

Test Valley Borough Council

Longstock Parish
Housing Needs Survey Report

December
2020



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1. Parish Summary

Longstock is a village and civil parish in Test Valley, Hampshire. It lies on the western bank of the River Test, to the north of Stockbridge and to the west of Leckford. The estimated 2016 population of Longstock parish is 459¹ with around 220 households. This is expected to rise by 2021 to 478 (an increase of 4.1%).

The village is mainly on the western slope of the Test Valley which runs parallel with the bank of the River Test. The houses are on either side of the road which runs down the bank of the river. See Parish Map below.

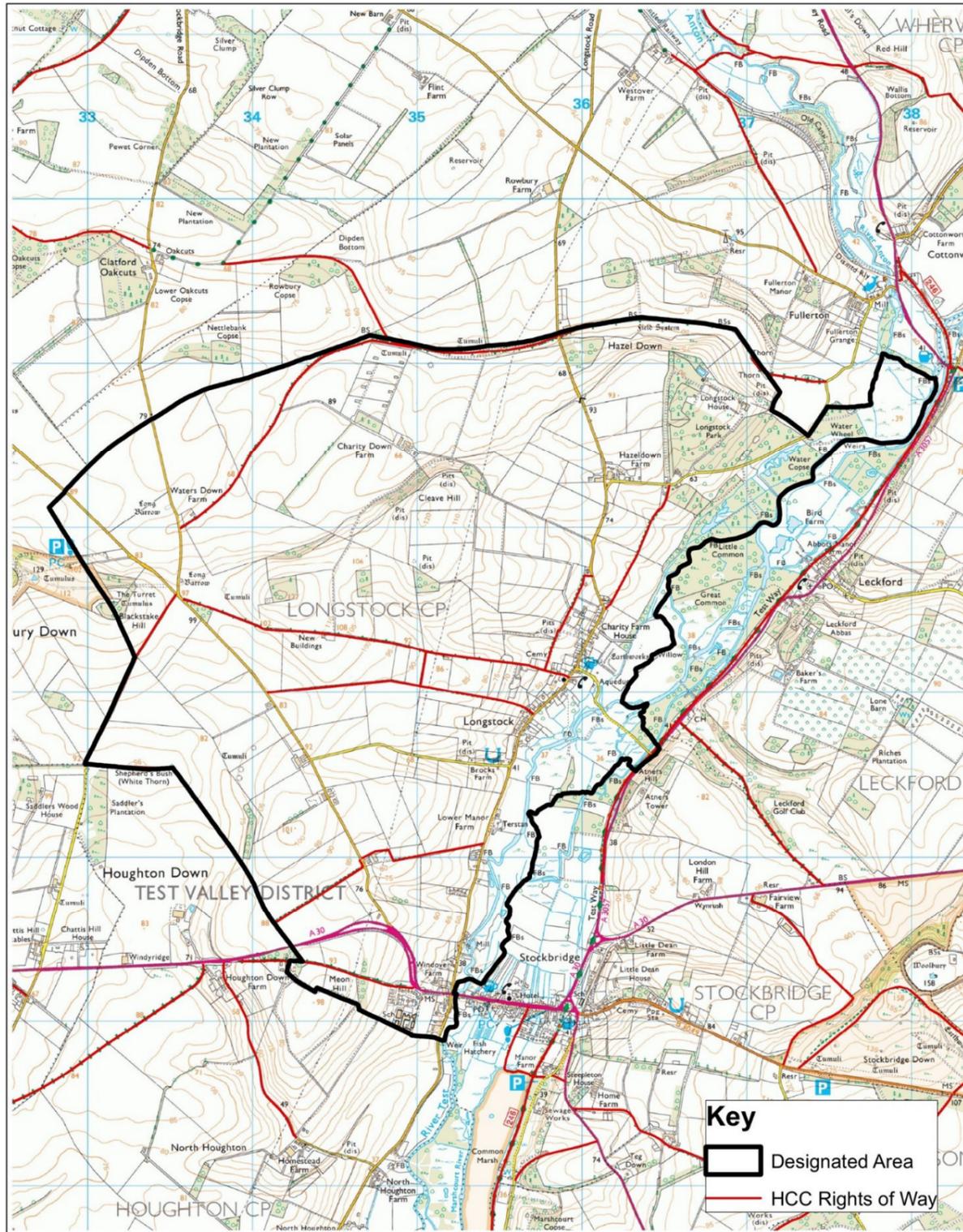
The parish contains Longstock Park which adjoins the Leckford Estate; both are owned by the John Lewis Partnership. Longstock is one of the 59 parishes in Test Valley and has an area of 1,207 hectares which represents 1.9% of the total area of Test Valley.

The majority of properties (54.2%) are owned by those who live in them. This is lower than the Test Valley average of 70.4%. 12.0% of Longstock households are privately rented, and 10.9% are socially rented. This compares to 12.9% and 14.4% respectively across Test Valley.²

The Leckford Estate contributes to the private rental market with approximately 80 properties currently within its portfolio. There are a number of working farms and estates in the village which provide employment for a significant number of residents, both directly and indirectly. In addition, the large secondary school, Test Valley School, and the Public House offer local employment opportunities and several residents own and run businesses outside the village, but within the immediate region.

¹ ONS

² Longstock Parish Profile



Longstock



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2. Introduction

In June 2019 the Parish Council decided to apply for a designation of a Neighbourhood area and an application was made to Test Valley Borough Council in July 2019 to commence that process.

In August 2019 Longstock Parish Council voted to support the development of a Neighbourhood Plan for their parish. Local residents formed a steering committee and since then meetings have taken place monthly to guide the process of developing the Neighbourhood Plan with the support of Locality, the national membership network supporting local community organisations and consultants Plan-et, a neighbourhood development consultant.

As part of the Neighbourhood Plan is to consider local housing and housing needs, a housing needs assessment has been commissioned through AECOM and to further support that work a local housing need assessment has also been commissioned through Test Valley Borough Council's Housing Development Team to establish whether there is a local housing need and how best to address this.

3. Aim

The aim of carrying out the survey is to investigate the affordable housing needs of local people (or those who need to live) in Longstock parish.

- 'Housing need' can be defined as the need for an individual or household to obtain housing that is suitable to their circumstances.
- It implies that there are problems or limitations with the household's current housing arrangements and that the household is unable to afford or to access suitable accommodation in the private sector.
- Such problems may be concerned with housing costs, size, location, layout, state of repair, or security of tenure either immediately or in the future.

4. Survey Distribution and Methodology

In order to carry out the housing needs survey, questionnaires were delivered to the Parish Council for distribution on the 13th November 2020. A Survey Monkey survey was also made available on the Parish Council website.

To encourage a good response, households were given a pre-paid envelope in which to return the completed survey. The council applies the data protection policy to responses, ensuring that all survey responses remain anonymous.

Residents were asked to return the completed surveys in the pre-paid envelopes by 18th December 2020 as well as a collection by the Parish Council (in sealed envelopes) on 5th December 2020. The

forms were recorded and analysed by the Housing Development Officer at Test Valley Borough Council.

- A total of 250 questionnaires were distributed to the parish. 220 were hand delivered to households, 25 to Leckford Estate and 5 to school staff.
- Everyone was asked to complete the Part 1 of the form.
- If a household considered itself in need, or likely to be in need of affordable housing within the next five years, it was invited to complete Part 2 of the survey.
- There was a good response rate of 40% with 99 replies received.
- 79 responses were received via return post and 20 via Survey Monkey.
- This report describes the views only of the residents who returned the questionnaires and these views may not be representative of the wider population of Longstock.

5. Key Findings

- 73% of respondents feel there is insufficient housing in the parish for people to move to.
- Just under 35% of respondents would support a housing development scheme of between 11-20 homes and just under 30% would support a scheme of 4-10 homes. 13% would support 1-3 homes, 20% would support 10-40 homes and 3% 40+ homes; all respondents supported a development of some kind.
- The tenure most supported for a housing scheme is for affordable housing product shared ownership (part buy/part rent), with affordable rent and social rent closely following. There is also support for some open market homes.
- There is evidence to support housing for occupants to down-size as well as a proportion of housing for families with children under 10 years old.
- There are 14 respondents to Part 2 of the survey:
 - There are 4 single occupants requiring 1 bedroom but express a desire for 2 bedroom – 1 would like to continue to rent through a housing association, (the others are hoping to downsize and purchase on the open market and therefore wouldn't be considered as being in affordable housing need)
 - 5 families with children and or young adults require 2-3 bedroom homes either for affordable home ownership (shared ownership/equity loan) or open market purchase (more than 1 option could be selected as a preference; affordability would need to be factored into this as a consideration)
 - 5 couples living at home require affordable home ownership opportunities and 1 requesting affordable or social rent (all had a preference for 2 bedroom houses)
- The tenure most supported for a housing scheme is for shared ownership (part buy/part rent), with affordable rent and social rent closely following.
- Just under 35% of respondents would support a housing development scheme of between 11-20 homes and just under 30% would support a scheme of 4-10 homes. 13% would support 1-3 homes, 20% would support 10-40 homes and 3% 40+ homes; all respondents supported a development of some kind.

Housing Need

As of 19 October 2020 information provided by Hampshire Home Choice, 10 households are registered for affordable rented housing and have a local connection to the village of Longstock (Longstock is grouped with Stockbridge and Leckford). 8 have requested a 1 bedroom need and 2 a 3 bedroom need. Of these households, 2 currently live in the area of Leckford, Longstock or Stockbridge, the remaining 8 live outside but have a local connection through family or employment.

The majority of households registered are those living with family or living in private rented accommodation.

At present (January 2021) Help to Buy South advise that there is only 1 person registered for shared ownership for Longstock requesting 2 bedroom accommodation. The applicant has sufficient income and savings to qualify for a shared ownership property.

Social Housing Stock

There are 21 social housing properties in Longstock owned by Aster Group. The stock consists of 4 x 1 bed, 8 x 2 bed and 9 x 3 bed.

With the low levels of turnover of social housing in the parish, the existing social housing supply could not meet the needs of the households responding to section two of this survey who are in need of affordable accommodation.

Leckford Estate Stock

The Leckford Estate has 82 houses available as tied accommodation and are spread across Longstock and Leckford, the breakdown is as follows:-

Bed size	Longstock	Leckford	Total
1 bed	2	2	4
2 bed	10	21	31
3 bed	16	24	40
4 bed	2	1	3
5 bed		3	3
6 bed		1	1
Total	30	52	82

From 2018-2020, 7 properties have become available to Leckford Estate workers; these properties only become available when a retired partner passes away or a working partner leaves.

6. Part One of Survey

This report is divided into two parts. The first section looks at existing households in the parish in order to provide a description of the current housing in Longstock. This section also describes the levels of new housing, if any, which would be supported by respondents to the survey.

Population

The age range of respondents is shown in the table below:

Q2 Age range	%	Responses
Under 18	0.00%	0
18-24	2%	2
25-34	5%	5
35-44	8%	8
45-54	16%	16
55-64	23%	23
65+	44%	44

Table 1

As shown in the table above (Table 1), there are significant numbers of households responding to the survey aged 65+. However, there is sufficient response that indicates a spread of different household types in Longstock. 76% of respondents form a couple household, 22% form single occupancy households. Of the households with children, only 3 are aged between 10-15 years old and 18 are aged under 10; this would indicate that family size affordable housing is recommended and should be suitable for households with children growing into teenagers and young adults.

Residency and tenure

Questions 5-7 asked about the type of residency within the parish (Table 2), length of time in the parish (Table 3), tenure (Table 4) and number of bedrooms in the current home (Table 5).

Q5 Connection to the parish	%	Responses
Main home is in parish	86%	84
Work in the parish	12%	12
Do not live in the parish, but family members live here	1%	1
Second/holiday home in parish	1%	1
Other	2%	2
Total Respondents: 97		

Table 2 (100 responses may equate to more than 1 person per household responding)

As can be seen above, of the 99 respondents 86% already reside in the parish and 12% work in the parish (there could be a number of respondents whose main home is in the parish who also work in the parish).

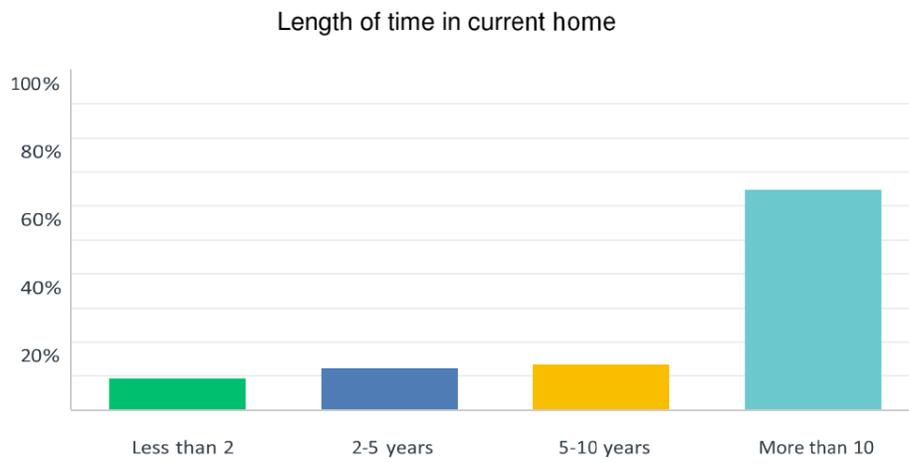


Table 3

65% of respondents have lived in the parish for more than 10 years, 13% between 5-10 years, 12% 2-5 years and less than 9% for less than 2 years.

Q7 Tenure	%	Responses
Own outright	49%	47
Own with a mortgage or loan	19%	18
Shared ownership/equity (part rent/part buy)	1%	1
Rent from a private landlord or letting agent	3%	3
Rent from Council/housing association/other social rented	8%	8
Live with parents/other family member/friends	3%	3
Live in Armed Services Accommodation	0%	0
Live in accommodation tied or linked to a job	14%	14
Other (please specify)	2%	2
No Response	2%	2
Total Respondents: 96		

Table 4

As can be seen from the table above (Table 4), the majority of respondents own their own property outright (49%) as well as owning a property with a mortgage (19%). The next interesting fact is the number of respondents living in tied accommodation within Longstock (14%), which will account for the occupants attached to the Leckford Estate who live and work in the parish. There are also a significant number living in council or housing association stock in Longparish (8%).

No of Bedrooms	Number of occupants						Total Dwellings
	1p	2p	3p	4p	5p	6p	
1	4						4
2	5	11	2	2			20
3	4	16	6	10			36
4	3	13	2	3	1		22
5	1	3	3	2	1	1	11
6		1		1			2
8		1					1
Total	17	45	13	18	2	1	

Table 5

The table above (Table 5) is in response to the questions asked on current house size and occupancy of those that responded. The table details the number of dwellings by bedroom size and the occupancy levels. As can be seen, there is a high proportion of 3, 4 and 5 bedrooms that are under-occupied. To further analyse the under-occupancy, of the 11 households in 2 bedroom properties with occupancy of 2 people, 5 are owner occupied, 1 private rented, 5 in tied accommodation. Of the 16 households in 3 bedroom properties with occupancy of 2 people, 9 households are owner occupied, with 3 households living in tied accommodation and 2 living in social housing, 1 lives in the family home and the last is in private rented. Of the 13 households occupying 4 bedroom properties with occupancy of 2 people, 12 households are owner occupiers and 1 is in tied accommodation.

This highlights a possible need for some down-size accommodation in respect of open market homes, but as can be seen from further detail indicated in the section below which asked the question of residents over 55 how they would aspire to meet their housing needs as they get older, consideration will need to be given to the type and tenure of this housing..

Disabled Requirements and Homes for those over 55

The table below (Table 6) indicates there is a low percentage of residents with a disability in the parish. Of the 99 respondents, 8 people responded that they had had some adaptations to their property and 8 indicated that adaptations were required (this may be that the same 8 respondents need further adaptations).

Q3 Do you have a disability	%	Responses
Yes	8%	8
No	89%	89
Prefer not to say	2%	2
TOTAL		99

Table 6

Of the respondents aged over 55, the table below (Table 7) indicates that there is not an exceptionally high desire to downsize with 61% of respondents saying they will stay in their current home; this is in conflict with the data that suggests that there is under-occupancy of homes, but indicates that people would rather remain and under-occupy than move. 11% of respondents will however consider options available through future developments and 14% of respondents will consider buying or renting a smaller home. Q15 asked what type of smaller home they would consider and of those 16 respondents, 30% will consider a smaller home to purchase and 5% a smaller home to rent (respondents could select more than one option to Q15).

Q14 If you remain living in the parish as you get older would you like to downsize?	%	Responses
Yes, I would like to buy or rent a smaller home in my Parish	14%	9
No, I will stay in my current home and won't downsize	61%	38
No, I will stay in my current home and subdivide it or adapt it for my needs	13%	8
No, I will stay and build an annex and rent the main house	0%	0
Not sure but would consider options available through future developments in the Parish	11%	7
TOTAL		62

Table 7

Housing Requirements

Question 13 asked whether anyone in the family had moved away from the parish in the last 5 years due to difficulty finding suitable housing in the parish, of the 97 respondents 82 answered no and 15 answered yes.

Of the 99 respondents, 65% do not feel there is sufficient housing in the parish for people to move to, 24% feel there is and 10% did not provide a response.

The types of housing that will be supported is detailed in the table below (Table 8) this provides an insight as to what residents would support being built in the parish. (Respondents could choose more than one option).

Q16 What sort of homes would you support being built?	%	Responses
Affordable housing to buy - shared ownership (part buy/part rent)	59.0%	52
Affordable housing to rent (80% of open market rent)	37.0%	33
Social affordable housing to rent (rent set by Government formula)	35.0%	31
Affordable housing to buy discount market/equity loan	32.0%	28
Homes to purchase on the open market	31.0%	27
Homes to rent on the open market	19.0%	17
Community led housing (i.e. Community Land Trust)	17.0%	15
Extra care/sheltered housing	17.0%	15
Self-build or custom build homes	15.0%	13
None	12.0%	11
Total Respondents: 88		

Table 8

The evidence suggests there is support for affordable housing products such as shared ownership, affordable rented, social rented and shared equity. This will provide the opportunity to consider tenure options to suit a number of prospective clients.

The table below (Table 9) indicates the number of homes that the respondents would support in the parish.

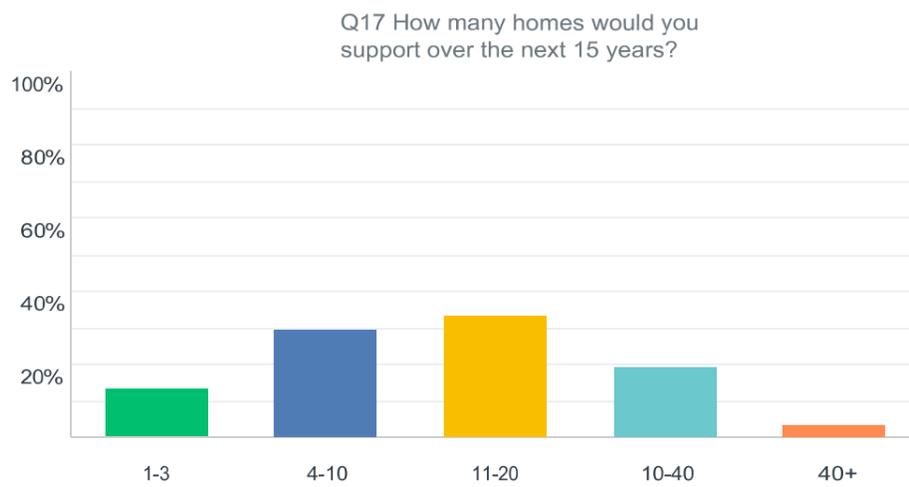


Table 9

7. Part 2 of Survey

The second part of the survey examines the households that have declared a need for housing in Longstock and looks at what tenure could be supported for a new development as well as the affordability levels. 14 people responded to part 2 of the survey.

Age Groups Responding to Survey

The age group of respondents is shown in the table below (Table 10). As can be seen from the chart, the majority of respondents are within the 25-34 age group followed by 55-64 age group.

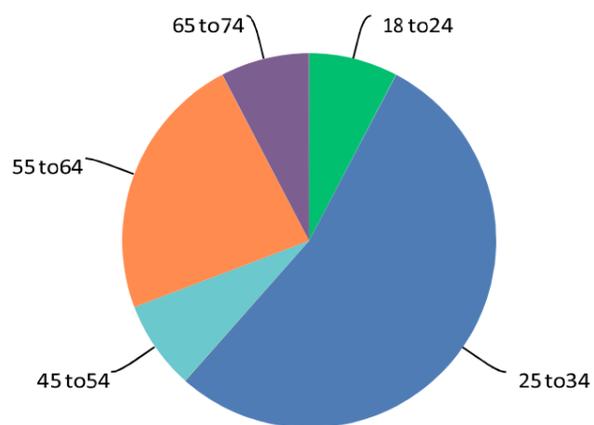


Table 10

Local Connection

10 of the respondents already live in the parish, 3 live outside of the parish and 1 declined to answer. This shows respondents have a strong connection to the village.

Type of housing needed

Of the households needing to move, 9 of the respondents are part of an existing household and 5 are a whole household that needs to move.

The minimum number of bedrooms a household will **qualify** for is as follows (Table 11):

No. of beds	Responses
1	9
2	2
3	2
4	1

Table 11

Of the 14 that responded the table below (Table 12) shows the breakdown of occupancy and bedrooms requested (two of the single occupancy respondents only responded to Part 1 of the survey and did not state how many bedrooms they would like in a new home):

How many people will live in the home	Number of occupants					No. of beds required	Type
	Single	Couple	Males over 16	Males under 10	Females under 10		
1	1					2	House/bungalow
1	1					2	House/flat
1	1						Bungalow
1	1						Bungalow
2			2			2	House
2	1		1			2	House
2		1				3	House/flat
2		1				2	House
2		1				2	House
2		1				2	House
3		1	1			2	House
3		1			1	2	House
4		1	2			3	House
5		1		2	1	3	House

Table 12

As can be seen from the data, there are 4 single people requiring 1 bedroom but that have expressed a desire for larger properties; looking at the additional data provided in Part 1, these people are

wishing to downsize. There is a need for 5 family size homes for people with children and/or young adults and 5 couples, all of which aspire to a 2 bedroom home; these are all couples living at home and hoping to move to their first home, all have also requested affordable home ownership opportunities.

The reasons for wishing to move are detailed below (Table 13): (Respondents could select more than one answer):

Q30 What are the main reasons for needing to move	%	Responses
Currently living with family/friends and want own home	50%	6
Want to move back to the Parish	17%	2
Current home is overcrowded	8%	1
Too expensive (private rent)	8%	1
Lack or have to share facilities with other households (not family members)	8%	1
Employment (within the Parish)	17%	2
Home is too small and need to upsize	8%	1
Home is too big and need to downsize	17%	2
To provide support to family within the Parish/to be near family	17%	2

Table 13

The current tenure of the 14 respondents is as follows (Table 14):

Current Tenure	Total
Own outright	3
Own with mortgage	1
Private rent	1
Rent through HA/LA	3
Live with parents	4
Tied accommodation	2
Total	14

Table 14

100% of respondents selected a house as the preferable type of property, only two respondents selected either a flat, maisonette or bungalow as an alternative to a house (respondents could select more than one option). There were no respondents requesting any type of adaptations or specialist types of housing. The table below (Table 15) shows the tenure options that were preferable (respondents could select more than one option). As can be seen from the results, respondents are keen to see home ownership opportunities closely followed by affordable rent and social rent. Two respondents did not select a choice.

Q33 What tenure would the household prefer	Responses
Homes to purchase on the open market	9
Affordable housing to buy - shared ownership (part buy/part rent)	8
Affordable housing to rent (80% of open market rent)	6
Affordable housing to buy discount market/equity loan	6
Social affordable housing to rent (rent set by Government formula)	3
Self-build or custom build homes	2
Community led housing (i.e. Community Land Trust)	2
Extra care/sheltered housing	1
Homes to rent on the open market	1
None	0
No response	2
Total Respondents:	14

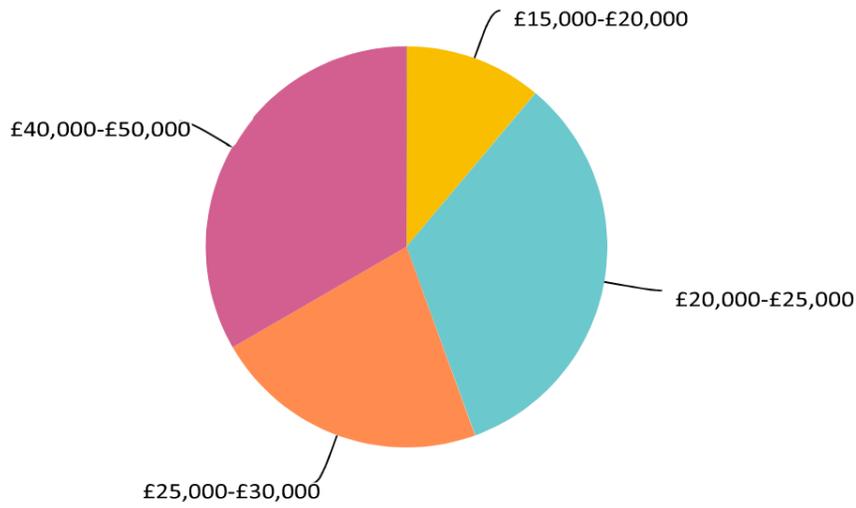
Table 15

Employment status and affordability

The majority (11) of the respondents are in full time employment, and 3 are retired.

Of the 11 respondents in full time employment, 9 responded to the question on income (2 did not provide a response) and is detailed below with the equal split between £40-£50k and £20-£25k followed by £25-£30k. (Information on income is detailed in the affordability section below)

Q38 Gross Income Levels



Question 36 asked what could be spent monthly and weekly as rent or mortgage payments, taking into account all household outgoings. The table below (Table 16) shows available budget:

Monthly	£400	£600	£700	£800	£950	£1000
Monthly (by respondent number)	1	1	2	4	1	2
Weekly	£200	£225	£250			
Weekly (by respondent number)	3	2	1			

Table 16

Q37 If wishing to buy how much deposit is available	%	Responses
£20,000-£25,000	33%	3
£40,000-£50,000	33%	3
£25,000-£30,000	22%	2
£15,000-£20,000	11%	1

Table 17

Of the 9 responses to the question on deposit availability (Table 17), all of the respondents that responded have capacity for a deposit on an affordable home ownership product. Question 39 also asked what savings were available separate to resources for a deposit, 1 respondent has over £80k, 3 respondents have savings between £30-£40k and 4 have savings between £1-£10k.

8. Affordability and Tenure Options

Market Home Ownership

Measuring average house prices within individual parishes can be difficult due to the small number of transactions that take place. A Right Move search of homes for sale in Longstock only came up with a few results so the below includes properties for sale within a half mile radius of Longstock.

The majority of sales in Longstock during the last year were detached properties, selling for an average price of £891,667. Semi-detached properties sold for an average of £775,001.

Overall, sold prices in Longstock over the last year were 51% up on the previous year and 41% down on the 2017 peak of £1,451,667.³

As can be seen from the information above on properties for sale, the hope of purchasing an open market property for many will be unobtainable.

Information from several house buying websites show little movement in the housing market for smaller properties within Longstock. This is an issue for younger people wishing to access the housing market as well as those wishing to down-size.

The Test Valley Borough Council Review of the Housing Evidence Base and Assessed Housing Need in Test Valley, July 2016, uses 3.5 times household income as a measure of affordability for home ownership. It is also recommended that no more than 30% of income is used for housing costs. A buyer for a three bedroom property at £270,000 would need on average a 10% deposit of £27,000 with a mortgage of £243,000. For a loan of 3.5 times annual income, a household would need a gross annual income of approximately £70,000. Lower deposits would require a higher income threshold.

The average total household income before housing costs (equalised) across Test Valley in 2018 was £54,600. This figure is typically used by mortgage lenders to assess a household's ability to afford to borrow.⁴ Test Valley's gross LQ earnings⁵ for 2018 was £15,889 per year. This is the LQ income before taxes (or benefits) for individual earners and so only correlates with the measure of household incomes above for single-person households. To estimate the income of LQ-earning households with two earners, the annual income is doubled, to £31,778.

It would be unlikely that a household would be able to purchase a property in this parish without a large deposit, some equity in an existing property or a substantial income.

- First time buyers would generally struggle to meet the criteria necessary for obtaining their own home.

³ House prices in Longstock Dec 2020 Rightmove

⁴ Total annual household income is the sum of the gross income of every member of the household plus any income from benefits such as Working Families Tax Credit.

<https://www.ons.gov.uk/methodology/geography/ukgeographies/censusgeography>

⁵ There was no precise data available for Test Valley therefore, the median of the 20th and 30th percentiles were used as a reasonable proxy for the 25th percentile. AECOM December 2020

- In some cases intermediate housing (shared ownership or low cost market housing) would be a suitable option, whilst in other instances affordable rented accommodation would be appropriate.

Open Market Rent

At the time of preparing this report there were no properties available to rent in Longstock. However looking at the rental market ⁶in the vicinity over the past 6 months, the average rent across 1, 2 and 3 bed properties is £1,062pcm. In order to afford this an annual income of £42,437 would be required (based on a no more than 30% spend on housing costs).

Shared Ownership model

Shared ownership is the affordable home ownership option that Affordable Housing Providers provide. It is a part ownership part rent option that allows for a smaller percentage purchase thus making the deposit, mortgage and costs more affordable. Interest rates may not be as favourable on the shared ownership product.

An example of the shared ownership model (at 25% share) and affordability is outlined below:

Full price	£250,000
Share price	£62,500
Deposit @10%	£6,250
Mortgage	£56,250
Unsold value	£187,500
Monthly rent	£390.03(based on unsold equity @ 2.5% of value)
Monthly service charge	£80.00
Estimated mortgage	£362.42 pm based on a 25 year repayment mortgage

Estimated monthly cost £833.04 (based on interest rate of 6%)

An annual income of £33,288pa would be required to afford a shared ownership option based on the above outlay.

Affordable Rent

Affordable rent is a tenure introduced by Government allowing affordable housing providers (AHP's) to charge up to 80% of market rent on all new developments of affordable housing. Affordable rents are usually capped by AHP's to ensure that they do not exceed Local Housing Allowance Rates (the maximum eligible rates that are permitted in connection with claims for Housing Benefit). Affordable rented homes are allocated through Hampshire Home Choice to eligible households.

Longstock Local Housing Allowance rate falls within the Broad Market Rental Area for Winchester and the weekly rents are as follows:

⁶ Rental prices RightMove 2020/21

£83.50 per week – shared accommodation

£166.85per week – 1 bedroom

£197.92 per week - 2 bedroom

£253.15 per week – 3 bedroom

£368.22 per week – 4 bedroom

Social Rent

This is subsidised housing that is owned and managed by an Affordable Housing Provider and allocated through Hampshire Home Choice to eligible households. Generally social rents are set using a government formula. This creates a 'formula rent' for each property, which is calculated based on the relative value of the property, the size of the property and relative local income levels. Social rents are 45-65% of open market rents.

9. Summary

Part 2 of this survey concentrates on households unable to afford accommodation on the open market.

- There are 14 respondents to Part 2 of the survey:
 - There are 4 single occupants requiring 1 bedroom but express a desire for 2 bedroom – 1 would like to continue to rent through a housing association, (the others are hoping to downsize and purchase on the open market and therefore wouldn't be considered as being in affordable housing need)
 - 5 families with children and or young adults require 2-3 bedroom homes either for affordable home ownership (shared ownership/equity loan) or open market purchase (more than 1 option could be selected as a preference; affordability would need to be factored into this as a consideration)
 - 5 couples living at home require affordable home ownership opportunities and 1 requesting affordable or social rent (all had a preference for 2 bedroom houses)
- The tenure most supported for a housing scheme is for shared ownership (part buy/part rent), with affordable rent and social rent closely following.
- Just under 35% of respondents would support a housing development scheme of between 11-20 homes and just under 30% would support a scheme of 4-10 homes. 13% would support 1-3 homes, 20% would support 10-40 homes and 3% 40+ homes; all respondents supported a development of some kind.

Conclusion

The survey results alone would suggest that there is a minimum need over the next three years for the following affordable housing provision in the parish:-

Affordable Rented / Social Rented

1 x 1 bed house

1 x 2 bed house

Shared Ownership
4 x 2-3 bed house
5 x 2 bed house

The summary describes only a snapshot of the need for affordable housing at the time the survey was conducted and does not take account of future changes in need, for example arising from the changing housing needs of employees of local businesses.

The summary may not represent the parish's full housing need as responses were not received from every household, for example households which are on the Housing Register (Hampshire Home Choice) may not have completed a questionnaire and not included in the summary. As can be seen from the housing register details (which shows 8 applicants for 1 bed accommodation) and there was only 1 respondent for 1 bed accommodation from the survey eligible for affordable housing, the respondents are potentially not registered on the housing register and represent new additional need.

In order to fully assess the housing need in the parish, the summary needs to be considered alongside evidence provided by Hampshire Home Choice (as above), information from Help to Buy South, and information from the Housing Market Assessment provided by AECOM. There is only 1 applicant registered for Longstock at present for shared ownership housing, but this may well change once people are aware that an affordable housing development is possible. It should also be noted that some of the residents expressing a desire to purchase a shared ownership home may not be able to raise the required deposit or mortgage, particularly when market conditions and lending criteria fluctuate, or they may decide not to enter into home ownership if their circumstances could be subject to change, and it is therefore likely that the proportion of affordable rented housing should be increased to allow for that scenario where shared ownership housing is a desire, rather than a practical and feasible option. A Registered Provider would also wish to provide a more balanced mix of affordable/social rented and shared ownership in order to minimise risk of over-providing shared ownership and being unable to sell them to local people.

10 Appendices

Appendix 1 – free text comments Q16 – what sort of homes would you support being built in the parish?

Q16 What sort of homes would you support being built in the Parish
Comments
There is a lot of housing developments going on.
Need to build more homes in the parish
Only houses to look like the village property type we have now, not modern.
A realistic view is that a small number of homes are likely to be necessary but this should not be so many as to overwhelm infrastructure or change the character.
Too much emphasis to build on green field sites - there are other sites in the village of Longstock itself to build. I am very against farming land going to housing, ruining the countryside feel of rural Hampshire villages.
My greatest concern is that any new build houses should be of a high standard. I don't mean expensive, I mean high quality design. Houses built to integrate well into the current stock. Attractive, individual, making best use of the available space for aesthetic as well as practical reasons. These criteria are not so important on the periphery of some ugly town but this parish is generally beautiful and tourism is an important part of village life. Therefore, decent aesthetic standards should be maintained as a top priority. If this means genuinely affordable homes are not a possibility, so be it. They should be built somewhere else.
Keep the development small, no large estates. Local connections are a must.
I see no reason for future development in Longstock Parish
Needs to be more help to buy schemes
Development needs to respect the historic village.
It does not affect me
No large developments.
Not necessary. There is plenty of social housing in Andover and Romsey. As there is no industry in the immediate area, there isn't much of a need that cannot be satisfied by existing housing stock on an open market.
2/3 bedrooms - garage. Good NHS surgery facilities. Good insulation, better recycling.
There has always been a need for affordable housing and I've lived here over 35 years.
Would not support no new homes over the next 15 years
We need more affordable housing
Affordable homes for young families should be a priority
Housing development must be handled in ways that are respectful of the village's unique character and history, as well as the needs of younger and older villagers who may wish to purchase or rent properties as a first or last home. No development should be permitted unless it is in tune with the Village Design Statement, gains the approval of the Parish Council and does not diminish in any way the quality of life/ views etc of nearby/ adjacent dwellers.
As a very long parish/village, half of the village water supply is from the Leckford Estate. This has a poor supply record in any sort of drought, and the sale/conversion and developments of more properties from the Estate has made the water supply issue more serious. The doctors surgery appears to be near its capacity and more new properties will again make this worse in an area with a predominantly elderly population. There are no buses from most of the village area. The only bus stop is now in Stockbridge. There are no services to Romsey or Andover. Car parking remains a significant problem for large parts of the day in Stockbridge, as there are no shops in Longstock. Further building would necessitate increased car use in the immediate area. This assumes that building on the flood plain would not be acceptable.
Homes require ancillary infrastructure e.g. schools, healthcare

It would ruin Longstock to have any new buildings. I support affordable housing but not in the beautiful parish of Longstock
Think a housing development would not fit into village. No capacity.
Would prefer very small schemes, 6-8 houses to avoid creating new settlement i.e. should integrate into existing housing, and gradually i.e. not all in same year.
All our houses are being enlarged - no smaller places.
Development should be gradual - organised
No indication that any more housing is needed in the parish.
Not enough affordable housing for young first time buyers
Visual impact of new housing on the west side of the Test Valley is a genuine concern.
Affordable housing for our young so they don't need to go away.
Development would take away the village feel.
The planning dept regulations defy common sense and aesthetics.
No preference
There has been little so far!
More affordable homes for young families would be welcomed. Shared ownership on new builds in Houghton is still not affordable.
Major issue is lack of available building land. However if some were to become available, the priority should be to build smaller, affordable homes so people who have been brought up in the village can set up home here. There is also a need to build a small number of open market homes so people can downsize but remain in the village.
Homes with preference for those who have grown up from childhood in the village
Affordable housing has been discussed many times in the 47 years that I have lived in the village but so far there has been no result. my children have had to move away to buy houses.
We would not support a large development of any sort however we recognise the need for additional affordable housing.
Development is constrained due to SSSI's / conservation area / flooding