

Action *with* Communities *in* Rural Kent

(Charity No. 212796)



HOUSING NEEDS SURVEY FOR THE PARISH OF SHOREHAM

July 2005

Jennifer Shaw - Rural Housing Enabler

With the support of

Shoreham Parish Council

Sevenoaks District Council

CONTENTS

	Page
1. Summary	3
2. Background information	3
3. Local housing costs	5
4. Introduction to the Shoreham housing needs survey	6
5. Method	6
6. Results	
6.1 Section 1	7
6.2 Section 2	14
7. Assessing the housing need	18
8. Recommendation	22
9. Appendices	
Appendix S 1 – Respondents’ concerns	23
Appendix S 2 – Possible sites	26
Appendix S 3 – Respondents’ comments	28
Appendix S 4 – Survey	31

1. Summary

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

Shoreham Parish Council distributed a survey to every household in the parish during June 2005. 899 surveys were distributed with 174 surveys being returned to Action with Communities in Rural Kent, representing a 19% response rate. Of the surveys returned 14% indicated 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 many local people are unable to afford a home within the parish.

For a first time buyer an income in excess of £63,000 is needed to purchase a 2 bedroom property on the open market in the parish and over £28,000 to rent a 1 bedroom property within a 3 mile radius of the parish.

From the analysis of section 2 a need is shown for up to 9 affordable homes, for local people. At least 75% of the homes should be for rent. 82% of those in housing need are single people and couples.

2. Background information

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

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

The way forward supported by the Government is:

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

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

The 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 (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 two, three month, periods from October to December 2004 and January to March 2005 in the postcode areas TN14 7, which includes Shoreham shows the breakdown of property prices by property type as being:

Type of Property	Oct – Dec 2004		Jan – March 2005	
	Average price £	Sales	Average Price £	Sales
Detached	357 361	9	454 400	5
Semi detached	205 000	3	0	0
Terraced	0	0	286 666	3
Flat/ maisonette	0	0	0	0

Searches of www.rightmove.co.uk which markets property of a number of local estate agents, in July 2005, showed following property for sale at the lower end of the market in Shoreham Parish.

Type of property	Number of bedrooms	Price £
End terrace	2	199 995
Semi detached	2	215 000
Terrace	2	249 950
Semi detached	2	255 000
End Terrace	2	270 000
Terrace	2	275 000
Semi detached	3	325 000

Property to rent

A similar search for rental property found no rented accommodation currently available in the parish or within a 1 mile radius. Within a 3 mile radius of Shoreham the following properties were available for rent in rural parishes a 1 bed flat (West Kingsdown) priced at £475 pcm, 1 bed cottage (West Kingsdown) £550pcm and a 2 bed cottage (Eynsford) priced at £700 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 5.75% (Kent Reliance standard variable rate mortgage – 6.75% for 3 years reducing to 5.98% for remaining term. 1 November 2004).

Property	Price	Borrowing 95% Annual Income level	Monthly repayment	
			6.5%	5.75%
2 bed end terrace	199 950	63 317	1297	1208
3 bed end terrace	325 000	114 035	2336	2175

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 £550 per month a net income of £1833 per month is needed (assuming net is 80% of gross income, a gross annual income of £27 499 is required).

To rent at £700 per month a net income of £2333 per month is needed (assuming net is 80% of gross income, a gross annual income of £34 999 is required).

4. Introduction to the Shoreham housing needs survey

In October 2004 the Clerk to the Parish Council requested information on a housing needs survey. Further to providing written information the RHE attended a meeting of Shoreham Parish Council in December 2004 to discuss local needs housing and the housing needs survey in more detail.

The Parish Council agreed to undertake a housing needs survey and formed a small working group to consider the content of the covering letter and questionnaire.

The RHE liaised with the Clerk to the Parish Council to agree the content and timing of the survey. A copy of the housing needs survey is attached at appendix C4.

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

5. Method

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

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

The surveys were delivered to every household, in June 2005 together with the church magazine. Copies of the survey were available for completion by anyone who had left the parish and wished to return. These surveys were available from the Parish Clerk.

In total 899 surveys were distributed. It was asked that completed survey forms were returned by 30th June 2005.

All surveys received at Action with Communities in Rural Kent by mid July 2005 are included in this report. In total 174 surveys were returned representing a return rate of 19%. Of these surveys 4 were returned after the analysis had been run and are not included in the following results. None of these 4 surveys indicated a housing need. Of the 170 surveys analysed some questions were not answered therefore the results are shown for the total answers to each question.

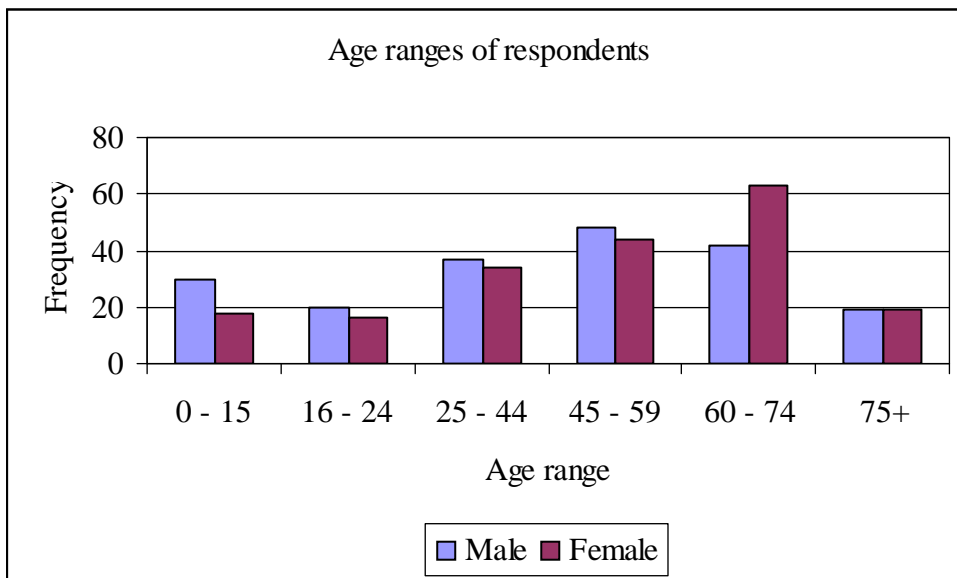
6. Results

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

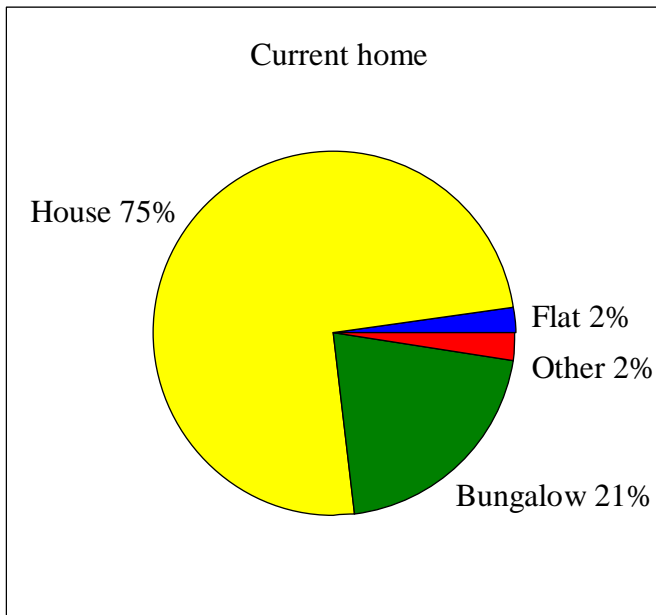


Age Range	Male	Female	Total
0 – 15	30	18	48
16 – 24	20	16	36
25 – 44	37	34	71
45 – 59	48	44	92
60 – 74	42	63	105
75+	19	19	38
Total	196	194	390

The returned surveys represent a total of 390 people.

Question 2. Is your current home?

Percentage pie chart and summary table of type of home

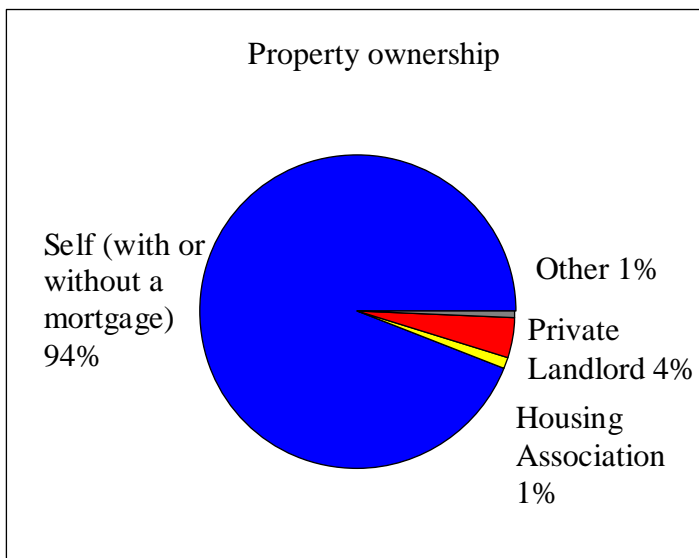


Current home	Responses
House	126
Bungalow	35
Flat	4
Other	4
Total responses	169

Other included: mobile home and public house

Question 3. Who owns the property?

Percentage pie chart and summary table of property ownership

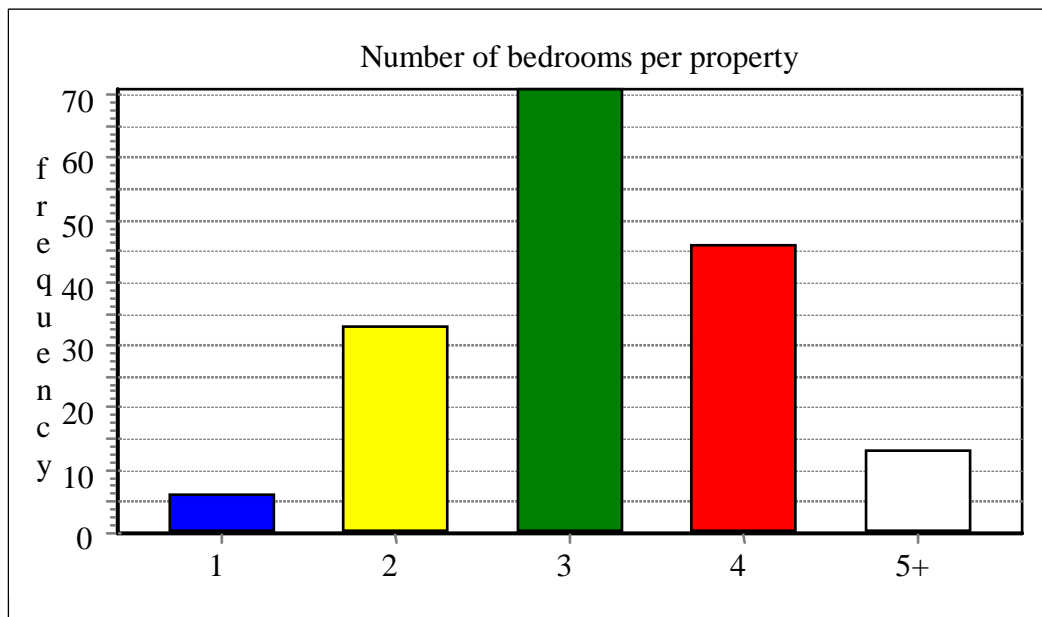


Owner of property	Responses
Self (with or without mortgage)	159
Private Landlord	7
Housing Association	2
Other	1
Total	169

Other included: MD Green

Question 4. How many bedrooms does your property have?

Bar chart and summary table of number of bedrooms per property

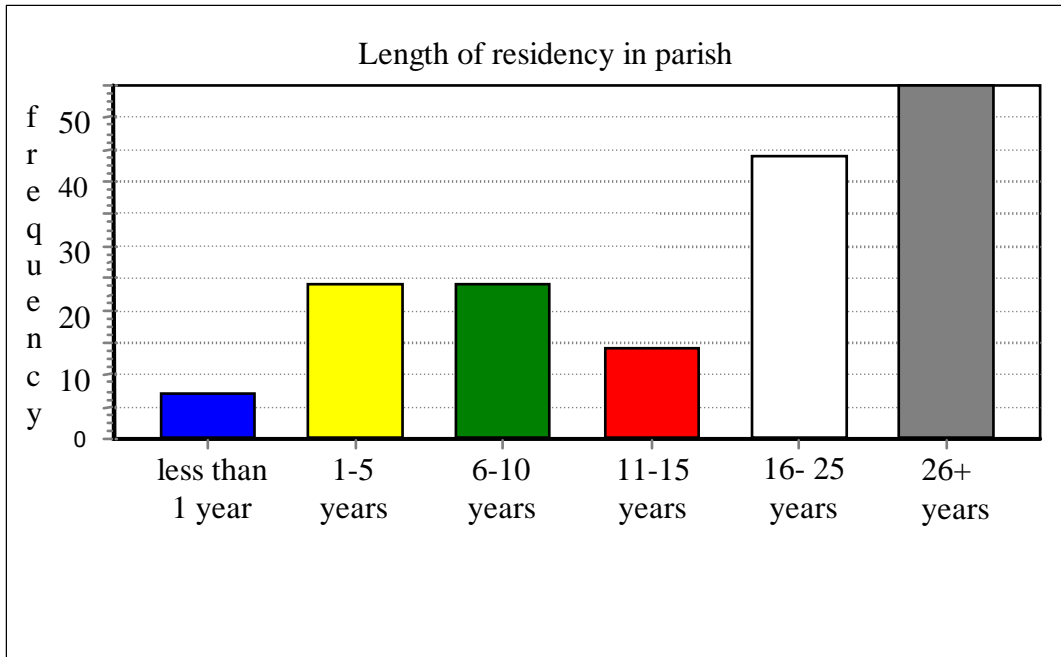


No. Beds	Responses	Percentage
1	6	4
2	33	19
3	71	42
4	46	27
5	15	8
Total	169	

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	7	4
1 – 5	24	14
6 – 10	24	14
11 – 15	14	9
16 – 25	44	26
26+	55	33
Total	168	



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 108 responses to question 6. 59 households had 0 members leave, 28 households had 1 member leave, 17 households had 2 members leave and 4 households had 3 members leave. This totalled 74 people leaving the parish in recent years.

The reason for leaving is summarised in the table below

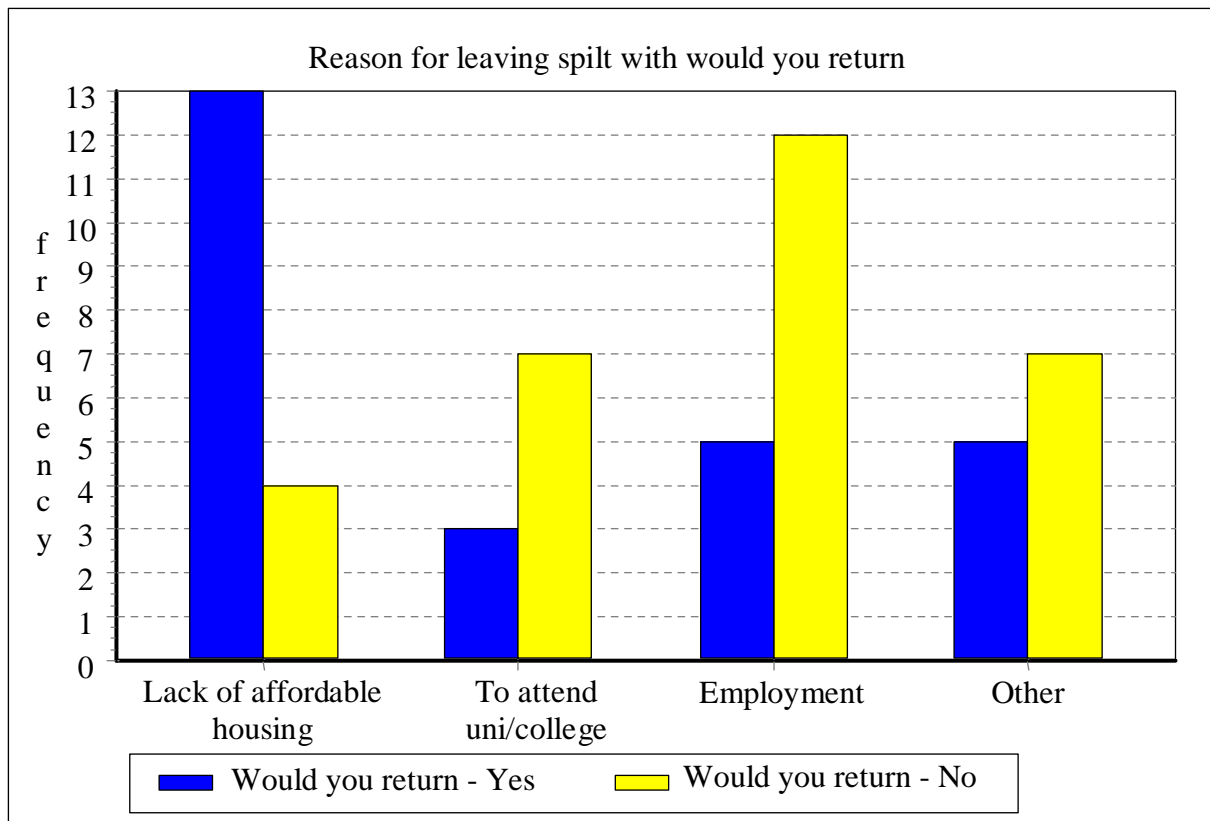
Reason for leaving	Percentage
Lack of affordable housing	32
Employment	30
To attend university / college	17
Other	21

Other included: marriage, to live elsewhere and death

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

	Responses	Percentage
Yes	21	44
No	27	56
Total	48	

The following bar chart illustrates that those who had left due to lack of affordable housing are the most likely to return. Those who indicated lack of affordable housing as the only reason why they had left and they would return totalled 23 people.

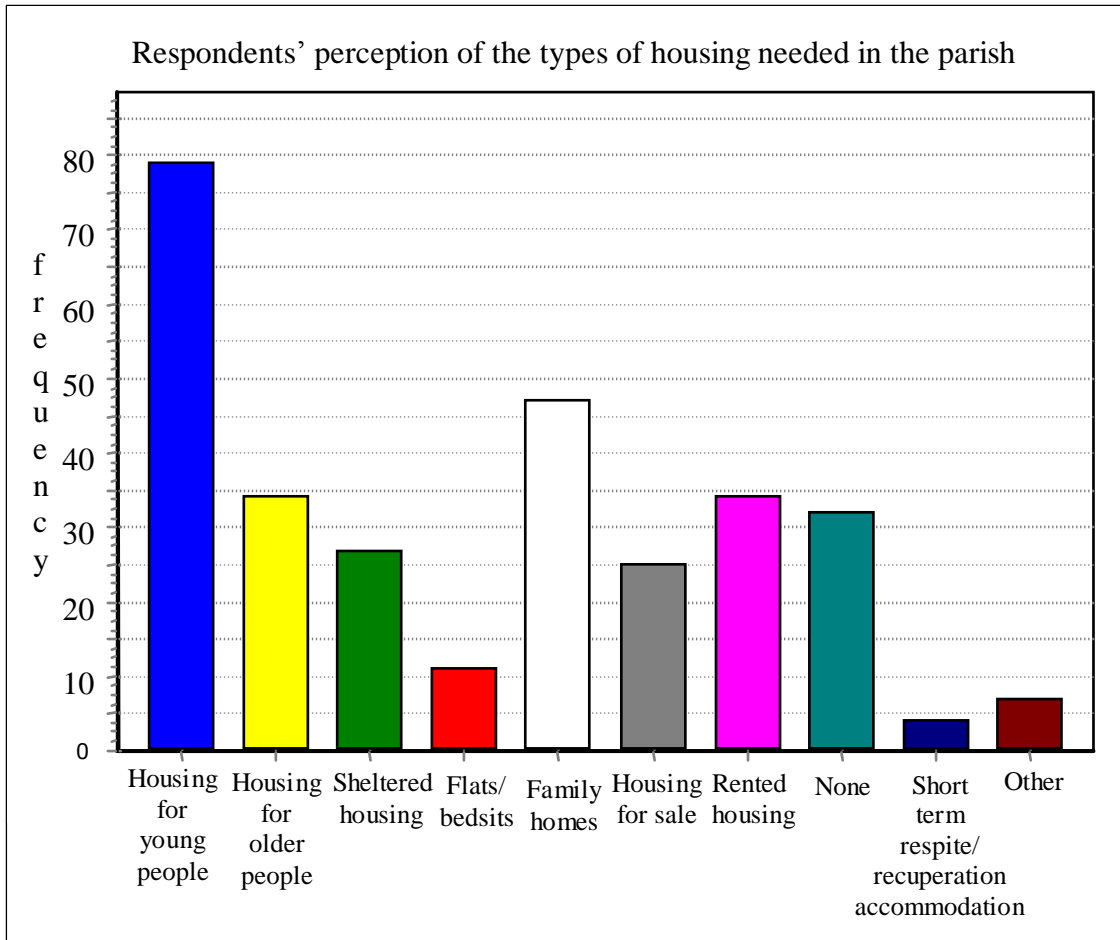


Question 8. What types of housing do you think are needed in the Parish?

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

Type of housing	Responses	Percentage
Housing for young people	79	26
Family homes	47	16
Rented housing	34	12
Housing for older people	34	12
None	32	10
Sheltered housing	27	9
Housing for sale	25	8
Flats/bedsits	11	4
Other	7	2
Short term respite/recuperation	4	1
Total	300	

Others included: Shared equity, mixed, all, no grouped housing and unsure/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	51	34
No	101	66
Total	152	

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

64 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. Several respondents stated that they are unable to make a comment until ideas of location, design, numbers of units are known.

A complete list of concerns can be found in appendix S 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 S 2. In total there were 75 responses, 13 respondents simply responded 'no'. 5 respondents indicated urban sites or not in Shoreham/Knockholt.

The following sites / locations were mentioned several times

- The Piggeries
- The allotments

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 S 3. Of the 59 responses, 7 simply said no.

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

24 (14%) of households responding to the survey answered question 13 indicating they have a housing need. This was split with 11 households looking now and 13 in the next 3 years. 129 households indicated that they had no housing need.

One survey was returned with question 13 unanswered but section 2 completed. This survey is included in the results to section 2.

Summary to Section 1

From the results of section 1 it is seen that the age range of the respondents and their families is split with 40% under the age of 45 and 60% being 45 years old or over. 2001 Census data shows a population of 1979 persons with 49% under 45 years of age and 51% 45 years of age and above.

From the survey owner occupier properties account for 94% of the housing stock and 77% of homes have 3 or more bedrooms. The 2001 census indicated a slightly higher level of rented accommodation available in the parish with 6% social rented and 11% private rented/other tenure.

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

Lack of affordable housing and employment were the main reasons given for family members moving away from the parish. Of those who gave affordable housing as the only reason for leaving, 23 people indicated they would return.

The greatest need was perceived as being housing for young people (26%) and family homes (16%). 10 % of respondents did not wish to see any further housing in the parish.

More than 6 out every 10 respondents (66%) 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	4	8	8	2	2	0
Female	1	7	7	0	3	1
Total	5	15	15	2	5	1

43 people in total

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

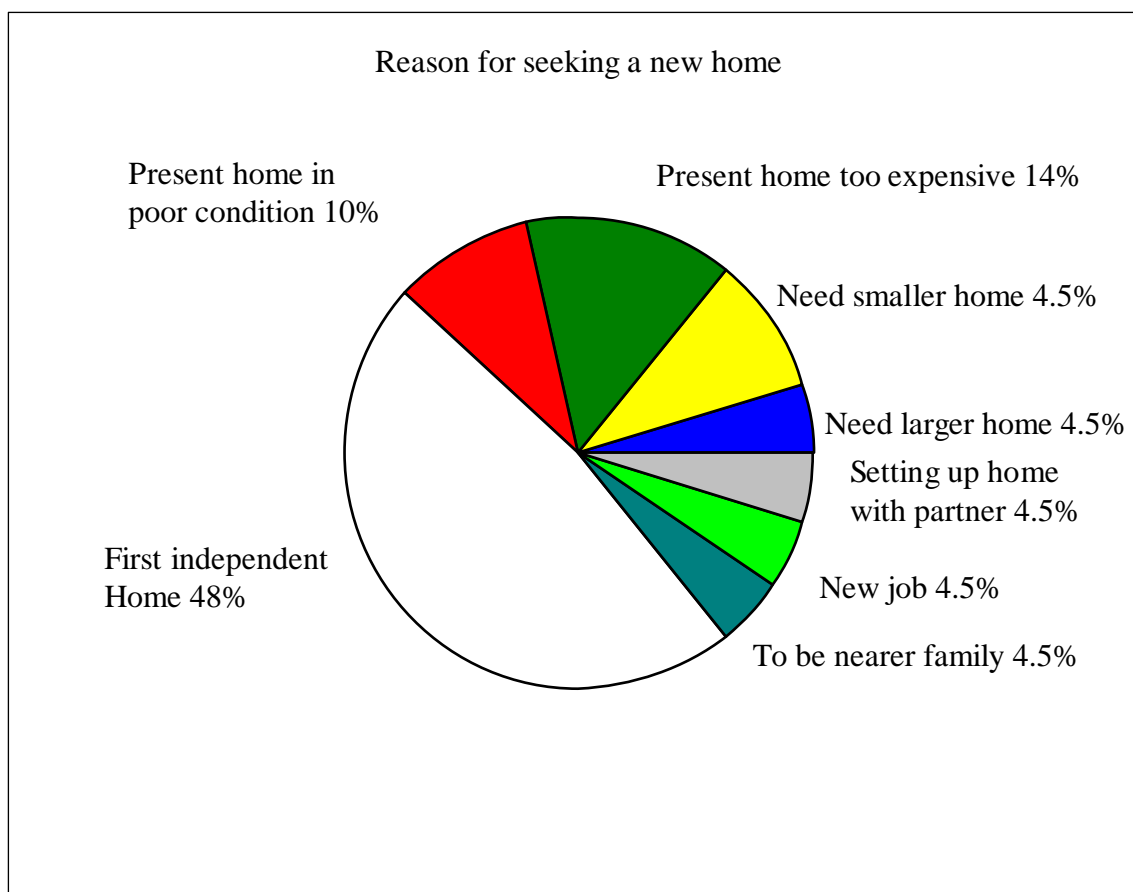
Relationship to head of household	Responses	Percentage
Head of Household	12	52
Child of head of household	7	31
Other relation to head of household	4	17
Not related to head of household	0	0
Total	23	

Question 16. What type of household are you?

Household	Responses	Percentage
Family	14	61
Couple	2	9
Single person	7	30
Other	0	0
Total	23	

Question 17. Why are you seeking a new home?

The following percentage pie chart shows the reasons for needing a new home. There were 21 responses.



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

Type of house	Responses	Percentage
House	16	56
Flat	6	22
Bungalow	6	22
Other	0	0
Total	28	

Some respondents indicated more than one choice.

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

Some respondents ticked more than one box

Preference	Responses	Percentage
Renting – Housing Association	9	32
Shared ownership – Housing Association	5	18
Buying on open market	10	36
Shared ownership – private sector	3	11
Renting – private sector	1	3
Total	28	

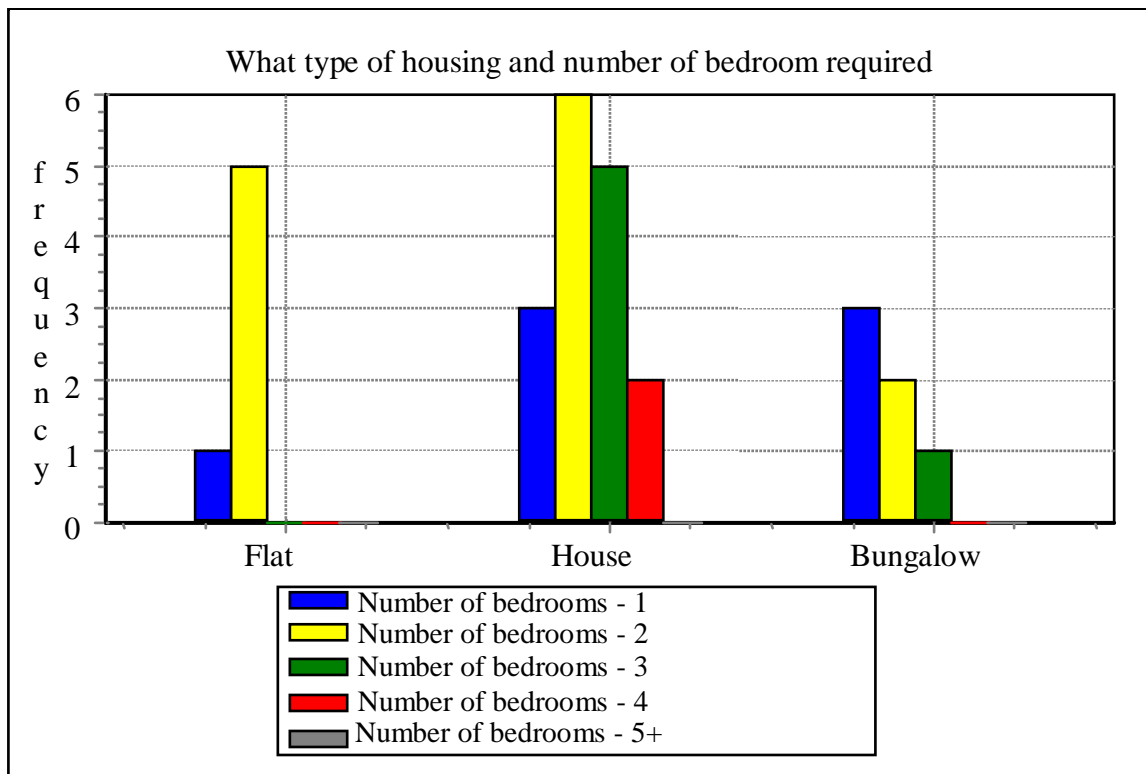
Question 20. Does anyone in your household have a disability or have any special needs?

1 of 22 respondents indicated that someone in their household had a disability. This was stated as arthritis.

Question 21. How many bedrooms do you need?

Number of bedrooms	Responses	Percentage
1 bed	4	18
2 bed	11	50
3 bed	5	23
4 bed	2	9
Total	22	

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



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

Prefer to stay in parish	Responses	Percentage
Yes	20	91
No	2	9
Total	22	

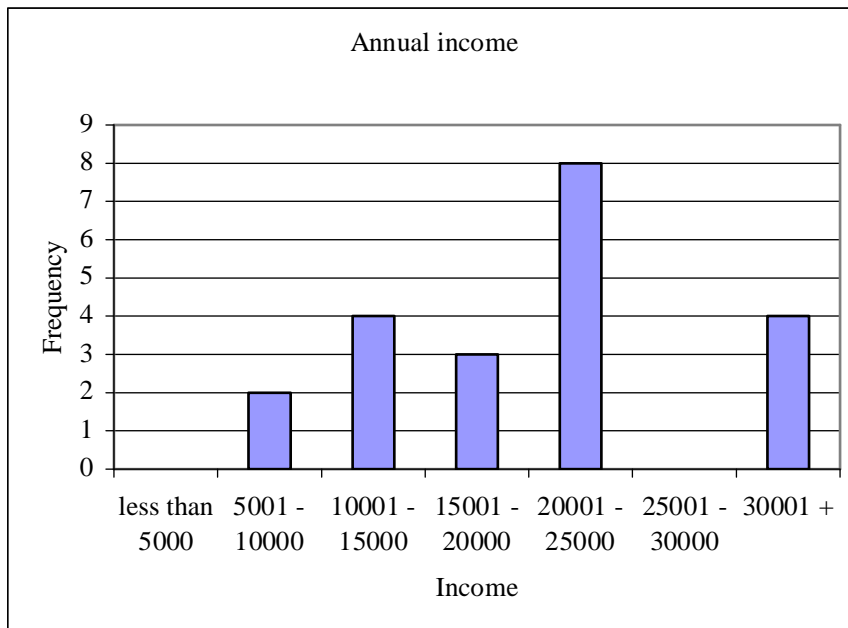
Question 23. How far you would be willing to move away?

Distance willing to move	Responses	Percentage
0 – 4 miles	9	50
5 – 10 miles	6	33
11 – 20 miles	3	17
Total	18	

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

Rent / mortgage	Responses	Percentage
under £50 per week/£200 per month	3	15
£51 - 75 per week/£225 - 325 per month	1	5
£76 - 100 per week/£326 - 433 per month	12	60
£101 - 125 per week/£434 - 541 per month	2	10
£126 – 150 per week/£542 – 650 per month	0	0
£151 – 200 per week/£651 – 866 per month	1	5
£201 – 250 per week/£871 - 1083 per month	1	5
Total	20	

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 21 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?

21 respondents live in the Parish and 3 not in the parish. The 3 respondents who do not live in the parish, all have family connections.

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

Of the 22 responses to this question, 8 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 25 respondents who completed section 2 of the survey have been assessed to see how their housing needs could be met.

Assessing the 11 respondents who are in need of housing now;

2 respondents are excluded from the assessment for affordable housing.

1 respondent failed to provide sufficient information for an assessment of their ability to meet their own housing needs to be made.

1 respondent is seeking a smaller property through open market purchase.

Due to a lack of private rented accommodation in the Parish, the 1 respondent who could afford private rented has been included as there are limited opportunities to take up this tenure.

9 respondents in need of affordable housing:

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

Single people

All currently live in the parish

Reason for seeking a new home

3 x first independent home

1 x home in poor condition - mobile home

Age ranges

2 x 16 – 24 years, 1 x 25 – 44 years, 1 x 45 – 59 years

Type of accommodation & number of bedrooms requested

1 x flat, 1 x house, 1 x house/bungalow, 1 did not specify.

1 x 1 bed, 3 x 2 bed

Tenure requested

2 x renting – housing association, 1 x renting or shared ownership – housing association, 1 x shared ownership – housing association.

Housing register

2 x respondents are on the Sevenoaks District Housing Register

The 2 respondents who expressed an interest in shared ownership, based on the calculation in the box below and the level of rent/mortgage the respondent can afford, both respondents could afford a 25% share.

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

Couples

2 couples currently live in the parish, the other has family connections

Reason for seeking a new home

- 1 x first independent home
- 1 x home in poor condition - mobile home
- 1 x setting up home with partner

Age ranges

- 2 x under 44 years, 1 x over 60 years

Type of accommodation & number of bedrooms requested

- 1 x house, 2 x house/bungalow
- 1 x 2 bed, 1 x 3 bed, 1 x 4 bed

Tenure requested

- 2 x buying on open market, 1 x buying on open market/shared ownership (private)

Housing register

- 1 x respondent is on the Sevenoaks District Housing Register

The 3 respondents who expressed an interest in open market purchase and/or shared ownership, based on the calculation in the box below and the level of rent/mortgage the respondent can afford, 1 respondent could afford a 50% or greater share.

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

Families

1 family live in the parish the other has family connections

Reason for seeking a new home

- 1 x first independent home
- 1 x need larger home

Age ranges

- All family members are under 44 years of age

Type of accommodation & number of bedrooms requested

- 1 x flat/house, 1 x house
- 1 x 2 bed, 1 x 3 bed

Tenure

- 1 x renting – housing association, 1 x buying on open market/shared ownership – housing association,

Housing register

- 1 x respondents is on the Sevenoaks District Housing Register

The 1 respondent who expressed an interest in buying on the open market and/or shared ownership, based on the calculation in the box above and the level of rent/mortgage the respondent can afford, the respondent is unable to afford a 25% share.

Assessing the 13 respondents seeking housing in the next 3 years:

6 respondents are excluded from the assessment for affordable housing.

2 respondents do not wish to stay in the parish.

3 respondents failed to provide sufficient information for an assessment of their ability to meet their own housing needs to be made.

1 respondent is seeking a smaller property through open market purchase.

Due to a lack of private rented accommodation in the Parish, the 1 respondent who could afford private rented has been included as there are limited opportunities to take up this tenure.

7 respondents in need of affordable housing:

- 3 x single people
- 3 x couples
- 1 x family
 1 family with 2 adults and 1 child

Single people

2 respondents currently live in the parish, the other has family connections

Reason for seeking a new home

- 1 x first independent home
- 1 x present home too expensive – private renting
- 1 x to be nearer family

Age ranges

- 2 x under 44 years, 1 x over 75 years

Type of accommodation & number of bedrooms requested

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

Tenure requested

- 1 x renting – housing association/ buying on open market, 2 x buying on open market

Housing register

- 1 x respondent is on the Sevenoaks District Housing Register

The respondents who expressed an interest in open market purchase do not have sufficient income to realise this option or shared ownership, based on the calculation in the box below and the level of rent/mortgage the respondent indicated they could afford.

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

Couples

All couples currently live in the parish.

Reason for seeking a new home

- 2 x first independent home
- 1 x present home too expensive – living within another household

Age ranges

All are under 44 years of age

Type of accommodation & number of bedrooms requested

1 x flat/house, 1x flat/house/bungalow, 1 x house

1 x 1 bed, 2 x 2 bed

Tenure requested

1 x renting (private)/shared ownership (housing association or private), 1 x shared ownership (housing association or private) 1 x buying on the open market.

Housing register

No respondent is on the Sevenoaks District Housing Register

The 3 respondents who expressed an interest in open market purchase and/or shared ownership, based on the calculation in the box below and the level of rent/mortgage the respondent can afford, 1 respondent could afford a 50% or greater share.

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

Families

The family currently live in the parish

Reason for seeking a new home - first independent home

All family members are under 44 years of age

Type of accommodation & number of bedrooms requested - 3 bed house

Tenure requested - renting from housing association

Housing register - not on the Sevenoaks District Housing Register

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

Respondents in housing need;

- 1 x couple

This respondent currently lives in the parish, in a mobile home and is seeking 2 bedroom rented, (housing association) accommodation. They have insufficient income to afford to rent or purchase on the open market. They prefer to stay in the parish and are registered on the Sevenoaks District Housing Register.

Total housing need

- 7 x single people
- 7 x couples
- 3 x families
 - 1 family with 1 adult and 1 child
 - 1 family with 2 adults and 1 child
 - 1 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 9 properties would meet the existing and future affordable housing needs of local people in Shoreham.

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

A mixture of property types could include

- 2 or 3 x 1 bed
- 4 or 5 x 2 bed
- 2 or 3 x 3 bed

At least 75% of properties should be for rent.

APPENDIX S 1

CONCERNS ABOUT LOCAL NEEDS HOUSING

- I would object if there was no concern about siting, an absence of good modern design, in appropriate size/scale of development.
- I would be concerned about where in the village green belt land is used.
- One development could lead to many more.
- Do not agree with green belt development.
- Enough already.
- Prefer it as it is at present, quiet and un-crowded.
- Would object within village envelope as roads and infrastructure in general already inadequate.
- Depends on location, I live opposite a field and moved to the house precisely for that reason I would not want to have to move again.
- Ruin the character of the village to build more houses.
- Depends where it is.
- Shoreham is green belt and no land should be used for building. There is plenty of scope for new housing in infill sites and where buildings need replacing in Shoreham and elsewhere. I lived in a London slum when first married and consider young people need to branch out and leave home.
- Area becoming overbuilt, loss of countryside. Overcrowding - increase in people and traffic. Like village exactly as it is now – that's why I choose to live here.
- Because Shoreham village is a small community and it cannot take any more infill as traffic too much and schools could not take any more pupils. It is busy enough at present - where to park cars?
- Lack of public transport - shops post office. Large amount of building already, largely upper end of the market.
- Lack of facilities in the parish to deal with an increased populace, narrow lanes and too many cars.
- The narrow roads could not cope with any more traffic safely. We live in an area of natural outstanding beauty and would like to keep it that way for generations ahead.
- I would have concerns unless the development was as a brownfield site. While new housing is needed it is important to retain the greenbelt.
- Over development, not enough facilities to meet residents need especially if not a car driver.
- Over large development in inappropriate area.
- No further development is needed in this area.
- If on Green belt land.
- If genuine local need. Not social housing for newcomers and gypsies.
- It all hinges on where any small scale development would occur, I can only talk about the village "proper" We've only got one space left because the allotments were granted in perpetuity - leaving the playing field next to the tennis courts behind the village hall: space for 4 sensitively designed units appropriate to the conclusions of the survey
- I answered no but have reservations regarding site location and size. Will they the occupiers be encouraged to use public transport or will they clog the streets with cars.
- An objection would depend on the size location and type of housing proposed. Potentially inappropriate schemes would destroy the nature of the village which is what makes it an attractive place to live.

- I do not think the area is appropriate for flats/bedsits and there are/were plenty of council houses. There are many family homes existing already.
- Building more houses would spoil the charm of Shoreham. There is no space for more housing. The school is unable to take any more children and is currently full.
- There shall always be a requirement for more and more housing, if this requirement were to be here then Shoreham would not be the unique village it is today. We feel that a more productive approach would be to find solutions in assisting people to buy existing properties i.e. low interest loans.
- Have said no, but rather depends where development is - not on fields.
- Depends on type of development, size, location and who intended for.
- I moved here specifically because it is as is. Selfish as this may be, I don't want Shoreham to change. Young people move away in any community.
- First and foremost the villages must be kept as villages or we will become another larger complex and a loss to further generations. Conservation areas in villages must not be built on. Do not destroy the countryside by overdevelopment and more cars.
- Would spoil village.
- We answered yes/no as it is impossible to either agree or object to a development that we know nothing about as it does not even exist.
- Would object to any development without more than adequate car parking facilities. Not acceptable to have cars parked along village roads as not only dangerous but an eyesore. Also roads in Shoreham not suitable for further housing development.
- We wish to maintain the local community as it is without the introduction of specialist tailored accommodation to suit lower incomes.
- Any housing to be built in Shoreham should have a facility for off street car parking adjacent to the house and not in a car park some distance away. At present far too many cars parked in main road.
- No answered, but what are local needs. If affordable housing is built will people want it. If they have large commuting bills to work and limited transport available to reach work.
- Shoreham has few estates - that is part of its charm - Any new developments should be small - one off not loads of houses concentrated on to a small piece of land.
- Depends on scale of development.
- A new development would ruin the character of the village, it is not unreasonable for young people to leave the village to purchase cheaper accommodation just as I did when left home.
- I moved here for country atmosphere.
- Unsure, would need to know details before comment could be made.
- New developments mean more houses more people, that's what I don't want.
- Development is a rather vague word. I would object to a Broadwater Farm Estate development or one which meant losing all or some of the allotments.
- Badgers Mount is very rural. It is being badly damaged by the council allowing developers building 2 - 3 houses on small plots - cramming them in spite of local appeals.
- Shoreham is unique in being so close to London and yet so beautiful and unspoilt. It is a precious resource not merely for inhabitants but visitors - its preservation is more important than the individual housing needs of parochial families - this survey is being conducted on a wholly erroneous basis.
- Too much over development of greenbelt areas.
- My granddaughter is 23 lives with me and my partner and needs her own space. She needs a home of her own definitely. She also has a partner and cant stay with me.

- Because we don't want high rise development or large estates next to our property.
- I believe that groups of young single parents etc bring a vast amount of trouble to an area. If a housing complex is built I just look at Dunton Green that's why we moved!
- Hard to comment without any details.
- Any development should be small scale and in keeping with the traditional character of the village.
- Briefly I think the amenities especially roads and parking would not cope. The village is congested enough now and dangerous on occasions.
- I know that there are more suitable areas for development in the SE for example closer to areas of employment, than Shoreham which is an Area of Outstanding Natural Beauty. I do not understand the logic that says that young people have the right to live in the same area as their parents. I couldn't afford to and didn't. As a young couple recently moved into the village who aim to marry next year and start a family, I also reject the assumption that the village is somehow losing its young population.
- I think it is very sad that the whole character of the area is being changed by the original bungalows being knocked down and replaced by new houses. They are being fitted in wherever there is an open piece of land.
- Shoreham is a very small village compared to those around it. Building more houses would mean more cars etc. We are concerned and are completely against the idea.
- Larger site with unsuitable types. Small site for young starters okay.
- Could Shoreham take more congestion?
- There is a wide range of property already available in village, owner occupied, private rented, subsidised, also house and Walnut Trust as well as open market rent and Housing Associations. It is often people's aspirations that cannot be met by their available finance - not what they need.
- Shoreham village possesses a timeless beauty which I think has already been marred by previous new developments. These include Bowers Road, Mesne Way the old peoples bungalows, Forge Way, Boakes Meadow and Shoreham Place. I feel that any further developments would only serve to erode this beauty further. I also feel that in the 21st century it is unrealistic for us to expect that our offspring have some kind of birthright to live their adult life in the same place in which they were born or in which they grew up. There are many young people who did not grow up in Shoreham who would love to live here simply because it is a beautiful place but they are unable to afford to buy a property here. Everything has a price and that can only be afforded through hard work and making the most of opportunities in life what incentive are we giving our young people to work hard if everything is handed to them on a plate?
- Environment concerns, there are already too many people living in this area which is destroying the environment e.g. too many vehicles, creating too much waste and rubbish, needing infrastructure, water, power supplies, jobs, shops and industry to support population. Environment is more important than economic growth.
- It depends on what it was and where it was.
- We cannot approve a development where no information is given.

APPENDIX S 2

SUGGESTED POSSIBLE SITES

- Infill sites preferably – i.e. several small sites rather than one large one – e.g. school canteen, allotments (roadside).
- Field on right as you come down from station.
- Beecmast Farm, Filston Lane. The Piggeries, Station Road.
- There is a plot of land which was available at the junction of Shoreham Lane and Old London Road, now in a derelict state.
- Field next to school field.
- High Street frontage to allotments, High Street frontage to Hitchcocks field opposite the Crown PH.
- Disused pigsties off Station Road or possibly one edge of allotments or other site in Shoreham village.
- Badgers Mount area looks most likely candidate.
- Between existing housing i.e. Filston Lane.
- Not in Badgers Mount or Greenbelt site.
- Left hand side Filston Lane if going towards Dunton Green.
- Allotments, recreation ground.
- Not on green belt land that's for sure.
- The Piggeries area to the left of the entrance into Shoreham Place.
- By Shoreham Station.
- No but not in Badgers Mount.
- Brown field sites.
- On part of the allotments or in the field near the station.
- About 4 units behind the village hall.
- The old piggeries - reasonably close to station - close enough for proper footpath on Station Road.
- Field opposite Mill Lane or field opposite golf club.
- Some houses have huge gardens - if they sold some of their land to build houses on, this would stop houses spreading and encroaching on the countryside.
- On Brown sites or if possible in town
- In some of the villages there are existing former council developments perhaps these could be extended in a small way and no further sales allowed.
- The Piggeries.
- Land to east of Jeldam Haw, Halstead. Land at Roundabout adjacent to Offord Lane.
- What development.
- Near Shoreham station/fringes of village. Not too far from transport links and village amenities.
- 1. Sympathetic infill, 2. Use of Brownfield site
- Behind the old peoples bungalows in the High Street. It would require the use of part of the allotments but these are still underused. This land was left for the benefit of the Parish.
- On the grounds of now closed Badgers Mount Store company.
- Tough one. Hewitts roundabout or Foxs garage.
- A21 Top of Pol Hill to Badgers Mount roundabout say.
- Lullingstone, Eynsford borders.
- Yes spread out throughout the parish. Not in one area.
- Many houses have potential to build 1 x small house within their land.

- Shoreham Place.
- Fallow land at the top of Well Hill (central to Mill Hill) adjacent to Well Hill House.
- A more topical policy for the use of land where available.
- Behind Bowers Road and Mesne Way and Mildmay Place (which I believe is now owned by the council. Also extending past the recreation ground towards the end of the village towards Mill Lane.
- Unable to think of anywhere which wouldn't change the parish.
- The Piggeries (Station Road).
- In brownfield sites closer to providers of employment.
- Field opposite the Crown.
- The Piggery at entrance to Shoreham Place - war time nissan huts.
- Land adjacent to Shoreham Place known as the piggeries.
- On a good half of the allotments there are several plots or a few ones where owners might be interested.
- Adjacent to school playing field or opposite Mill Lane.
- We are in an era of sustainable development (allegedly) this should require new development to be carried out close to existing transport, shopping and educational facilities.
- Rather than investing in new homes and economic growth, existing properties especially any empty ones could be bought by the council and used for priority housing and local people.
- Possibly south of Bowers Road.
- Within or close to the village envelope high enough to be in no danger of flooding.
- No, but there are already too many cars in the village.
- Church Field.
- Infilling pigsties on Station Road.
- Part of the allotments. Entrance to Shoreham Place.
- How about half of the allotments as they aren't all used.

APPENDIX S 3

COMMENTS ON PARISH'S HOUSING NEED

- There was an abundance of local authority housing has this all been sold off?
- It is a shame that youngsters have to move away but I cant see anything being cheap enough for starting out.
- It is vital to the future of the village as a community, that affordable housing for rent or shared equity is provided for young couples, key workers and for older people wanting to move into smaller accommodation/shelter housing.
- As I live on the edge of Shoreham Parish I am not aware of local needs - I do relate more to Halstead where housing for young families is most necessary.
- Cottages that are I believe are meant to be rented to Shoreham people that have lived here for generations – don't, but let them to but newcomers. Farm cottages could be advertised for Shoreham People.
- We can only talk about Shoreham, not Badgers Mount or elsewhere here in the Parish and it is a matter of the land being bought by the LA and then let or sold subject to stringent conditions, the topic has been debated for 50 years and it is time for action the cost being defrayed by local rates.
- I made a comment once, Sevenoaks planning has sadly gone adrift, it seems their policy is where there is land lets build on it. I feel they have given planning a very low priority, care has not been taken.
- I agree that a healthy community is one which has a balanced population in terms of age ranges. Shoreham does not want to become top heavy with the likes of myself. Affording the price of family houses in such an area requires both parents to work and all the pressures which I don't feel is healthy in family life.
- We don't believe there are any
- Affordable housing for families is vital to retain our community. Young people should be encouraged to gain their place in the community and supported. Currently homes are too expensive to allow for this. A mixed development would be preferable.
- Limited numbers for first time buyers not "buy to rent".
- It must remain in Parish control if extra housing is provided.
- Affordable Housing requires cheap council owned land unless you intend to build blocks of flats which would be inappropriate in this area.
- Small well designed development of 1/2 bed units are needed.
- Affordable housing scheme would be highly appropriate.
- We must build houses and not rabbit hutches; there is no room to move in most new starter homes - never any cupboard space or room to keep anything other than absolute necessities.
- More affordable housing is needed not £1million properties.
- Property that is affordable for young people.
- If such a need for housing is proven for our parish then great thought must be given to any future development that it will not erode the rural charm and beauty of the area for future generations.
- Any housing should be built sympathetically to the area in which it is built and should reflect/compliment the character of the older buildings. This must be considered when considering the level of investment. The reason people want to stay in the parish is the beauty and character of the area - this must not be lost through cheap developments.
- This is a semi rural community and we need to keep it, as it is apart from the odd new home.

- The village needs houses for rent for young people who have been brought up in the village but cannot afford houses at the present market rate.
- I suspect most people from the parish would rather buy a house elsewhere than rent social housing here. I would oppose any scheme that hints of social engineering to create a multi cultural multi ethnic mix.
- I know of 3 local people who are living "rough" within the parish boundaries - they have not harmed the fabric so to speak. They need that buffer - it would be dreadfully ironic if over urbanisation removed that.
- Re page 1 para 3 second sentence - how can that be guaranteed? Who makes the decisions? what if houses are standing empty and not required for local people.
- It would be helpful if there were more part/ownership schemes available for existing council house/housing association tenants.
- Fine so long as the building were in keeping and not modern style.
- It should be within the bounds of the existing village housing not spreading over green belt.
- I have spoken to many younger people who say to me that they do not wish to stay in villages due to lack of bus services and entertainment.
- No more houses.
- Housing Development is necessary but not indiscriminate 4/5 bed schemes. Small or mews or cul-de-sac schemes designed for younger communities essential to preserve life blood of the area.
- Remove illegal gypsy sites which flout all government rules.
- For young families what are the facilities locally. I lived in Knockholt before moving here and watched ex council houses on Main Road have the front gardens paved over for up to six cars or vans parked on them in different states of repair. This did not improve or help the area and may well happen with this type of proposal.
- We have an a decent set here in Shoreham.
- I was on the committee which looked into this many years ago. The placing of a development will always be difficult. Also how do you make sure that allocation of apartments always goes to local people if they do not need one at the time it becomes vacant. Does it remain empty?
- Young people don't stand a chance.
- Small 2/3 bedroom homes with gardens for young purchasers. No so called executive homes.
- More affordable homes for first time buyers.
- Something needs to be done to stop house prices rising due to buy to let purchasing in the area.
- There is a definite need for more housing for younger people.
- Smaller cheaper housing for first time buyers on a lowish income who rent is going up out of reach.
- They should get into 20th century then perhaps 21st, they have a very dated attitude.
- Shoreham is not unique in being short of affordable housing. It is an urban and rural problem whilst in an ideal world, every generation could afford to live where they grew up, where does this actually exist. The geography of Shoreham limits development and also maintains high property prices. That cant be unchanged.
- I am disappointed by the biased nature of this questionnaire. Shoreham has already mixed housing providing a range of accommodation at different price levels. I would strongly resist any attempt to develop the village on the grounds that there are far more appropriate development opportunities in the SE.
- Any objections I may make will depend upon how new development may affect me.

- There have in recent years been several “infill” development opportunities in Shoreham village itself. The planning system squandered the opportunity to provide small high density typically village like units instead permitting single sustainable executive units the cost of this should not be greenfield development.
- Too many large family homes with small gardens are being squashed into infill plots and with so many extensions being added to existing homes a young and single person is priced out of the area.
- Alternatively do nothing and let people move out of the area if they have to.
- We need some properties to rent (like the old council houses) and a limited number of new houses. If all villages had a few more houses they would blend in without damaging the character of the village.
- The most important need is for affordable housing for young families.
- Need some affordable housing.
- Housing for older people needs to be supported with the appropriate services which are not available at present.