



Harlestone Parish Housing Needs Survey Report

April 2012

Contents



Introduction	Page 3
Methodology	Page 5
About Harlestone	Page 6
Survey Results	Page 7
Local Housing Market & Affordability	Page 12
Section B Analysis of Housing Need	Page 14
Appendices	Page 15

Introduction



Housing Need in rural areas is a particularly complex issue that local authorities across the country are facing. With the rise of rural house prices in recent years and the lack of available properties, local people are being forced to move away from their community in order to find housing they can afford.

Daventry District has a growing population, to add to this the structure and size of households is also changing. When new households are formed or circumstances change, people may find their home unsuitable and it is therefore important that there is an adequate amount of housing to accommodate their needs.

The provision of affordable housing is high on Daventry District Council's agenda, as part of our vision to build a better district it is prioritised under the objective: "Healthy, Safe and Strong Communities and Individuals".

To this end the Council has been undertaking a rolling programme of affordable housing provision, which is based on robust evidence of housing need and local information – provided by Housing Needs Surveys.

This report summarises the findings of the Housing Needs Survey in Harlestone, undertaken in August/September 2011.

Strategic and Planning Context

Daventry District Council has a number of policies and strategies to help deliver housing in both planning policy and housing strategy terms. These include:-

- The Saved Policies from the Daventry District Local Plan 1997
- Supplementary Protocol on Affordable Housing (June 2003)
- The Pre-submission West Northants Joint Core Strategy
- The Housing Strategy 2010-2015
- The Sustainable Communities Strategy 2010-2026
- Affordable Housing Marketing and Communication Strategy 2010, which sets out how the Council intends to engage with relevant stakeholders to try and secure delivery of affordable housing.

In addition national policy is set out in the National Planning Policy Framework (March 2012). This defines the term 'affordable' and provides for exceptions sites which can include an element of market housing where this is necessary to deliver the affordable housing.

Harlestone Parish Housing Needs Survey April 2012

The Council is currently preparing an affordable housing Supplementary Planning Document which will update the Council's position on affordable housing taking account of the NPPF. When adopted it will replace the 2003 Protocol.

Methodology

The process of how the Harlestone Housing Needs Survey was produced can be broadly summarised in the below figure:



This process outlined in detail below:

Stage 1 – Consultation

DDC offices contacted Harlestone Parish Council to discuss carrying out a housing needs survey.

Stage 2 – Planning and Review of Survey Format

The Parish Council was given the opportunity to add their own bespoke questions to the survey that they felt were pertinent to the local area. In the case of Harlestone, the parish council chose not to add anything further to the questionnaire.

Stage 3 – Survey

The DDC Community Projects Officer sent out the Survey Questionnaire, with a covering letter explaining the survey and a freepost return envelope to all residences of Harlestone Parish.

The survey period was set according to a standard response period of 4 weeks; opening on 5th August 2011 and closing on 2nd September 2011.

Stage 4 – Collection & Analysis

Daventry District Council's Local Strategy Service collated the completed surveys for analysis and a draft report was then compiled using the survey results and some external data.

Stage 5 Review and Publication

Harlestone Parish Council was given the opportunity to comment on the draft report prior to publication. All relevant comments received have been taken into account in this final report.

About Harlestone Parish



Harlestone Parish is located in the District of Daventry, Northamptonshire it is made up of Upper and Lower Harlestone. It has a parish population of 420 according to the 2001 Census.

Lower Harlestone lies along the A428, with Upper Harlestone to the south-west. Northampton is a mile to the south-east and Daventry Town is 11 miles to the west.

The Parish of Harlestone contains 189 Occupied properties (Source: Council Yearbook) of which 4 are affordable housing units owned by Registered Providers.

Harlestone Parish is an area of outstanding beauty and one that is unusually close to the urban districts of Northampton. The Uniqueness of Lower Harlestone (Conservation Area) and Upper Harlestone (Restraint Village) have been designated as such for extremely good reason outlined in 'The Saved Policies from the Daventry District Local Plan 1997'.

Harlestone Parish has 59 Listed Buildings of which 47 are residential properties.

Survey Results

Response Rate

A total of 187 Housing Needs Surveys were sent out to residents of Harlestone in August 2011, of which 59 were returned, giving a response rate of 32%.

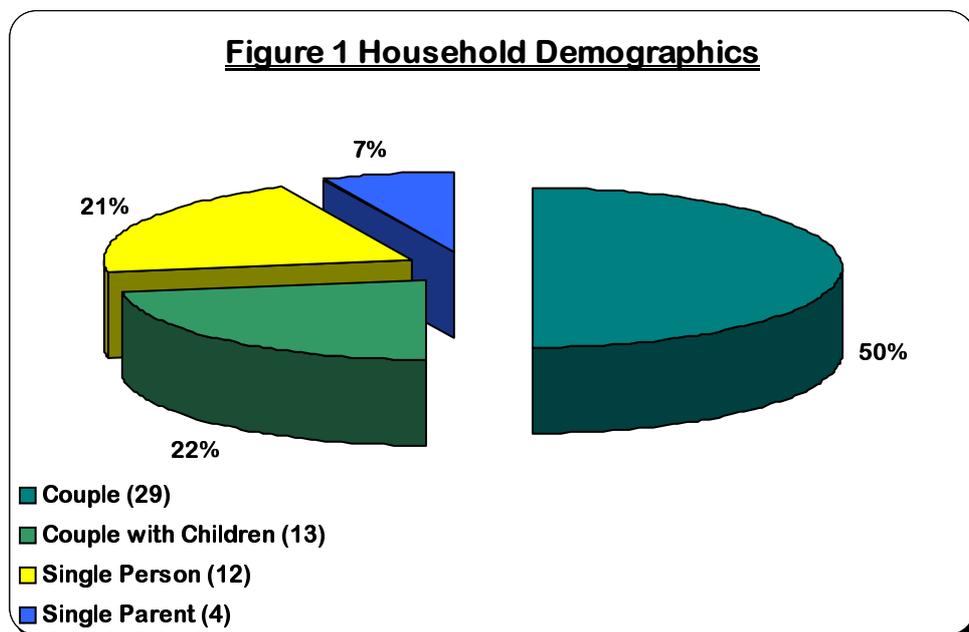
The survey questionnaire itself is split into 3 parts: Section A (*“About You and Your Neighbourhood”*), Section B (*“Housing Need”*) and Section C (*“Equality Monitoring”*).

All respondents were asked to complete sections A and C, whereas only those who felt themselves to be in housing need were asked to complete section B.

Household Type

To determine household types, the survey asked residents to describe who lived in their household with them.

From Figure 1 below, it can be seen the most common household type, amongst those who responded to the survey, was *Couples* (29).

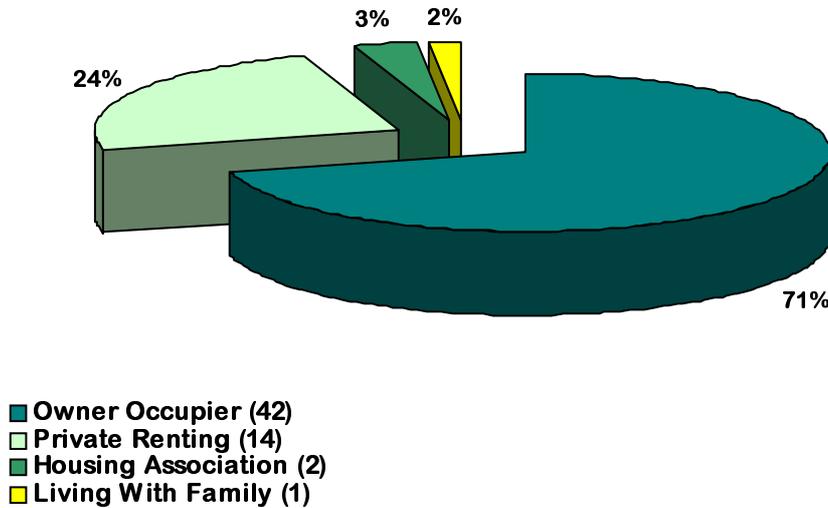


Note: Numbers in brackets represent the actual number of responses

Tenure & Property Types

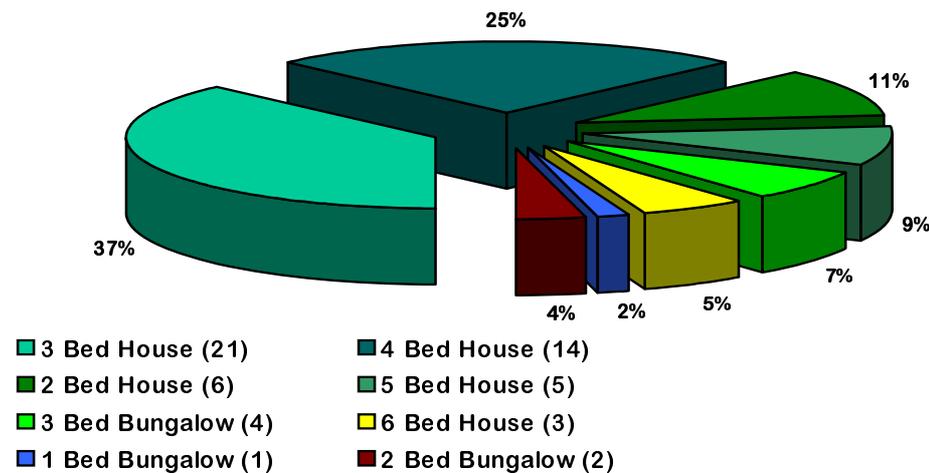
Respondents were asked what size and type of property they lived in. From figures 2 and 3 below it can be seen that the majority of applicants lived in owner-occupied 3 bedroom houses.

Figure 2 Tenure Demographics



Note: Numbers in brackets represent the actual number of responses

Figure 3 Property Type Demographics

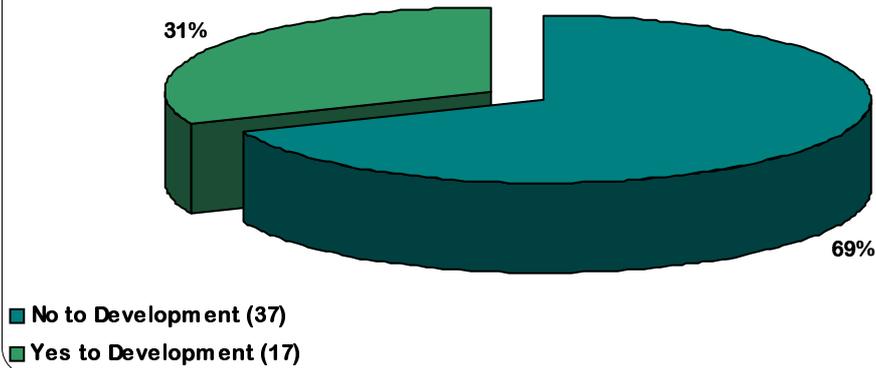


Note: Numbers in brackets represent the actual number of responses

Opinions of Future Development

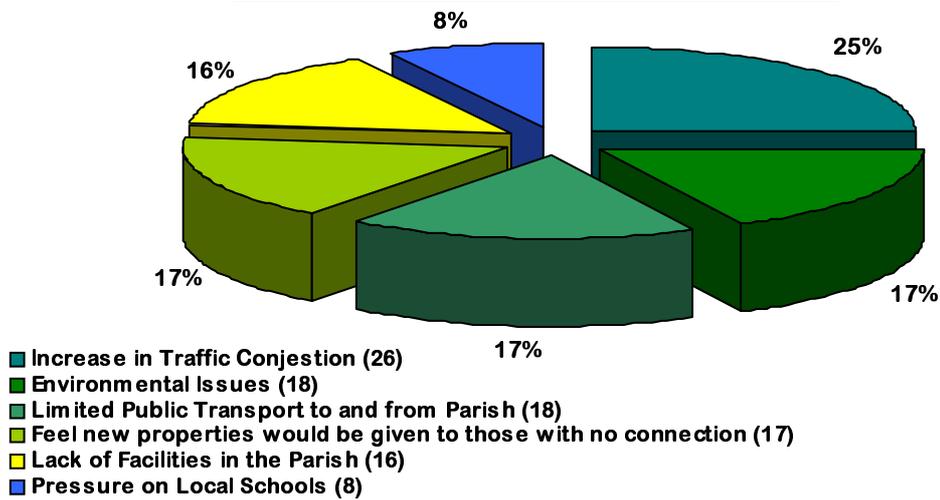
Of the 59 survey questionnaires received, 54 (92%) answered the question regarding future housing development in Harlestone. 17 (31%) households agreed in principle that they would be in favour of a small housing development for local people with a proven need and 37 (69%) disagreed with this. This is illustrated in Figure 4 with Figure 5 showing a further breakdown of reasons given for not supporting a small-scale development within the village.

Figure 4 Opinions on Small Scale Development for Local People



Note: Numbers in brackets represent the actual number of responses

Figure 5 Concerns Over New Development



Note: Numbers in brackets represent the actual number of responses

As can be seen, *Increase in traffic congestion* was the most prominent response. Other comments made in respect of this question included the following:-

- Due to poor planning decisions around the area what once was a wonderful example of an English village is being destroyed.*
- This is a conservation area. I have been refused permission to build in my garden.*
- I work hard in order to afford to live in relative isolation, away from other people, I do not want to see that diminishing.*
- Need to maintain the character of the village and not spoil it with cheap housing that does not reflect the rest of the village.*
- It would upset the current balance & make the village too large & possibly too urban.*
- New Builds would not fit aesthetically in our village - a protected natural area.*
- Would spoil the location as very, old village which is a beautiful area.*
- Village is only 1 mile from New Duston which has already seen a lot of development, so no need for housing here.*

Small village not suited to additional housing.

This is one of the nearest villages to the town with natural beauty. Any further development would destroy the local environment.

Respondent Comments on Housing Need and Provision

Residents were also given the opportunity to make any other comments they had in relation to housing need and provision within the village. Comments made included the following:-

Upper Harlestone is an idyllic village surrounded by land owned by the Althorpe estate. I feel a housing development would spoil the beautiful setting & as Harlestone is only 1 mile from Northampton (Duston) then affordable housing would be more appropriate in town.

Small villages should be maintained as they are for the sake of british history - there is more than enough development elsewhere.

I see little point as from previous experience you will do what you want DDC shows no concern for Harlestone.

Planning restrictions and controls over rigid for many years.

A housing development would be detrimental to what is a very nice village.

In the village of Harlestone and surrounding countryside small areas should mean small - NOT massive housing estates.

Do not allow or even countenance it.

Will allow new growth & younger people, parish facilities like the school rely on out-of-parish support.

It is important that Harlestone retains its identity as an historic estate village, small, rural & totally distinct from the encroachment of Duston & Northampton. A green belt of land must be retained to ensure this is the case.

Traffic through main rd of Harlestone is already a problem without additional housing & traffic.

The amount of traffic that the main A428 had increased greatly already with the new road being introduced - unless a by pass was to be continued around Northampton then we would most definitely be against any local developments.

I believe that whilst the parish is not a conservation area, planning does not allow infill of new housing between properties.

Harlestone is a constraint village with an area of conservation that ensures that only traditional materials are used in construction. Inevitably this requirement would be adversely affected if affordable property development were to be permitted due to the cost of the building materials involved.

Any property developments of affordable housing would require that these remain rentable through a housing association and not offered for sale. The location itself would soon put the properties beyond the 'Affordable' level if they were to be sold.

I would strongly support a small housing development of small easily maintained properties for the elderly and for young who wish to stay in the village and start on their own.

The Parish has no new houses for many years and new houses would spoil the village.

I cannot afford my property now and would like to stay in the village.

Upper Harlestone is a restricted village and building of any kind is very limited.

The housing should be for local people with a PROVEN NEED.

Historic village with many Grade II listed buildings. New construction of any sort would destroy the character of the village (Harlestone).

I would prefer new housing to be clad in local stone to retain the character of the area.

We have been very closely controlled by planning/Althorp and any development would completely ignore this. I don't think you would build beautiful stone old style cottages. It would be low cost social housing and not in character.

Local Housing Market & Affordability

Table 1 shows a list of properties sold in Harlestone Parish from June 2008 to November 2011. There were 10 properties sold altogether with the cheapest of the homes selling for £235,000 and the most expensive selling for £500,000

Table 1: House Sales in Harlestone Parish June 2008 to November 2011

Year	House Type	Price
2011	Detached	£425,000
2011	Semi-detached	£482,500
2010	Detached	£460,500
2010	Terraced	£235,000
2010	Semi-detached	£475,000
2009	Detached	£425,000
2009	Detached	£500,000
2009	Semi-detached	£455,000
2008	Detached	£475,000
2008	Semi-detached	£460,000

Source – Zoopla.co.uk

At the time of writing this report, there were 2 properties for sale and 1 property for rent within Harlestone Parish. These are summarised in table 2 and 3 below.

Table 2: Properties for sale in Harlestone Parish

Year	House Type	Price
2012	Detached	£625,000
2012	Detached	£415,000

Source – rightmove.co.uk

Table 3: Properties for rent in Harlestone Parish

Year	House Type	Price
2012	Detached	£2,750 pcm

Source – rightmove.co.uk

Based on the following calculation (using current lending criteria)

$$\frac{(\text{House price} - 10\% \text{ deposit})}{3.5 \text{ Mortgage Multiplier}}$$

and using the cheapest property in Table 2, a household would need to earn at least £106,714 per year and have a 10% deposit of £41,500 to be able to afford the lowest priced property currently for sale in Harlestone Parish.

According to the study 'A minimum income standard for Britain: what people think' undertaken by the Joseph Rowntree Foundation in 2008, a household made up of two adults and two children would need to have an income of £557.03 per week excluding rent.

Therefore, using the rental income in table 3 for the same size family to rent in Harlestone, they would require an average income of around £5163 per month.

The household that stated they were in housing need would not be able to rent or afford to buy the lowest priced property currently for sale in Harlestone Parish.

Section B Analysis of Housing Need

This section analyses the answers given within Section B of the survey. Households who considered themselves to be in housing need were asked to complete this section in order for the level of need to be determined

Section B Households in Housing Need

Of the 59 questionnaires received, 1 household filled out the Housing Needs Section of the response form, indicating that they were in housing need and wished to be considered for housing that may be developed as a result of the survey.

Local Connection

“Local Connection” is a term that refers to the level of connection a person has to an area. It is assessed on the following four criteria listed in order of priority: -

- Currently living in area,
- Previously lived in area,
- Close family in the area i.e Parents, children, siblings, grandparents, grandchildren (and the step equivalent of any of these relationships) husband, wife, civil partners
- Working in area

The household that stated they were in housing need currently lives in Harlestone Parish.

	Current Situation	Property Type		Connection	Preferred Tenure	Eligible Property Type		Need
1	Current property to expensive	3	House	Live in Parish	Rent	3	House	Yes

Conclusions

The analysis done by this survey identified 1 household in need of affordable housing as follows in Harlestone Parish:

- 1 x 3 Bed House

Appendix A

This section contains a breakdown of information obtained in the Housing Needs Survey relating to people's opinions about life in the parish as well as their overall opinion of their local area.

Harlestone Resident Views on the Parish

Respondents were asked what they thought made a good place to live and what they felt needed improving in their parish. Figures 6 & 7 show the responses received.

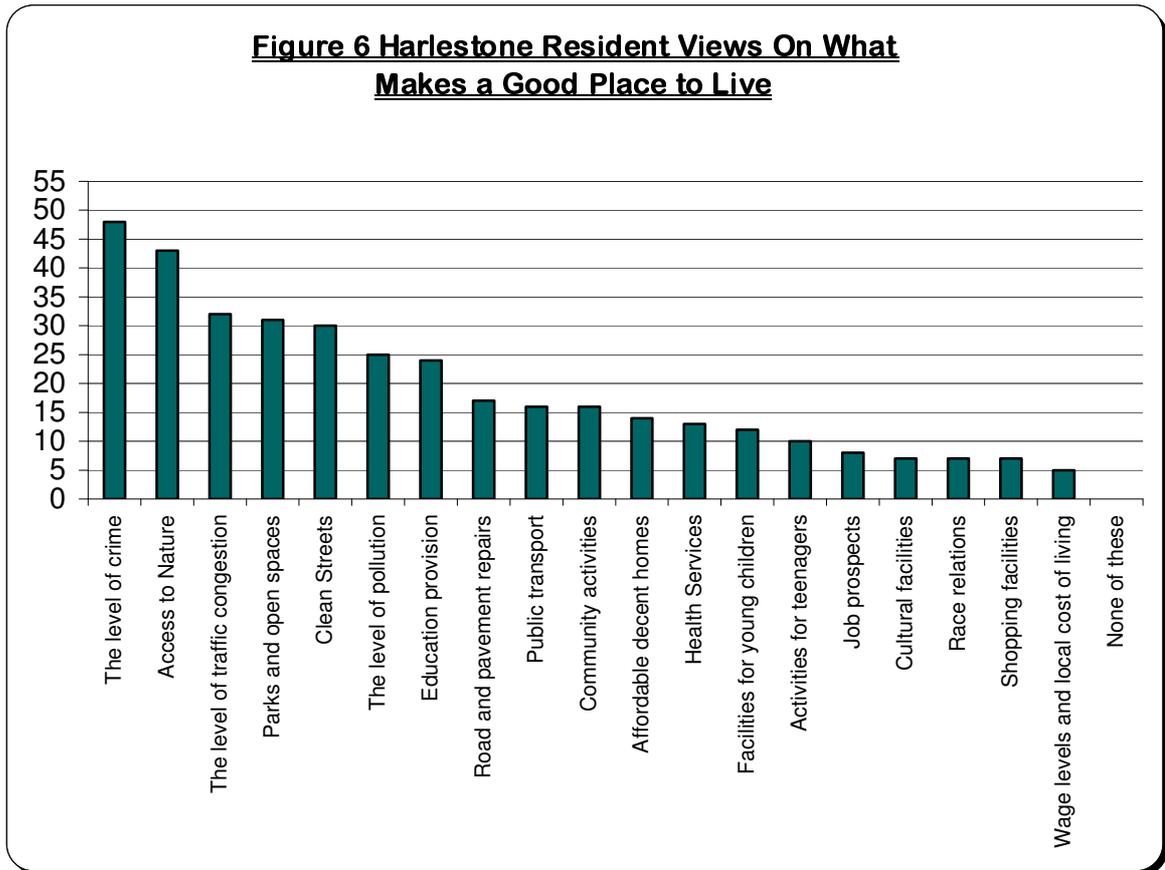


Figure 7 Harlestone Resident Views On What Needs Improving

