roads before building any more houses please.
- There is considerably more crime around, mainly drugs related, which makes us nervous with young children in our house. We do wonder when our children are teenagers where they will have to 'hang out' safely.
- The current road infrastructure struggles to cope with the existing traffic and the town lacks the facilities for the housing it has without building more!
- Attention is needed around passage way from Henley St to Guild St and in library car park as these areas are being used for dog fouling and urinal purposes.
- Though house has 4 bedrooms my wife and I sleep in separate bedrooms. Also my elder daughter stays here every weekend.
- We need more things in the town other than Shakespeare not everyone likes Shakespeare.
- Consider there is more than enough housing development in Stratford. All roads - particularly the Birmingham Road - are already clogged with traffic.
- Many estate agents in Stratford will not rent properties to individuals on housing benefit regardless of people working & on a low income.
- Please use brown sites and look at innovative ideas such as building homes/ flats over shops such as Maybird centre not garden infill.
- The town is completely spoilt by the traffic congestion.
- There are far too many properties either too large for most or multi room to satisfy the buy to let brigade. If you build something small enough for older people (not flats) and put enough together to engender community spirit this would encourage some elderly to downsize.
- There is already a lot of extra housing being provided, ie top of Birmingham Rd, Banbury Rd. There's too much traffic & not enough places at doctor's/ dentist surgeries etc. I'm surrounded by social housing and some of the tenants are not particularly nice to the point I wish I hadn't bought my property! I also don't think it is fair to provide brand new housing via housing schemes for social housing tenants.
- Too many traffic lights, worst on Birmingham Road.
- I would not like to see large housing schemes, this causes all sorts of social problems and gettos. I prefer smaller blocks or developments mixed with everybody else in one close to the town centre to keep alive the shops, pubs work etc.
- Replace seating in Rother St outside shops - only one now. Before there were two - lots of seats in park not in use.
- 1. Roads around Stratford must be first priority. 2. New bridge required south of Stratford. 3. Schools should be planned for. 4. Common sense must apply on planning bus routes not like Trinity Mead - Wordsworth Ave is a planning disaster for buses because cars parked.
- Village has accommodated one significant housing development in recent years with accompanying social housing. That, together with expansion of BUPA care home has

created large increase in traffic along narrow lanes which are without pavements & danger to pedestrians.

- Too much emphasis on mixing social housing with non-social. If I spend £500,000 on a house I don't want to be next to a load of teenagers partying all night.
- Please take roads & access seriously when planning further housing. We need more housing, but respect residents rights to a family life. Builders need to pay for better road structure, schools & doctors.
- My son was born here, grew up here and went to school here from 4 years - 16 years. Worked in Stratford from the age of 16 years till he met his wife at 34 years old. He moved out of the area because he could not afford to buy or rent in Stratford.
- If for local Stratfordians.
- I object to the phrase 'head of the household' - very old fashioned. My husband and I jointly run the household, which I would assume most do also.
- A lot of parks don't have baby swings. There is no garden's within the flats.
- With 800 new homes to be built near Shottery we have too many homes approved already!
- It is a disgrace that people who were born, educated and lived in Stratford-upon-Avon have to live in Redditch for example because there is no housing available for their new family.
- Housing schemes need to be considered along with the infrastructure of Stratford eg. roads, school places, facilities, parks.
- Local people's needs as defined in the neighbourhood plan.
- More needs to be done to help first time buyers, with only a small deposit available. Have some two or three bed houses being made available on a housing scheme such as 'Help to Buy'. Plus lower rental rates to allow to save for a deposit!
- In the last 15 years Stratford has become ridiculously busy. Traffic is a nightmare!
- [Crime/anti-social behaviour] Not in the locality of our home - cannot speak for the whole of S-on-A. Building of homes should be on BROWN FIELD SITES and NO MORE HOUSES WITHOUT SCHOOLS AND DOCTORS' SURGERIES TOO - PERIOD!!!
- Traffic congestion such a problem in Stratford that I feel more housing developments will only make the situation worse. Stratford is becoming a less nice place to live with too much traffic & numerous empty shops.
- New properties are built with insufficient parking. New housing developments are forced to mix different housing types - flats, housing, affordable housing which causes conflict in lifestyles.
- It would depend on where these housing schemes were to be built.
- We object to more housing proposals in the Tiddington and Alveston villages due to the already heavy traffic congestion on the Tiddington Road going into town and crossing the narrow bridge on Saturdays. Peak work times and Bank Holidays the traffic is at a standstill outside our home/house. More housing would only bring more traffic and parking issues.
- There are already plenty of houses being built in the town. More would destroy the town which would discourage tourism.
- The prices in Stratford upon Avon are very expensive. For a first time buyer its very challenging.
- I do not think that there is enough to do for young people.
- Consideration should be made for young people needing first time homes to buy or more local authority housing.
- There are many desolate/ derelict buildings - could be used for retail as population grows. Another secondary sch & and primary schools spaces if population grows. Residents should be allowed flexible discount parking facilities or info about public transport should be clearer.
- I know several parents at my child's school who are not able to buy a house locally. They are considering moving away because they are still renting & want to buy a

house but there are none in their price range.

- Too many houses be built. Stratford is losing its Market Town Feel. Remove some of the traffic lights!
- [In favour] As long as is it includes those working in the area.
- Fully in-filled. No space for development.
- When thinking affordable housing the single person is not taken into consideration.
- As long as there are enough schools & medical facilities to cope with their needs, otherwise NO.
- Traffic is bad - town mostly at a stand still for traffic. Path's bad - rubbish about. To many sets of traffic lights - some with no bleeps for blind people to know when to cross.
- Stratford is nothing but houses. And building sites for more houses. Surely we have enough houses now? What we need is more school places, doctors etc. for the houses we've already got.
- Daughter temp moved from rented property in W. Oxfordshire. Looking for rented or co/ownership in S. Warks or W. Oxon.
- Stratford would benefit from: i) A quicker train link to London ii) more frequent, better and affordable public transport to Leamington including a later train. £25-£30 for a taxi is outrageous for distance.
- Additional housing is fine but it will just make the traffic situation worse. The Birmingham road is a nightmare and traffic around the Clopton bridge at peak times is really bad.
- We have enough private housing being built in Stratford, the right to buy should be revoked as we do not have enough council houses.
- VERY MUCH depends on the location - impact on the countryside - impact on traffic (already a problem in Stratford).
- The traffic lights are ridiculous! Top of Alcester Road by the train station has 3 sets of traffic lights in 500 yards. The Birmingham road is constantly in gridlock. To save electricity, you could have every other streetlight on throughout the night instead of all of them going off, to increase safety. There are more empty shops & restaurants than anything else in town & why do we need 3 Tesco's? Your more concerned about tourists than your residents.
- It is really difficult for younger people to buy into the housing market in Stratford-upon-Avon. Salaries do not match those required to purchase properties. Need a minimum of 2 salaries. Rents are high.
- It would be nice to afford to move up the housing ladder. Our children are getting bigger & the house is not big enough to run our business comfortably & with ease. Houses in Stratford are so expensive, I don't think we will ever be able to move!
- More housing is going to be a government requirement but traffic, schools, medical facilities etc are becoming an issue in Stratford.
- Major traffic congestion in the town especially in the Birmingham Rd area. Any further building of houses would exacerbate the problem.
- I am 19. I work very hard to pay the rent of my all in one bedsit. I struggle to pay if I don't work a 7 day week. Council tax is ridiculously high for the type of accommodation I own.
- No more building on greenfield sites.
- 1. [Is the town a nice place to live?] It used to be: too polluted and noisy now. Centre needs pedestrianisation. Traffic sent round a ringroad by-pass. 2. [Is the town friendly?] In part - older residents yes - no: too many nasty incomers not interested in the town as such - just a convenient place to live or work. 3. [Is crime an issue?] Theft, damage, assaults, beggars - needs local police patrols but better in our part of the town since closing of the Inquitors Night Clubs in Green Hill Street. 4. [In favour of housing schemes?] Only social/affordable homes. Stop building houses for rich outsiders; make developers build affordable homes - or stop them building altogether - and build council houses instead! Do something about it!
- If were to be in a position to buy property, the new build sites in S-U-A are too

expensive. Rent also disproportionately high as landlords know few can afford to buy themselves.

- We would be in support of housing for LOCAL people but all of the new housing sites include houses which are out of most people's price range. Also, the congestion in the town is reaching unbearable levels, especially on the Birmingham Road. The town cannot support the traffic problem of extra housing in its current state. Affordable housing for young professionals/families is needed to keep the younger people in the town.
- Have been in the property 10 yrs. Owned by Shakespeare Birthplace Trust now being sold, have to leave by March. We were told originally this property & others would never be sold.
- There are too many houses being built for the size of the town. The traffic is horrendous and the town cannot cope.
- There is enough housing built in Stratford and currently council under pressure to build more to meet Gov't demand. All a number game. Stratford is over populated and infrastructure is weak. Traffic congested and cannot cope any more.
- I have just moved to the area for a new job and can just about afford the rent for a 1 bedroom property. But the rent leaves me with very little money left over.
- 1. Crime and anti-social behaviour is not really an issue in the town, but can be quite serious. Any crime/anti-social behaviour is too much. 2. I believe there is a need for affordable housing for LOCALS and those working in the town. Much of the employment is low paid. However any such scheme should be instead of housing schemes aimed at the more affluent and those not already living or working in Stratford, particularly retirees, and not as well as.
- Poor public transport connections evenings and weekends. Outside of the theatre, there's not much to do in the evenings.
- Population density and pollution levels are unacceptable. But all local business people are interested in is the tourist industry to the detriment of the majority of the population.
- Maybe what is needed is a limit on buy to let purchases of homes suitable for 1st time buyers or first preference given to people who have lived in the area for longer (as happens elsewhere, e.g. Rugby).
- Since filling in this form, reading the local Herald & Observer I now see that several burglaries in the area have happened. I have only lived here for 3 1/2 years.
- The AVA survey indicated no requirement for housing in Alveston. This had an 80% response.
- Providing the schemes were for local people and more importantly they were controlled supporting local residents. We have had lots of issues with resident behaviour on a current scheme on Longfellow Road..!
- We do not need 4 & 5 bedroomed houses. We want affordable for our grandchildren who work in the town and really do not want to move out of the town. It's about time we looked after our own local people. Shops in town cannot afford the rates so lots of shops empty. Also, car parking is a problem. Too many taxi ranks and not enough for blue badge holders within walking to shops? Union Street taxi ranks, I never see taxis down there?
- Stratford is a very expensive area in which to buy a house, with wages not reflecting this. It will possibly lead to my children having difficulty staying in the area when they come to buy a home.
- Stratford property is expensive so I suspect that there is a lack of affordable housing for low paid professionals such as nurses & younger people starting their careers.
- Only more housing if infrastructure improved - particularly road network. Ring road essential. Also school places need to be looked at. If more housing, then particularly the secondary school places need to be expanded.
- In favour of additional housing schemes, but these are aimed at families moving to Stratford or buy to let. There have not been enough housing for young people who have grown up in this town who want to live and work and start a family here.

- The village would be unable to cope with any additional building. There is a problem with road users speeding and car parking in Shottery!
- Public transport facilities in the town, especially trains to London need improvement. Better cycling facilities would reduce the number of local car trips and hence congestion. Planning control is poor and developments which cause traffic congestion and lower the quality of life in the town are permitted. Providing housing to accommodate "locals" has not been successful. Housing provision has attracted people from outside of the town which has led to poorer community spirit and increased vehicle commuting.
- Support housing schemes but red brick houses need to have more character being a historic town. We live on a new development in Bishopton (4 1/2 years now). Social houses are behind our property and people who occupy these never smile or say hello, and I wonder why? Not community spirit. We worked hard to buy our house to find drug dealers living in these social houses, drugs can be smelt from our garden. Personally my experience of a housing development is its not a community and very much segregated from people who have bought to people on social. Our next move will not be to such developments.
- Before any further building, roads and infrastructure into town needs urgent attention. Traffic queues into town centre - via Banbury Rd, Shipston Road and A34 is completely unacceptable for residents and visitors!
- Both my wife & I do a significant amount of voluntary work so 2 of the 5 bedrooms function as offices.
- The needs of local people need to be taken into account regarding new house building and should be co-ordinated with infrastructure improvements - road transport, additional medical facilities, and a new secondary school. Large scale housing schemes should be appropriate to the area & the road system and preferably built on brown field sites. The proposed Bishopton Lane development is inappropriate unless access to the proposed site is from the A46 & the historical heritage of the greenfield site is maintained.
- It's a lovely town but the olde-worlde charm is at risk of being spoilt by overdevelopment and too many people residing in centre.
- Just moved here 6 months ago and love what Stratford has to offer. Just lacking in a few indoor things for kids that Leamington offers - softplay, indoor shelter @ park, buggy friendly cafes.
- Alveston has seen a decline in affordable housing due to affluent people coming into the village and mopping up the small cottages, building 50%-100% onto them, thus making these NON-affordable.
- 1. Town centre is awash with retail premises with unused accommodation above the shops. This should be used for single person/workers accommodation. 2. Old cattle market should be for youngsters, single person. 3. Gentrification of town - too much old people accommodation relative to youngsters.
- On villages: Housing is essential for local people but built preferably on "brown field" sites, and not destroying the countryside if at all possible. Also the architecture of the new dwellings should be compatible with their surroundings.
- Yet again this is aimed at more development in town at the expense of lost work places. This will bring in more cars into town and people having to travel out to work outside of town.
- These schemes would have to be for local people only - born/raised/educated in the areas. Not based on living for 3/5/7 years. Contribution to the community - nursing/teachers etc. My daughter moved out of the area, leaving a good job because they could not find affordable housing in Stratford - they now live with no family support.
- Only housing for local people so they can stay in the town, but it is near to over development now.
- We do not need any more supermarkets or out of town shopping facilities. Also, cancel the direct debit we seem to have with the manufacturers of traffic lights.

- We rent because we can not afford to buy in the area.
- If it is needed & if the traffic system to support the new housing already being built first!
- Hate 1 hour parking in Stratford - no time to have lunch or shop - hate traffic getting into and out of Stratford - I would move if I could.
- My daughter and partner live with us with their young daughter due to lack of affordable local authority housing. Three generations plus child = four living in our home.
- We feel that it isn't a problem for children to buy houses outside of the area to their parents. Moving outside of Tiddington doesn't mean it's a bad thing / negative. Building more houses in a 'village' would be detrimental to all who have chosen to live here and invest thousands of pounds for it's current appeal. Keep it a village!
- I care part time at home for a severely disabled friend. I am unable to get help with the cost of this because he is domiciled 11 miles away in Leamington. That isn't right!!
- There are already too many houses in Stratford to cope with the present traffic problem. It's more roads and traffic management that is required, not houses at this moment in time. Sort out the traffic problems first !!!
- Tiddington is already at capacity without investment in infrastructure - parking, traffic control, retail space, schooling, medical surgery will be needed if Tiddington grows any bigger.
- No more housing when traffic congestion getting worse by the week.
- Alveston is a unique, historical village of character standing on its own. It should be allowed to enlarge gradually with the odd infill, which does not spoil it or allow it to merge with Tiddington which a large housing scheme would do.
- With reference to the previous housing scheme suggestion - "only if sufficient parking was also provided".
- The housing schemes went to local people, with local families.
- [Comment removed]. I don't need another house + I'm fine here not moving: + no one lives with me + I have no family + friend in the last 9 1/2 years.
- Stratford currently has many vacant properties and does not require any more developments which only satisfy property developers pockets and do not recognise real local need anyway.
- There is no road by-pass system. No more housing should take place until we have one. When we came to Stratford there was a plan to put another bridge Tiddington Rd/Warwick Road where they built the Hilton Hotel instead. What was that about!!!
- Too much housing development going on with no joined up thinking about the traffic problems. The needs of people born here should come first regarding housing developments. Not over priced housing for people who were not born here or work here and only stay a year or two before the property is put up for rent at an inflated price.
- I would support any development of affordable housing for young people to get on the housing ladder.
- S.O.A. a top tourist town has no public transport to BIRMINGHAM AIRPORT!
- The Police Station should not close at 8 pm, doesn't make me feel safe or secure. Drinking in the town (even in 'Restricted Alcohol Zones' i.e. aside the police station) is threatening and unpleasant. Traffic calming is required on Shottery Rd to prevent endless speeding by large i.e. buses and small vehicles - v. dangerous.
- This property is my second home - I live in Solihull . Thank you.
- I was born in this town and it is not the same, it is too built up now. So don't need any more housing schemes.
- Ticked both as unless something is done about traffic flow and parking in Stratford, the town cannot cope or support new housing and more people.
- As most people we know seem to agree, any proposals need to be accompanied with suitable infrastructure (especially roads and impact assessment) and protection of green areas wherever possible.

- I do feel there is a need for more housing around the area (though no knowledge of statistics) and believe such need should be addressed carefully taking into various other factors.
- We need more rented places for reasonable prices.
- The town cannot take more housing!!! The road and school infrastructure is not in place, and we are at risk of losing the towns green belt. This is and should remain a rural town!!!
- We are trying to buy in Stratford, but feel we are being forced to move to Leamington due to more housing options. We both work in Stratford and have a good budget, but the new houses are too far out or ridiculously small.
- No need for more housing here. Huge developments in pipeline i.e. Meon Vale, Lighthorne etc. Social/affordable housing should be built on all the derelict land outskirts of B'ham i.e.. Sandwell, Wolverhampton, Dudley, Kings Norton etc. There is mile after mile of industrial desert where houses, factories could be built. Developers should be made to develop there, not in Stratford to make vast profits for themselves.
- Yes more affordable housing but can people afford rent and mortgages re jobs and salary. Plus infrastructure to support more residents e.g. parking, schools, doctors.
- It should be possible to build more dwellings which are both modestly priced and attractive. I live in a small, attractive flat and would have been happy with a studio flat in this lovely location.
- Our village already has approved for 42 new homes. The infrastructure cannot accommodate any more traffic into Stratford it is already awful. Schools are full. 3 weeks to see a doctor!
- Yes to above as long as it was a good quality/interesting scheme which fitted in with the village scape and not a bland 'copy + pasted' housing development with no soul or character that seem to blight the edges of Stratford.
- Please don't make the nightmare roads/heavy traffic/endless traffic lights any worse. Stratford at a weekend can be hell - more houses mean more traffic.
- No more urban sprawl. Stratford can't cope with it.
- The roads in Stratford can barely cope with the amount of traffic and there are new developments in progress at the moment which will only make the situation worse.
- Any new housing must be linked to a coherent transport plan.
- More school places needed. Better traffic management needed (relief road/ring road).
- Only if they were for first time buyers. Social housing one and two bedrooms for young people starting out and the people downsizing.
- I have been here 45 years. More and more houses built - too many so that living here is more difficult - more traffic on old roads not planned to take them. Feel sorry for young - less than £1000 for a house in 1968. Bull Street in 1968 - terrace houses £680ono! The good old days! Gone.
- Brown field only.
- In respect of house building, it would depend on how many. Living where I have to cross Clopton Bridge to get into town houses this side of town would be difficult to manage - it is already.
- Secure cycle parking. Cycle routes.
- Road congestion in Stratford is enough to make any resident wish to leave.
- Where social housing is included in new developments of owner occupied housing - the council needs to ensure the occupants of the social housing do not have a negative impact on the area i.e. - drug trading and anti-social behaviour. This has been allowed to happen on some estates in Stratford. Tough action needs to be taken against them - or all social housing will get a bad name.
- Stratford is saturated with houses. The infrastructure CANNOT take anymore houses or people. The traffic is a nightmare. Please no more building on green field sites.
- Traffic making it worse.
- 1) The town centre ruined in the past e.g. The Folds Paton St - fighting to keep green lawn being spoilt. The country is overpopulated, this brings problems everywhere.

Traffic increasing. Parking - but a general problem. Pavements!

- Transportation + logistical needs require significant upgrading & the town centre can't manage/cope with current traffic levels > more homes will create more traffic congestion!!
- Tiddington does not need any houses on Oak Road!!!
- In favour of a housing development - but must be beneficial to LOCAL people i.e. NO big developments just moving in, taking a green site area and filling it with expensive "executive" type housing with no privacy and no parking. A household today instantly has 2 cars - so must be off-street parking for at least 1 if not 2 cars. Also access to housing development must be considered. Is road leading to it adequate - if not then what alternatives should be considered?
- As long as it is for locals and not foreigners!!
- I currently rent privately at the moment. My landlady will be selling the flat mid 2016, this will put a strain on the family as I work as a sub-contractor [comment removed] and having a long term home in my town where children attend school and 18 yr old daughter working in the town.
- Minimum house prices in SUA still far exceed most peoples salaries, when you consider people working in manual labour jobs, restaurants, food halls, office admins, therefore how can you build for them? Basic salary £nk x 2 1/2 mortgage = £43K - v - 2 bed prop's exceeding >£175K?
- Young families and young first time home owners cannot afford to live in the village, this needs to be changed by the inclusion /building of appropriate housing. The village comprises of a very high percentage of elderly/retired people and this is not good for the village hence the need for affordable housing.
- What you class as "affordable housing" is unrealistic, to the wages people are getting in this area.
- New housing meant for local people, has already been taken by people from the EU. Build more houses and it will encourage more people to move here from overseas, our own local people will still not benefit. This district is already ruined by over development.
- It would depend entirely on what and where.
- Small housing developments are a good idea - increase the housing stock gradually so that schools etc can adjust to facilitate additional demand.
- Stratford's infrastructure can't cope with any more housing. Traffic congestion is a big problem.
- Stratford is a market town and there has already been too much development. The town is being spoilt by over development.
- Housing or more of it is not the issue. The council need to identify the network problems before just considering more housing! Make the developers all pay into a fund to sort out a ring round and link up with 1/2 finished road networks. Then you can put up as many houses as you like!
- On the outskirts.
- For local people.
- The area is becoming too built up and doctors, dentists, schools, traffic cannot cope with extra people living in town.
- No further houses need to be built - we are already at capacity. What needs to be done is renovate and improve houses ready for local occupancy.
- We are in great danger of destroying our beautiful town. We are building too many houses which is creating too many vehicles for a small town like Stratford to cope with! PLEASE LEAVE OUR TOWN SMALL. NO MORE HOUSES!!
- Tiddington is a village and needs to stay that way. No more houses.
- Too many two bedroom flats are built and not enough family housing. There are more single parent households who need family housing but are not catered for. My teenage children have no choice but to leave the area to buy or rent affordable homes.
- I am renting because I cannot afford to buy a property. I think I would like to rent long

term - but properties are sparse.

- I live in Bishopston area. We do not need extra houses on Bishopston Lane.
- Strongly against any development of Welcome Hills, Rowley Fields, as the fields are used by so many people and any development on the field would dramatically affect the hills. This beautiful green area of Rowley Fields/Welcome Hills is crucial to the community.
- Need for low cost rentals and purchases in area.
- Although housing is needed look at the number of empty office blocks on Timothy's Bridge Rd. The empty houses on Arden Street. These spaces could be far better utilised. We do not have the capacity on the roads to take any more housing estates. Gridlock has become the norm throughout the day not just at key times. A lot of bespoke houses being built. Are they justified in this economic climate?
- Housing association/affordable housing is being purchased by investors and they are renting these properties out, so they are no longer available to purchase as affordable houses for people who need it!!
- Although Stratford Town is generally a nice place to live the traffic management and parking within the town are very badly managed, and certainly not with the interest of residents in mind.
- Too much development without infrastructure is already causing massive inconvenience to residents at weekends/holidays when it is not possible to exit the town & return easily by car!
- I live in a complex of houses, maisonettes and flats for people of 60 years & older.
- Please do not destroy our agricultural land. Housing is not the only problem that needs to be considered. The world's population has doubled in four decades but world grain production has fallen. If we do not continue to farm our rural Warwickshire what hope is there of sustaining our population.
- If more housing is proposed the infrastructure needs to be in place first. Traffic is often at a stand-still - more houses will only make this even worse as every house is likely to have at least one car. Also more doctors/schools etc!
- There is no more room for houses in S-O-A but limited housing for single parents (2 bed houses).
- Stratford is becoming bigger and busier, we need more roads with school, a hospital (not just cancer and eye) that includes A&E!! Shops - lower rent so empty shops can be full again and no more phone shops!! & the parking issues are a nightmare!!
- The proposed Bishopston Lane development would be terrible if it goes ahead. The traffic implications will be horrific causing lots of pollution and noise for the residents. Schools cannot cope with more children. The town centre of Stratford is a mess. The shop signs are not what they were. Empty shops such as HMV has rotten wood. Pavements are terrible as well as lots of the roads - pot holes.
- Stratford is already struggling with the amount of people, infrastructure will not cope with any more.
- More than enough housing already for everyone. Traffic jams constantly into town. More housing definitely bad for the town. Schools, medical facilities etc already overstretched.
- Affordable means just that current government schemes are not affordable - very few people earn sufficient money at a young age to be able to rent/buy, pay into a pension, run a car , save money - it is a nightmare.
- Already significant housing expansion which if not contained, threatens the character of the town.
- There is a proposal to build 850 houses immediately opposite my home which I am vehemently opposed to for numerous reasons. I do believe countryside that there is a shortage of affordable housing but I do not believe this will be appropriately addressed by turning Stratford into a sprawling town with no character (leading to loss of jobs due to impact on tourism).
- As long as for British citizens not migrants!
- Having looked at this questions this is not a professionally structured . Please get

proper questionnaire from Warwick University. It is not a housing need survey but a mix of questions that will not give you the proper answer. People are people and this is just a waste of money. Nice letter but no substance. Makes me think that there are people in Stratford just not council that are unable to decide proper way forward especially as a proper housing survey has been objected to. It is a simple way to make people think some work is being undertaken. I am so disappointed that I don't even bother to write properly as it is a waste of time and money.

- I am 65 in a second floor flat, no where to go, only by the river. I could do with a 2 bed bungalow in town. I have got chronic open angle glaucoma.
- There seems to be plenty of building going on, including small houses and flats, which all must be available for local people.
- Too many houses built, not enough facilities such as schools, doctors.
- Local people and housing should have been taken into account seriously before all the extensive developments that have taken place. Stratford-upon-Avon is now FULL!
- As soon as my son leaves school I will require help with housing as wont be able to afford this property when tax credits stop as wages low.
- I am very happy in Stratford and appreciate all the facilities for older people especially if you live alone or have visual impairment as I do.
- Lack of affordable housing for first time buyers with small deposit. Parking can be an issue in new build housing estates - this should be more carefully considered during planning process.
- New housing schemes for local people appear an attractive idea but would constrain current services further. We understand there are no incidences of local (Alveston) people leaving the village recently because there's no suitable housing.
- My 50-year-old son and his wife would like to live near me here in Stratford-on-Avon but they cannot afford the prices required for anything decent. So they now live 100 miles away in North Wales.
- Something needs to be done about the traffic!!
- Too much traffic causing gridlock in and around Stratford.
- If more houses are built then Stratford's infrastructure will need to be vastly improved. We need a proper ring road/link to Warwick Road (and motorway) that doesn't go through town. Also another secondary school or better still, make the grammar schools comprehensive so that they can serve Stratford's children and not the privileged ones from miles around!
- Far too many new houses being built with no provision of schools, doctors, etc and the roads just cannot take more traffic!
- We moved to Stratford last year and would love our own home within the area however I fear we will never be able to afford to buy. Rents are also very high.
- Stratford can accommodate no more housing.
- I have lived here for over 30 yrs. I, very much, enjoy living here but am appalled at the deterioration of the town centre. It has become shabby and the cleanliness of the pavements are a disgrace. Before more housing is considered the traffic situation must be resolved. Luckily I can walk into town!!
- Too many houses/living spaces are being built in town for over-55s or retired people only. All smaller (2-3 bedroom) housing and all affordable (cheaper) housing is being snapped up by private landlords. We really struggled to find/buy our house as young first-time buyers.
- Additional housing needs additional amenities. The main routes into Stratford are already far too congested and there is a lack of drainage and good road networks. Trunk roads into SUA speed limits are far too high and P+R was waste of money while town centre is open to cars still.
- [Is the town a nice place to live] Not any more. Lost all its 'old charm'. Too many empty shops. Dilapidated & 'scruffy' premises and areas. Unrecognisable from the town of 50 years ago. Lacking in all forms of social activities for all age groups.
- Where we live is a nice area, there are problematic residents in near areas which contribute to misbehaviour it has never badly affected us - Police presence is seen at

times. The only time we have been affected is by somebody graffitiing our wall. It is a quiet area often unaware of what is happening around our area. There is a current proposal for a new housing scheme which I think will impact badly on the current area.

- We live in the Bishopton area and would appreciate a Sunday bus service.
- I have just moved to the area and am paying much more for a small 1 bed flat here than I would in other central, sought after locations. If housing prices can't be reduced then better public transport to surrounding towns and cities would be highly useful.
- Depends on where and how many houses.
- Housing schemes planned must take into account the extra traffic around them, and not add to the serious congestion as along the Birmingham Road already.
- Re Housing questions - always a bit difficult as cannot comment - do not know enough about the situations, to give an honest reply.
- We do not need an additional 4/5 screen cinema in the town. We already a 2 screen cinema which we fought hard for.
- Why is it that housing developments being built today consist of practically all 3- or 4-bedroom family units? The reality is that there are more and more adults in the market for either 1- or 2- bedroom units. These are either adults living on their own, or couples who do not want children, or perhaps a single parent with just a small child. They may be divorced, widowed, or seeking to downsize after children have left the family home. While one guest bedroom is welcome, they do not require a third or fourth bedroom. Many either could not afford to buy a larger property anyway, or do not want to be burdened with a higher rate of Council Tax. From my own recent experience (I ended up having to buy one after my divorce, as there was nothing better available) I can state with certainty that almost all of the 1- or 2-bedroom units currently available are flats which lack any sort of outside space, however minimal - even a balcony. And yet many of the growing number of divorced or widowed, or those downsizing, either have a pet, or have been used to gardening and would like to be able to continue doing so. When will architects and developers start designing and building some smaller dwellings with yards or outside spaces (however small) to take the needs of people like me into account?
- Stratford infrastructure cannot cope with more housing. Roads, Bridges, Schools etc.
- Traffic issues with Banbury Road/Bridge congestion.
- Stratford has too many houses being built. The roads are very strained under the influx of more cars in the area. More people = more tension= more anti-social behaviour, the town is suffocating stop building houses/flats! Or if you don't plan on stopping update road system.
- Affordable housing should not be handed over to out-of-area housing associations in case they place problem families in them thus blighting the rest of the estate. The affordable housing should all be on shared rent or using government's help to buy programmes.
- Need considered housing plan urgently and infra-structure to cope (roads and schools).
- The main barrier to expanding housing is the woeful state of the town's traffic. It seems that little or no imagination is being brought to bear on solving this essential pre-requisite to further housing development.
- Only if affordable.
- Its no good people saying 'not in my back yard'. People need homes - why not building homes on Wellesbourne Air Field, Long Marston Air Field, Lighthorne Heath.
- There seems to be a issue with Stratford upon Avon expanding without investment in the public amenities - car parks, parking in residential areas, new estates are too crowded, traffic issues crossing the river and over loading amenities especially on weekends. Noise and "party" issues are becoming more of a problem.
- I am paying £1,000 a month to keep a roof over our heads & will be downsized and moving out of Stratford shortly as I cannot afford this.
- The available buildings - houses and under utilised commercial properties - could be better used before new property is constructed.

- There is far too much new housing, in the pipeline. The roads cannot cope with it, Evesham Rd is clogged up, Birmingham Rd is dreadful too and Clopton Bridge struggles. Not enough school places, nor doctors, nor dentists, sewerage system overloaded. Ridiculous to keep building with no infrastructure in place.
- Rent and utility costs outweigh the ability to live in the town in most working peoples cases. Yet living outside of town and travelling in for work is almost as bad. Essentially rent prices are far higher than are payable for most.
- No more houses until infrastructure is sorted. There is too much congestion on our roads, our surgeries, dentists and schools are full.
- Adoption of core strategy vital to ensure housing schemes are built sustainably and with a view to preserve greenfield sites and the character of Stratford where possible.
- We are not ready for sheltered or very sheltered accommodation, but would like to downsize where there are no physical responsibilities for garden or external maintenance. Current accommodation of this type is often more than we would realise for our current property.
- Would like to see regeneration of old industrial/commercial sites before any green fields. Also houses built to match area not developers style. Also higher % of affordable houses on site 50:50 not 80:20.
- More bungalows should be considered for the elderly not everyone wants to live in a flat! Currently too many houses being built with no extra doctors, dentists, schools etc also being built. Also roads around and through Stratford are at breaking point. Without the above no further housing should be considered.
- Just moved to the area from Cheshire so no local knowledge at the moment.
- Stratford is getting overcrowded.
- Stratford needs a ring road. This could be achieved by building houses around the periphery and getting developers to build segments of the ring road.
- Because of congestion no further housing should be allowed within the town boundaries.
- Affordable housing - 50% ownership housing, starter homes. But the main problem with Stratford is the traffic and road systems this definitely needs addressing before any more houses are built.
- Infrastructure is straining to cope with current population eg roads, community buildings (modern type). Clinic facilities i.e 'drop in', A&E services. Train services are poor! as are park and ride facilities - Too easy to park in Town Centre - not enough pedestrianisation.
- New housing is only likely to increase traffic which is already appalling. We desperately need a new route across the river.
- You cannot keep on building houses without improving infrastructure. Traffic in turn is a joke. Putting extra traffic lights in does not solve the problem. Having "Traffic Summits" does not solve the problem. Proper planning solves the problem!!!!
- Not EU citizens.
- Despite a lack of affordable housing Stratford is totally overcrowded which is spoiling it.
- The town is already over-developed.
- If it were truly affordable and catered for different sizes of households - i.e. singles (young and older) couples and families, with 2 and more children - the old cattle market site would have been ideal. Stratford's infrastructure cannot cope with any more housing on the outskirts of town. Under used accommodation above retail outlets could be turned into flats - as could former small retail outlets.
- Lots of houses built in Stratford upon Avon district but more housing needed. Could do with more facilities for young people.
- Unable to move in Stratford now owing to houses being built every road in Stratford getting to be a geto - try looking at Trinity Mead?
- Already congestion on Tiddington Rd, Shipston Rd, Banbury Rd and over the bridge into town, so how can we cope with more traffic caused by extra households?

- Seems to be plenty of building in Stratford anyway. What is meant by 'affordable' housing? - presumably some people can afford the houses in Stratford.
- The main focus would need to be that LOCAL connection. In Stratford the houses are more of Executive Homes - which is fine, but for people like my daughter on a teacher wage she needs an affordable not Executive Home.
- The centre of Stratford could be utilized to help the young by converting floors above shops into flats in line with most European countries giving the young easy access to any restaurants & night life & rejuvenating the centre.
- Just take a good look at the dreadful new housing estates. Far too much housing is being built in Stratford-upon-Avon and is quickly destroying Stratford as the town that does not expand on facilities... A "feeble update" to the leisure centre. A waste of money.
- I chose to move to Stratford based upon the semi rural location and large village feel to the town. Inevitably this feeling will be lost as the towns housing development grows. Some of the charm and appeal of Stratford will be lost with it.
- We lack enough grammar school places for local children (current places offered too far and wide!!).
- Affordable housing is desperately needed. The strong market in Stratford serves no one save those cashing in and Estate Agents.
- There isn't any room in town for the needs of LOCAL people, as there are private builders putting in applications for building everywhere therefore no space for LOCAL people. The council houses were all sold off.
- I would be good if our children didn't have to go out of town to get homes but it makes me mad when others come here and get a house straight away and this does happen.
- Additional residents looking for retirement housing from outside Stratford reducing availability. I am the only resident at this address who has lived and worked in town for any length of time (Ashley Court).
- More parking permits for flats as more than one needed.
- Additional housing, requires additional infrastructure, roads already congested, schools and doctors full. I couldn't get my son into local school has to travel 7 miles.
- Since I have lived here the town and roads in and out have been spoilt by too many houses - BIRMINGHAM ROAD especially. It took me 15 mins from A46 island to PAYTON ROAD - last week in car! Why should we the council tax payers and maybe pensioners pay for the town to be put right after nightly visits by drinkers who are sick, urinate, damage and even burn the wall of Shakespeare's house by library. STOP ALL LORRIES going across bridge! Send them round on BYPASS. Friday + Sat + Sun morning walking in town it is revolting on the pavement often POOLS of blood - shop windows smashed, sick + wine all over town centre shop pavement. It is foul - and not a good tourist message. WHY SHOULD I HAVE TO PAY FOR IT! It is not helped by the "Mops" + vehicles ruining pavements. I am often awoken by drunken shouters going home!
- Only in favour of additional housing if 'Tiddington Fields' is NOT the site for new housing. We are hoping to buy in the village in the next 12 months so this is important to us!
- No the building that is going on here is affecting the unique character - we cannot have any further new builds in such a small village!!
- I also feel strongly more needs to be done in terms of new homes being built and to make sure better quality partition walls are met or sound proofing - my area is a mix of home owners, private let and holiday lets. The noise nuisance can be debilitating when you've lived in S/Avon all your life peacefully and get noisy neighbours partly due to the poor quality of the property - soul destroying and when limitations are put on the number of rooms you are allowed to live in especially when you've regularly paid rent somewhere for 25 years to be told you should downsize somewhere is wrong.
- Need to resist all future major private housing developments - town cannot COPE!
- Housing scheme for local people either born here or lived in area for min 20 years.

- In the last 20 years or so, why has the Planning Office given the go-ahead for such ugly buildings such as the Arden Street surgeries and the College complex. It appears to the onlooker as a stack of boxes placed on one another, with the inevitable flat roof. Before even considering a planning application the Council should insist upon sloping roofs which are so much more attractive and are also lower maintenance. Regarding houses and bungalows, why is the accommodation so small. The walls are paper thin between each unit - an absolute disgrace. No self respecting builder would want his name connected to this jelly building.
- We don't need anymore houses in Stratford its too crowded now.
- Local as in people from Stratford not people coming into the town.
- Why don't you just build affordable housing that's no to private rent, other than Housing Assoc. These houses should not be able to BUY that's not what social housing is all about. That's why you have a housing shortage.
- I am [comment removed] have had a stroke and have arthritis. Over the last couple of years I have had a couple of falls and feel very vulnerable living on my own, so this is why I would like to live somewhere like Briar Croft. I have one family member in the area, but they work full time and are not available all the time.
- I moved into a retirement flat in S-u-A in June 2014; am very happy here so far. I would like LOCAL need to be met, if possible, but am concerned about the effect on traffic.
- We pay £725 pm, rent yet are unable to obtain a mortgage!
- Better education = better paid jobs = higher salary = higher mortgage available.
- From my point of view - divorced older person looking for small home with outdoor area for pets - not rental- (pets not allowed) majority of these homes are bought by buy to let landlords! - A real problem here in Stratford.
- Feel there is enough available already.
- Extra needs of neighbourhood watch.
- Dependant where it is located (not the Bordon Hill development).
- Concerned that upon our Retirement we will struggle to afford to Private Rent not enough Housing Association houses available.
- But the road system cannot support much more traffic and more housing means more traffic. It is an old town built on a river and some thought is required before more building is committed to.
- The road & transport situation is a shambles & will get steadily worse unless there is some fresh thinking & some action but no more traffic lights!!!
- The town is getting too busy, therefore built in surrounding villages with be beneficial for the small villages.
- The town centre seems to be less vibrant, partly owing to draconian parking bylaws. I used to go into town frequently; now I avoid it and I know others of my age group who feel the same. Residents over, say, 65 should be given some priority.
- I feel Tiddington has already got enough housing and is built up enough at this time.
- I would be in favour only if the homes were affordable for young people, first time buyers. I have a 26 & 29 year old living here as they cannot afford to move out.
- There are local people wanting to move away because of unresolved traffic problems; more housing bringing more cars; and closing shops because of high rents. Stratford is but a shadow of its former lovely market town. More thought needs to be given to infrastructure. This form appears to disregard it.
- Trinity Mead could do with a bus to go to Waitrose as it's too far to walk for elderly people and to carry heavy shopping that distance.
- Traffic congestion is the main issue, to increase availability of affordable housing a parallel development of the transport network (road/cars) would be necessary. A balance should be achievable.
- Depends on where, roads and access for new housing.
- You note that I have mixed feelings about living in SOA. It is being so overdeveloped the roads simply cannot cope as you are fully aware. I cannot use any outlets on

Birmingham Road due to congested traffic. I shop elsewhere. Why is there not a green grocer (such as Joe Richards) in central Stratford. I have been told the rates are too high!!

- The road system in Stratford cannot cope with the amount of traffic at the moment building more houses without putting in a proper bypass would make an already awful problem far worse.
- Stratford is not a good shopping centre. So many empty shops and Bell Court is a joke. The traffic due to all the lights on B'ham Rd - and resulting tail backs are horrific does not help. People go and shop elsewhere. A bus/coach station would be a good idea - rather than two trans stations.
- An improved road structure is needed before thinking about more houses. Birmingham Rd is a disgrace & this is where local facilities are.
- feel strongly that before too many extra homes are built the infrastructure should be in place to accommodate i.e. roads, schools etc.
- Town council must be tough on street and road parking on grass verges and pavements. These cost money to be repaired.
- There are no housing issues in Stratford. If there were then how come we have so many foreigners here?
- For elderly people there is NO seating benches to sit on in the local shopping mall. ALL new build housing is too small and too close together like sardines.
- · There are empty properties and part time used properties. · There are significant parking and traffic problems. · Anti social behaviour has significantly improved with closure of 2 Greenhill Street night clubs. The Town Square redevelopment however is planning late drinking licenses so this may be short lived. · Supermarkets (bar Sainsburys) are on edge of town. We also need in town options.
- Crime seems to be on the rise and with the hope of starting a family in the next few years we may well move away from Stratford.
- schemes based on needs of local people' needs further expansion for meaningful comment. Cheaper homes? Housing Authority homes for rent? Subsidised commercial housing? Regulated commercial housing?
- Stratford has many virtues but we do not do enough to encourage tourists to spend. We have a boring set of shops (on the whole) and we ought to look at the success of Bicester Village when thinking of what we ought to try to attract. The Town Square current plan is a squandered opportunity.
- When planning housing developments, please make sure that the drainage/sewerage system can cope with it and also think about the environmental impact on the area, as well as the extra population making demands on the doctors' surgeries, schools, dentists, hospitals, etc.
- Any additional housing needs to be NORTH of the river because of the problem using the bridge to get into Town. Parking in Bridge street near Sainsburys when more that two buses are parked blocks the road and the traffic backs up to the bridge.
- The infrastructure wouldn't be able to cope with additional housing - the wider area should be considered rather than the town.
- I think in this day and age starting with "head of household" is inappropriate.
- Private rents too high and young, local, employed people and young families don't stand a chance of obtaining a housing association property.
- Housing development is out of control currently and this leads to major traffic problem. We rarely travel to or through Stratford now. The journey time can be 10 minutes or 40! Once housing is controlled happy to see homes built again.
- Living alone - not owning a car anymore - why can't I have a second visitors parking permit - for when my friends & daughters visit me. I live in a 'two hour' parking zone - I have one permit which my eldest daughter uses regularly.
- The amount of new housing being built on our local countryside is becoming a big concern.
- I would be in favour of a housing scheme for key workers working within the town.

- Provided they were small estates, using unused land.
- Concerned at potential housing developments around Stratford - their size and bringing in people who then commute to jobs elsewhere. Not against housing for local residents.
- Alcester Road - heavy traffic also litter is strewn on pavements and posted into properties by students from College.
- The town of Stratford could be made considerably more bicycle friendly and pedestrian friendly. New housing developments should take pedestrian and cyclist access into account. More cycle paths leading out of town would be nice!
- Housing being built currently offer 3 small bed homes, no storage, or 3 storey homes which not suitable for young family as too many stairs. Next size up homes are detached and unaffordable. Need 3 bed semi detached with garden for children.
- Traffic congestion and parking is a major issue in Stratford and I would be in favour of more housing being built if the traffic issue was also dealt with.
- Affordable housing required rent and/or private.
- We expecting second baby in February 2016, and when baby will born, that house (current) is too small.
- Tiddington village is spoilt by very busy road running through it & no access to river.
- Town is already crowded to the brim, no more houses please.
- The housing that is built in Stratford is too expensive for local young people. The only people buying all these detached homes are buying to let or new people coming into the area. My daughter and her husband could not afford to buy a house here and they both have good jobs. And our son can only afford a flat and he also has a good job. I am a Stratfordian.
- The issue is parking and how people commute inside the town in general.
- any of affordable housing i.e 1 or 2 bedroom properties at less than £120k - building on brown field sites/using empty town centre properties. NO MORE green field development.
- Affordable' housing should be for people who work. The only exceptions should be for elderly and disabled. We need more smaller properties for sale and less 'executive' homes. STOP shipping in freeloaders from other parts of Warwickshire.
- This village is no longer a pleasant place to live. Heavy traffic long large loads. Many coaches and tourist buses - dust, dirt and congestion, parking onto pavements. I do not agree with the sale of land at Anne Hathaway or using green belt for building.
- Where I live has become a car park. There is already too much housing in Stratford. It cannot cope with the number of cars that have increased enormously over the last few years. Too many rental houses with multiple occupation.
- Absolutely sick of continued over development - planning is out of control. Indiscriminate opportunist applications are being allowed - we are overwhelmed by new build and road grid lock. Take control of this SDC or I should replace current officers when I vote next time. Extremely angry resident who lives in town centre.
- Would like to see more help for young people seeking housing and higher council tax on bigger properties, with more council tax bands.
- New housing schemes would need to take account of infrastructure needs and also in terms of location not impact on the quality of life for existing residents.
- The town is grossly over-populated due to poor strategic planning by the council in recent years - left open to abuse by only having a draft core strategy in place. Congestion as a result of this is at crisis point. NO MORE HOUSING UNTIL A PROPER ASSESSMENT OF THE IMPACT HAS TAKENPLACE. The council need to be much more proactive regarding graffiti, litter and fly-posting - it is becoming a concern.
- Has a Stratfordian let's get back to basic please look after other Stratfordians and these families.
- We don't want to be joined up to Stratford. We are a village in our own right. Existing houses come up for sale all the time for local people, so no need to build more.

- I am in favour of more housing being built provided that this does not result in a diminution of recreational/leisure space.
- For local people.
- Sounds a good idea but unclear where it could be built?
- Housing for critical key workers only though. The town infrastructure and layout cannot cope with further housing estates and has already lost its character in the 15 years we have lived here. New housing should be in the form of a new town.
- Albany Road, where I am fortunate enough to live, is peaceful and crime-free - but I know that some roads in the town centre, such as Rother Street, suffer from hooliganism.
- I have no problem with Big Issue sellers in Stratford town centre, however there are people permanently begging in the town centre who are not homeless and live in social housing. I do not think this is acceptable. Town Centre Square is also an eyesore and needs to be renovated to attract some quality retail outlets.
- Need more doctors, dentist and a proper 24 hour accident and emergency Warwick is not enough to be able to cope with all the extra people! Possible more things for younger people to do.
- Need for by-pass to stop HGV's going through, especially over 16th Century Clopton bridge. Restrict deliveries/parking of trucks. More use of shared access to town centre - part pedestrian zones (not 100% - shared by time). Bus congestion in Bridge street is a nuisance. Loss of Rosebird Park & Ride is a pity. Tell Warwickshire CC that new traffic lights are not the answer to every problem. Think about better solutions.
- Just build more houses please.
- Land is available for smaller units for elderly people.
- Mixing private home owners and affordable housing does not work. It has created tension and frustration on this estate. Though the letter states having a lack of affordable housing may lead to people moving away, the mixing will also push private home owners away. Expanding estates and housing in Stratford is growing quicker than the town can cope. Traffic and facilities are not adequate for the growing population.
- We only moved permanently to Stratford (to be near our family) last September. Although we have visited for some 20+ years we are now experiencing living here and find the facilities and communal spirit admirable. Our immediate perception is that too much development will threaten the infrastructure will put too much strain on facilities - albeit we realise that we are newcomers to a new site!
- Stratford could do with more affordable small homes for young people starting out and wanting to leave home and for retired people wanting to downsize. I suggest in town as opposed to villages, as this would reduce the need for car ownership as the young can't always afford a car and older people may want to give one up.
- Stratford is overpopulated and cannot cope with its present population. There is far too much rented properties and houses of multiple occupation i.e many people living in one house. These are mainly people who come to reside with family members.
- Far too many houses have been built on the Birmingham Road!!!
- There is no infra-structure to support more housing on our side of the river. Roads are crowded and grid-locked at certain times. There is no chemist or bank.
- There is no real need for "more" housing or "affordable" housing. The situation has always been the same. Go to work in city when young - come back when older and wealthier. Also stop including immigrants in figures wanting housing. Stratford is a pleasant upmarket town because of Shakespeare not another town for masses to live.
- Far too many houses are being built in and around Stratford. It is spoiling the whole feel of the place. We are being suffocated with new housing.
- The ridiculous lack of a core strategy means developers can ride rough shod over local needs and charge ridiculously high prices.
- There is an aggressive building plan in place in Stratford which needs to be reviewed to ensure the local road network (Birmingham Rd) and amenities can support any

more housing schemes.

- We have recently had 85 houses built behind us which has ruined the area, and been a stressful experience. One of our neighbours had their house burgled last week, which was the first time in our area since we moved in over 7 years ago. Most of the new housing is social and looks horrible. Stratford Town is being ruined by the Planning Inspectorate over-ruling local Councils.
- This is not a housing needs survey but a badly designed survey. Assume you will not get 10% of people to answer this until proper survey [undecipherable comment] is constructed.
- Stratford is already becoming impossible to get into & out of. More housing with more vehicles will cause a grid lock.
- More houses means more traffic - Stratford is already congested with traffic. We are a tourist attraction and need to protect that.
- Cannot see existing plans are suiting locals they are suiting an itinerant population many of whom work outside the town.
- More affordable to buy and social housing to rent needed especially for young people with housing too expensive locally if they work in the town in low paid work such as retail, hospitality, agriculture or tourism which are all paid below national average. Bungalows in short supply + demand high from OAP's wishing to downsize to avoid bedroom tax.
- Infrastructure (especially roads and schools) will not cope with additional housing & population & need to be scaled up appropriately.
- I would welcome more housing schemes, there is such a shortage in the 2 bedroom market. I am currently re-training as a Teaching Assistant, but will be on a very low wage. Shared ownership is my only chance of owning a home.
- I believe Stratford upon Avon Town Council and I have different ideas on what 'affordable' housing is.
- The town can not sustain more houses being built - school places, jobs, roads etc.
- There are a number of housing applications being applied for in Tiddington where we do not need such a large amount of new housing. There are better areas for housing instead of Tiddington as the infrastructure of Tiddington can not handle the traffic and increase in school spaces, etc.
- I live in Warwick, because I could not buy a property in Stratford-upon-Avon, near to my only daughter and grandson. My present property is part ownership. These properties were not affordable in S-o-A.
- Do not build affordable rabbit hutch housing with no garden space. Please build good size houses with large gardens for a good price. Typically affordable houses = cheap nasty, tiny houses!!
- Proposed new housing developments = 35% affordable: this means for those on benefits etc/ shared ownership. The rest of the houses would be extortionately high in price. This is an issue. NOT affordable for those on average incomes who do not qualify for help. New houses should be 'affordable' in the true sense of the word. Stratford area is too expensive for people on average incomes. We are fortunate but I do feel for the 20 somethings in our area.
- Must be affordable.
- The income listed in Q9 is through one person working in three jobs (one full-time, one weekends and one evenings) for one of our children. The other is full time in one job! They have no prospect of getting on the housing ladder. Four adults in a house with four FT jobs is akin to running a drop-in diner, open all hours.
- Housing need is a conundrum. On the one hand, it is clear we need houses to accommodate a relentlessly growing population; on the other, there is great general concern about increasing urbanisation and the loss of rural countryside. The urban expansion of Stratford is particularly worrying.
- I find people generally friendly, but I'm not sure we have enough to do with each other really to be much of a community! I speak to dog-walkers & those who generally get around on foot, but many of my near neighbours I never see.

- New housing schemes need to be planned in areas where there will be less impact on roads around the town - traffic at peak times is becoming a problem.
- HOUSING SCHEMES CANNOT BE PLANNED AND DECIDED UPON IN ISOLATION. INFRASTRUCTURE e.g. good public transport to shops and schools need to be taken into account especially with affordable housing. Also peoples circumstances change so within say a 10 year period those at the bottom of the housing ladder will be or have moved up and, for example, will have one for more cars. Therefore the planned changes to infrastructure etc. must be in place otherwise another/ different housing issue will occur.
- My sons are both students. Should they wish to return to Stratford after university, I fear they will not be able to afford to buy a flat/ house.
- When choosing suitable sites for housing you cannot ignore traffic problems. If no changes are made traffic problems will kill Stratford.
- Depends on whether additional school places are allocated, and hospital provision catered for. If so, then it would be fine to build more houses, but there are needs to be two car parking spaces allocated per household, to alleviate on street parking.
- The Birmingham Road is a complete mess holding up traffic all round the town. Get something done before more housing.
- I want to buy an affordable 3-bed house. Difficult - even with a decent salary given supply and demand in the area. I fully appreciate why S-u-A is an expensive area but it's hard for locals to stay.
- Alveston survives as a separate village with a strong community identity. Careful infill development will allow appropriate small scale expansion recognising the conservation area flood plain and heritage assets.
- There is no question 'downsizing'. We would like to move to a smaller but high quality property. There is nothing available.
- Stratford needs a bypass. Houses later.
- There are plenty of derelict properties not in use in the town going to waste. The properties that are being built are built with the smallest roads between them. We need more schools, doctors, roads not houses!
- It's tough question to answer because it would help young people but Stratford is already too crowded & infrastructure cannot cope so don't really want population to increase. Can a scheme be considered where it's for Stratford people only rather than encourage new people?
- We think Stratford has enough new housing.
- Stratford does not need any more houses. The roads cannot cope + you will destroy Stratford for ever.
- Full-time, low wage single people are unable to get on the property ladder. Currently in Stratford, housing benefit claimants, couples or "essential workers" given priority. Both of our working single children been forced out of Stratford and now live elsewhere.
- There are many new houses being built in Stratford.
- So long as they are affordable and not just more big houses for the wealthy.
- For first time buyers
- I don't believe there should be any preference for local people in this day and age.
- Stratford has sufficient housing and does not need extra estates. New houses need to be built in other areas.
- [Is it a nice place to live, friendly with good community spirit?] In the immediate locality yes. In the wider/overall town not so much. [Is crime/anti-social behaviour an issue?] Social norms for e.g. litter & dog mess not so good. [Lack of housing?] Not so much that we lack housing, more the population is too large for the structure of the town. Also the planning system seems to be providing us with a poor quality housing stock compared with culturally equivalent countries. The Waterside markets seem an unnecessary use of this 'open space'. No doubt a commercial lobby.
- Stratford is currently bursting at the seams. Travel by car to work in the

morning/evening is horrible, as can be the weekends. When is the through road from the train station open?

- No more housing is needed in S-O-A. Any more and you will KILL THE TOWN.
- Huge amount of empty properties in the Birmingham Rd/Arden Street area and above businesses in the town that could be used for housing rather than seeing the only solution as building on the green fields around Stratford. Bring people back into the centre and they will also spend their money in the centre.
- [Is crime/anti-social behaviour an issue?] Van break ins.
- We live in housing south side of the river. The recent opening of Waitrose is helpful but all significant services, facilities, employment, leisure, recreation, dining etc etc etc remain on within town centre or further afield - less housing more facilities please!!
- Basically, why does there have to be yet more development, year after year. It is about time to take action to improve the town for the existing residents, there has to be a limit! It's the parson's egg - good in parts! The police are too busy filing in forms. A 'presence' should be seen - 'pseudo' police are of little use. The pleasant town I came to live in has been gradually spoilt - (i) by allowing housing developments which cram in too many houses - often without adequate garden space or parking space. These two blights can readily be seen on the Trinity Mead development with its ridiculous road layout/ parking of cars/ the modern 'back to back'. (ii) The traffic problem, including the Birmingham Road layout? ROUND & ROUND (iii) Sensible, reasonable parking provision - 1/2 an hour in the centre of town??? - for residents? NOT NIMBY just common sense! It is not just housing! You have to consider infrastructure, the layout of the existing town and the people who already live here. A quart in a pint pot!!!
- Local young people should be top of the housing list so they can stay locally. Too many houses given to immigrants.
- There has been too much housing development around and in the town. As a result the infrastructure is unable to cope - roads congested, schools oversubscribed! It is definitely a less attractive place to live!!

Appendix C

Survey respondents were asked to elaborate on their views regarding a lack of facilities and these comments are reproduced below. The main issues that are raised refer to bus services and the lack of a bus station, a lack of activities for children/teenagers, a lack of entertainment places and a desire for a wider variety of shops

- Things for young people to do.
- Greengrocer, supermarket for those with no car.
- Purpose built bus station.
- More things for teenagers to do. Better bars instead of restaurants and coffee shops. Better clothing shops.
- Better public transport - it is completely inadequate meaning a car is essential.
- Bowling Alley.
- Cinema, bowling, nightclubs.
- Things for kids to do/public transport.
- Public toilets and shower facilities short.
- Infrastructure - roads, ring road traffic awful.
- Free parking areas.
- Cycle path.
- Greengrocer, fishmonger.
- Proper bus station, by pass.
- Lacks green open spaces/trees. Public tennis courts.
- Should have completed ring road and more P & R facility. More independent shops would be attractive.
- An extra high school.
- Lack of social housing.
- Facilities/venues for young people.
- Parking/adequate access.
- Bus station, north to south by pass.
- Better shopping centre (see Solihull).
- Car parking for disabled, flat pavements for wheelchairs not sloped for cars.
- Better road infrastructure.
- Activities for children/teenagers.
- Hardware and electrical shops, bus station.
- Policing 24 hrs, hospital with 24 hr A & E.
- Bus station.
- Something for teenagers.
- Play facilities i.e: Soft play at weekends and no pub garden facilities for children particularly Poppy Meadow path is a joke!
- Local shop.
- Things for young people to do. Anything at all to do in late evening/post theatre apart from a strip club!
- Entertainment eg music venues, cycle lanes, roads that don't get gridlocked
- In town centre fish shop, green grocer, DIY shop (ironmonger) hardware shop
- Allotments/green grocer.
- Schools, doctors, dentists.
- Adequate police patrols, improving traffic congestion.
- A good road system. Not the madness we currently have.
- More for teenagers to do i.e. Skating rink (ice), ice hockey teams.
- Medical facilities south of river Avon.

- 10 pin bowling facilities.
- Not enough places for young people to gather - except drunk.
- Chemist, doctor/dentist, fast broadband.
- Recreational activities for young people + teenagers.
- More activities for teenagers.
- Better shops.
- Rail station, bus station connection at Stratford Station.
- Places for young people to go.
- Places for young people to go and socialise - youth clubs, communities centres to get them off the street! MORE PARK AREA.
- Regular/established live music venue.
- Food shops - only M&S and Sainsbury in centre.
- Lack of seating, more toilets, too many charity shops - cafes - restaurants. Too many shops taken up to Maybird.
- By-pass, cycle ways, public squash courts.
- Ice rink/bowling/fun pool with shutes and slides.
- Problems with parking by people working in town.
- Shopping centre in Bell Court.
- Traffic plan.
- Poor roads - need a by pass.
- NHS dentists.
- Nightclub, music venue.
- Affordable sports facilities for young people like the local villages have.
- Multiplex cinema with free car parking.
- Suitable traffic control, cinema.
- Things for teenagers eg bowling alley.
- Decent connected transport system.
- Doctor and chemist south of river.
- Shop.
- Acute hospital or good bus/train to Warwick.
- More for teenagers to do.
- 1. proper bus service for southern park and ride (recently discontinued) 2. bus station.
- No bus on Sundays.
- Lack of meeting for like minded residents.
- Small independent retailers in town centre, bakers, butchers and greengrocers.
- Things to do.
- Need bus station and bus stop shelters.
- Traffic management.
- Community centre for senior citizens.
- Decent pavements, all the pavements are hazard to all.
- Pedestrianised streets.
- Ice skating/go carts/general children's activities/a concert hall/ live music venue.
- Doctors surgery.
- Lack of disability access to Tesco through back entrance, poor pavements on Justin's lane, playground facilities in Clopton ward.
- Concessions for residents e.g. parking.
- Possible not enough for the elderly.
- Lack of chemist shop in nearby Tiddington village.
- 1. Poor railway links, 2. Inadequate parking, 3. Poor access to south of river

- Playing fields.
- Decent shops.
- Activities for younger people, and community visitors for the elderly.
- A good major hospital with A&E department.
- A cattle market.
- Hospital, toy shops, boutique clothing (non chain or charity shops).
- High quality shops like John Lewis - not more rubbish like B&M and Pound shop.
- Doctors, recreational facilities i.e. Park.
- Places for youngsters.
- Village shop.
- Pharmacy, butchers, fish and chip shop.
- Doctors, bigger school.
- Not enough for 11-17 year olds to do.
- Ten pin bowling.
- Night class activities for young people.
- Chippy.
- Facilities for children, sports facilities.
- Bus station.
- More things for young people to do other than costing families.
- A proper bus station away from the town centre.
- Things for young people/children - e.g. Bowling alley.
- Visited the ' Mad Museum' in Henley Street. 3 times with my grandchildren. We all thought it was marvellous. More wonderful events like that please particularly for the winter months.
- Pretty much everything including public toilets.
- Low cost housing.
- Elderly limited facilities.
- More schools, healthcare facilities. Town itself is rather run down with empty shops.
- 25/50m swimming pool.
- Things to do with children. No play areas here.
- Good through road or bypass.
- Ice rink and/or bowling alley for the young people and families.
- Entertainment for families i.e. ten pin bowling, ice rink.
- Needs better street lighting.
- Doctors where you can get appt.
- Bus station.
- Car parking for disabled. Proper town centre development. Lack of a bus station and rail bus interchange.
- Working street lights on estates - new hospital - 3 new schools.
- Bus into Stratford shops.
- More roads.
- Better, more regular train and bus services.
- Another bridge to cross the river. Congestion in and around town is a major problem not just during tourist season.
- Road management - Evesham Rd, Birmingham Rd often jammed.
- Greengrocer. Baker.
- A&E hospital.
- Sufficient public conveniences in town centre.
- Museum dedicated to history of the town, art gallery.

- More activities for teenagers.
- Inadequate street parking and control as terrace housing - no garages.
- Adequate pedestrianisation.
- Pedestrian space/routes/seats in town centre.
- PUBLIC swimming pool - too many clubs @ 6pm onwards.
- Infrastructure roads.
- More benches.
- Bus station.
- A ring road.
- Live music venues. A road network, able to cope with the volume of traffic.
- Parking, entertainment, general DIY store.
- Don't have any (hamlet).
- Greengrocer, baker.
- Bus services, direct rail links.
- Medical centre.
- Free parking in town.
- More places for young people e.g. skating (ice or roller) rink.
- Shopping facilities fit for our towns size, adequate traffic control, youth centres, more frequent trains and buses
- A local bus. I need to get a taxi to get into town.
- Shop.
- Rosebird park & ride.
- Evening entertainment. Department store.
- Covered-in shopping mall & better roads by-passing the town.
- Another High School.
- Little individual shops, better health services, more facilities for teenagers.
- Facilities for the teenagers.
- Help for disabled people to get to clubs. They have to have taxis which is expensive.
- No shops in town all up Maybird centre.
- A suitable police force (present one seems invisible).
- Bowling/skating decent cinema KFC.
- Places for youngsters can go, roads that are not congested.
- Bus station, facilities for youngsters.
- Schools, parking facilities, medical facilities.
- Not enough toilets, no proper bus station, nothing for young people to do, lack of affordable parking, nightmare to get into town.
- More car parks.
- Affordable houses for local residents.
- Bus station.
- A decent road department to design transport infrastructure.
- There is just one big playground for kids - its not enough. More facilities for teenagers!
- Hydrotherapy pool for use by people with disabilities.
- More doctors surgeries, dental surgeries and schools to accommodate influx of people!!
- More Toilets.
- Shop variety, more varied entertainment.
- Better street lighting.
- Drinking water fountain.

- Affordable venue for young bowling alley etc.
- Independent shops, grocers, fishmongers etc transport infrastructure, live music venue.
- More pedestrianisation.
- Space and sporting facilities for young people such as bowling alley/skating (ice and roller).
- Cycle access to town centre very poor.
- Hospital a & e.
- Bus station.
- Night life.
- Youth community centre evening entertainment venues.
- P.O. shops etc.
- Things for both adults and children, bowling etc. Also good restaurant chains such as Frankie & Bennies. Too many posh restaurants.
- (Not for us) but there seems to be a lack of provision for young people.
- All.
- Doctors Surgery (open 7 days a week) Community Halls for private functions.
- Not enough facilities for young people.
- A shop.
- Safe pavements (not cyclists), transport locally.
- Coach station, transport system, cycle paths.
- Shop.
- Not enough facilities for young people.
- Surgery pharmacy.
- Public toilets.
- Bus station, improved cycle paths, increase in number of traffic enforcement officers - vehicles parked all day in streets where there is no parking between 10am and 3pm, in CV37 6TA.
- Bus station and ring road.
- Play equipment for young children.
- Play space for children.
- Free parking for locals.
- Evening bus services.
- An improved transport infrastructure to support a growing population and still service the vital tourist trade.
- Toilets.
- Parking.
- Better shopping, better road and transport networks.
- Decent playground.
- Baby/child shops/clothing equipment.
- Limited range of shops in town, schools crowded, healthcare stretched.
- Doctor and chemist and a proper children's playground. Parking!!
- Shop.
- Maybe more for youth to do.
- Anywhere for teenagers.
- Facilities for young people.
- Green play spaces.
- Bowling alley, shopping centre/stores, bakery, bingo, social places for youth, older people - many places lacking.
- Hospital (until 2017), bus station, independent fishmonger, green grocer in town

centre.

- A broader range of shops in the town centre.
- Regular street sweeping.
- Night life, bars, bowling, decent cinema.
- G.p.
- Anti social drugs, drink and litter.
- Good road bridges etc.
- Schools too small if new developments are to be built. No facilities for young people- they need more to do.
- A proper and effective road network.
- Not enough bus services.
- Everyday shops (retail), too many cafes, not enough consideration for town people only tourists.
- Good local bus service especially after 7.30pm.
- Buses across town - i.e. Clopton area to old town and buses on Sundays in some areas.
- A bus interchange; more pedestrianisation.
- Facilities for younger people eg. Ice skating, 10 pin bowling.
- Needs more schools & disabled access.
- Inadequate primary & secondary school provision.
- Birmingham Road: Open spaces, community centre. School Places: proper local bus service. Park and Ride.
- Number of public toilets is small when in town.
- No activities in the town, not enough schools, leisure activities, some areas of the town need attention! Old buildings/houses. Do not give nice impression. Not enough houses etc.
- Decent park & ride - ie runs evenings, Sunday etc.
- Bus shelters for when it rains, not enough.
- More cycle lanes needed.
- Fish and chip shop/cinema.
- Small shops for day to day shopping - ie baking, greengrocer.
- Facilities for teenagers between 4-18yrs.
- Ordinary shops, browsing shops, good transport.
- Facilities for young people.
- More public toilets - well signposted.
- Children's activities.
- Shops for local people - I believe rents and rates are too high therefore many shops have to close.
- Independent stores - less 'out of town'.
- New leisure centre! More parking, new schools.
- Decent shops, more parking, cater more for residents please, less or equal to tourists.
- Shop.
- Something for kids + teenagers to do.
- Bowling Alley.
- Somewhere for younger generation ie. Tenpin bowling?
- Zebra crossing, transport, seat at bus stop.
- Hall for keep fit classes, parking for residents & reduce cost, night clubs, venues for live bands.
- Shop and bus service.

- Bus station.
- No decent pub in the Bishopton area.
- For teenagers. Perhaps a bowling alley, some slides at the swimming pool would have been good!!
- Bus station.
- Doctors surgery, chemist. School and scouts both full to capacity. Lack of parking.
- Good quality delicatessen/fruit and veg shops instead of all restaurants/tourist shops.
- Bus route into town.
- Sports facilities youth (11-16) facilities.
- Shops/dept stores useful for residents.
- It needs by-pass.
- Too many empty shops due to parking fees.
- Bus depot.
- Those for teenagers e.g. bowling (ten pin), ice skating, nightclubs, music venues.
- A decent road system.
- Sports particularly around Trinity Mead.
- Things for the younger generation.
- Toilet facilities - free.
- Local Country Pub.
- Pharmacy in the village and Doctors surgery south of the River Avon.
- Bus station, bowling centre, Ice rink.
- Residential parking, community spaces.
- Small food shop like Spar.
- All usual ones, just a few houses here.
- Adequate car parking and free flowing traffic!
- A decent transport system.
- Bus station.
- Entertainment - Bowling, Nightclub, Waterside restaurants.
- Town bypass to avoid centre.
- Roads.
- Doctors, Dentists, A&E.
- More schools.
- Outdoor swimming pool.
- Homes for refugees & council willing to help.
- Public loos. Good sign posting. Local shops (rates are prohibitive) Useful train station with bus station.
- Places for teenagers / recreation facilities.
- Residents parking - town car parks!
- The ability to drive through the town without being stuck in traffic.
- Good traffic management/infrastructure.
- Bus station.
- More toilets for visitors.
- Schools are overcrowded. Too few leisure facilities.
- Other things to do apart from eat and drink.
- More schools & doctors surgeries.
- Old cattle market needs housing/bus station.
- More needed for local residents and the young people.
- One or two seats in a green space to walk and exercise. A small garden/shrubbery area.

- Community shop in the village.
- Yes if you count no ring road.
- It used to be pleasant - overcrowded. Crowded roads/schools/doctors roads.
- More evening venues apart from the RSC.
- Good shops. We shop on the internet as there are no good shops.
- Playgrounds for children.
- Traffic management.
- More leisure facilities for youngsters aged 14-18.
- Convenience shops within town too many café.
- More indoor play areas for children (from 0-12 years of age) as lots of cafes/restaurants in town, but limited or no play areas.
- Better transport system needed to include bus station, lack of youth facilities, lack of variety of shops.
- Mid price restaurants like Gourmet Burger Company, also Pret a Manger. All because it's either cheap or expensive offers.
- Better childrens play park. Designated cycle track into Stratford.
- Ice rink. Bishopton play area is poor.
- School places, family restaurants/pubs, doctors centre - proper full service hospital.
- Trees in Avon Crescent need lopping!
- Cycle paths. Open space.
- A good road system.
- We need a bus station. We need a train line to Honeybourne and South.
- Squash courts at the leisure centre! Oh yes - and a proper bypass.
- Bypass.
- Housing for the young and elderly.
- Better shops.
- Road infrastructure i.e bypass, parking facilities, coach park out of town.
- Shops - food, newsagents, café.
- Schools/free parking.
- More facilities for young people.
- Free parking.
- Free car parks / bypass.
- Public toilets.
- Better playground needed.
- Multiplex cinema, bowling alley, decent road infrastructure.
- Free toilets.
- Schools, doctors, health clubs - esp on south side, by-pass/relief road, rail links.
- More social activities for the young and cheap weekend & holiday bus service.
- Places for the young to go - places for mid forties to go e.g. pubs/clubs - proper train station/facilities.
- For under 18's - clubs etc.
- Effective road network.
- Chemist/fish & chip shop.
- Traffic congestion in town is a problem.
- Pharmacy.
- Cinema, Nando's, mini golf, swimming.
- Under cover shopping areas.
- Ice rink? Bowling alley - play barn.
- Local shop.

- Nothing for teenagers to do!
- Bus station. Entertainment for youngsters. Major traffic and parking problems.
- Lack of night entertainment for younger generation.
- Dr's, schools, hospitals, road cleaners, roads, good traffic system.
- We lost our community space - the lonely need a space - tea and chat - young people on Saturday evenings - those on "the edge", those using the food bank, unemployed to meet etc etc.
- There is no nightlife on a Friday or Saturday. No clubs, or places with music.
- Transport could be better organised. Trains/buses/taxis. We Stratfordians should have campaigned more vigorously for a proper train/bus station. Perhaps a bowling alley for young people.
- Museum/art gallery - non Shakespeare related culture.
- For kids to do at night.
- The ability to move around Stratford is seriously impaired due to traffic - no transport facilities.
- Bowling alley.
- Playground, proper leisure facilities.
- Better parking in new housing. On-street is a problem.
- A vegetable shop.
- Restaurant/deli/modern cafes.
- Entertainment for young people and families.
- Secondary schools.
- Prefer access & travel plan.
- Road network + traffic management.
- Fish and chip shop - more facilities for elderly.
- Sports court for older children - i.e. "Squash wall (brick wall)" or basketball court for eg. No more football pitches required. Please use some imagination when it comes to sports for young people!
- More things for young children.
- Pharmacy.
- For young people to go in evening, mainly restaurants - no stores for everyday living - household effects furniture etc.
- Faster rail service to London and better rail service to other towns in the west midlands.
- Plenty of free or cheap parking. Proper shops: bakers, butchers, fishmongers, greengrocers, grocers.
- A village shop.
- Places/activities for teenagers & young people.
- Drs.
- More for young people (teenagers) activities/ places to go.
- Insufficient healthcare and infrastructure.
- Need more facilities for young people eg ten pin bowling alley.
- Things to help the youth - so there is no anti-social behaviour.
- New secondary schools/affordable housing.
- Childrens Playgrounds.
- Adequate parking in town. Lack of proper by-pass.
- Music Venues.
- Chemist.
- Decent bus service.
- Free parking for residents - by-pass road.

- Lack of high class shops i.e. John Lewis etc.
- Not very friendly (soft play).
- Night economy for young people.
- Cinemas (large); family restaurants; shops in town centre.
- Parking.
- Community centre for teens/affordable music venue for teens.
- Doctors, Dentists, School.
- Although there is an abundance of eateries - there is a lack of small independent food shops / restaurants / cafes.
- Public Transport.
- Youth facilities.
- Schools, recreational astro parks, free parking.
- Bakery.
- Common sense town/road planning. Our roads are crammed to capacity and you want to add hundreds more?
- Community arts centre/gallery.
- Nice toilets.
- For young people and acceptable nightlife.
- Indoor shopping facilities.
- Chemist, childrens play area used for houses. Post office closed now over 1 mile.
- Toilets.
- Activities for young people such as bowling, arcade etc. Transport links to rural areas surrounding Stratford are expensive and infrequent.
- Bus service.
- Sufficient schools/doctors/etc to accommodate increasing population. Co-ordinated roads/rail/bus network.
- Facilities for young people.
- Amenities for young people.
- Bus station.
- More premium brand shops - Reiss, Karen Miller etc.
- GP surgery.
- A by pass for traffic.
- Decent public transport.
- HMV record shop, indoor play /adventure area for under 9 year olds, good bakery.
- Chemist, chip shop.
- Things for teens and young adults to do.
- Poor broadband connectivity - need fibre optic cable.
- More for younger people - bowling alley.
- Bus shelters.
- Train service to south west/bus station/proper road system.
- More for younger people - bowling alley.
- Shops for basic needs.
- Big enough secondary school, A & E @ hospital.
- More varied shopping facilities - more medical and high school facilities.
- Enough high schools, a decent cinema, a decent road infrastructure around/in town.
- Ten pin bowling/skating rink for children.
- Better road system for increasing traffic.
- Bus station.

- More public toilets in town. Lots of people drinking alcohol in or around Rother Street.
- Convenience store.
- GP, NHS dentist, large enough primary school, local community centre.
- The north of Stratford/Bishopton lacks a local shop unlike the south of Stratford which have a Tesco express and Co-op.
- A nice cinema.
- Children (under 5 play centre).
- Activity places for teenagers and 20's ie ice-skating rink and youth cafes/places to go with friends.
- Shops/community spaces south of the river, pubs etc.
- For mostly younger people.
- Adequate provision of schools.
- Better shopping facilities, free parking in the town, better cycle routes.
- Sorry but the question is too general. Of course it lacks numerous facilities but they are not necessarily essential.
- Public sports fields and play for children.
- Childrens facilities.
- Adequate medical facilities.
- Proper coach terminal in town.
- Activities for children.
- Ice rink (better than cinema).
- Decent traffic management too many "tat" shops with awful frontages.
- Public park, recreation, walks, river access.
- Provision for young people.
- Better transport, more regular buses and trains.
- Shop/store.
- Police station always open.
- Family entertainment and activities.
- Small individual shops, a good traffic plan to avoid the congestion which now occurs.
- Provision for young people leisure; insufficient school places.
- Reasonable traffic management.
- Parking a problem.
- Medical centre.
- Sports shop, art shop, knitting shop, bowling alley, indoor tennis courts.
- A bowling alley instead of 2nd cinema for youngsters. Also availability of halls suitable for small clubs to rent.
- A & E Hospital facilities.
- Better infrastructure for traffic.
- Parking spaces.
- For young people.
- No public tennis courts.
- Parking.
- The leisure facilities could be better especially for the young. Often entertainment in the town is very visitor focused and seems to close down early in the evening.
- You name it lots of facilities.
- Probably council property.
- Things for young people to do.
- Entertainment other than Shakespeare.

- Decent bus station.
- Bus station.
- Children's.
- Fair cost parking for residents, local playgrounds - reliable bus service.
- Parking for locals affordable in town and entertainment venues other than theatre – bypass.
- Greengrocers in town.
- Young people have nothing in the town.
- Car parking.
- Pleasant places for young people to meet.
- Teenage entertainment.
- Night club, night time toilets and police station open after 5pm.
- Facilities for youngsters.
- Medical, Schools.
- Interesting independent shops.
- Night club.
- Banking.
- Sports, other facilities for teenagers on housing estates.
- Good transport infrastructure.
- Public transport to Eldon (BHX), local bus for elderly.
- A decent park - just look at St Nicolas in Warwick, which is where we always go.
- Larger supermarket, fresh greengrocer, baker, bus shelter out of high street.
- For the young.
- Adequate residents parking facilities.
- More local shops, too many high street names.
- Somewhere where young teenagers can go for entertainment without alcoholic drinks, maybe like a bowling alley.
- Facilities for teenagers, bus station, safe bike routes.
- Particularly facilities for residents, unused town centre space - new project.
- More useful shops - bakers, butchers, greengrocers.
- Places for children and teens to go.
- No toilets.
- Coach station and Bus shelter in bridge street, covered shopping centre in town square.
- Many public toilets.
- Local park facilities in Bishopton.
- Nothing for young people.
- Water Park.
- More social housing.
- A & E unit at hospital - essential for expanding development in Stratford and number of visitors.
- Rail connections to London.
- Free local car parking.
- Recreation for young teenagers.
- Activities and drop-in centres for teenagers and 20+ to meet up in evenings (not pubs) + music venues like Cox's Yard.
- Family owned shops.
- More sports halls.
- Transport road strategy.
- Open spaces, public parks and gardens.

- Green grocer - They are all in the supermarkets.
- Leisure facilities for the youth of town eg bowling alley.
- A wagamama.
- Drop in facilities for young people and the elderly.
- Decent roads, Birmingham and Alcester Roads are frequently gridlocked.
- Seats.
- Proper road systems!
- Regular bus service/shop.
- Bowling alley.
- Shop/Post Office.
- Not given Tiddington walking distance.
- A solution to road congestion! Facilities for young children.
- Things for teenagers to do; covered shopping centre.
- For the young.
- Appropriate leisure facilities for children and teenagers. We need more sports facilities, cinema screens, indoor/outdoor play areas, especially more shops.
- Lack of a good 2nd bridge.
- But can be difficult getting Dr appointments down at Rother House. P.O. far away for those without transport.
- Schools, Doctors.
- Proper independent shops: greengrocers, fishmongers and CYCLE LANES!!!
- Shop - Actually we have nothing.
- More buses coming into Saffron Meadow.
- Toilets in Library.
- An adequate bus supply. I live in sheltered housing, a bus service is essential. It has been unnecessarily cut.
- Post box at the Rosebird, good local shops selling local produce, bread, vegetables etc, night club.
- Bus/rail interchange.
- More social places for family i.e. nice pub with garden for kids.
- Youth clubs to keep under 16's off the streets.
- Library needs more new books etc. Needs more for the young to do.
- Better play areas for children.
- Resurfacing of some roads and some pavements.
- Bell Court needs updating.
- Bowling alley - big cinema.
- 24 hr A&E, 24 hr Chemist, Bus Station.
- Adequate parking.
- Local pick up bus from bungalow for shopping.
- By pass. Town traffic terrible.
- Reasonably priced stores - Iceland, primark etc.
- Sports.
- The return of saloon cars for use as taxis! (Should be fair shares. Half & half).
- The bus service could be better.
- Too many empty shop fronts, and B'ham Rd could do with better facilities or better frontages and too many lights, cars, junctions.
- Residential parking.
- More upmarket shops e.g. John Lewis, Joules, Mint Velvet. University. Rail links to London.
- Bus station.

- Car parking.
- Roads into / through town that are not gridlocked.
- Bank and Chemist.
- Bus station.
- Places for teenagers to spend their free time.
- Small shops - bakery, greengrocers etc.
- Public toilets.
- A proper bus station, so reducing the bus flow in the centre.
- Chemist.
- Public transport links.
- Doctor, Dentist, Pharmacy. School not big enough.
- Facilities for the young. Ten pin Bowling etc...
- More doctors surgeries required.
- Something for the teenagers.
- Children and young people have few facilities nearby.
- More seats in the town would be good.
- A decent cinema.
- An arrangement for controlling traffic growth.
- Bowling Alley.
- The town centre should be pedestrianised.
- Free basket ball field.
- Lack of late night public toilets & entertainment for younger generations. Amusements for all ages need more places like Mad Museum type of thing.
- High quality shops, decent rail connections.
- Somewhere for young people to go to socialise.
- Not enough for youth, nowhere for young adults to socialise.
- Ten pin bowling or ice rink. Cinema complex.
- Activities such as bowling/ice skating etc.
- Phone signal, high speed internet.
- Good roads around the town.
- Good quality town centre retail. A proper by-pass.
- Entertainment for younger people.
- Residential disabled parking.
- Traffic management system, lack of road capacity at peak.
- A&E, school places.
- Police.
- 1. integrated cycle lanes plus "safe" river crossing i.e. cycle bridge. 2. Sunday bus service for church goers.
- Too much geared towards tourists and not enough to local families with children.
- Pharmacy.
- Free flowing roads.
- Adequate bypass to avoid traffic congestion.
- Activities/facilities for teenagers.
- 24hr A&E.
- Cinema, nightlife, mini golf, arcades.
- Free parking.
- Somewhere for young people, bowling alley.
- Bus station + transport links. Poor bus service.
- Hospital/more surgeries + schools!
- Can rectify roads to cater for heavy traffic count as facilities?

- Hospital. Doctors are over subscribed. Schools.
- Bus station.
- 1. Bus shelter Bridge Street S/O/Avon. 2. Grocery store (like old gateway supermarket) for everyday needs.
- Bus station.
- Better cycle lanes, better public transport links.
- Free public toilets.
- Stratford is aimed for tourists there is nowhere for children only a picture house.
- Delicatessen, bakery, House of Fraser, more interesting shops!
- Bus service, on time. Free parking for two hours.
- By-pass!
- Buses - two into town 9:20, 11:45. One back at 11:30 from Tesco.
- Bus service through village.
- Car parking + decent bypass.
- Something for resident teenagers.
- Suitable entertainment for severely disabled people.
- Bus station.
- Local small food shops - fishmonger - greengrocer etc.
- Pharmacy.
- Toilets.
- Clubs - places for the under 60's to go + tourists. When town square developed will be GREAT. No nightlife.
- Park/play centre for children.
- Unsure of actual needs, but there is a large % who use pubs who could benefit from an activity rather than just drinking.
- Bus station.
- Transport links, better access to town and across, a by-pass, better pavements (too many poor standard slabs).
- Lack of activities/facilities for 12-18 year olds.
- A through train service to Honeybourne, Oxford etc.
- Youth activities 18-22.
- By-pass for 2/3 of town.
- Iceland or Farm Foods.
- Consistently good traffic flow.
- Skating rink or similar for teenagers.
- Nothing for teenagers.
- Infrastructure.
- Buses.
- A ring road/bypass.
- Community centre, free public toilets.
- Enough toilets.
- A bus station, bus shelters (Bridge Street).
- More post offices.
- Transport.
- Decent bus away from the town centre.
- No doctor, no Pharmacy.
- More small shops & good parking & needs to be a lot cleaner & safer, more doctors & schools.
- Community facilities. No local shop, no kick about area. No community / sports room.

- More shops are needed, better nightlife.
- Proper shops.
- Things for teenagers etc to do in evenings especially.
- Good quality shops & nightlife.
- Benches at Maybird & in town.
- Close Waitrose and replace with Lidl store / Aldi.
- Modern cinema, traffic relief road.
- Clear roads, without traffic jams.
- Something to cater for younger generation instead of dominated by and for tourists.
- Chemist.
- Sufficient cheap parking, not enough secondary school places.
- Public tennis courts; squash courts. Recreational activities for teenagers eg bowling alley; ice rink.
- Nothing for teenagers, that's why they get into trouble. No clubs, social gathering places.
- Things for children/teenagers!
- Youth activities. Green grocers.
- Sufficient GP's, schools etc for the number of houses being built.
- For young people ie bowling alley. Don't need two cinemas! Schools/health care/sports facilities.
- More cycle lanes and cycle parking in town.
- No night clubs for youngsters to go to.
- We need our new cinema urgently.
- Youth club.
- Infrastructure for amount of new houses.
- Public tennis courts. Leisure centre courts poor quality surface.
- Better roads. Getting to/through Stratford centre is a nightmare. A waste of time + fuel.
- A bigger & better playpark like other villages.
- Disabled access - drop pavements, disabled parking.
- Somewhere for teenagers to spend time rather for them to go to Warwick/Leamington/Evesham.
- Schools, roads inadequate for devt to date.
- Sub-post office.
- Public transport.
- Useful shops in a central location instead of simply cafes - trees along the central roads to enhance the environment.
- Parking is expensive for residents.
- Night clubs.
- Cheap parking for locals.
- Nothing for teenagers - leads to drug problems.
- For young people - night life.
- Bowling, ten pin, ice rink.
- Doctors surgery.
- Places for young people to meet.
- Free parking so people that work in town don't park in residential areas all day. Better road system, awful traffic problems. Also very little for youngsters.
- Could do with more facilities for teenagers & better cycle paths.
- Bus station, instead of parking in Bridge St. Additional schools, doctors surgeries

etc for all new estates.

- Place to meet / talk.
- Places for children to play ie soft play.
- Normal shops ie hardware, greengrocers for locals without cars.
- Facilities for young people and teenagers, eg bowling alley. Not enough high quality shops in the town centre.
- Parkland.
- Parks for the youngsters.
- A proper hospital for the town.
- Bus service into centre of town from old town area.
- Affordable for young people eg bowling.
- Access bus transport (public).
- Parking.
- Enough school places/doctors/doctors surgeries.
- Facilities for younger generation.
- Shop.
- Things for children aged between 8 and 16.
- Bus on Sundays.
- Good and varied shopping and a decent traffic system.
- Could be more active/social places eg bowling alley /better cinema.
- A decent accessible cinema.
- The existing green areas could be landscaped and planted with trees and shrubs to create pleasant walks and play spaces.
- A bus station.
- Shops.
- Free toilet facility.
- Leisure for younger people, we also lack baby shops and toy shops.
- Traffic control.
- Bus station in Stratford Town.
- Schools/roads/doctors/schools.
- Better pavements public toilets.
- A proper by pass to relieve Clopton Bridge.
- Free parking for town residents.
- Car parking.
- Chemist.
- Night life.
- Post office/shop.
- Not enough for young people to do.
- Dog poo waste bins.
- Ice rink, bowling alley, covered area to sit when rains, more toilets, indoor young area for visitors as well.
- Good cinema, evening entertainment.
- Skating rink decent nightclub.
- No but we need more options.
- Cheaper basic shops.
- Parking for shops.
- Hospital.travel, local accom.
- A & E department, police station, affordable parking, decent pavements.
- Schools, doctors, roads.
- Bins there are hardly any bins in and around shottery.

- Dog bins, places for special need adults.
- Too many to list.
- Activities for children/teenagers to keep them off the streets.
- No school, shops or transport, very little parking.
- Wildlife habitat to help combat threats to biodiversity/ decline of species/extinction of species.
- Live music venues have all closed down.
- Schools!!
- Better shops, not enough choice for mens clothes more interesting bars and clubs to bring people into the town again.
- A bus service past 16:45, a Sunday service.
- Bus station.
- Decent traffic management.
- Proper shopping centre with normal shops i.e butchers/greengrocers better bus services/station, better roads.
- Bowling alley, bus station.
- Affordable small houses and bungalows.
- Youth facilities.
- Something for children to do - play barn, bowling alley.
- Chemist/bank.
- A bus station.
- Bus station.
- Space/access/interaction with the river.
- Decent bus station.
- Indoor community facility.
- Not enough to do for older children. With Stratford being as big as it is we need an A & E at the hospital.
- Traffic relief.
- A council subsidised arts centre.
- Hospital, schools.
- Town centre activities for young people/families eg bowling alley.
- Lack of parking off road.
- Recreational facilities for under 18's eg ice rink instead of a second cinema complex in Bell Court.
- Transport plan.
- Traffic management.
- Bowling alley and facilities for youngsters.
- For young.
- Public toilets.
- Shop/post office.
- Chemist.
- Chemist /Doctors.
- Not a great deal to do for teenagers.
- A decent road system and police on the streets.
- Bus station.
- Public toilets/early hours street lighting.
- Toilets, not enough Blue Badge Parking.
- Modern Cinema.
- Fun Pool, bowling, adequate seats on river bank.
- Better Parking.

- Transportation.
- More doctors needed, more dentists.
- A public art gallery.
- Bowling alley, roller disco, ice rink, bingo hall.
- No pub within walking distance.
- Parking, more play areas.
- Chemist.
- A bigger cinema, bus lanes, fewer town centre car parks.
- Shop/post office.
- Town bus service.
- Bus station.
- Bus station.
- Town centre shopping "Town Square".
- Something for youngsters to do.
- Free public loos.
- Safe cycling pathways eg. Wider ones.
- Not enough tennis courts, squash courts at leisure centre - bowling alley.
- Places (bars/pubs) to socialise past midnight.
- Useless mental health services.
- Clubs day time – dancing day time.
- Decent road network, schools and doctors.
- More tearooms and Charity shops.
- There is no bus depot.
- Local Parking.
- In town shops, more family activities eg. Ice rink.
- Places for teenagers.
- Youth groups for teenagers.
- More roads to accommodate the new houses, schools and a new bridge to enable traffic flow.
- More for youngsters to do youth clubs etc.
- Meet the needs of the young with families.
- A really good department store not for clothes etc eg John Lewis home.
- Overcrowded street parking.
- Car parking when shopping in Tiddington hinders through traffic, my wing mirror knocked off last week.
- Shop.
- Insufficient parking for 2/3 car homes, Sunday bus service.
- Bus station! Cheaper parking for locals. An out and out solution to gridlock.
Repairs to pavements.
- A properly run WELCOMING tourist office, a town history museum, a bus station
- School, Hospital.
- Bus station!
- Sufficiently effective road system - now very congested to the point of being a reason not to live in Stratford.
- Parking.
- Free parking in town, traffic management a big issue too many traffic lights, nowhere for teenagers, we need ice rink and night clubs.
- More schools.
- Youth centres.
- Food stores, public toilets.

- Shortage of public toilets and parking.
- Pharmacy.
- Some types of shops - electrical supplier and greengrocer.
- Transport - bridge too busy. Better located tourist info centre.
- Another junior school.
- For teenagers.
- Traffic bypass.
- Public transport is infrequent.
- Proper cinema, better shopping complex, cheaper parking NHS dentists
- Small shop.
- Houses with garages too many cars parking on streets.
- Medical centre or surgery.
- Bus service, shop / post office.
- Affordable houses for young families.
- Supermarket in town centre.
- Facilities for young people eg. Bowling alley, skating rink.
- Cheaper clothes shops, more places for locals rather than tourists.
- A good council run swimming pool.
- Outlets for young people eg. Bowling alley.
- More entertainment for teenagers.
- Leisure activities, such as ten pin bowling, ice skating etc. Everything is aimed towards older tourists!
- Too many shops closing down, main shops at Maybird centre, difficult without a car.
- Sufficient parking.
- Post Office, local bus service.
- Outside communal space.
- HMV, Homebase, shops to rent.
- Space for teenagers.
- Mosque, large department store eg. John Lewis, House of Fraser, Gap, Furniture shops eg Dunelm; more restaurants eg. KFC, Nandos.
- In town parking.
- A larger cinema and more activities to do in an evening which is not a restaurant.
- Not given the size of the town.
- Something for children, teenagers and a freezer shop.
- More activities for kids when wet.
- Playing fields, doctors.
- Nightclubs, entertainment for young people.
- Regular public transport - affordable housing for single youngsters.
- For young teenagers.
- Decent shops, local police, the town needs a good clean.
- Bus service could be better.
- Town centre food shops eg greengrocer, butcher, bread shop, deli.
- Better and more parking.
- 24/7 casualty, second high school, no infrastructure for traffic.
- Cinema with more screens, bowling, youth club, more entertainment, ice rink, dog park, better skate park, by pass, parking, swimming pool with slides, nightclub, BETTER HIGH SCHOOL.
- Facilities for older teenage kids.
- No night life - limited places to go.

- 24 hour police, hospital cover - traffic infrastructure.
- No bus station.
- Entertainment/leisure e.g. bowling, laser quest.
- Local shops - Fishmongers, Green Grocers, Bakers etc Driven out by high rates and rents. Needs cheaper or free parking, free toilets, a proper general hospital, NHS dentistry etc....
- Retail shops.
- Local schools - overcrowded - no new schools have been built in the past 3 decades.
- An adequate by-pass - the traffic problems of Birmingham Road, for instance, are a continuing nuisance and getting worse.
- Bigger secondary school, more doctors, leisure facilities, cinema, nightclub.
- Lack of social gatherings i.e. night clubs for young people. Many have to go to Leamington.
- A good cinema.
- Music venue, night clubs.
- A bus station.
- By-pass.
- Places for children/teenagers to go.
- Parking, live music venues.
- Shop.
- Shop.
- Transport and infrastructure.
- Need improvement in traffic management!
- No clubs for the young ones, although Bell Court is supposed to be changing. We don't want another cinema but a bowling alley would be fine.
- More leisure facilities - such as bowling alley, ice rink etc.
- Affordable parking, entertainment for locals, NHS doctors/dentist, schools.
- Good public transport in the way of busses and trains to London.
- Cinema - upgraded. Affordable restaurants. More modern shops within town centre for younger generation. Traffic congestion - more parking, better roads.
- Better bus services - running in evening/weekend.
- Another secondary school. More medical facilities - doctors/medical centre/extended facilities at hospital.
- Not for me.
- Kids centre in town or a covered area in the park!
- Cheap gym. Present one at £38 per month. High speed broadband.
- Local places for people to start up business within walking area of town to encourage workers to use the town centre more. We also need a couple of late drinking & dancing areas as town is a ghost town after 7.15 pm.
- Parking for residents in terraced housing.
- Decent pub within walking distance.
- Affordable activities for mature residents. A and E.
- Roads, schools, entertainment, transport arrangements.
- Decent bus service.
- All facilities to be open until late to give a chance for people working other than office hours.
- Full time A & E dept, bus station, full time police station.
- A suitable traffic system.
- Green recreational space.

- Independent shops, facilities for young/old people, efficient transport network, parking.
- More toilets needed.
- Car parking outside Spar, Deli, Chinese restaurant, or a small car park nearby.
- Quality shops, sort out traffic.
- Cheap parking.
- Doctors surgery and dentist.
- Road planning.
- Cheap good parking. A park and ride that works. Good shops. No more cafes. Disabled parking that can be accessed, not have tables and chairs placed in them.
- Safe cycle routes.
- Shops.
- No adequate seating in public places.
- Good shopping - see Leamington for how to do it.
- Indoor mall.
- Parking issues, youth centres.
- Better traffic management.
- A night club (late entertainment).
- Things to do, places to go of an evening.
- Bus, post office, shop.
- More evening social environments.
- Gym, better traffic management, entertainment e.g. big cinema, bowling etc.
- A public Art Gallery.
- Proper cycle paths from home to town - new bridge required for cyclists!
- Public open space for recreation. Better facilities for children. No doctor, pharmacy, library, dentist.
- Toilets.
- Bus and small shop.
- If the town becomes larger more schools, dentist etc.
- Village shop.
- Free toilets. Better river crossing.
- Lack of facilities for teenagers and older young people.
- Somewhere for people to pass their time.
- More for families to do i.e. bowling, better cinema, more night clubs.
- Improved road system! Congestion impossible.
- Shops for locals not tourists.
- Things for children i.e. Playbarn.
- Activities for teenagers instead of drinking.
- A good range of shops for all ages (Mothercare has gone and we mainly have cafes and charity shops).
- Ring road.
- Proper road access.
- Bus shelters. Overgrown hedges (obstructing pavements). Cars parked on pavement.
- Lack of live music venues and entertainment for rich.
- Free/cheap sports facilities for the young e.g. tennis not club.
- Great we have a hospital.
- Bus service - not great. Stratford town needs a dedicated bus station also better late trains.

- Updated cinema. Need a pub in walking distance of home.
- Somewhere for the 18-24 age group.
- Nightclub for youngsters.
- Shop.
- Reasonably priced parking in town.
- More facilities for teenagers instead of building/designing another cinema in town square where we have a perfectly good under used cinema already in the Picture House.
- An increase in facilities by the hospital.
- Public transport evening and weekends. It's 2015 not 1915.
- A variety of shops and parking.
- Road networks and parking.
- Social care for disabled children and adults.
- Car parking in town.
- Nothing for young people under 18 for evening/day entertainment.
- In town parking and nicer shops not constant discount stores - the place will look like Blackpool.
- Chemist and fish and chip shop.
- Youth activities, youth club, non alcohol clubs.
- Something for young people to do.
- Limited facilities for younger people/teenagers. More independent shops in town centre.
- For young people.
- Need toilet/baby change facilities in the library.
- Bridge across the river (additional to relieve congestion).
- Basic additional shopping.
- Insufficient parking for working people from outside of town causing problems for residents.
- A night club, no social life in evenings just pubs and restaurants, no space to dance.
- Medical/dental/educational facilities are not keeping pace with population growth.
- More cycle paths and pedestrian areas. Bus station.
- Insufficient trains/ inadequate routes.
- Hospital with A and E. Interesting shops.
- A decent 5 screen cinema with food outlets. Decent shops and centres. Bowling alley and more for the youngsters. Nightclubs as well.
- Facilities for teenagers. Cycle track down at rec.
- Night time entertainment.
- Post Office.
- Bus station. It is a tragedy that old people are subjected to cattle market conditions in town.
- More seating in town/bancroft
- A & E, minor injuries out of hours, teenagers activities in evening 13 - 17 yr olds
- A comprehensive hospital including A & E etc.
- Very limited night time entertainment for families and/or 16 - 25 age group.
- Leisure centre more easily accessible by car or free car park.
- It lacks all facilities but medical, school, shop, dentist are within a 3 mile radius therefore journey is required.
- Bus station.
- Another high School (Stratford High school is getting too big and won't be able to

- cope with demand).
- Schools, doctors, infrastructure.
 - Road system is poor. A & E unit.
 - Bowling alley, good public transport.
 - Entertainment complex outside of town to include cinema, bowling, bars, restaurants.
 - High street shops.
 - Sunday bus service. A proper bus station and proper by pass.
 - Community spaces/facilities for young people re event spaces.
 - A lack of on street parking and what is available is too expensive compared to other towns.
 - Shop.
 - A coach park which links up with rail travellers.
 - Lack of lane swimming in council pool. Club swimming takes up disproportionate amount of time.
 - For young people bowling alley, ice or roller rink, skate board area.
 - Bowling alley, bus station.
 - Broad network of segregated cycle lanes. Wider footpaths and needs a bus station away from B' Street.
 - Post boxes, schools, roads.
 - Open air swimming pool.
 - Community hall.
 - Places for 14 - 17 year olds to go.
 - Accessible bridge from Lucy's mill to recreation ground for wheelchair users, prams and bikes.
 - Parking, post office traffic control.
 - More toilets and residents parking.
 - Require more joint recycling and waste bins to improve recycling ratios.
 - Food shops in the town centre. Poor use made of old civic hall because of cost of hire.
 - For teenagers socially.
 - Bus station.
 - Place for young adults.
 - Shop.
 - Transport facilities south esp via rail, easier link up of villages with public transport.
 - Village shop.
 - Fish shop, decent bookshop, greengrocers, gay pub.
 - Decent public transport, roadworks appalling, surfaces!!
 - Bowling alley, ice rink.
 - Cycle tracks, traffic flow poor, train services.
 - Pre-school children facilities.
 - Everything especially traffic infrastructure.
 - No bus service. Avon Crescent only bus stops. Unable to go into town at night ref jobs and no police visible.
 - Enough free toilets.
 - Open spaces.
 - A decent fun swimming pool with slides and a lot of excitement. Note we do not need another cinema.
 - Entertainment.

- Local post office, hospital, high school places.
- Live music venues.
- Bus service from old town to centre of town.
- Nothing for teenagers to do.
- Dedicated bus station, skateboard park.
- Facilities for children, bowling alley, ice rink etc.
- Drunken mess and assaults. No small homely businesses, no obvious police presence, too many coffee bars and charity shops because of too high business rates.
- A good park for children to play in.
- Post office.
- Overdeveloped private housing without adequate infrastructure support.
- Late night entertainment for younger folks.
- More affordable parking for residents.
- Toilets.
- No shop/post office.
- Bicycle dedicated lane, public bathrooms.
- Things for people to do other than Shakespeare.
- Very hard to cycle through town, need decent cycle paths eg to get from Shottery to Leisure centre.
- Activity area open Monday to Sunday for children aged 2 – 8.
- Nightclub for over 30's.
- In town free parking.
- Shops have closed down due to high rents. Bigger cinema needed.
- Play ground on Justin's ave, the Green by hodgsons Rd.
- Toilets.
- Leisure facilities for locals.
- No bus station.
- Shops, family entertainment.
- Decent road system.
- Sports facilities.
- Bus station.
- Proper bus depot/station.
- 222 bus on Sunday and bank holidays, bus to waitrose.
- Maternity ward, better high street shops, entertainment for kids.
- A local doctor and a bus service on Sundays.
- Post office.
- Post office, shop.
- Shops, too many cafes/phone shops, estate agents.
- Youth club.
- A & E, full time police station.
- Bus station.
- Youth clubs and town policing patrols.
- Cycle ways - cycle parking.
- Parks, open spaces, parking especially new build properties.
- Undercover shopping mall.
- Town after 5.30 is not suited for tourists ie shops closed.
- For young people eg a bowling alley.
- Free parking away from resident's streets and more supermarket options in town centre.

- More schools, better traffic flow to get to housing in newer estates, a local shop.
- Anything affordable.
- There are no places for teenagers to go in the evening. We do not need a new cinema we need something to please teenagers/young adults.
- A second bridge and by pass are needed.
- Live music venue, activities for teenagers/young people.
- Mother and baby parking.
- Bowling or other indoor family activities.
- Youth.
- Shop.
- More parking for local residents.
- In the town centre a good bakers, grocery store.
- For youngsters, like bowling alley mentioned for Bell Court not another cinema.
- Poor waiting area for public transport.
- A & E hospital.
- Cinema, clubs, nandos, special schools.
- Public transport to Birmingham International airport.
- Playground for kids.
- Activities and places to meet for teenagers.
- Entertainment: bigger cinema, bowling, climbing wall, open tennis courts, ping pong tables.
- Bowling alley, ice skating rink, a large children's soft play unit (like in Astwood bank).
- Adequate pedestrian/public transport for town.
- Free public toilets.
- Parking bad, pavements need repair.
- A shop and bus service.
- Enough parking for residents.
- Safer cycle routes.
- Evening bus service from Stratford parkway to town.
- Car parks, street lighting.
- Off road parking for local business/more traffic free areas in centre.
- No where for young people to go to keep them off the streets. There is no where for them to entertain them not even for adults either.
- Yes places for teenagers are limited. A bowling alley or skating rink would help reduce the hanging around town and rec.
- Somewhere young people can go and socialise.
- Places for children/teenagers.
- Active community activities.
- Daughter would like science museum.
- Shopping facilities are limited.
- Reasonably priced facilities for young children and families.
- Free parking! Police presence on the street. Clearly marked cycle routes.
- Free parking.
- Decent standard public toilets.
- Congested. Need restrictions on HGV's especially Clopton Bridge. More pedestrian areas or shared areas would be good.
- High speed internet (eg BT Infinity).
- Small shop/newsagent walkable distance. Letter box, dog disposal bins
- Large supermarket in town centre.

- Decent cinema.
- Nightclubs/street lighting.
- Decent road system.
- Proper cycle ways separate from roads.
- Shops for younger people, town centre is aimed at middle to old age clothes, nothing for younger population. Train service to London and Birmingham, easier to drive to Leamington.
- Things for young people like bowling alley or skating rink.
- Real fish and chips.
- Routes in and out of town.
- South of the river doctors.
- Bus station, policing.
- Something for teenagers/families - bowling/fun pool/ice rink etc.
- A&E, maternity, covered indoor children's play area.
- Schools.
- Leisure activities especially for children - soft play, bowling etc which would appeal to tourists also, spaces for special needs school also limited and in demand.
- Bigger school, doctors, chip shop.
- A town shuttle bus to hospital, doctors, supermarkets, train station - good shops (local).
- Need more for the youngest.
- Designated open spaces.
- A village hall for community activities.
- A decent ring road.
- Meeting places for teenagers.
- Chemist.
- A ring road for commercial vehicles, a well signposted and well thought through park and ride.
- Social e.g. bowling.
- Independent shops (not café's), shoe shops, entertainment for young people (bowling, night club etc).
- Local produce greengrocery, community centre.
- Indoor activities for children of all ages: i.e. bowling alley and indoor soft play area for younger children.
- Community spirit.
- No shop but Tiddington nearby.
- Decent traffic management.
- Healthcare.
- More for teenagers.
- Youth centres.
- Decent Knitting shop.
- Children's play area and indoor play area.
- Pharmacy, hardware store, bank.
- Poor management of school runs.
- Local shop.
- Affordable leisure activities e.g. 10-pin bowling. Safe (off road) cycling routes to work/school/pleasure.
- Decent cinema, bars and leisure facilities in the evening.
- Area to the north of Stratford - no community centre and / or pub. When the new

build areas are growing - look at Warwick tournament fields and learn.

- Places to sit and bus station.
- Free city centre parking.
- Nothing for teenagers to do, needs a better cinema, bowling alley, laser quest etc,
- Doctors/Dentist/Dining or public house.
- Independent food retailers - there are too many shops set up to sell to tourists. Rent/Rates the problem and parking
- Independent shops e.g. baker, greengrocer, bus station, cycle bridge at Lucy's bridge.
- Schooling, surgeries are in short supply because of huge private housing.

Appendix D

Survey respondents were asked to elaborate on their views regarding a lack of housing and these comments are reproduced below. These comments have been roughly grouped into similar themes. The main areas of concern relate to affordable housing, starter/first time buyer homes, and social housing. Bungalows and properties for older or retired people are also referenced a great deal.

- Affordable realistically priced for locals
- 1 and 2 bedroom bungalows or houses for retirees or single people
- 1 and 2 bedrooms
- 1 and 2 beds for young workers
- 1 bedroom flats
- 1 bedroom houses
- 1 bedroom houses or flats
- 1. Starter homes 2. 4 beds for locals to grown into.
- 1/2 bed homes with small garden area for sale
- 1st time buyers affordable housing.
- 1st time buyers x6
- 2 bed + garage to downsize
- 2 bed and 3 bed houses.
- 2 bed bungalows
- 2 bed houses x2
- 2 bed houses/ cheap for first time buyers/ younger people
- 2 bed low cost
- 2 bed reasonably priced homes
- 2 bedroom flats/ houses for elderly
- 2 bedroom houses/bungalows for retired people
- 2 bedroom housing/flats
- 2 bedroom x3
- 2/3 bed houses, smaller units for single people or couples and retired elderly homes for older people
- 2-3 bedroom affordable houses
- 3 bed and 2 bed acc: flats for the elderly
- 3 bed at an affordable price for retired people
- 3 bed family houses with gardens
- 3 bed private + cheap housing
- 3 bedroom houses
- 3 bedroom with child friendly gardens
- 3/4 bed houses x2
- 4 beds, single flats, bungalows
- 4-5 bed properties
- Accommodation at moderate rates for young single people
- Affordable flats/ houses
- Affordable - for 1st time buyers
- Affordable & social housing x2
- Affordable (both buy and rent) x2
- Affordable (but nice looking) houses for locals and singles.
- Affordable (for purchase)

- Affordable / retirement bungalows
- Affordable + social housing
- Affordable 1/2 bed both for sale and rent
- Affordable 1-2 bed roomed houses.
- Affordable 2 bedroom houses x4
- Affordable 2 bedroom with parking
- Affordable 2/3 bedroom houses for private ownership
- Affordable 2-3 bed houses for young people.
- Affordable 3 bed houses
- Affordable 3 bedroom housing.
- Affordable 3/4 bedroom properties (to but)
- Affordable and new houses approx 100
- Affordable and smaller
- Affordable and social housing x2
- Affordable apartment
- Affordable apartment style for single persons/students (see * below)
- Affordable bungalows
- Affordable bungalows for oaps
- Affordable buy to rent for over 50's
- Affordable council rented homes
- Affordable economical housing, single bedroom apartments/flats
- Affordable especially for young people
- Affordable family 3 double bedrooms
- Affordable family home x5
- Affordable family homes for young
- Affordable first time buyer homes in central Stratford
- Affordable first time buyers (to live not to let)
- Affordable first time buyers and social housing
- Affordable first time buyers homes x8
- Affordable first time homes - flats and houses that are close to town centre
- Affordable first time housing, housing association provision, social housing
- Affordable flats
- Affordable flats/1 bedroom houses for retired people to rent.
- Affordable for a family of 4 to purchase on £40k a years still not possible
- Affordable for first time buyers
- Affordable for local people x2
- Affordable for local young adults
- Affordable for local young workers
- Affordable for locals (lived here 20 yrs minimum or born here)
- Affordable for low earning/young first time buyers
- Affordable for low rent/buy.
- Affordable for lower income/first time buyers
- Affordable for many working in the town
- Affordable for newlyweds.
- Affordable for people on low income and large enough for a family
- Affordable for people on low income x4
- Affordable for young people - starter homes, shared ownership etc
- Affordable for young people 1 or 2 bedroom flats/houses

- Affordable for young people to buy or rent
- Affordable for young people with jobs
- Affordable for young professionals
- Affordable for young to set up home i.e. under 75,000
- Affordable for young x3
- Affordable for younger people to get on the housing ladder
- Affordable homes especially rental.
- Affordable homes for first time buyers x16
- Affordable homes for rent + purchase / 1 bedroom starter + down sizing
- Affordable homes for sale, affordable homes for rent
- Affordable homes for young adults.
- Affordable homes for young families
- Affordable homes for young to buy.
- Affordable homes- starter homes
- Affordable homes to buy or rent for local people
- Affordable homes x 113
- Affordable house - really hard pressed to find houses around £200.
- Affordable house prices in this area are too high
- Affordable house, social housing.
- Affordable houses for rent
- Affordable houses for young people/families x2
- Affordable houses to buy
- Affordable houses where large deposit not needed
- Affordable housing - many couples and single people only earn minimum wage and with mortgage constraints new homes are too expensive.
- Affordable housing - not properties selling at £600k plus
- Affordable housing & co-ownership housing
- Affordable housing = renting and buying
- Affordable housing and bungalows
- Affordable housing and more houses generally
- Affordable housing and shared ownership
- Affordable housing comparable to earnings of local residents, not visiting business people working out of town
- Affordable housing dedicated to people born and raised in the town.
- Affordable housing especially for first time buyers
- Affordable housing especially for singles/ couples
- Affordable housing for 1st time buyers, bungalows for elderly not 5 bedroom mansions
- Affordable housing for 1st time buyers, part buy part rent with the option to buy
- Affordable housing for all types of families.
- Affordable housing for anyone at all trying to get on to the property ladder
- Affordable housing for families wishing to buy (first time)
- Affordable housing for first time buyers + accommodation for rough sleepers + homeless.
- Affordable housing for first time buyers and young families
- Affordable housing for first time buyers or first time tenants
- Affordable housing for local people
- Affordable housing for local young adults
- Affordable housing for local youngsters

- Affordable housing for locals x2
- Affordable housing for people on benefits
- Affordable housing for rent or purchase.
- Affordable housing for singles, and young families.
- Affordable housing for the young. My grandson has lived here all his life but cannot afford to live here.
- Affordable housing for young both to buy and rent.
- Affordable housing for young couples
- Affordable housing for young couples/single people (1/2 bedrooms)
- Affordable housing for young families x2
- Affordable housing for young local families
- Affordable housing for young people and families.
- Affordable housing for young people in work enabling them to save at the same time as rent.
- Affordable housing for young people x10
- Affordable housing for young/vulnerable people
- Affordable housing for youngsters + suitable for the elderly
- Affordable housing for youngsters 20-30 years.
- Affordable housing for youngsters.
- Affordable housing i.e costing less than £120k
- Affordable housing is a must, lower price level is essential.
- Affordable housing rented or for sale
- Affordable housing to buy
- Affordable housing we are lucky we are both in well paid jobs
- Affordable housing with space and gardens.
- Affordable housing with space and gardens.
- Affordable housing x36
- Affordable housing, affordable rental property
- Affordable housing, not top of market.
- Affordable ie 2 bedroom.
- Affordable in town boundary
- Affordable less than £150K housing for singles
- Affordable long term rent
- Affordable new build house/ new buyers
- Affordable new builds
- Affordable on minimum wage
- Affordable part/ownership
- Affordable particularly for younger people eg starter homes.
- Affordable private housing
- Affordable property for local decent young couples to buy.
- Affordable property for young couples
- Affordable rent for children of Stratford born and bred parents
- Affordable rental accommodation I am paying £1,200 p.c.m
- Affordable rental homes and affordable first time buyer houses.
- Affordable rental properties for care workers etc.
- Affordable rental properties x8
- Affordable rents for single people
- Affordable retirement properties

- Affordable rooms to rent or properties
- Affordable schemes
- Affordable single family dwellings
- Affordable single person dwellings to buy
- Affordable small bungalows
- Affordable small flats
- Affordable small houses for new families
- Affordable social housing
- Affordable starter homes .flats
- Affordable starter homes for local people
- Affordable starter homes x11
- Affordable starter houses to buy/own
- Affordable to buy
- Affordable to rent or buy x2
- Affordable to replace "right to buy"
- Affordable town centre flats to boost residential amenities, increase the use of supermarkets
- Affordable two bedroom
- Affordable two bedroom houses near the town
- Affordable with parking
- Affordable, first time buyer
- Affordable, houses with bigger gardens
- Affordable, rentable, affordable to buy for poorer people.
- Affordable x4
- Affordable. Even housing association part ownership (mortgage + rent) = the same as a full mortgage
- Affordable/1st timers/single ownership - not flats or housing association
- Affordable/shared ownership
- Affordable/social housing x6
- Affordable-first time buyers.
- Affording (NOT private) rental or mortgageable or shared ownership.
- Age 50+years shared ownership housing so local residents renting can buy a local property.
- All - including social
- All for younger people to live
- All sizes
- All type reasonable
- All types - not more than 25% social housing.
- All types and prices
- All types of houses
- All types on both brown and green field sites.
- All types x11
- Any for younger people
- Anything that we could happily downsize to. Require good quality 4 bed detached.
- Apartments for one person
- Appropriately affordable for young people
- Association 4 bed house
- Beginners on the housing ladder

- Bungalow etc for elderly
- Bungalow x9
- Bungalows & apartments for older people
- Bungalows (two or three bedroom)
- Bungalows for over 55's short
- Bungalows for the elderly x2
- Bungalows for the older residence.
- Bungalows more needed
- Bungalows to get us older folk away from the young loud ones.
- Bungalows with small gardens for the elderly
- Cheap affordable house to rent or buy
- Cheap flats for younger people
- Cheap for 1st time
- Cheap housing
- Cheap housing for young families
- Cheap housing to rent
- Cheap low cost, single person.
- Cheap rented 2
- Cheaper basic retirement
- Cheaper family homes and single storey for retirees
- Cheaper housing x2
- Cheaper housing for 1st time buyers or lower wage group.
- Cheaper housing for young people
- Council and affordable for local youngsters who are self employed
- Council houses are needed not private
- Council houses for locals
- Council houses to rent
- Council houses x2
- Council housing not to be sold on & private starter homes.
- Council Housing x7
- Council type housing not to be sold
- Council/affordable for young people
- Council/housing as private rent is too high
- Council/Housing Association for rental.
- Decent affordable housing for young people to buy
- Decent sized rooms for older people downsizing
- Enough is planned for the town
- Executive housing for working professionals
- Fair rent 2/3 bedroom houses
- Family bungalows
- Family homes for those that were born, lived and work in the area, and now require a home for the family
- Family housing x3
- First time buyer (affordable) housing
- First time buyers housing, help to buy scheme eligible housing
- First time buyers properties
- First time buyers x12
- First time buyers, reasonable prices.

- First time buyers/affordable renting housing
- First time/shared ownership
- Flats
- Flats with access to balcony or patio
- Flats/houses for single occupiers - rent or buy
- Flats/retirement flats
- For downsizing over 60's not as small
- For first time buyers/young couples
- For homeless people
- For less affluent
- For low income affordable.
- For older people to vacate larger houses
- For ordinary people (bottom of the scale)
- For people on low incomes
- For people who can't afford to buy and to rent at a decent price.
- For single people
- For single people over 45 who have worked, HA rented all their lives, also who earn a decent average wage.
- For young families
- For young families and pensioners
- For young people
- General housing 2
- genuine affordable housing/council/govt subsidised
- Greater mix of more affordable housing
- High quality, well designed smaller units for young professionals
- Home for first time buyers on modest means
- Homes of the young and first time buyers
- House and apartment
- Houses x2
- Houses affordable for the middle squeeze see comments
- Houses, flats 2 - 3 beds
- Houses for families which is affordable without the need for shared ownership
- Houses for first time buyers
- Houses for young families
- Houses for younger people to rent.
- Houses not just flats. Family housing and also affordable housing for all single people
- Houses that our young people can afford to buy/rent.
- Houses with garden and drives
- Housing association & 1 bedroom accommodation
- Housing association for young people.
- Housing Association Rent x2
- Housing Association x3
- Housing available for first time buyers, with a small deposit.
- Housing for first time buyers - no more 4 & 5 bedroom executive houses needed.
- Housing for local young people
- Housing for mobility impaired.
- Housing for people aged 60 plus who are still active but wish to live independently

- Housing for rent/ social housing
- Housing for single people and not just flats - people want outside space.
- Housing for young couples who are at the moment paying extortionate prices and are not allowed on the housing list.
- Housing for young people
- Housing to rent costing less than £700 per month. One bedroom bungalows
- I believe there is a need across Stratford, particularly starter and family homes.
- I suspect lack of 1 and 2 bedroom houses prevents residents moving down market when they have unnecessary rooms.
- If any more is to be built it should only go to those who have grown up in Stratford Upon Avon.
- Inadequate small sheltered housing for the elderly.
- Insufficient retirement properties
- It's very expensive
- LA/HA Rented
- Large houses and social housing to rent
- Larger family (4 bed) cheap starter homes
- Less expensive houses (not flats) for young families
- Local affordable for our own young people not EU
- Local authority and/or housing association provision
- Low cost housing particularly for first time buyers
- Low cost more needed everywhere
- Low cost rental/buy for young people
- Low cost small family homes
- Low cost starter homes
- Low cost x9
- Low cost/affordable rental properties/shared ownership
- Low income housing x2
- Low price 2/3 bedroom
- Low rent accommodation x3
- Low rent and affordable housing for young people. Council houses and flats (enough of).
- Low to buy or rent for stratfordians
- Lower density affordable homes with adequate parking!
- Low-middle cost flats etc
- May be difficult for some people to afford houses in Stratford, but I'm fortunate to be able to
- Mixed x2
- More affordable homes
- More affordable housing for young adults/students.
- More affordable housing x6
- More affordable to rent and to buy
- More better student houses - too many "cheap" houses, too many flats
- More central apartments/flats
- More council houses needed
- More houses for families social housing
- More housing than ever has been built. The shortage is because it is bought up then rented on.
- More low and middle income housing

- More sheltered for seniors inc bungalows
- More social housing
- My daughter would like an affordable house 2 bed to purchase
- Need 2 bed homes
- Need more affordable housing for young people and key workers eg teachers.
- Need more affordable housing for young people and key workers eg teachers.
- Need more social housing for people who cannot afford to buy their own homes.
- Needs more housing association housing for families
- Needs more one bed accommodation
- New affordable housing
- New build social housing, all types of affordable houses = new executive 4 bedroom homes
- No more houses!!
- No more, enough as roads can't cope
- None - in Tiddington ward but nearer to Stratford town!
- Not enough bungalows
- Not enough bungalows for less able people
- Not enough small affordable places.
- Not for profit
- Not shared but affordable
- Not special housing. Stratford is a special place - Shakespeare.
- Not sure
- Old folks 2 bed bungalows
- One bed properties to rent
- One bedroom accommodation x2
- One bedroom houses. Reasonable controlled rented accommodation. Too many 4/5 bedroom houses built - unaffordable.
- One bedroom properties x2
- One or two bedroom flats or houses
- Only from what I read in the local paper people complain that they can't find suitable housing
- Ordinary houses.
- Over 60s and families
- Owner occupier new homes - 2 bed house
- Possibly affordable cheap small properties for young couples?
- Possibly low cost housing
- Possibly retirement bungalows
- Price for average income
- Private and social
- Private, well built housing under £250k
- Probably affordable family homes/and small bungalows for the elderly
- Properties for young people to rent or buy at affordable prices
- Property for low income 1st time buyers
- Public/social
- Quality property of a liveable size not shoe boxes which are only liveable for a short period!
- Reasonable family homes - not extortionate
- Reasonable sized bungalows for the elderly (most are too small)
- Reasonably priced for 1st home owners

- Reasonably priced housing for the elderly, buying can be impossible
- Reasonably priced rental accommodation
- Rent x3
- Rentable by people in service occupations. The age profile of S-on-A needs large numbers in occupation.
- Rentable, affordable.
- Rental for young uk families
- Rented accommodation for young and old
- Rented and lower price houses
- Rented housing
- Retired renting property.
- Retirement bungalows
- Retirement bungalows, minimum 2 bed roomed ensuite to enable downsizing, small garden.
- Retirement complex like the Malt Mill Lane housing in Alcester
- Retirement Housing for the elderly, starter homes for the younger sector.
- Retirement properties - small, high spec
- Retirement village/ starter homes
- Shared ownership 2 bedroom house
- Shared ownership x2
- Sheltered housing for the elderly
- Sheltered or supported independent living for the elderly
- Single' housing - eg as some on Joseph's Way burglar alarms, well built generally affordable larger houses.
- Single occupant two bed properties on one level
- Single person housing 55 +
- Single storey bungalow type housing for older people
- Small - one bed - for starters - single householders
- Small 1/2/3 bedroom houses, Developers in this area are continually building 4/5 bed houses, which residents of market towns can NOT afford
- Small affordable houses x2
- Small detached 3 bed house/bungalow
- Small homes for single people.
- Small houses x2
- Small houses (2 bed) with gardens, parking
- Small houses or bungalows for older people
- Small housing first time buyers
- Small retirement houses
- Small/cheaper/affordable
- Smaller cheaper homes
- Smaller cheaper properties for people with lower incomes
- Smaller homes for young start ups, both to buy and rent
- Smaller homes in or near the town centre for older people to downsize into.
- Smaller or cheap houses i.e social housing
- Smaller units for single people
- Smaller/affordable housing x2
- Social affordable housing ONLY. Too many posh smart up-market dwellings already for wealthy outsiders.
- Social affordable housing.

- Social and affordable particularly social
- Social and low cost
- Social housing and more bungalows
- Social housing and small 2 beds
- Social housing for 1st time buyers.
- Social housing for single people/young families
- Social housing for young local people.
- Social housing I understand from the media
- Social housing or rental.
- Social housing should not state affordable housing, affordable misleading
- Social housing that is affordable
- Social housing that is not sold off.
- Social Housing x34
- Social/council
- Social/low rent
- Starter affordable
- Starter and next level.
- Starter homes (affordable) to help "youngster" stay
- Starter homes and bungalows
- Starter homes and retirement homes/apartments with care of hand if /when needed
- Starter homes at affordable prices
- Starter homes at less than £200K
- Starter homes at reasonable prices for 20/15yr
- Starter homes for locals down sizing homes for empty nesters
- Starter homes for our young born locally not outsiders
- Starter homes for young couples and single people
- Starter homes for young people x2
- Starter homes x10
- Starter homes/affordable housing good standard on rental accommodation particularly one bed flats
- Starter homes/affordable housing x2
- Starter homes/first time buyer etc.
- Starter houses, affordable rented
- Starter on low income
- Starter/ family homes
- Starter/1st homes
- Stratford is full up - too many houses
- Sufficient transport networks. Sufficient car parking we suffer with workers using our street as a car park
- Suitable for older age groups without being flats managed by money grabbing agents/ managers
- Suitable to aged with mobility problems
- The 'market town' has been spoilt. Why is 'Buy to let' allowed if there is a housing shortage? Why not affordable houses for first time buyers? A scheme to help them?
- The step between first and second home is too great.
- The town is big enough
- There is a need for small first time buy type housing which young people can afford.

- There is very little affordable housing. Please hurry up with the cattle market development
- There should be more affordable housing
- They say it lacks housing. 3 bedroom houses
- Three bedroom council houses
- Too many already. Go somewhere else we've built enough and spoilt fields
- Too many mixed developments. Some should be 'quality' homes & separate social housing.
- Too much already for available infrastructure
- Too much housing
- Two and three bedroom semi detached, bungalows, one bedroom flats
- Two bedroom house/flats so my daughter can have her own room and I can have a bedroom.
- Two-bedroomed + garden + parking off-street
- Very little 2 bedroom bungalows.
- We already have too much
- Well designed and built flats plus apartments in town that cost between £120-£250,000
- Well it's more the cost of renting is so high.
- Why not develop properties in town instead of building new houses
- Wide range
- Young affordable housing
- Young families, smaller 2 to 3 bedroom flats/houses.
- Young family, low cost
- Young people

Appendix E

A breakdown of the 128 respondents who identified themselves or their household as being in need of housing is shown below. Where a respondent indicated a preference for either an owner-occupier property or a shared ownership property their ability to enter into such an arrangement was assessed using the financial data provided and the research shown in Appendix F to this report. Having assessed whether the respondent could afford to enter into either an owner-occupier or shared ownership arrangement, if they could not do so they were re-classified.

ID	Location	Reason/s for need	Household size	Tenure	Type and size	Require space to work from home	Require additional parking space	On District Council housing waiting list
30	Stratford	Less expensive	one adult	HA rent	1 bed flat	N	N	Y
31	Stratford	Less expensive	two adults, three children	HA rent	3 bed house	Y	Y	Y
32	Stratford	Smaller accommodation, physically adapted, supported	one adult	HA rent	1 bed bungalow	N	N	Y
65	Stratford	Physically adapted home	two adults	owner	1 bed bungalow	N	N	N
90	Stratford	Own home	two adults	owner	1 bed flat			
195	Stratford	Own home	one adult	HA rent	1 bed flat	N	N	Y
245	Stratford	Own home	one adult, one child	HA rent	2 bed flat or house	N	N	N
302	Stratford	Own home, less expensive, closer to relatives	one adult	HA rent	1 bed flat	N	N	Y
303	Stratford	Larger accommodation	one adult	HA rent	1 bed flat	N	N	Y
304	Stratford	Smaller accommodation, physically adapted	one adult	HA rent	1 bed bungalow			N
307	Stratford	Less expensive	one adult, one child	HA rent	2 bed flat or house	N	N	Y
308	Stratford	Own home	one adult	HA rent	1 bed flat			Y
311	Stratford	Larger accommodation	one adult, two children	HA rent	2 bed flat or house	N	N	Y
317	Stratford	Less expensive, smaller accommodation	one adult	HA rent	1 bed flat	N	N	N
423	Stratford	Other	one adult	HA rent	1 bed flat	N	N	

437	Stratford	Own home, less expensive	two adults, two children	HA rent	2 bed flat or house	Y		N
477	Stratford	Less expensive	one adult	HA rent	1 bed flat	N	N	Y
485	Stratford	Own home	one adult	HA shared	1 bed flat	N	N	N
487	Stratford	Own home	one adult	HA rent	1 bed flat	N	N	N
492	Stratford	Physically adapted home	two adults	HA rent	1 bed bungalow	N	N	Y
547	Stratford	Smaller accommodation	three adults	HA rent	2 bed flat or house	N	N	
566	Stratford	Less expensive	two adults, one child	HA rent	2 bed flat or house	N	N	
571	Stratford	Closer to relatives	one adult, one child	HA rent	2 bed flat or house	Y	N	Y
643	Stratford	Smaller accommodation	two adults	HA rent	1 bed bungalow	N		
751	Stratford	Own home	one adult	HA rent	1 bed flat	N	N	N
801	Stratford	Closer to relatives, supported	one adult	HA rent	1 bed flat	N	N	N
802	Stratford	Own home, less expensive, closer to relatives, larger accommodation, closer to employment	one adult, two children	HA rent	3 bed house			Y
806	Stratford	Own home	one adult	HA shared	1 bed flat	Y	Y	N
807	Stratford	Own home	one adult	HA shared	1 bed flat	N	N	N
901	Stratford	Own home	one adult	HA rent	1 bed flat			N
902	Stratford	Own home	one adult	HA shared	1 bed flat	Y	N	Y
903	Stratford	Own home, less expensive	two adults	owner	1 bed flat			N
1039	Stratford	Own home	two adults,, three children	HA rent	3 bed house	N	N	Y
1070	Stratford	Less expensive	one adult, one child	HA rent	2 bed flat or house	N	N	Y
1092	Stratford	Own home	two adults, two children	HA shared	2 bed flat	N	N	N
1095	Stratford	Less expensive	two adults	HA rent	1 bed flat	N	N	N
1145	Stratford	Own home, less expensive	one adult, one child	HA rent	2 bed flat or house	Y	N	y
1233	Stratford	Own home	one adult, one child	HA rent	2 bed flat or house	N		N
1300	Stratford	Less expensive	one adult	HA rent	1 bed flat	N	N	

1396	Stratford	Larger accommodation	one adult, three children	HA rent	4 bed house	Y	N	N
1435	Stratford	Larger accommodation	one adult	HA rent	1 bed flat	N	N	Y
1472	Stratford	Closer to relatives, larger accommodation	two adults	HA shared	1 bed flat	N	N	N
1488	Stratford	Less expensive, closer to relatives, smaller accommodation	one adult	HA rent	1 bed flat	N	N	N
1501	Stratford	Own home	one adult	HA rent	1 bed flat	N	N	N
1521	Stratford	Own home	one adult	HA rent	1 bed flat	N	N	Y
1547	Stratford	Own home, less expensive, larger accommodation	two adults	HA shared	1 bed flat	N	N	N
1565	Stratford	Larger accommodation	two adults	owner	3 bed house	N	N	N
1695	Stratford	Own home	one adult	owner	1 bed flat	N	N	N
1697	Stratford	Own home, closer to employment	two adults	owner	2 bed flat	N	N	N
1702	Stratford	Own home, less expensive	one adult, one child	HA rent	2 bed flat or house	N	N	N
1703	Stratford	Own home, smaller accommodation	two adults	owner	1 bed flat	N	N	N
1801	Stratford	Own home, less expensive, closer to employment	one adult	owner	1 bed flat	N	N	N
1803	Stratford	Own home	three adults	HA rent	3 bed house	N	N	
1805	Stratford	Less expensive	one adult, one child	HA rent	2 bed flat or house	N	N	N
1913	Stratford	Closer to relatives	one adult	HA rent	1 bed flat	N	N	N
1962	Stratford	Physically adapted home	two adults	HA rent	1 bed bungalow	N	N	Y
1975	Stratford	Own home, closer to carer	four adults	HA rent	4 bed house	y	N	N
2005	Stratford	Closer to relatives, closer to carer	one adult	HA rent	1 bed flat	N	N	N
2010	Stratford	Own home	three adults	HA rent	3 bed house			Y
2039	Stratford	Own home, less expensive	three adults	HA rent	2 bed flat or house	N		N
2063	Stratford	Own home	one adult	HA rent	1 bed flat	N	N	N
2076	Stratford	Physically adapted home	two adults	HA shared	1 bed flat	N	N	N
2088	Stratford	Less expensive	one adult	HA rent	1 bed flat	N	N	Y
2121	Stratford	Own home	one adult	HA rent	1 bed flat	N	N	Y
2351	Stratford	Own home	three adults,	HA shared	3 bed house	N	N	N

			one child					
2352	Stratford	Own home, less expensive	two adults, three children	HA rent	4 bed house	N	N	Y
2355	Stratford	Own home	one adult	HA rent	1 bed flat	N	N	Y
2411	Stratford	Larger accommodation	one adult, one child	HA rent	1 bed flat			N
2416	Stratford	Own home, less expensive	one adult	HA rent	1 bed flat	N	N	N
2424	Stratford	Less expensive, need smaller accommodation	one adult	HA rent	1 bed flat	N	N	
2429	Stratford	Own home	two adults	HA rent	1 bed bungalow	N	N	
2442	Stratford	Own home, less expensive	two adults	owner	1 bed flat			N
2472	Stratford	Own home	one adult	HA rent	1 bed flat	N	N	N
2478	Stratford	Larger accommodation	one adult	HA rent	1 bed flat	N	N	N
2480	Stratford	Own home	one adult	HA rent	1 bed flat	N	N	N
2499	Stratford	Less expensive	one adult	HA rent	1 bed flat	N	N	N
2507	Stratford	Less expensive	one adult	HA rent	1 bed bungalow	N	N	N
2511	Stratford	Own home	two adults	private rent	1 bed flat	N	N	N
2515	Stratford	Own home, less expensive	two adults	HA rent	1 bed flat	N	N	N
2547	Stratford	Own home	one adult	HA shared	1 bed flat	N	N	N
2548	Stratford	Own home	two adults	owner	1 bed flat	N	N	N
2568	Stratford	Own home, closer to relatives, smaller accommodation	one adult	owner	1 bed flat	Y	N	N
2593	Stratford	Own home	two adults, one child	HA shared	2 bed flat	N	N	Y
2633	Stratford	Own home, less expensive	one adult	HA shared	1 bed flat	N	N	N
2639	Stratford	Own home, less expensive	two adults	owner	1 bed flat	N	N	N
2643	Stratford	Own home	two adults	owner	2 bed flat	N		N
2651	Stratford	Closer to relatives	one adult	HA rent	1 bed flat	N	N	N
2673	Stratford	Own home	one adult	HA rent	1 bed flat	N	N	N
2714	Stratford	Less expensive	two adults	HA rent	1 bed flat	N	N	Y
2729	Stratford	Supported	one adult	HA rent	1 bed bungalow	N	N	N
2733	Stratford	Larger accommodation	one adult, one	HA rent	2 bed flat or	Y	N	N

			child		house			
2736	Stratford	Less expensive	one adult	HA rent	1 bed flat	N	N	N
2744	Stratford	Own home, smaller accommodation	one adult	HA shared	1 bed flat	Y	Y	
2795	Stratford	Larger accommodation	two adults, six children	HA rent	5 bed house	N	N	N
2800	Stratford	Larger accommodation	two single adults	HA rent	2 bed flat	N	N	
2845	Stratford	Own home	two adults, four children	HA rent	4 bed house	N	N	N
2853	Stratford	Own home	three adults, one child	HA rent	3 bed house	N	N	Y
2870	Stratford	Less expensive	one adult	HA rent	1 bed flat	Y	N	N
2872	Stratford	Own home	two adults	HA rent	1 bed flat	Y	N	N
2889	Stratford	Own home	one adult, one child	HA rent	2 bed flat or house	Y	N	N
2900	Stratford	Less expensive	two adults, two children	HA rent	3 bed house	N	N	N
2937	Stratford	Own home	one adult	owner	1 bed flat	N	Y	
2950	Stratford	Less expensive	one adult	HA rent	1 bed flat	N	N	N
2959	Stratford	Own home	one adult	HA rent	1 bed flat	N	N	Y
2962	Stratford	Less expensive	one adult	HA rent	1 bed bungalow	N	N	N
2994	Stratford	Supported	one adult	HA rent	1 bed flat	N	N	N
2995	Stratford	Own home	one adult	HA rent	1 bed flat	N	N	Y
3067	Stratford	Larger accommodation, supported	one adult	HA rent	1 bed bungalow	y	N	Y
3072	Stratford	Own home	one adult	owner	2 bed flat	Y	N	N
3102	Stratford	Own home	two adults, two children	HA rent	2 bed house	N	N	Y
3105	Stratford	Larger accommodation	two adults	owner	2 bed flat	Y	Y	N
3109	Stratford	Less expensive	four adults, one child	HA rent	3 bed house	N	N	N
3215	Stratford	Own home	one adult, one child	HA rent	2 bed flat or house	Y	N	Y
3216	Stratford	Less expensive, larger accommodation	two adults, two children	HA rent	2 bed flat or house	N	N	N
3224	Stratford	Less expensive, closer to relatives	one adult	HA rent	1 bed bungalow	N	N	N

3230	Stratford	Own home	one adult	HA rent	1 bed flat	Y	N	N
3232	Stratford	Own home	one adult	HA rent	1 bed flat	N	N	N
3254	Stratford	Less expensive	two adults, two children	private rent	2 bed flat or house	N	N	Y
3286	Stratford	Less expensive	two adults, one child	HA rent	2 bed flat or house	N	N	Y
3288	Stratford	Own home	one adult	HA shared	1 bed flat	N	N	N
3301	Stratford	Own home	two single adults	HA shared	2 bed flat	Y	Y	N
3304	Stratford	Own home	one adult	HA rent	1 bed flat	N	N	Y
3316	Stratford	Larger accommodation, closer to work	two adults, one child	HA rent	2 bed flat or house	N	N	N

685	Tiddington	Larger accommodation	one adult, one child	HA Rent	2 bed flat or house	N	Y	N
1654	Tiddington	Own home	one adult	HA Rent	1 bed flat	N	N	N
1957	Tiddington	Less expensive	one adult	HA rent	1 bed flat	N	N	Y
2969	Tiddington	Own home	two adults, two children	HA shared	2 bed house	Y	N	N
3262	Tiddington	Own home	one adult	HA shared	1 bed flat	N	N	Y

Appendix F

Property search within Stratford-upon Avon, Tiddington and Alveston on 9 November 2015 (excluding character properties, properties in need of repair, and properties less than £400,000).

Agent	Street	Settlement	Bedrooms	Type	Price (£)
Edwards Estate Agents	Clopton Road	Stratford upon Avon	1	flat	114,500
Peter Clarke & Co	Drayton Avenue	Stratford upon Avon	1	flat	114,950
Connells	Brewery Street	Stratford upon Avon	1	flat	137,950
RA Bennett & Partners	Brook Court	Stratford upon Avon	1	flat	140,000
Purplebricks.com	Addison Drive	Stratford upon Avon	1	flat	140,000
Peter Clarke & Co	Waterloo Drive	Stratford upon Avon	2	bungalow	265,000
Peter Clarke & Co	St Gregorys Road	Stratford upon Avon	2	bungalow	275,000
Peter Clarke & Co	Loxley Road	Stratford upon Avon	2	bungalow	369,950
Edwards Estate Agents	Trevelyan Close	Stratford upon Avon	2	flat	139,950
Jeremy McGinn & Co	Brookside Road	Stratford upon Avon	2	flat	140,000
Connells	Trevelyan Close	Stratford upon Avon	2	flat	145,000
Connells	West Green Drive	Stratford upon Avon	2	flat	145,000
Westbridge & Co	Clopton Road	Stratford upon Avon	2	flat	145,000
Connells	Masons Road	Stratford upon Avon	2	flat	149,950
Andrew Grant	Lodge Road	Stratford upon Avon	2	flat	159,950
RA Bennett & Partners	Corelli Close	Stratford upon Avon	2	flat	160,000
Connells	Alcester Road	Stratford upon Avon	2	flat	160,000
Westbridge & Co	Alcester Road	Stratford upon Avon	2	flat	165,000
Connells	Corelli Close	Stratford upon Avon	2	flat	165,000
RA Bennett & Partners	Brook Court	Stratford upon Avon	2	flat	170,000
Connells	Betjeman Road	Stratford upon Avon	2	flat	170,000
Connells	Huxley Court	Stratford upon Avon	2	flat	170,000
Edwards Estate Agents	Hamlet Way	Stratford upon Avon	2	flat	170,000
Westbridge & Co	Ophelia Drive	Stratford upon Avon	2	flat	170,950
Peter Clarke & Co	Addison Drive	Stratford upon Avon	2	flat	173,500
Connells	Lloyds Way	Stratford upon Avon	2	flat	175,000
Westbridge & Co	Luddington Road	Stratford upon Avon	2	flat	175,000
Edwards Estate Agents	Coopers Close	Stratford upon Avon	2	flat	180,000
Reeds Rains	Wordsworth Avenue	Stratford upon Avon	2	flat	180,000
Jeremy McGinn & Co	Clopton Road	Stratford upon Avon	2	flat	185,000
Connells	St Peters Way	Stratford upon Avon	2	flat	195,000
Sheldon Bosley	Wetherby Way	Stratford upon Avon	2	flat	195,000
Peter Clarke & Co	Sanctus Drive	Stratford upon Avon	2	flat	204,950
RA Bennett & Partners	Queens Court	Stratford upon Avon	2	flat	210,000
John Shepherd & Vaughan	Welcombe Road	Stratford upon Avon	2	flat	225,000
John Shepherd & Vaughan	Darlow Drive	Stratford upon Avon	2	flat	225,000
Peter Clarke & Co	Shipston Road	Stratford upon Avon	2	flat	259,950
John Earle	Mansell Street	Stratford upon Avon	2	flat	289,950
Andrew Grant	Avenue Road	Stratford upon Avon	2	flat	339,950
Andrew Grant	Avenue Road	Stratford upon Avon	2	flat	349,950
Andrew Grant	Southern Lane	Stratford upon Avon	2	flat	365,000
Connells	Farm Close	Stratford upon Avon	2	house	237,500
Edwards Estate Agents	Lingfield Crescent	Stratford upon Avon	2	house	250,000
Connells	Saffron Walk	Stratford upon Avon	2	house	255,000
Peter Clarke & Co	Old Town Mews	Stratford upon Avon	2	house	264,950

Fine & Country	Chestnut Walk	Stratford upon Avon	2	house	390,000
Your Move	Chestnut Walk	Stratford upon Avon	2	house	400,000
Edwards Estate Agents	Hathaway Lane	Stratford upon Avon	3	bungalow	349,950
Jeremy McGinn & Co	Alcester Road	Stratford upon Avon	3	bungalow	380,000
Connells	The Ridgeway	Stratford upon Avon	3	bungalow	395,000
Edwards Estate Agents	Guild Street	Stratford upon Avon	3	flat	189,950
Peter Clarke & Co	St Johns Court	Stratford upon Avon	3	flat	200,000
Jeremy McGinn & Co	Justins Avenue	Stratford upon Avon	3	house	215,000
Connells	Rye Close	Stratford upon Avon	3	house	225,000
RA Bennett & Partners	Sackville Close	Stratford upon Avon	3	house	225,000
Connells	East Green Drive	Stratford upon Avon	3	house	235,000
Jeremy McGinn & Co	Masons Road	Stratford upon Avon	3	house	239,999
Connells	Trevelyan Close	Stratford upon Avon	3	house	245,000
Connells	Longfellow Road	Stratford upon Avon	3	house	250,000
Jeremy McGinn & Co	Glebe Road	Stratford upon Avon	3	house	250,000
Edwards Estate Agents	David Way	Stratford upon Avon	3	house	250,000
Connells	Drayton Avenue	Stratford upon Avon	3	house	259,950
Westbridge & Co	Cordelia Close	Stratford upon Avon	3	house	267,500
Connells	Jolyffe Park Road	Stratford upon Avon	3	house	269,950
Connells	Ascot Close	Stratford upon Avon	3	house	275,000
Westbridge & Co	Amis Way	Stratford upon Avon	3	house	275,000
Edwards Estate Agents	Milton Road	Stratford upon Avon	3	house	289,999
Edwards Estate Agents	Buchan Close	Stratford upon Avon	3	house	289,999
RA Bennett & Partners	Lattimore Road	Stratford upon Avon	3	house	290,000
Victoria Jeffs Estate Agents	Lingfield Crescent	Stratford upon Avon	3	house	315,000
Victoria Jeffs Estate Agents	Barn Close	Stratford upon Avon	3	house	325,000
Edwards Estate Agents	Alcester Road	Stratford upon Avon	3	house	329,999
Westbridge & Co	Redwing Close	Stratford upon Avon	3	house	335,000
Bovis Homes	Stratford Leys	Stratford upon Avon	3	house	349,995
Edwards Estate Agents	Byron Road	Stratford upon Avon	3	house	350,000
Connells	Saffron Walk	Stratford upon Avon	3	house	350,000
Peter Clarke & Co	Holtom Street	Stratford upon Avon	3	house	359,950
Purplebricks.com	Alcester Road	Stratford upon Avon	3	house	360,000
Peter Clarke & Co	Old Town Gardens	Stratford upon Avon	3	house	385,000
Jeremy McGinn & Co	Congreve Way	Stratford upon Avon	4	house	275,000
Sanders & Sanders	Drayton Avenue	Stratford upon Avon	4	house	289,950
Peter Clarke & Co	Bardswell Court	Stratford upon Avon	4	house	289,950
Edwards Estate Agents	Congreve Way	Stratford upon Avon	4	house	289,999
Edwards Estate Agents	Burbage Avenue	Stratford upon Avon	4	house	299,999
RA Bennett & Partners	Brooke Close	Stratford upon Avon	4	house	315,000
Edwards Estate Agents	Heron Lane	Stratford upon Avon	4	house	340,000
Bovis Homes	Stratford Leys	Stratford upon Avon	4	house	344,995
Sheldon Bosley	Alcester Road	Stratford upon Avon	4	house	349,950
Peter Clarke & Co	Toll Gate Close	Stratford upon Avon	4	house	350,000
RA Bennett & Partners	St Peters Way	Stratford upon Avon	4	house	360,000
Connells	St Peters Way	Stratford upon Avon	4	house	370,000
Connells	Broadmeadow Lane	Stratford upon Avon	4	house	379,950
RA Bennett & Partners	Austen Road	Stratford upon Avon	4	house	380,000
RA Bennett & Partners	Dugdale Avenue	Stratford upon Avon	4	house	380,000
Peter Clarke & Co	Seymour Road	Stratford upon Avon	4	house	399,950
Peter Clarke & Co	Lea Close	Stratford upon Avon	5	house	289,950
Peter Clarke & Co	Burbage Avenue	Stratford upon Avon	5	house	312,500

Edwards Estate Agents	Longfellow Road	Stratford upon Avon	5	house	399,950
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Agent	Street	Settlement	Bedrooms	Type	Price (£)
Edwards Estates Agents	Townsend Road	Tiddington	3	house	360,000

No properties were found for sale in Alveston.

Property type & size	Average price £	Average price £ -5%
1 bed flat	129,480	123,006
2 bed bungalow	303,317	288,151
2 bed flat	195,577	185,798
2 bed house	299,575	284,596
3 bed bungalow	374,983	356,234
3 bed flat	194,975	185,226
3 bed house	289,346	274,879
4 bed house	338,421	321,500
5 bed house	334,133	317,427