

Action *with* Communities *in* Rural Kent

(Charity No. 212796)



HOUSING NEEDS SURVEY FOR THE PARISH OF HALSTEAD

October 2005

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With the support of

Halstead Parish Council

Sevenoaks District Council

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1. Summary

The Rural Housing Enabler (RHE) assisted Halstead Parish Council to undertake a parish wide survey to ascertain if there are shortfalls in affordable housing provision within the parish.

Halstead Parish Council distributed a survey to every household in the parish during July 2005. 650 surveys were distributed with 184 surveys being returned to Action with Communities in Rural Kent, representing a 28% response rate. Of the surveys returned 22% indicated a housing need.

A high proportion of homes in the village are owner occupied, with 3 or more bedrooms, coupled with high property prices this means that many local people are unable to afford a home within the parish.

For a first time buyer an income in excess of £66,000 is needed to purchase a 3 bedroom property on the open market in the parish and over £37,000 to rent a 2 bedroom property within a 1 mile radius of the parish. Using the average price of a flat/maisonette in the Sevenoaks district an annual income in excess of £46 000 is required to purchase on the open market.

From the analysis of section 2 a need is shown for up to 17 affordable homes, for local people. A mix of 1, 2, 3 & 4 bedroom homes are needed. Up to 40% of the 1 and 2 bedroom properties could be offered for shared ownership.

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 Department of Environment, Food and Rural Affairs (defra) 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 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

The following table shows information collated by the Land Registry of properties sold during a three month, period from April to June 2005 for the postcode areas TN14 7, which includes Halstead. For comparison, property prices for the Sevenoaks District during the same period are also given.

Type of Property	Halstead		Sevenoaks District	
	Average price £	Sales	Average Price £	Sales
Detached	0	0	498 791	101
Semi detached	312 908	6	239 195	115
Terraced	317 500	3	206 837	110
Flat/ maisonette	0	0	146 974	41

Searches of www.rightmove.co.uk which markets property of a number of local estate agents, at the end of September 2005, showed seven properties for sale in Halstead, of which only one property is priced less than £250 000.

Type of property	Number of bedrooms	Price £
End terrace	3	210 000
Detached	3	325 000
Link detached	3	339 950

Property to rent

A similar search for rental property found no rented accommodation currently available in the parish. Within a 1 mile radius of Halstead one property is available for rent, a 2 bed flat priced at £750 pcm, in Orpington.

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. 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 £	Borrowing 95% Annual Income level £	Monthly repayment £	
			6.5%	5.75%
3 bed end terrace (Halstead)	210 000	66 500	1362.58	1268.82
Flat/maisonette (Sevenoaks district)	146 974	46 541	953.64	888.01

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 £750 per month a net income of £2500 per month is needed (assuming net is 80% of gross income, a gross annual income of £37 500 is required).

4. Introduction to the Halstead housing needs survey

In February 2005 the Clerk to the Parish Council contacted the RHE for information on the housing needs survey. Further to providing written information the RHE attended a meeting of Halstead Parish Council in April 2005 to discuss the housing needs survey in more detail and the role of the RHE and to answer questions relating to the provision of local needs housing.

The RHE made the amendments to the survey and that had been requested by the Parish Council and sent a draft for approval both to the Parish Council and Sevenoaks District Council. A copy of the housing needs survey is attached at appendix H 5.

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

The content of the covering letter and survey questions was agreed with the Parish Council. The survey is based on one used widely across Kent and by other Rural Housing Enablers in the South East region.

A pre paid 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 July 2005. Copies of the survey were available for completion by anyone who had left the parish and wished to return. These surveys were available from the Parish Clerk.

In total 650 surveys were distributed. It was asked that completed survey forms were returned by 19th August 2005.

All surveys received at Action with Communities in Rural Kent by 1st September 2005 are included in this report. In total 184 surveys were returned representing a return rate of 28%. Some respondents did not complete every question therefore the results are shown for the total answers to each question.

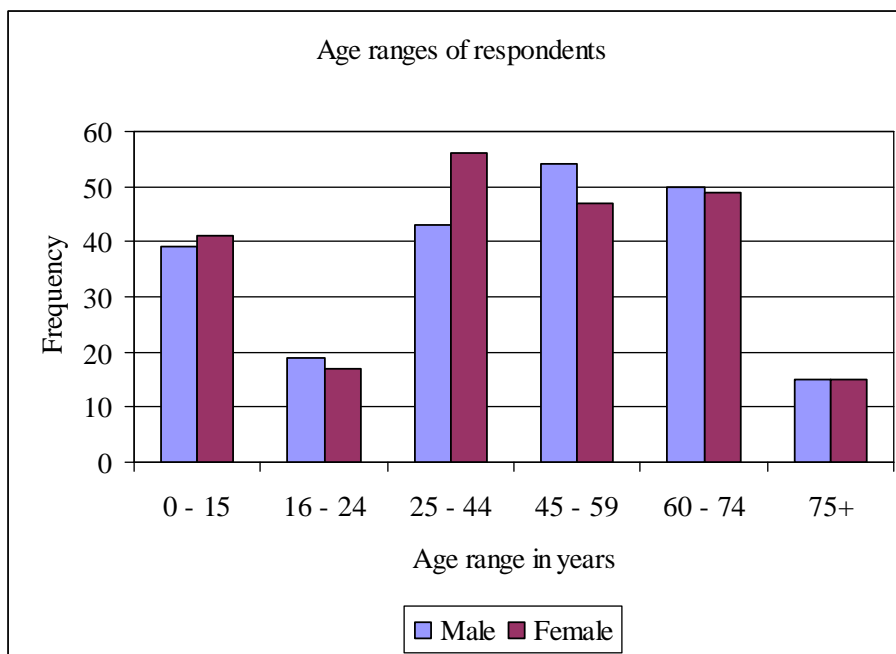
6. Results

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

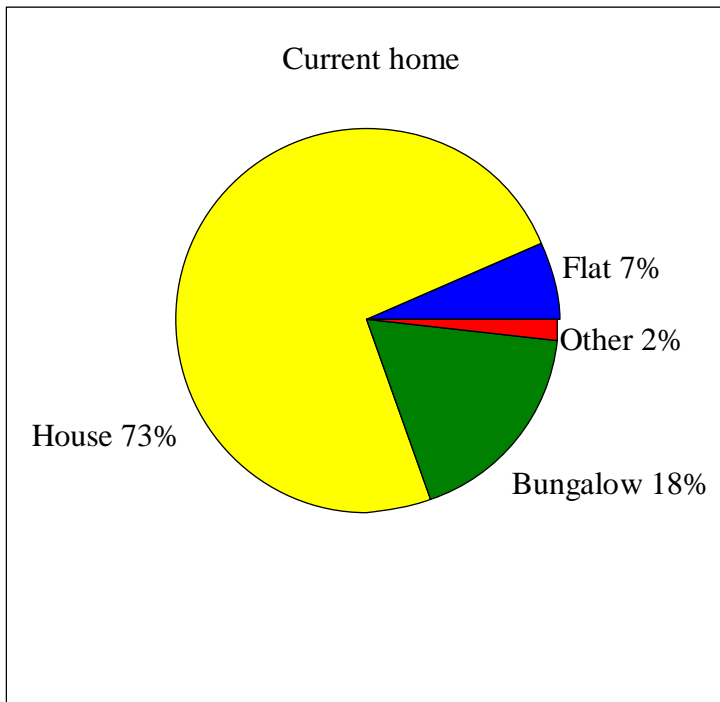


Age Range	Male	Female	Total
0 – 15	39	41	80
16 – 24	19	17	36
25 – 44	43	56	99
45 – 59	54	47	101
60 – 74	50	49	99
75+	15	15	30
Total	220	225	445

The returned surveys represent a total of 445 people.

Question 2. Is your current home?

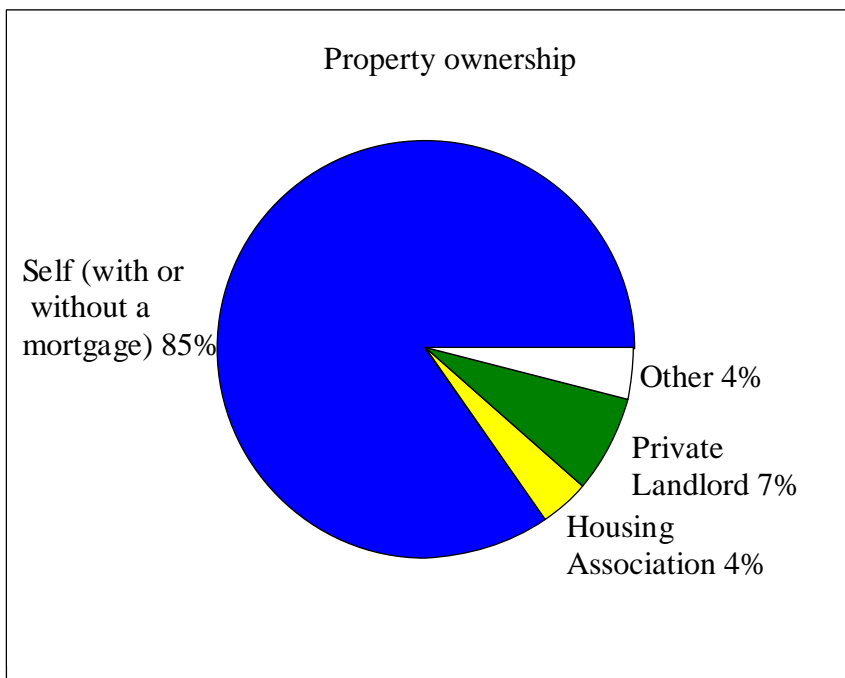
Percentage pie chart and summary table of type of home



Other included: cottage, chalet bungalow and caravan.

Question 3. Who owns the property?

Percentage pie chart and summary table of property ownership



Owner of property	Responses
Self (with or without mortgage)	148
Private Landlord	13
Housing Association	7
Other	7
Total	175

Other included: letting agents, parent, Church and defence housing executive.

Question 4. How many bedrooms does your property have?

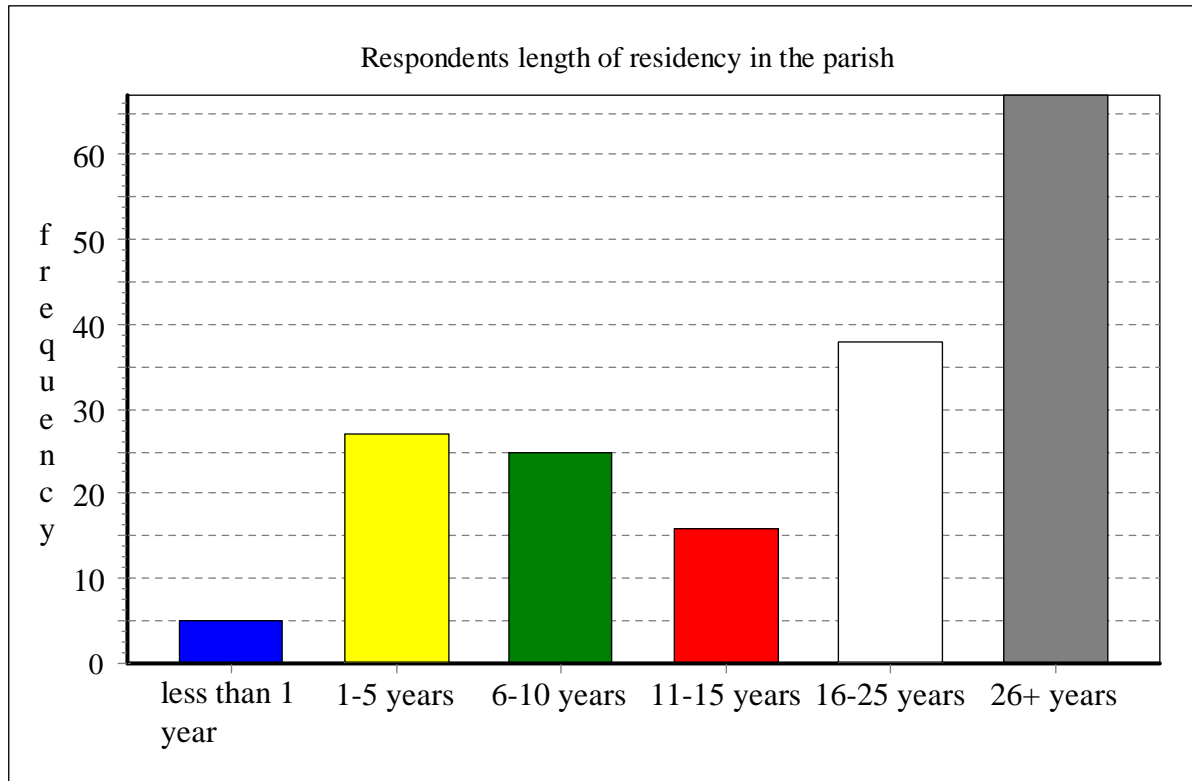
Bar chart and summary table of number of bedrooms per property



No. Beds	Responses	Percentage
1	2	1
2	40	23
3	74	42
4	50	28
5	11	6
Total	177	

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

The following summary table and bar chart shows numbers of years’ respondents have lived in the parish.



Number of years	Responses	Percentage
Less than 1	5	3
1 – 5	27	15
6 – 10	25	14
11 – 15	16	9
16 – 25	38	21
26+	67	38
Total	178	

Question 6. Have any members of your household left the parish in the last five years? If so please indicate how many in total have left and how many have left for the following reasons.

There were 84 responses to question 6. 41 households had 0 members leave, 27 households had 1 member leave, 13 households had 2 members leave, 1 household had 3 members leave and 2 households had 4 members leave. This totals 64 people leaving the parish in the last five years.

The number of people leaving for each of the reasons is shown in the table below.

Reason for leaving	Number of people
Lack of affordable housing	14
Employment	17
To attend university / college	11
Other	22

Other included: marriage, moved away, divorce/relationship breakdown, nursing /residential care and death

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

	Responses	Percentage
Yes	12	28
No	31	72
Total	43	

Number of people who would return if affordable accommodation could be provided is shown below against the reason given for leaving.

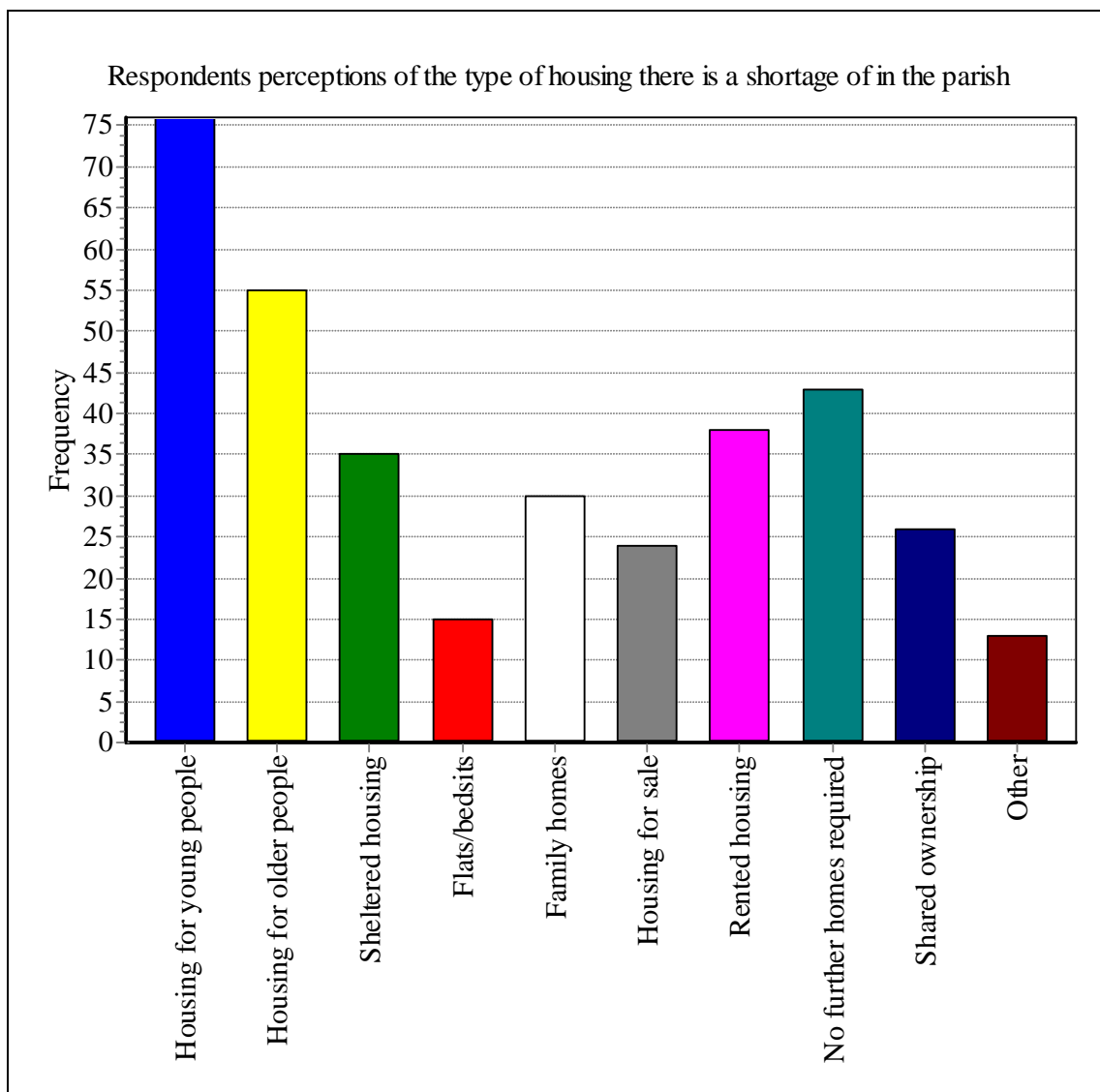
Reason for leaving	Number of people
Lack of affordable housing	9
Employment	3
To attend university / college	5
Other	2
Total	19

Question 8. What types of housing do you think there is a shortage of in the parish?

Respondents' perception of the type of housing there is a shortfall of in the parish is shown in the summary table and illustrated in the following bar chart. Some respondents ticked more than one box.

Type of housing	Responses	Percentage
Housing for young people	76	21
Housing for older people	55	15
No further homes required	43	12
Rented housing	38	11
Sheltered housing	35	10
Family homes	30	9
Shared ownership	26	7
Housing for sale	24	7
Flats/bedsits	15	4
Other	13	4
Total	355	

Others included: retirement homes, cheap small units, large detached homes, increase housing for older people, middle range family homes, limited development, no shortage and don't know.



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

	Responses	Percentage
Yes	65	40
No	99	60
Total	164	

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

79 responses were given to question 10. Concerns raised included the loss of green belt/green land. Respondents also have concerns that an increase in housing and the village population will lead to the loss of village atmosphere. Other concerns included increased traffic, that the village already has sufficient affordable housing and a lack of infrastructure to support more residents.

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

Question 11. Do you have any suggestions where such a development to meet local needs might be situated.

A complete list of suggested possible sites on which a local needs housing scheme could perhaps be developed, in the parish, are found in appendix H 2. In total there were 82 responses. 7 respondents simply responded 'no'. 6 respondents indicated urban or brownfield sites or areas outside of the parish.

Halstead Place School is most frequently suggested site. Other sites in the village included; Bedlam Haw allotments, Fort Halstead and Station Road.

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 of 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 H 3. Of the 63 responses, 7 simply said no.

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 (19%) households responding to question 13 indicated they have a housing need. This was split with 14 households looking now and 17 in the next 3 years. 128 households indicated that they had no housing need.

Nine surveys were returned with section 2 completed but question 13 unanswered or answered 'no'. These surveys are also included in the results to section 2.

Summary to Section 1

From the results of section 1 it is seen that the age range of the respondents and their families is split with 48% under the age of 45 and 52% being 45 years old or over. 2001 Census data shows a population of 1494 persons with 52% under 45 years of age and 48% 45 years of age and above.

From the survey owner occupied properties account for 85% of the housing stock and 76% of homes have 3 or more bedrooms. The 2001 census indicated a slightly higher level of rented accommodation available in the parish with 10% social rented and 15% private rented/other tenure.

Over two thirds (68%) of the respondents have lived in the parish for more than 11 years.

Other is the main reason given for moving away from the parish. Those who would return if affordable housing is available totalled 19 people.

The greatest need was perceived as being housing for young people (21%) and housing for older people (15%). 12 % of respondents did not wish to see any further housing in the parish.

60% of respondents said they would not object to a development that would help meet local housing needs.

22% of all returned surveys indicated a housing need.

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.

In total 40 respondents completed section 2. This is 22% of all returned surveys.

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 - 7	8 - 15	16 - 24	25 - 44	45 - 59	60 - 74	75+
Male	4	4	8	10	1	1	0
Female	2	5	8	11	0	2	1
Total	6	9	16	21	1	3	1

57 people in total

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

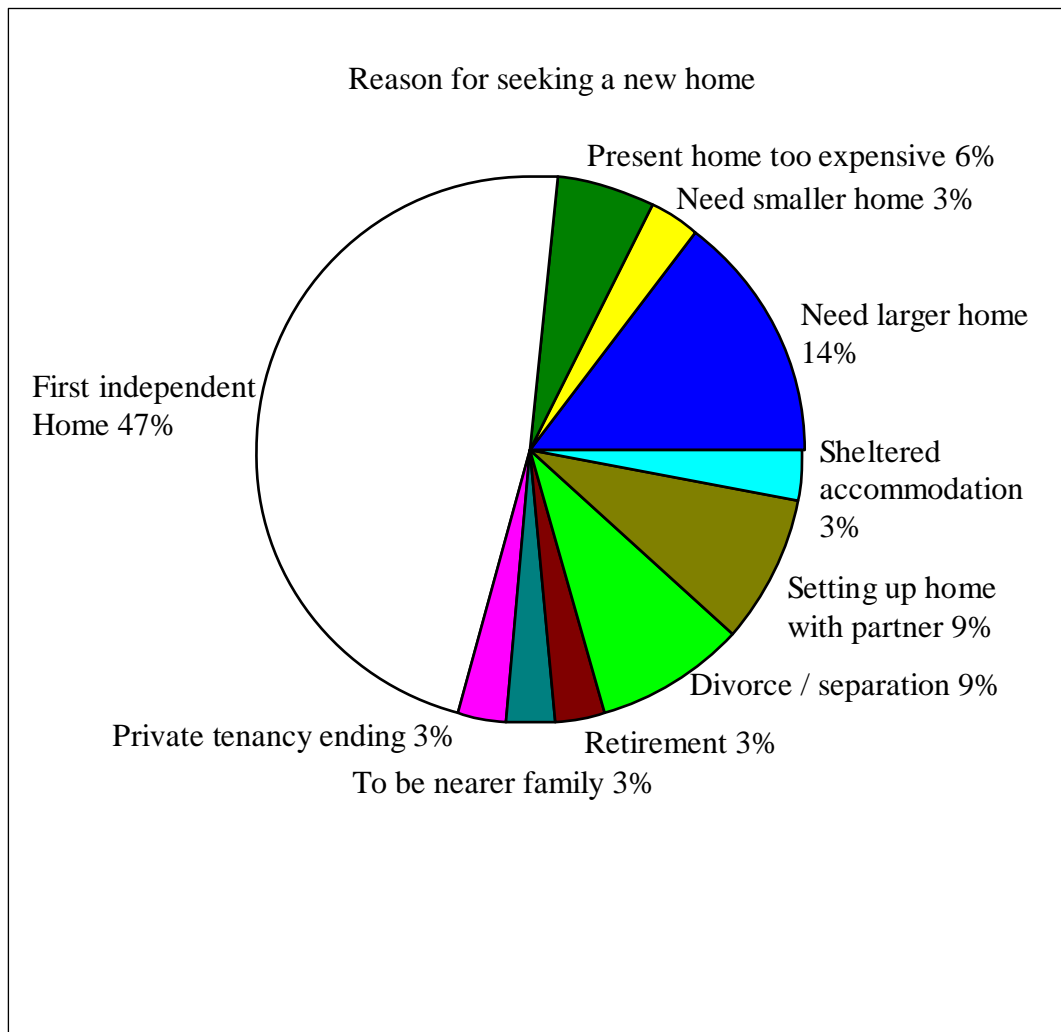
Relationship to head of household	Responses	Percentage
Head of Household	14	42
Child of head of household	18	55
Other relation to head of household	1	3
Not related to head of household	0	0
Total	33	

Question 16. What type of household are you?

Household	Responses	Percentage
Family	12	36
Couple	8	24
Single person	13	40
Other	0	0
Total	33	

Question 17. Why are you seeking a new home?

The following percentage pie chart shows the reasons for needing a new home. There were 34 responses.



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

Type of house	Responses	Percentage
House	25	69
Flat	8	22
Bungalow	2	6
Other	1	3
Total	36	

Other was stated as 'any'.

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

Some respondents ticked more than one box

Preference	Responses	Percentage
Buying on open market	16	26
Renting – Housing Association	15	25
Shared ownership – Housing Association	14	23
Shared ownership – private sector	8	13
Renting – private sector	6	10
Warden assisted	2	3
Total	61	

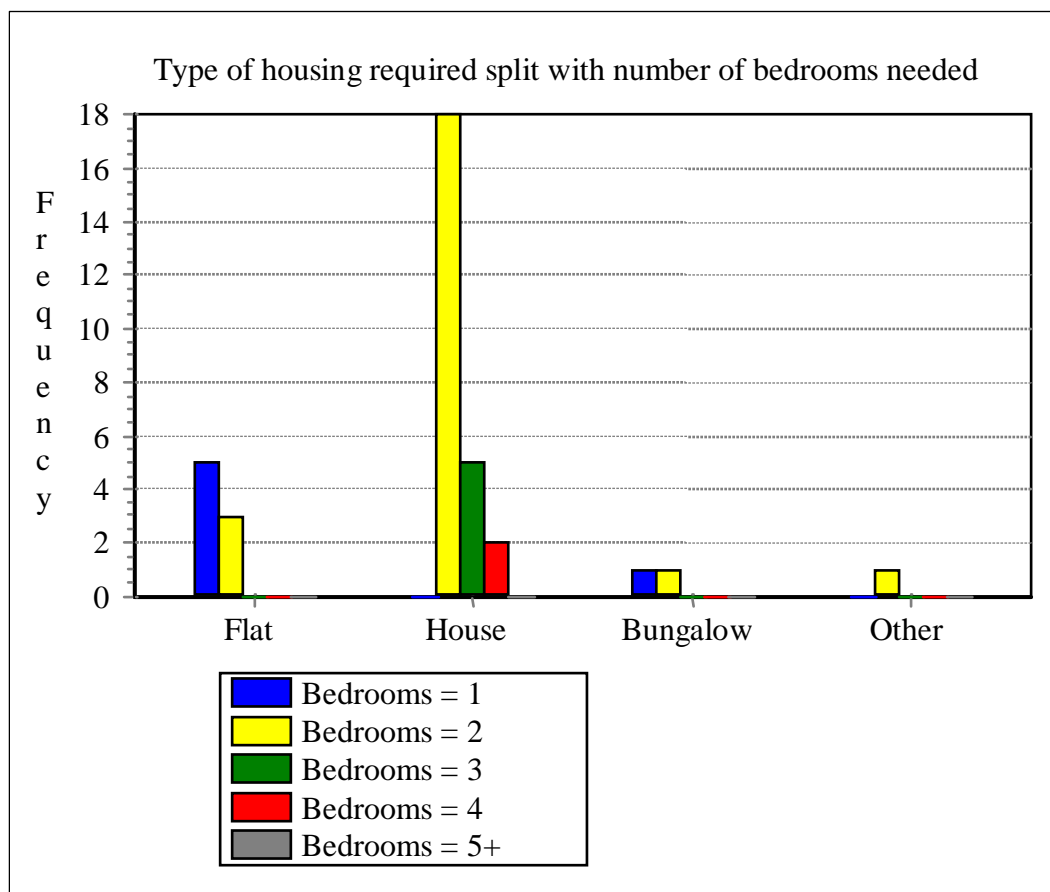
Question 20. Does anyone in your household have a disability or have any special needs?

3 of the 36 respondents indicated that someone in their household has a disability. One respondents specified the disability as ADHD.

Question 21. How many bedrooms do you need?

Number of bedrooms	Responses	Percentage
1 bed	6	16
2 bed	23	62
3 bed	6	16
4 bed	2	6
Total	37	

The following bar chart illustrates type of housing preferred and number of bedrooms required.



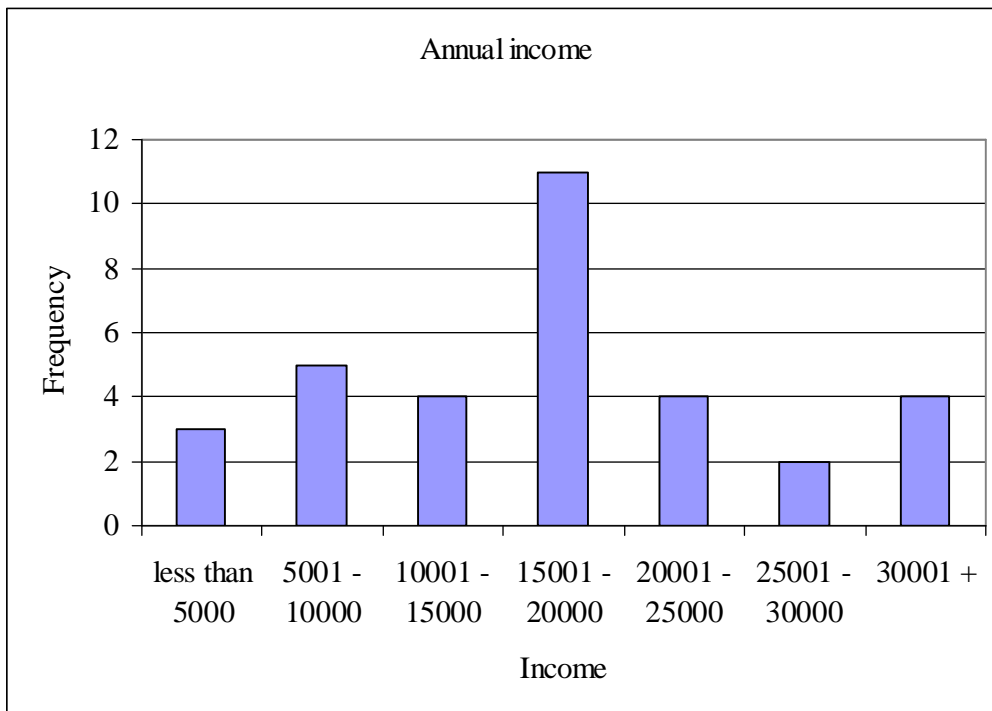
Question 22. Would you prefer to stay in the parish?

Prefer to stay in parish	Responses	Percentage
Yes	36	97
No	1	3
Total	37	

Question 23. How much rent/mortgage can you as a household afford to pay?

Rent / mortgage	Responses	Percentage
under £50 per week/£200 per month	3	8
£51 - 75 per week/£225 - 325 per month	4	12
£76 - 100 per week/£326 - 433 per month	16	46
£101 - 125 per week/£434 - 541 per month	2	6
£126 – 150 per week/£542 – 650 per month	6	17
£151 – 200 per week/£651 – 866 per month	3	8
£201 – 250 per week/£871 - 1083 per month	1	3
Total	35	

Question 24. What is your weekly net income (including benefits except housing benefit) or your gross annual income? Couples should give the total of both incomes



There were 33 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 25. Where do you live now?

&

Question 26. If you do not live in the parish, what is your connection?

33 respondents live in the parish and 4 not in the parish. 3 respondents who do not live in the parish have family connections, 1 respondent has family, employment and previous residency.

Question 27. If you do not live in the parish, how long did you live in Halstead before you left?

2 respondents completed this question – 1 had lived in the parish for 6-10 years and the other for 16-20 years.

Question 28. Are you registered on the Sevenoaks District Housing Register?

Of the 37 responses to this question, 13 respondents are registered on the Sevenoaks District Housing Register.

Question 29. If you are registered on the Sevenoaks District Housing Register, how long have you been registered.

1 year or less	= 4 respondents
3 years	= 1 respondent
4 years	= 1 respondent
7 years	= 2 respondents
8 years	= 1 respondents
11 years	= 1 respondent
24 years	= 1 respondent

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 or return to the parish and are unable to rent or purchase a home suitable for their needs on the open market.

The 40 respondents who completed section 2 of the survey have been assessed to see how their housing needs could be met.

Respondent's ability to afford shared ownership is based on the following examples:

A 1 bed housing association property in Seal priced at £123 000. A 50% share has monthly outgoings of £544.22 (mortgage £377.66 + rent £166.56), 25% share has monthly outgoings of £438.67 (mortgage £188.83 + rent £249.84)

A 2 bed housing association property in Edenbridge priced at £170 000. A 50 % share has monthly outgoings of £752.18 (mortgage £521.97 + rent £230.21), 25% share has monthly outgoings of £606.30 (mortgage £260.99 + rent £345.31).

A 3 bedroom housing association property in Sevenoaks priced at £193 000. A 50% share has monthly outgoings of £853.94 (mortgage £592.59 + rent 261.35), 25% share has monthly outgoings of 688.33 (mortgage £296.30 + rent 392.03).

Assessing the 14 respondents who are in need of housing now;

1 respondent is an owner occupier seeking a larger property through open market purchase.

13 respondents are in need of affordable housing. 2 of these respondents have financial ability to afford private rented (their current tenure) but are seeking a more secure tenure.

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

All the above 13 households wish to live in the parish.

Single people

All the single respondents currently live in the parish

Reason for seeking a new home

- 4 x first independent home
- 1 x retirement

Age ranges

- 3 x 16 – 24 years, 2 x 25 – 44 years.

Type of accommodation & number of bedrooms requested

- All are seeking a 2 bedroom house

Tenure requested

- 1 x renting or shared ownership, 1 x renting/shared ownership or open market purchase, 3 x open market purchase

Housing register

- 1 x respondent is on the Sevenoaks District Housing Register

Disabilities

- No respondent indicated a disability or special needs

Shared ownership

- Of the 5 single respondents who expressed an interest in shared ownership 3 respondents have indicated they have sufficient income and can afford monthly outgoings to purchase a 25% share of a 1 bed property.

Couples

All the couples currently live in the parish

Reason for seeking a new home

- 1 x first independent home
- 1 x need larger home
- 1 x setting up home with partner

Age ranges

- 1 x 16 - 24 years, 2 x 25 - 44 years.

Type of accommodation & number of bedrooms requested

All are seeking a 2 bedroom house

Tenure requested

1 x shared ownership, 1 x buying on open market/shared ownership, 1 x buying on open market.

Housing register

None of the couples are on the Sevenoaks District Housing Register

Disabilities

No respondent indicated a disability or special needs

Shared ownership

Each couple could afford a different level of shared ownership

1 x 25% share of a 1 bed property

1 x 50% share of a 1 bed property

1 x 50% share of a 2 bed property

Families

All the families currently live in the parish.

Reason for seeking a new home.

Each family has a different reason for seeking a new home; first independent home, present home too expensive, setting up home with partner, divorce/separation, need larger home.

Age ranges

All family members are under 44 years of age. 8 children are under 15 years.

Type of accommodation & number of bedrooms requested

2 x 2 bedroom house

1 x 3 bed room house

4 x 4 bedroom house

Tenure requested

2 x renting, 2 x shared ownership, 1 x shared ownership or open market purchase.

Housing register

3 respondents are on the Sevenoaks District Housing Register

Disabilities

2 respondents indicated a disability or special needs.

Shared ownership

The 3 families, who expressed an interest in buying shared ownership, are unable to afford shared ownership of a suitable sized property.

Assessing the 17 respondents seeking housing in the next 3 years:

1 respondent does not wish to stay in the parish.

3 respondents failed to provide answers to questions in section 2.

1 respondent is seeking an older owner occupier seeking warden assisted accommodation.

12 respondents are in need of affordable housing. 2 of these respondents have financial ability to afford private rented but are seeking a more secure tenure.

- 8 x single people
- 3 x couples
- 1 x family
 - 1 family with 1 adult and 2 children

Single people

All the single respondents currently live in the parish.

Reason for seeking a new home

7 x first independent home

1 x divorce/separation

Age ranges

1 x 8 – 15 years, 4 x 16 – 25 years, 2 x 25 – 44 years, 1 x 45 – 59 years.

Type of accommodation & number of bedrooms requested

1 x 1 bed flat, 2 x 2 bed flat, 1 x 2 bed house, 1 x 2 bed bungalow, 1 x 3 bed house

Tenure requested

1 x renting, 3 x shared ownership, 1 x rent or open market purchase, 2 x shared ownership or open market purchase, 1 x rent/shared ownership or open market purchase.

Housing register

2 x respondents are on the Sevenoaks District Housing Register

Disabilities

No respondent indicated a disability or special needs

Shared ownership

Of the respondents who expressed an interest in shared ownership and /or open market purchase 3 respondents could afford a 25% share of 1 bed property, and 1 respondent could afford a 50% share of a 1 bed property.

Couples

All couples currently live in the parish.

Reason for seeking a new home

1 x first independent home

1 x present home too expensive

1 x setting up home with partner

Age ranges

2 x 25 – 44 years and 1 x 60 – 74 years

Type of accommodation & number of bedrooms requested

3 x 2 bedroom house

Tenure requested

1 x renting, 1 x shared ownership 1 x open market purchase.

Housing register

2 respondents are on the Sevenoaks District Housing Register

Disability

No respondent indicated a disability or any special needs.

Shared ownership

The 2 respondents who expressed an interest could both afford a 50% share of a 2 bedroom property.

Families

The family currently live in the parish

Reason for seeking a new home

Need a larger home

Ages

All family members are under 44 years of age , 2 children under 15 years.

Type of accommodation & number of bedrooms requested

3 bedroom house

Tenure requested

Renting from housing association

Housing register

Respondent is on the Sevenoaks District Housing Register

Disabilities

No disabilities or special needs indicated

Assessing the 9 respondent who did not answer question 13 but completed Section 2

1 respondent is an older owner occupier seeking a smaller home in the parish

8 respondents are in need of affordable housing.

- 1 x single person
- 2 x couples
- 5 x families
 - 1 x family with 1 adult and 1 child
 - 1 x family with 1 adult and 2 children
 - 1 x family with 2 adults and 2 children
 - 1 x family with 2 adults and 3 children
 - 1 x family with 4 adults

Single people

The single respondent lives in the parish.

Reason for seeking a new home

First independent home.

Age

16 – 24 years

Type of accommodation & number of bedrooms requested

2 bedroom flat

Tenure requested

Renting/shared ownership or open market purchase

Housing register

This respondent is not on the Sevenoaks District housing register

Disabilities

This respondent did not indicate any disabilities or special needs.

Shared ownership

This respondent has not indicated sufficient income to take up shared ownership.

Couples

1 couple currently lives in the parish and 1 couple currently live outside of the parish and has family connections.

Reason for seeking a new home

1 x private tenancy ending 1 x to be nearer local facilities

Age

1 x 16 – 24 years, 1 x 45 – 59 years

Type of accommodation & number of bedrooms requested

1 x 2 bedroom house and 1 x 2 bedroom any type of accommodation.

Tenure requested

1 x renting, 1 x renting or open market purchase

Housing register

Neither respondent is on the Sevenoaks District housing register

Disabilities

Neither respondent indicated any disabilities or special needs.

Shared ownership

The respondent who indicated they would consider purchase has indicated they could afford the monthly outgoing to purchase a 50% share of a 1 bedroom property

Families

2 families currently live in the parish and 3 families currently live outside of the parish, all have family connections.

Reason for seeking a new home

Each respondent has a different reason; private tenancy ending, need smaller home, need larger home, divorce/separation. One respondent did not specify a reason.

Ages

4 families all have members under 44 years which includes 7 children under 15. 1 family has members over 60 years.

Type of accommodation & number of bedrooms requested

2 x 2 bedroom house, 2 x 3 bedroom house, 1 x 3 bed room (type not specified)

Tenure requested

3 x renting, 1 x warden assisted, 1 not specified

Housing register

4 respondents are on the Sevenoaks District housing register

Disabilities

No respondent indicated any disabilities or special needs.

Total housing need

33 households are in need of affordable housing

- 14 x single people
- 8 x couples
- 11 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 17 properties would meet the existing and future affordable housing needs of local people in Halstead.

A mixture of property types could include

- 4 - 5 x 1 bed
- 6 - 8 x 2 bed
- 3 - 5 x 3 bed
- 1 - 2 x 4 bed

Shared ownership

13 households (7 single people and 6 couples) are able to afford varying levels of shared ownership, based on the income information given in the survey. It is suggested that no more than 40% of the 1 and 2 bed properties are offered for shared ownership and that all 3 and 4 bed properties are for rent.

APPENDIX H 1

CONCERNS ABOUT LOCAL NEEDS HOUSING

- In Dunton Green new houses have been built to supposedly help local needs and they are now threatening to house them with ex drug addicts etc. I have no objection to helping Halstead children to stay in the village as I have been lucky enough to do but it must be that these people get first choice. I have a two bedroom house and requested planning permission to convert my loft so that my daughter could have her own room and not have to share with me. This was turned down. All I wanted was to help my own children not to put additional value to my own house. The reasons given were changing how the house would look within the street. How do other council houses/private houses get away with it.
- We moved to Halstead because we like the area and the prospect of living in a country village. More houses would inevitably change the village atmosphere - the main reason why we moved here.
- I think that green belt development is a concern. I like living here because it is rural - more can be done in the local district with empty buildings rather than building more.
- If built on greenfield site.
- There is already a very high level of council housing in our village. In fact there is already an in-balance of affordable housing. I do believe that the people of Halstead should be first in line for affordable housing.
- Halstead has more than its share of council houses.
- With housing being unused on the Fort Halstead site all available should be considered before building further properties.
- Although I indicated I thought there may be a need for housing for young people, I have indicated I would object to a housing scheme. This is because I do not have details of how big the scheme would be or where it would be located. Halstead is a relatively small village. It is not reasonable to expect approval for a scheme without giving details of it.
- I would expect that beautiful countryside which is why I moved here would be destroyed to allow new developments.
- Unable to say yes or no until specific proposal detailed but would have concern over any development on green belt land.
- It would alter the character of the village and impinge on the green belt. There are many areas within easy reach, which are already built up and have plenty of housing.
- Halstead is a small village, depending on what type of housing scheme. There are few jobs locally so why put poorer families on benefits in a small out of the way place. The reason for living in a small village is true village life.
- No infrastructure to support any further development.
- We don't need more antisocial housing in the village, needs homes for the people who work and not on benefits costing us the tax payer more on our council tax bill.
- The answer to the above question depends on the location, type of housing proposed.
- If the uptake of affordable housing was not 100% presumably any left vacant would be offered elsewhere. This would be unacceptable and defeat the object. I cannot see how a guarantee could be given that only village people would be eligible unless outsiders were strictly prohibited and any housing not taken up by locals would be left vacant until a local resident could be found.
- Because such a scheme would be likely to be on green belt agricultural land - strong objections on environmental/wildlife basis. No erosion of green belt. The previous suggested scheme was that of an estate or development 30+ houses. Halstead already

has more than its fair share of large social/ex social housing estates, e.g. Meadway, Parkside, Southdene, Clarks Lane and Beldam Haw. Some of the larger developments are not without problems. Object to any development (large) in village centre where parking is already a problem. Village cannot cope with a lot of extra cars. Some of your enquiries/interest is likely to come from existing tenants of social housing in the village (West Kent Housing). If they move into the new development their old properties will become vacant for people from outside Halstead. So no gain to the village really. Any development should be small or in small groups so as not disruptive to existing residents. Disruption being losing outlook, added noise - vehicles, light pollution etc.

- The village is large enough already.
- The dictionary definition of a village is a small group of dwellings in a rural area. People who choose to live in villages generally seek the tranquillity and special atmosphere offered by that type and size of community. It cannot then be surprising that any move to change the nature of the environment particularly by adding to its size, should not be welcomed.
- However, we do have concerns over car parking issues already a problem on the highways.
- Whereas I would trust the Parish Council and maybe even the County Council to honour agreements on affordable housing, I do not trust central government. I suspect that at some unknown time in the future they will change the law and force the council to use this housing for refugees, asylum seekers etc. This I would not want.
- Would prefer no further development on green belt. I would object to family housing as I know of several families who have been offered very good homes to rent via the council. These people have refused on the grounds that they want to be in the village and not 3 to be miles down the road. All the time these houses are available to rent there is no need to build in a green belt village. The idea is totally unfounded. If these single parents and families want more choice they can pay for it like the rest of the working families in the village. If they were being offered housing at the top of a tower block on an estate then they would have a right to complain. Whilst houses are available and empty at the Fort the idea of new builds is utterly out of the question.
- With restriction on the number of properties involved.
- It depends on where, how many houses etc.
- We would not object to a housing scheme in Halstead. If it was only on a small scale and in a suitable location. But we do not need a mini estate being built and spoiling the village and village life as it is today.
- We consider the village to be fully populated already. Traffic congestion exists at times.
- No in principle but difficult to say without knowing what or where it was to be.
- Halstead has few facilities - 1 shop, 2 pubs, 1 cricket pitch, very poor bus service (no buses on Sundays). Not possible to walk to Knockholt Rail Station as unsafe due to no pathway. Small village unsuitable for young growing families as car is necessity. Very little for adolescents to do therefore any increase in teenage population will doubtless increase graffiti and associated troubles due to boredom. Of course a village needs some youth but there is always the better off who can afford existing houses who can afford to maintain family life/social life without allowing their adolescent offspring to roam about creating a nuisance. I suggest the village can support perhaps sheltered housing for the elderly who would be happy with the pubs, would not be inclined to graffiti and generally appreciate quiet village life. This would also allow their current homes to be available for sale to those who can afford them thus increasing housing stock.

- My attitude would be yes or no dependant entirely on the details of the scheme put forward e.g. the site being proposed. The precise geographical position of the site. The number of homes being proposed. The style of the development i.e. flats houses, bungalows. The mix of such styles to be built.
- I believe that there is more than adequate affordable housing in Halstead. I also disagree strongly with green belt restrictions being removed to enable affordable housing. It's almost impossible to get granted planning permission for even minor alterations to your own property but major developments on green belt land are soon to become acceptable.
- But I would want the greenbelt to be retained and no large housing estate to spoil the rural atmosphere of the village.
- Depends on location.
- Village is already full and needs to keep some of its countryside.
- Halstead is surrounded by green belt land. There should be no exception to build on this land.
- We moved here because it was a quiet village and we do not want it to get any bigger. The more houses the more cars and motor cycles and the more problem with parking. We don't want to loose anymore green belt land.
- If it did not put the village first.
- I would object to any development not in keeping with the area and would only support limited development. It would be pointless to support development on the grounds of needs if that would destroy the character of the area. The questions on this form lead to misleading answers as they are too general and require qualification.
- We paid a lot of money to live in a village environment and do not wish to see it further developed or our investment in property devalued.
- Development should not be permitted on an exception site. Green belt land is exactly that and should not be used for any kind of development.
- The Sevenoaks and KCC are only interested in building houses with little or no concern for the people or property that it may be in front of, behind of, adjacent to. There is a vast amount of land on the periphery that could be developed without affecting the village. The size of its roads and existing property and services. I do not think local needs are what the proposed building requirements is about. If there was a scheme from 6-12 built in keeping and not located anywhere that became available I would support it, any more and it would have to be filled by all types of residents who may not want to live in a village community.
- Just because there may be an expression of local need for a type of housing for which there may be limited local provision, I do not see why there should be any presumption that such a need should be fulfilled locally. Local needs are indefinitely expandable. The village is not. I do not believe that government policies and legal mechanisms can be trusted to maintain local need housing so as to continue to serve that need.
- The implementation of any housing scheme in this village will erode even more of the green belt/surrounding countryside and is likely to increase the already increasing traffic volumes.
- There are already enough dwellings in Halstead. Any more would spoil a small quaint village.
- Halstead Place School is still to be developed, therefore we should wait to see how many affordable houses will be built there.
- Overcrowding, busy roads and lanes, too many cars, unruly young people which we have now.

- This is a village and an increase in housing would not be in the interest of current householders whom have invested in a quiet village lifestyle.
- There are already too many houses in this bracket for a small village. There are far more council type houses than neighbouring Knockholt or Pratts Bottom or Badgers Mount. If affordable housing is needed then Knockholt or Badgers Mount would be better situated to accommodate them.
- Any significant development locally would destroy the nature of the village which at present is sufficiently detached from Orpington and Sevenoaks. There are insufficient amenities such as doctors, transport and shops to support any significant increase in the population. More houses would inevitably lead to more cars and heavy transport travelling through the village which lacks pavements on most of its roads and is without street lighting. I would however support a small development of sheltered housing for older people as in my view this would not damage the concept of village life.
- The village has enough houses now to accommodate all types of needs if the Clarkes Lane flats were used for the elderly as they were intended for and not for single parents. Meadway could then accommodate young people.
- Wouldn't want the village to bring in problem families that have upset people everywhere else.
- More traffic, building on green belt, not enough facilities in village to support new housing.
- The village is no longer a village and more houses will add to the volume of traffic through it.
- My concern is that most housing schemes or developments in general are not constructed in sympathy with surrounding properties. Virtually all are more densely situated in that several properties are built on a plot of land previously occupied by one property. I would object to any scheme that is not in sympathy and/or more densely built than surrounding properties.
- Over population of this very special area would lose the appeal and character of the village.
- Halstead is a rural village community further housing is not required.
- Our concern is with regard to the demographics of the village as we would like to see a thriving village with sufficient families to ensure optimum numbers to sustain the school and growth in the village such as bakers, chemist etc. We feel this could be achieved by careful development of the old Halstead School site. This should be a mixture of 2, 3, 4 and 5 bed houses for sale. Properties should be mixed, not all 2 beds in one street, 5 beds in another. Depending on the size of the development shops could be incorporated with a view to creating a community alongside or within the existing community. However much care would need to be given to access roads as there are already problems in Station Road with traffic forced into centre of the road due to lack of parking provision. What we would object to is an affordable housing scheme as we fear it will attract lower social economic groups of which Halstead already has its share and this will upset the balance of the village.
- If the housing survey does not agree with our views then we would object.
- I feel that the council will want to build ugly flats or maisonettes which will be for rent. The problem with that idea is you get a influx of outside people from other estates and then the villages loses its feel. I personally feel we need shared ownership at affordable prices which means when the occupier can afford a bigger property or an outright buy the shared owned house is brought back by the council or government and then part sold to the next villager who needs affordable housing.

This way you always have affordable housing for the younger generation and it is not a one off affordable house.

- There is already too much development in this area. If people need cheaper housing there are other places in the Sevenoaks or Orpington areas that they can go to. I had to when I was younger. I grew up in Halstead and had to move away to find somewhere to live because there was nowhere here I could afford or was available. That's life. You can't have everything you want when you want it. We've moved back now we can afford to but we had to go without some things to do that. Why should we have our village spoilt by more houses just because some people want to live here but can't afford it. I do feel sorry for them but they should do what we did - move somewhere cheaper until they can afford to move back here.
- I realise more housing will have to be made available with an ever growing population but do not favour major estate developments. A diverse mix of style, size and need with less reliance on current materials.
- There are very few rural jobs in the parish other than for the self employed. Most parishioners work elsewhere so it is largely a dormitory village. As a result most working people need a car - this is not environmentally friendly and we would not expect these on low incomes to be able to run a car. There is accommodation to rent at Fort Halstead.
- Especially so if green belt land is encroached upon. Would also be unhappy to see housing development in the parish if it was to provide temporary or permanent accommodation to meet council needs to rehouse or place persons forced upon by government allocation requirements.
- The increase in the size of the village will reduce the atmosphere. Not only would new buildings create noise, dust and extra traffic, it would reduce the green land.
- To preserve the life of the area. There should ideally be an even mix of houses to encourage the young and old and at all levels of income.
- There hardly seems to be a shortage of affordable housing for local people in Halstead when West Kent Housing Association can supply accommodation for families from Bermondsey - in Clarkes Lane, Halstead and from Liverpool - in Meadway, Halstead
- I can only bring out the essential points made in my response to the March 2003 survey on the same subject. As far as I can ascertain no official report on the results of that survey was ever made public. While not totally opposed to the provision of a reasonable number of affordable homes in Halstead (the ideal situation for such housing would be on or near the Fort Halstead site) I am certainly not in favour of a scheme being imposed on the village with the involvement of the Rural Housing Trust. This charity, apparently having no local connections and little understanding of local conditions, operates in a climate of secrecy, giving the strong impression that any scheme adopted will be presented to the public as a fait accompli. This impression was reinforced by the Trust's arrogance in withdrawing from its association with Halstead Parish Council as a result of local hostility to the scheme at a public meeting held in 2003. It must now be nearly four years since the proposed project was announced by the Parish Council and a first survey of interested parties carried out. Since then most villagers with whom I have discussed this matter have expressed concern and frustration at the unnecessary secrecy surrounding the scheme and consequent lack of firm information on subjects such a criteria for applications, building locations, maximum numbers and types of dwellings etc. The justifications for secrecy put forward by the Trust, including commercial sensitivity and personal privacy, are hardly convincing. Such secrecy was bound to generate rumour, suspicion and hostility. Any affordable housing scheme should be led by District Council, with the power to veto unwarranted interference by outside organisations.

That is probably too much to hope for after the transfer of council housing to West Kent Housing plc, another unelected and apparently unaccountable body. I am informed that this organisation has recently made accommodation available to families from Bermondsey (Clarks Lane) and from Liverpool (Meadway) and is proposing to house further people from Liverpool in Dunton Green. The Association has a record of moving problem families from distant parts of the Sevenoaks District into villages like Halstead. All this hardly suggests a unified approach to responding to the needs of local people.

- My concern would be that a large estate is built which may become a rough area of the village (as has happened many other areas).
- I totally disagree with any developments taking place on exceptional sites, i.e. green belt land. Green belt land should remain green, i.e. our countryside should not be allowed to become suburban.
- Waiting to find out regarding Halstead Place School what will be built there.
- I get the impression that it will be built on green land and do not approve of this.
- Are the local schools prepared for more children? Road into Halstead is too narrow for any more traffic (road going from A224 from Polhill Arms Pub). Can local doctor take more patients? Will there be local facilities for older children to use?
- Having witnessed the cloak and dagger policies last year with addressing the plot of land in the parish with regards to shared ownership, I feel that the Council and Parish Council were both guilty of retaining information from the public in order to push through deals with housing associations for building affordable housing in Halstead. Whilst I have no issues with affordable housing in the village I feel that the whole of Halstead will be identified as a suitable building plot with no control from the Parish Council or SDC. Affordable housing should be made available to long term residents of the village however there is an issue of housing creep occurring whereby residents from rented/council property move to affordable housing schemes and outsiders move into the old property become residents and then a new need for affordable housing identified thereby destroying the village over the next 20-50 years.
- Additional housing on any scale would change the semi-rural nature of Halstead. Increase pressure on an already inadequate infrastructure (e.g. roads/water services). Increase demand on already inadequate public services (e.g. health services/public transport). Lead to increased demands for further inappropriate development.
- We chose Halstead to buy a house because it was a small village and had a relatively low population. The traffic levels are low and we liked the idea of being away from the big towns such as Bromley and Orpington. By adding further properties to the area, this will turn a quaint little village into a small town which will increase traffic put pressure on local amenities and what is currently a low crime rate will also rise. The village is currently very pretty and by building more houses will certainly spoil the look and feel that Halstead has. I am saddened to think that what is such a lovely place may soon be ruined by modern houses and overcrowding. Halstead is only popular because of how it is, change it and it will be spoilt for good.
- Halstead decided a year or two ago that it did not want assisted housing. It is a small agricultural and farming village apart from Fort Halstead which has its own housing (scientists and well qualified technicians). Halstead has some shops, doctors is about five miles away. No chemist, no hospital, no street lighting, few pavements. The nearest employment apart from London is Orpington, Sevenoaks or Tonbridge. All some distance away. The first thing a young couple will buy is a car, possibly two if the wife and husband work in different areas. The roads are inadequate for more traffic.

- It would be difficult if not impossible to use a housing scheme for local people without people who are from outside the locality, also taking the properties maybe even over and above local people resulting in no improvement for local people.
- Halstead already has a good mix of housing from high priced to affordable in terms of SE England property prices.
- Accommodation which is supposedly for local needs, young and old or with local connections appears to be given elsewhere or sold to another housing concern. Look at Clarks Lane and Four Teer Flats.
- The scheme being looked at by the parish council is on far too large a plot. I believe 52 homes and at current density levels I do not feel that the parish would need that many homes. Therefore I would stick to what I said before that 2 small schemes of 6-8 homes on each site would meet direct local needs, otherwise you are only importing people who are not locals to fill the houses. There are also rented houses (built form) available at Fort Halstead would it not be prudent to use these and get District Council or West Kent if needs be to agree longer rented periods and make them more financially acceptable. Furthermore can you guarantee these homes will always stay affordable or will these only be for the 1st or 2nd buyer and can you honestly limit this to only young indigenous people of Halstead, even with a 106 agreement that this is not achievable.

APPENDIX H 2

SUGGESTED POSSIBLE SITES

- Halstead Place.
- On the field opposite Halstead Hall. Sites here as there would be no need for major road improvements but it would need a comprehensive package because I understand the person who owns the field wants £4,000,000 for the land.
- Halstead Place School site but in keeping with area and with size of site.
- Where land is unused and not to cramp other existing houses or effect their well being.
- Halstead Place School, Church Road.
- Halstead Place School.
- Affordable housing in Halstead.
- Good quality housing for first time buyers situated within easy walking distance to centre of village.
- Beldam Haw allotments. Land adjacent village hall - Knockholt Road.
- Perhaps the old Halstead Place School site is a good idea. It is a shame it is so far to Polhill Centre and supermarkets and that shop next Hancocks had to close down - especially if newcomers are elderly/have no car.
- Near to Halstead village.
- As previously stated I am against such a scheme as I believe there is currently sufficient housing available.
- Probably in no longer used buildings if possible so as not to use up valuable land resources e.g. Halstead Place School.
- Priority to those connected to the village should be strictly adhered to.
- Halstead Place? The fields surrounding recreation ground? Fields behind Clarks land? Allotments near Beldam Haw?
- Halstead.
- A small scheme could be sited on the disused school at Halstead Place. I would stress that the scheme be small. This is not a part of the village that should be ruined by over development or by a development that is other ways out of keeping with the surroundings.
- Halstead Place School.
- Anywhere - all the local villages are all capable of extending and building in the so called greenbelt.
- If necessary a site is available at Halstead Place School.
- Site on station road which was originally selected for affordable housing or what about the Halstead Place site.
- Halstead Place School.
- Old Halstead Place School and possibly golf course next to school Halstead Place
- Land next to village hall - must be central.
- Possibly Halstead Place School site.
- Halstead Place School.
- Not on green belt farm land. If necessary, on pockets of council owned waste land or brownfield sites. Pressure should be applied to West Kent Housing to make their properties in Halstead available for Halstead people. Halstead has a lot of social housing compared to our neighbouring villages.
- Junction of Shoreham Lane and old London Road.

- It could be realistically assumed that those requiring affordable housing may not be in possession of their own vehicle. Accordingly sites selected for affordable housing should be either close to facilities (shops, medical etc) or located in an area offering frequent and reliable public transport. Halstead does not match either of these criteria.
- Halstead Place School, Church Road. There is land there for housing and flats and not on green belt land.
- The former Halstead Place School site, currently not in use.
- Fort Halstead.
- There is land at Halstead Place School site which is no longer used as a school.
- Beldam Haw. Rear of Clarkes Lane.
- Site of redundant school.
- We understand that the Halstead Place site has been sold by KCC for housing. Presumably the development will include some affordable housing?
- Maybe they could be built on Halstead Place School site - but only if there were a few houses and not on a large scale of numbers.
- Station Road site/Clarkes Lane is most suitable and by now would probably have been developed. The old Halstead Place special needs school site is an absolute prime site - more suited to an up market development such as the Old Silk Mill in Knockholt. To fill that site with affordable housing will raise huge opposition from local residents and a mix of affordable and up market housing will be the worst of all worlds.
- Fort Halstead.
- Beldam Haw unused gardens. Halstead Place.
- Halstead Place School. Field opposite shop in village centre.
- The parish has the following suitable sites (located in the green belt but adjacent to the planning envelope) 1, 2 and 4 all have pavement connections and proximity to utility routes - water, gas, electric and sewage. 1 - Beldam Haw (owned by Sevenoaks District Council), 2 - Field adjacent to junction of Clarkes Lane and Station Road (private owners), 3 - Field adjacent to recreation ground (private owners) 4 - Field at Badgers Mount roundabout known as of stoneyard (inside Halstead parish but adjacent to boundary with Shoreham parish, and the Badgers Mount planning envelope. 2, 3 and 4 have all been offered to the community for affordable housing by letters to the Parish Council.
- The most obvious is to replace buildings where they already exist with a limited development of new properties such as the old school buildings in Church Lane. Could the existing buildings not be converted into low cost or rented housing.
- Halstead Place School site.
- There are a number of sites around the fringes of the village which could be used for upto a dozen affordable houses.
- Between Polhill Garden Centre and the Polhill Arms. Should provide all the additional housing this village should need for a long time. Halstead Place School should be a small development of 8-12 houses in keeping with the location and services or situated or similar for the village elderly.
- No specific suggestions but needs to be close to public transport.
- No Halstead Place School!!
- Would use the site of Halstead School (now closed) so long as no more of the grass, trees, shrubs, surrounding the school are built over.
- In Halstead Place School not on green fields and surrounding agricultural land.
- Halstead Place (old school site) acquired land Fort Halstead Road (not MOD).

- The new derelict Halstead Place School provided the footprint occupies no more land than the existing school buildings. On sites occupied illegally subject to planning permission.
- What scheme? How many houses? Bungalows?
- Station Road.
- Halstead Place School.
- The ideal place is the now vacant Halstead Place School - it is up for redevelopment and must be better than the green belt fields going out of Halstead which are being proposed.
- Such schemes are better located near good public transport and where there are or will be jobs.
- Halstead Place School site would appear suited to accommodating a limited development of houses/bungalows but not flats.
- Halstead School (now empty) and already has good buildings and much space for children.
- As long as it can be done sympathetically, the school land in Church Lane could be an asset to Halstead. Road, schools and shops as well as provision for recreation must be considered.
- If such a scheme was to go ahead then somewhere where it will affect no one, and I mean no one as this sort of development near other homes will affect their property prices and who would pay the compensations.
- We are very anxious that the village should retain its rural character and as such we would not be in favour of building on green field sites. It would there be preferable to re develop existing sites if at all possible, and to carefully limit the size of any new development.
- Possible at Halstead Place School. Ideal for conversion to flats for elderly warden assisted or apartments for young couples.
- Site of Halstead Place School.
- If Halstead Place School is ever sold off as a building plot limited building of exclusive housing should be allowed with the emphasis on both marketable family homes and affordable housing. A mix of 1/3 of each should sufficient with the properties mixed in development rather than zoned.
- Former Halstead Place School.
- Halstead Place School.
- Green at Southdene, Beldam Haw, Warren Farm.

APPENDIX H 3

COMMENTS ON PARISH'S HOUSING NEED

- There are many families who are getting bigger but staying in their flats because of wanting to stay in the village. I myself have a daughter of 12 and a son of 1 - we live in a two bedroom flat. My partner and father of both my children live apart but want so much to have a house in the village but due to WKH selling homes there are very few. I know of at least 5 more families who want to stay in the village and live in 2 bed flats and have 3/4 children. As I have a 12 year old girl she can not share with her brother - I will keep him in with me for as long as it takes. We need WKH homes here. So we can give up our flats for smaller families.
- I am really against any more development but I can see that in the future something will need to be done but roads are too narrow for more traffic and new access roads would be needed. The Halstead Hale Field would need no extra roads. It is near bus stop, pubs, school and shops. The Halstead Place School site will soon be developed with posh houses they will all have at least 2 cars and 3 dogs each and the owners will not shop in the local shops. We've got enough posh houses and people we don't need any more. If a new estate must come it should be low cost housing etc. Rented housing is not looked after by the tenants. It is not an easy problem to deal with but in the future it must be faced.
- People move to Halstead because it is small friendly village. Do not turn it into a sprawling mass of houses with no green fields in sight. A small development on a pre-used site is ideal. Do not merge us into Orpington or Green Street with continuous rows of houses.
- Help people to help their families where possible and get the council to show more understanding of their needs. Don't make Halstead a concrete village like areas of Milton Keynes.
- Low cost housing for young people wanting to get on the property ladder - small development only.
- All future housing should fit in with the current character of the village
- In general young people must move away to find affordable accommodation. By the time they can afford to move back, family connections have usually died out. Local affordable rented accommodation given to people from outside Halstead with no previous connection.
- This is an expensive area - there is no need to build more.
- It is a national problem. There is an unnecessary amount of commuting round here. People could live closer to their jobs/couples could get jobs closer to home and more commuting could be by public transport, shorter distance. Then maybe the price of houses in this area could be stabilised.
- Any new housing must be designed in an older style to blend in with existing housing. Additional services/facilities will be required to support new housing.
- I believe we should not build on any green land within our surrounding village.
- My niece wishes to be included on any schemes for those struggling with young children - she was on the previous list awaiting new development.
- I have lived in the village for nearly 28 years and with my partner for 10. We have three children ranging in age from 8 months to 7 years. There are similar size families living in small 2 bedroom flats. Yet it seems unfair that families from outside the area are able to move straight into houses whilst we have been on the transfer list for 7 years.

- As I was brought up in this parish and trying to move back to the area I know and love it would be nice to be able to return as my family and friends live in the parish, there was never anything available for people who were raised in the parish and think it is why a lot of parish families lose contact with their children because of lack of housing and help, again I wish to return but can not afford to buy but would be able to afford to rent but not privately.
- If people can not afford Halstead buy in other areas.
- We need some two bedroom bungalows for elderly or retired people to release some slightly larger homes for younger people to move up to! We think there is a need for both ends of the age scale. We enjoy living in Halstead and wouldn't want to move out but like youngsters there isn't any suitable places in the village. A small community of retirement bungalows or flats and perhaps a nursing home for as we need it. I think both ends of the age scale need to be thought about. I know the government think the elderly should be looked after in their own homes but that doesn't give 24 hour care and it can get lonely between the carers visits and help is needed between times also.
- It is not reasonable to expect to remain in the village in which one is born for life. Orpington is a mere 4 miles away, Bromley and Sevenoaks are also within easy reach. There is no need to incorporate green belt land in development and make a reasonable pleasant village disappear into a vast urban sprawl.
- As long as village status and concept retained.
- It should be recognised that a previous survey demonstrated a very large need. This was processed with a housing association (over a period of 4 years). This scheme was not supported by a number of individuals who took on themselves to wreck the scheme. It should be understood that a number of these are on the Parish Council. It is a situation where I am alright and not in my back yard. The previous survey had a large number wanting housing.
- I had 4 children and they all moved away from Halstead because there was no rented accommodation in Halstead and could not afford house prices in Halstead. Would be happy to move back to Halstead village where they were born and bred.
- If flats for the elderly to purchase were built in the centre of the village it would free up houses both large and small for sale.
- No just build for people who can pay their way.
- The provision of properties suitable for older people would no doubt release onto the market a number of the existing family houses within the village.
- No decision for building should be made until the future of the 30 acre site of Halstead Place School has been decided. It is likely a large housing development could take place here and we understand that if that is the case then 20% of the properties will be made available for affordable housing. Please do not confuse needs with wants, when making a decision. Please note in Dunton Green there has been already many new developments and shortly the development of the Coldstone Depot with the likelihood of 700 new homes. Point being that there is likely to be a lot of available accommodation in the district. Keep Halstead a village with rural charm not a London suburb.
- If you had not sold all the council homes and flats off there would be housing for young people and flats for older people. I don't see why we have got to have a lot of houses built and they have got to be for the people of our village and not outside the village.
- The village needs to expand but a light control is needed on development and must reflect highway concerns.

- There is a real need for affordable housing for local young people who because of house prices are being forced to move out of the area.
- More facilities for young people better transport in the evening.
- For the young families and single families complaining about lack of housing consider this - we are all responsible for our own choices in life. Don't make responsible tax paying villagers live in and subsidise a new estate on green belt. Perhaps a family planning and smoking clinic, village hall is the best solution to future housing problems. We have no problem with single storey bungalows being built the elderly or disabled people.
- Although the parish would be able to integrate further homes. I think this number should be limited bearing in mind that the school could only take a certain number of pupils, there is only one shop in the village and a limited bus service. Previous council properties in the village have all or most of them been sold to tenants or outside people thereby reducing housing which could be affordable to local people.
- Homes for local people only and not trouble tenants from other areas.
- Halstead has managed to remain a pleasant village by not over expanding. The more people who live in a village which has no social outlet for the young will surely ruin the atmosphere as will extra traffic which is inevitable. Just 30 houses could mean maybe 50 cars possibly 120 people in a few years time). Example of typical abuse of affordable homes. I know of a case there a young woman in another county was provided with a brand new affordable home. She now earns sufficient to pay 40% tax she also has partner who also earns a good salary - so there is more money going into that house than most families who are paying full market price for their homes.
- Party politics at national level are pretty disgusting but political infighting at local level is obscene. Local politicians should be apolitical over this matter. The housing needs are relatively few and the available sites are fewer, choosing a site and deciding on the scope of affordable housing to be built is not rocket science.
- Desperate need for housing that teachers, nurses etc can afford. Desperate need for sheltered housing for the elderly.
- Halstead is a close built community with a number of extended families all inter-related. The village primary school is operating at approx 2/3 capacity and needs more children to ensure its long term viability. Without more young families the school, shop and sports facilities are all at risk. The village has the full infrastructure to retain young people already in place. The village has a Parish Council (with a young married and active rector and his wife). The village has facilities for soccer, cricket, basketball, youth club (about to be re started) a church based youth club, a drama group and a Parish Council who are supportive of these facilities. There are 3 halls for hire within the village centre. The only thing lacking are affordable homes linked to the community to ensure that existing young married people are retained and recent leavers are encouraged to return. There is also an urgent need for more sheltered homes in the area generally and Halstead would make an ideal location as well as helping to anchor family units in the village.
- There is a lack of opportunity for young families to purchase their own home. It is impossible in the current housing climate for these on lower incomes to attain the security that owning your own homes brings. While the cost of renting from WKHA is low in the long term the money spent goes towards nothing. For myself and my family renting can only ever be short term and I am continuing to try and earn enough money for a deposit to buy my own home - and I am by no means an isolated case.
- Green belt must be protected at all cost. The answers to Q8 could identify certain housing needs but does not mean that they should be met by the parish.
- More local leisure for families and secondary schools would be welcome.

- Any affordable housing provided must be made available only for Halstead people, in perpetuity otherwise there is little point in going ahead with a scheme. RSL's who cannot meet those criteria should not be used. Houses must also remain affordable, even after resale. Shared ownership housing would be preferable to housing for rent.
- Do not think most people in the village want to see change to the main part of the village as it is today and why should they when they have paid for the privilege of living here in a village community. I do hope there is another form that follows this survey that you have to put your name to before you can decide how many houses this village needs.
- Only to say that I can see no prospect of my children being able to settle in the village.
- With the new houses at Halstead Place, I feel there will be too many houses built in the village. The infrastructure will not cope with it. There are many houses at Fort Halstead which are now free - they could be used for social housing. We have even heard rumours of development there.
- Both ourselves and our children have had to move away to start on the housing ladder and return later when established. It is part of the incentive to work and progress. It is a fact of life that we can not have the same advantages at 20 that others have worked many years for. The history of this village is being lost and more affordable housing will change its character. As far as Halstead Place is concerned it deserves sympathetic development in character with its past uses and historic buildings.
- No objection to a few additional homes so long as green belt land isn't built on concreted over - those of us choosing to live in the country villages do so because we like the countryside. It saddens one to see green fields and woodland eaten up by housing - perhaps we should be encouraging people to live together rather than alone (where possible).
- I would like to see some family homes built that ordinary people can afford that work hard. Not large detached houses for people who just commute and do not use village facilities such as the local school and do not contribute to anything in the village also some sheltered homes which in this day and age should be compulsory for all villages. I am against corporate housing as they are just not suitable for villages there are not enough amenities for a large estate plus they bring too many problems.
- The village itself is bordering on the over crowded. To release family houses that are under occupied suitable smaller accommodation would be offered on all levels as in Q19 on Halstead Place land. Thus allowing those who wish to downsize remain and retain the village life in their declining years. Single/couples (no children) requirements are met by purpose built in Fort Halstead Road and the smallest of the downsizing in the village hence a true village generation cycle.
- This parish has more than enough houses, if there were anymore we would need a bigger local shop, more buses, classes in the school would be bigger and there would be an even worse water shortage.
- I think we only need to build 20 to 40 houses in affordable housing as the needs can not be any higher for a need in the village. I strongly would object to a housing scheme estate, this is a quiet nice village not the Namsdon estate and that is why a lot of people choose to buy in a village and not St Pauls Cray or some parts of Orpington. Please keep this a nice village and not some overflow estate.
- Because of the proximity to London I don't see needs arise - it is not a rural community in the real sense. Many young adults move away for work reasons and we no longer live in a world where children grow up and live next door to their parents. Those with drive get on with their own lives.

- I am sure the young people in the village find it very difficult to get a start on the housing ladder and are there any sheltered housing or day centres for the elderly.
- We are seeing an increase of large family housing being given priority over any other housing. Use brown sites not green belt land.
- If the parish feel that this is a concern (and I do) why are the planning department agreeing to large very expensive houses. The last few houses built in the village are £1m monstrosities that do not fit in with the village. Why not approve smaller houses of 3 bed/2 bed houses.
- We are greatly concerned that the new residential developments that have been permitted within the village in recent years (e.g. Kilnwood and most recently at Deer Leap Farm, Knockholt Road) have provided very large expensive housing which have not been designed to meet local needs. Expensive developments like these primarily attract new people into the village, who do not always wish to involve themselves with the local community and whose children do not attend the local primary school. At the same time we know local people from long standing village families who have had to move away because they can not afford housing here. Whilst acknowledging this local need we are concerned that any new housing should be sensitively designed that it should fit in with the rural character of the village and that it should be in scale with surrounding existing properties (which sadly has often not been the case with recent developments). We would particularly like to see any new housing reflecting Kentish vernacular features such as flint walls, white weather boarding and tile hanging which has been sadly absent from most new buildings within the village. We love our village and want it to remain a thriving community in which younger generation of village families can remain if they choose. At the same time and most importantly we do not want our village to be spoilt, be badly designed and inappropriate development which would damage its pleasant rural character.
- A suitable balance should be sought with regards to building requirements and the maintenance of the green belt. There should be no expense spared in protecting our green belt areas and rural life. Some of the plans to develop the sports field in Halstead Place School are beyond a joke using special needs children as a justification to build on the land. How would the local village cope with additional children. Would it not be better to redevelop the village school at Halstead Place School and sell off the old school for affordable housing.
- There is very little affordable housing in the area.
- Why do the authorities want to cram them into an already crowded space on where the road is dangerous already does anyone listen to the views of the local residents.