

Action *with* Communities *in* Rural Kent

(Charity No. 212796)



HOUSING NEEDS SURVEY FOR THE PARISH OF CHIDDINGSTONE

March 2005

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With the support of

Chiddingstone Parish Council

Sevenoaks District Council

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1. Summary

The Rural Housing Enabler (RHE) assisted Chiddingstone Parish Council to undertake a parish wide survey to ascertain where there may be shortfalls in affordable housing provision within the parish.

Chiddingstone Parish Council distributed a survey to every household in the parish during November 2004. 500 surveys were distributed with 133 surveys being returned to Action with Communities in Rural Kent, representing a 27% response rate. Of the surveys returned 23% indicated a housing need.

Analysis identified that 72% of respondents are owner occupiers with 74% of properties having 3 or more bedrooms.

High property prices mean that many local people are unable to afford a home within the Parish. For a first time buyer an income in excess of £69,000 is needed to purchase on the open market in the parish and over £32,000 to rent within a 3 mile radius of the parish.

From the analysis of section 2 a need is shown for up to 14 affordable homes, 11 rental and 3 shared ownership properties for local people. 82% of those in housing need are single people and couples.

2. Background information

The Government's Rural White Paper (Nov 2000) highlights, as a major issue, the shortage of affordable local needs housing in many rural towns and villages and the effect this has caused.

'Demand for housing is high, both from local people and new residents – commuters, the retired and second home owners. This can create unbalanced communities and deny local people the chances to acquire a home'. (Page 45)

The way forward supported by the Government is:

'A high proportion of affordable and decent housing, both for rent and sale, in market towns and villages to support a living working countryside with inclusive rural communities which help young people to remain in the area where they grew up' (Page 45)

The Rural White Paper acknowledges the housing needs of rural areas are not always properly assessed at local level and that responsibility for assessing local housing need rests primarily with local authorities. Although such an assessment is not easy because of the scattered nature of rural communities it is essential that it should be done, and done in consultation with the local communities themselves.

The Countryside Agency supports the Rural Housing Enabler Programme which is delivered in Kent through Action with Communities in Rural Kent - the Rural Community Council for Kent & Medway.

Action with Communities in Rural Kent is a registered charity (No.212796) whose purpose is to improve the quality of life of local communities, particularly for disadvantaged people, and to facilitate the development of thriving, diverse and sustainable communities throughout rural Kent.

Since March 1998 Action with Communities in Rural Kent has employed a Rural Housing Enabler (RHE) whose role is to provide independent support, advice and information to Parish Councils and community groups concerned about the lack of local needs housing in their rural communities.

The RHE will assist with carrying out a housing needs survey, analyse the results and help identify suitable sites in conjunction with the local authority and others, for a local needs housing scheme. Once a partnership has been established between the Parish Council, the chosen housing association and local authority to develop a scheme, the independent role of the RHE helps to ensure the project proceeds smoothly and to the benefit of the community.

Sevenoaks District Council supports the provision of affordable housing for local people in rural communities as set out in Policy H9 Sevenoaks District Local Plan, Adopted March 2000.

Policy H9 The Local Planning Authority may, under special circumstances, give favourable consideration to proposals from private developers, housing associations, charities and other registered organisations, for the provision of suitable housing to meet proven local housing needs at settlements away from the urban areas and rural towns.

The criteria listed below must all be satisfied:

- 1) The proposal meets a specific local housing need (i.e. additional to general housing provision), as agreed with and verified by the District Council, for affordable, shared equity, or rented accommodation, arising from the particular settlement or adjoining parishes within which the scheme would be located.**
- 2) The identified local housing need cannot be met through development on allocated sites or other land under Policy H10A or H10C within the defined confines of villages.**
- 3) The type and number of units proposed directly correlates to the identified local need and will be available at an affordable price or rent. Schemes which propose an element of cross subsidy will not be acceptable.**
- 4) Such legal agreements and contracts, as are deemed necessary by the Local Planning Authority, are completed prior to the grant of planning permission and that these agreements contain an undertaking that the housing provided will not pass into the general market for housing on subsequent disposal.**
- 5) The identified site is within or well related to an existing settlement and is acceptable in landscape, environmental and highway terms. Sites within 'green wedges' will not be acceptable.**
- 6) The developer meets the full cost of providing all necessary highway, drainage, other infrastructure and services.**
- 7) The proposal is accompanied by a financial appraisal proving the scheme will meet the defined need.**
- 8) Preference will be given to the use of suitable derelict land or buildings. This policy does not alter the presumption against inappropriate development in the Green Belt. Proposals for affordable housing in the Green Belt will be regarded as formal departures from the approved Development Plan and determined in accordance with the guidance set out in Planning Policy Guidance Notes 2 and 3.**

For the purpose of Policy H9, Local Housing Need shall be defined as follows:

- (i) Households resident in the settlement or adjoining parishes currently occupying accommodation deemed as unsatisfactory by the District Council;
- (ii) First-time purchasers from the settlement or adjoining parishes;
- (iii) Persons who are close dependants of households living in the settlement or adjoining

parishes;

(iv) Households which include persons employed full-time in the settlement or in adjoining parishes and living elsewhere;

(v) Households which include persons about to commence employment in the settlement or in adjoining parishes and whose employment requires them to live locally;

(vi) Such other very special cases as the District Council may deem appropriate.

A residential qualification is interpreted as three years continuous residence in the parish or alternatively any five years out of the last ten. A household with local connections is defined as one having immediate family resident within the area for a minimum of ten years.

3. Local Housing Costs

To fully assess local housing need it is important to look at open market prices in the private sector of houses both to rent and to buy.

Property for sale

Information collated by the Land Registry of properties sold during a three month period to September 2004 in the postcode areas TN11 8, TN8 7, TN8 6 which include Chiddingstone Causeway, Chiddingstone Hoath, Chiddingstone and Bough Beech shows the breakdown of property prices by property type as being: -

Postcode	Type of Property	Average price	Number of sales
TN11 8	Detached	515 800	5
TN8 7	Detached	752 341	6
TN8 6	Detached	357 950	18
TN11 8	Semi detached	258 300	4
TN8 7	Semi detached	358 316	3
TN8 6	Semi detached	250145	10
TN11 8	Terraced	0	0
TN8 7	Terraced	0	0
TN8 6	Terraced	185 971	7
All Areas	Flat/ maisonette	0	0

Searches of www.rightmove.co.uk which markets property of a number of local estate agents, in January 2005, showed following property for sale in Chiddingstone Parish

Type of property	Number of bedrooms	Price £	Location
Detached	5	850 000	Chiddingstone
Detached	4	599 500	Bough Beech
Terraced	3	265 000	Bough Beech
Semi detached	2	220 000	Chiddingstone Causeway

Property to rent

A similar search for rental property found no rented accommodation currently available in the parish. Within a 3 mile radius of Chiddingstone a 1 bed studio priced at £500 pcm and three 2 bedroom properties, priced between £650 and £775 per month were available.

Household income required to afford current market prices

Using local information the table below shows income level needed to purchase a small property in the area. The figures are calculated assuming a 5% deposit and using 3 x gross

income for single person and 2.5 x gross joint income for a couple. Monthly repayment is based on a 25 year term at 6.5% and 5.75% (Kent Reliance standard variable rate mortgage – 6.75% for 3 years reducing to 5.98% for remaining term. 1 November 2004).

Property	Price	Single person – borrowing 95%	Couple - borrowing 95%	Monthly repayment	
		Income level	Income level	6.5%	5.75%
2 bed semi	220 000	69 666	83 600	1427	1329
3 bed terrace	265 000	83 916	100 700	1719	1601

To gauge the income level required to afford to rent privately government guidance suggests a threshold level of 25 – 30% net income may be adopted. (*Department of transport, Local Government and Regions –Local Housing Needs Assessment: A guide to good practice, July 2000*)

To rent at £500 per month a net income of £1666 per month is needed (assuming net is 80% of gross income, a gross annual income of £24 999 is required).

To rent at £650 per month a net income of £2166 per month is needed (assuming net is 80% of gross income, a gross annual income of £32 499 is required).

4. Introduction to the Chiddingstone housing needs survey

In July 2004 the Rural Housing Enabler attended a meeting of Chiddingstone Parish Council to discuss local needs housing and the housing needs survey. West Kent Housing Group had previously met with the parish Council to discuss local needs housing and requested the help of the RHE to undertake a housing needs survey.

The RHE liaised with the Chairman of the Affordable Housing Committee to agree the detail and timing of the survey. A copy of the housing needs survey is attached at appendix C4.

The survey was distributed in November 2004.

This aim of this survey is to identify in general terms if there is a housing need from local people. **Its purpose is not to provide a list of names and addresses of individuals requiring a home.** If a need is proven and a project is established to develop a local needs housing scheme, then once a suitable site has been identified and funding obtained, a more detailed second stage survey will ask local people to register their interest for one of the properties. This survey will include names, addresses and full personal details including income.

5. Method

Following agreement of the Parish Council to undertake a housing needs survey The Rural Housing Enabler liaised with the Chairman of the Affordable Housing Committee to agree the text of the covering letter and survey questions. This survey is based on one used by RHEs nationally as well as by the country's leading rural housing organisation.

A return envelope was provided by Sevenoaks District Council and surveys received at the District Council were returned unopened to Action with Communities in Rural Kent.

The surveys were delivered to every household, in November 2004. Copies of the survey were available for anyone who had left the parish and wished to return to complete, these were held by a Parish Councillor.

In total 500 surveys were distributed. It was asked that completed survey forms were returned by 30th November 2004.

All surveys received at Action with Communities in Rural Kent by the end of December 2004 are included in this report. 133 surveys were returned representing a return rate of 27%. Some surveys were not fully completed therefore the results are shown for the total answers to each question.

4 surveys were received after the above date and are not included in the following results. None of these respondents indicated a housing need.

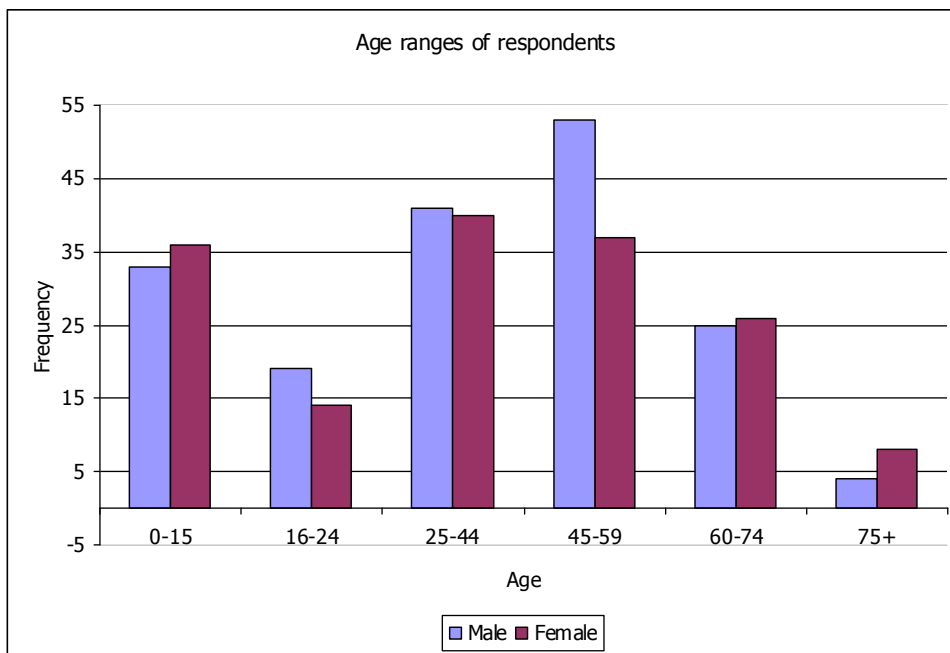
6. Results

Listed below are the results of each question asked by the housing needs survey.

6.1. Section 1

Question 1. How many people of each age group currently live in your home?

Bar chart of male and female in each age range and summary table

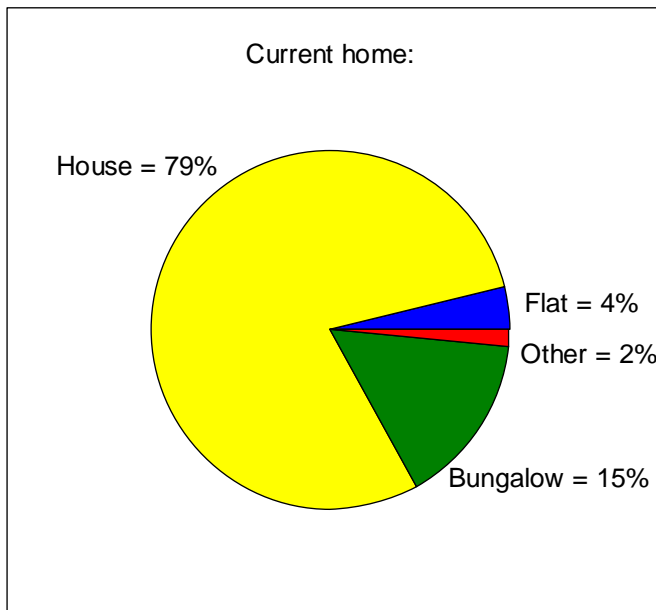


Age Range	Male	Female	Total
0-15	33	36	69
16-24	19	14	33
25-44	41	40	81
45-59	53	37	90
60-74	25	26	51
75+	4	8	12
Total	175	161	336

The returned surveys represent a total of 336 people.

Question 2. What is your current home?

Percentage pie chart and summary table of type of home

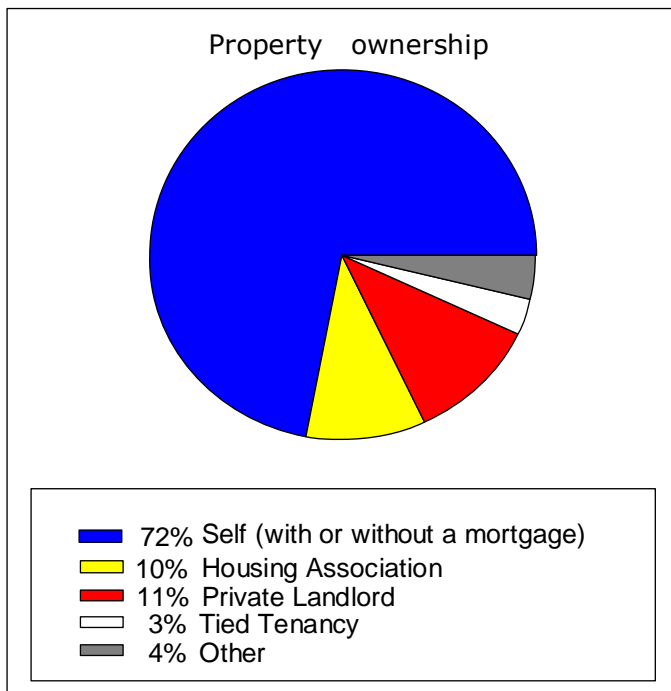


Current home	Responses
House	102
Bungalow	20
Flat	5
Other	2
Total responses	129

Other included; Work place (Chiddingstone Castle) & Farmhouse

Question 3. Who owns the property?

Percentage pie chart and summary table of property ownership

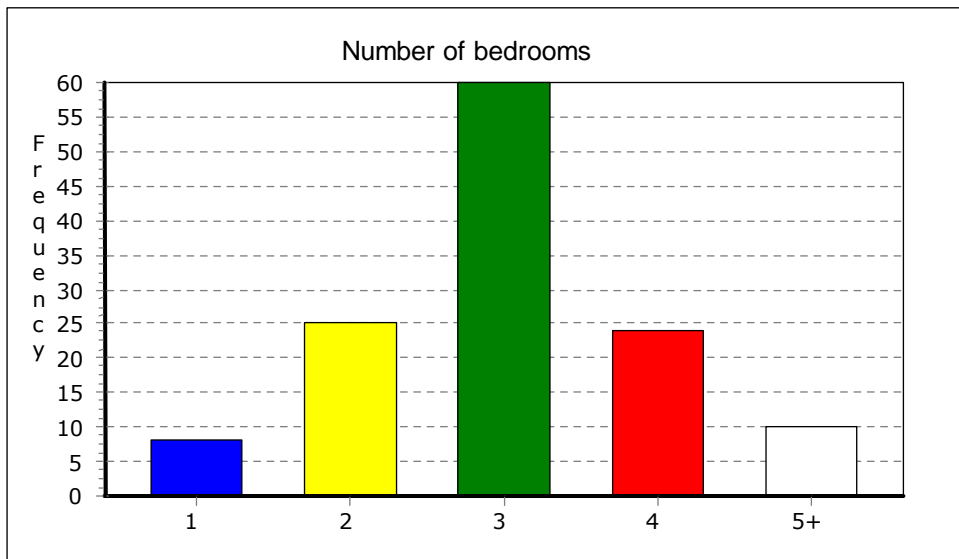


Owner of property	Responses
Self (with or without mortgage)	92
Private Landlord	14
Housing Association	13
Tied tenancy	4
Other	5
Total	128

Other included; parents & charitable trust.

Question 4. How many bedrooms does your property have?

Bar chart and summary table of number of bedrooms per property



No. Beds	Responses
1	8
2	25
3	60
4	24
5	10
Total	127

Question 5. How long have you lived in the Parish?

The following bar chart shows numbers of years' respondents have lived in the Parish.



There were 126 responses to question 5.

Question 6. Have any members of your household left the Parish in the last few years? If so please state for what reason.

There were 94 responses to question 6. 55 households had 0 members leave, 18 households had 1 member leave, 17 households had 2 members leave and 4 households had 3 members leave. This totalled 64 people leaving the parish in recent years.

The reason for leaving is summarised in the table below

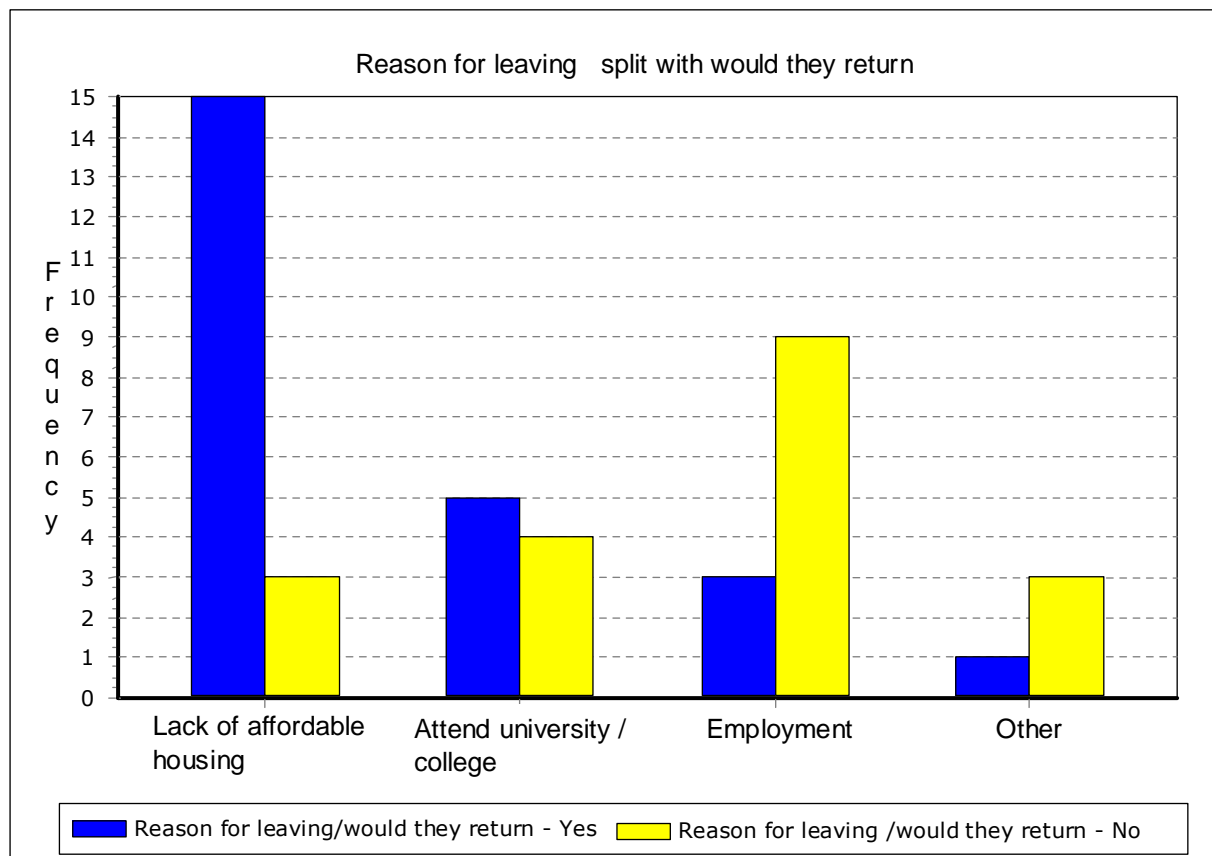
Reason for leaving	Percentage
Lack of affordable housing	38
Employment	28
To attend university / college	21
Other	13

In 'other' reasons included; Marriage, living overseas and death

Question 7. Would they return if affordable accommodation could be provided?

	Responses	Percentage
Yes	22	59
No	15	41
Total	37	

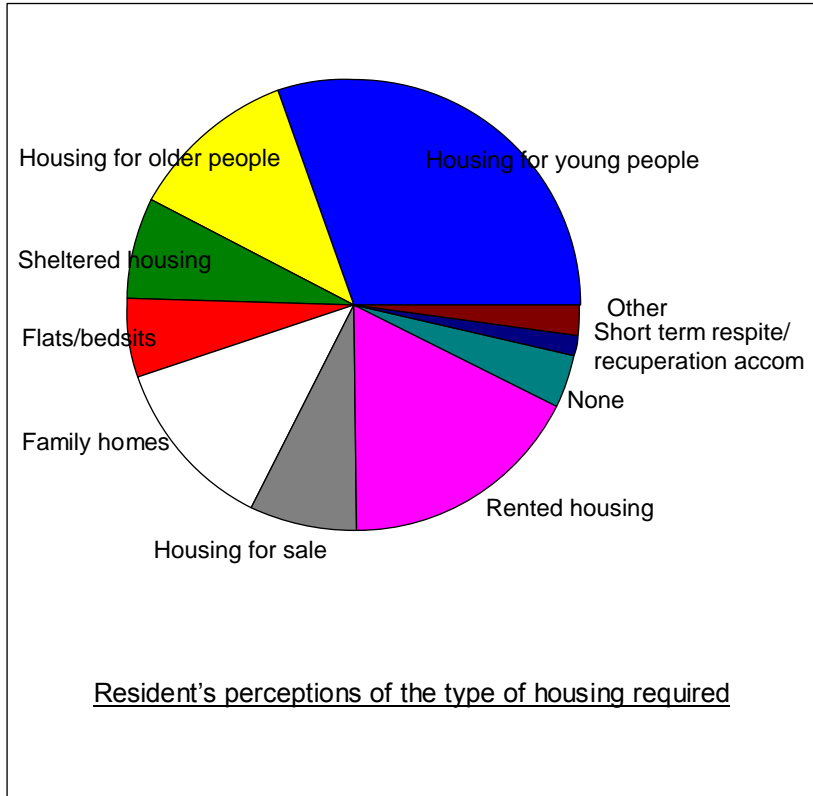
The following bar chart illustrates that those who had left due to lack of affordable housing are the most likely to return. Those who indicated lack of affordable housing as the only reason why they had left and they would return totalled 24 people.



Question 8. What types of housing do you think are needed in the Parish?

Respondents' perception of the type of housing required in the Parish is shown in the summary table and illustrated in the following pie chart. Some respondents ticked more than one box.

Others included; all types of housing and don't know



Type of housing	Percentage
Housing for young people	31
Rented housing	17
Housing for older people	12
Family homes	12
Housing for sale	8
Sheltered housing	7
Flats/bedsits	6
None	4
Other	2
Short term respite/recuperation	1

Question 9. Would you object to a development which would help to meet local needs?

	Responses	Percentage
Yes	20	17
No	95	83
Total	115	

Question 10. If you have answered yes to question 9, please briefly explain your concern

33 responses were given to question 10. Development in an area of outstanding natural beauty is a concern, together with lack of services / facilities. Many respondents stated that any objection would be dependent on where the housing was situated, number of units and its design.

*I would object if the development was over developed with too many houses in a confined space, all houses must be for local people.
Only applies if scale design or location showed too much amenity loss in an attractive countryside area.*

A complete list of concerns can be found in appendix C 1.

Question 11. Do you have any suggestions where such a development might be situated?

A complete list of suggested possible sites on which a local needs housing scheme could perhaps be developed are found in appendix C 2. There were 56 responses, 6 respondents said they were unsure or did not know of any sites. 10 respondents said that any site should be near public transport and existing amenities

- Chiddingstone Causeway – particularly between the pond and the pub and the old air field
and
 - Bough Beech
- Were most frequently suggested.

Note: Local Needs Housing schemes are usually developed on ‘exceptions sites’. This is land outside the village envelope, not identified in the Local Plan for housing, but where permission is granted only to meet a proven identified local need. A Section 106 agreement ensures the houses are only let to local people in perpetuity. In communities with a population or 3,000 or less it is possible to ensure tenants are prevented from exercising a right to buy or acquire and shared ownership purchasers cannot ‘staircase’ to 100% ownership of the property.

Question 12. Have you any other comments you would like to make about the housing needs of your Parish?

A complete list of general comments can be found in appendix C 3. 4 respondents simply said no.

*Housing costs are far too high for people employed locally.
Rented accommodation, small starter homes for children of parents who have resided in village for a long period. (Not for those recently moved into area).
It does seem a pity if younger members of families who have been here for generations are automatically forced by property prices to live elsewhere.
Due to lack of public transport, being rural, housing and estates would not be suitable in this parish.*

Question 13. Are you, or any members of your household, in housing need or requiring separate accommodation either now or in the next 3 years?

31 (23%) of households responding to the survey completed section 2 indicating they have a housing need. This was split with 17 households looking now and 14 in the next 3 years. 89 households indicated that they had no housing need.

Summary to Section 1

From the results of section 1 it is seen that the age range of the population of Chiddingstone is split with 54% under the age of 45 and 46% being 45 years old or over. 2001 Census data shows a population of 1127 persons with 56% under 45 years of age and 44% 45 years of age and above.

Owner occupier properties account for 72% of the housing stock. The 2001 census indicated a slightly higher level of rented accommodation available in the parish with 12% social rented and 17% private rented/other tenure. 74% of the housing stock has 3 or more bedrooms.

Over half (62%) of the respondents have lived in the parish for more than 11 years.

Lack of affordable housing was the main reason given for family members moving away from the parish. Of those who indicated that lack of affordable housing was the reason for family members leaving, 24 indicated that they would return should affordable accommodation be available.

The greatest need was perceived as being housing for young people (30%) and housing for rent (17%).

More than 8 out every 10 respondents (83%) said they would not object to a development that would help meet local housing needs.

6.2. Section 2 – Housing Need

Those households or family members of the household, looking for housing either now or in the next 3 years, completed Section 2 of the survey. In some instances not all the questions were completed by each respondent therefore results are for the actual response to each question.

Question 14. How many people in each age group are in housing need.

The following table identifies the number of people in each age group in housing need

	0 - 15	16 - 24	25 - 44	45 - 59	60 - 74	75+
Male	5	8	15	3	1	0
Female	7	6	10	2	3	0
Total	12	14	25	5	4	0

60 people in total

Question 15. How are you related to the head of the household?

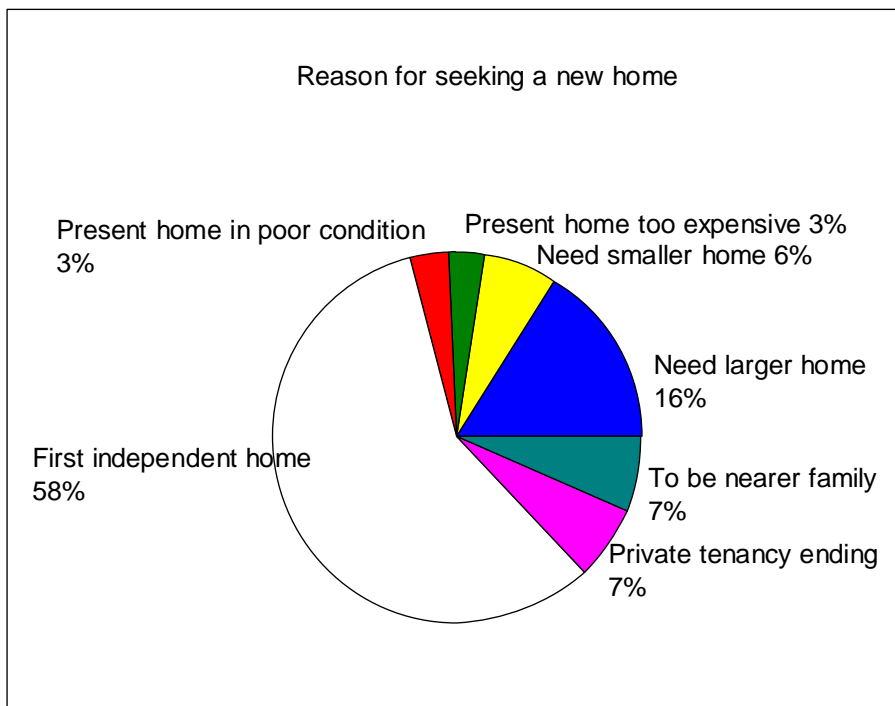
9 x respondents indicated that they are head of the household
 15 x respondents are the child of the head of the household
 6 x respondents are another relation to the head of the household

Question 16. What type of household are you?

Household	Responses
Family	13
Couple	7
Single person	9
Other	2
Total	31

Question 17. Why are you seeking a new home?

The following percentage pie chart shows the reasons for needing a new home. There were 31 responses.



Question 18. What type of housing are you looking for?

Type of house	Responses
House	16
Flat	10
Bungalow	3
Other	2
Total	31

Other specified “any”.

Question 19. Which tenure would best suit your housing need?

Some respondents ticked more than one box

Preference	Responses
Renting – Housing Association	18
Shared ownership – Housing Association	13
Buying on open market	9
Shared ownership – private sector	4
Renting – private sector	4
Care available in the home	1
Residential care	1

Question 20. Does anyone in your household have a disability or have any special needs?

2 of 30 respondents indicated that someone in their household had a disability.

Question 21. How many bedrooms do you need?

Number of bedrooms	Responses
1 bed	11
2 bed	11
3 bed	4
4 bed	3
Total	29

Question 22. Would you prefer to stay in the village?

28 respondents answered this question – all indicated they would prefer to stay in the village.

Question 23. How far you would be willing to move away?

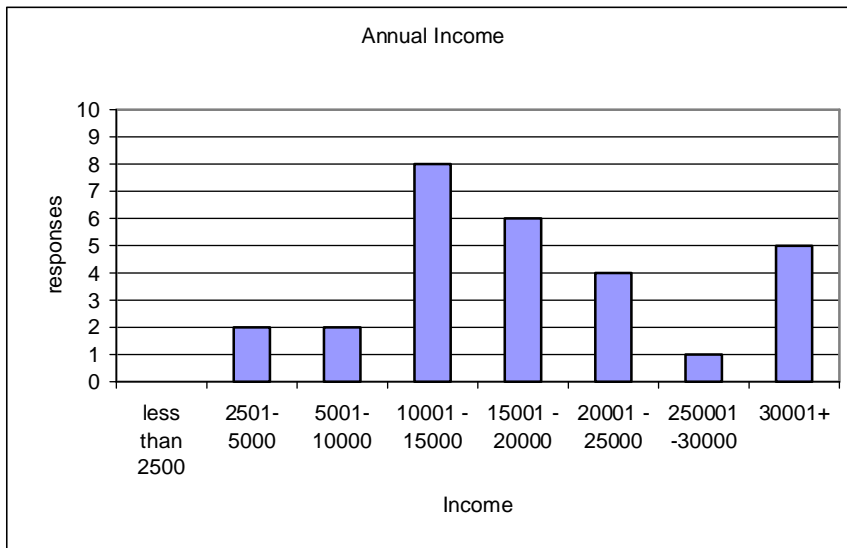
Distance willing to move	Responses	Percentage
0 – 4 miles	15	50
5 – 10 miles	11	37
11 – 20 miles	4	13
Total	30	

Question 24. How much rent/mortgage can you afford to pay?

Rent / mortgage you can afford to pay	Responses
under £50 per week/£200 per month	6
£51 - 75 per week/£225 - 325 per month	5
£76 - 100 per week/£326 - 433 per month	9
£101 - 125 per week/£434 - 541 per month	3
£126 – 150 per week/£542 – 650 per month	3
£151 – 200 per week/£651 – 866 per month	1
£201 – 250 per week/£871 - 1083 per month	2
Total	29

Question 25. What is your weekly net income (including benefits except housing benefit) or equating gross annual income? Couples should give the total of both incomes

There were 28 responses to question 25.



Where net weekly income is given this has been taken as 80% of gross and multiplied by 52 to give gross annual income.

Question 26. Where do you live now?

&

Question 27. If not, what is your connection to the Parish?

25 respondents live in the Parish and 5 not in the parish. Of the 5 respondents who do not live in the parish, 3 have family connections and 2 are previous residents.

Question 28. Are you registered on the Local Authority Housing Register?

Of the 30 responses to this question 7 respondents are registered on the local authority housing register.

7. Assessing the housing need

Local needs housing schemes provide rented and/or shared ownership options for those with a strong connection to the parish who wish to remain living in the parish and are unable to rent or purchase a home suitable for their needs on the open market.

The 31 respondents who completed section 2 of the survey have been assessed to see how their housing needs could be met.

Assessing the 17 respondents who are in need of housing now;

2 families are excluded from the assessment for affordable housing as both are owner occupiers.

Due to a lack of private rented accommodation in the Parish, those respondents who could afford private rented have been included as there are limited opportunities to take up this tenure.

Of the 15 remaining households there are

- 9 x single people
- 4 x couples
- 2 x families
 - 1 family with 1 adult and 2 children
 - 1 family with 2 adults and 3 children

Single people

The ages of the single people are; 2 aged 16 – 24 years, 6 aged 25 – 44 years and 1 aged 45 - 59 years.

The reason for seeking a new home as ‘first independent home’ was given by 8 respondents , the other respondent has a private tenancy ending.

8 respondents currently live in the parish and the other has family connections.

Given a choice of tenure, 2 prefer renting, 4 renting or shared ownership, 2 shared ownership and 1 did not indicate a preference.

Given a choice of accommodation 7 respondents prefer a flat, 1 a house and 1 any type, with 7 respondents looking for 1 bed accommodation, 1 prefers 2 bedrooms and 1 did not indicate how many bedrooms required.

All 9 single people have income below £22,000. 3 can afford rent /mortgage per month up to £220, 3 up to £325, 1 up to £433 and 1 up to £650.

None of the above respondents can afford to purchase a home on the open market. One respondent may be able to afford private rented if a property at the lowest end of the rental market was available.

Of those who expressed an interest in shared ownership, based on the calculation in the box below, 2 respondents could afford a 25% or greater share.

A development of 1 bed housing association properties in Swanley are priced at £117 500. A 50% share has monthly outgoings of £519.89 (mortgage £360.78 + rent £159.11), 25% share has monthly outgoings of £419.06 (mortgage £180.39 + rent £238.67)

Couples

The ages of the couples are; 3 couples are aged 16 – 24 years, 1 couple is aged 25 – 44 years.

The reason for seeking a new home as ‘first independent home’ was given by all 4 respondents, and all 4 are “child of the head of the household”.

3 respondents currently live in the parish and the other is a previous resident.

Given a choice of tenure, 2 prefer renting, 1 renting or buying on open market, and 1 shared ownership or buying on the open market.

Given a choice of accommodation 2 respondents prefer a house, 1 a flat and 1 any type, with 1 respondent looking for 1 bed accommodation, and 3 preferring 2 bedrooms.

All 4 couples have income below £21,000 the highest rent /mortgage per month any one couple can afford is up to £541

None of the above respondents can afford to purchase or rent a home on the open market.

Of those who expressed an interest in shared ownership, based on the calculation in the box below, 0 respondents could afford a 25% share.

A development of 2 bed housing association properties in Edenbridge are priced at £180 000. A 50 % share has monthly outgoings of £796.43 (mortgage £552.68 + rent £243.75), 25% share has monthly outgoings of £641.96 (mortgage £276.34 + rent £365.62).

Families

In both families, all family members are aged under 45 years.

1 family is living in a housing Association property and requires a larger home (has disabled member of family) and 1 family's home is in poor condition (private rented).

Both families currently live in the parish.

Both families would prefer renting.

Given a choice of accommodation type 1 family would prefer a house and one family a bungalow (has disabled family member) with 2 and 4 bedrooms respectively.

Both families have income under £18 000 and can afford mortgage/rent up to £433 per month.

Neither family are able to purchase on the open market, rent privately or take up shared ownership.

Assessing the 14 respondents seeking housing in the next 3 years:

1 respondent failed to complete questions 18 to 28 therefore an assessment of their ability to afford a home cannot be made.

Due to a lack of private rented accommodation in the Parish, those respondents who could afford private rented have been included as there are limited opportunities to take up this tenure.

Of the 13 remaining households there are.

- 6 x single people
- 4 x couples
- 3 x families
 - 1 family with 2 adults and 1 child
 - 2 families with 2 adults and 2 children

Single people

4 are aged between 16 – 24 years, 1 between 25 – 44 years and 1 is 60 - 74 years of age.

5 stated that their reason for seeking a new home as 'first independent home' 1 wishes to be nearer family.

5 currently live in the parish and 1 who does not live in the parish has family connections.

4 would prefer renting or shared ownership, 1 indicated a preference to buy on the open market and 1 for residential or care in the home.

Given a choice of accommodation type; 4 prefer a house, 1 a flat and 1 a flat or bungalow. 3 are looking for 1 bedroom property and 3 for 2 bedroom property.

5 people have income below £26 000 and with the highest rent/mortgage per month at £433.

1 person has an income in excess of £31 000 and is able to afford rent/mortgage of £866 per month.

None of the above respondents can afford to purchase a home on the open market. One respondent can afford private rented.

Of those who expressed an interest in shared ownership, based on the calculation in the box below, 2 respondents could afford a 25% or greater share.

A development of 1 bed housing association properties in Swanley are priced at £117 500. A 50% share has monthly outgoings of £519.89 (mortgage £360.78 + rent £159.11), 25% share has monthly outgoings of £419.06 (mortgage £180.39 + rent £238.67)

Couples

The ages of the couples are; 2 couples are aged 16 – 24 years, 1 couple is aged 25 – 59 years and 1 couple aged 60-74 years

The reason for seeking a new home as “need a larger home” is given by 2 respondents, 1 couple are seeking a smaller home and 1 couples home is too expensive. All are living in private rented accommodation.

All 4 couples currently live in the parish.

Given a choice of tenure, 2 prefer renting, 2 wish to buy on the open market.

Given a choice of accommodation all respondents prefer a house, with 1 respondent looking for 2 bed accommodation and 3 preferring 3 bedrooms.

2 couples have income above £31,000, the highest rent /mortgage per month any one couple can afford is up to £650 per month.

None of the above respondents can afford to purchase open market. One couple could afford to rent privately.

Of those who expressed an interest in shared ownership, based on the calculation in the box below, 1 respondent could afford a 25% share.

A development of 2 bed housing association properties in Edenbridge are priced at £180 000. A 50 % share has monthly outgoings of £796.43 (mortgage £552.68 + rent £243.75), 25% share has monthly outgoings of £641.96 (mortgage £276.34 + rent £365.62).

Families

In the families, members’ ages range from 0-15 years to 60 – 74 years.

1 family living in a housing Association property require a smaller home and 1 family has private tenancy ending and the other family wishes to move nearer to family.

2 families currently live in the parish, the other has family connection

1 family would prefer renting, the other two either to rent, shared ownership or to buy.

Given a choice of accommodation type 2 families would prefer a house, (2 and 3 bedrooms) and one family a bungalow (2 bedrooms).

1 family has income above £31 000 and can afford mortgage/rent up to £1083 per month. The other 2 families can afford rent/mortgage up to £433 per month (highest income £26 000).

No family can afford to purchase a suitable sized home on the open market. One family could afford to rent privately.

Of those who expressed an interest in shared ownership, based on the calculation in the box below, 1 respondent could afford a 50% share.

A development of 3 bed housing association properties in Edenbridge are priced at £200 000. A 50 % share has monthly outgoings of £884.92 (mortgage £614.09 + rent £270.83), 25% share has monthly outgoings of £713.29 (mortgage £307.04 + rent £406.25).

Total housing need;

15 x single people
8 x couples
5 x families

In order to forecast the number of affordable homes required in a parish to meet local need in perpetuity, an indicator used by many local authorities is the need must be at least two to three times the number of properties eventually built.

8. Recommendation

Using the above results it is recommended that up to 11 rental properties and 3 shared ownership properties would meet the existing and future affordable housing needs of local people in Chiddingstone.

Single people and couples account for 82 % of those in housing need.

A mixture of rental property types could include

- 4 x 1 bed
- 4 x 2 bed
- 3 x 3 bed

And shared ownership property

- 1 x 1 bed
- 2 x 2 bed

APPENDIX C 1

CONCERNS ABOUT LOCAL NEEDS HOUSING

- Not if kept to a small scale.
- If planning was put in for a large unsightly estate/cul-de-sac then we'd object.
- Would depend on type/location of development.
- We moved to this area because it is rural. We would not like to see this area of outstanding natural beauty developed.
- Dependant on plans submitted.
- My concern is with the apparent disregard for the environmental impact when it comes to house building. The problem in my eyes is when does it end? How long before the South East is concreted over in the push for affordable housing. Granted, housing should be a priority for the elderly and disabled.
- Depends on the development. Chiddingstone is a National Trust village and has remained unaltered. It should be kept that way for future generations.
- Depends where it was.
- Road infrastructure would not support further housing development - all the roads around the Chiddingstone are continually in a serious state of disrepair due mainly to tractor movement.
- It all depends where the development would be built. Until I know the answer to this I am unable to give my opinion.
- Destruction of beauty.
- Might if location chosen was inappropriate.
- The phrase development gives rise to concern that it would be stand alone, should be more integrated.
- Subject to good architecture.
- We feel the destruction of the local greenbelt would be permanent and widespread. There are only just enough amenities here to serve the current populous; certainly any youngsters living here would be bored and possibly destructive to the environment and inhabitants.
- It depends on the situation of the development.
- In 1978 a project to provide 12 starter homes was completed at Slaters, Bough Beech - They were meant to be for young couples - look how many are owned by young couples now.
- Rural location - would lose community feeling. Where would extra housing be located?
- In the immediate area, we have five towns; Sevenoaks, Tonbridge, T Wells, Crowborough and Edenbridge. Lesser priced flats or maisonettes should be made available there. Do not build anymore in our precious countryside.
- Depends on what type of development.
- Chiddingstone is an area of outstanding beauty with beautiful countryside surrounding it. Lack of amenities/services including buses, shops etc. Nearest shopping at least 15-20 minutes drive away.
- Starter homes don't work unless the people move on. Also with housing association homes people can swap with non locals as can be seen at Slaters which was meant for young couples.
- It depends on where and how many and what type.
- I should be concerned that any new development was small - as is appropriate to the size of my community and design to blend harmoniously.

- People who come into rural village affordable housing invariably are people who cannot be housed elsewhere. The transport public is never adequate or there is nothing for the children who end up causing trouble.
- State of roads, lack of suitable drainage, no efficient policing and lack of public transport.
- Local Infrastructure is not able to support any further development in the area.
- I would object if the development was over developed with too many houses in a confined space, all houses must be for local people.
- It would depend where.
- Only applies if scale design or location showed too much amenity loss in an attractive countryside area.
- Would only object if felt plans were considered unsuitable.
- It would depend on where the new housing was sited.
- The housing in this area is so expensive. People who have lived in the area have an understanding of the countryside.

APPENDIX C 2

SUGGESTED POSSIBLE SITES

- Council yard in Causeway. Football ground compasses (use rec. at Causeway).
- Near to public transport.
- Either Chiddingstone Causeway or Bough Beech.
- Where the current infrastructure can cope with extra dwellings.
- In Chiddingstone Causeway.
- On the outskirts of developed towns, i.e. Tonbridge and Sevenoaks.
- Old airfield Chiddingstone Causeway rear of Richards Close.
- Brown field sites.
- In and around Edenbridge.
- On the site of the garages at Chequers Bough Beech which don't appear to be used for anything anymore.
- Small groups 2-4 houses located near village centre.
- In & around the surrounding towns where the infrastructure & services are already in place.
- I do not have information where any sites might be available - but Chiddingstone/Hoath needs to keep local young people in the village, and older people would love to stay in the village instead of going to a town or home.
- Somewhere between Chiddingstone Causeway and Charcott.
- Between Pond and Little Brown Jug on Chiddingstone Causeway.
- On transport (bus/train) routes in a village curtilage rather than isolated.
- Chiddingstone Causeway in fill/conversion.
- Causeway or Bough Beech development needs to be part of an existing community and on bus routes, useful to have other facilities.
- To fill in small plots of land around the village/farm buildings.
- Land adjacent to cricket pitch either to the south or north which would not spoil appearance of village.
- In an already populated area, where there is sufficient amenities.
- I would suggest either in the Causeway or Bough Beech.
- Chiddingstone Causeway - between the pub and the pond.
- Within existing villages.
- Bough Beech.
- The old airfield - from the pond to the pub or on the cricket field if airfield open space.
- Bough Beech in area behind the old Chequers garage where there some small workshops.
- Near public transport.
- Near a station or local transport is essential, shops would be a plus.
- Causeway.
- Must be close to village centre to improve community spirit and must be high density to avoid Leicestershire sprawl.
- Knock down and rebuild flats, Four Elms Corner and Four Elms pub.
- Near to a town.
- Chiddingstone Causeway, Bough Beech, Four Elms.
- Along the B2027 road area. Transport and local shops, access to services an important issue especially for the elderly. Bough Beach, Chiddingstone Causeway areas.
- Field between village hall and the Little Brown Jug public house in Chiddingstone Causeway.
- The post office shop in Weald was a community resource it could be so again.

- The Causeway has the shop, the train, buses church and pub all within walking distance - so long as one can still walk!
- Chiddingstone Causeway between Little Brown Jug/village hall round to Camp Hill.
- On the field owned by Honeygrove properties.
- Sensitively situated and designed to be as close to existing amenities and public transport as possible.
- Somewhere with least impact to village life.
- Best in areas that already have some higher density development - Bough Beech or Causeway.
- Between village halls and Little Brown Jug on Chiddingstone Causeway Field to N of Old Rectory, Chiddingstone.
- As close as possible to any bus routes, rail stations, village shop etc.
- Somewhere harmonious to surroundings.
- Housing should be situated in Chiddingstone or Chiddingstone Causeway.
- There are lots of areas where much needed smaller houses could be built, instead of permission being given for very large executive houses which are springing up everywhere. Its not rocket science.
- Chiddingstone football ground.
- Redundant farm buildings, Sackville school site Penshurst.

APPENDIX C 3

COMMENTS ON PARISH'S HOUSING NEED

- The affordable housing should be in keeping with the area - not so many - all in one area such as 100 put into the Causeway just because previous housing association was put there. The village does not have sufficient services for so many - a few in each of the stone villages would be more suitable.
- There's plenty of smaller/cheaper places 5/10 minutes from here.
- Many houses are 3 bedrooms. We currently have 3 bedrooms but my girls have to share their room as small as they are in bunkbeds - not good at their ages. I think you need 3 bedrooms of decent size rooms or maybe also some 4 bed housing available as well.
- Rented accommodation, small starter homes for children of parents who have resided in village for a long period. (Not for those recently moved into area).
- Not aware of housing needs but would support a scheme if a need shown.
- No - except we'll be ones who will be leaving the parish if we see huge scale developments blighting the local countryside and putting pressure on an already stretched local road and public transport system - let alone schools and hospitals.
- They appear to be inadequate.
- I would have thought for the young people say six two bedroom terraced houses, for the families four semi detached houses and the older people six bungalows.
- Social mix needs to be maintained.
- What gives anyone the right to stay put. Why not (like most of us) move to find the jobs and the houses.
- Not to re-create an estate environment and for the developer to support a small shop.
- Mains drainage would be an advantage.
- This is a very small hamlet which is why we chose live here. We feel other matters i.e. the speeding cars etc should be addressed more first. Would the people you are encouraging to live in this parish be here because they appreciate the countryside and all the beauty it brings or would it be because it's the only place they can afford to live.
- It is no good providing starter homes unless they are prepared to move on to free the properties for the next generation.
- Connection with parish does not have to be strong sufficient that people be young economically active and need to live and work in the vicinity.
- I am keen to retain a housing mix which in turn retains the best mix of people/social needs of the rural community.
- Have been brought up in Chiddingstone parish, I have recently returned after 16 years and 3 house purchases later we have finally been able to afford a much smaller house than our last one in the Chiddingstone Parish, so very in favour of HNS questionnaire and results.
- Houses for older people need more than one bedroom.
- Glad you are addressing this issue - prices have gone mad! Young people from this area should not be forced to leave due to excessive prices. Please allow extensions so growing families can also stay!
- Housing costs are far too high for people employed locally.
- Affordability of housing is a problem throughout the South East. But building "sensitively designed developments" in the countryside is not the answer.
- There are many spaces for small 10 -20 developments without impacting on existing owners space, views and noise levels. It just needs very careful consideration.

- As a relative newcomer I am not well qualified to answer but the attraction of this area to us was and is that it is a small rural community and I hope that any plans for additional housing do not detract from that.
- Due to lack of public transport, being rural, housing and estates would not be suitable in this parish.
- I would rather see homes to buy like the Rydor homes at the Causeway than more council housing to let, which will eventually go to non locals.
- I know nothing of the needs - sorry.
- There is no need for further housing
- Need to preserve green belt ethos but there are pockets within villages which could be developed.
- All housing must be tastefully done in keeping with the local surroundings. Amenities must be upgraded to include school, doctor and expansion of shop.
- Transport limitations affect wherever people can stay - more buses obviously required - to Tonbridge/Sevenoaks. The transport would have to be in place first to attract the people not the other way round.
- New private build seems to pop up with attendant problems for poor roads which are never upgraded. Social housing with thoughtful planning roads, shops would be good.
- I would think any housing development would be aimed at people who want to live here and take part in the local community, i.e. in sport, social activities, gardening etc or most importantly to earn a living.
- It would make sense to provide housing in the Causeway because there's a good public transport (Penshurst station) and a shop pub and church, all within walking distance.
- All communities need housing for all ages also a shop.
- I believe the main focus should be on young people with or without any amenities so as to encourage them to remain within the community.
- I have not answered question 9 because i would have reservations about the type of housing and where it was built i.e. I would object if family homes or homes for the elderly were positioned close to the busy B2027 because of safety issues. Generally I would not object.
- The area needs affordable housing to allow local people to stay in the parish. Outsiders are moving in and inflating house prices.
- Possibly at Chiddingstone Causeway - Brownfield site.
- It does seem a pity if younger members of families who have been here for generations are automatically forced by property prices to live elsewhere.
- Homes need to be affordable to those on ordinary incomes and not sold off.
- Whilst we have lived here the young have disappeared to towns both to work and live, whilst most new arrivals are town folk already successful wishing to live in the country.
- Yes lots of talking as always but nothing happens.
- Needs to be in keeping with environment.
- By extending semi-detached and terraced houses results in increased values so taking them out of first time buyer's price range and so stagnates the housing market for people up sizing. Some sort of system to allow local people first option on house sales. Owner who understand and tolerate the countryside.
- Street lights.
- I myself come from Leigh but when I moved out from my parents home in Leigh, had to look further afield as there is nothing available for young people for starter homes or affordable the price for renting started at £950 pm which hardly anyone can afford.