

Action *with* Communities in Rural Kent

(Charity No. 212796)



**HOUSING NEEDS SURVEY FOR THE
PARISH OF
HORTON KIRBY & SOUTH DARENTH**

April 2005

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With the support of

Horton Kirby & South Darenth Parish Council

Sevenoaks District Council

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1. Summary

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

Horton Kirby & South Darenth Parish Council distributed a survey to every household in the parish during February 2005. 1338 surveys were distributed with 315 surveys being returned to Action with Communities in Rural Kent, representing a 24% response rate. Of the surveys returned 18% indicated a housing need.

Analysis identified that 77% of respondents are owner occupiers (2001 census data) with 66% of properties having 3 or more bedrooms.

Many local people are unable to afford a home within the Parish. For a first time buyer an income in excess of £41 000 is needed to purchase on the open market in the parish and over £32 000 to rent privately in the parish.

From the analysis of section 2 a need is shown for between 12 and 18 affordable homes for local people. 83% 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 December 2004 in the postcode area DA4 9 shows the breakdown of property prices by property type as being: -

| Type of Property | Average price | Number of sales |
|------------------|---------------|-----------------|
| Detached | 0 | 0 |
| Semi detached | 184 514 | 10 |
| Terrace | 155 800 | 5 |
| Flat/maisonette | 131 333 | 3 |
| Average | 167 674 | 18 |

Searches of www.rightmove.co.uk which markets property of a number of local estate agents, in April 2005, showed a range of property for sale, in Horton Kirby & South Darent. The following table lists a number of different sized properties available at the lower end of the market.

| Type of property | Number of bedrooms | Price £ | Location |
|-----------------------|--------------------|---------|--------------|
| Flat (retirement) | 1 | 94 995 | South Darent |
| Bungalow (retirement) | 1 | 112 000 | South Darent |
| Flat (retirement) | 2 | 152 500 | South Darent |
| Maisonette | 2 | 129 995 | South Darent |
| Terrace | 2 | 164 995 | South Darent |
| Terrace | 3 | 174 995 | South Darent |
| End Terrace | 2 | 206 995 | Horton Kirby |
| Bungalow (semi) | 2 | 239 950 | Horton Kirby |
| Flat | 2 | 275 000 | Horton Kirby |
| Semi Detached | 3 | 299 995 | Horton Kirby |

Property to rent

A similar search for rental property found 2 properties available in South Darent; a 2 bed apartment at £650 pcm and a 2 bed terrace at £675 pcm. In Horton Kirby the following property is available to rent; a 2 bed terrace at £700 pcm, a 2 bed bungalow at £850 pcm and a 3 bed house at £1000 pcm.

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 April 2005).

| Property | Price | Single person – borrowing 95% | Couple - borrowing 95% | Monthly repayment | |
|------------------|---------|-------------------------------|------------------------|-------------------|---------|
| | | | | 6.5% | 5.75% |
| 2 bed Maisonette | 129 995 | 41 165 | 49 398 | 840.09 | 782.28 |
| 2 bed Terrace | 164 995 | 52 248 | 62 698 | 1070.56 | 996.89 |
| 3 bed Terrace | 174 995 | 55 415 | 66 498 | 1135.45 | 1057.31 |

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 £650 per month a net income of £2166 per month is needed (assuming net is 80% of gross income, a gross annual income of £32 490 is required).

4. Introduction to the Horton Kirby & South Darenth housing needs survey

In February 2004 the Rural Housing Enabler attended a meeting of Horton Kirby & South Darenth Parish Council to discuss local needs housing and the housing needs survey. West Kent Housing Group had asked for the RHE's assistance as they had identified a possible site for a local needs housing scheme. At this time the Parish Council voted against undertaking a housing needs survey.

In December 2004 the clerk to Parish Council contacted the RHE as the Parish Council were reconsidering undertaking a housing needs survey. In January 2005 the Clerk confirmed, to the RHE, that the Parish Council had agreed to go ahead with a housing needs survey.

The RHE liaised with the clerk to the Parish Council to agree the detail and timing of the survey. A copy of the housing needs survey is attached at appendix HK 4.

The survey was distributed in February 2005.

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 the agreement of the Parish Council to undertake a housing needs survey, the Rural Housing Enabler liaised with the clerk to the Parish Council 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, by Parish Councillors, to every household, in February 2004. Copies of the survey were available for anyone who had left the parish and wished to return to complete, these were available from the Parish Clerk.

In total 1338 surveys were distributed. It was asked that completed survey forms were returned by 4th March 2005.

All surveys received at Action with Communities in Rural Kent by the end of March 2005 are included in this report. 315 surveys were returned representing a return rate of 24%. Some surveys were not fully completed therefore the results are shown for the total answers to each question.

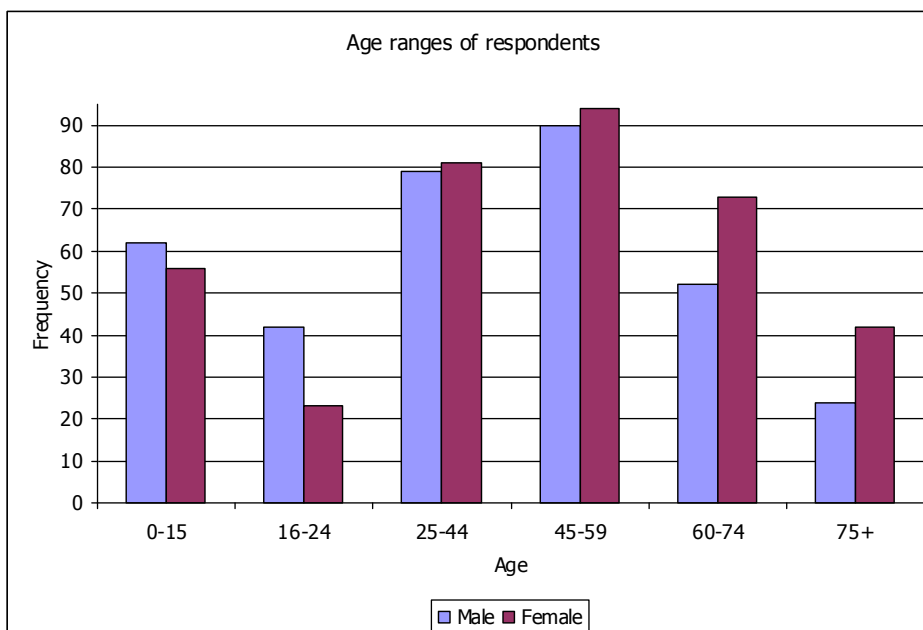
6. Results

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.

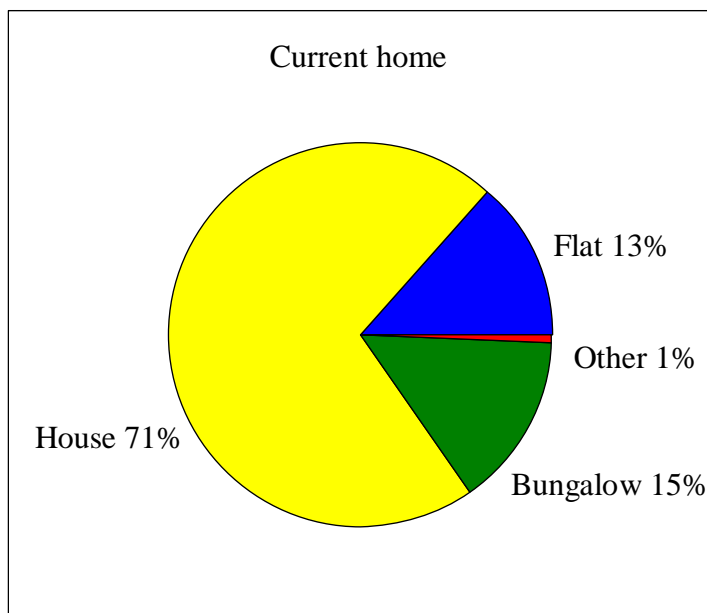


| Age Range | Male | Female | Total |
|-----------|------|--------|-------|
| 0-15 | 62 | 56 | 118 |
| 16-24 | 42 | 23 | 65 |
| 25-44 | 79 | 81 | 160 |
| 45-59 | 90 | 94 | 184 |
| 60-74 | 52 | 73 | 125 |
| 75+ | 24 | 42 | 66 |
| Total | 349 | 369 | 718 |

The returned surveys represent a total of 718 people.

Question 2. What is your current home?

Percentage pie chart and summary table of type of home.

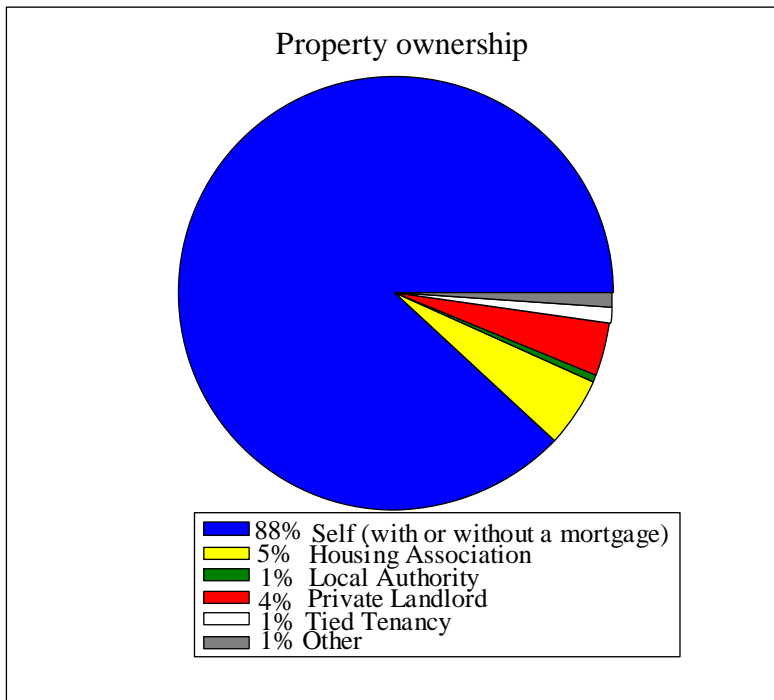


| Current home | Responses |
|-----------------|-----------|
| House | 222 |
| Bungalow | 46 |
| Flat | 42 |
| Other | 2 |
| Total responses | 312 |

Other included; public house and cottage.

Question 3. Who owns the property?

Percentage pie chart and summary table of property ownership.

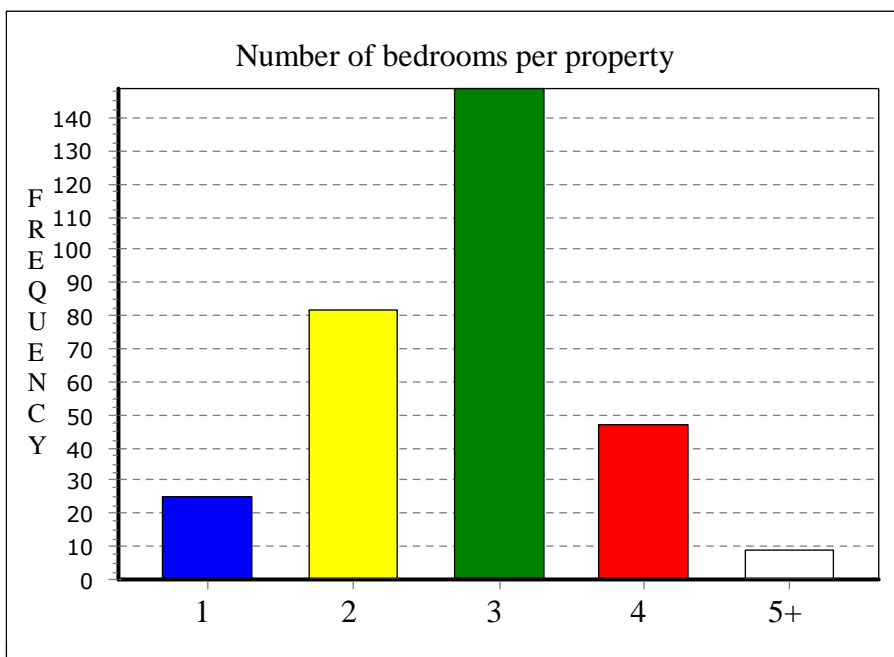


| Owner of property | Responses |
|---------------------------------|-----------|
| Self (with or without mortgage) | 274 |
| Private Landlord | 12 |
| Housing Association | 16 |
| Tied tenancy | 4 |
| Other | 3 |
| Local authority | 2 |
| Total | 311 |

Other was stated as parents or was not specified.

Question 4. How many bedrooms does your property have?

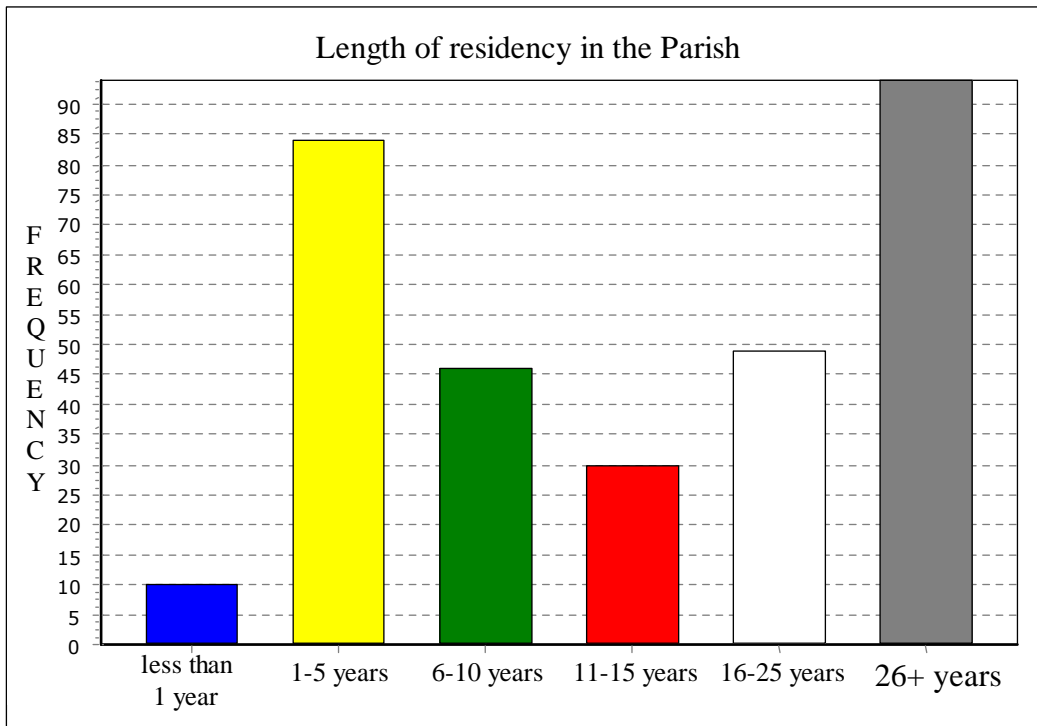
Bar chart and summary table of number of bedrooms per property



| No. Beds | Responses | Percentage |
|----------|-----------|------------|
| 1 | 25 | 8 |
| 2 | 82 | 26 |
| 3 | 149 | 48 |
| 4 | 47 | 15 |
| 5 | 9 | 3 |
| Total | 312 | |

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 313 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 207 responses to question 6. 132 households had 0 members leave, 41 households had 1 member leave, 25 households had 2 members leave, 7 households had 3 members leave and 2 households have had 4 members leave. This totalled 120 people leaving the parish in recent years.

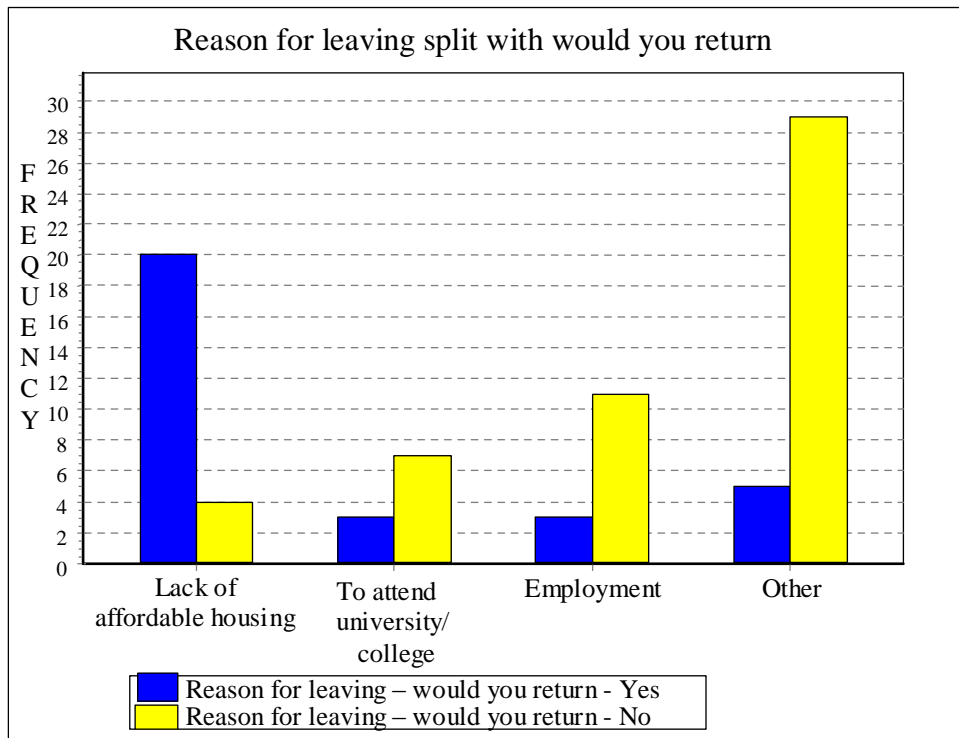
The reason for leaving is summarised in the table below.

| Reason for leaving | Percentage |
|--------------------------------|------------|
| Lack of affordable housing | 27 |
| Employment | 18 |
| To attend university / college | 14 |
| Other | 41 |

In other, the most frequently given reason for leaving is marriage.

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

| | Responses | Percentage |
|-------|-----------|------------|
| Yes | 26 | 34 |
| No | 50 | 66 |
| Total | 76 | |



The above 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 that they would return totalled 27 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.

| Type of housing | Percentage |
|---------------------------------|------------|
| Housing for young people | 25 |
| Family homes | 17 |
| None | 13 |
| Rented housing | 12 |
| Housing for older people | 9 |
| Housing for sale | 8 |
| Flats/bedsits | 7 |
| Sheltered housing | 6 |
| Other | 2 |
| Short term respite/recuperation | 1 |

Others included; affordable housing, mixed housing for all the community, bungalows for the elderly with gardens, large 4/5 bed houses, not for selling off for profit 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 | 115 | 42 |
| No | 162 | 58 |
| Total | 277 | |

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

146 responses were given to question 10. 3 respondents said they had no comment to make. Concerns were raised about; loss of greenbelt land and open space, overcrowding in the village leading to loss of village (community) feel; the possibility of villages and towns merging and pressure on existing infrastructure, such as doctors, roads, schools.

A complete list of concerns can be found in appendix HK1.

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

There were 159 responses, 38 respondents answered no, or that they did not know of any suitable sites. 9 respondents said nowhere or elsewhere and 14 respondents' specified sites outside of the parish.

A complete list of suggested possible sites, within the parish, on which a local needs housing scheme could perhaps be developed are found in appendix HK2.

Of sites in the parish, the old paper mill site was suggested by the majority of respondents.

Saxon Place. Heathside and Westminster fields were each suggested by 2 or 3 respondents.

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 HK3. 23 respondents 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?

49 (15%) households responding to the survey completed section 2 indicating they have a housing need either now or in the next 3 years. This was split with 22 households looking now and 27 in the next 3 years. 236 households indicated that they had no housing need.

An additional 7 respondents completed section 2 of the survey after they had indicated they had no housing need or left question 13 unanswered.

In total 18% returned surveys had section 2 partially or fully completed.

Summary to Section 1

From the results of section 1 it is seen that the age range of the population of Horton Kirby & South Darenth is split with 48% under the age of 45 and 52% being 45 years old or over. 2001 Census data shows a population of 2942 persons with 56% under 45 years of age and 44% 45 years of age and above.

The survey showed that owner occupier properties account for 88% of the housing stock. The 2001 census indicated a slightly higher level of rented accommodation available in the parish with 15% social rented and 8% private rented/other tenure. 66% of the housing stock has 3 or more bedrooms.

Over half (55%) of the respondents have lived in the parish for more than 11 years.

Other (marriage) was the main reason given for family members moving away from the parish. Of those who indicated lack of affordable housing as the reason for family members leaving, 27 people indicated that they would return should affordable accommodation be available.

The greatest need was perceived as being housing for young people (25%), family homes (17%) and housing for rent (12%). 13% of respondents did not wish to see any further housing in the parish.

More than half (58%) of respondents 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. Some respondents had completed section 2 but had either answered no or failed to complete question 13.

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 | 19 | 19 | 6 | 0 | 0 |
| Female | 4 | 9 | 12 | 3 | 2 | 1 |
| Total | 9 | 28 | 31 | 9 | 2 | 1 |

80 people in total.

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

19 x respondents indicated that they are head of the household

29 x respondents are the child of the head of the household

5 x respondents are another relation to the head of the household

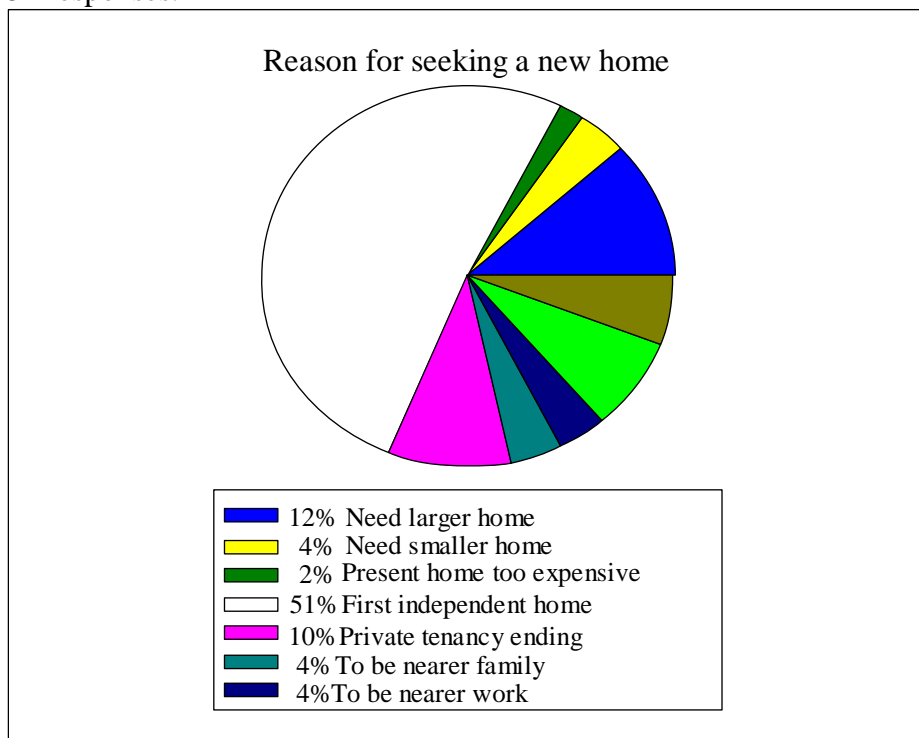
Question 16. What type of household are you?

| Household | Responses |
|---------------|-----------|
| Family | 23 |
| Couple | 10 |
| Single person | 20 |
| Other | 1 |
| Total | 53 |

Other was specified as widow.

Question 17. Why are you seeking a new home?

The following percentage pie chart shows the reasons for needing a new home. There were 51 responses.



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

| Type of house | Responses |
|---------------|-----------|
| House | 28 |
| Flat | 20 |
| Bungalow | 2 |
| Other | 4 |
| Total | 54 |

Other specified sheltered housing and affordable.

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

Some respondents ticked more than one box.

| Preference | Responses | Percentage |
|--|-----------|------------|
| Renting – Housing Association | 17 | 23 |
| Shared ownership – Housing Association | 14 | 19 |
| Buying on open market | 26 | 36 |
| Shared ownership – private sector | 10 | 14 |
| Renting – private sector | 5 | 7 |
| Warden assisted | 1 | 1 |
| Total | 73 | |

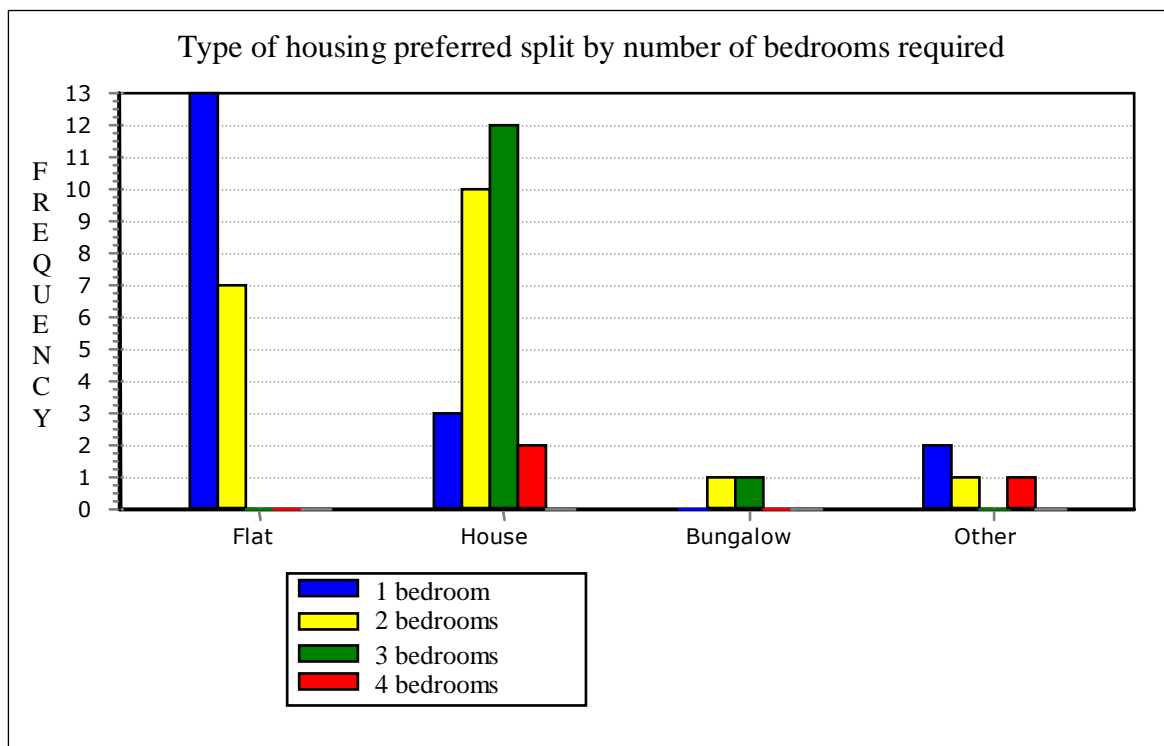
Question 20. Does anyone in your household have a disability or have any special needs?

7 of 53 respondents indicated that someone in their household had a disability. These included mobility problems, disabled children, partners and parents.

Question 21. How many bedrooms do you need?

| Number of bedrooms | Responses |
|--------------------|-----------|
| 1 bed | 19 |
| 2 bed | 20 |
| 3 bed | 13 |
| 4 bed | 3 |
| Total | 55 |

The following bar chart illustrates the type of home and number of bedrooms required.



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

54 respondents answered this question – 44 indicated they would prefer to stay in the village.

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

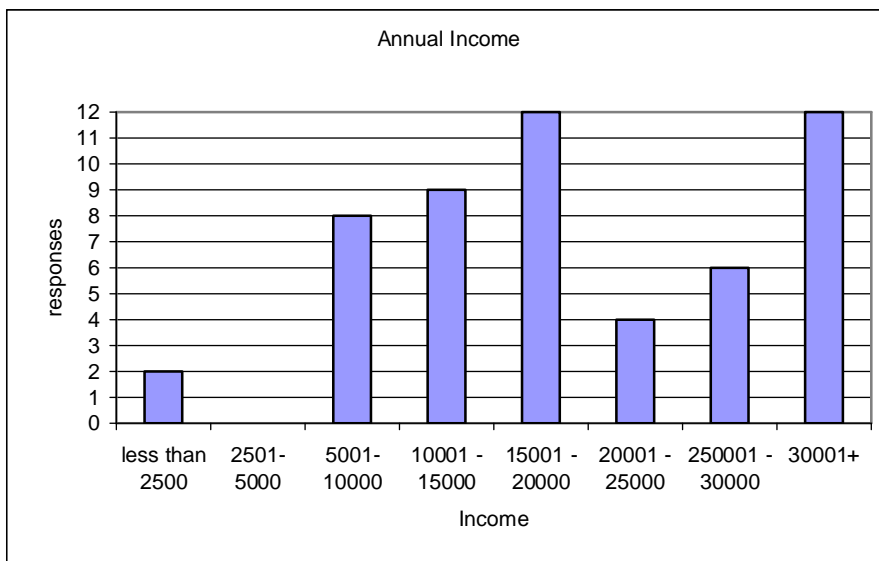
| Distance willing to move | Responses | Percentage |
|--------------------------|-----------|------------|
| 0 – 4 miles | 24 | 51 |
| 5 – 10 miles | 14 | 30 |
| 11 – 20 miles | 2 | 4 |
| 21 - 30 miles | 2 | 4 |
| 31 – 50 miles | 4 | 9 |
| 50+ miles | 1 | 2 |
| Total | 47 | |

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

| Rent / mortgage you can afford to pay | Responses | Percentage |
|---|-----------|------------|
| under £50 per week/£200 per month | 10 | 19 |
| £51 - 75 per week/£225 - 325 per month | 7 | 14 |
| £76 - 100 per week/£326 - 433 per month | 19 | 37 |
| £101 - 125 per week/£434 - 541 per month | 2 | 4 |
| £126 - 150 per week/£542 - 650 per month | 6 | 12 |
| £151 - 200 per week/£651 - 866 per month | 3 | 6 |
| £201 - 250 per week/£871 - 1083 per month | 2 | 4 |
| £251+ per week/31088+ per month | 2 | 4 |
| Total | 51 | |

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 53 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?

51 respondents live in the Parish and 4 not in the parish. Of the 4 respondents who do not live in the parish, 3 have family connections and 1 is a previous resident.

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

Of the 54 responses to this question, 16 respondents are registered on the Sevenoaks District 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 56 respondents who completed section 2 of the survey have been assessed to see how their housing needs could be met.

Respondents' ability to afford shared ownership is based on the following examples

| |
|---|
| A 1 bed first floor flat for sale in Seal near Sevenoaks is priced at £123 000. A 25% share has monthly payment of £438.67 (mortgage £188.83 + rent £249.84). A 50 % share has monthly payment of £544.22 (mortgage £377.66 + rent £166.57) |
|---|

| |
|---|
| A 2 bed semi detached house in Edenbridge is priced at £165 000. A 25% share has monthly outgoings of £588.47 (mortgage £253.31 + rent £335.16). A 50% share has monthly payment of £730.06 (mortgage £506.62 + rent £223.44) |
|---|

Assessing the 22 respondents who are in need of housing now;

3 households are excluded from further assessment as they have indicated they do not wish to stay in the parish.

3 households have income over £31 000 and indicated they can afford rent/mortgage of up to £650 pcm or greater. These households could meet their housing needs through private rented property in the parish

This leaves 16 households in need of affordable accommodation as follows;

- 7 x single people
- 7 x couples
- 2 x families
 - 1 family with 1 adult and 1 child
 - 1 family with 2 adults and 2 children

Single people

6 respondents currently live in the parish and one did not specify

The ages of the single people are; 3 aged 16 – 24 years, 2 aged 25 – 44 years and 2 aged 45 - 59 years.

The reason for seeking a new home as ‘first independent home’ was given by 5 respondents, and 2 respondents have a private tenancy ending.

5 respondents are child of the head of the household and 2 are the head of the household.

Given a choice of accommodation 6 respondents prefer a flat and 1 house.

Given a choice of tenure, 3 prefer renting from a housing association, 1 renting from a housing association or private and 3 prefer to buy on the open market.

The highest income of any one respondent is £26 000 and the highest rent/mortgage afforded is up to £433 per month.

Of the respondents who indicated a preference to buy, 1 respondent has sufficient income and indicated they are able to afford a rent/mortgage of £433 per month could take a 25% share of a 1 bed flat.

Couples

6 couples currently live in the parish, the one couple who live outside the parish are previous residents.

All the couples are aged below 59 years with 2 couples aged 16 – 24 years and 3 couples aged 25 – 44 years.

The reason for seeking a new home as ‘first independent home’ was given by 3 couples, 2 have private tenancy ending, 1 is setting up home with partner and 1 wishes to be nearer family.

5 couples are child of the head of the household, 1 couple specified head of the household, 1 did not specify.

Given a choice of accommodation all 7 couples prefer a house.

Given a choice of tenure, 1 prefers renting from housing association, 3 renting or shared ownership, 1 shared ownership or buying and 2 buying on open market.

The highest annual income is £31 000 and the highest rent /mortgage per month any one couple can afford is up to £866 (but income stated as £18 000).

Of the 6 couples who expressed an interest in shared ownership, 3 couples could afford a 25% share of 1 bed flat, 1 couple can afford up to a 50% share of a 1 bed flat.

Families

Both families currently live in the parish.

In both families, all family members are aged under 45 years this includes 2 children under 15 years.

Reason for seeking a new home as first independent home is given by both families.

Given a choice of accommodation type one family prefer a flat and 1 family would prefer a house with 2 and 3 bedrooms respectively.

Given a choice of tenure 1 family prefers renting or shared ownership and 1 family shared ownership or buying on the open market.

Highest income is £19 000 and the highest mortgage/rent afforded is up to £433 per month.

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

4 of the above 16 households are registered on the Sevenoaks Housing Register.

Assessing the 27 respondents seeking housing in the next 3 years:

5 households are excluded from further assessment as they do not wish to stay in the village.

1 household failed to complete the financial questions 24 and 25 therefore an assessment of the ability to find suitable housing cannot be made.

3 households are owner occupiers (families) seeking larger home either through private shared ownership or open market purchase.

1 household is an owner occupier (older person) seeking to rent privately.

This leaves 17 households in need of affordable accommodation as follows:

- 12 x single people
- 1 x couple
- 4 x families
 - 2 families with 2 adults
 - 1 family with 1 adult and 1 child
 - 1 family with 2 adults and 1 child

Single people

All the single respondents currently live in the parish.

10 are aged between 16 – 24 years, 1 between 25 – 44 years and 1 is 45 – 59 years of age.

10 stated that their reason for seeking a new home as ‘first independent home’ 1 to be nearer work and 1 is seeking a new home due to divorce.

Given a choice of accommodation type; 6 prefer a flat, 4 a house and 2 stated affordable.

Given a choice of tenure 4 prefer to rent, 1 rent or shared ownership, 4 shared ownership, 2 to buy on the open market and 1 respondent did not specify a tenure.

Highest annual income is £18 000 and highest rent/mortgage is up to £433 per month.

Of those 7 respondents who expressed an interest in shared ownership or to purchase on the open market, 2 respondents could afford a 25% share of 1 bed property.

Couple

The couple currently live in the parish and are aged 16 – 24 years.

The reason given for seeking a new home is setting up home with partner.

Given a choice of accommodation they prefer a flat.

Given a choice of tenure they prefer shared ownership.

With income less than £10 000 per annum they are unable to realise a 25% share of a 1 bed property.

Families

All families currently live in the parish

All family members are below the age of 50 this includes 2 children aged under 15.

The reason for seeking a new home are given as Private tenancy ending (living in tied accommodation) First independent home , setting up home with partner (living in private rented accommodation) and 1 family did not give a reason.

Given a choice of accommodation type, 3 families would prefer a house, and 1 family a flat.

Given a choice of tenure 1 family prefer to rent and 3 would prefer shared ownership and/or to buy on the open market.

Highest income is £21 000 and highest rent/mortgage afforded is up to £650 per month.

Only one family indicated they can afford sufficient rent /mortgage to purchase a 25% share of a 2 bed house but they have insufficient annual income to support this.

4 of the above 16 respondents are registered on the Sevenoaks Housing Register.

Assessing the 7 respondents who answered no or failed to answer question 13 but completed section 2 of the survey:

1 respondent has been excluded for further assessment as they did not wish to stay in the village

1 respondent is an owner occupier seeking a larger home on the open market

3 respondents are owner occupiers (older people), 1 is seeking a smaller home (bungalow) to purchase. 2 respondents do not give any reason for seeking a new home or indicate what type of accommodation they need., but both indicated members with a disability.

This leaves 2 households in need of affordable accommodation as follows:

- 1 x single person
- 1 x couple

Both the above respondents live outside the parish. Both are previous residents and have family connections.

All are in the age range 25 – 44 years.

The single person is seeking a new home due to divorce and would prefer a shared ownership flat. This respondent does not have sufficient annual income to purchase a 25% share of a 1 bed property.

The couple are seeking a larger home and would prefer to purchase a house on the open market. They have indicated sufficient income to purchase a 25 or 50% share of a 2 bed property but, taking into account the amount of rent/mortgage they can afford, are unable to make the monthly repayments.

Total housing need;

35 households are in need of affordable accommodation in Horton Kirby & South Darent;

- 20 x single people
- 9 x couples
- 6 x families
 - 2 x families with 2 adults
 - 2 x families with 1 adult and 1 child
 - 1 x family with 2 adults and 1 child
 - 1 x family with 2 adults and 2 children

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 12 to 18 properties would meet the existing and future affordable housing needs of local people in Horton Kirby and South Darenth.

Single people and couples account for 83% of those in housing need.

A mixture of property types could include

- 5 – 8 x 1 bed
- 5 – 7 x 2 bed
- 2 – 3 x 3 bed

It has been shown that 3 single people and 4 couples could take up shared ownership (20% of respondents). Therefore a scheme of mixed tenure with 80% rental and 20% shared ownership across the 1 and 2 bedroom properties and 100% rental for the 3 bedroom homes is suggested.

9 respondents to section 2 of the survey are owner occupiers. 4 households are older people seeking 1 or 2 bed properties and 5 households are families seeking 2, 3 and 4 bedroom properties.

There appears to be a range of accommodation for sale in Horton Kirby and South Darenth, both retirement properties and family homes to accommodate these households' requirements.

APPENDIX HK1

CONCERNS ABOUT LOCAL NEEDS HOUSING

- Worried about over development in the village and the pressure on green belt land.
- There has already been enough development in Horton Kirby.
- Too much rowdyism in village now at night. We don't want more young things, noisy, swearing, making a general nuisance of themselves.
- My grandchildren cannot afford to stay.
- Housing need for younger people wanting to stay in the parish. However bedsits would not be a good idea. Small rented or able to buy properties would be of benefit.
- Increased burden on the infrastructure, roads, schools & services. Spoil the character & size of the village.
- Any other housing apart from that for sale would drive down property prices, housing in South Darenth is not expensive considering its closeness to London. The equity that hard working people have earned over the years should not be affected.
- At current housing levels: council cannot cope with general refuse collection, street cleaning & graffiti. Police cannot afford officers to patrol. South East trains cannot cope with passenger levels. Roads cannot cope with traffic levels & parking.
- Dependant on where, we moved to the village for many reasons & its smallness was one.
- Any new housing should be within the confines of the village & fit in with the present types of building i.e. all mixed up!
- Green belt - villages like ours need to be preserved.
- The area has already seen developments recently some of these are closely packed together and have little or no gardens. In other words this area will soon be overdeveloped - such as already happened to Bexleyheath, Catford, Dartford etc.
- Depends on size, location and environmental impact.
- Only if it was in an unsuitable area.
- Enough problems to sort out before anymore problems arise.
- There is no parking anyway for the people who are here and the reason we like it here is because its a small village.
- Only if it was in field in front of my bungalow.
- The yes or no depends on where the development is sited. Yes to redevelopment, no to use of agricultural land & existing open space.
- Our village is supposed to be rural but for how much longer, if you keep building here.
- It would depend what had been identified.
- Depends on proposed location of such a development. I wouldn't necessarily object, would prefer building on brownfield sites if any available, or sensitive construction on green belt land.
- I would object as this type of housing/flats is of a poor quality and the type of people are not of a desirable nature. Any such developments would ruin the local countryside.
- I do not want to see houses being built on greenbelt land. If you can avoid this, then at this time I do not object
- Too much housing in the south east already - there is not enough infrastructure for the present housing needs i.e. doctors, schools, hospitals - poor roads - bad public transport - we should develop these before building more houses.

- Lack of facilities to support them. Also enough problems in village with children which cannot be dealt with, more housing will bring more problems.
- Local services, parking, calibre of people.
- School cannot cope with the amount of children who wish to attend now. Also roads are a lot more crowded now than 3 years ago.
- I have answered neither yes or no my answer would depend on the development and location.
- There are enough houses in the area it is a question of price distribution. There is plenty of rented accommodation people once here don't wish to move on.
- I could not answer this because I do believe in housing for local people but I moved here over 15 years ago because of the location and it's not to built up, so it depends on what you have in mind.
- Because it would spoil the area.
- Property developers are greedy. Any large development would spoil the beauty of our village
- Due to poor judgment of 'desirable' design befitting rural and historic surroundings.
- Where I live in Shrubbery Road there is a green & play park at the front, if buildings were put there, there would be no access except alleys for emergency services if needed, there is some talk of moving out of 3 families.
- In some circumstances, for instance, I would object to any development that restricted or impeded access to our most important resource - the river. This waterway has the potential to be a beautiful retreat for picnickers & rambles, but access is already limited.
- I think there are already too many people and too much traffic in the area. These problems will be further exacerbated by government proposals to build more houses in Kent.
- Increased traffic especially on narrow roads. This would include construction traffic. more overcrowding on trains. Undermines values of existing properties.
- It would ruin the village, there is enough housing for the amount of road space.
- Lack of transport / shops. doctors already overcrowded. We feel this parish has been developed enough.
- Depending on where it was to be built.
- Would need to be done sensitively. Lots of low cost housing could alter character of neighbourhood. Some low cost housing sensitively done I would not object to.
- The village is small and already has a lot of traffic. Also possibility of village expanding into adjoining villages and loss of green environment.
- The area needs to remain semi rural. Any large developments would turn the area into a greater Dartford or greater Swanley. I do not want this area turning into a town.
- When we moved into the South Downs retirement properties after years living on large housing estates. It was to escape into the peace of country life, we were also given to understand this was a green belt area.
- If more homes are built, the council would need to have planning for more schools, medical care, better transport and roads.
- I am deeply concerned with the amount of countryside being used for building. only brown field sites should be used and there are few or none in South Darenth.
- Could be used for immigrants and not local people. Locals would not be given priority.
- Because most land left undeveloped in the parish is green belt. To develop this land would not be in the interests of residents because it would ruin the rural feel

of the village.

- We wish to retain the green belt areas in the village.
- I would object to any type of development in this area which is on 'green field' sites.
- Build on brown field sites only, retain green belt. (not concern, but a suggestion!).
- I would object to new developments on green belt land and would only want development on brown field sites.
- My family has lived in this parish for 3 generations. South Darenth is no longer a village of polite helpful people, houses have been built on woodland, paddocks all available land, what's next, the fields?
- Yes I would object if the development was going to be a low cost affordable housing development. We currently have a small friendly village & I think bringing too many more people in the area would change this. However, a select development of larger houses would be more beneficial.
- Concerned about development of rural areas, pressure on narrow roads, worsening parking trouble. Loosing peaceful atmosphere & impact on house prices through large developments.
- Horton Kirby looks nice as a village. I would like it to stay that way.
- Over development of a semi rural area. Traffic.
- Lack of amenities for all age groups. Poor transport system. Problem youngsters - bored because of lack of amenities to suit their needs. Any major development in this area will only exacerbate problems we are experiencing.
- We live in a lovely village and any further developments, (considering HK paper mill will probably be crammed with far too many new houses) will totally spoil the small, rural community environment which is so attractive about village life.
- Building on green field sites. After the old paper mill development there is no more brown site to develop.
- We are having enough problems in the village as it is with vandalism. We would be more overcrowded by bringing more people into the village.
- The old mill site is being redeveloped and there is no more brown field sites within the village envelope and don't think we would like to see green field sites being developed.
- The question needs to be answered when the planning application is made. I am against over development of a small site such as Westminster Mill. Each development must include parking for every household.
- Would want to see plans - don't want big estate.
- Loosing open green areas.
- No space.
- I bought my house in this village because it is rural and quiet. I don't want a huge housing estate built in the village. Why not extend a town like Dartford rather destroy the community feel of a small village.
- All vacant space already built on leaving only open spaces for recreation.
- The attraction for us to move into the area was the quiet, rural location. I would not like to see a population increase that would come with a new development.
- Depend on size and location.
- There is already sufficient housing for our village - the infrastructure of a rural village location cannot cope with anymore.
- 1) encroachment on greenbelt. 2) lack of facilities for a larger community. 3) setting a precedent for further development. 4) the ability to control who should live in/apply for rented housing - Sevenoaks has a lot of people, difficult to house elsewhere, a small community would suffer more than most when forced to accept

a % quota.

- It looks more & more like a rough council estate each year, that would make problems here even worse than it is now! You wouldn't like it on your doorstep would you!
- As indicated at Q9 this depends on where it is situated and we also do not want to attract the wrong type of people WKHA have already housed some undesirables in this village.
- I moved here to live in the country I don't need street lights and extra people which means pavements, lights, roads, shops etc.
- The infrastructure of the village would not support further development i.e. there are 1) no shops in Horton Kirby and 2) buses are very expensive 3) people that live here chose to live in a village not a suburb of Dartford.
- Over-crowding & possibility that green belt would be sacrificed to access space and land.
- The village/s would no longer remain small which gives it/there quality. Development may not be in keeping with villages. Greater demand on school/shops/doctors.
- There are currently many houses for sale & letting - we would like to maintain a village community.
- I moved to a rural area but have already seen developments encroaching on green fields, loss of trees, loss of small community feeling. Would place further strain with associated required infrastructure.
- Green belt.
- I don't see how more houses could be built in the village without encroachment on green field sites.
- Concerns regarding previous council decisions which have affected us, and the village councils decision in a rejective way.
- This is a small village which is why we bought our home here in the first instance. If we wanted a busy heavily populated village we would not be here now. If more houses/accommodation was built in this area then one would have to consider other implications to the local community such as more traffic, school places, health services - these would all have to sustain increased pressures. I do not have access to the information that could assist in making this type of decision. You need to view census data to see what the community make up is, see where the schools and health services are - consider if they would be able to sustain a growth in people using these facilities, consider an increase in road traffic and if the answer to all of these questions as well as others I've missed is yes, then you have found the area where housing is best suited.
- 1) wish to retain rural village environment. 2) roads busy enough. 3) insufficient amenities/facilities. (schools/GP's etc).
- It depends on the size of the development and where it was going to be and if it would have any major changes to our own home.
- We like the village community as it is, any more development will make it feel like a town.
- It depends entirely on what is proposed. A tower block for example would be totally unacceptable or anything higher than 2 levels.
- The village changed with the threat of the rail link and a new influx of outriders is not needed. The roads are becoming race tracks and there has been more crime.
- This is a retirement area not suitable for new homes nearby. I do not think the services would be suitable for a lot more housing.
- Parking space. Protection of green belt, traffic.

- Recent trends have been to commuter residents that add nothing to village life.
- Over development of the villages - lack of facilities - i.e. - shops - leisure and facilities for children.
- Over crowded all ready. We want a village not a town.
- It would depend entirely on proposals, green belt should not be used.
- Overcrowding.
- Need to keep the area rural.
- Overdevelopment in south east. Rural locations in danger at merging with towns. With Thames corridor redevelopments there is plenty of property available "locally" (i.e. within about 15 miles) to meet all of the above needs.
- That green belt land would be built on.
- I have said "yes" but it is with the provision that the site is carefully considered and it doesn't mean it would lead the way to more developments.
- I would object unless there was a specific proposal which I could consider before agreeing to it.
- If it encroach on "green belt" but not if it was a "brown" field redevelopment.
- Depends on proposal/plans.
- Horton Kirby is under threat as a rural community & is under threat of becoming part of a conurbation, therefore if housing development is carried out then arguments for keeping Horton Kirby in the rural area will dissolve and we will be just another suburb.
- Any further development would encroach on green belt land.
- It would depend on the nature & density of the proposal(s).
- You cannot give a blanket answer to a theoretical question, you need to have precise details of the proposed development. So this is a "qualified" no rather than a blank refusal.
- This is a rural village surrounded by green belt land - any development would upset the balance.
- Moved to small area by choice. No other homes wanted.
- I have saved hard to live in a small village and I don't want to be crowded with homes where yobs would live.
- Provided it was in keeping with the local landscape.
- No longer semi-rural, more traffic, more children/teenagers hanging around.
- I have already suffered from such a development - loss of privacy, parking, views and all about to experience more of the same.
- I moved to Horton Kirby because it was a small quiet small village, I have seen a village ruined due to over development. I would not like to see the same happen to Horton Kirby.
- Too over built now, cheaper housing would make it look much worse than it does now. We like what greenery/fields we have left, people who come up with these awful ideas wouldn't want it on their doorsteps would they!
- It's a village and any more houses would spoil the environment. & atmosphere. We need our fields and open spaces very much.
- Destruction of rural community.
- Parking is already a major problem in Horton Kirby. The surrounding roads are full. At times ambulances and fire engines could not proceed to an incident.
- There is enough social housing in the parish already. I would strongly object against providing even more housing for social, let's keep the parish how it is. No more development is needed. Let's think about tidying up the parish not redeveloping it!
- If it is in wrong place and type i.e. like Turner Place.

- I have nothing but complete hate for John Prescott's housing plans. People will be ill with lack of air and the fact not one service will be able to cope with the influx.
- Country roads, not wide enough for any more exits on to road, traffic congestion already bad for passing. Keep our village small as it was intended to be.
- I like living in the area because of the size of the village & being surrounded by green fields.
- Prior consultation needed. Consideration of infrastructure at present. What it would do to make up of village - new should not out weigh old.
- South Darenth is a small village and I would suggest that if you are going to build on the "old mill" site, build one bedroom properties for the senior citizens, so, that they could vacate larger houses for the younger families.
- Overcrowding of a very attractive village.
- Too noisy, bad parking in the village.
- They need homes, especially for the homeless.
- Loss of greenbelt and risk to wildlife.
- Do not want the countryside built on - would ruin the rural feeling.
- Yes if on green field sites, no if on brown field areas.
- The possibility of future flooding has increased. Therefore no development should be on low ground. (e.g. - Kingfisher Place) use of brown sites only should be permitted.
- Increased traffic on inadequate roads. Lack of public transport and threatened reduced train services. Adverse impact on village community/green belt. Increase in crime from bigger population.
- Lack of rented property.
- The use of green belt or farmland.
- The apartments where I live have dangerous access - narrow roads because of parked cars each side of the roads.
- We would not object if houses were in keeping with local surroundings & took into account the family orientated "family" atmosphere. Would object to short term respite/recuperation & vast amount of housing association/council properties. Other concerns :- how will schools/doctors cope?
- Horton Kirby is a "village" we have lived in Horton Kirby for 40 years and have witnessed change for the worse, the rail link added to the unfortunate change encouraging less than desirable people to become part of "our village".
- There is no more room for housing if we are to retain being a village. Already the villages merge into each other. I would only agree if to replace buildings already there, i.e. the mill.
- I like this place as it is.
- I would not like the green/rural atmosphere of the parish to change drastically.

APPENDIX HK2

SUGGESTED POSSIBLE SITES

- Old paper mill.
- Disused factory land.
- Any development would have to have the necessary infrastructure and be sympathetic to surrounding environment.
- Papermill factory (South Darenth).
- The old mill ground which is to be demolished.
- Old factory.
- Flats for first time buyers could be built were the old mill stands.
- Odd spaces.
- Not the mill! - Flooding and local amenities need looking at.
- Probable development in South Darenth paper mill.
- If it would be possible to build a very small development of medium sized properties (houses) at the old mill site South Darenth.
- Paper mill.
- No because they are not actually needed in this area. Therefore do not need to be built.
- Renovate and refurbish the many older properties in the area.
- Where have we established what local needs are?
- I hear that the old mill is to be developed anywhere else would be a green site?
- Conversion of existing paper mill into attractive housing for local people.
- Rabbits Road, Skinny Lane they have already had the water pipe line installed.
- Mill.
- Some old buildings in the paper mill appear to be derelict and may be suitable for conversion to housing or sheltered accommodation, with associated amenities.
- Covered by government development so that houses & flats go to local residents instead of outside commuters.
- Yes, land in Sutton at More, Parsonage Lane there are fields.
- Not anywhere spoiling the countryside. Is old paper mill being converted to housing?
- Preferably use an existing site rather than building on land not previously built on.
- The only site that should be considered is the old paper mill and its surrounding brownfield land.
- Site of paper mill South Darenth.
- Only available space is the paper mill site and building already in the pipe line.
- The old mill, South Darenth.
- Paper mill - flood prevention necessary.
- The paper mill site in South Darenth.
- No, as it would be a great shame to lose any of the fields & green areas in & around the village.
- South Darenth paper mill: if for older people/recuperation accommodation this would need to be within walking distance of shops.
- Mill site only.
- No. Also I am aware that in the majority of cases, any council houses which have become available, have been given to outside families (Swanley) not local people.
- There are no suitable sites other than green field.
- There are no sites for development within the village envelope.
- The paper mill site in South Darenth.

- Perhaps the site of the factory with the "preserved" chimney could be utilised.
- On industrial land - not listed warehouse chimney.
- Paper mill site - not green belt.
- Paper mill building for affordable flats with shared ownership and small retail outlets.
- Would be good to see paper mill developed into mixed housing at affordable prices.
- Not in the village or it will no longer be a parish worth living in.
- The paper mill site and also providing a car parking area.
- Mill site.
- Horton Kirby paper mill.
- Demolish and rebuild "Saxon Place". Re-house those in rented council property and use rest of land for new property development.
- Saxon Place, top paddock and H.K paper mill site, South Darenth.
- Paper mill area as long as it was in keeping with village & present architecture.
- Pathway from Saxon Place.
- Horton Road.
- Any of the areas which, sadly, are subject to occupation by travellers.
- Shrubbery Road open space and new development at the mill site in South Darenth.
- Horton paper mills site.
- The mill South Darenth.
- In towns and on redundant factory sites etc.
- Horton Kirby paper mill.
- Use of the mill with chimney.
- The mill at Darenth South.
- Not in "the street" or surrounding land.
- The mill at South Darenth.
- Could have been westminster mill - HK paper mill.
- Certainly not on green belt land.
- Brownfield sites
- Approx 15 acres between Rays Hill - Bull Hill - Lombard St.
- The mill site at South Darenth.
- On old mill in South Darenth.
- Old paper mill (with chimney!) at South Darenth would be ideal.
- Old mill, South Darenth.
- Any area or open space that is not too near a main road or school.
- Old mill site.
- There is a disused paper mill at the end of the hill that could be used.
- The paper mill and the Heathside are currently unused.
- Westminster fields.
- Westminster fields.
- Land behind the paper mill wall - but must keep the chimney.
- Paper mill area.
- No. A survey should be undertaken and proposals made available for comment by the local people.
- East side of Horton Kirby.
- Perhaps where old mill was.
- Brown field sites.
- Site of old mill/Heathside.
- The mill.

- Horton Kirby paper mill.
- There is quite a few fields that nothing is grown on and some have a few animals grazing or few horses on, we seem to have more place's set up for horses and stables.
- Mill site although have concerns regarding flooding.
- On the old paper mill site?
- Any brown field site.
- Field between parish hall and Ramdem School.
- Horton Kirby paper mill site.
- Where the factory is in South Darent.
- Old papermill site: South Darent.
- This village will not be a village if much more housing goes up, only agree to building on land already built on.
- Ask the planners!
- Papermill.
- Field opposite Eglantine old person home.

APPENDIX HK3

COMMENTS ON PARISH'S HOUSING NEED

- Affordable, good sized 1 & 2 bedroom apartments for single/ young couples.
- We need more larger homes so people do not need to move on.
- Any other housing apart from flats built for first time buyers would seriously affect local services for the people of this parish, could local schools, nursery schools, surgerys & dentists cope, I doubt this, please don't ruin the equilibrium of this parish. Also I am a single parent coping without assistance, life is hard.
- We need to keep young families in the parish. Therefore it must be affordable housing. But then you also need employment and a good transport system at affordable costs.
- Why is it that when housing association accommodation comes available i.e. elderly tenant dies that people from outside the parish move in? We need this housing for local people that work and live here!!!
- We are a relatively small village & believe most are catered for ranging from large houses - family houses - professional couples - elderly - wardened - rented accommodation. All needs are covered.
- Any new housing should be built on existing building sites - none are green areas - such as derelict buildings - houses are better than flats. Not like Miller Court (horrid)!
- I have lived in Kent for 2 1/2 years only therefore I am not in a position to comment on home needs with regards to housing.
- I can see no reason why an occasional cottage style property cannot be built on green belt land, providing it is well hidden by existing surroundings. Not modern flats & bungalows, no high rise at all.
- Town people seem to be moving here now & all they want to do is go to the pub & make a nuisance of them selves & be very unneighbourly & self centered that is not what I want for village life.
- Housing for first time buyers or key workers is needed here and throughout the south east.
- I believe everyone should pay a market rate for housing. Affordable housing attracts the wrong type of people into the area.
- The whole housing market is overpriced, not just this parish.
- I Like South Darenth because it is quiet, rural & not overpopulated and would not like to see too much new development in the village.
- My stepson and his girlfriend have moved to this area because housing is cheaper here than most other place's and it is already closer to a young working couples budget so do we need large developments.
- It's going to happen whether we like it or not, what we don't need is some of the people that are here already causing disruption every night. Just because other districts won't have them.
- To keep balance more middle range housing would benefit area - for sale.
- The paper mill site appears to be used somewhat inefficiently. There are some wonderful industrial buildings ripe for attractive development. The site is in a superb central location for South Darenth/Sutton-at-Hone and could house a library, medical centre, shops, council meeting rooms, community centre, playground, youth centre, even a visitor centre for the stunning Victorian site.
- It appears good value in comparison to some other local areas.
- Better public transport direct to Sidcup, Bexleyheath & surrounding areas.
- As I live in a retirement home this is a different question as I am restricted to my

flat.

- This area has enough housing for older people.
- Any development would need to take account of increase of road traffic in area.
- I think South Darenth & surrounding villages have enough varied housing needs. Youngsters leave for a variety of reasons & not just the cost of local housing which is a national problem. With this in mind, without a drop in the price of property, then renting becomes popular again. On reflection, perhaps if we had a small block of studio flats, this might help retain some of our youngsters but is this exercise a smoke screen to build properties anyway as government has an agenda to do so.
- I will answer on a personal note. I cannot afford to live in the place of my birth - I had to travel.
- Should not have sold off the council houses.
- No. As long as no more 3 storey blocks of flats are constructed to spoil the views of many and ruin the rural life of country we enjoy. Also high density housing is not favourable to are rural area.
- Any new housing should be affordable to young people - some for rent - some for purchase.
- Building density of Avenue House: grade II listed building & conservation area being reduced to executive estate.
- Any housing developments near the River Darenth must have flood protection.
- I strongly feel that there is not a need to build new houses. Careful research could solve the housing problems. For example, I know of a number of old people, on their own or couples, who live in 3 bedroom houses and would be happy to exchange & move to a smaller bungalow / dwelling.
- I've only lived here for 2 1/2 years and am not really qualified to say but something needs to be done on the young of the village if you are going to increase the numbers. They don't only need housing but places to congregate safely.
- I moved here because it is a small village.
- Older residents in Horton Kirby who own there own home, need flats (possibly warden controlled) which they could buy. Why not keep a register of young people wishing to buy/rent in the village and give them the first option to buy/rent council houses as they become available.
- Develop the paper mills current buildings into family homes or flats if necessary. But, no new huge housing estate.
- Would be good to see some part buy options locally.
- We are very concerned about the gateway development in the Greenhithe/Swanscombe area. There are already too many people living in north Kent.
- Joyce Green hospital site.
- Few if any opportunities for extra housing as many possible sites are privately owned farmland. Suggest more contact with parish council and seek advice.
- We do not need any more buildings here, we are losing green belt too much as it is, its looking bad enough around here as it is that would make it much worse.
- As stated before South Darenth are at the moment having trouble with jobs which SDC do not seem to recognise.
- We seem to have no problems with the needs of the people of the parish. You buy a caravan & piece of land then after a while you build a house.
- Stop right to buy council houses.
- Westminster mill would have been an ideal development for affordable housing.
- Don't spoil the community spirit by building more houses it was spoilt once before

by British Rail don't let it happen again.

- We need one or two shops & a decent bus & train service rather than more houses.
- Sorry, but I do not know the area very well.
- Elderly people prefer bungalows if not in sheltered housing. Any new development must comply with the provisions of the parish/villages design statement.
- Needs to be in keeping with the village - not like the new Millen Court.
- I like the development in Eynsford that is for local people - and is affordable and has provisos on selling etc.
- Too many houses being aloud to extend from 2-3 bedrooms into 4-5 bedroom homes, for none other reason than profit. Reducing affordable homes for smaller, not so well off families!
- Demolish the redundant paper mills & chimney (which is an eyesore) and build a housing development there, instead of a supermarket (as has been mooted).
- There is a complete lack of housing for the young - i.e. - affordable.
- Shared ownership with a housing association helped my daughter to get on the housing ladder.
- There are not any more children now than 30 years ago so why need more homes now. When I was young we saved up, the youngster has everything given to then.
- Perhaps contact could be made with the Billings family who are responsible for the project at the rear of Longfield Station - this is very popular with a lengthy waiting list.
- Young people cannot afford prices of even small, old cottages. They would probably like to buy small new property as starter homes. Older people probably care to downsize, but into new property, not old that might need more upkeep than they are able to maintain.
- Why do you want to ruin the small villages of Kent - will you only be happy when the whole area is covered with houses.
- Small 2up2 down houses prices have rocketed - and the village small property have become like a transit camp with young couples moving in - doing a bit of DIY - uping the prices out of all proportion to there worth.
- We pay £1000 per month mortgage. After moving in the council put a tenant in next door who has erected cages to breed dogs, he is in and out of prison, the police are regular visitors. We moved here for a quiet life, the council have let us down.
- ASBO's need to be given out to person's that do not appreciate the parish.
- Make sure we have right services are in place i.e. street cleaning has know we are lucky to see one in 6 months "South Darent is dirty i.e. East Hill and Freemans Run.
- Enough housing in this area.
- The majority of young people have always had to move away from the area they grew up in, then move back when they are financially better off, if they still want to. The area already has a good proportion of young people I see no reason to spoil the countryside, when there are areas that need regenerating near to town.
- Not enough affordable houses for rent for young couples.
- Keep out travellers from the area to keep house prices reasonable.
- We should not lose the open spaces we enjoy at present.
- More affordable homes for first time buyers, so they can get on the property ladder.
- Bad amenities - i.e. lighting. drain & sewer maintenance is very poor.
- On any other disused places.
- Somewhere is needed for children to grow up and leave home to become

- independent. The nearest town for single people is Swanley and that is not local.
- Potential first-time buyers cannot afford the excessively high prices asked. Therefore any development for such people must be priced in an affordable range. This may encourage "rabbit hutch" planning.
 - Maybe housing for couples who haven't got children, not all couples can or want to have any.
 - As long as it does not swamp the area.
 - We have worries that further development of this parish will not be supported by pro active infrastructure improvements - roads, water, sewers, policing, schools etc.
 - I have been on the housing register for 4 years - have a 2 year old & am pregnant - I'm still waiting to be housed as I want to live locally - there is not enough affordable housing for young families & the council leave properties empty for too long.
 - Daughter would like a new house in South Darent (presently in a flat in S D).
 - Price.
 - I feel we need larger family homes - 3 bedrooms should be 3 sizeable rooms not with one box room and 4 bedroom properties.
 - My house is only 2 bed we are having another child so we will have to move but we cannot afford what we want in this area.
 - Rented properties would be a good answer to many people problems.
 - A large amount of houses would not benefit the houses reasonably priced houses needed.
 - Agree that homes need to be available to the young people who live in the parish on a shared ownership basis not for buy to let speculators.
 - Too expensive... need more renting accommodation.
 - Some may wish to move up in size, if a quantity of 3-4 bed properties were built, locals could stay in the locality freeing smaller properties for beginners.
 - There are few properties affordable for young people i.e. bedsits, 1 bed flats, part ownership etc.