

**Action *with* Communities *in* Rural Kent**

(Charity No. 212796)



# HOUSING NEEDS SURVEY FOR THE PARISH OF KNOCKHOLT

June 2006

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With the support of

**Knockholt Parish Council**

**Sevenoaks District Council**

# CONTENTS

	Page
1. Summary	3
2. Background information	3
3. Local housing costs	5
4. Introduction to the Knockholt housing needs survey	6
5. Method	6
6. Results	7
6.1 Section 1	7
6.2 Section 2	14
7. Assessing the housing need	18
8. Recommendation	20
9. Appendices	
Appendix K 1 – Respondents’ concerns	21
Appendix K 2 – Possible sites	24
Appendix K 3 – Respondents’ comments	26
Appendix K 4 – Survey	28

## **1. Summary**

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

Knockholt Parish Council distributed a survey to every household in the parish during March 2006. 485 surveys were distributed with 111 surveys being returned to Action with Communities in Rural Kent, representing a 23% response rate. Of the 111 surveys returned 18% of respondents completed section 2 indicating they had a housing need.

With a high proportion of homes in the village owner occupied and with 3 or more bedrooms, coupled with high property prices there are local people unable to afford a home within the parish.

The land registry shows the average prices of a terrace house as in excess of £250 000. For a first time buyer an income in the region of £80 000 is needed to purchase this type of property on the open market in the parish and over £39,000 to rent a property within a 1 mile radius of the parish.

From the analysis of section 2 a need is shown for possibly 5 - 8 affordable homes, for local people. At least 3 - 5 of the homes should be for rent. 75% 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 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

Information collated by the Land Registry of properties sold during two, three month, periods from June to September 2005 and October to December 2005 in the postcode areas TN14 7, which includes Knockholt shows the breakdown of property prices by property type as being:

Type of Property	June – September 2005		October to December 2005	
	Average price £	Sales	Average Price £	Sales
Detached	556 583	12	580 000	5
Semi detached	279 714	7	249 000	3
Terraced	252 333	3	252 800	5
Flat/ maisonette	0	0	0	0

Searches of [www.rightmove.co.uk](http://www.rightmove.co.uk) which markets property of a number of local estate agents, at the end of March 2006, showed following property for sale at the lower end of the market in Knockholt Parish.

Type of property	Number of bedrooms	Price £
Semi detached	3	379 950
Bungalow (detached)	4	670 000
Bungalow (detached)	3	750 000

#### Property to rent

A similar search for rental property found no rented accommodation currently available in the parish. Within a 1 mile radius of Knockholt only 1 property was found at less than £1000 per calendar month a 3 bedroom apartment in Halstead price £795 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. Monthly repayment is based on a 25 year term at 6.5% and 5.5% (Kent Reliance

standard variable rate mortgage – 6.50% for 3 years reducing to 5.50% for remaining term. 1 September 2005).

Property	Price	Borrowing 95% Annual Income level	Monthly repayment	
			6.5%	5.5%
3 bed semi detached	379 950	120 317	2465	2241
Terrace ( land registry average price)	252 800	80 053	1640	1491

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 £795 per month a net income of £2650 per month is needed (assuming net is 80% of gross income, a gross annual income of £39 750 is required).

#### 4. Introduction to the Knockholt housing needs survey

West Kent Housing Association approached the Rural Housing Enabler to see whether a housing needs survey had been undertaken in the parish or if it was possible to carry out a survey, as they had identified a possible site.

The Rural Housing Enabler wrote to the Parish Clerk, in June 2005, to establish whether the Parish Council would support a housing needs survey.

The Rural Housing Enabler attended a Parish Council meeting in November 2005 when local needs housing, the housing needs survey and possible site selection were discussed.

In December 2005 the Parish Clerk confirmed that the Parish Council had agreed to undertake a housing needs survey. After agreeing the content of the covering letter and questions to be asked the survey was distributed in March 2006. A copy of the housing needs survey is attached at appendix K 4.

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 survey is based on one used widely across Kent and by other Rural Housing Enablers in the South East region.

The surveys were delivered to every household, in March 2005, together with the parish newsletter. Copies of the survey were available for completion by anyone who has left the parish and wishes to return. These surveys were available on request from the Parish Clerk.

A freepost return envelope was provided by Action with Communities in Rural Kent.

In total 485 surveys were distributed. It was asked that completed survey forms were returned by 31<sup>st</sup> March 2006.

All surveys received at Action with Communities in Rural Kent by 13<sup>th</sup> April 2006 are included in this report. In total 111 surveys were returned representing a return rate of 23%.

Of the 111 surveys analysed some questions were not answered therefore the results are shown for the total answers to each question.

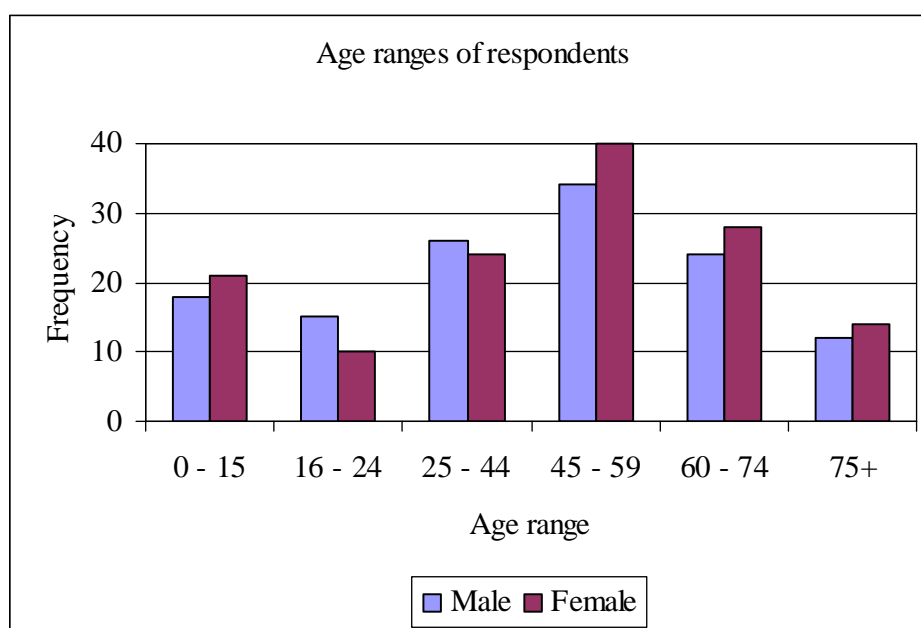
## 6. Results

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

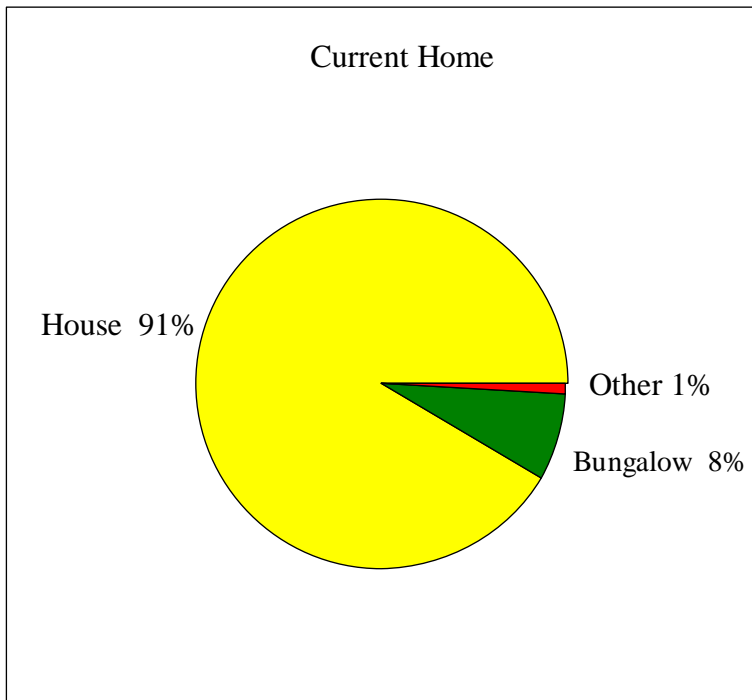


Age Range	Male	Female	Total
0 – 15	18	21	39
16 – 24	15	10	25
25 – 44	26	24	50
45 – 59	34	40	74
60 – 74	24	28	52
75+	12	14	26
Total	129	137	266

The returned surveys represent a total of 266 people.

### Question 2. Is your current home?

Percentage pie chart and summary table of type of home

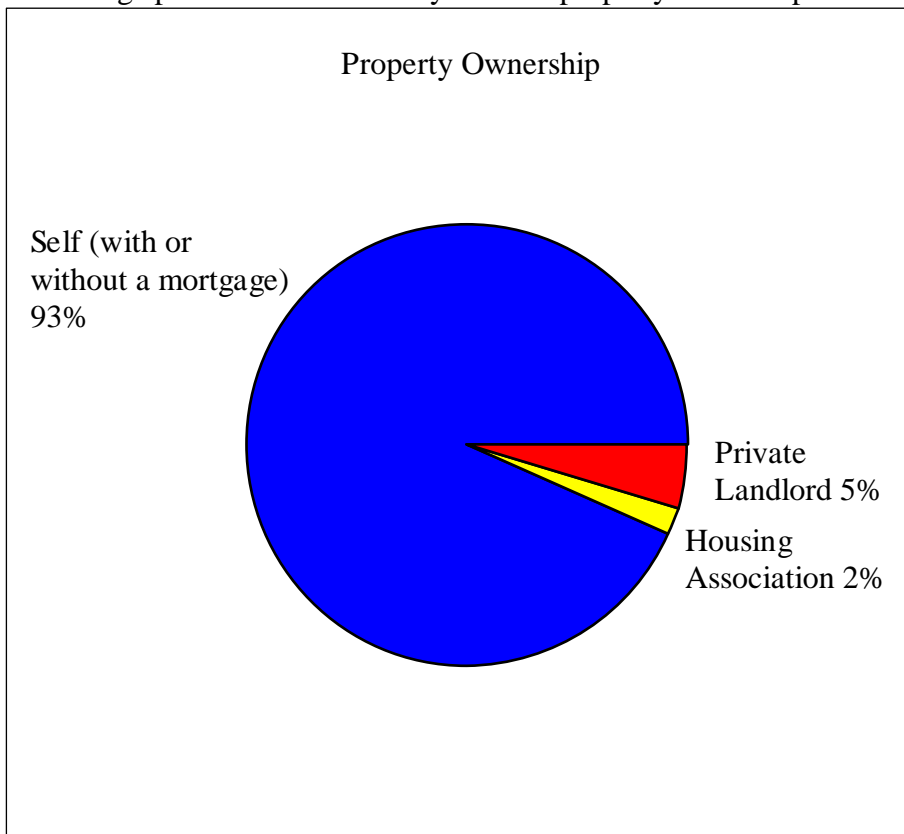


Current home	Responses
House	97
Bungalow	8
Flat	0
Other	1
Total responses	106

Other included: terrace cottage

### Question 3. Who owns the property?

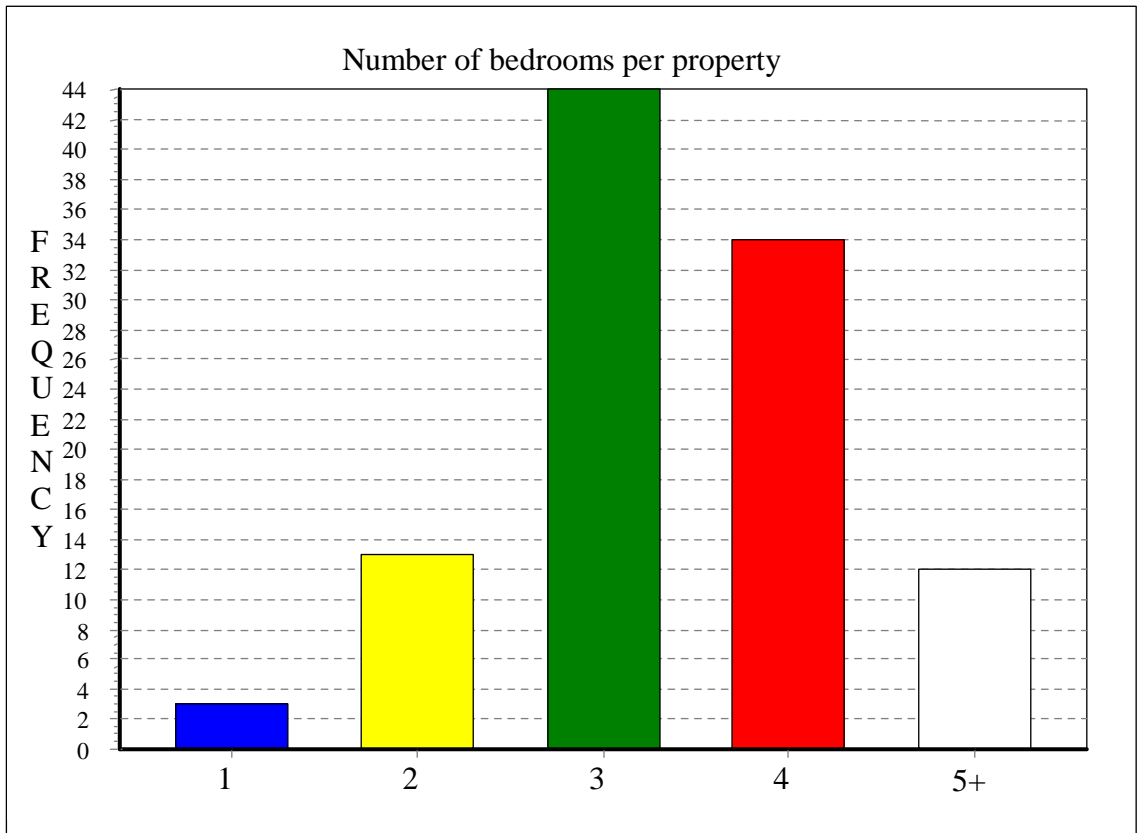
Percentage pie chart and summary table of property ownership



Owner of property	Responses
Self (with or without mortgage)	99
Private Landlord	5
Housing Association	2
Other	0
Total	106

**Question 4. How many bedrooms does your property have?**

Bar chart and summary table of number of bedrooms per property

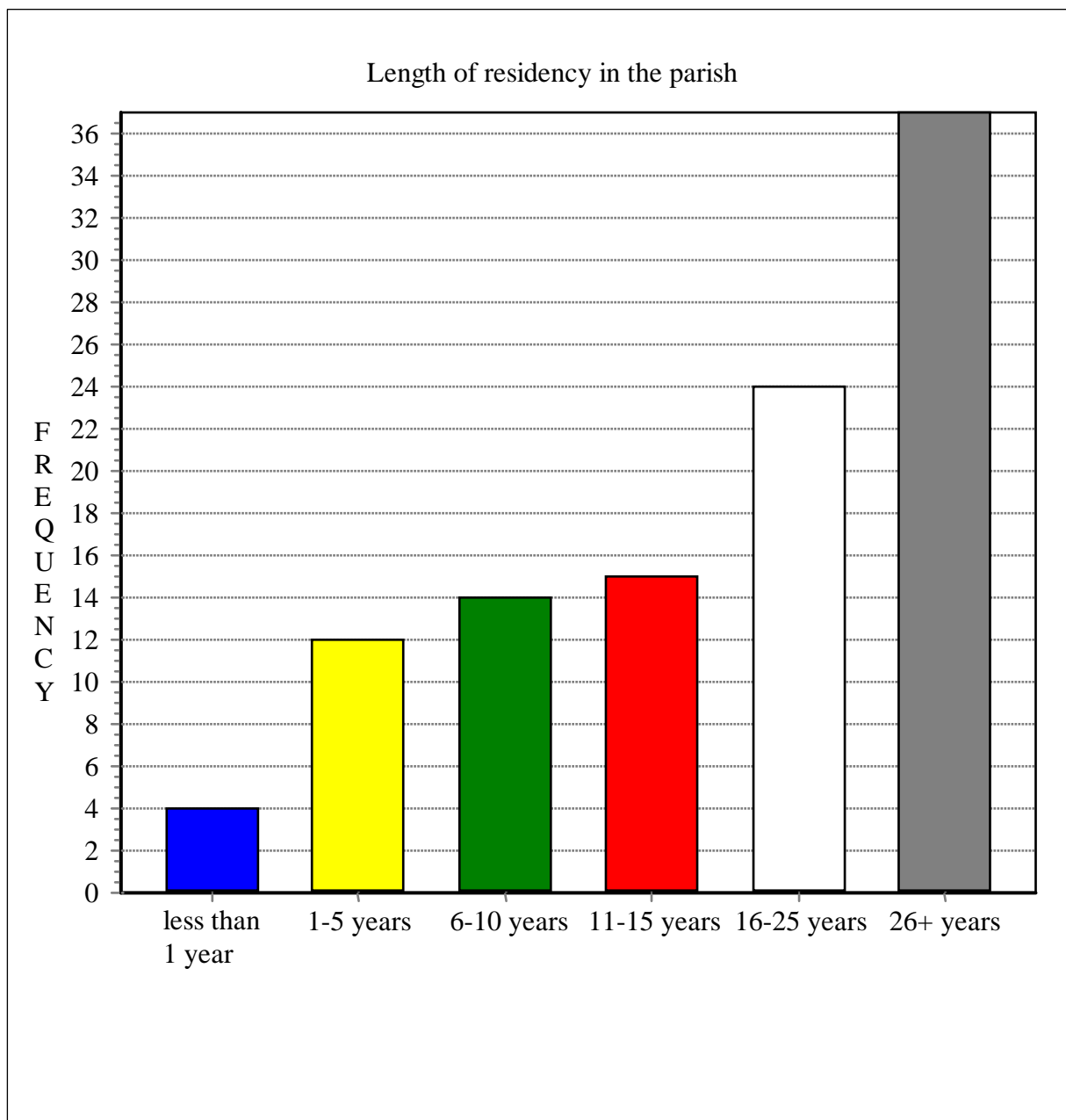


No. Beds	Responses	Percentage
1	3	3
2	13	12
3	44	42
4	34	32
5	12	11
Total	106	100

### 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	4	4
1 – 5	12	11
6 – 10	14	13
11 – 15	15	14
16 – 25	24	23
26+	37	35
Total	106	



**Question 6. Have any members of your household left the parish in the last few years? If so please state how many and indicate the reason why.**

There were 70 responses to question 6. 33 households had 0 members leave, 27 households had 1 member leave, 9 households had 2 members leave and 1 households had 3 members leave. This totalled 48 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	17
Employment	23
To attend university / college	25
Other	35

Other included: marriage, to live nearer town, moved elsewhere, divorce and supported accommodation.

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

	Responses	Percentage
Yes	11	32
No	23	67
Total	34	

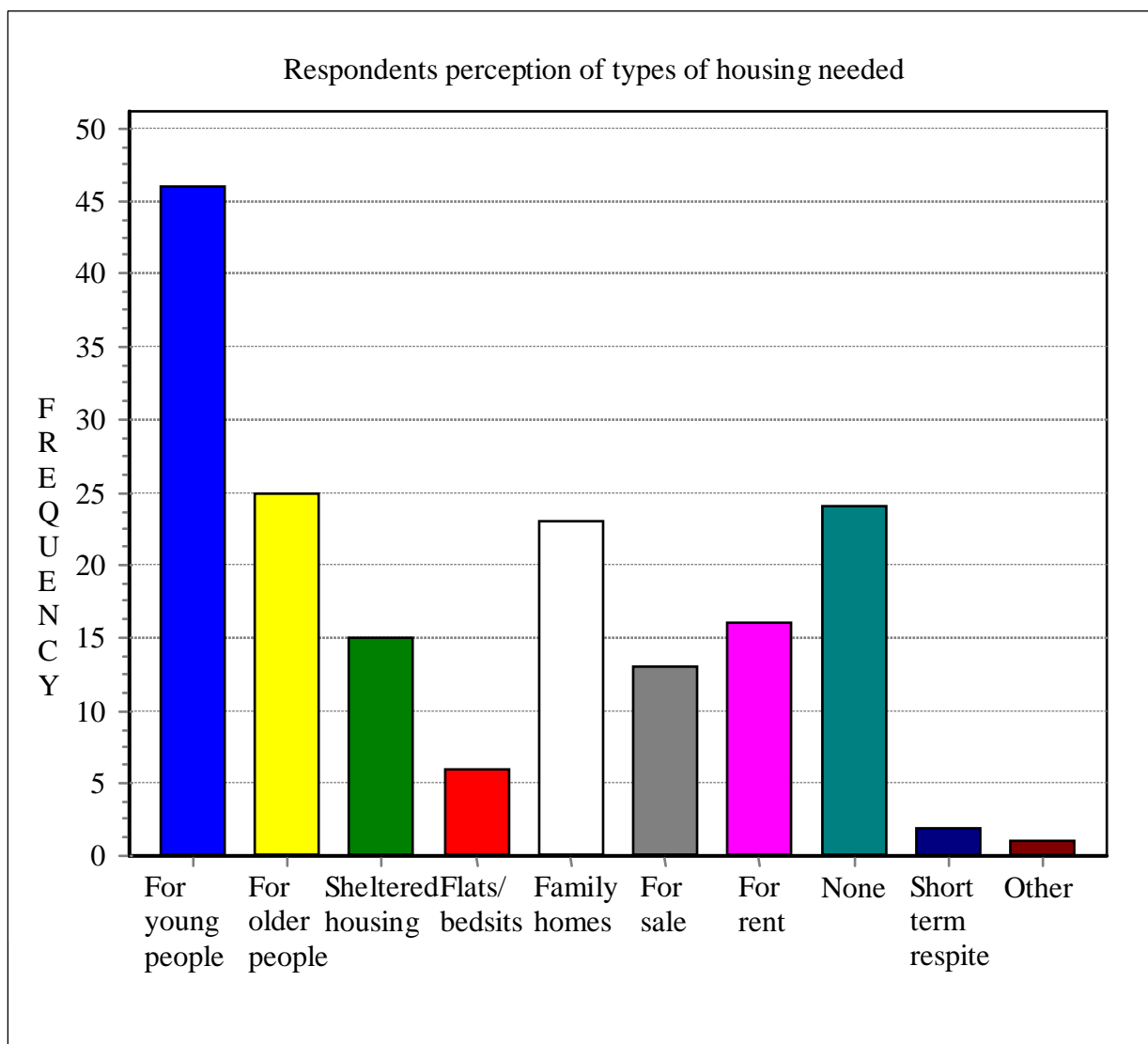
11 people indicated that they would return if affordable accommodation was available. 3 had left due to a lack of affordable accommodation, 4 currently at university /college and 4 had left for other reasons.

**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 bar chart. Some respondents ticked more than one box.

Type of housing	Responses	Percentage
Housing for young people	46	27
Housing for older people	25	15
None	24	14
Family homes	23	13
Rented housing	16	9
Sheltered housing	15	9
Housing for sale	13	8
Flats/bedsits	6	3
Short term respite/recuperation	2	1
Other	1	1
Total	171	

Other was specified as affordable housing



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

	Responses	Percentage
Yes	45	48
No	48	52
Total	93	

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

56 responses were given to question 10. Development in an Area of Outstanding Natural Beauty and on greenbelt land is a concern, together with traffic/parking problems, lack of amenities and pressure on resources such as water. A need to retain the rural character of the village and to avoid large estates were commented on, as well as any development being 'in keeping' with the character of the village.

A complete list of concerns can be found in appendix K 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 K 2. In total there were 58 responses, 11 respondents simply responded 'no', 5 respondents indicated nowhere/somewhere else or not in Knockholt.

Pound Lane is mentioned several times and close to village centre is seen as an important. Several respondents suggested infill and brownfield sites.

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 K 3. Of the 41 responses, 3 simply said 'no'.

All the comments and site suggestions included in the appendices are as received from individual respondents. Site suggestions may or may not be accurate in their descriptions.

**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?**

19 households responding to the survey answered question 13 indicating they have a housing need. This was split with 4 households looking now and 15 in the next 3 years. 84 households indicated that they had no housing need.

One survey was returned with question 13 answered no but section 2 completed. This survey is included in the results to section 2.

A total of 20 households indicated they have a need for alternative accommodation.

**Summary to Section 1**

From the results of section 1 it is seen that the age range of the respondents and their families responding to the survey is split with 43% under the age of 45 and 57% being 45 years of age or over. 2001 Census data shows a population of 1166 persons with 53% under 45 years of age and 47% 45 years of age and above.

From the survey, owner occupier properties account for 93% of the housing stock and 85% of homes have 3 or more bedrooms. The 2001 census indicated a slightly higher level of rented accommodation available in the parish with 5% social rented and 8% private rented/other tenure.

Just under three quarters (72%) of the respondents have lived in the parish for more than 11 years.

48 people had left the parish in recent years. The main reasons given for family members moving away from the parish was 'other' which was most frequently specified as marriage. 11 people indicated they would return if affordable housing was available.

The greatest need was perceived as being housing for young people (27%) and homes for older people (15%). 14 % of respondents did not wish to see any further housing in the parish.

52% of respondents to the survey said they would not object to a development that would help meet local housing needs.

## 6.2. Section 2 – Housing Need

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

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

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

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

28 people in total

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

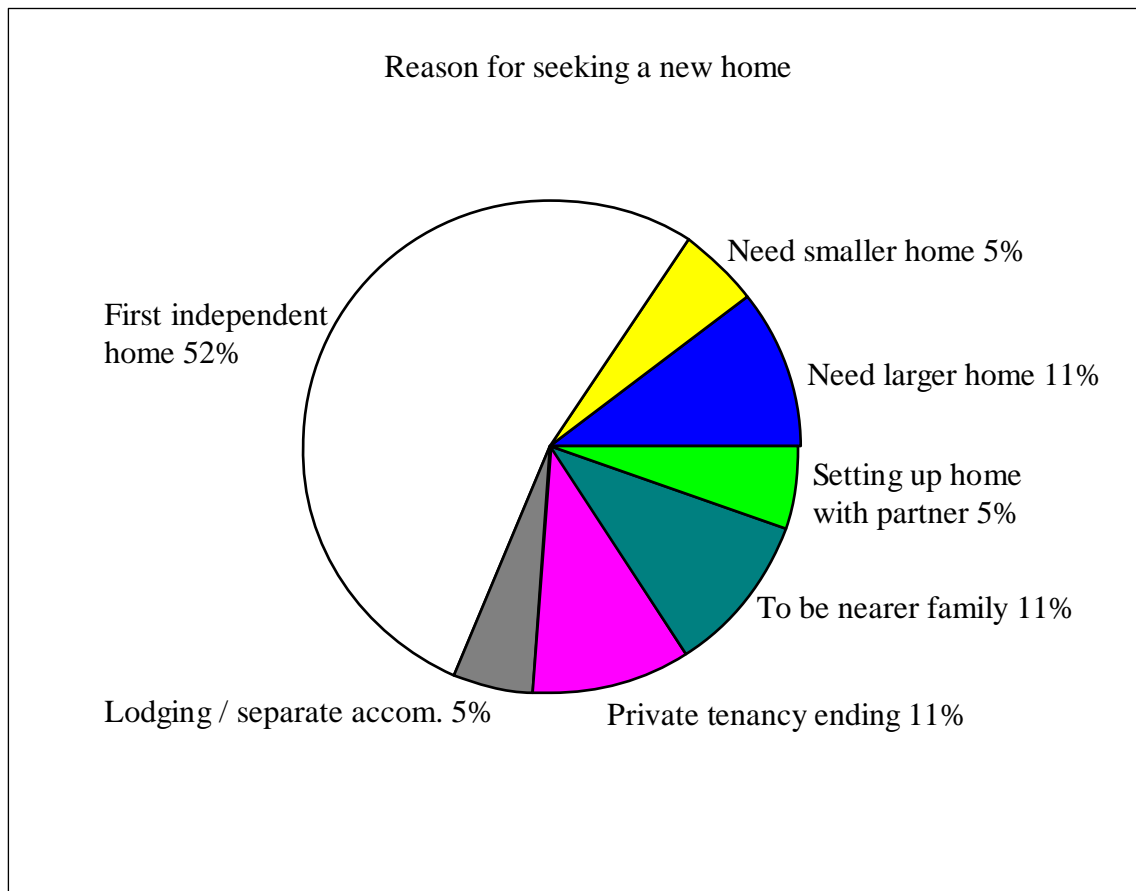
Relationship to head of household	Responses	Percentage
Head of Household	8	42
Child of head of household	8	42
Other relation to head of household	3	16
Not related to head of household	0	0
Total	19	

### Question 16. What type of household are you?

Household	Responses	Percentage
Family	16	80
Couple	2	10
Single person	1	5
Other	1	5
Total	20	

**Question 17. Why are you seeking a new home?**

The following percentage pie chart shows the reasons for needing a new home. There were 19 responses.



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

Some respondents indicated more than one choice.

Type of house	Responses	Percentage
House	13	45
Flat	14	49
Bungalow	1	3
Other	1	3
Total	29	

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

Some respondents ticked more than one box

Preference	Responses	Percentage
Renting – Housing Association	6	19
Shared ownership – Housing Association	4	13
Buying on open market	11	36
Shared ownership – private sector	6	19
Renting – private sector	4	13
Total	31	

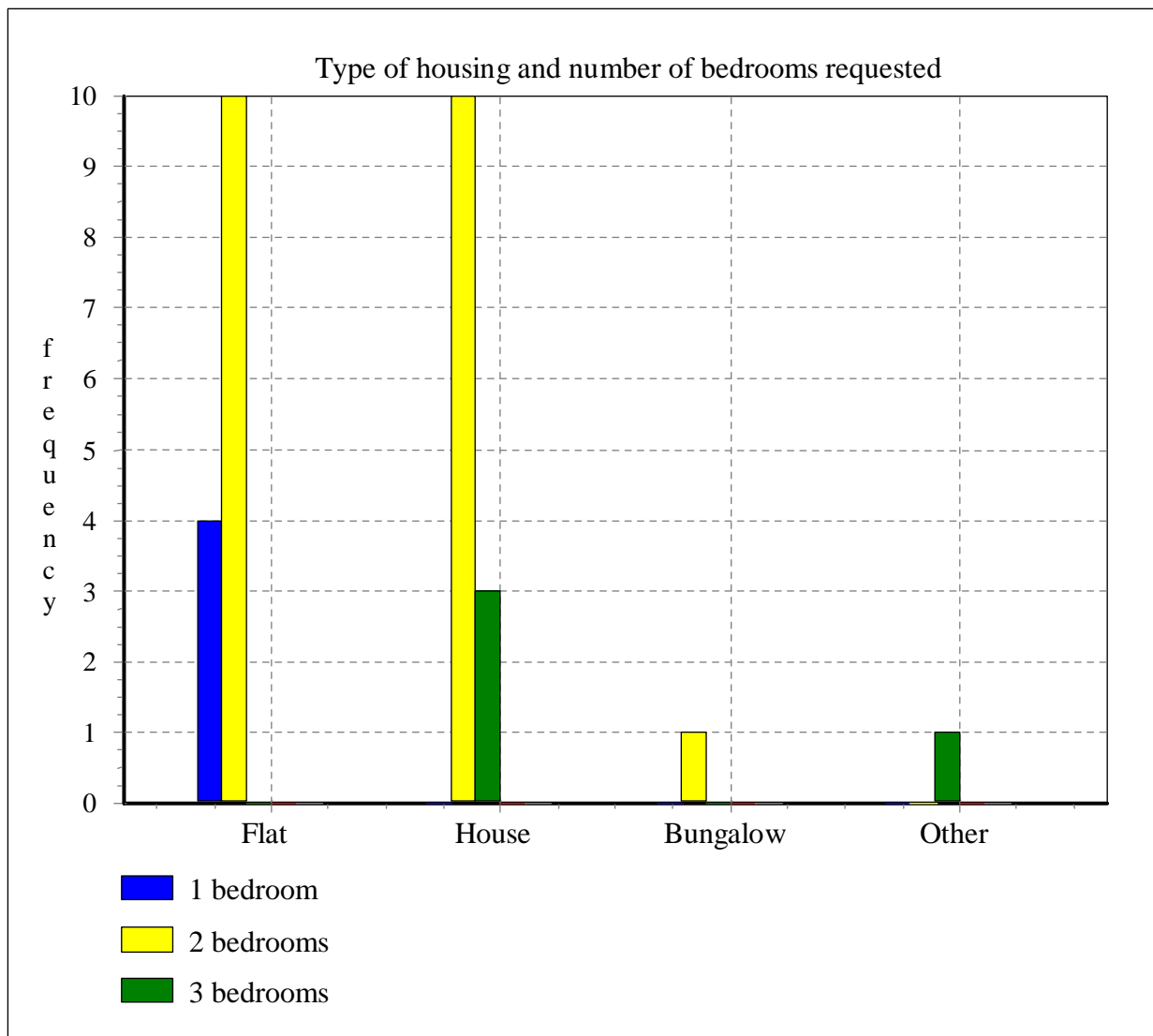
**Question 20. Does anyone in your household have a disability or have any special needs?**

2 of 17 respondents indicated that someone in their household has a disability. These are stated as blind/autistic and wheelchair user

**Question 21. How many bedrooms do you need?**

Number of bedrooms	Responses	Percentage
1 bed	4	21
2 bed	11	58
3 bed	4	21
4 bed	0	0
Total	19	

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



Other was specified as semi detached.

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

Prefer to stay in parish	Responses	Percentage
Yes	18	95
No	1	5
Total	19	

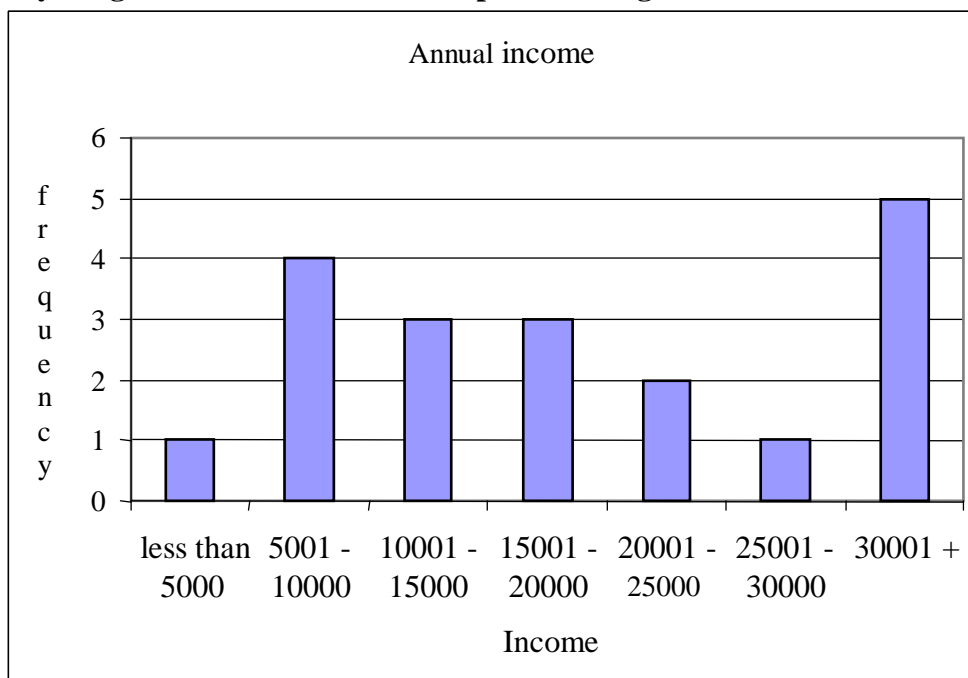
**Question 23. How far you would be willing to move away?**

Distance willing to move	Responses	Percentage
0 – 4 miles	12	60
5 – 10 miles	5	25
11 – 20 miles	1	5
21 – 30 miles	0	0
31 – 50 miles	1	5
50+ miles	1	5
Total	20	

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

Rent / mortgage	Responses	Percentage
under £50 per week/£200 per month	1	6
£51 - 75 per week/£225 - 325 per month	1	6
£76 - 100 per week/£326 - 433 per month	7	39
£101 - 125 per week/£434 - 541 per month	0	0
£126 – 150 per week/£542 – 650 per month	4	22
£151 – 200 per week/£651 – 866 per month	3	16
£201 – 250 per week/£871 - 1083 per month	2	11
Total	18	

**Question 25. 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 19 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 you do not live in the parish, what is your connection?**

18 respondents live in the parish and 2 not in the parish. The 2 respondents who do not live in the parish, have family connections.

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

Of the 19 responses to this question, 3 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 or return to the parish and are unable to rent or purchase a home suitable for their needs on the open market.

The 20 respondents who completed section 2 of the survey have been assessed to see how their housing needs could be met.

Example of shared ownership

2 bedroom apartment in Dunton Green – full price £180 000. 40% share requires a minimum income of £24 800 (single) £28 300 (joint), figures from Moat Housing Group.

**Assessing the 4 respondents who are in need of housing now:**

No respondent has sufficient income to purchase on the open market. Respondents expressing open market purchase as their preferred tenure will be assessed to see if they can afford shared ownership.

Due to limited availability of private rented accommodation in the parish, 2 respondents who could afford private rented but are seeking a more secure tenure are included.

4 respondents are in need of affordable housing:

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

3 respondents currently live in the parish and 1 respondent living outside the parish has family connections.

2 respondents have private tenancy ending, 1 respondent is seeking first independent home and 1 respondent wishes to be nearer family.

2 respondents expressed a preference for renting and 2 respondents expressed a preference for open market purchase.

The 2 respondents who wish to purchase a home have indicated sufficient income to afford shared ownership, based on the example given above.

3 respondents are seeking 2 bedroom accommodation and 1 respondent is seeking 3 bedroom accommodation. Given a choice 2 respondents prefer a house or flat, 1 respondent prefers a house and 1 respondent prefers house/flat or bungalow.

All respondents are under 45 years of age.

1 respondent indicated a disability.

1 respondent is registered on the Sevenoaks Housing Register.

### **Assessing the 15 respondents seeking housing in the next 3 years:**

3 respondents are excluded from the assessment for affordable housing for the following reasons:

- 2 respondents do not wish to stay in the parish.
- 1 respondent failed to provide sufficient information for an assessment of their ability to meet their own housing needs to be made.

Due to limited availability of private rented accommodation in the parish, 3 respondents who could afford private rented but are seeking a more secure tenure are included.

12 respondents are in need of affordable housing:

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

11 respondents currently live in the parish and 1 respondent living outside the parish has family connections.

7 respondents are seeking their first independent home, 2 are seeking a larger home, 1 wishes to be nearer family, 1 is setting up home with partner, 1 is lodging and 1 respondent wishes to be nearer family.

4 respondents expressed a preference for renting, 1 respondent expressed a preference for either renting or shared ownership, 1 respondent expressed a preference for shared ownership, 4 respondents expressed a preference for shared ownership or open market purchase and 2 respondents expressed a preference for open market purchase.

Of the 8 respondents who have a preference for shared ownership or open market purchase, 4 have indicated sufficient income to afford shared ownership, based on the example given above.

3 respondents are seeking 1 bedroom accommodation, 7 respondents are seeking 2 bedroom accommodation and 2 respondents are seeking 3 bedroom accommodation. Given a choice 4 respondents prefer a flat, 5 respondents prefer a house or flat, 3 respondents prefers a house.

In 8 households, members are between the ages of 16 - 24. In the 4 other households all members are under 59 years of age.

2 respondents are registered on the Sevenoaks Housing Register.

### **Assessing the 1 respondent who did not answer question 13 but completed Section 2**

This respondent currently lives in the parish, is an older couple (75+ years of age), seeking a smaller home through open market purchase, wishing to stay in the parish. This couple are not seeking an affordable home, as provided by a local needs housing scheme.

### **Total housing need**

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

16 households are in housing need either now or in the next 3 years. 6 of those households, who expressed a desire for either shared ownership or open market purchase, have indicated income to enable them to be considered for shared ownership.

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 that 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 possibly 5 - 8 properties would meet the existing and future affordable housing needs of local people in Knockholt.

Single people and couples account for 75 % of those in housing need.

A small development with perhaps 5 - 8 properties, with a possible spilt of 3 - 5 rented homes and 2 or 3 shared ownership homes would provide a small scheme of mixed tenure.

**Appendices - All the comments and site suggestions included in the appendices are as received from individual respondents. Appendix K2 - site suggestions may or may not be accurate in their descriptions.**

## **APPENDIX K 1 CONCERNS ABOUT LOCAL NEEDS HOUSING**

- Affordable housing is needed for young people leaving home and wanting to stay near their family.
- Not if it is sensitive to character of village (depends on size of development).
- Extremely unaffordable area for the young and old who have always lived or had close family in the village for many years.
- This is an area of outstanding natural beauty and would be ruined by any further development.
- More social housing would destroy the current good balance of housing types. No public transport to support typical residents who have little private transport.
- Too much building has been put on the South East. The infrastructure is not good enough in the areas of Knockholt, Halstead, Cudham. Hardly bus services, rail links. So therefore more traffic for the M25 which can't cope now.
- Lack of "Bottom of ladder" accommodation.
- May object, dependant on proposals. The scope and detail of the development may cause concern.
- There is already too much traffic passing through - it increases year on year. People in the village have fought in the past to preserve its essential village quality - an influx of people destroys the natural balance where as single housing allows people to successfully integrate.
- Great care should be taken to maintain the rural village and community - which could easily be swamped by the expansion of the sprawling suburbs of the SE.
- You can not build new housing without putting an infrastructure in place. Very little amenities contained with this parish.
- Thin edge of the wedge. Lose its rural appeal and housing estates are not in keeping. Knockholt is not ideal for young or elderly because of lack of facilities and transport.
- Houses are already being built on Defra site, West Kent Cold stores, Riverhead, Halstead School site, no facilities available i.e. 1 bus an hour, few spaces in local schools, limited water resources in south east, narrow local lanes, no pavements.
- Low cost housing is likely to be used for politically correct social engineering.
- The answers to Q 8 and Q9 are predicated upon completely satisfactory replies to enquiries suggested in para 3 of the parishes letter DD Feb 2006. If proper and unequivocal safeguards cannot be guaranteed, especially as any site outside the village confines would be an exception on this green belt location then would strongly object on planning and provision grounds.
- Greenfield areas should not be encouraged. Additional housing would create further problems on the roads and utilities.
- Would judge on its merits.
- This is green belt and an area of outstanding beauty therefore I strongly object to any housing development of any kind.
- We do not wish any more houses/development built on our green belt land in our Parish.
- If it is affordable housing they are to be for local people and not given to housing trusts to accommodate people from other areas not even near this village.

- I would have no objection to sheltered accommodation for the elderly, however I would not want families who have perhaps caused trouble elsewhere to be placed within the village.
- It depends on where it was going to be built and how big. Our village at the moment is fairly quiet. That is why we live here. More housing especially for families would bring more cars and people turning it into a town not a quiet village. Old people live here because it is quiet.
- The houses will be filled with unmarried mothers, immigrants and Asylum seekers from Dartford etc. Not local Knockholt youngsters that should be given them. They will be at the bottom of the list.
- General increase in traffic and deterioration into suburbia. We need to oppose Prescott's desire to develop the South East. People cannot expect to live exactly where they want to.
- I wouldn't like Knockholt to join suburban sprawl.
- It depends on where the proposal was sited.
- There is sufficient housing in the village any development would be unsightly and ruin the idyllic nature of this Kent village. It would bring extra traffic which we do not need.
- The village of Knockholt contains a variety of housing types, prices and ages. The village is big enough. More homes and people mean more congestion from traffic in the village.
- Private/social housing once granted to "developers" has been to run out of control once started we are a green belt/AONB area, small scale anything is all that should be considered. There's no infrastructure for estates at all.
- If people cannot afford to live in Knockholt they should live elsewhere, why bring the area down with cheap housing.
- Q9 I would suggest cannot be a yes/no answer. There are far too many variables in any development to comment on before it has been published. I may not necessarily object to sensitive and appropriate housing but I would object if it were neither or had other issues.
- Whilst supportive of the aims, particularly for housing for first time buyers our support for a planning application will be reserved until the details are known.
- The parish has no employment opportunities and therefore anyone living in the parish would need to commute to work, increasing the burdens on transport link. It is extremely important to monitor green belt areas and regenerate brown field sites.
- The village seems to have small cottages and large houses but not much in between. Larger homes are not needed. Suitable land for a development would only be brownfield which there seems to very little. Using a field or paddock would just help to fill in open spaces causing the village to look crowded.
- 9 out of 10 have no garages and with narrow roads traffic is held up and hard to travel through. Street parking causes congestion.
- Loss of agricultural land.
- This is a village and I feel no more residential properties are required.
- Any building work would need to be done in a very sympathetic way so as not to ruin the village. I can't think of areas in the parish that are suitable for much more development.
- I would be unhappy if a development meant any form of new estate. Knockholt is a beautiful rural village and this would not be fitting.
- Object to any development that might strain local resources and put further pressure on green belt.
- There are a few areas where family homes could be built in the village, but they fall outside the village.

- The village is fine as it is. Pity the shops closed though. Do not alter the planning restrictions. Families come and go, young and old.
- It would use up all the space in the parish which makes it nice to live here.
- Depending on type of property and where its situated. It would have to be in keeping with the rural area.
- We enjoy the rural feel of the area and feel that any further housing would be inappropriate.
- The character of the village is changing. People with money not wanting to join in village life.
- Knockholt prices have increased the same % over the past few years as Sevenoaks and Kent villages. The Prices are just as expensive/cheap as they were 10 years ago. The village doesn't have the infrastructure for large development.
- Knockholt has enough housing to support its current population. A development would mean increasing numbers in the village which might change its character.
- Villages is fine as it is - with premium housing.
- Knockholt is a village and needs to remain so. There are ample towns and a city within easy reach for those who prefer such areas. The whole ethos of a village encourages community and environmental excellence.
- We need to protect the green belt, the countryside and wildlife to provide a healthy environment for our children to grow up in. There is already too much development in south east and insufficient natural resources e.g. water to cope.
- As this is currently a green belt area severe restrictions are placed on even extending property that already exists and a premium has already been paid buy purchasing properties in this area. 1) it would be detrimental to countryside to develop 2) unfair on people already in situ 3) strain on current services.
- I feel that any new housing development would be inappropriate for Knockholt, which has poor public transport and would therefore attract more unwanted traffic. It would also be detrimental to a designated area of outstanding natural beauty.
- We do not believe affordable homes will remain as such and that they will probably be filled by people whose names are on the housing list somewhere who have no ties with the village either past or present.
- The required response is insufficient. Any response depends entirely on what may be proposed. However any development which changes the character of the village should be highly questionable - there are few villages which have been able to retain their character when overdeveloped and lost any individuality.
- As we see it the only land available for building would be green belt countryside which we would not approve of. We consider the village to be adequately supplied with housing.

## **APPENDIX K 2**

### **SUGGESTED POSSIBLE SITES**

- Near to Pound, vital to be near 402 bus service, shop etc.
- A small development could be built on Pine Ridge riding school site.
- Unused farmland, large plots with a single house.
- On field to rear of recreation ground - access via village hall car park.
- Local brown belt land on the outskirts of the village/district.
- In small pockets of land adjacent to or between existing residential without being an estate of same housing.
- Bottom of Pound Lane.
- Within a 5 mile radius of Knockholt should be sufficiently close to enable residents /ex residents to make social and family relationships.
- Relocate people - more incentives to move to other areas. The South East of Kent is over developed.
- This is a long village (3 - 4 miles) there are spots for infilling.
- I do not wish for any further large development.
- Not near me especially rented or housing association.
- Near to main towns.
- Transfer the contents of Sevenoaks District Council offices to Swanley and then convert the Sevenoaks building into low cost housing units.
- Close to village centre.
- Near village centre.
- On the old White Leas nursery site - traffic in the village would be greatly reduced.
- Mountross Farm, Main Road.
- We already have the cold store at Dunton Green being developed. Halstead Place due to be developed and Fort Halstead to be developed. How much more are we expected to accommodate.
- Difficult to say as most of Knockholt is Green Belt and therefore not for building land.
- Any available land.
- On the land of the old Wilson nursery behind the old post office. Must remain within village envelope and not on green belt.
- Infilling established roads - no estates.
- Brown field sites, industrial sites.
- Where the proposed gypsy site was positioned at the top of star hall adjacent to Fort Halstead or Chevening Lane.
- I do not consider there are any truly local needs. Housing should be close to employment as above re Q 10 the parish does not have employment opportunities.
- More land to be approved for planning permission for housing for young people.
- Top of Ivy Lane on football pitch because it is out of way but does not need additional land for access, then gain further agric field for new pitch.
- Somewhere near the bus stop and village hall and local shop.
- Infill only.
- Could old people's bungalows be put on the green at the pound Knockholt.
- Pound Lane.
- Randalls Lane, Pound Lane.
- If Fort Halstead is going to be developed there would be sensible - neither too near or too far from the village.

- It must be within the village envelope somehow otherwise Government legislation will side green belt land. This has to be protected.
- No not aware of a shortage in Knockholt.
- In Sevenoaks or Orpington.
- Within the boundaries of the village.
- Suggest only very small infill on appropriate sites wherever they maybe.
- Rough land behind the ' Three Horseshoes' Knockholt.
- Bowens Yard.
- It would of course, depend on what is proposed.

### **APPENDIX K 3**

#### **COMMENTS ON PARISH'S HOUSING NEED**

- Very important local people come first. Very important houses can never be bought i.e. like council house sold in 80s.
- No housing association houses. No part buy part rent homes.
- Developments should be in proportion to the size of the village and prioritise people with connections to village - work/family.
- It would be good to have a mixture of affordable housing integrating with existing residential rather than providing new estates on edge of village which will not keep the core of the village.
- I am not aware of any housing needs.
- Smaller properties desperately needed - so many homes have been extended.
- Given current tight planning rules re extensions etc as apply to existing residents, social housing, new builds would be a mockery of these.
- We have enough housing/developments in Sevenoaks. We have to say no to further developments or do we want to emulate Croydon/Bromely. Other regions in England have to be developed but not over developed. Re-locate people.
- Many of us moved into village in 60's as property was very reasonable, now we face having to move out us pensioners because of increases relative to our council tax.
- The current housing in the parish is a mix that offers a wide range of housing. I believe it to be adequate at this time.
- In principle I have nothing against local people being able to build within the village reasons/daughters as young encourage diversity and this can be met with infilling in a wider area to allow integration.
- Perhaps some infilling might be acceptable.
- There are not enough amenities in Knockholt. As it is to increase population would be ridiculous and put additional strains on community to more crime.
- Problems what problems? It's just fine as it is.
- It is very difficult for people working in the parish to get on to the local property ladder - they have to travel to Dartford or Tonbridge to find something they can afford.
- I'm not aware there are any.
- Any more housing and we will lose our lovely rural setting and become another London suburb.
- Young people who have lived in the parish need to be offered the opportunity to continue to live near their families to receive and provide support.
- There are many empty offices in Sevenoaks and shops closing down they could be made into apartments and houses. Do we need all these empty offices?
- Any such specialised housing should be reserved exclusively for people connected with long term Knockholt residents so as to guarantee their behaviour.
- This is a village and should remain so.
- I believe they are sufficient and are already met we do not need more new houses.
- People move out of Knockholt as the infrastructure is so poor to commute. Resources unavailable so apart from the elderly why would the youth want to stay, it is also an area with no evening, public transport and no changes to forsee.
- Any development will require additional infrastructure e.g. public transport, medical facilities, post office etc.
- Housing needs to be centred under context of education. Important are health needs etc the parish is not equipped for any of these and therefore any additional housing would not be adequately served in any of these areas.

- Not enough land being made available for development because of planning restrictions.
- Those already occupying smaller 2 bed cottages find it difficult to move up to 3 bed property as many houses are 4+ and out of price range if easier for those people to move up then smaller cheaper housing then becomes available at lower end of market.
- Young people wishing to stay near family - old people to make more space in family home. To keep community alive and growing.
- Infill in the village as a whole and not just in the village envelope, not to encroach with open land but on the roadside.
- It is important to retain the countryside around Knockholt.
- I did not know there was housing needs in this parish. There have been many developments in surrounding parishes.
- The village always has properties for sale. Some large and some small. This older generation need the government to pay better pensions and not cheap unwanted housing.
- Not needed.
- I do not believe we have housing needs we have a variety of sizes /prices of accommodation already.
- It should be noted that quite large developments are likely to take place within a very few miles of this village i.e. Halstead & Dunton Green so it is doubtful that Knockholt needs anything on a large scale.
- There are small pockets of land in Knockholt which are officially within the green belt. These add nothing to the general rural character of the area, nor would they diminish it by being used for housing (behind the Three Horseshoes is an example).
- I do not feel that there is a housing need in the parish as there are already many young people living here which is highlighted by the current high intake at the primary school.
- Any further housing built in the village would be detrimental to the environment and would detract from the semi rural atmosphere.