

Langley Burrell Without

Parish Housing Needs Survey

Survey Report

June 2015

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1. Parish Summary

The parish of Langley Burrell Without is in Chippenham Community Area within the local authority area of Wiltshire.

- There is a population of 375 according to the 2011 Census, comprised of 126 households.¹
- The parish of Langley Burrell is located just north of Chippenham in north Wiltshire, and is essentially a rural community.
- It comprises the principal settlement of the village of Langley Burrell, the Kellaways hamlet, a few outlying dwellings, a number of working farms, substantial tracts of agricultural land and 59 acres of woodland known as Birds Marsh.
- The parish covers 789 hectares and is about 5km wide from east to west, and about 4km from north to south at its maximum. It is bordered on its southern side by the conurbation of Chippenham, to the east by the parish of Bremhill, to the west by the parish of Kington St Michael and to the north by the parishes of Sutton Benger and Kington Langley. The parish provides the northern gateway to Chippenham, with access by road along the A350 (the main Chippenham to the M4 road) and the B4069.
- About 4kms of the River Avon run through the parish, forming part of the parish boundary in the south east corner, and the waterways of Stein Brook, Chissell Brook and Cade Burna also provide further boundaries, as well as additional attractive countryside.
- It is essentially a rural environment, providing substantial green areas and countryside with an extensive public footpath network, being very popular with local residents and providing 'countryside amenity' for the wider Chippenham community.
- The woodland area of Birds Marsh, in the west of the parish, now constitutes the largest and most diverse wooded habitat on the outskirts of Chippenham, and is a renowned nature reserve, being home to many kinds of wildlife, and is a popular place for walkers. The parish has two roads that form part of the National Cycle Network. Elsewhere in the parish there is significant agricultural activity, with rich farming land supporting arable, beef and dairy farms, as well as commercial equine facilities. The parish boasts a strong ecology with extensive wildlife including a number of UK protected species, and the endangered Great Crested Newt is found in several locations.
- Langley Burrell contains a wealth of history, and human usage and occupation of the area dates back to Palaeolithic times. Mesolithic and Neolithic flints have been found along with Bronze Age pottery. A Roman settlement is believed likely and a settlement is known to have existed here since Saxon times. There are ancient earthworks around Barrow Farm and a range of coins, tokens, metalwork and pottery has been found. There are manor records dating back to 1300 with chronicles of a mediaeval village, hamlet and farmstead, and the rich history of the village is well documented in the Wiltshire and Swindon History Centre.
- Today, the parish, which would still be recognisable to an inhabitant of 250 years ago, and its historic natural and built environment, continue to exemplify the characteristics of an English rural parish. Langley Burrell includes forty listed buildings and scheduled monuments. Maud Heath's Causeway, starting at the top of Wick Hill and ending in Chippenham itself, runs the length of the parish and village and owes its existence to the widow Maud Heath, who in 1474 gave land and property towards its construction, allowing people to travel dry shod to market. The Causeway crosses the Avon water meadows via a picturesque 64-arch raised section; the whole still kept in repair by one of the oldest

¹ 2011 Census. <http://www.nomisweb.co.uk/>

charities in England.

- One of England's most famous Victorian diarists, the Reverend Francis Kilvert (1840-1879), served for two periods as curate to his father in the parish and kept a journal whose contents provide a fascinating insight into the rural life and manners of the time. Both the Church of St. Peter (Early English and Perpendicular) and Kilvert's Parsonage (1739) are places of pilgrimage for the world-wide Kilvert Society.
- Over recent years the parish has faced pressure from the potential expansion of Chippenham town. A planning application for 750 homes and employment land (12/00560/OUT) at 'Land at North Chippenham' (within the Langley Burrell parish area) was approved subject to the signing of a section 106 agreement in April 2014.
- The Wiltshire Core Strategy (adopted January 2015) identifies the number of new dwellings needed for Chippenham over the period to 2026, but does not identify specific sites to meet this need. To address this Wiltshire Council is preparing the Chippenham Site Allocations Plan which seeks to identify large mixed use sites for businesses, new homes and infrastructure. The plan area considers the suitability of land around the town for future development, including sites within Langley Burrell parish. The draft plan, which was published for public consultation between 23 February and 8 April 2015, identifies three mixed use site allocations to address the need for housing at Chippenham – one of which is located within the Langley Burrell parish area at 'Rawlings Green'. The Rawlings Green site (Policy CH2) is allocated in the draft plan for 650 dwellings (and other uses). Further information on the draft Chippenham Site Allocations Plan and next steps is available online at:
<http://www.wiltshire.gov.uk/chippenhamsiteallocationsplan.htm>
- The recently established Fairways Retirement Village and Care Home, with 75 retirement dwellings and 60 care places, is within the parish boundary, but have been excluded from the Designated Area of the proposed Local Neighbourhood Plan, being to the west of the A350 on the western edge of the parish.
- Commercial enterprises in the village itself comprise the National Farmers Union office and the popular Langley Tap public house. The main London to Chippenham railway line runs through the parish.
- Facilities, services and buildings and monuments of note within the parish include:
 - Two Church of England parish churches:
 - the Grade I listed Church of Saint Peter, with parts of the building dating back to Saxon times, and
 - the Grade II listed Church of St Giles, rebuilt on the current site in c1800
 - Four Grade II* listed houses
 - A further 34 Grade II listed buildings & monuments, including Maud Heaths Causeway
 - The Langley Tap public house
 - National Farmers Union office
 - Langley Burrell Village Hall, recreation ground & football pitch
 - Holiday accommodation & rental cottages
 - The Fairways Retirement Village and Care Home – a 60 place care home with a further 75 purpose-built one, two and three bedroom apartments and duplexes.
 - Birds Marsh nature reserve

Website: www.langleyburrell.co.uk

2. Introduction

In early 2015, Wiltshire Council's Development Officers discussed carrying out a rural housing needs survey with Langley Burrell Parish Council, to establish if there was a proven need for affordable housing in the parish and potentially to use the findings of the survey to inform the Neighbourhood Plan.

Such surveys assist officers in identifying those areas with the greatest housing problems so that scarce financial resources can be put to best use.

Experience has shown that these surveys need to be carried out at regular intervals if the results are to remain relevant in identifying trends.

- The Principal Development Officers are employed by Wiltshire Council's new housing team to assist in the delivery of new affordable housing.
- The Principal Development Officers work closely with rural communities, housing associations, local authorities and landowners to meet the affordable housing needs of rural communities.
- The survey was funded by members of the Wiltshire Rural Investment Partnership (WRIP).²
- 'The Wiltshire Rural Investment Partnership brings together representatives from the economic development, regeneration, spatial planning, new housing and housing strategy teams of Wiltshire Council together with Registered Provider [housing association] partners and the Homes and Communities Agency to enable and promote the sustainable delivery of new build housing in the rural communities of Wiltshire.'³

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 the 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.

² The members of WRIP that contribute to the survey funding are Wiltshire Council and six Registered Providers of social housing (housing associations) - Aster, GreenSquare, Guinness, Stonewater, Selwood Housing and Wiltshire Rural Housing Association.

³ Para 1.1, 'Purpose', *Terms of Reference for the Wiltshire Rural Investment Partnership*. Full WRIP membership: Wiltshire Council, Aster, Wiltshire Rural Housing Association, GreenSquare, Guinness, Stonewater, Selwood Housing, the Homes and Communities Agency, and the Wiltshire Community Land Trust.

4. Survey Distribution and Methodology

In order to carry out the housing needs survey, questionnaires were delivered to the Parish Council for distribution at the end of March 2015.

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 5th May 2015. The forms were recorded and analysed by the Housing Strategy and Knowledge Management departments at Wiltshire Council.

- A total of 146 questionnaires were distributed to the parish.
- Everyone was asked to complete the first section 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 the rest of the survey.
- There was a good response rate of 28.1% with 41 replies received.
- 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 Langley Burrell Without.
- One response was made online.

5. Key Findings

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 Langley Burrell Without. This section also describes the levels and types of new housing that were supported by respondents to the survey.

The second section examines the households who have declared a need for new housing in Langley Burrell Without. The section begins by describing the overall need for both market and affordable housing in the parish. A financial assessment is then made in order to determine the numbers of households who have a current need for new affordable (i.e. non-market) housing. The results of this assessment are summarised in the recommendations of the report (Section 8).

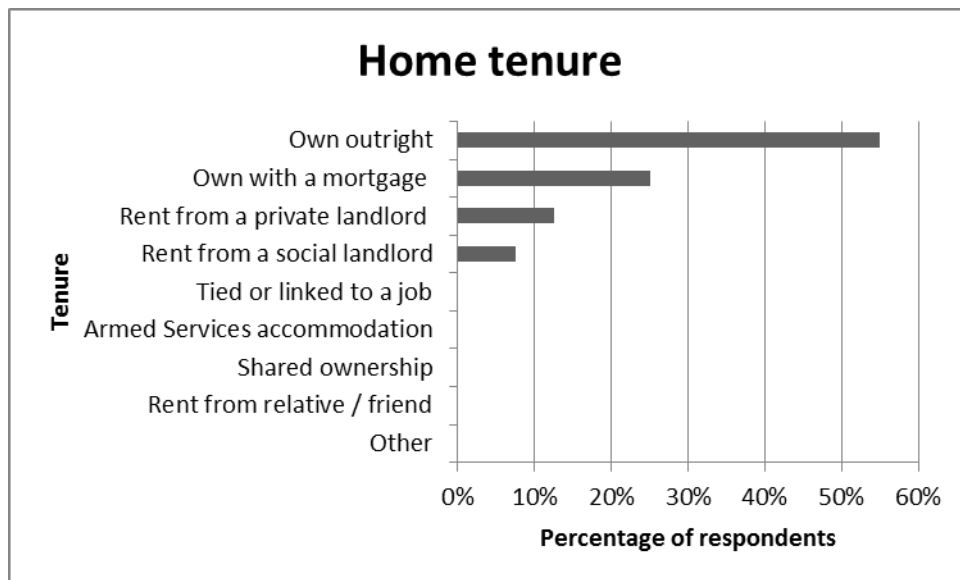
Part One – Households currently living in the parish

The first question asked on the survey was whether the respondent's home in Langley Burrell Without was their main home. All respondents indicated that it was.

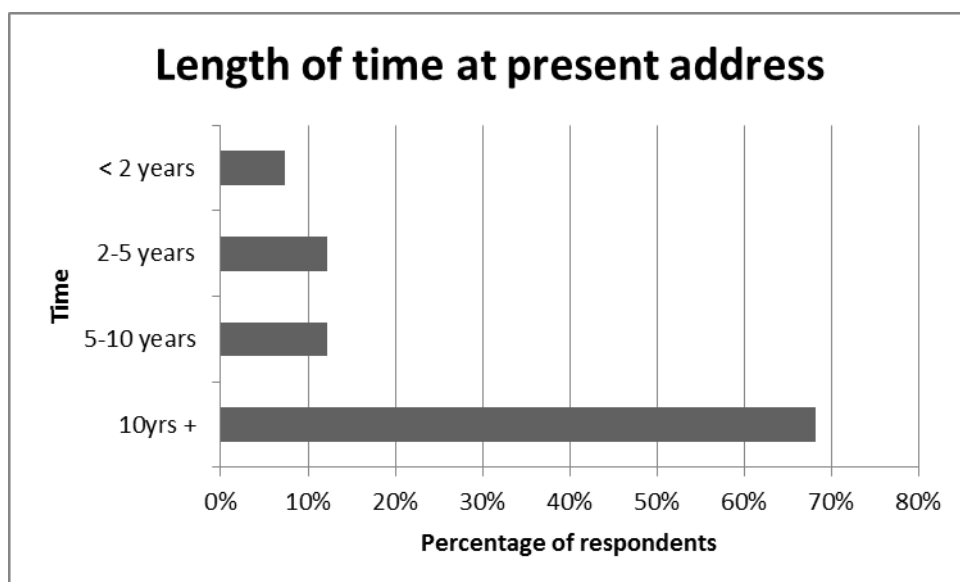
The 2011 Census data for Langley Burrell Without indicates that 61.1% of households in the parish were owner-occupying, 8.7% were renting from social landlords, 27.8% were privately

renting, 0.8% were living in shared ownership (part owned, part rented) homes and 1.6% of households were living rent free.⁴

The chart below shows the tenure of respondents to the survey. The majority (80%) of respondents were owner-occupiers, while 7.5% of respondents were living in socially rented properties and 12.5% were renting from a private landlord or letting agency. These results indicate a bias in the survey responses toward those living in owner-occupied homes and the rest of this section should be read with this in mind.



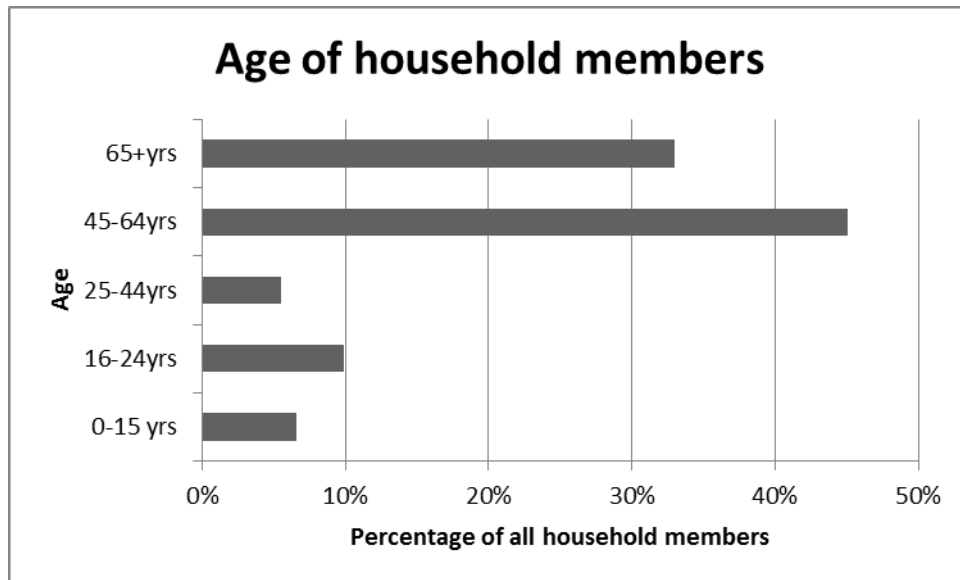
The chart below indicates the length of time that respondents have lived in their current home. The majority of people who responded to the survey have lived in the parish for more than ten years, which is appropriate for the high levels of owner occupation among survey respondents:



⁴ <http://www.nomisweb.co.uk/>

Many respondents to the survey lived in large family homes, with 17.1% of respondents having five or more bedrooms in their property. 36.6% lived in four bedroom homes, 29.3% had three bedrooms, 14.6% two bedrooms and 2.4% of respondents lived in homes with one bedroom.

The spread of ages recorded in the survey indicates that a third of respondents' household members were aged 65+:



As shown in the chart above, there were also significant numbers of households responding to the survey with members aged 45-64, while fewer respondent households included members aged under forty-five (22%). This primarily reflects an age bias among the survey respondents, rather than the ages of people in the parish as a whole: the Census indicates that 43.5% of Langley Burrell Without's population was aged under forty-five in 2011 (Wiltshire average: 54.3%). This suggests a spread of different household types in Langley Burrell Without, from older person households with fewer members, to many younger households with children.

The distance travelled to work can also be a good measure of the sustainability of local housing development, as more people working locally can indicate an ongoing need for local housing. The table below shows how far people in the respondents' households travelled to work:

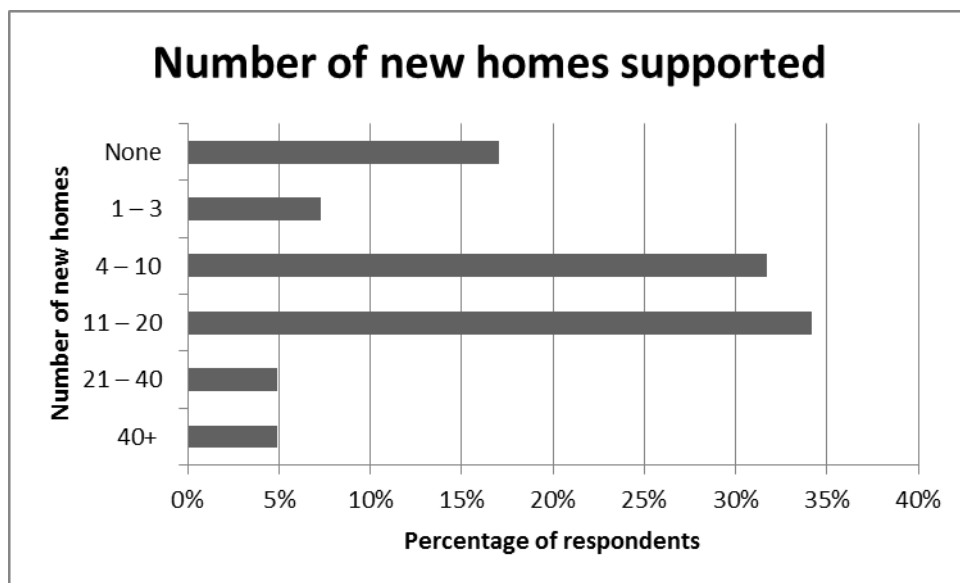
| Persons in household | Distance to work | | | | Total |
|----------------------|------------------|--------------|---------------|------------|-----------|
| | Up to 2 miles | 2 - 10 miles | 10 - 50 miles | 50 miles + | |
| Person 1 | 8 | 8 | 8 | 2 | 26 |
| Person 2 | 4 | 4 | 1 | 2 | 11 |
| Person 3 | 1 | 0 | 2 | 0 | 3 |
| Person 4 | 0 | 1 | 0 | 0 | 1 |
| Person 5 | 0 | 0 | 0 | 0 | 0 |
| Total | 13 | 13 | 11 | 4 | 41 |

These results suggest a good level of sustainability for new housing development in Langley Burrell Without, indicated by the survey respondents' access to local sources of employment. While 36.6% of the households' working members usually travel more than ten miles to their

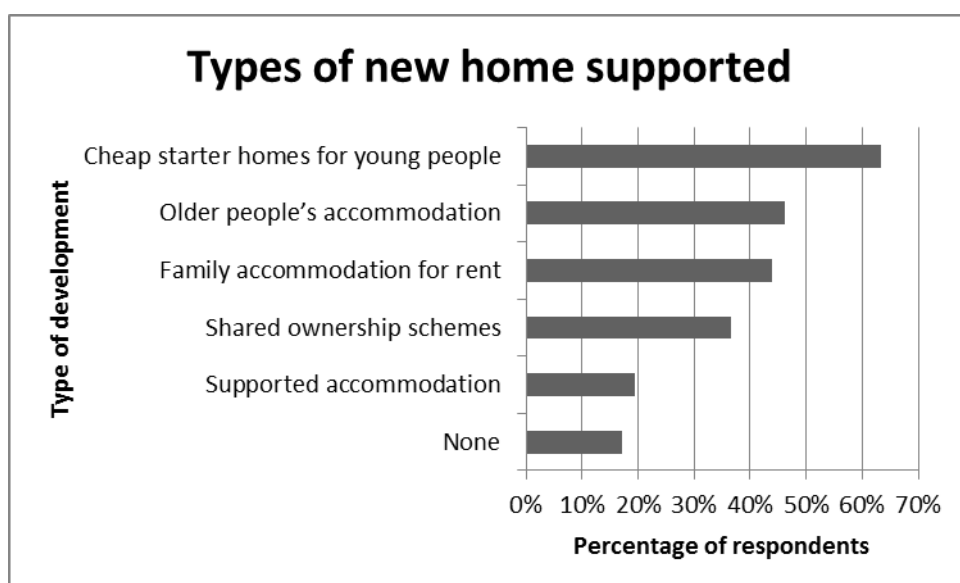
place of work, 63.4% travel less than that, suggesting that the parish generally benefits from good access to local sources of employment.

Respondents were also asked whether anyone currently living in their household would need separate accommodation in the parish now or in the near future, to which two households answered 'yes', indicating a low level of sustained need for housing in the parish.

Respondents were then asked how many new homes they would support being built in the parish. A large majority of respondents (82.9%) were in support of some new housing in Langley Burrell Without, with the most popular option (34.1%) being for between eleven and twenty new homes. 17.1% of respondents were opposed to any new housing in the parish:



Respondents to this section were finally asked what types of housing development, if any, they supported. The types of housing considered most needed in Langley Burrell Without by the survey respondents were affordable starter homes for young people (63.4%) and older persons' accommodation (46.3%). Full results are given in the chart below (more than one answer could be given):

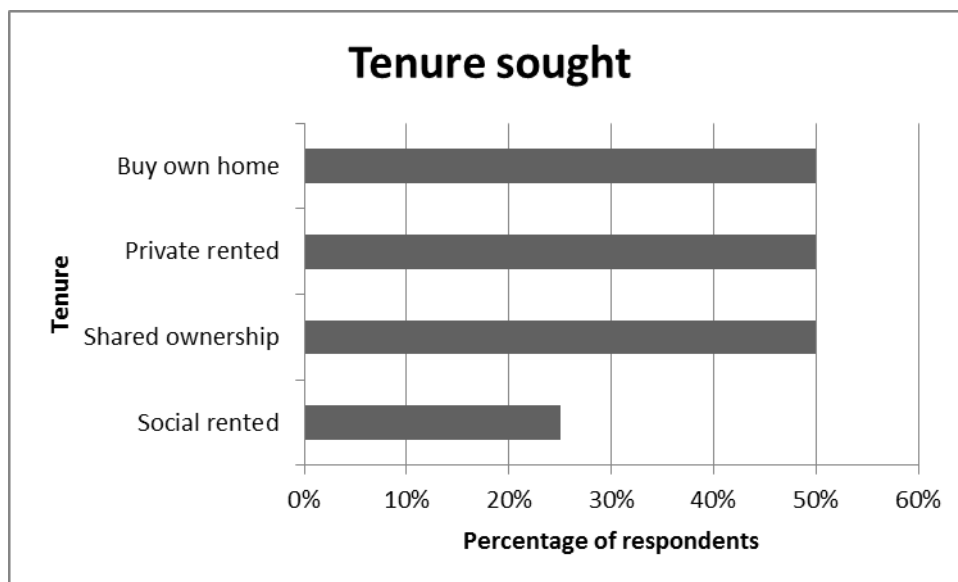


Part two – Households requiring accommodation in the parish

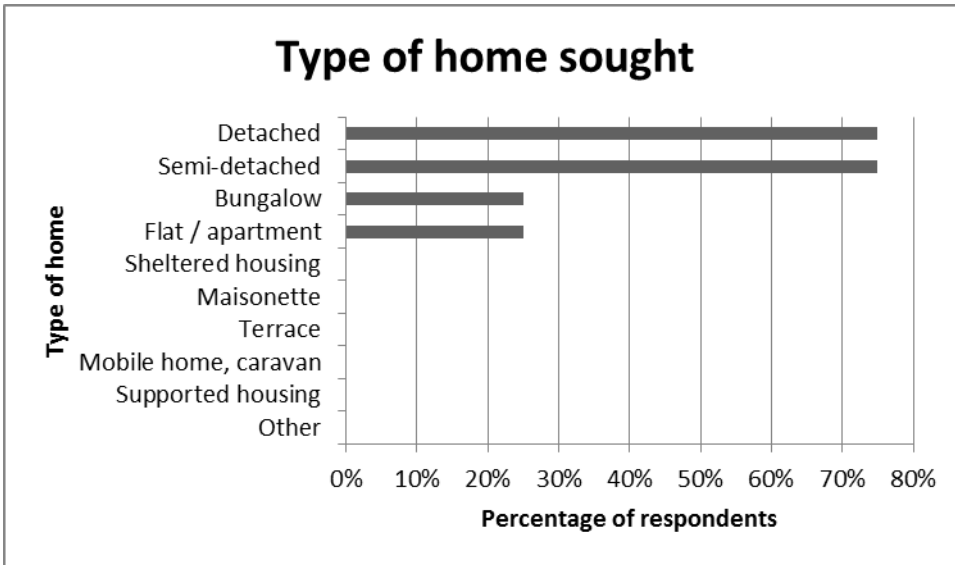
This section of the report looks initially at all the responses to section two of the survey in order to give a broad picture of the need for both market and affordable housing in the parish. A financial assessment and an evaluation of the current affordable housing in Langley Burrell Without are then made in order to describe in more detail the need for specifically affordable (i.e. non-market) housing.

Four respondents replied to this section of the survey, indicating their need for housing in Langley Burrell Without. The most frequent reason for needing to move was that respondents were currently living with their families but wanted to live independently in the parish (two households).

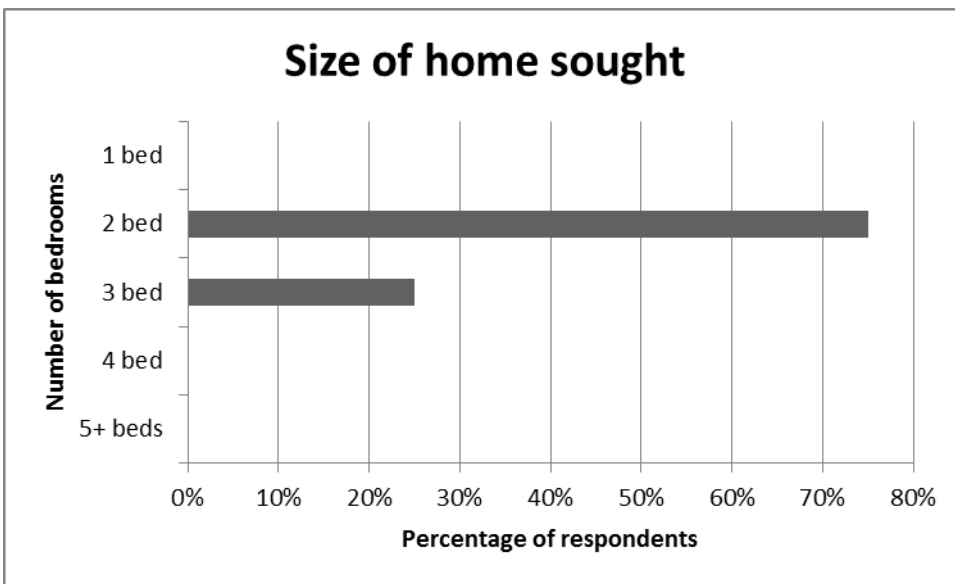
The respondents requiring accommodation in the parish were asked what type of tenure they sought. The expressed need was for all types of tenure, with socially rented homes the least desired. Households could indicate more than one response:



Respondents to this section were also asked what type of housing they required. The most sought-after types were detached and semi-detached properties. Full responses are given in the chart below (more than one answer could be given):



In terms of size, the most popular option was for two bedroom homes. No need was declared for homes with one, or with four or more, bedrooms:



The respondents were then asked if there was a lack of suitable existing housing in Langley Burrell Without to meet their needs, to which two of the four households answered ‘yes’, one ‘no’ and one household did not complete the question.

In order to assess the need for **affordable** housing in Langley Burrell Without, it is necessary to consider the equity, income and savings levels of respondents. Please note that due to the small number of responses to this section of the survey and the need to preserve the confidentiality of respondents, only a very short summary of the financial information is presented below.

None of the households responding to this section of the survey reported having equity in an existing property, and the estimated levels of savings among the respondents were low, with

no households declaring more than £9,999 in savings. Income levels were more varied, and the median gross household income bracket reported by the respondents was £20,000-£21,499pa.

Comparing income, savings and equity levels with affordability in Langley Burrell Without suggests that three of the four households would require public assistance in order to achieve their required housing and so would be considered 'in housing need' as defined in Section 3 of this report. These households inform the recommendations of this survey for new affordable housing in Langley Burrell Without, presented in Section 8.

The remaining household specified that they would like to rent a home in the private sector, and also indicated that there were sufficient suitable homes in the parish for them to meet this need.

6. Affordability

In order to investigate affordability, further research has been carried out on house prices in the area.

It is possible to estimate the average property prices in the Langley Burrell Without area:⁵

| Bedrooms | Jan 2015 – Mar 2015 |
|----------|---------------------|
| 1 | £132,400 |
| 2 | £173,900 |
| 3 | £237,100 |
| 4 | £362,900 |
| 5+ | £538,700 |

Example calculation for a mortgage

Typically, a household making a single application can obtain a mortgage of 3.5 times their annual income, or 3x annual income for joint applications. Households would generally expect to need a deposit of around 15% of the total price.

If an average two-bedroom property sold in Langley Burrell Without costs £173,900 then a household may require £26,085 as a deposit. Annual household income would have to be at least £42,233 for a single applicant or £49,272 for joint applicants. The Annual Survey of Hours and Earnings indicates that the gross annual median income of employed persons in Wiltshire in 2013 was £19,524:⁶

- 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.
- 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.

⁵ House price estimates from the Mouseprice local area guide to the SN15 postcode area, www.mouseprice.com/area-guide/average-house-price/ . Please note that the SN15 postcode covers a wider area than Langley Burrell Without parish and that there may be significant internal variation in house prices.

⁶ Annual Survey of Hours and Earnings, 2013, Table 7.7a, Gross annual pay of employed persons, Office of National Statistics, <http://www.ons.gov.uk> . Note that while the mortgage calculation refers to household income, i.e. to the combined income of all persons in the home, the ASHE figure refers to individual income.

7. Summary

This survey's recommendations (see Section 8 below) concentrate on those households who are unable to afford accommodation on the open market.

This is just a quarter of the research needed for this assessment: the Housing Register of Wiltshire Council, the local Strategic Housing Market Assessment and the advice from allocation staff who manage the Register must also be taken into account.

- On the 11th June 2015, there were no households on the Wiltshire Council Housing Register specifying Langley Burrell Without as their 'most preferred parish' for housing. The Housing Register records active applications for social housing and is currently under review. Any full assessment of housing need in the parish must take account of the most recent data available from the Register.⁷
- The 2011 Census recorded eleven social homes in the parish.⁸ These properties represent 8.7% of the total housing in Langley Burrell Without, which is lower than the Wiltshire affordable housing average of 14.7%.⁹
- The social housing in Langley Burrell Without had a zero re-let rate in the past year: from the fourth quarter of 2013/14 to the third quarter of 2014/15 inclusive, no social homes were re-let in the parish.¹⁰
- The low levels and turnover of social housing in the parish suggest that **none** of the households responding to section two of this survey and in need of affordable accommodation could meet their needs through accessing the existing social housing of the parish.

⁷ Wiltshire Council, Housing Strategy, live tables.

⁸ Table QS405EW, 2011 Census: Tenure – Households, English parishes / Welsh communities.

⁹ Table QS405EW, 2011 Census: Tenure – Households, local authorities in England and Wales.

¹⁰ Wiltshire Council, Housing Strategy, live tables.

8. Recommendations

This survey's recommendations concentrate on households unable to afford accommodation on the open market.

The following indicates the minimum need over the next three years for new affordable housing development in the parish, based on the responses to the survey. Please note that this report provides a description of the affordable housing needs only of those who responded to the survey, and as such may underestimate the total affordable housing need in the parish. As described in Section 7, the survey is only a quarter of the evidence required to fully assess housing need in the parish. Wiltshire Council's Housing Register, the current Strategic Housing Market Assessment, and the advice of allocation staff who manage the Register **must** also be taken into account in properly determining local housing need.

Subsidised rented housing ¹¹

- 1x two bedroom home

Shared / Low cost home ownership

- 1x two bedroom home
- 1x three bedroom home

Sheltered housing for older people

- None

¹¹ Please note that recommendations for numbers of bedrooms in subsidised rented properties are where possible made in line with the 'family size' criteria implemented as part of the Housing Benefit changes by the 2012 Welfare Reform Act.