



# **Long Buckby Parish Housing Needs Survey Report**

**October 2012**

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## 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 Long Buckby, undertaken from the 24<sup>th</sup> September 2012 until 22<sup>nd</sup> October 2012.

### 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
- Affordable Housing Supplementary Planning Document
- 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.

## Methodology

The process of how the Long Buckby 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 Long Buckby 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 Long Buckby, the parish council chose not to add anything further to the questionnaire.

### *Stage 3 – Survey*

Surveys were delivered to all residents, which included a freepost envelope for the surveys to be returned in.

The survey period was set according to a standard response period of 4 weeks; opening on 24<sup>th</sup> September 2012 and closing 22<sup>nd</sup> October 2012.

### *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*

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

## About Long Buckby Parish



Long Buckby Parish is located in Daventry District, Northamptonshire. It has 1,694 households made up of a parish population of 3,913 according to the 2011 Census.

Long Buckby is situated approximately five and a half miles from Daventry Town and thirteen miles from Northampton Town

It contains 1,755 dwellings, of which 270 (15%) are social housing units, owned by Registered Providers working in the area.

## Survey Results

### Response Rate

A total of 1790 Housing Needs Surveys were sent out to residents of Long Buckby in September 2012, of which 481 were returned, giving a response rate of 27%.

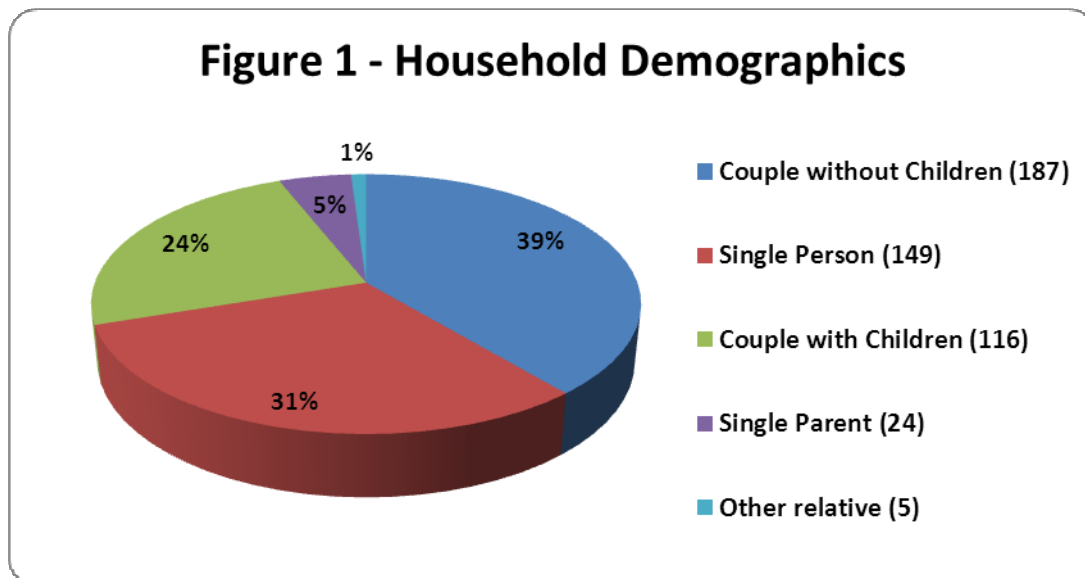
The survey questionnaire itself is split into 3 parts: Section A (*“About You and Your Neighbourhood”*), Section B (*“Housing Need”*) and Section C (*“Equality Monitoring”*).

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 without Children* (187).

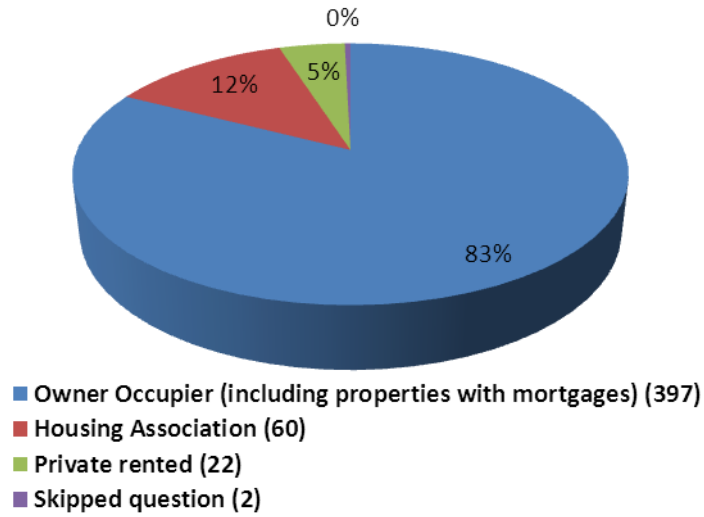


Note: Numbers in brackets represent the actual number of responses

### Tenure & Property Types

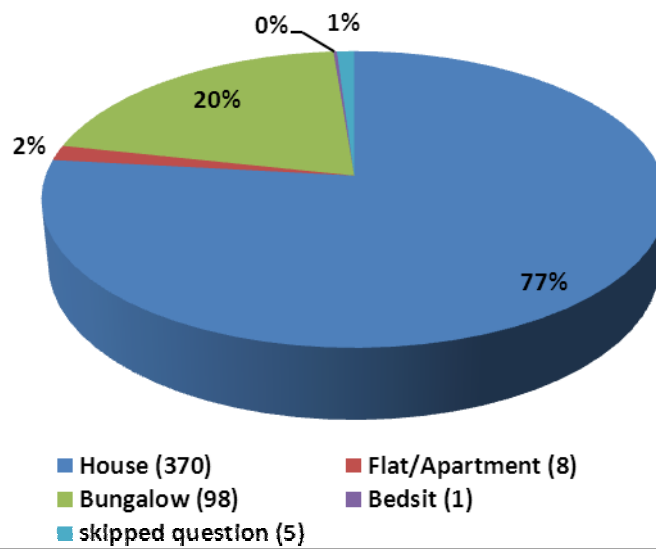
Respondents were asked what size and type of property they lived in. From figures 2, 3 and 4 below it can be seen that the majority of applicants lived in owner-occupied 3 bedroom houses.

**Figure 2 - Household Tenure**



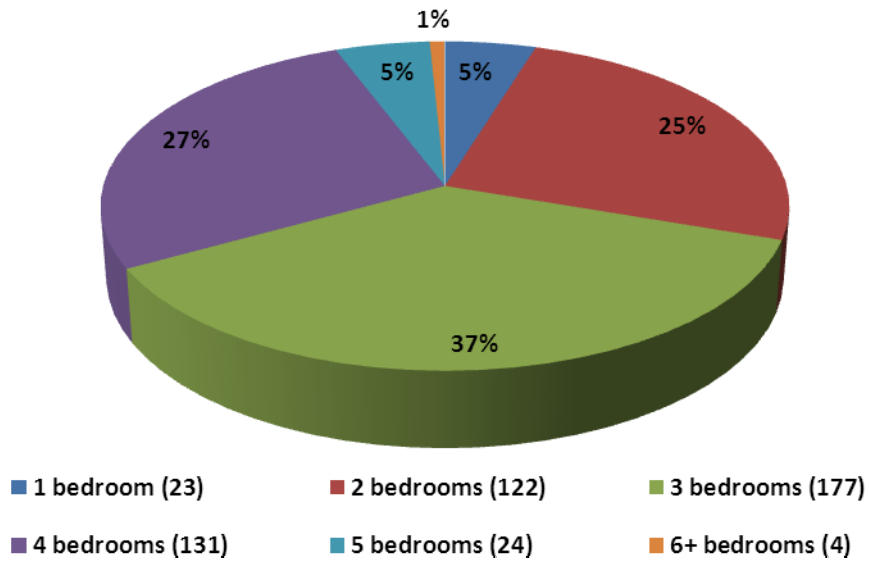
Note: Numbers in brackets represent the actual number of responses

**Figure 3 - House Types**



Note: Numbers in brackets represent the actual number of responses

**Figure 4 - Number of Bedrooms**

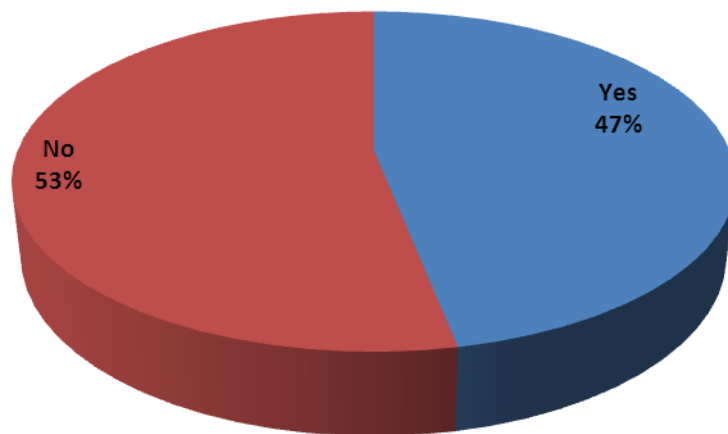


Note: Numbers in brackets represent the actual number of responses

**Opinions of Future Development**

Of the 481 survey questionnaires received, 448 (93%) answered the question regarding future housing development in Long Buckby. 210 (47%) households agreed in principle that they would be in favour of a small housing development for local people with a proven need and 238 (53%) disagreed with this. This is illustrated in Figure 5 with Figure 6 showing a further breakdown of reasons given for not supporting a small-scale development within the village.

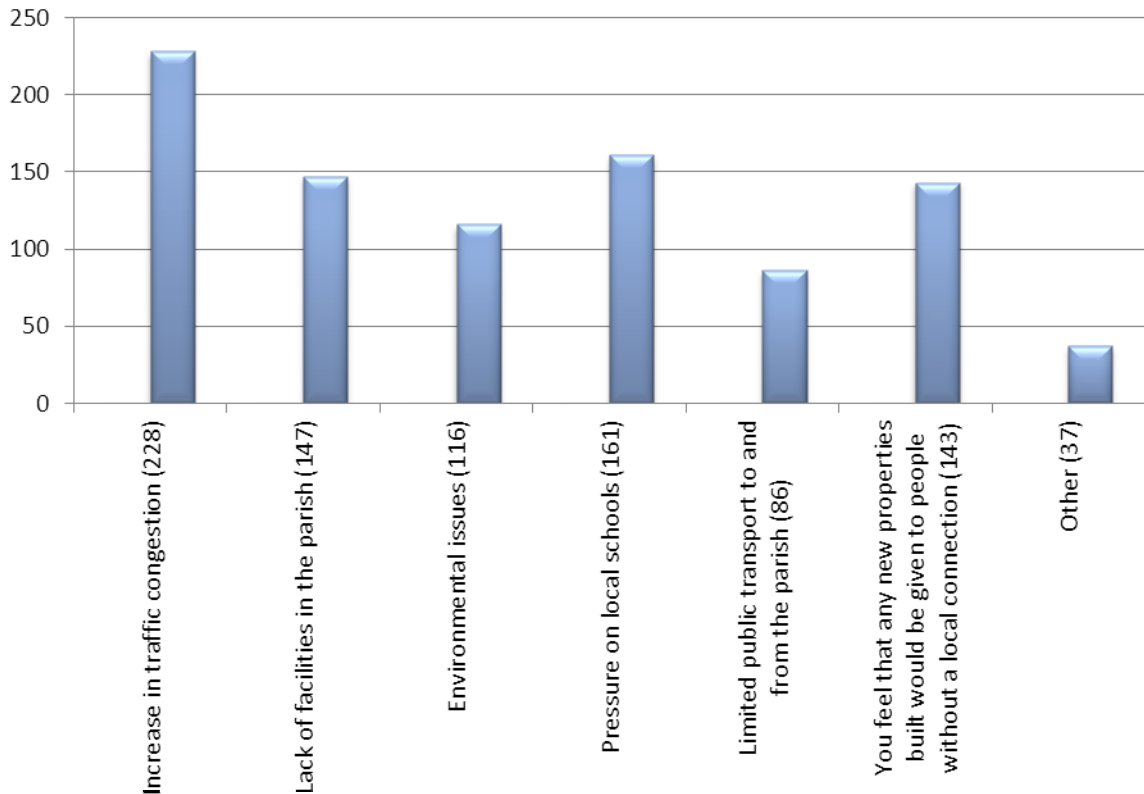
**Figure 5 - Opinions on Small Scale Development for Local People**



Note: Numbers in brackets represent the actual number of responses



Figure 6 - 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 followed by *'pressure on local schools'*.

Other comments made in respect of this question included the following:-

<i>Happy where I am</i>
<i>In addition, I feel that once one development goes ahead it will open the way for further developments.</i>
<i>LB is a large village and I question the severe impact of Exception sites on the rural outlook. It's not the village large enough to provide affordable housing without the need of Exception Sites.</i>
<i>But only in the 'heart" of the village</i>
<i>Ruin village</i>
<i>Small being important</i>
<i>Long Buckby will no longer be a village</i>
<i>Parking for shoppers, bad now!</i>
<i>Only small dozen or so</i>
<i>Train station is also over crowded lack of facilities there also.</i>
<i>Village is big enough</i>
<i>Not enough parking</i>
<i>parking is a major problem</i>
<i>road safety</i>
<i>Already parking issues around the village, further housing would create more havoc!</i>

<i>Harder to get into the Drs, more cars in car parks hardly places to park now!</i>
<i>Plenty of available housing already</i>
<i>Parking many business vans park in square just because they don't park at home.</i>
<i>village is big enough</i>
<i>Local surgery - would become a town</i>
<i>It will ruin the village and why we bought in the village</i>
<i>Doctors</i>
<i>No - to existing proposals off station road</i>
<i>There already is enough housing in the village, with many persons moving to LB in recent years.</i>
<i>It would put pressure on the practice surgery</i>
<i>Village infrastructure will not support an influx of people and vehicles</i>
<i>Village already bursting, no room left</i>
<i>Pressure on medical services - it is already difficult trying to get a doctor's appointment</i>
<i>Lacking of parking spaces at LB station</i>
<i>Upset the balance and harmony in the village, too big already</i>
<i>A small development of 10 - 12 units</i>
<i>I don't agree with affordable housing</i>
<i>This village is large enough. Housing association accommodation will end up full of unemployed undesirables.</i>
<i>Hard to see how it would be possible to ring fence housing for local people</i>
<i>Depends where it is and size</i>
<i>State of the roads and the doctors can't cope now!</i>
<i>possible increase in crime</i>

### **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:-

*I would not like to see large developments as applied for recently  
Traffic is a major issue.*

*Does not always go to local people*

*Past experience has proved to us that houses built for local people end up occupied by undesirable town and city overspill. Extra vehicles on our congested trough road with insufficient parking would ruin the village for locals and visitors alike. Increased numbers would put an impossible strain on an already inadequate sewerage system.*

*no*

*I do realise there should be housing that is affordable housing for local people - but I am not convinced that should a scheme be passed it would be SMALL or in the interest of the local community. Once property developers get the 'go ahead' to build, it is never a SMALL development or in the interest of LOCAL people in need. Pure profit and greed are the driving force.*

*Please preserve the rural outlook of the village. The preferred*

exception site as it has appeared in Parish Council Minutes is in direct contradiction with the "Village Design Statement" and ought to be rejected for the very same reasons the P.C has objected to the Station Road applications.

Affordable housing is ESSENTIAL in order that local young adults are able to remain living within the village. Any Housing development must at "first" be made available for local adults.

Further expansion of housing in LB would need substantial improvements in transport infrastructure and parking within and around the parish.

LB needs a proper parish plan to ensure growth is controlled.

Traffic congestion in LB is a problem which needs to be addressed before any further development - whether 'affordable' or otherwise - is sanctioned. In addition to the well documented problems around the railway station and East St a number of residential streets in the village are now being transformed into car parks - e.g. Hall Drive.

Irrespective of housing need in LB - or anywhere else for that matter - the feeling persists among the 'ordinary man and woman in the street' that unsuitable/unjustifiable development is inevitable and unavoidable. Money talks and the vested interests and speculative developers will get their way sooner or later. If consent is denied they will re-apply again and again.....until they succeed. C'est lavie. A pox on all their houses, say I.

YES, the demonstration group try to stop the housing development down station road should stop worrying about road congestion and think more of future generations and where they will live. As I understand it only 60 people out of 4000 are saying no. They should stop being so selfish and think about the needs of the village.

WE feel that provision should be made within a larger development of housing which includes both affordable housing and market housing (a mixed development). The station road site which has recently been approved would seem to fulfil any need for affordable housing in the parish.

The infrastructure of the village needs to be preserved. Any housing provision should be within the existing village boundaries.

Use brown field sites first.

I oppose all new 'estates' outside the village boundaries which will totally change the character of Long Buckby and put a huge strain on amenities.

To build a small housing development only.

The road network is insufficient, vehicles travel too fast; the roads are not in a good state of repair due to traffic from lorries/cars. There are parking problems in all the main roads into and out of the village. The 2 proposed schemes in station road will make matters worse and are merely an attempt to make the landowner rich, rather than solve local population or affordability issues. There is not demand for 200 houses for local people that will contribute to the local community. Finally the drainage system in East St and other roads can't cope with the existing population/houses. Ref flooding in East St at the slightest rain fall. Infill of village has created maximum that current infrastructure can support - Daventry has yet to reach that position - new homes in

*Daventry.*

*We support affordable homes, but not as a lever for developers to use in planning applications*

*Housing on infill plots for local need only*

*There needs to be more working opportunities in the village e.g. some type of industrial units providing work for the villagers. New housing doesn't increase work availabilities for the village, they just travel away from the village, so any money spent goes elsewhere.*

*It would be a shame to increase the population of Long Buckby. It is already a very big village.*

*Local houses for local people should be first choice and come before people & families from other areas!*

*Housing development will contain a considerable number of houses which are market rather than affordable housing. There are gluts of empty cheap properties in the village. Buy and use them for affordable housing if needed.*

*Traffic congestion needs to be addressed. The village should have a 7.5 ton limit for trucks.*

*Lots of elderly residents would appreciate bungalows, their individual homes more suitable for families*

*We are currently overcrowded with 3 children in one bedroom & would love to stay in the village but houses rarely come up.*

*Long Buckby is a growing village that needs more houses. Whether its to rent or buy we have lack of housing.*

*Long Buckby is great as it is. We are already stretched on resources especially the doctors, dentist and schools. There is no need for new developments.*

*Houses for locals not immigrants or overspill from towns.*

*Larger schools and medical centre required more shops, as there is not enough provision as the present population stands.*

*Housing should be provided, more the merrier good for local business, might even create jobs, good for transport i.e.: railway buses.*

*People who are living in rented 2-3 bedroom accommodation and are on their own should house swop with people who need more room.*

*we are not in favour of the proposed housing development near the station*

*Local young people cannot get on the property ladder:*

*No work locally*

*Housing, including rented too expensive*

*lack of affordable housing*

*I believe there is lack of affordable housing in LB, particularly for those who grew up in village or with connections to village. I also believe a new development could bring in new outside life, potentially helping our ailing shops, pubs & station.*

*Currently there is no capacity to provide 15hrs basic entitlement for 3 yr olds (in the term after their 3rd birthday) due to Long Buckby pre-school being massively oversubscribed. Only those in their second pre-school year can be assured of 15 hrs entitlement. There is also a space issue at the infants' school. Urgent review of services/premises in line with housing expansion (re services for young children) is*

*needed + major dog poo problem all around central Long Buckby pavements. Near school, library, pre-school, market square etc. Long Buckby has grown so very much over the years, now is the time to say a definite NO to anymore new-builds.*

*No housing in long Buckby!*

*I hope that account will be taken of the housing needs survey carried out by Northamptonshire rural housing assoc in 2010, identifying a need for 33 affordable dwellings. I enclose comments for the consultation on affordable housing which I meant to send in time for the August deadline.*

*The parish lacks adequate parking provision, particularly at the station. The parish council is already advancing plans to fully meet the need for affordable housing established in the recent (2011) housing needs survey.*

*This village has grown too fast, e.g. the roads have not improved in 70 years. The bank is now open less; we have two supermarkets but have lost so many facilities. The surgery and schools are full to capacity.*

*As long as they do not encourage unsociable behaviour and reduce house values in surrounding area.*

*More car parking spaces would be needed traffic is driving too fast through the village. Parking in East Street is a problem, blind corners. More schools would be needed. Station car park needs to be larger. Already too much infill development, village does not need to expand beyond current boundary*

*It appears that there are several "under occupied" houses i.e. 3 bedrooms with single parent + 1 child or even just a single occupant. It was lack of family housing that forced friends to move elsewhere. More houses are needed for people connected to this village. It seems only outsiders are given any sort of help regarding housing not just here, but a massive problem within the whole UK*

*Can see no reason why housing should not extend to the station - with better parking facilities (and other facilities) at the station Existing facilities appear to be fully utilised. Further development should be strictly limited to within the limits of the councils proposed housing and planning policies.*

*No*

*Medical facilities pressure*

*green spaces issues*

*Infrastructure upgrade to include parking and spare parking as affordable housing typically has 2 cars and not enough space to keep. Pressure on schools (rubbish) non local locals (possibly - who vets). General attitude in Buckby is "yes" we need housing but "No" to every proposition on a large scale. The village is popular (try renting) families stay after school kid age and block the natural flow of house moves inside the village*

*A survey was done 2 or 3 years ago, a need for affordable housing identified and sites proposed - what happened to that?*

*It is vital that provisions are made to enable local residents to find suitable housing in the local area.*

*There is enough social housing - just needs correct allocation Long Buckby already has a development designed for local people,*

*any further development would increase traffic which is already becoming noisy, dirty and unpleasant.*

*Parking facilities are inadequate*

*Developments should be kept small and in keeping with the environment*

*People who rent their houses should be made aware of exactly who is renting their property and any problems that may arise*

*Infrastructure must be put in place to support new residents, roads, schools, dr's, shops etc*

*Not enough shops, doctors surgery is overcrowded*

*It would be good to have small developments in the village that would be made available to local people only and that are truly sustainable (PV panels etc)*

*If planning permission is given for 200 plus houses in Station Road, surely some of these could be designated AFFORDABLE HOMES!!!*

*Big problems with parking and traffic congestion on my street, also so many large lorries and vehicles travel through Long Buckby at present and cause a potential danger to pedestrians.*

*There has already been developments around the village*

*People from outside would come just to live near the railway station and commute.*

*Long Buckby already has many houses up for sale with people struggling to sell; more houses will increase this problem. Also lack of parking in the village, at the railway station people start parking on the road from early morning*

*some development has taken place but it has been large properties i.e.: 4 or 5 bedrooms*

*Long Buckby is a huge village if it gets any bigger it will be a town.*

*Social housing should be built in Daventry which was designed as an overspill town for Birmingham and London.*

*LB is a limited development village. Over 70 years 2 council estates. 8 Housing estates & numerous in fill properties single and number have met DDC housing needs. The village is stretched to capacity-people & vehicles - parking & road congestion.*

*Long Buckby is now virtually a town. So much infill & building. Green belt land is precious & should never be built upon.*

*Infrastructure not up to standard for the size of village. Not enough parking at railway station or on any of the narrow streets.*

*There needs to be more affordable housing. I waited 8 yrs to come back to the village due to expense and no properties available.*

*Should be balance to affordable & superior properties*

*Housing being in areas which can provide sufficient amenities, so not the combined proposed development of over 200 houses in Long Buckby, which is already stretched. Leave our village alone and save from large developments.*

*I feel Long Buckby is becoming far too congested, parking is awful.*

*There is far too much traffic passing through the village including large lorries. It is also a great deal noisier.*

*Not enough affordable rented accommodation for families*

*If some past developments in the village supposedly for local needs are repeated (ie the Crisp/Belt Factory) these developments not used for local people and are used for (their own purposes) I would only*

support developments of 15-25 max for local needs.

More flats/ 2 bed houses for the young people

Parking & traffic congestion already a problem. No new developments needed or wanted.

Parish is overdeveloped

Roads are too busy with increases in HGV activity through village both from Buckby Wharf and east street due to provision by Dav. Planning for Jackson's grain store. People from Rugby park at station because it's free!!!

I would only agree if these houses were for local people only with a genuine need

We moved to a quiet village, we would like it to remain that way

In principle I put yes to question 5 as long as it is a small development and is for local people.

There is a need for housing and in particular affordable housing with priority given to those with a local connection first. All renewable energy sources should be used for new builds. The more the better.

In principle I agree we need more available housing but I think there are already too many homes in the village for all the above reasons. I just think what we have should be better managed, as in the road at least 3 two bed houses are occupied by one single person! I think this is wrong.

No more development needed

Just infill re development

One objection is that the first occupiers may be in need - but in time will buy and then sell at usually v.good profit so the need for more properties to be built will continue.

Despite aggressive campaigning against station road developments we were not nimbys we were in favour of developments. Casting vote used by local councillor was disgraceful.

Where there is a need for low cost social housing/starter homes, consideration should be given to parking, traffic, public transport and local amenities

Long Buckby is too big and has grown enough. I have lived in the village all my life and believe we have seen enough growth.

Doctors/Schools, having to bus older children to other schools all make for traffic and noise. As in Woodford Halse new houses built there are not for local people they are on a general needs and anyone can apply. I do not trust DDC one iota.

I am not in favour of extending onto greenfield sites e.g.: station road development. I want to see Long Buckby remain a village. If the village boundary is breached then building will spiral.

Need for more 2 bed bungalows for private owners

Why does LB need more housing? Will the schools have space? Will the Doctors surgery have capacity? Can the village cope with more teenagers causing issues in the village as there are no facilities for them? Answer is NO.

A small development would be OK more than 20 would ruin the village  
More housing would put considerable strain on existing facilities e.g.: doctors surgery, library, and dentists and would lessen already limited parking facilities. Existing road network would not cope with additional traffic. Danger to pedestrians. Services are already inadequate.

*People would like to buy a house at a price they could afford or build their own. The government has boarded up millions of good homes or knocked them down. To keep the need for houses, Just another scam. Keep prices up for the rich who are the only people who have the money to buy houses now.*

*If a guarantee could be made for small development 100% ONLY for local people - Yes - but I am not confident that this would happen I would expect a development of housing 75%. Large properties and only 25% at the most - available affordable local housing.*

*People live in villages for the fact that they are a small community. We don't want to become a Daventry or Northampton - go and develop somewhere else!!*

*Long Buckby is no longer a "village" it's getting too big and traffic and parking facilities are horrendous.*

*Small infill i.e. one or two homes*

*Large block - 5 + houses would start pressure on local amenities*

*Long Buckby already provides a cross section of housing.*

*Long Buckby should remain a village not a small town*

*lack of parking*

*Loss of village feel to the area and development into small town*

*1) Where are all these people coming from?*

*2) Why isn't more Brown site used*

*3) Stop concreting over green land*

*Although I am sure such a development is necessary, local experience tells us that much is promised, but actual results fall far short. Cook Terrace is a case in this point; the agreement was for housing for people wishing to live near relatives. The result was a collection of people that Daventry wanted to lose, foisted upon the unsuspecting population of Long Buckby*

*Not possible to develop houses for local people only*

*You can't build houses in an area where the infrastructure is already substandard*

*Would be nice to see a small development (12 - 20 houses) of affordable housing, but not the huge (100+) developments that keep applying for planning permissions.*

*We need more low cost shared ownership properties*

*Road structure, parking, doctors services etc*

*I think more housing would be disastrous it would put too much of a strain on the water pressure and sewage pipes in the village which are already at stretching point, I have witnessed raw sewage coming up from overflow pipes in the fields at the back of the Mill Park myself*

*I think more rental accommodation for elderly people is needed from personal experience from an ex-elderly neighbour.*

*Long Buckby is a large village; any more housing within the village would change the feel of the village and would be edging on a small town, not what we moved to Long Buckby for!*

*Affordable housing should of take place in this village 15 years ago; there is now very limited space for housing.*

*I think that the village housing is top heavy. We need more low cost/housing association houses.*



*If people work they can afford a house in the village - it is something to aspire to. Why should people who don't work be given a choice as to where to live?*

*Parking within the village is only just sufficient now without further traffic. Also the bridge between Buckby and Buckby Wharf is very tight for any increase in traffic. Also can the local water sewage system cope?*

*Main road in village is dangerous with many near misses. Parking difficult in village centre.*

*Facilities like the doctors are already stretched and cause congestion in the area when they are busy - parked vehicles are a nightmare.*

*Pressure on health centre and parking*

*We desperately need both rented affordable housing and shared ownership properties to help young families get on the housing ladder Long Buckby is a very large village and does not need to be bigger We are a big village of 4000 - 5000 souls and any affliction of any kind would overburden our services - the clinic, the schools, policing for instance, jam our village roads further with traffic and make us even bigger - too big for the village status we so desperately want to maintain. We are currently threatened with huge development on our village fields by two sets of developers; we the villagers do not want any enlargement. Parking in the village is already at a premium and so is the future of food growing areas.*

*I am disabled, there are only two disabled parking bays on the squares car park*

*Affordable housing for people - particularly single - on a low income is a must.*

*If you earn minimum wage even working full time struggles to pay housing costs. All rented homes should be made energy efficient Extra pressure on an already very busy surgery.*

*Will local facilities be modified to suit the extra need for more parking in the village and the rail station*

*I can't really say yes or no; I feel if houses need to be built anywhere, they should be built in Long Buckby. But there is also bad congestion and few parking spaces in the centre and pressure on schools and health services. So any housing should be accompanied by better parking in the centre, shops in the new development and a larger health centre.*

*No more houses in Long Buckby*

*Enough provision already in place*

*Long Buckby would no longer be a village with that means in friendliness etc*

*Am against any larger developments due to Long Buckby's infrastructure (ie narrow roads, in and out of village, no room for expansion of schools, medical facilities, car parking)*

*Above is enough surely*

*Appropriate infrastructure*

*To cope with larger population*

*1) enlarge the rail station car park*

2) ensure facilities for infants & juniors schools enough

3) Increase car parking spaces near square for shopping/restaurants I believe in progress and needs, but I am aware that the pressure on local amenities i.e. parking for the railway station is given a priority status as it causes such dissent.

How can the village cope when there's no work, not enough parking spaces? If there is a need for more estates to be built where are the parents to find work. Also how is the school buses affected? Also the train station (rail) car park going to work with commuters, where are said to park as commuters travelling park right up my road.

Village is big enough, brings in too many problem people and families I don't believe that a small development would be the end of it. We constantly hear of plans to build large new developments simply for the benefit (as I see it) of local land owners. Once these "small" developments start they will be quoted as a precedent for other larger developments turning our villages into towns

Long Buckby must retain its village status and would be in danger of losing this if extra housing was allowed

Priority should be given to the families of decent honest people who can demonstrate by way of a "CV" their commitment to the community e.g. voluntary community involvement, people involved in drug, drunkenness and other criminal activities should be excluded. The points in the question above should also be taken into consideration. Simply isn't enough housing in Long Buckby that's affordable and prioritised to the local people.

We do not want large speculative proposals for estates outside the village confines (east and west of station road)

I would only support a "small housing development" for local people with proven needs if they put something back into the LB community. By either working or volunteering locally. I don't agree with free hand out housing.

More houses of any description will just aggravate a horrendous traffic problem, i.e. very large lorries every day and parking.

Developments should be within the village boundary in order to retain the character and size of the village

A small housing development is needed but a big housing development would put too much pressure on the villages' infrastructure, increase in traffic congestion.

The latest development of new houses in Station Road, Long Buckby is not wanted by the people of the village. The reasons being, that the facilities, namely schools and medical practice are already overstretched. The extra traffic involved would be horrendous.

However, what people say, does seem to be ignored by those in office. If a small housing development were to be built, allowances must be made for parking which is a major problem in Long Buckby I have only recently moved here from Scotland in order to be close to a support network, I am an electric wheelchair user and note the pavements are very difficult to use due to narrowness or bins blocking pavement. There is a lack of disabled parking as a whole and some shops - including the post office - an essential.

Small development is acceptable, large development an increase pressure on all items noted above.

*as long as new properties built would be given to people with a local connection*

*We need to keep in balance the facilities in Long Buckby and any future developments in the villages i.e. schools, surgery, sewage and parking and look to provide more employment facilities, so people do not have to travel so far to work.*

*Car parking, traffic in the village*

*Needs to be for LOCAL PEOPLE already living in the village.*

*Not sure if there is a suitable site within current boundaries of the village - not in favour of using green field sites.*

*It's a developers way around planning applications for large-scale developments that would otherwise be rejected.*

*People live in a village because they want to, they do not want it to become a town with muggings, stabbings etc.*

*I do not believe the village sewer, doctors, shops, parking can cope with more large housing estates*

*no*

*More housing would bring extra vehicles to the area where parking is already a major issue. The schools are already full and the doctor's surgery is pushed to provide care for the patients it already has., Residents in Long Buckby are already having to travel to Guilsborough for a GP as the surgery in Long Buckby is full.*

*Long Buckby is already too crowded. There has been too much building on green spaces and infill.*

*So now it is hard to find a family home with a decent garden*

*The village cannot take any additional traffic*

*The village already has Housing Association and council estates - I don't want anymore!! Re: Improving Crime Rate, most jobs in the village live in Council Housing or Housing Assoc accommodation. We have more than our fair share of them already.*

*Any development must take into consideration the need for more parking, more school places, better drainage/sewerage, increased water needs*

*We are unaware of any specific housing needs in the village but wondered if the proportions of social housing/affordable rented properties is more or less than in villages of a similar size.*

*The timing of this survey coincides with two unrelated applications to build 2 large estates in the village, which has already experienced a 17% increase in housing over the last decade. I hope it is not an attempt to provide evidence to support "planning gain" to secure developer support for social housing - as DDC's position in respect of both applications has been to refuse them - the view of the vast majority of villagers.*

*All proposals for affordable housing should be dealt with by a body working with the parish council.*

*Due to congestion in and around the village centre and there being no major employer in the area, development should be in an infill situation only*

*Long Buckby is bigger than other villages and we that feel that it is big enough  
New building work*

*Must be within the current village footprint.*

*Parking needs to be sorted*

*I'm in favour of the housing development as my family is in need of an affordable house due to our house being sold in a few months. The things stated above are a big problem now, we just can't cope with the population we have now, we won't be able to cope with more.*

*Small means 10 - 12 houses not major development and 2 bed starter homes not big houses.*

*Starter homes for younger required*

*There are sufficient houses in Long Buckby. What is needed is a properly sized car park at the station; a shuttle to transport people between the station and all parts of Long Buckby; a regular and fairly priced bus and train service to local towns and villages, £13 ret to Berkswell is ridiculous, £3 on one way to Northampton is ridiculous, the local villages all need to be connected by a regular bus service as it is not safe for our children to cycle to see their friends. Any new housing should have at least 2 parking spaces for each dwelling. St Lawrence court needs to be completed. The continuing infill of high density housing building needs to cease immediately. The infrastructure of LB needs to be improved significantly before any further development is even considered.*

*New social housing is needed to replace houses lost due to council house sales. Although I have ticked the no box above, in recent consultations held in connection with proposed developments in Station Rd support was indicated by people whose families had been split due to lack of affordable or rented houses in the village.*

*There are few employment opportunities within the village resulting in commuting to other areas. This puts pressure on narrow lanes leading to village. There is no regular public transport*

*Question 5 misses the point. Most would support the principle, but support for a specific proposal would depend on its size and where it is.*

## Local Housing Market & Affordability

Table 1 shows a list of properties sold in Long Buckby from 1<sup>st</sup> September 2012 until the 31<sup>st</sup> August 2013. There were 38 properties sold altogether with the cheapest of the homes selling for £92,000 for a terraced house and the most expensive selling for £345,000 for a detached house.

**Table 1: House Sales in Long Buckby 1<sup>st</sup> September 2012 to 31<sup>st</sup> August 2013**

Year of Sale	House Type	Price (£)	Year of Sale	House Type	Price (£)
2013	Semi-detached	160,000	2013	Semi-detached	169,500
2013	Semi-detached	153,500	2013	Detached	232,000
2013	Detached	268,000	2012	Detached	175,000
2013	Semi-detached	147,500	2012	Terraced	149,700
2013	Semi-detached	125,000	2012	Terraced	145,000
2013	Detached	230,000	2012	Terraced	129,000
2013	Terraced	109,000	2012	Terraced	127,000
2013	Detached	158,000	2012	Detached	306,000
2013	Detached	150,000	2012	Detached	241,000
2013	Semi-detached	222,000	2012	Detached	240,000
2013	Detached	345,000	2012	Terraced	183,500
2013	Semi-detached	137,500	2012	Detached	340,000
2013	Semi-detached	160,000	2012	Detached	197,500
2013	Terraced	170,000	2012	Terraced	125,000
2013	Terraced	157,000	2012	Semi-detached	169,000
2013	Semi-detached	140,000	2012	Detached	170,000
2013	Detached	182,440	2012	Semi-detached	185,000
2013	Semi-detached	146,000	2012	Detached	247,500
2013	Semi-detached	140,000	2012	Terraced	92,000

Source – Zoopla.co.uk as at 11<sup>th</sup> October 2013

On the 11<sup>th</sup> October 2013, the Zoopla website was advertising seventeen properties for sale and two properties for rent within Long Buckby. These are summarised in table 2 and 3 below.

**Table 2: Properties for sale in Long Buckby October 2013**

Year	House Type	Price (£)	Year	House Type	Price (£)
2013	Detached	750,000	2013	Detached	425,000
2013	Detached	154,950	2013	Bungalow	195,000
2013	Detached	450,000	2013	Detached	449,950
2013	Detached	650,000	2013	Semi-detached	189,950
2013	Detached	300,000	2013	Bungalow	625,000
2013	Detached	250,000	2013	Detached	162,950
2013	Semi-detached	159,9500	2013	Detached	375,000
2013	Detached	575,000	2013	Terraced	155,000
2013	Bungalow	399,950			

Source: Zoopla as at 11<sup>th</sup> October 2013

**Table 3: Properties for rent in Long Buckby 2013**

Long Buckby Parish Housing Needs Survey October 2012

Year	House Type	Price £
2013	House	875 pcm
2013	House	600 pcm

Source: Zoopla as at 11<sup>th</sup> October 2013

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 family property for sale in Table 2, a household would need to earn at least £39,844 per year and have a 10% deposit of £15,495 to be able to afford the cheapest property currently for sale in Long Buckby Parish.

To assess how accessible the above house prices are, those who felt they were in need of housing in the parish were asked to supply some financial information as detailed in Table 4.

**Table 4 Income Bands of Respondents in Housing Need**

Below £14,999	£15-£19,999	£20-£24,999	£25k-£29,999	£30k-£39,999
7	6	2	0	1

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 of £600pcm for the 2 bedroom property listed in table 3, for the same size family to rent in Long Buckby, they would require an income in excess of £695.49 per week or £3,013.79 per month or £36,165.48 per annum.

16 households responded to the income question. As can be seen from table 4, only one of the households could afford to buy or rent property currently on the market in Long Buckby.

## Section B Analysis of Housing Need

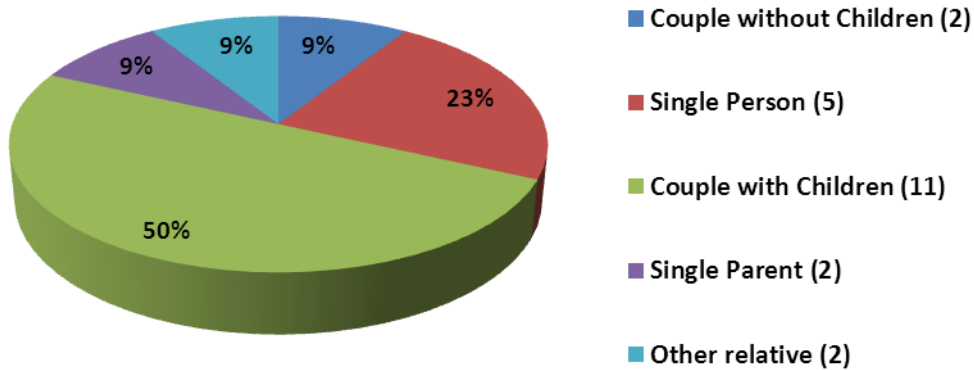
This section analyses the answers given within Section B of the survey. Households who considered themselves to be in housing need were asked to complete this section in order for the level of need to be determined

### Section B Household Types

Of the 481 questionnaires received, 22 households (5%) 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.

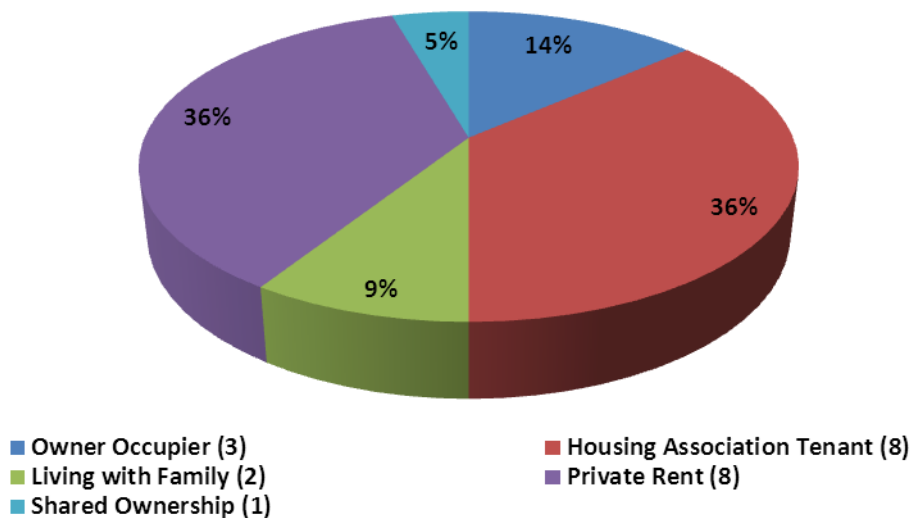
Their Household and Tenure Type is broken down in Figures 7 & 8 below

**Figure 7 - Household Demographics**



Note: Numbers in brackets represent the actual number of responses

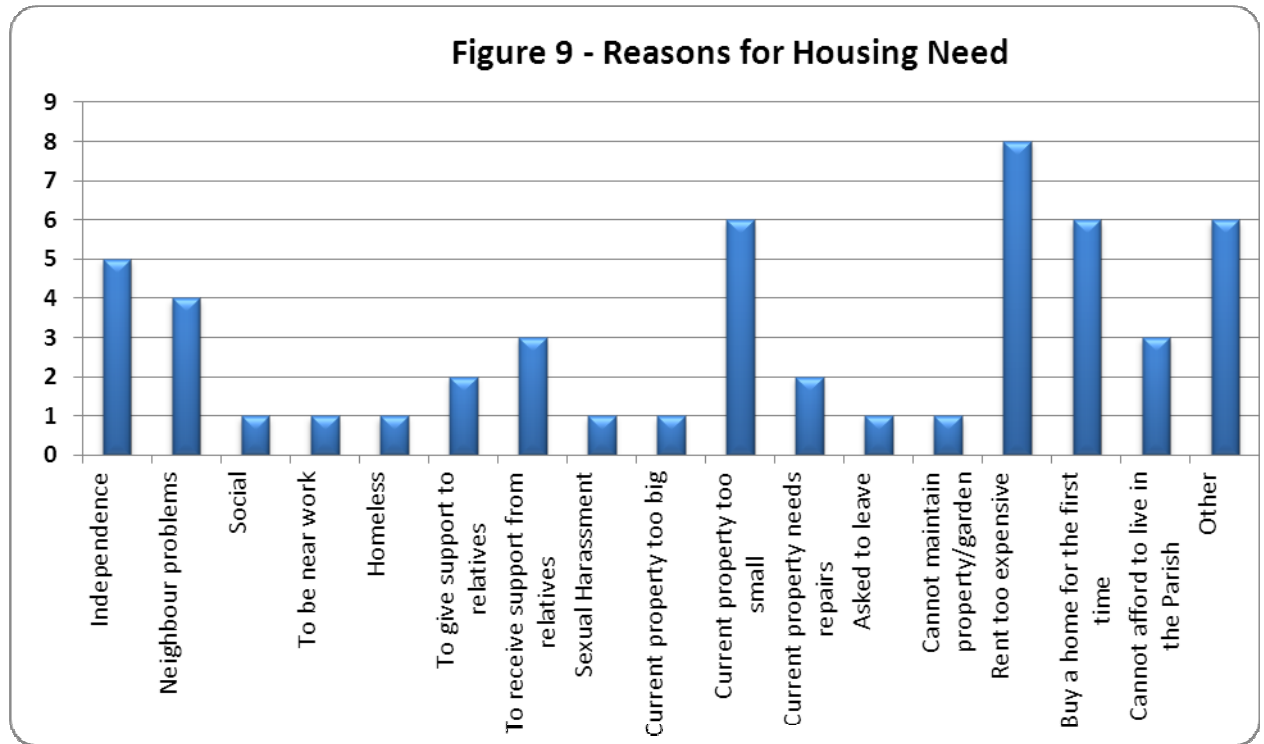
**Figure 8 - Tenure Demographics**



Note: Numbers in brackets represent the actual number of responses

### Reasons for Housing Need

All households completing Section B of the survey form were asked to give reasons why they felt they were in housing need. Respondents were allowed to state more than one reason. As can be seen from Figure 9 below the main reasons given for housing need was 'Rent too expensive'.



Note: Numbers in brackets represent the actual number of responses

### Housing Need Analysis

Table 4 below summarises the households expressing a housing need.

**Table 4: Outline of Respondents in Housing Need**

Current Tenure & Size			Local connection	Preferred Tenure	Actual Tenure & Size		Need
Housing Association	1	Bungalow	Living in Parish	Renting from Housing Association	1/2	Elderly Persons Accommodation	No
Housing Association	2	Bungalow	Living in Parish	Renting from Housing Association	1/2	Elderly Persons Accommodation	No
Owner Occupier	3	House	Living in Parish	None Stated	1/2	Elderly Persons Accommodation	Yes
Housing Association	1	Flat	Living in Parish	Renting from Housing Association	1/2	Elderly Persons Accommodation	Yes
Owner Occupier	3	House	Living in Parish	Renting from Housing Association	1	Flat	No



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Owner Occupier	3	House	Living in Parish	Renting from Housing Association	2	Open Market Bungalow	Yes – Open Market
Privately Renting	3	House	Living in Parish	Renting from Housing Association	1	Flat	No
Privately Renting	3	House	Living in Parish	Renting from Housing Association	2/3	House	No
Privately Renting	2	House	Living in Parish	Renting from Housing Association	2	House	No
Privately Renting	4	House	Living in Parish	Renting from Housing Association	3	House	Yes
Privately Renting	2	House	Living in Parish	Renting from Housing Association	2	House	No
Housing association	2	House	Living in Parish	Renting from Housing Association	2	House	No
Privately Renting	2	House	Living in Parish	Renting from Housing Association	2	House	No
Living with family	2	Bungalow	Living in Parish	Renting from Housing Association	1	Flat	Yes
Living with family	3	Bungalow	Living in Parish	Renting from Housing Association	1	Flat	Yes
Housing Association	2	House	Living in Parish	Renting from Housing Association	2	House	No
Housing Association	2	House	Living in Parish	Renting from Housing Association	3	House	Yes
Living with Family	4	House	Living in Parish	Renting from Housing Association	1	Flat	Yes
Privately Renting	3	House	Living in Parish	Shared Ownership	2/3	House – Shared Ownership	Yes
Living with Family	4	House	Living in Parish	Buying on the open market or shared ownership	1	Flat	Yes

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Housing Association	1	Flat	Living in Parish	Renting from Housing Association	1/2	Flat/House	No
Privately Renting	2	Bungalow	Live in the Parish	Renting from Housing Association	1/2	Bungalow	No

**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

## Housing Register Analysis of Housing Need in Long Buckby

Due to the high demand for social housing, Daventry District Council keeps a register of all applicants wishing to be housed. The applicants are prioritised into Bands according to their housing need and are able to 'bid' on suitable properties. Further details can be found in Allocations Scheme Policy available on the Daventry District Council Website.

To ensure that everyone with a local connection to Long Buckby and a housing need is considered, the Housing Register has been analysed. This process has identified an additional 18 households which are listed below.

**Table 5: Outline of Respondents in Housing Need as identified by the Daventry District Council Housing Register**

Current Tenure & Size			Local connection	Preferred Tenure	Actual Tenure & Size		Need
Owner Occupier	2	House	Live in the Parish	Renting from Housing Association		Elderly Accommodation	Yes
Private Tenant	2	House	Live in the Parish	Renting from Housing Association		Elderly Accommodation	Yes
Living with Family	3	House	Live in the Parish	Renting from Housing Association	1/2	Flat/House	Yes
Housing Association	2	House	Live in the Parish	Renting from Housing Association	3	House	Yes
Lodger with family	3	House	Live in the Parish	Renting from Housing Association	2	House	Yes
Private tenant	3	House	Family in Parish	Renting from Housing Association		Elderly Accommodation	Yes
Lodger with others	2	House	Family in Parish	Renting from Housing Association	2	Flat	Yes
Housing association	2	House	Live in Parish	Renting from Housing Association	3	House	Yes
Lodger with family	2	House	Live in Parish	Renting from Housing Association	1	Flat	Yes
Private tenant	3	House	Live in Parish	Renting from Housing Association	1/2	Flat/House	Yes

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	Home owner	2	House	Live in Parish	Renting from Housing Association		Elderly Persons Accommodation	Yes
	Lodger with family	3	House	Live in Parish	Renting from Housing Association	2	House	Yes
	Lodger with family	3	House	Live in Parish	Renting from Housing Association	2	House	Yes
	Lodger with family	4	House	Live in Parish	Renting from Housing Association	2	House	Yes
	Home owner	2	House	Live in Parish	Renting from Housing Association		Elderly Persons Accommodation	Yes
	Lodger with family	3	House	Live in Parish	Renting from Housing Association	2	House	Yes
	Home owner	3	House	Live in Parish	Renting from Housing Association		Elderly Persons Accommodation	Yes
	Private tenant	3	House	Live in Parish	Renting from Housing Association	2	House	Yes

## Conclusions

The analysis done by this survey identified 27 potential households in need of affordable housing in Long Buckby. This is broken down as follows;

### Rented Units

5 x 1 bed Flats

1 x 2 bed Flats

6 x 2 bed House

4 x 3 bed House

2 x 1 or 2 bed House/Flat

8 x Elderly persons accommodation e.g. bungalows

### Shared Ownership

1 x 2 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.

### Long Buckby 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 10 & 11 show the responses received.

**Figure 10 -Long Buckby Residents views on what makes somewhere a good place to live**

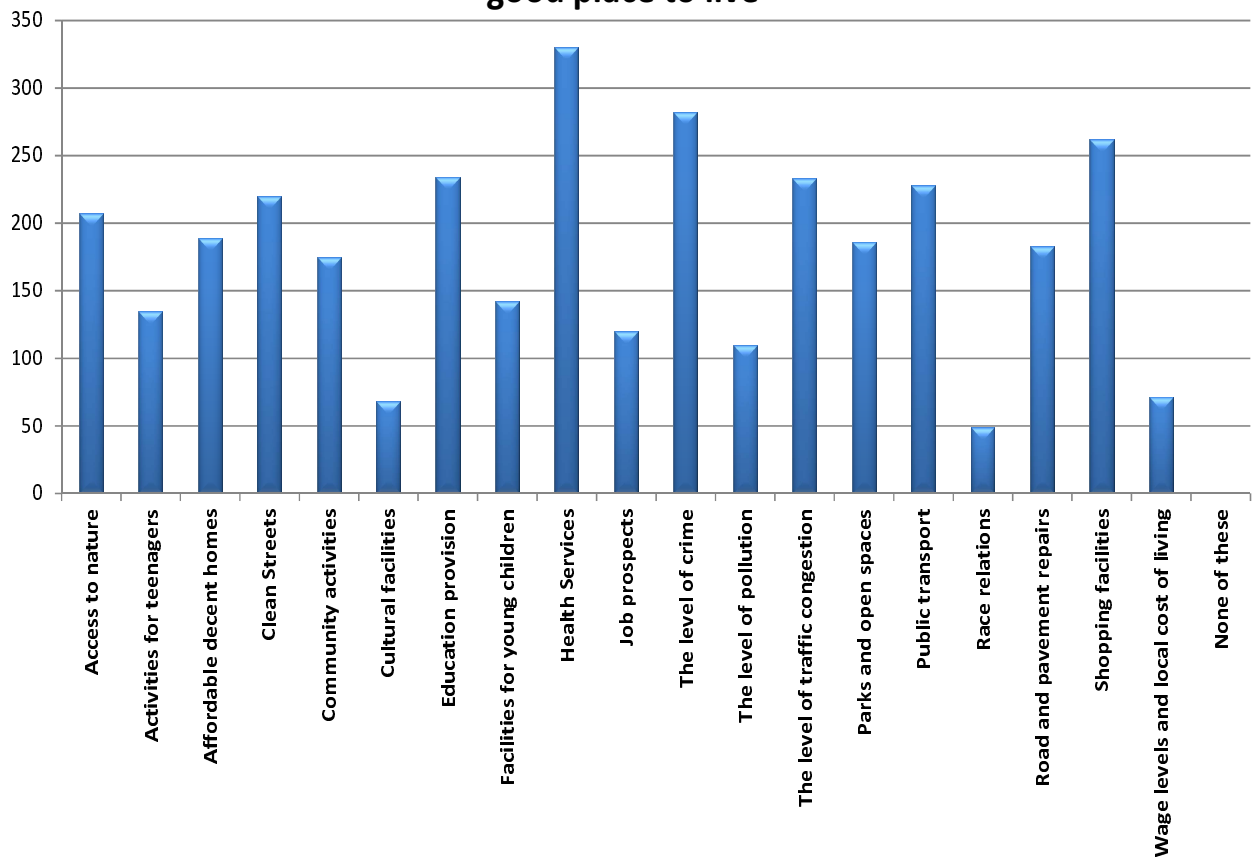


Figure 11 - Long Buckby Residents views on what most needs improving

