

HOUSING NEEDS SURVEY FOR THE PARISH OF WEST KINGSDOWN

July 2004

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(Charity No. 212796)



With the support of

West Kingsdown Parish Council

Sevenoaks District Council

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1. Summary

The Rural Housing Enabler (RHE) assisted West Kingsdown Parish Council to undertake a parish wide survey, following a request from the Barton Willmore Planning Consultancy, to ascertain where there may be shortfalls in affordable housing provision within the parish.

West Kingsdown Parish Council arranged the distribution of a survey to every household in the parish during April 2004. 2286 surveys were distributed with 615 surveys being returned to Kent RCC, representing a 27% response rate. Of the surveys returned 21% indicated a housing need.

Analysis has identified that 80% of respondents are owner occupiers with 67% of properties having 3 or more bedrooms. From local property prices an income in the region of £54,000 is needed for a single person to purchase a 2 bedroom property and income of £24,000 to rent a 1 bedroom apartment privately.

From the analysis of section 2 a need has been shown for 23-34 affordable homes for rent and 6- 9 properties for shared ownership all for local people.

Single people and couples without children represent nearly 73% of those in housing need.

2. Background information

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

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

The way forward supported by the Government is:

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

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

The Countryside Agency supports the Rural Housing Enabler Programme which is delivered in Kent through the Rural Community Council.

Kent Rural Community Council (Kent RCC) 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 Kent RCC 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 favorable consideration to proposals from private developers, housing associations, charities and other registered organisations, for the provision of suitable housing to meet proven local housing needs at settlements away from the urban areas and rural towns.

The criteria listed below must all be satisfied:

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

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

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

- (iv) Households which include persons employed full-time in the settlement or in adjoining parishes and living elsewhere;
- (v) Households which include persons about to commence employment in the settlement or in adjoining parishes and whose employment requires them to live locally;
- (vi) Such other very special cases as the District Council may deem appropriate.

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

3. Local Housing Costs

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

Property for sale

Information collated by the Land Registry of properties sold during a three month period to March 2004 in the postcode area TN 15 6, shows the breakdown of property prices by property type as being: -

Type of Property	Average price	Number of sales
Detached	305,769	13
Semi detached	211,149	10
Terraced	201,599	10
Flat/maisonette	0	0

A search of the “right move” web site (www.rightmove.co.uk), on 19 July 2004, which advertises property from a number of local estate agents, to find the lowest priced property currently available in the West Kingsdown area is listed below.

Number of bedrooms	Type of Property	Price
1	Park Home – bungalow	£80,000
2	Terraced	£170,000
2	Semi Detached – bungalow	£185,000
3	End Terrace – house	£185,000
3	Semi Detached – Bungalow	£220,000
3	Semi Detached – house	£220,000
4	Semi Detached - bungalow	£240,000

Property to rent

A one bedroom first floor apartment current rental is £475 pcm.

Household income required to afford current market prices

Using land registry information and local information the table below shows income level needed to purchase a small property in the area. The figures are calculated assuming a 5% deposit and using 3 x gross income for single person and 2.5 x gross joint income for a couple. Monthly repayment is based on a 25 year term at 6.5% and 5.5% (Kent Reliance standard variable rate mortgage – 6.5% for 3 years reducing to 5.73% for remaining term. 1 July 2004).

Property	Price	Single person – borrowing 95%	Couple - borrowing 95%	Monthly repayment	
		Income level	Income level	6.5%	5.5%
1 bed park home	80,000	25,333	30,400	519.08	471.96
2 bed terraced	170,000	53,833	64,600	1103.04	1002.91

In addition to mortgage repayments on a park home, ground rent is payable at approximately £100 per month (verbal communication with Ward & Partners).

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*)

Taking the lowest priced rental property currently available in West Kingsdown (£475 pcm) a net income of £1,583 per month is needed. (assuming net is 80% of gross income, a gross annual income of £23,749 is required).

4. Introduction to the West Kingsdown housing needs survey

The Rural Housing Enabler was contacted by the Barton Wilmore Planning Consultancy in July 2003 to request assistance in approaching the Parish Council with regard to undertaking a housing needs survey in West Kingsdown.

As the population of West Kingsdown is greater than those covered by the RHE's remit it was necessary to secure funding to cover the costs of the survey. Barton Wilmore offered to fund the survey and this was agreed provided they had no input to any part of the survey.

The RHE attended the December 2003 Parish Council meeting. Parish Councillors voted in favour of a housing needs survey in the parish.

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 Rural Housing Enabler provided a draft survey for consultation with West Kingsdown Parish Council. This survey is based on one used by RHEs nationally as well as by the country's leading rural housing organisation. The Parish Council agreed the questions to be asked and the text of a covering letter which accompanied the survey (appendix WK4). Sevenoaks District Council provided pre paid envelopes for the return of the surveys. Once received at Sevenoaks District Council these envelopes were collected unopened by the RHE.

The Parish Council arranged for the surveys to be hand delivered to every household in the parish at the end of April 2004. Copies were available for anyone who had left the parish and wished to return to complete, these were held by the Clerk to the Parish Council and 1 was requested. A total 2286 surveys were distributed. It was asked that completed survey forms were returned by 24th May 2004.

All surveys collected by the RHE by 3rd June 2004 are included in this report. 615 were returned representing a return rate of 27%. This return rate is slightly above average for this type of survey. Some surveys were not fully completed therefore the results are shown for the total answers to each question.

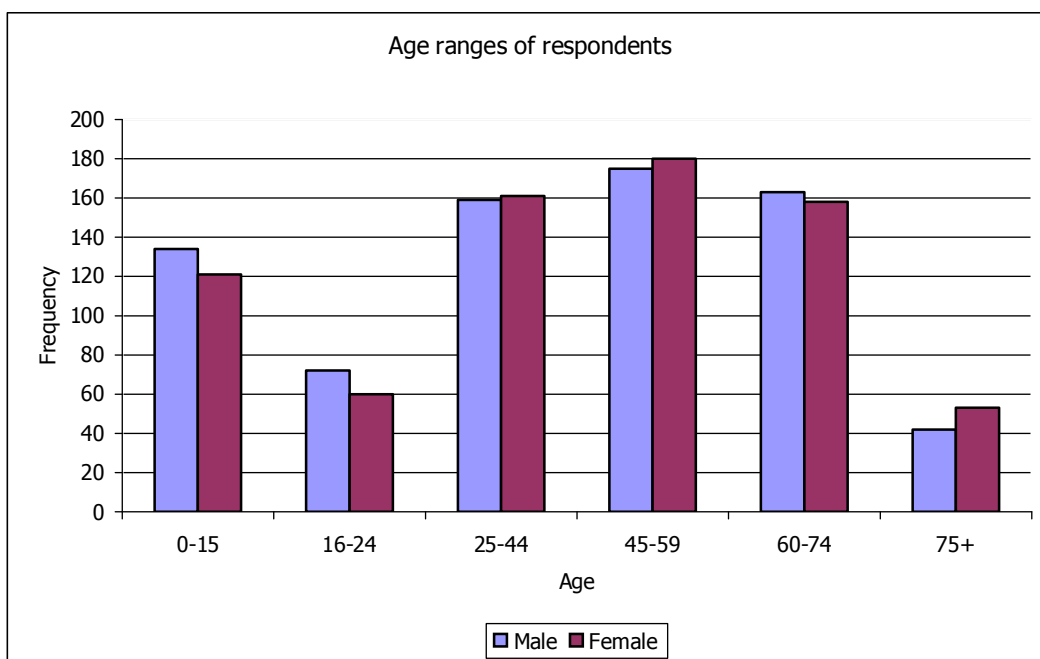
6. Results

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

6.1. Section 1

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

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

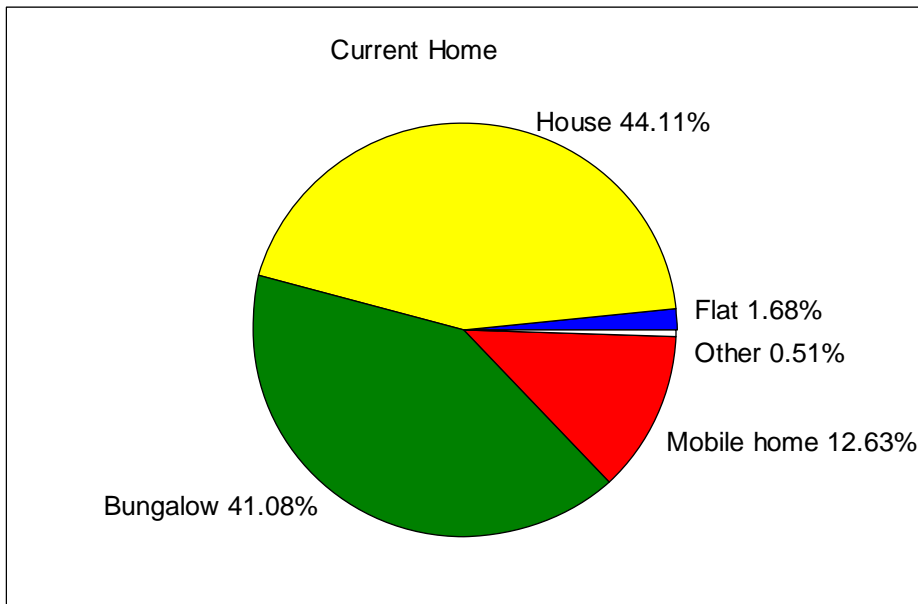


Age Range	Male	Female	Total
0-15	134	121	255
16-24	72	60	132
25-44	159	161	320
45-59	175	180	355
60-74	163	158	321
75+	42	53	95
Total	745	733	1478

The returned surveys represent a total of 1478 people.

Question 2. What is your current home?

Percentage pie chart and summary table of type of home

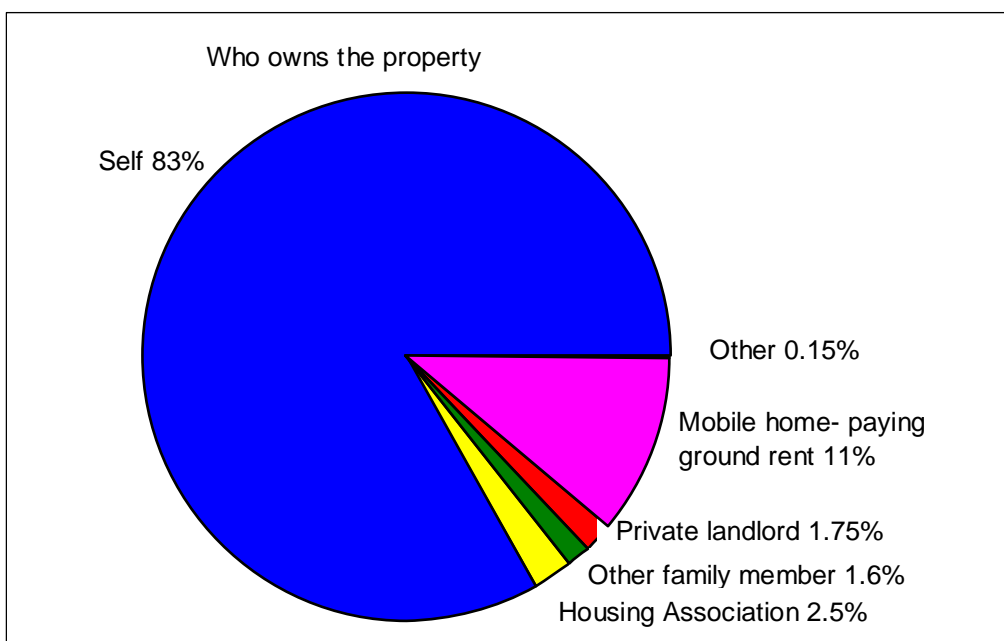


Current home	responses
Flat	10
House	262
Bungalow	244
Mobile Home	75
Other	3
Total responses	594

Other included park home, chalet and cottage

Question 3. Who owns the property?

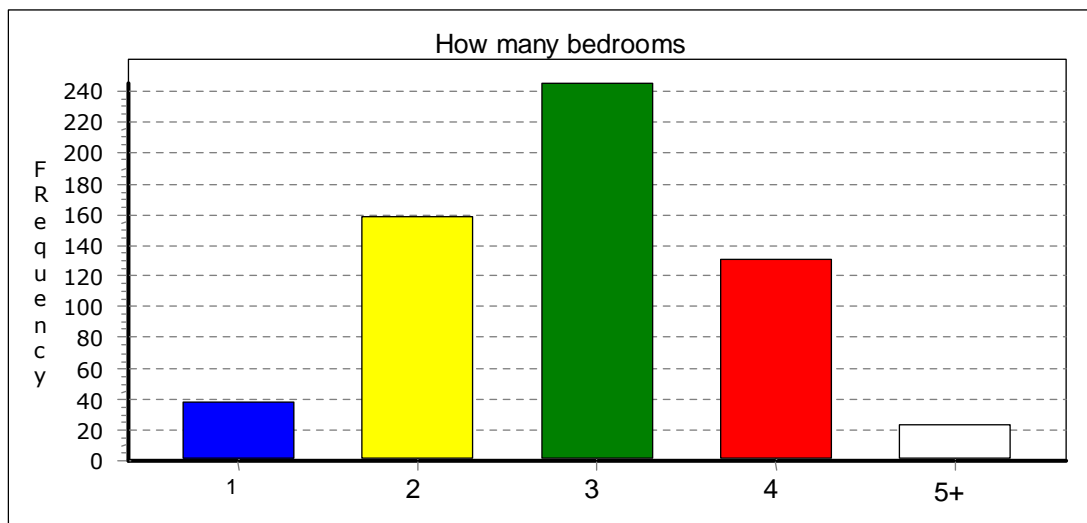
Percentage pie chart and summary table of property ownership



Owner of property	responses
Self (with or without mortgage)	476
Housing Association	14
Private Landlord	10
Other family member	9
Live in mobile home & pay ground rent	63
Other	1
Total	573

Question 4. How many bedrooms does your property have?

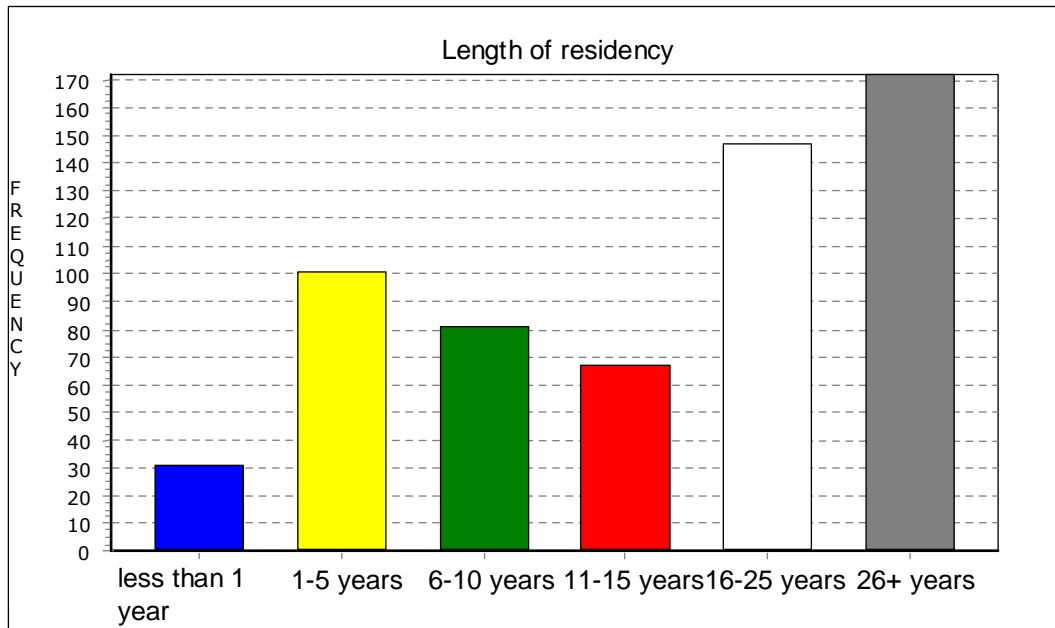
Frequency bar chart and summary table of number of bedrooms per property



No. Beds	percentage	responses
1	6.39	38
2	26.55	158
3	41.18	245
4	22.02	131
5	3.87	23
Total		595

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

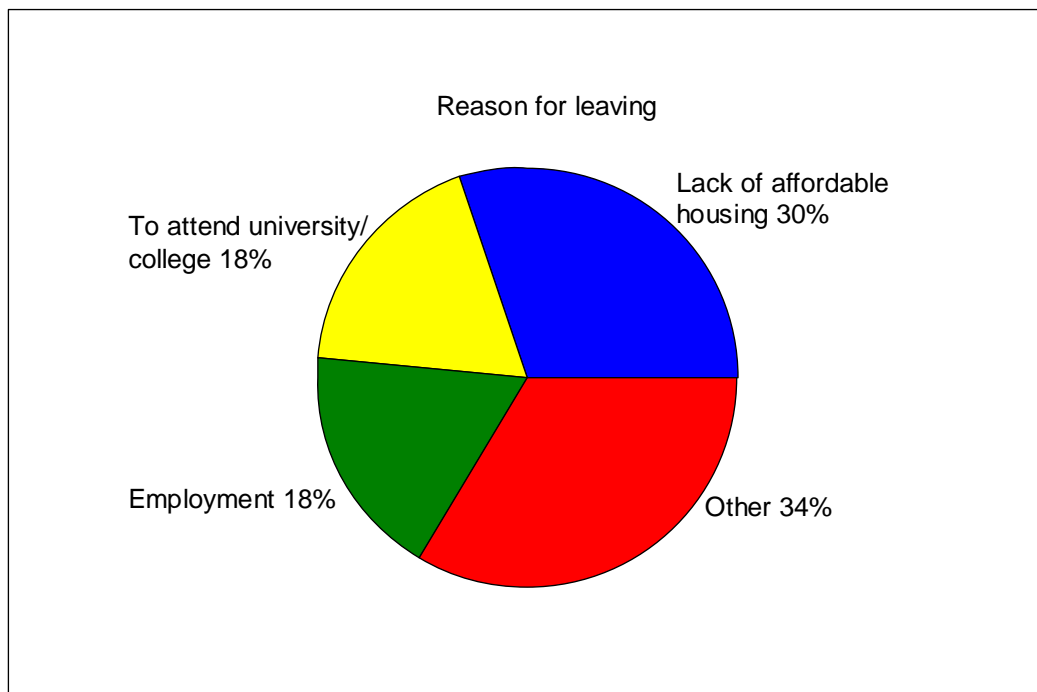
The following bar chart shows number of years respondents have lived in the Parish.



There were 599 responses to question 5.

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

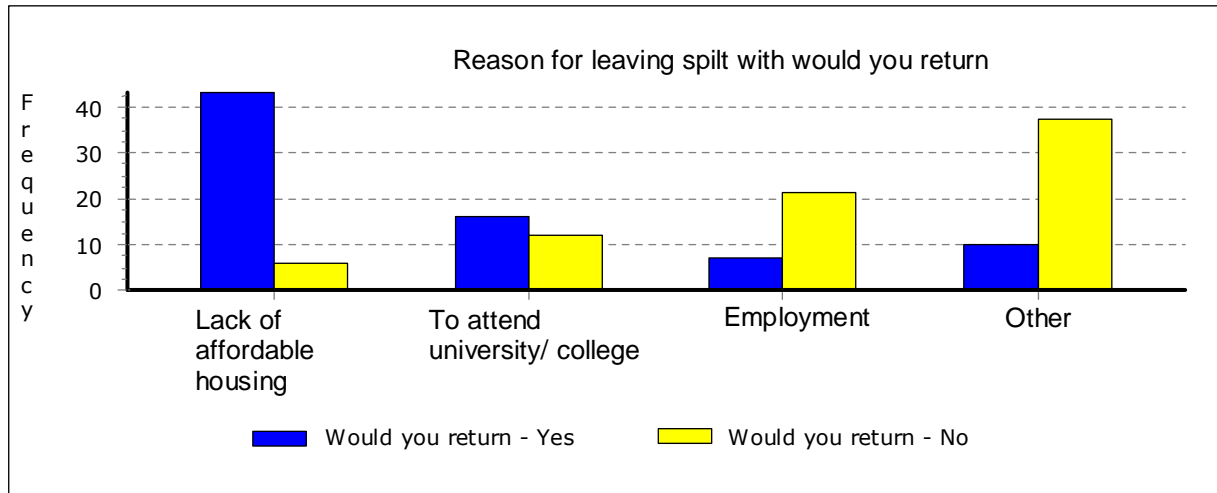
Pie chart of reasons why family members have left the village



This represents 196 people who have left in the last five years. In 'other' the main reason given was marriage / to live with partner.

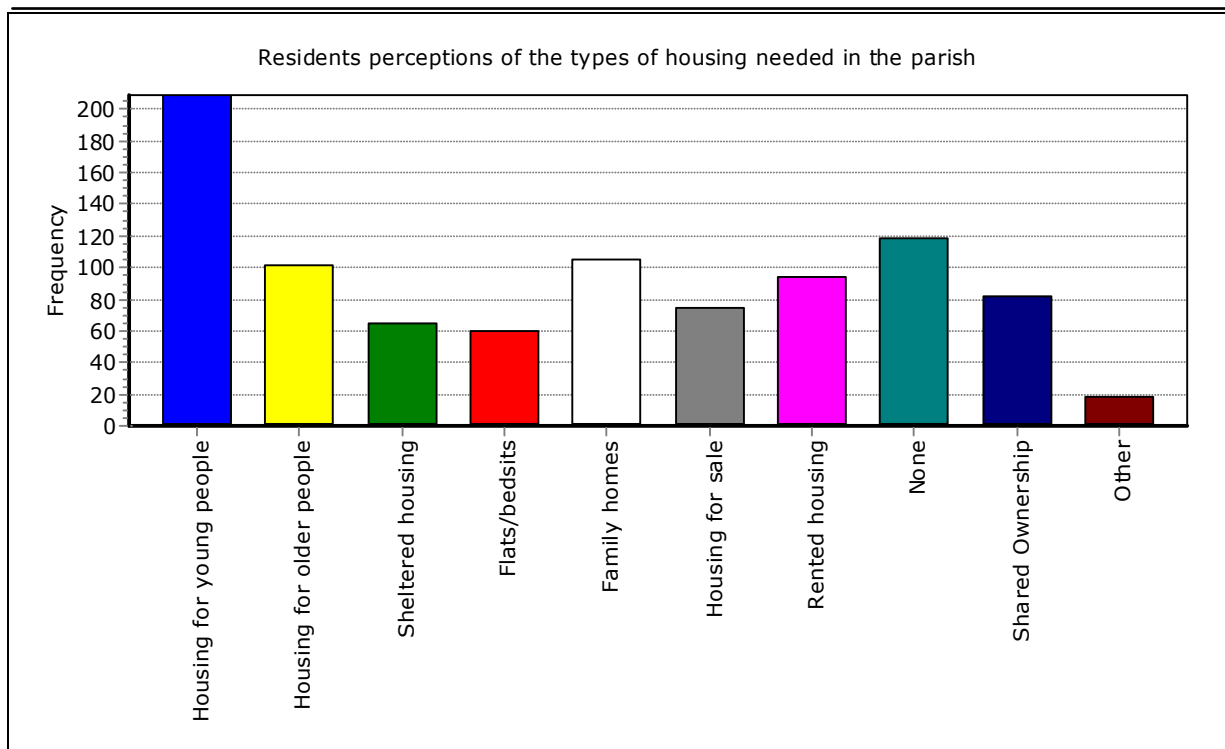
Question 7. Would they return if affordable accommodation could be provided?

	Responses	Percentage
Yes	71	46
No	83	54
Total	154	



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



Type of housing	Percentage
Housing for young people	22.55
Housing for older people	10.90
Sheltered housing	7.01
Flats/bedsits	6.47
Family homes	11.33
Housing for sale	7.98
Rented housing	10.14
Shared ownership	8.85
None	12.84
Other	1.94

Others included; more affordable, low cost housing to buy, reasonably priced, cooperatively owned.

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

	Responses	Percentage
Yes	195	36
No	353	64
Total	548	

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

225 respondents expressed concerns. Among these the following themes were most often repeated:

- Loss of village identity
- Pressure on amenities and services
- Loss of countryside and resistance to building on green belt land

“West Kingsdown would become more like a town and loose its village identity”
“I would not object if property blended into the village, more housing is needed for youngsters but don’t overcrowd let it stay a village don’t turn it into a town.”

“It’s a beautifully settled and balanced community that more housing will upset and destroy the balance between countryside and community presence”

“Current amenities insufficient - part time library - little in the way of choice in shops, school, little public transport”

“More housing would mean - congestion on roads, overcrowding in schools, doctors unable to cope.”

“The development must not use green belt land. That is why we moved here to a village surrounded by countryside.”

A complete list of concerns can be found in appendix WK1

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

There were 239 written comments to question 11. 40 respondents simple said “no” or “none”.

The following sites were mentioned several times

- The old BP garage
- Brands Hatch
- Fawkham Road

A complete list of suggestion can be found in appendix WK2.

Note: Local Needs Housing schemes are usually developed on ‘exceptions sites’. This is land outside the village envelope, not identified in the Local Plan for housing, but where permission is granted only to meet a proven identified local need. A Section 106 agreement ensures the houses are only let to local people in perpetuity. In communities with a population 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 WK3. There were 196 written comments to question 12 of which 28 respondents replied that they had no further comment to make.

Again, as with comments to Question 10 concerns were raised about the lack of facilities to support existing and further housing. Many respondents did acknowledge a lack of affordable housing for those wishing to remain in West Kingsdown.

“I have grandchildren within the village aged 21, 19 and 11. I can see no way that they will ever have homes of their own unless there is more affordable housing”

“Housing either to rent or buy or through a housing association is desperately needed for young people trying to get on the property ladder or simply move out from living with parents.”

“It is not a case of ‘not in my back yard’ that I have said no to development it is because I would not like to see this area developed in that way to the detriment of the beauty of the countryside in my area.”

“I enjoy living within the green belt and this is one of the reasons I moved here. Due to the tight constraints on development and planning.”

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

128 (20.8%) of households responding to the survey said they have a housing need. This was split with 63 households looking now and 65 in the next 3 years. This is against 398 households who indicated that they had no housing need.

Summary to Section 1

From the results of section 1 it is seen that West Kingsdown has a population split evenly between those under and above the age of 45. With 48% age 44 and under and 52% aged 45 and over. The 2001 census data shows an equal split with both age ranges having 50% of the population in them.

Owner occupiers represented 83% of respondents. This correlates with the 201 census data which shows 84% as owner occupiers but has a slightly higher percentage in the social rented sector (6%) and private rented sector (5.5%). 67% of homes have three or more bedrooms.

Nearly two thirds of respondents (64%) have lived in the parish for more than 11 years.

Those who indicated that that family members had left due to a lack of affordable housing were the most likely to return.

Respondents' perceptions of the type of housing needed gave "housing for young people" and "family homes" the highest priority. But 12% of respondents did not wish to see any further housing development in west Kingsdown. A need for rented and shared ownership accommodation is perceived as being more needed than housing for sale.

64% of respondents would not object to a development that would help meet local housing needs.

It can be seen from the high level of home ownership and local prices that those seeking their first independent or small family home will face difficulties associated with both availability and affordability if wishing to remain living in West Kingsdown.

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	10	38	45	8	9	2
Female	14	33	26	4	6	2

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

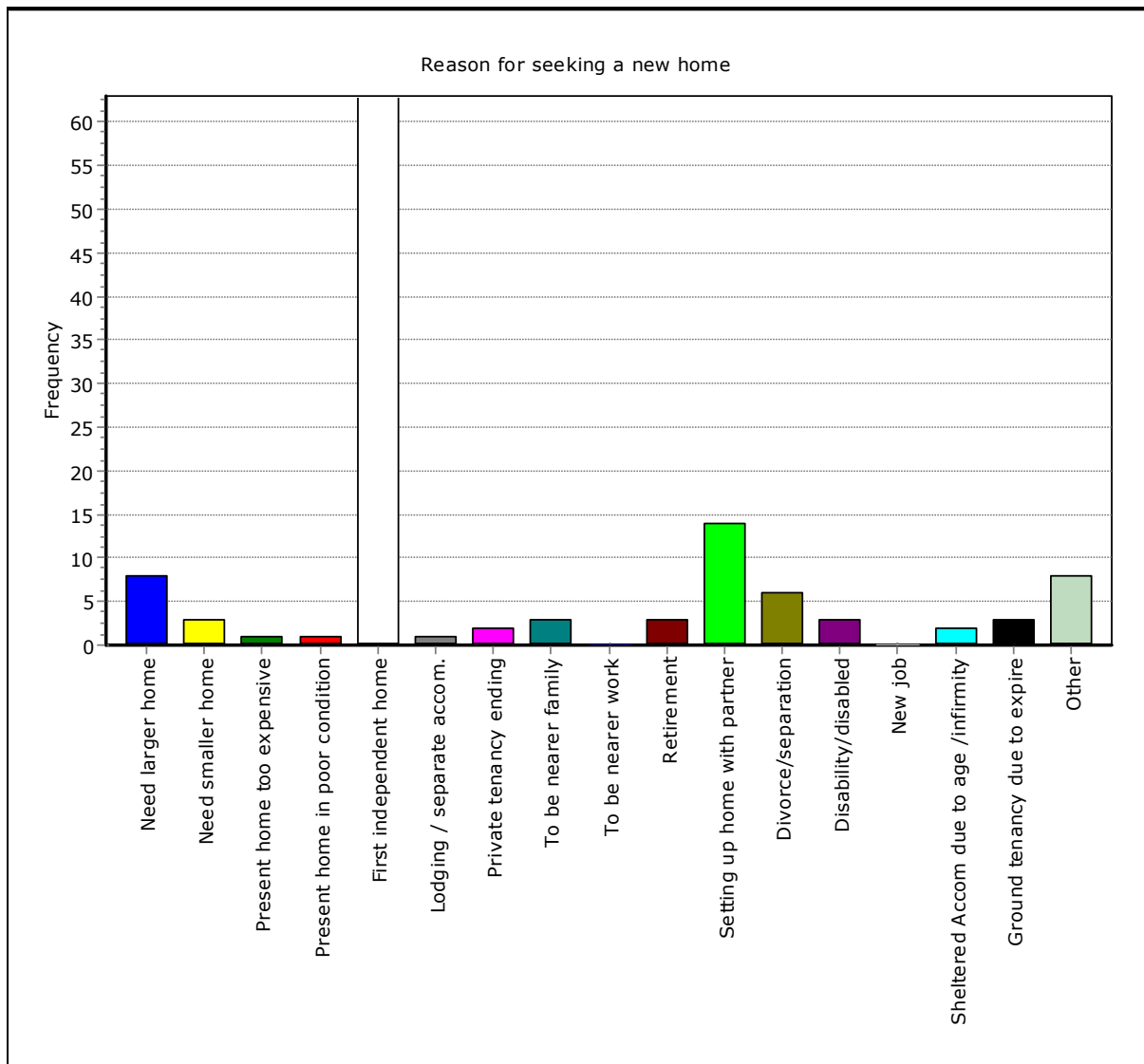
- 47 respondents indicated that they are head of the household
- 63 respondents are a child of the head of the household
- 14 respondents are another relation to the head of the household
- 1 respondent is not related to the head of the household

Question 16. What type of household are you?

	responses
Family	27
Couple	29
Single person	68
Other	4
Total	128

Question 17. Why are you seeking a new home?

The following bar chart shows the reasons for needing a new home



There were 121 responses to question 17

Reason	percentage
First independent home	52
Setting up home with partner	11
Need larger home	7
Other	7
Divorce/separation	5

Ground tenancy due to expire	2.5
Retirement	2.5
To be nearer family	2.5
Due to disability	2.5
Need smaller home	2.5
Private tenancy ending	1
Sheltered accom due to age/infirmity	1
Present home too expensive	1
Poor condition of home	1
Lodging/separate accommodation	1

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

	responses
House	68
Bungalow	32
Flat	48
Other	11
Total	159

Some respondents marked more than one choice

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

Some respondents ticked more than one box

preference	responses
Renting – housing association	44
Buying on open market	63
Shared ownership – Housing Association	31
Renting – private sector	12
Shared ownership – private sector	23
Warden assisted	3
Care available within home	1

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

17 of the 121 respondents answering this question indicated that someone in their household had a disability.

Disabilities included walking problem, hip& knee problems, heart & lung problems, asthma, diabetes, and MS.

Question 21. How many bedrooms do you need?

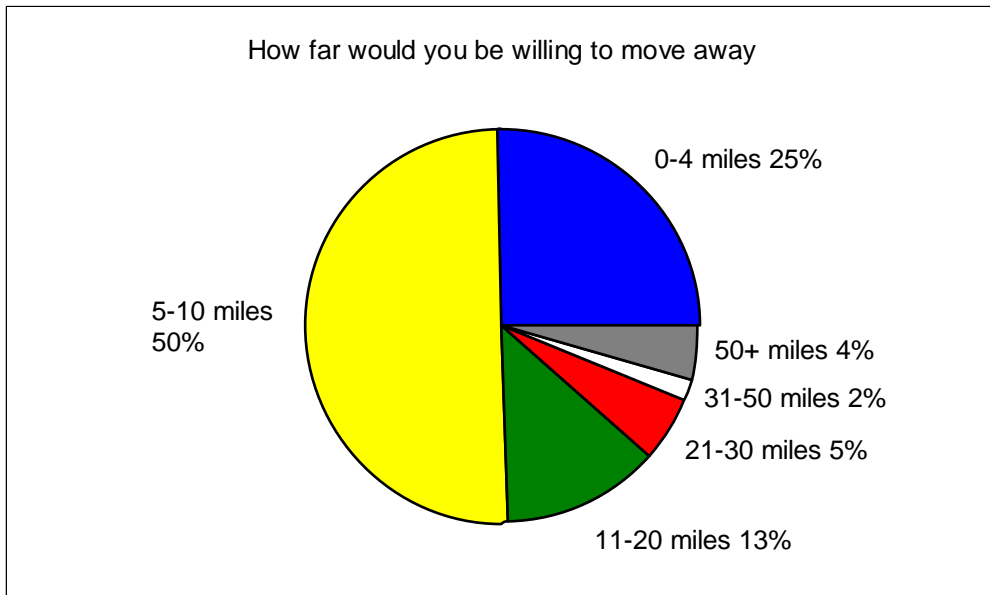
Number of bedrooms	responses
1 bed	27
2 bed	70
3 bed	23
4 bed	4
Total	125

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

94 out of the 121 respondents answered yes to this question

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

The following pie chart shows how far respondents would be prepared to move away by percentage of responses. 114 responses to question 23.

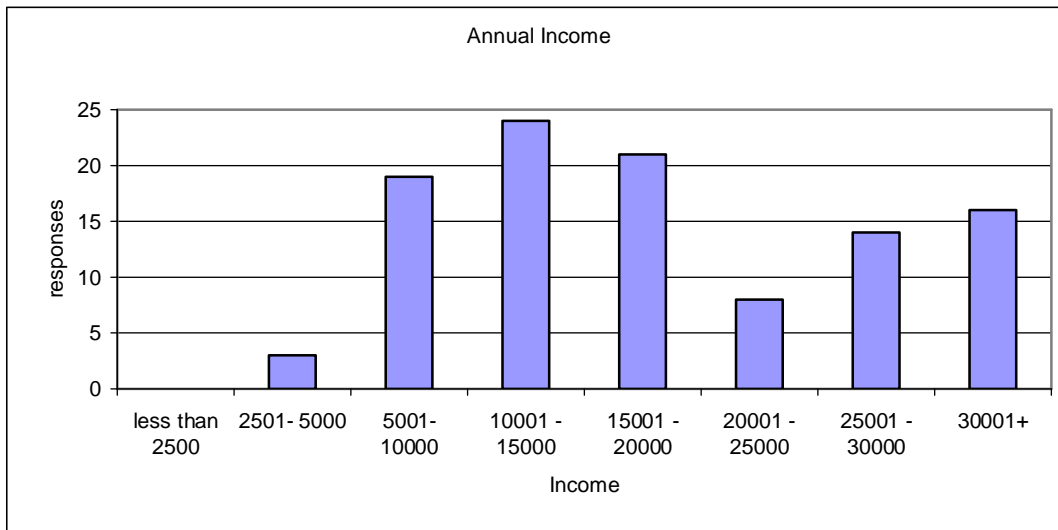


Question 24. How much rent/mortgage can you afford to pay?

	responses
under £50 per week/£220 per month	28
£51-75 per week/225-325 per month	11
£76-100 per week/£326-433 per month	37
£101-125 per week/£434-541 per month	5
£126-150 per week/£542-650 per month	18
£151-200 per week/£651-866 per month	4
£201-250 per week/£871-1083 per month	1
£251+ per week/£1088+ per month	0
Total	104

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

The following bar chart shows these results expressed as an annual income



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

There were 105 responses to question 25.

Question 26. Where do you live now?

&

Question 27. If you do not live in the parish, what is your connection?

118 (94 %) respondents live in the Parish of the 8 who do not 6 have family connection and 2 are previous residents.

One other respondent indicated a family connection in question 27 but did not answer question 26.

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

Of the 123 responses to this question 39 respondents (32%) are registered on the local authority housing register.

7. Assessing the housing need

The 128 respondents who completed section 2 of the survey have been assessed to see how their housing needs could be met.

63 respondents indicated an immediate housing need

Eight of these respondents have been excluded from assessment for local needs housing as they did not wish to remain living in the village.

Using the answers to questions 14, 15, 16 and 17 the size of each household has been determined and then using the financial information given in answer to questions 24 and 25

an assessment of ability to afford private rental or to purchase on the open market has been made.

	Single person	Couples	Families
Child of Head of Household	Of 13 households in this category 3 can afford to rent privately (income over £26,000 & can afford rent above £434/month) 10 in housing need	Of 12 households in this category 6 can afford to rent privately (income over £26,000 & can afford rent above £434/month) 6 in housing need	Of 5 households in this category none are able to afford rent above £434/month 5 in housing need
Head of the Household 5 respondents are owner occupiers and wished to purchase a home on the open market and are not included in the assessment.	Of 7 households in this category, 2 failed to provide any financial information none of the remaining 5 households can afford to rent privately or purchase on the open market. 5 in housing need	Of 3 households in this category none are able to afford to rent privately or purchase on the open market 3 in housing need	Of 4 households in this category 2 can afford to rent/mortgage up to £650/month, - unlikely to find suitable accommodation in West Kingsdown at this price. 4 in housing need
Other relation / not related	Of 2 households in this category none are able to afford to rent privately or purchase on the open market 2 in housing need	Of 1 household in this category no financial information was given. 0 in housing need	Of 2 households in this category none are able to afford to rent privately or purchase on the open market 2 in housing need
Relationship to head of household not given		1 household unable to afford private rent or purchase. 1 in housing need	
Total need	17 single people	10 couples	11 families

Family size

5 x 1 adult and 1 child

1 x 1 adult and 2 children

1 x 2 adults and 1 child

2 x 2 adults and 2 children

1 x 2 adults

1 x 3 adults

Of the 17 single people

10 are seeking their first independent home

3 are seeking a home as a result of divorce/separation

1 lives in a mobile home and ground tenancy due to expire

1 is seeking sheltered accommodation

2 did not give a reason for needing a new home

Of the 10 couples

4 are seeking their first independent home

2 are setting up home with partner

1 has private tenancy ending

2 currently live in mobile home, 1 home in poor condition and 1 household has member with disability

1 did not give a reason for needing a new home

Of the 11 families

5 are seeking their first independent home

1 is lodging and seeks separate accommodation

1 has disability

1 wishes to be nearer family

1 needs a larger home

2 did not give a reason for needing a new home

All have a local connection, 33 respondents are currently resident in the parish. 3 have a family connection and 2 are previous residents.

18 households are registered on the Sevenoaks District Housing Register

65 respondents indicated a housing need within the next 3 years

Nineteen of these respondents have been excluded from assessment for local needs housing as they did not wish to remain living in the village.

Using the answers to questions 14, 15, 16 and 17 the size of each household has been determined and then using the financial information given in answer to questions 24 and 25 an assessment of ability to afford private rental or to purchase on the open market has been made.

	Single person	Couples	Families
Child of Head of Household	Of 9 households in this category 1 can afford to rent privately (income over £26,000 & can afford rent above £434/month) 8 in housing need	Of 6 households in this category 2 can afford to rent privately (income over £26,000 & can afford rent above £434/month) 1 failed to provide any financial information 3 in housing need	Of 4 households in this category 1 indicated they are able to afford rent up to £866/month 3 in housing need
Head of the Household 3 respondents are owner occupiers and wished to purchase a home on the open market and are not included in the assessment.	Of 6 households in this category, 3 failed to provide any financial information 3 households can afford to rent up to £650/month 0 in housing need	Of 6 households in this category, 2 can afford private rent over £542/month 4 in housing need	Of 6 households in this category 1 failed to provide any financial information None of the other 5 households can afford private rent or purchase 5 in housing need
Other relation / not related	Of 5 households in this category none	1 household unable to afford private rent	

	are able to afford to rent privately or purchase on the open market 5 in housing need	or purchase. 1 in housing need	
Total need	13 single people	8 couples	8 families

Family size

4 x 1 adult and 1 child

4 x 2 adults

Of the 13 single people

13 are seeking their first independent home

Of the 8 couples

4 are seeking their first independent home

2 are setting up home with partner

1 needs a larger home (due to disability)

1 did not give a reason for needing a new home

Of the 8 families

3 are seeking their first independent home

1 wishes to be nearer family

1 needs a larger home

2 are seeking a home as a result of divorce/separation

1 did not give a reason for needing a new home

All 29 respondents are currently resident in the parish.

5 households are registered on the Sevenoaks District Housing Register

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 23-34 properties would meet the existing and future affordable housing needs of the parish for local people.

A mixture of property types could include

16 to 24 x 1 bedroom

5 to 8 x 2 bedroom

2 x 3 bedroom

It is recommended that all the above properties be for rent.

In addition those who have sufficient income to afford private rented may find difficulty renting locally due to insufficient property available to rent in West Kingsdown.

Therefore it is recommended that an additional 6 to 9 properties are available for shared ownership: 3 or 4 x 1 bedroom and 3 to 5 x 2 bedroom.

The number of homes that can be built will be dependent on the availability of a suitable site. As concerns were expressed about the growth of the village, pressure on amenities and loss of countryside smaller, phased, developments of 10 to 15 homes each maybe more appropriate.

APPENDIX WK1

CONCERNS ABOUT LOCAL NEEDS HOUSING

- Should not encroach further on Green Belt or countryside. OK if within Hever Estate.
- East Hill i.e. This locality roads unsuitable for any future development as already the Ashen Grove mobile park is or will exceed its 1960s site licence. Our local roads have no passing places so private drives used for passing which are increasingly being narrowed or blocked to stop above - summer chaos.
- Depends on type of housing, mix and location. Life time homes generally better than housing for specific age groups. Integration of housing types and tenures better than "estates" of similar housing.
- I would not wish the area to be over developed and support the green belt policy. Loss of green belt land. Lack of good transport.
- Over populating the village.
- There are insufficient facilities in the area. The doctors will not accept new patients, the local transport is poor.
- Risk of over development exceeding the local amenities, losing garden space. We live in a village, we do not need a town! If building is to be done give us a decent village hall.
- Too many houses in village already.
- A large development would change the nature of the village. It would have to be carefully planned and tastefully done to fit in to the surroundings and not on green belt.
- I would object to high density housing on the grounds that local services are inadequate to support it, e.g. transport including roads, doctors, shops, schools (senior especially).
- Wish West Kingsdown to remain village.
- Affordable housing sadly brings crime, undisciplined teenagers, asylum seekers.
- Whilst initially small developments may be permitted, these are just the cracks in the planning laws that eventually lead to major developments, and the erosion of the so-called green belt.
- Loss of green areas.
- Too much building already now.
- We have recently moved from an area with similar type developments and encountered nothing but problems. West Kingsdown village does not meet the needs of young people and is perhaps one of its attractions.
- You give no indication as to location, size or any added infrastructure. Local schools already crowded, no bank, public transport!!!
- Move from town life to a quieter place and live near the country life.
- There are not sufficient amenities, i.e. shops to cope with any more people.
- West Kingsdown is becoming too crowded for the facilities that are here. More housing equals more children, more traffic. More traffic to schools is a major expense (£5.00 per day) -coaches already overcrowded and unsafe.
- This village had been invaded by industrial estates and London and Swanley overflow who have no wish to enhance the life of this village.
- It depended on where and what the development was - so I can't answer this question.
- There are enough homes and houses alike in West Kingsdown. Its a village not a small town.
- Make the village bigger with more traffic and noise, vandalism etc.
- I really love living in the countryside and if it got really built up I would move nearer to station, shops, banks and other amenities as I don't drive. But I do sympathise with those who can't afford a mortgage, because there isn't enough council housing since a

lot of it was sold off. And with those trying to buy their first home wages certainly haven't kept up with house prices. I guess many of us wouldn't afford our own houses on current earnings if we had to start again i.e. the ones we live in.

- West Kingsdown is a village not a town - leave it alone. We have drug problems now what would it be like with more houses, shops can't cope now.
- Too many houses are being built in West Kingsdown, one goes down - six go up.
- This parish is too big for the amount of amenities now it would not be viable.
- Always needed.
- There is a housing boom at the moment. The situation will change when the boom ends. The amount of development which has already taken place has destabilised the population and destroyed the sense of community.
- Moved to this area to get away from loads of people and houses.
- Concern over much development on small brownfield sites, where many large homes being built in close vicinity, where older smaller properties were previous. Concern over development of village for facilities available and preservation of green belt land and heritage of the village.
- The only available space in the green belt. There is a lack of transport, schools and shops to support an increase in population.
- This is a green belt area and additional housing will destroy the local environment. Also the services such as doctors are already in crisis and we have a poor public transport system.
- The growth of a village into a town, with all the problems that would bring, i.e. noise, traffic etc.
- No extra housing until we have the local facilities and transport links to service the current community fully - of all ages.
- So long as any development wasn't planned for church woods.
- We moved from a town to West Kingsdown because of over population, congestion and crime. West Kingsdown is a nice and pleasant village and should be left as it is now.
- This is a small village. I want to keep it small. I want to maintain a green belt of countryside. Far too many people already living in the South East of England. There should not be any development of any kind.
- The bus service, water and sewage, facilities for any entertainment, lack of amenities for the young, i.e. swimming, clubs all sporting activities.
- There are no facilities in this area for more housing, water, electric and other amenities are not adequate.
- Services already under strain. No building plots therefore only "green areas" available & these are important. No secondary school. Very limited employment & traffic levels would increase for work travel.
- Already too much development in village.
- Because it is getting too many houses and the beautiful countryside will gradually disappear.
- The village would be ruined with over expansion, most of the village are home owners, this keeps its own needs covered.
- Not sufficient amenities.
- We moved to the area to live in a small rural community and therefore do not encourage expansion.
- It would depend on the size of the development and its location. Would it affect the character of the village? Would we lose local woodland? Effects on environment etc.
- We moved here because it is a village and we would regret any moves to enlarge it.
- Village getting too big.
- Planning - green belt.

- No more as there will be no green belt left here - build some more homes around Sevenoaks.
- Rural villages should not be expanded to contain greater populations. The local public services are not sufficient to cope with any more people.
- Not if it was for local people, but not for people just in the country.
- Yes if it was for new comers to the village. No if it was for local young people to stay and set up home here.
- More housing would mean - congestion on roads, overcrowding in schools, doctors unable to cope with list sizes, shops would need expanding.
- There are not enough amenities for more people (schools etc).
- I would not like to see all the beautiful scenery of fields gone.
- It is not houses that are required - pensioners need more shops, those that can't get to Swanley are stuck with one grocery that has monopoly and prices that go with it.
- Need to maintain village qualities not small town ideas.
- There's enough people in this parish already.
- Loose the village appeal.
- Already over developed.
- Preserve green space.
- The village is becoming over populated houses/flats being built in close proximity to others loosing the "village" feel to West Kingsdown. Also as the population increases so increases young adults with no appropriate facilities/transport.
- Overcrowding - too much traffic.
- Developments such as that at A20 site top of Hever Road out of place for area unsightly fences from A20 view spoil village. Developments should be sighted behind barrier of trees away from A20. Rear gardens should not back on to A20. Village style estates only.
- I would prefer the village not to increase too much in size. Also the type of housing is nearly always out of keeping with the area leading to an awful mixture of houses. Same has happened with awful extensions that have been built.
- Roads, parking (keep surrounding woods, fields) infill building only. Large gardens etc.
- More and more of the green belt land is becoming used up. West Kingsdown will be too built up if not careful.
- Village is swamped by new housing built but no other services are available to meet increased demands of a larger population - do not want to live in the town of West Kingsdown in the future.
- West Kingsdown would become more like a town and loose its village identity.
- If built on green belt land or local demands on transport links, schools and shops were not taken into consideration along with no housing needs.
- Chose location for its rural charm. Unmade up road & no street lights & very narrow single track road.
- Will lose village status and not enough places for socialising for any age especially youngsters.
- Lack of services.
- This is supposed to be green belt. Why should the area be cluttered up with housing - if we wanted to be surrounded by houses we would live in London.
- Houses are so expensive. Young people have very little chance of moving out because of all the added costs. Renting is also very expensive.
- The village is large enough.
- Anything that might raise council tax I am against.
- Depends on what was proposed.
- Young people with family and no housing.

- We don't want big housing estates in the area, like Kings Hill, West Malling. The charm of the village is created by all the different houses and characters of them.
- West Kingsdown is a village and do not want it made into a town.
- Local amenities insufficient.
- Because it would not only be for local people.
- If it is high impact unsustainable, crammed in, poorly designed and sited bricks and mortar dwellings out of touch with the landscape - over large groupings, accent on commercialism, i.e. housing ladder, no opportunity to work the land or life time living.
- Too much development already, not enough amenities for the no of people already here i.e. shops, schools, health care, bank.
- The village has already expanded too much and has lost its friendly quiet character. The increase in population has unfortunately brought in a lower class of person (seemingly) which has been detrimental.
- This is a rural village in green belt of outstanding beauty. No development should be permitted. There is ample waste ground and brown field sites within the M25 which can solve the housing shortage without damage to the priceless amenity value of the Downs.
- Because West Kingsdown will no longer be anything resembling a village. There are inadequate bus services, no train station. Not enough work, no senior schools, not enough local shops.
- A big development would spoil our semi rural status.
- Infill OK. Building on green belt land not. West Kingsdown is no longer a village, too spread out.
- The village is over populated as it is.
- Lack of public transport, shops, things for the young to do.
- Insufficient amenities!! lighting, buses, schools, shops, road crossings.
- Lack of transport - nothing for the young to do - few amenities - lack of police presence, there is already too much vandalism by young people due to boredom.
- Not enough affordable housing for newly weds & single people.
- Because the local shops can not deal with the population here. God knows what it would be like with more people we need a good shopping area, that co-op is useless.
- Not enough shops i.e. food etc. Co-op not large enough always out of stock of something.
- Elderly people need more warden assisted homes and also reasonable priced nursing homes.
- Depends what type of development - we moved here from London early this year, to better out quality of life and raise our children in a safe environment. Therefore the idea of rented or housing assoc. housing worries us, as it might make it less safe for our children and affect the community adversely.
- Not to lower tone of area with natural beauty.
- West Kingsdown should be kept as a village. More houses mean more street lights, more young vandals, more shops creating more rubbish, more traffic, more noise.
- We like the "village" lifestyle and do not wish to see too much expansion of West Kingsdown.
- The village is getting far too built up. Full of lower class families who do not maintain their properties - No refugees.
- Not flats.
- We moved to West Kingsdown to live in a village atmosphere. If it became more built up, we may as well have stayed closer to London.
- Infill only, we do not need to expand into greenbelt.
- Current amenities insufficient - part time library - little in the way of choice in shops, school, little public transport
- Before thinking about housing we all need better transport and shops.

- I think there's been enough building in West Kingsdown. I moved here 17 yrs ago to get away from overcrowding and traffic, so personally I do not want any more developments.
- Would spoil a nice place also when Brands Hatch is on traffic would be unbearable.
- Dependant on what type of development.
- It depends on where it would be how many new dwellings what they would look like - blocks of flats for instance.
- There is a balance already in the community of different sorts of families. To bring in a new development to sort one kind of need would upset this balance.
- What is a "development"?
- We totally oppose any development on greenfield land.
- Need to keep the "village" aspect or we could end up turning into a Dartford suburb.
- Unsightly flats. Sheltered housing, property not looked after increase in crime rate.
- Infrastructure in West Kingsdown does not allow for any further development.
- This is all farm land.
- If the housing is built in areas where there are sufficient roads & shops etc to accommodate their needs. If development was in an area like the one I'm fortunate to reside in the effect on wildlife and the environment would be very damaging.
- It would depend on the number and type of housing. Building low cost housing would only be a short term solution as its value would increase when sold on. If this is a scheme for key workers - their salaries should be increased.
- Expansion of urban development into greenbelt.
- Loss of rurality - overcrowding.
- Over development spoils what used to be village, all new housing has been out of character with existing housing i.e. tacky often 2 & 3 storey new occupants noisy, ignorant and rude because they come from rough areas not enough local facilities.
- I moved to this area to live in a rural village setting, we are in danger of losing our originality and the green belt being eroded and being caught up in a catch 22 situation.
- Concerned about overdevelopment in West Kingsdown needs to retain village status
- West Kingsdown's beauty is its rural expanse - which would be destroyed by new builds. Lets keep some of our lovely countryside intact - please.
- Don't want West Kingsdown to get any bigger.
- I feel that since we have lived here, nearly all the spare land has been used up on new houses it has lost the village feeling as the population has grown too large.
- I would not object if property blended into the village, more housing is needed for youngsters but don't overcrowd let it stay a village don't turn it into a town.
- Lack of suitable sites for any developments and over population such developments may cause.
- I would want to preserve the semi rural effect of the village. Would not object to modest development e.g. in filling but would not like to see the building of an estate of large number of houses.
- The development must not use green belt land. That is why we moved here to a village surrounded by countryside.
- We think the village is already over populated & there would be a serious lack of facilities, i.e. bus services schools & play areas.
- Only where it might be placed.
- If you have more housing the village will change to a town and it's lovely as it is.
- We don't want West Kingsdown built up any more, we wish it to stay as a friendly village, not to become a town. We love the countryside, very peaceful, more houses mean more traffic and noise.
- Lack of hospital space, doctors, transport strain on utilities. Becoming yet another suburb of London (no open space).

- We feel that West Kingsdown is developed enough.
- Has been extensive building already. Protection of some green belt land for future generations. No infrastructure to support increase in population - no public transport what about GP/medical provision, shortage of GP's, nothing for teenagers to do increase in anti social behaviour / crime against vulnerable members of the community. increase in traffic / pollution.
- No more housing needed in this area enough already.
- Utilities are already stretched. Not convinced the problem is as urgent as is being suggested. Leave well enough alone.
- Building on greenbelt land.
- More noise, more cars, more congestion, more rubbish.
- I have answered no to this question, but it would be a shame to let the village get too overrun by housing. It has already been vastly expanded.
- There is no infrastructure for people as it is, we do not need more people before schools, Dr's etc improve.
- The village is becoming quite rough and in turn will lower prices of other houses and makes it look of a low standard.
- My concern is that more people would be housed which are not from this parish.
- Keep undesirables out of area.
- It will become too urban. It will ruin the village. We haven't got schools, buses, libraries, youth clubs or enough health support for more.
- Too many housing developments have already taken place we moved to West Kingsdown to get away from more crowded areas. We like West Kingsdown the way it is.
- Insufficient public transport.
- Village should stay small.
- I moved to a quiet rural area for peace and quiet life. I would like to keep it that way.
- I moved here recently to come to an area that wasn't built up near the countryside - I wouldn't like to see any new development here.
- It would depend on where or what the development was to expect a carte blanche answer is unrealistic.
- The facilities in the village cannot cope with a large development i.e. the school and the shops and local transport. These would have to be sorted first.
- Erosion of green belt and area of ONB unsightly developments not in keeping with area/landscape e.g. end of Hever Avenue.
- Because we moved up here to enjoy rural life and have no wish to end up in the middle of a housing complex.
- There is not the facilities to cater for more housing, it is just adequate now. It would ruin a good community which we have already.
- It's a beautifully settled and balanced community that more housing will upset and destroy the balance between countryside and community presence.
- No longer a village.
- Not enough facilities for the houses now.
- I moved here to enjoy the countryside - I do not want to see more housing built to the cost of our countryside.
- West Kingsdown is becoming too populated. Not enough values, Parish Council that doesn't seem to do anything useful for the parish at all.
- There is alack of a facilities in West Kingsdown i.e. transport, schools, shops etc. Before adding more residents.
- I would only object if a big housing estate were to be built.
- Not enough amenities.

- If the development was encroaching on the amenities and residences already settled. Mobile homes coming into private roads do not comply with the public/private amenities.
- Would need to know more about housing plans/proposal before making a judgement.
- We would oppose any development on open land but would be happy to see replacement / improvement to existing housing.
- I think there are too many people living in the village already & the majority of them just use the place as a dormitory, have no community spirit & generally could not care less about the parish.
- I moved to this area from Gravesend to remove myself from dense council housing.
- It depends on size and location - I would not be in favour of an "estate" of any kind. The green belt should be preserved at all costs.
- In 1986 it was a village of mostly individual bungalows. Since then lots of these have been either knocked down and large houses built or several small houses built on the plot or they have been extended into houses. Plus many new housing developments have been built. The expansion of the population of this and other villages puts a strain on facilities (NHS etc).
- It would depend very much on where and what type of development but I would object if I felt it in appropriate for the area.
- As long as its not near my home.
- Council is allowing old property to be demolished and replaced by 3 or 4 taking away the gardens. Too many small cheap houses being built making this a town not a village.
- Facilities as they are now, e.g. school, nothing for teenagers limited, public transport more "green belt" destroyed.
- The village has become too large over the past 20 yrs because the village is already spread out would only like to see more developments on brown field land not on green field - too many cars etc.
- Moved to the area as was less built up and more rural further development would ruin this.
- Reason for not objecting are if it maintains the village aspect tastefully done and not too large.
- I would be concerned about e.g. block of flats at the end of my road. Would need to be in keeping with the rest of the parish. Also facilities within W/K would not support a large increase in numbers of people living here.
- Because it is crowded enough and those of us who have chosen to live in a rural area do not want erosion of the green/wooded areas.
- Local services cannot cope with the present number of residents.
- Much infilling has been done in Kingsdown without improving/extending the other facilities in the village - we all own 2 at least cars through lack of public transport at reasonable fares - we are not one of the lucky people to have freedom passes.
- A concern that any new housing will ultimately be of the executive or luxury type and out of the price range of younger people and will attract people wishing to escape to the country.
- We moved to West Kingsdown because we did not expect further development as the majority of the surrounding areas are green belt. We would not object to development on the old service station near the village hall.
- The area is now too built up it was a lovely village when we moved here, more property has been built along with units which has spoilt the area.
- I would not like to see housing for unemployed as in my opinion they do not look after houses and it would bring the whole area down.
- Houses around the area too expensive so need cheaper houses/flats for first time buyers.

- I would object to the type of housing built at top of Hever Road - too crowded and not in keeping with other houses in the same area.
- A distinct lack of facilities for the present population, let alone any new development.
- Too many new developments.
- Do not want housing estates or sheltered housing. Young people do not have enough to do. No objection to family houses/bungalows etc. Vandalism an issue.
- West Kingsdown is a nice village which is why we & a lot of other people choose to live here, if a housing development is considered you will also have to take into account the amenities this village can offer i.e. another school, sports centre, bus service etc.
- The village is a village any building would take over as it would not stop at a few. Remember WK is an area of outstanding beauty.
- Light pollution, lack of basic facilities i.e. water, sewerage, schools, medical and public transport.
- The area used to be a village! But with development it is losing its character and will bring more trouble to the residents.
- Got enough housing need better transport!
- The development of local authority housing will lower the standards of the area by increasing the population of the village, it runs the risk of changing from a quiet village to a rough one.
- We moved here to escape crowded dirty town. This is supposed to be a quiet country area not more of the same.
- If this means a large housing area (i.e. estate) then my concerns would revolve around problems associated with these around the country and it would normally mean that immigrants would be given first refusal.
- The wrong development would encourage people from the wrong background.
- There are too many rural type homes being replaced by large houses and West Kingsdown no longer resembles a village at all - people like us who moved from London for a country environment will not stay if things change drastically and also transport could be a bigger problem if West Kingsdown is enlarged.
- I have 2 bedrooms, I share 1 bedroom with my husband and son and daughter and grand-daughter have to share the other.
- It would spoil the peacefulness of this rural location.
- This is a village, too much development will make it a town - there are not enough amenities for residents wanting to rent who are on benefits or on a low wage, where will they shop, how will they get around.
- Lack of shops, bus service and generally needs for all people.

APPENDIX WK2

SUGGESTED POSSIBLE SITES

- BP Garage.
- End of Kingsing Field Road perhaps.
- Keep it in Livingstones London, where most of but not all West Kingsdowns population originate so they can go back there.
- The field adjacent to the Gamecock PH.
- I do not think housing is the issue, I think lack of adequate public transport is the issue.
- As from the library (A20 in direction of Maidstone) its greenbelt and the local council will not permit anything over a percentage of what is already there. It would have to be somewhere up the other end (Sevenoaks Council are very strict on their rules).
- West Kingsdown and local area.
- Brands Hatch land or Fawkham Road
- Development not wanted.
- Disused garage on London Road by Portobello Pub.
- There the derelict caravan site is along the main road - Millview.
- Old orchard in Fawkham Road or School Lane area.
- Close to the school.
- No - none on second thoughts Sevenoaks.
- Small developments - not large estates such as on Brands Hatch.
- A20 between Crowhurst Lane and Stansted/Ash junction.
- Back land development near race circuit.
- No, but there are areas of land which are "eyesores" and the owners perhaps could be persuaded to sell the housing (towards the London golf club end of West Kingsdown, near the bridge).
- Surely the council already know where they intend to build!
- No idea, is there any land available that won't be bought by builders?
- No! Ask any building developer and he will know.
- On the land in Fawkham Road which used to be an orchard but has been left as wasteland for over 30 years.
- Sevenoaks - where all the facilities and amenities are.
- I don't have the right information to answer this.
- Between School Lane and the West Kingsdown industrial units site.
- I would like to see wardened private bungalows and nursing homes together as a development - end of Hever Road.
- No because its green belt and forget building ideas on Brands Hatch.
- Fawkham Road (scrub land where donkeys and horses graze).
- Where the previous BP garage used to be situated (along Main Road).
- To the rear of Sidcup caravans.
- Along A20.
- Erith, Dartford etc.
- There must be open land which could be purchased parallel to the A20 on the approaches/exit from the village.
- Field by Gamecock.
- Old/derelict mobile home site near Crowhurst Lane and or available sites between Portobello and Horse and Crown.
- I do not think there is a need for further development. Far too many people already living in the South East of England while the North of England is empty.

- Something needs to be done with site of old BP garage.
- Fawkham Road - alongside Junior School.
- Anywhere other than here!
- Not in West Kingsdown.
- Available land should be used for smaller houses/developments rather than being used for huge properties.
- Corner of A20 and Fawkham Road. Site a complete eyesore.
- Somewhere else.
- Sevenoaks and Swanley.
- Sevenoaks.
- Haven't really looked.
- Affordable housing needed - not property in excess of £250K which youngsters stand no chance of getting a mortgage for.
- Fawkham Road, the old fruit orchard between the C of E church and catholic church (not all the orchard ground).
- Northern England. They need the investment to stop north/south divide.
- Land at the end of the Grove, development needs to be at this end of the village, everywhere else is too over cramped.
- At the end of Hever Road.
- Fawkham Road.
- Not in West Kingsdown.
- Outside the village.
- Wrotham end of West Kingsdown behind trees for screening and away from noise of Brands Hatch.
- Mill View caravan site - Main Road.
- Field to the right in Fawkham Road.
- I was not under the impression that West Kingsdown was "bursting at the seams" the only reason for new houses would be mainly for "outsiders" not residents already here.
- Vacant site near Royal Oak, Wrotham.
- Wrotham.
- Old beacon garage site. Brands Hatch end both sides of A20.
- Farm field between Gamecock and School Lane or field other side School Lane.
- Sevenoaks - Brownfield sites.
- Some of the land near the Catholic Church.
- On the Beacon Service Station, Millview.
- Anywhere other than West Kingsdown.
- On land opposite Brands Hatch.
- Land between Fawkham Road and Crowhurst Lane.
- Field next to Brands Hatch Industrial Park, adjacent to main road, Wrotham side.
- There is a large space of land between Fawkham Rd & Crowhurst Lane that has been empty for almost 50 years & one cant call it a place of beauty as those who don't want progress would say.
- Yes on farm land not used for farming and being miscellaneous kinds of use.
- A scheme to help local people but existing housing when it becomes available would be better.
- Regarding answer to Q 8. in rural areas - green field sites - set aside land - woodland with homes for life time living.
- Any suitable site in the Parish ie West Kingsdown - Knatts Valley.
- Government Green belt policies may need to be relaxed so that sites that are in the village envelope but are green belt would be built on.
- Away from West Kingsdown perhaps Essex!

- Within the M25.
- Land on old BP site.
- Old BP garage, Fawkham Road.
- Ex petrol station by Portobello PH.
- Small development areas - not large estates. On plots which already have housing or outbuildings on.
- Brands Hatch.
- Perhaps in School lane, near to shops between the lane and the motorway.
- The field at the bottom of Hever Road.
- Extend out from rear of Co -op fast food facility for the young on the old BP site.
- Old BP garage London Rd J/W Fawkham Rd. Transport cafe sites Brands Hatch Lane.
- Farningham.
- Brands Hatch & East Hill.
- Fawkham Road, Botsom Lane.
- Any vacant land within West Kingsdown boundary.
- London.
- Any small sites within the village envelope.
- Probably on the old BP garage site.
- More in filling allowed in over large gardens.
- North of A20.
- Within easy reach of the shops, Doctors surgery and on the bus route.
- Fawkham Road, Brands Hatch.
- On the land occupied by the cafe currently used by drug dealers.
- Brands Hatch.
- The field opposite the Medical Centre or to the south of the village beyond the M20 bridge.
- Brands Hatch racing track.
- Land at the end of the Grove. Also the end of Kingsfield to make the roads meet. it would be away from the main roads and not look out of place.
- Only on brownfield land.
- Fields adjacent to Brands Hatch (Swanley side) or land opposite Church Woods, Fawkham Road.
- Fawkham Road on the Old Orchard all it has on it is traveller's horses.
- Any new homes built need to be a variety to suit all need otherwise you get ghetto areas.
- Within reasonable access to village amenities.
- Old BP service station.
- As I have only lived in this area for six months I'm not sure of any locations.
- Possibly the field on the right down Fawkham Road, just before the entrance to the church.
- Old petrol garage by Portobello pub.
- Near a village.
- I do not have the local knowledge to give an opinion.
- Addition of homes would require additional amenities which would change the nature of the village to a town.
- Where old BP garage is and land behind.
- Somewhere else. All new houses are being occupied by people from elsewhere not members of existing households.
- The larger this parish becomes the larger it will need to become to house the new residents children as they get older it's an unending spiral - leave well alone.
- Opposite Portobello Public House.
- Have no way of knowing.

- Swanley.
- No idea at all, any more developments will spoil what countryside we have left.
- Not Brands Hatch.
- On the site of the old BP petrol station.
- Behind library. Gamecock Meadow.
- The dilapidated Mill Field caravan site.
- Brands.
- Site opposite Pells Lane on the A20.
- Depends what it is.
- The village is big enough.
- In all parts of the parish especially along School Lane.
- Fields to the east of Gamecock Meadow.
- The field opposite the Doctors surgery.
- Brown land not green belt and not Brands Hatch.
- Rear of Brands Hatch.
- M25.
- We don't need or want any.
- Field opposite Brands Hatch over A20.
- Redclyffe piggeries - London Road.
- Next to the village hall.
- Anywhere away from me!!
- On any sites that are derelict or run down to improve appearance not on any open spaces.
- The land opposite the church provided that such housing isn't densely infilled - perhaps small batches of houses separated by green areas.
- Brands Hatch end away from village.
- Land end of "Grove", Grove Farm.
- Eynsford.
- Brownfield developments nearer London.
- Family homes for younger people should be built on scrub land adjacent to schools.
- Ground opposite Portobello.
- A20 by Portobello (old garage). Brands Hatch and any unsightly area (just look at the old car park by the Oasis- but too expensive).
- Brands Hatch. A20 and Fawkham Road corner.
- No where in West Kingsdown.
- Brands Hatch or the BP near the Portobello Pub, two areas where shops could be built.
- Corner of Fawkham Road & London Road, formerly Shell garage.
- In an area that could take the extra traffic without cost to current residents.
- Near front of Brands Hatch.
- As it is not known what "such a development" might be it is impossible to make any suggestions.
- Fawkham Road between the school and Plumtree walk footpath.
- Old BP site.
- No - stop giving planning permission for ugly houses.
- Fawkham.
- Elsewhere - use the existing buildings and convert them.
- In fill or brown field sites - not high rise - only similar to surrounding properties to keep character of village.
- On the brown field sites and "in filling" try to keep the village a rural setting.
- On the old BP site - which is an eyesore now. On in fill bits of land within the population area already.
- On the site of the old BP garage.

- Field end of Hever Rd.
- The old orchard in Fawkham Rd.
- Old Orchard Fawkham Road.
- Don't know the area well enough to decide that.
- Orchards along Fawkham Road.
- Millview Café, BP garage, school land, Manor lane.
- No more developments.
- Site of old BP garage.
- Not in this village.
- Perhaps Crowhurst lane. I would not want all the green sights to disappear or woodlands.
- Up Church/School Lane area.
- BP station.
- If more houses are built there would be a need for more services etc shops, play areas.
- Fawkham Road.
- Land in Fawkham Road.
- Move children's playground to the Gamecock Field and utilise the empty space left.
- Brands Hatch.
- Integrated in small developments so as not to become in time, a large no go area.
- Site of old BP petrol station, corner of Fawkham Road.
- On A20 old mobile home site between portabello and M20 motorway bridge (opp. Windmill) or land behind transport cafe on A20 (opp Hever Road).
- Dartford - where the majority of housing is already local authority.
- BP petrol station.
- Fields by Gamecock.
- Any unused land such as Fawkham Road next to Catholic Church.
- Swanley or Sevenoaks.
- End of Fawkham Road.
- West Malling - they have a good few shops and there is always Sevenoaks.
- Use BP and Village Hall plot. Build new village hall at Gamecock pavilion.
- Bus services would be beneficial also shops (no co-op).

APPENDIX WK3

COMMENTS ON PARISH'S HOUSING NEEDS

- I would be in favour if the housing was strictly for people with a pre-existing connection with the village.
- Real issue is about access to jobs and services, not just homes - poor public transport.
- I think mobile homes should be band A.
- I would not wish Swanley type developments to be considered.
- Only comment I have is to do with other services that need to increase as the number of residents increase, i.e. there are only 2 doctors in West Kingsdown and both are over subscribed.
- There seems to be a total lack of new housing in the local area and it seems nationally.
- Lack of local amenities, we need better shops and facilities for younger generations.
- Planning permission on vacant land made being accepted.
- I think that before another housing development something for the younger generation should be thought more about.
- Any new housing developments must also include provision for increased facilities such as medical, school, shops etc.
- Yes I was forced out of London (birth place) many years ago because of finance but accepted this and settled well in Kent!
- Small infill areas.
- A limit to extending small affordable bungalows to encourage owners to sell and move up to larger properties rather than keep reducing the number of smaller size properties available.
- Development will improve local economy still further.
- We need more affordable housing for young, single people.
- The problem in West Kingsdown is not primarily lack of housing it's the lack of transport in and out of the village - it is a major factor for young people deciding to leave.
- It's not housing necessarily that is required - amenities for existing residents is currently a priority like a decent supermarket, policing and kids activities.
- Stop building large executive houses and provide affordable housing for young local people. Get rid of the industrial units, they are an eyesore on the main road. We also need a decent shop, the co-op is useless and a cash point.
- A thriving community needs local industry and local work neither of which has been an area of priority for all governments since WWII. A shortage of building land is the main reason for high housing prices.
- Keep it a village.
- Fawkham area?
- I have grandchildren within the village aged 21, 19 and 11. I can see no way that they will ever have homes of their own unless there is more affordable housing.
- The younger people of decent people here no longer wish to live here due to behaviour and image of those now here.
- Bungalow style properties for retired persons with possibly warden on call and emergency system.
- No we do not need any more houses or developments in West Kingsdown.
- Also if the housing were affordable maybe fewer women would go back to work and be able to stay at home with their kids or share looking after them with their husbands. I really do feel having one parent at home especially when the kids are young is the best thing and maybe unaffordable housing mitigates against this. What we do not want in West Kingsdown is disaffected teenagers, which could be the result.

- I think any sheltered accommodation should have someone available on site at all times.
- We the elderly can not go out on Sunday or bank holidays - we can not get to a hospital and are being penalized by double fare to get anywhere from Swanley.
- No comments on housing - but why don't you concentrate on improving area such as more street lighting so we can actually find are own houses.
- Most homes for sale are now very large and many smaller properties are being over developed. Most new homes being sold to new comers to the village.
- Please provide low rent accommodation.
- There is not enough starter homes to take advantage of the location.
- Any local development should include a mix of housing to avoid ghettos. Infrastructure should be part of any approved applications as should the improvement of local facilities (shops, leisure etc).
- Transport needs to reflect change in housing.
- There is not a need for further housing in this parish. There should be a complete halt to house building in the South East. Every new house diminishes my and everyone's quality of life.
- There should be no more housing built in this area.
- Leave as at present but allow limited in fills.
- Village not large enough for anymore development.
- Young people can not buy at a low price then sell at a high price. Seeing low budget housing as a way of making money. Rental only please.
- It would be nice for young couples to be able to afford housing in this area.
- If the council wants to expand the village they should first take the public service needs of those living there.
- We need some lower priced housing or shared ownership as we have 4 grown up children who are all looking to buy within the next year to three years and really want to stay in West Kingsdown.
- Young people are not being catered for at all with the developments that are being built in the village - therefore this forces youngsters to seek accommodation elsewhere, i.e. Medway towns where property is mildly cheaper thus taking them away from family and local work.
- More affordable housing is needed for local youngsters who wish to set up home and not have to move away as I did 16 years ago. I was raised in the village.
- No houses are available here for first time buyers who wish to stay.
- West Kingsdown has grown over the last 20 years - there is no more room for more housing.
- As our children get older I don't feel there will be anything in this parish for them.
- Make sure the majority local view is upheld not the personal views of a couple of parish councillors.
- We need affordable housing, otherwise West Kingsdown will be full of old people and pensioners.
- The housing should be affordable, i.e. rented housing and shared ownership to enable young people to stay in the parish.
- West Kingsdown is currently a sought after area to live, because of its locality and space. Further developments will not only decrease housing valuation but also enjoyment of coming home to our quiet village. Housing is expensive in London also building is not necessarily the only answer.
- We do need more shops as we only have the Co-op which is useless (always out of fresh produce).

- I found it difficult to purchase a flat for my elderly father to move nearer to us due to shortage of available flats in the area. Developments should be in keeping with owner occupied area.
- We would need a better health centre, more doctors. - we go to Farningham surgery and definitely more shopping facilities (Co-op useless).
- I can't think of anything worse than the current trend of bulldozing countryside to build more homes - especially in an area like Kent with low rainfall etc and therefore causing a huge strain on natural resources.
- No council development.
- If any housing needed perhaps first time buyers for couples but only on a small scale.
- Before housing more people in West Kingsdown a new supermarket is needed and a good clean up around Hever Road shops.
- My flat is a first floor flat. At present time I manage very well but I may need ground floor accommodation in the future.
- Buy back council houses.
- There are very few 1st time buyers' properties available so families are split as they cannot buy in the village - 1 and 2 bedroom places are required.
- I feel there are only 2 reasons why more housing would be allowed here 1) Extra poll tax to Sevenoaks 2) extra income to the Parish Council.
- More decent shops are needed before further development of houses.
- Concerned about the proper distribution of new housing to people in West Kingsdown and those wishing to return to the parish.
- West Kingsdown should not be allowed to grow much more than its existing size.
- The sooner the better.
- Need more first time homes.
- Young family need affordable housing and rented housing.
- Housing for sale would keep the level of people moving in to a reasonable standard.
- The village is already big enough and should not be expanded any further.
- Housing needs must be relocated to wholesome human requirements space/air top quality/immediate access to earth/good quality interior design/light/natural environment/natural darkness/away from light/air/noise pollutions/small easily bonded groups.
- Housing in the Parish is not affordable by young people.
- Housing either to rent or buy or through a housing association is desperately needed for young people trying to get on the property ladder or simply move out from living with parents.
- No further development. Protect the green spaces around London.
- Nothing at all done for young people living in West Kingsdown. Houses already built always targets upper market.
- No more housing, we need shops, work and transport. We do not need more housing on the old BP site (London Road).
- Housing for first time buyers is a must and housing for young people at affordable prices too.
- Coming from London the area has very poor facilities and amenities considering the council tax we pay.
- No, but it would be nice to have a larger co-op or general store.
- Mobile homes are good for the elderly.
- Yes. already too many.
- Easier and quicker extension of existing properties on larger plots.
- Rent too high for young people to become independent. More public accommodation required.

- There are too many houses.
- We need housing for younger people who want to stay near their families and don't want to move from the village.
- West Kingsdown has always had a good reputation and a sought after area. I feel it would not benefit any body by lowering its standard by over building.
- We would like to see less prestige expensive housing and more shared ownership/rented properties.
- I wish to move elderly parents to live near me - can't find small bungalow/flat at a price below £250,000.
- Like the nation as a whole it is getting much more difficult for 1st time buyers.
- Stop building 1/2 million pound houses and start building houses people can afford. Stop the snobbery.
- First time buyers cannot buy anything apart from the very small flat at Kingfisher Court.
- The Parish Council need to spend money cleaning up Main Road. We also need middle to upper range quality properties.
- It must be taken into consideration about the pre-school, the school, the doctors, the shops - how would they cope with an influx of new dwellings. Also I bought in West Kingsdown knowing it is a village - I wouldn't want to stay if it became much bigger.
- The parish council have to be more flexible in green belt land. Grove Farm at the end of the Grove needs housing on it to make it look nicer. The only people who get what they want are gypsies in caravans they get away with everything.
- We see no need for further development in the area. Existing housing should be sufficient.
- Yes - if SDC were a little more reasonable with planning consent, some home owners might be able to stay in the parish - SDC's planning policy review is antiquated inflexible and need radical update (rejected applicant!!).
- There is no housing for first time buyers either to buy out right or shared ownership.
- I think a sports centre would be a good idea for the kids even though that's nothing to do with housing.
- It is not a case of 'not in my back yard ' that I have said no to development it is because I would not like to see this area developed in that way to detriment of the beauty of the countryside in my area.
- My real objections are not against new homes, especially for those in lower income bracket more that this cannot be a long term solution. I would suggest that maybe a governmental problem.
- I moved here because it is greenbelt & require no further development , if you require low cost housing then moving out of the area is an option.
- More caravan parks needed.
- Any new development should not overcrowd or overlook existing housing.
- Absolutely no existing residents (or the PC or SDC)want any further housing built.
- Sheltered homes that have a dining room so that people living there could have a cooked meal if they wanted one. This wasn't considered when Church Road flats were built.
- We need more shops.
- Please provide better services for travel for Elderly also homes for young people who prefer to live near their families.
- I am glad that Brands Hatch will remain a race circuit and not as rumoured be made into a huge housing estate. I would definitely move out of West Kingsdown.
- Housing in West Kingsdown is extremely reasonable in comparison to surrounding towns and villages. Money would be better spent improving the village & providing amenities for existing families to enjoy.

- No sheltered housing close to family housing.
- Local first time buyer's needs should be met.
- We think facilities need to be increased before more families are encouraged into the area.
- No - we already can not meet the needs of the local population.
- Further developments should include a range of housing types to maintain a balanced mix of young/old/families along with ancillary developments to cope with their need; i.e. health, travel, shopping & schooling.
- Any more development would make it overgrown and unspoilt.
- The Council needs to look at what it is failing to do at present not enough buses or areas for the young. This is going to be a real problem in the future.
- Not to build more council. Refugees lower the standards.
- The last development was supposed to be affordable housing. What teacher could afford £200,000 to £250,000.
- Low density housing is required as all new developments are high density (i.e. high profits).
- It's always been ok let them try Sevenoaks main town they have all the transport facilities.
- Before more houses are built more decent shops are needed and public transport.
- No undesirables needed.
- We have had more than enough already.
- We do not need any further housing developments.
- Before we have more housing we need more infrastructure ie shops, restaurants, facilities for young people. I intend to move to Otford next year to be near Sevenoaks. There is nothing in WK.
- Housing needs to be affordable.
- I believe that the high standard of housing and community need to be maintained. This should be a pleasant litter free community where pride is shown through garden maintenance.
- Local housing should be for local people. Should have first call on housing and all other services.
- We need houses that are affordable not the exec types now going up.
- Development services need to be improved, e.g. better shopping with facilities, bus service, and path cleaning.
- Conserve/preserve.
- I think it is wrong to convert bungalows to 4/5 bedroom houses in predominantly bungalow land. If houses are required they should be built separately, leaving those who have retired to bungalows to live in peace.
- Poor transport - makes travelling very difficult. Not everyone has access to a car - applies to all ages.
- We need reasonably priced housing that fits in with our surroundings for young people.
- More housing for young people.
- No good without reasonable public transport. Why on earth withdraw well used bus services to Bromley and Sevenoaks Town Centre? A thoroughly bad decision somewhere.
- Too many houses already. Not enough shops, schools, no proper park, library far too small - not enough for teenage children to do - Knatts Valley could benefit from a bus/mini bus service.
- I am forced to move out of the Parish because we need more space for our teenagers and the Parish Council have declined my request to convert my loft - I cannot buy a larger house in the parish due to high prices.
- Closer attention should be taken with regard to regulations being broken and abused.

- The beauty of the village is slowly being eroded by the current housing policy.
- Yes, no facilities being built ie banks, decent greengrocers. Club for socialising for adults such as used to be on cleanways, dancing, drinking, snooker etc not quiz evenings but fun.
- Similar to the needs of the Sevenoaks area.
- Building in the village to be done gradually not large development.
- My daughters would be more likely to want to stay in WK if it was served by better transport - to Bluewater, Swanley, Borough Green, Dartford or had a train line link.
- Affordable property for the youngsters who have grown up in the village.
- Enlarging the size of village to town status needs to think town, better public transport, better schooling facilities more for young.
- Not enough small houses.
- If people can't afford to live here then they have to go where they can afford. We grew up in this village and had to move away for 11yrs before we could afford to buy our own property here. We appreciate how hard we had to work to get it so were more likely to look after what we've got.
- If more houses are built we need a better food shop/supermarket to be able to provide a decent service for the community or a mini market. Also better transport links for young and elderly.
- Stop building large 5 bed houses.
- There is a total lack of affordable housing for 1st time buyers.
- Young couples are not getting on the buying ladder, we need to help first time buyers.
- If retirement/sheltered housing available this would relieve larger properties for young families.
- Fawkham Road.
- If new developments are to be built they should be for purchase only and not built in an estate format or sheltered housing for the elderly.
- Good quality houses of good designs.
- This parish has now reached capacity with the number of new developments in recent years. What we need are leisure facilities, local shops and better transport links.
- We are quite content with the present owner occupier situation.
- I enjoy living within the green belt and this is one of the reasons I moved here. Due to the tight constraints on development and planning.
- West Kingsdown needs to consider developing the area with inclusion of a station/bank and the other needs of the community.
- My daughter has been waiting four years of which the local MP is aware of, but apparently can do nothing about.
- There are some very expensive properties in this area - how will tenants be able to live amongst these comfortably. Sheltered housing for the elderly would be acceptable if you will consider providing transport to affordable shops.
- Smaller housing for first time buyers.