

# Test Valley Borough Council

Tangley Parish

Housing Needs Survey Report

October  
2021



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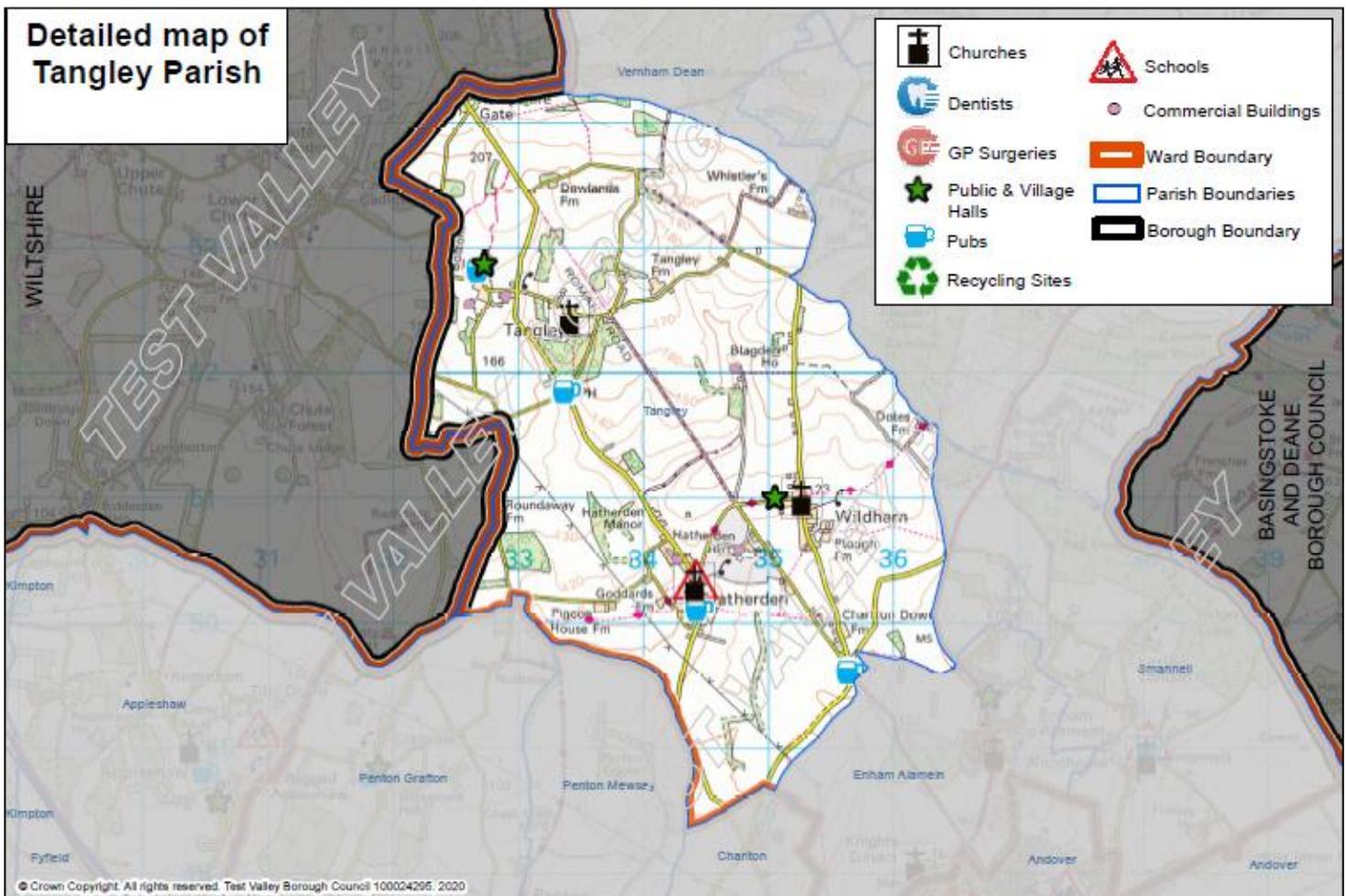
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# 1. Parish Summary

Tangley is a village and civil parish in Test Valley, Hampshire. It lies in the north-west corner of Hampshire and is situated within the North Wessex Downs Area of Outstanding Natural Beauty, protected because of its distinctive character and natural beauty. The parish's population is 542 and its population density is 0.34 people per hectare, which is lower than the borough's average population density of 2.10 people per hectare. This is expected to rise by 2027 to 543 population density, an increase of 0.2%.

Tangley consists of three villages of Tangley, Wildhern and Hatherden and the hamlets of Charlton Down and Little Hatherden. Tangley is one of the Test Valley's fifty nine parishes. It has an area of 1615.97 hectares which represents 2.57% of the total area of Test Valley; in terms of size Tangley is the tenth largest parish in Test Valley.

There are 257 properties in Tangley. Household tenure refers to the financial arrangements under which people occupy their homes and is taken from the 2011 Census. 66% of people in Tangley live in a property which they own outright or with a mortgage or a loan. This is lower than both the average for Test Valley, which is 70%, and the average for the South East of England which is 67%. 9% of residents rent their property from a Housing Association, which is lower than the borough average of 14%. 18% of residents rent privately, which is higher than the borough average of 13%.



## 2. Introduction

Following discussions with the Tanglely Parish Council in 2021, it was agreed that the Housing Development Team at Test Valley Borough Council would carry out a housing need survey of the parish, to establish whether there is a local housing need and how best to address this.

This survey raises awareness of housing issues facing local people and gave respondents space to express their views on local housing issues.

The findings in this report are based on the respondents to this survey only.

## 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 Tanglely 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 posted via Royal Mail to all households within Tanglely on the 13<sup>th</sup> August 2021. 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 24<sup>th</sup> September 2021. The forms were recorded and analysed by the Housing Development Officer at Test Valley Borough Council.

- A total of 256 questionnaires were distributed to the households of Tanglely.
- Everyone was asked to complete the Part 1 of the form.
- If a household considered itself in need, or likely to have a need for affordable housing within the next five years, they were invited to complete Part 2 of the survey.
- There was a response rate of 41% with 104 replies received.
- 82 responses were received via return post and 22 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 Tanglely

## 5. Key Findings

- 55% of respondents feel there is insufficient housing in the parish for people to move to.
- There were 19% of respondents who would support a housing development scheme of between 11-20 homes and just under 30% would support a scheme of 4-10 homes. 30% would support 1-3 homes, 10% would support 10-40 homes and 2% 40+ homes; all respondents supported a development of some kind.
- The tenure most supported for a housing scheme is for the affordable housing product known as shared ownership (35%) (part-buy/part rent), followed closely by social rent (31%) and affordable rent (27%). There is also support for some open market homes (25%). It should be noted that people can select more than one choice.
- There is evidence to support housing for occupants to down-size as well as a proportion of housing for newly forming younger households.
- There are 14 respondents to Part 2 of the survey:
  - Of the 14 respondents to Part 2, all currently live in the parish. 9 are requiring accommodation for the whole household and 5 are part of an existing household who wish to move and form a new household.
  - There are 4 applicants currently living with family and friends, 3 applicants in housing association or council accommodation, 5 applicants who are currently living in private rented accommodation and 2 applicants living in tied accommodation. There are 5 applicants with a disability, 2 require ground floor accommodation and 2 require adapted homes.
  - There are 6 couples, 6 single households and 2 families requiring to move within the next 5 years.
  - Of the respondents, 3 expressed a preference for 1 bedroom, 8 for 2 bedroom and 3 for 3 bedroom accommodation (one respondent requiring 3 bed is downsizing).
  - The tenure most supported for a housing scheme is for social and affordable rent with an expression of interest for shared ownership or discount market; respondents can express an interest for more than one option.

## **Housing Need**

As of 19 October 2021 information provided by Hampshire Home Choice shows that 9 households are registered for affordable rented housing and have a local connection to the village of Hatherden. 6 have requested a 1 bedroom need, 2 have requested a 2 bed need, and 1 has requested a 3 bedroom need.

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

## **Social Housing Stock for Hatherden**

There are 10 social housing properties in Hatherden owned by Aster Group. The stock consists of 6 x 1 bed bungalows and 4 x 3 bed houses. A further 12 properties are owned by English Rural, they are 6 x 2 bed houses and 4 x 3 bed houses for rent and 2 x 3 bed houses for shared ownership.

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.

From 2013 – 2015, 4 properties became available and in 2020 1 property became available.

## **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 Tanglely. 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 (4 preferred not to say):

<b>Q2 Age range</b>	<b>%</b>	<b>Responses</b>
Under 18	0%	0
18-24	0%	0
25-34	0%	0
35-44	8%	8
45-54	19%	19
55-64	33%	33
65+	37%	38

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 Tangley in order to obtain a balanced opinion of the current housing, household types and tenure which will help to build a picture of future need. 97% of respondents have a local connection to the parish with 60% having lived in the parish for more than 10 years.

### **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).

<b>Q5 Connection to the parish</b>	<b>%</b>	<b>Responses</b>
Main home is in parish	97%	98
Work in the parish	5%	5
Do not live in the parish, but family members live here	0%	0
Second/holiday home in parish	3%	3
Other	1%	1
<b>Total Respondents: 104</b>		<b>107</b>

*Table 2 (107 responses may equate to multiple choice)*

As can be seen above, of the 104 respondents 97% already reside in the parish and 5% work in the parish (there could be a number of respondents whose main home is in the parish who also work in the parish).

<b>Q6 How long have you lived at your present address</b>	<b>%</b>	<b>Responses</b>
Less than 2 years	10%	10
2 to 5 years	13%	13
5 to 10 years	18%	18
More than 10 years	59%	60
<b>Total Respondents: 104</b>		<b>101</b>

*Table 3*

59% of respondents have lived in the parish for more than 10 years, 18% between 5-10 years, 13% 2-5 years and 10% for less than 2 years. 3 respondents did not answer.

Q7 Tenure	%	Responses
Own outright	50%	51
Own with a mortgage or loan	25%	25
Shared ownership/equity (part rent/part buy)	0%	0
Rent from a private landlord or letting agent	14%	14
Rent from Council/housing association/other social rented	7%	7
Live with parents/other family member/friends	1%	1
Live in Armed Services Accommodation	0%	0
Live in accommodation tied or linked to a job	2%	2
Other (please specify)	1%	1
<b>Total Respondents: 104</b>		<b>101</b>

Table 4

As can be seen from the table above (Table 4), the majority of respondents own their own property outright (50%) as well as owning a property with a mortgage (25%). There are also a significant number living in private rented and/or housing association/council accommodation (21%).

No of Bedrooms	Number of occupants						Total Dwellings
	1p	2p	3p	4p	5p	6p	
1	4						4
2	7	6	1	1			15
3	4	17	6	3			30
4	5	13	2	2	1		24
5	1	5	3	4	1	1	15
6		1	1		2	1	5
7	1			2			3
8						6	1
<b>Total</b>	<b>22</b>	<b>42</b>	<b>13</b>	<b>12</b>	<b>4</b>	<b>8</b>	

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 and 4 bedroom properties that are under-occupied. To further analyse the under-occupancy, of the 17 households in 3 bedroom

properties with occupancy of 2 people, 12 are owner occupied, 4 private rented and 1 in a housing association property. Of the 18 households in 4 bedroom properties with occupancy of 1 or 2 people, 17 households are owner occupied and 1 privately renting.

This highlights a possible need for some open market down-size accommodation; 7 respondents who answered the question of residents over 55 said they would consider moving to a smaller property and 11 said they would consider this depending on the options provided. 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 medium percentage of residents with a disability in the parish. Of the 104 respondents, 4 people responded that they had had some adaptations to their property and 12 indicated that adaptations were required.

<b>Q3 Do you have a disability</b>	<b>%</b>	<b>Responses</b>
Yes	20%	20
No	77%	79
Prefer not to say	4%	4
<b>TOTAL 104</b>		<b>103</b>

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 56% of respondents saying they will stay in their current home; this indicates that people would rather remain and under-occupy than move. 21% of respondents will however consider options available through future developments and 9% of respondents would like to buy or rent a smaller home. Q15 asked what type of smaller home they would consider and of those 9 respondents, 7 will consider a smaller home to purchase, 1 would consider a bungalow and 1 would rent a smaller home (respondents could select more than one option to Q15).

<b>Q14 If you remain living in the parish as you get older would you like to downsize?</b>	<b>%</b>	<b>Responses</b>
Yes, I would like to buy or rent a smaller home in my Parish	9%	9
No, I will stay in my current home and won't downsize	56%	36
No, I will stay in my current home and subdivide it or adapt it for my needs	7%	5
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	21%	14
<b>TOTAL 104</b>		<b>64</b>

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 104 respondents 93 answered no and 6 answered yes, (the remaining did not respond).

Of the 104 respondents, 56% do not feel there is sufficient housing in the parish for people to move to, 36% feel there is and 8% 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)	36%	35
Affordable housing to rent (80% of open market rent)	26%	27
Social affordable housing to rent (rent set by Government formula)	31%	30
Affordable housing to buy discount market/equity loan	24%	24
Homes to purchase on the open market	26%	26
Homes to rent on the open market	16%	16
Community led housing (i.e. Community Land Trust)	13%	13
Extra care/sheltered housing	10%	10
Self-build or custom build homes	17%	17
None	32%	31
<b>Total Respondents: 104</b>		

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.

Q17 How many homes would you support over the next 15 years?	%	Responses
1 – 3	33	31
4 – 10	32	30
11 – 20	22	20
10 - 40	11	10
40+	2	2
<b>TOTAL 104</b>		<b>93</b>

Table 9

## Part 2 of Survey

The second part of the survey examines the households that have declared a need for housing in Tangley 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. Table 10 outlines the age of respondents and as can be seen there is an even split between the 18-24 age group and the over 75 age group.

### Age Groups Responding to Survey

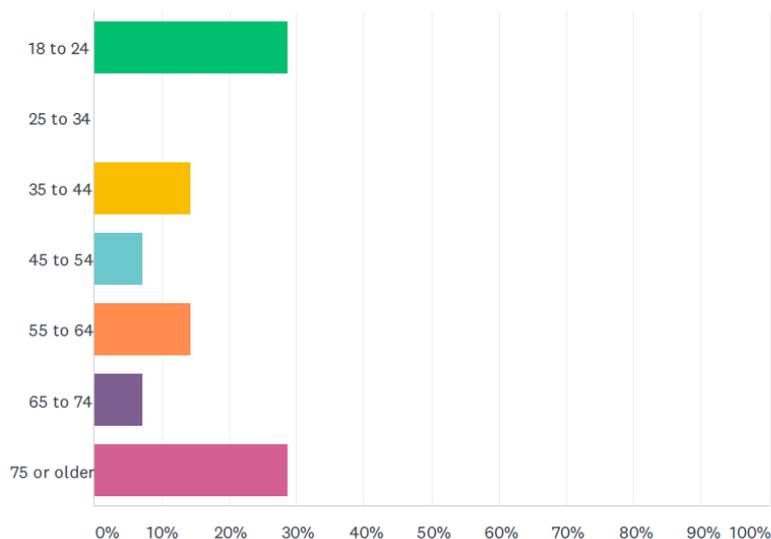


Table 10

## Local Connection

Of the respondents, all currently live in the parish, all of which consider their main home to be in the parish and/or work in the parish. 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 that those respondents will **qualify** for is as follows (Table 11). One respondent owns a property outright and did not specify and details for moving:

No. of beds	Responses
1	8
2	5
3	1
4	0

Table 11

Of the 14 that responded, the table below (Table 12) shows the breakdown of occupancy and bedrooms requested (one of the single occupancy respondents 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 requested	No. of beds required	Type
	Single	Couple	Males over 16	Female 10-15	Male under 10			
1	1					2	1	House
1	1					2	1	House
1	1						1	
2		1				2	1	House/bungalow
1	1						1	House/bungalow
2			2			2	2	House (carer)
4		1		1	1	3	3	House
2		2				2	2 (medical need?)	Bungalow (adapted)
3		1	1			3	2	House
1	1					1	1	Flat
1	1		1			2	2	House (has a armed forces member returning home)
2		1				1	1	House
3		1			1	3	2	House
1	1					1	1	Flat

Table 12

As can be seen from the data, there are 6 single people requiring 1 bedroom but some have expressed a desire for larger properties; looking at the additional data provided in Part 1, some are wishing to downsize. There is evidence for a mix of 2 and 3 bed homes for people with a variety of needs and 2 couples which aspire to a 2 bedroom home.

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	29%	4
Want to move back to the Parish	7%	1
Current home is overcrowded		
Too expensive (private rent)	21%	3
Lack or have to share facilities with other households (not family members)		
Employment (within the Parish)	7%	1
Home is too small and need to upsize	21%	3
Home is too big and need to downsize	29%	4
To provide support to family within the Parish/to be near family	14%	2
Require ground floor accommodation	7%	1
Member of household is/as armed forces and retire in next 5 yrs	7%	1

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
<b>Total</b>	<b>14</b>

Table 14

100% of respondents selected a house as the preferable type of property, only 5 respondents selected either a flat or bungalow as an alternative to a house (respondents could select more than one option). There are also 2 respondents requesting some type of adaption or specialist types of housing. 5 of the respondents answered yes to having a disability and 9 answered no. Of these 2 expressed a need for accommodation on one level and adapted for a specific need and 1 person specified extra care 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 affordable rent and social rent closely followed by home ownership opportunities either open market or shared ownership.

Q33 What tenure would the household prefer	Responses
Homes to purchase on the open market	4
Affordable housing to buy - shared ownership (part buy/part rent)	4
Affordable housing to rent (80% of open market rent)	5
Affordable housing to buy discount market/equity loan	2
Social affordable housing to rent (rent set by Government formula)	5
Self-build or custom build homes	1
Community led housing (i.e. Community Land Trust)	2
Extra care/sheltered housing	2
Homes to rent on the open market	2
None	0
No response	2
Total Respondents:	14

Table 15

## Employment status and affordability

Of the respondents 5 are in full time employment and 5 are retired, the remainder are either working part time, student or not working.

Of the 7 respondents in full and part time employment, 6 responded to the question on income (1 did not provide a response) 1 has an income £11-£15k, 1 has an income £15 - £20k, 2 have an income

£50-£60k and 2 have an income of £60-£80k. (Information on income is detailed in the affordability section below).

Question 36 asked what could be spent monthly as rent or mortgage payments, taking into account all household outgoings only 4 responded. The table below (Table 16) shows available budget:

Monthly	£500	£600	£1200
Monthly (by respondent number)	1	1	2

Table 16

Q37 If wishing to buy how much deposit is available	Responses
£1000	1
£1500	1
£30,000	1
£45,000	1

Table 17

Of the 9 responses to the question on deposit availability (Table 17), 4 responded but only 2 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 between £50-£80k, 1 respondent has savings between £40-£50k and 1 has savings between £5-£10k.

Q39 If wishing to buy how much savings is available	Responses
£5k - £10k	1
£40k - £50k	1
£50k - £80k	1

## 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 Tangley only came up with a few results in the last 12 months.

Properties sold in Tangley during the last year were detached properties and had an overall average price of £899,120 over the last year.

Overall, sold prices in Tangley over the last year were 41% down on the previous year and 60% down on the 2010 peak of £2,250,000<sup>1</sup>.

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 Tangley. 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.<sup>2</sup> Test Valley's gross LQ earnings<sup>3</sup> 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 financial criteria necessary for obtaining their own home.

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<sup>1</sup> House prices Rightmove October 2021

<sup>2</sup> 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>

<sup>3</sup> There was no precise data available for Test Valley therefore, the median of the 20<sup>th</sup> and 30<sup>th</sup> percentiles were used as a reasonable proxy for the 25<sup>th</sup> 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 Tanglely. However looking at the rental market <sup>4</sup>in the vicinity (including Andover) over the past 6 months, the average rent across 1, 2 and 3 bed properties is £1,081.04 pcm<sup>5</sup>. In order to afford this an annual income of around £43,000 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 example.

### **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.

<sup>4</sup> Rental prices RightMove 2020/21

<sup>5</sup> <https://housesforsaletorent.co.uk/>

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

£83.50 per week – shared accommodation

£166.85 per 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 charged at 45-65% of open market rents and are therefore more affordable to those on the lowest incomes.

## **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 6 single occupants requiring 1 bedroom but some express a desire for 2 bedroom.
  - 2 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).
  - 5 couples require home ownership opportunities and 1 requesting affordable or social rent (all but 1 had a preference for 2 bedroom houses)
- The responses from Part 1 and Part 2 demonstrate that the tenure most supported for a housing scheme is for with affordable rent and social rent closely followed by shared ownership (part buy/part rent) or discount market. Of the respondents to Part 2, 4 requested open market sale, 2 requested open market rent, 5 requested social rent, 5 requested affordable rent, 4 requested shared ownership and 2 requested discount market. (More than one response could be selected).
- Of the respondents 33% would support a housing development scheme of between 1-3 homes 32% would support a scheme of 4-10 homes. 11% would support 10-40 homes, 22% would support 11-20 homes and 2% 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**

2 x 1 bed house/flat

2 x 2 bed house

### **Shared Ownership**

3 x 2 bed house

1 x 3 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 for Hatherden (there are no applicants for Tangley specifically as there are no affordable homes in Tangley). There are 9 applicants, 6 for 1 bed, 2 for 2 bed and 1 for 3 bed. It should be noted that 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) and information from Help to Buy South. There is only 1 applicant registered for Tangley 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 market or 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
Shared ownership with option to buy more shares and eventually the house outright if possible.
Entirely dependent on what and where!!
No view as it depends on where
Sufficient available. It should remain a rural area.
This is an area of outstanding natural beauty and it should stay that way.
Don't know present situation. Support meeting social need

### Free text comments Q18 – Please provide any comments about housing development in your parish

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Any development needs to have parking.
We feel that too many houses would ruin the sense of place and adversely affect the community. New homes should be built with small families or older people in mind - we do not need more million pound houses.
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Q17 does not have a 'none' option
We are against new builds on agricultural land in area
There is some affordable / shared ownership in The Close, Hatherden but use of available land at Charlton Down would increase the number available.
Houses in the village are very expensive to buy and most that were at one time 'Council Houses' are now privately owned. I would like to see more affordable houses for young families.
I would prefer to see housing development based on the needs and wishes of people in the parish, rather than the profit of developers.
Little possibility of downsizing within the parish. We need a small development to release family size house.
Keep it low cost and affordable, in perpetuity
Housing of small to medium size preferred NOT large houses
Should be environmentally designed - solar/insulated well etc and affordable to run. Should have sensible sized rooms and quality build e.g. bedrooms that a child can actually grow in - not a 'bedroom' that you can't even fit a bed and wardrobe in.
Do not need this area to become another Picket Twenty.
As Wildhern is not on main drainage and there is a very limited bus service there is limited space for affordable housing.
Parish needs AFFORDABLE housing for young families/first time buyers/renters
Again dependent on what and where.
On condition the buildings were compatible with local vernacular bearing in mind Tangley is an area of outstanding natural beauty.
This is an area of outstanding natural beauty with agricultural land should not be built on exclusively.
I think the village 'plan' boundary is too small and building should be allowed on land fronting existing lanes in the village.
Do not need anymore
We only have one area with a settlement boundary so little opportunity for infill.
Develop the chicken farm
Andover and Basingstoke should provide enough suitable affordable options.

<p>This is a rural parish. We moved here to enjoy the peacefulness, the views, the space etc. Additional house building will change the environment and not for the better. There is already a variety of housing types within the parish. A variety of choice for homebuyers. Is there really a need to build housing here when only a few miles away there are 3 mass development areas in and around Andover?</p>
<p>The trend over recent years has been purchase a house, demolish the build one twice as large in its place.</p>
<p>Would not support any development</p>
<p>Restricted due to mains sewerage</p>
<p>More small houses please.</p>
<p>Too many houses being built.</p>
<p>No infrastructure to support any development in the village.</p>
<p>Too many large houses are being built.</p>
<p>Small developments rather than one large one.</p>
<p>Lack background information but support the provision of social housing for purchase or rent in the parish</p>
<p>More properties needed both to meet demand and future sustainability to support school, pubs and future possibility of village shop</p>
<p>This is an area of outstanding natural beauty and all new housing needs to be carefully considered</p>
<p>This is a large parish with unique qualities but little or few amenities. I would not want to see the area changed too much.</p>
<p>Public transport must be considered as a priority - this parish is very rural</p>
<p>We have lived in Wildhern now for 26 years during which time all attempts at new build have been strangled by TBVC. Wildhern is populated mainly by sprightly retirees. However, that said, ill health can (and does) strike at any time which makes planning for the future tricky; but it would be nice to have the opportunity to downsize within the village.</p>
<p>As a rural community with limited utilities (no mains drainage or gas) I do not believe it suitable for development of housing at scale.</p>
<p>I do not feel that additional housing is required in the parish</p>
<p>Andover has recently had thousands of new houses built and Tangley is something of a respite from the increasingly over-populated area in which we live. The addition of more houses to the parish is therefore neither needed nor desirable.</p>
<p>the parish is very spread out with little to no public transport, no gas so oil would have to be considered which is not sustainable, you could put in green alternative but then the cost is not affordable, no fibre broadband and no mains drains with lots of single tracks - any housing should be on a bus route, have broadband and not be anywhere near single lanes, the housing should also be in areas of roads that already have speed restrictions so to be away from areas that will cause traffic dangers - most younger people from the parish cannot get work locally so have to travel, they can't afford to have cars so being on a bus route is vital given we are several miles away from the bus or train stations with no paths or lighting also a lot of the younger people are in university and no way could they afford to buy let alone rent, especially if there is no transport to get them to uni I do want to see affordable housing for the younger generation but you have to ask yourself why would the younger generation want to stay here, what is there here for them (I have two kids, in their early 20s) the other thing to consider is for the younger ones who do want to stay in the parish once they have finished uni is to permit them to buy and then let out whilst they do their studies and then they can return to the parish once they are established then you have the older generation that want to downsize and stay in the parish, most of these are wealthy and won't have mortgages and it's not right to offer them affordable housing as they can afford to buy, but i understand that smaller properties are not that available or suitable, perhaps rather than building more homes, we should encourage the older generation who have these bigger properties to split them and / or build within the existing footprint of their homes - a programme to encourage this might be an idea, two birds with one stone springs to mind - the older generation get a smaller property and the younger ones can buy/rent something in an established area - this way instead of one area being hit with a new estate, the new buildings are spread around the parish the other thing is the disused chicken farm in Wildhern - it's a mess and would be idea but for some reason, this has been dismissed by I can only presume the NIMBY's or the parish .... finally - I am concerned that this affordable housing will be snapped up by parents who can afford to buy their children homes or they want family members to have one, we have to remember what the objective is here, that is to offer affordable housing to the younger generation of the parish and you need to be mindful that the majority of the younger people here cant and don't want to live here due to the lack of transport and jobs</p>
<p>Needs to be high quality and environmentally friendly / designed with low environmental impact in mind. E.g. solar / good insulation etc etc, to make them affordable and low carbon emission. Should have sensible sized bedrooms - many new build homes have a 'bedroom' you cannot even fit a full size bed in. We are interested in a long term home in the parish for our growing family but are extremely priced out of the market, despite both being keyworkers.</p>