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# **Meopham Rural Housing Needs Survey**

## **December 2020**

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[www.ruralkent.org.uk](http://www.ruralkent.org.uk)

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## **1. EXECUTIVE SUMMARY**

The Rural and Community Housing Enabler (RCHE) undertook a housing needs survey in Meopham to ascertain if there are shortfalls in affordable housing provision and to examine the housing needs of older households within the village. This report provides overall information as well as analysis of housing need.

A survey was delivered to every household within Meopham in January 2020. Approximately 2,840 surveys were distributed with 863 surveys being returned, representing a 30% response rate.

Analysis of the returned survey forms identified that 94% of all respondents are owner occupiers. 74% of respondents have lived in Meopham for over 10 years.

High property prices and a predominance of privately-owned homes means that some local people are unable to afford a home within Meopham. For a first-time buyer an income of £48,571 per annum and a deposit of £30,000 are needed to buy the cheapest property available within Meopham, which, at the time of writing the report, was a 1 bed ground floor flat for £200,000. To be able to afford to rent privately an income of approximately £38,000 is required for the cheapest property available which was a 1 bed coach house for £950 pcm.

A need for up to 21 affordable homes for the following local households were identified:

- 10 single people
- 6 couples
- 4 families
- 1 other type of household (extended family)

19 households currently live in Meopham and 2 live outside.

In addition to the above, up to 39 older local households with a need for alternative accommodation were identified as follows:

- 17 single people
- 21 couples
- 1 family

38 households currently live in Meopham and 1 lives outside.

Up to 4 affordable homes for older local households were identified and up to 35 older local households require alternative open market homes.

Overall, the survey has identified a need for 25 affordable homes, 4 of which are for older households. In addition, there is a requirement for 35 open market homes for older households who wish to downsize/move to more suitable housing for their needs.

## **2. INTRODUCTION TO THE MEOPHAM RURAL HOUSING NEEDS SURVEY**

Meopham is approximately 5 miles south of Gravesend in the Borough of Gravesham with a population of 6,722 (2011 Census). It is comprised of 4 settlements: Hook Green, Meopham Green, Culverstone and Harvel. Meopham has a railway station (34 minutes from London Victoria) and Ebbsfleet International Railway Station is 7 miles away. Facilities in Meopham include two primary schools, a secondary school, medical centre, library and shops.

Rural Housing Needs Surveys aim to investigate and establish the affordable housing needs of people who live in or have close ties to a parish or rural area, and provide an independent report of that need, if any, using a transparent and robust methodology.

The Rural Housing Enabler worked with Gravesham Borough Council to determine the format of the housing needs survey to be used in the Gravesham area; this was then sent to all Parish Councils in the Borough for consultation. It is intended that all the rural areas of the Borough will be surveyed on a rolling-out programme.

A survey was undertaken in Meopham to establish the level of need for affordable housing.

The aim of this survey is to identify in general terms if there is, or is not, a housing need from local people. It is not to provide a list of names and addresses of individuals requiring a home. If a need is identified, then a further Registration of Interest survey may be undertaken to update the levels of housing need. At this stage, further details such as name and address, income, housing need and details of local connection will be taken. The identification of potential sites e.g. infill sites, to meet the identified need would then be undertaken, preferably with the assistance of Meopham Parish council.

### **3. BACKGROUND INFORMATION**

In a report published in June 2018 by the Institute for Public Policy Research (IPPR) it is stated that: 'The affordability gaps in rural areas are high compared to urban areas. The average rural house price is around £19,000 above the average for England as a whole, at £320,700 compared to £301,900, and is more than £87,000 higher than the urban average excluding London (£233,600).<sup>\*</sup>

Small developments of local needs housing schemes can provide affordable housing for local people, thereby enabling them to stay in their community and contribute to village life. This can make a real difference to the vitality of village services.

The Government believes that the Community Right To Build will shift power from them to allow local people to deliver homes that are needed in their communities so that villages are vibrant places to live and younger people are not forced to move away because of a shortage of affordable homes.<sup>†</sup> The Community Right to Build forms part of the neighbourhood planning provisions contained in the Localism Act 2011.

The Rural Housing Enabler Programme, which is delivered in Kent through Action with Communities in Rural Kent – the Rural Community Council for Kent and Medway, is supported by Local Authorities across Kent and Medway including Gravesham Borough Council.

Action with Communities in Rural Kent is a registered charity (No. 212796) whose purpose is to improve the quality of life of local communities, particularly for disadvantaged people, and to facilitate the development of thriving, diverse and sustainable communities throughout rural Kent. Since March 1998 Action with Communities in Rural Kent has employed a Rural Housing Enabler, whose role is to provide independent support, advice and information to Parish Councils and community groups concerned with the lack of local needs housing in their rural communities.

The RCHE will assist with carrying out a housing needs survey, analyse the results and when appropriate help identify suitable sites in conjunction with the local authority and others, for a local needs housing scheme. Once a partnership has been established between the Parish Council, the chosen housing association and the local authority to develop a scheme, the independent role of the RCHE helps to ensure the project proceeds smoothly and to the benefit of the community.

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<sup>\*</sup> A New Rural Settlement: Fixing the affordable housing crisis in rural England [https://www.ippr.org/files/2018-06/1530194000\\_a-new-rural-settlement-june18.pdf](https://www.ippr.org/files/2018-06/1530194000_a-new-rural-settlement-june18.pdf)

<sup>†</sup> <http://www.communities.gov.uk/publications/planningandbuilding/neighbourhoodplansimpact>

#### **4. METHOD**

The RCHE from Action with Communities in Rural Kent posted a copy of the survey to every household in Meopham in January 2020.

Surveys were returned in pre-paid envelopes to Action with Communities in Rural Kent. Copies of the survey were available for anyone to complete who had left Meopham and wished to return, they were held by the Rural Housing Enabler. It was asked that completed survey forms were returned by 21 February 2020. All surveys received at Action with Communities in Rural Kent by the 21 February are included in this report.

Approximately 2,840 surveys were distributed with 863 returned by this date representing a return rate of 30%.

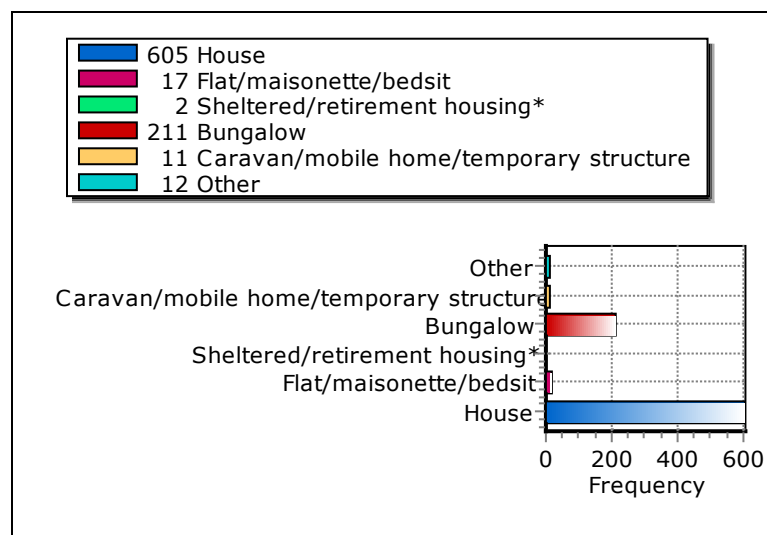
Some surveys were not fully completed therefore the results are shown for the total answers to each question.

## 5. RESULTS

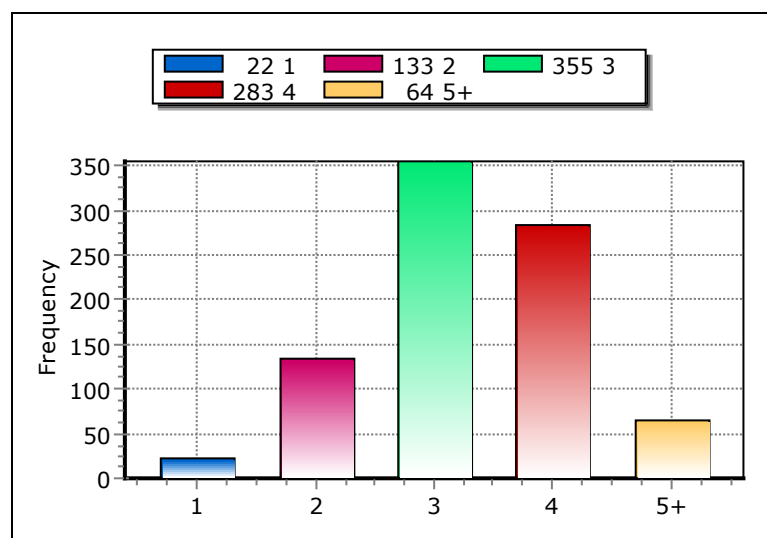
### Section 1

Listed below are the results of each question asked by the housing needs survey.

#### Question 1. How would you describe your home?\*

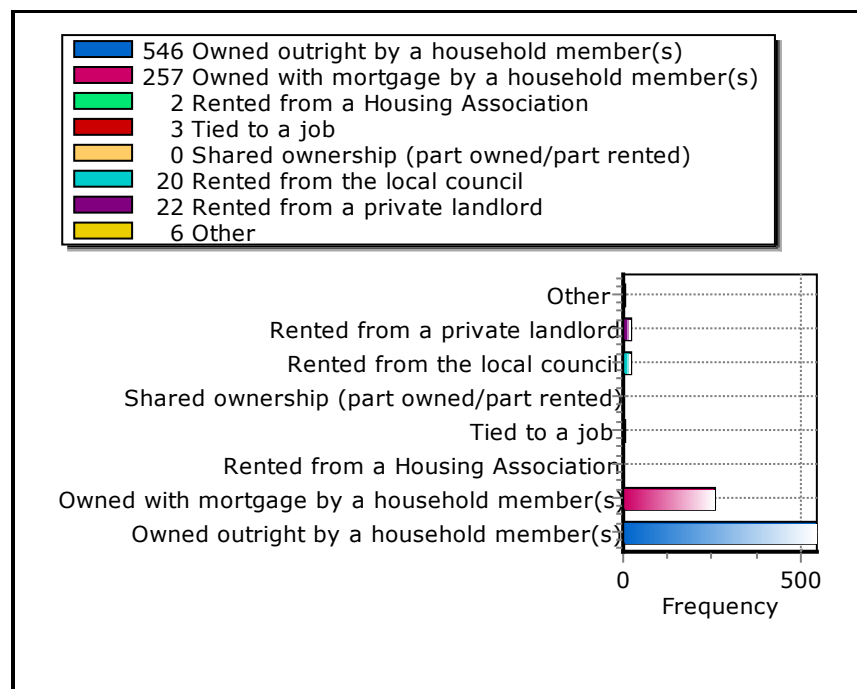


#### Question 2. How many bedrooms does your current home have?



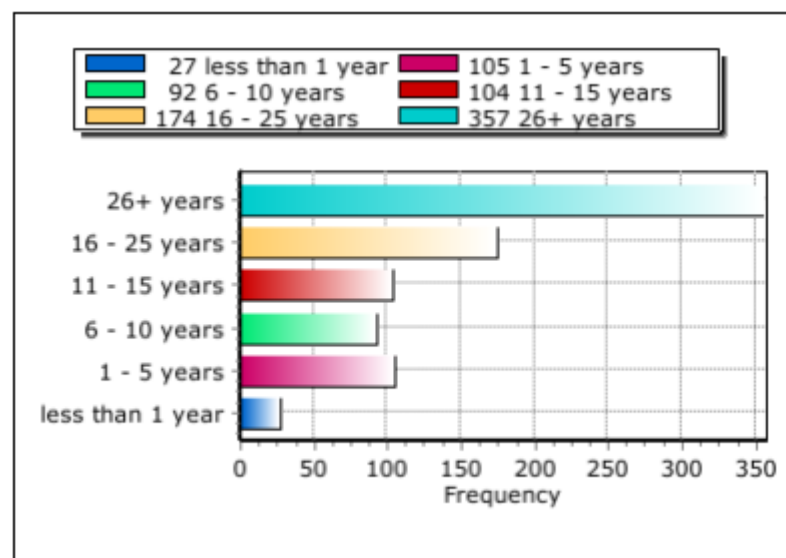
\* Retirement housing includes Extra Care Accommodation which consists of purpose-built accommodation in which varying amounts of care and support can be offered, and where some facilities are shared.

### Question 3. Who owns your home?



94% of respondents who answered the question are owner occupiers; 64% own their homes outright and 30% have a mortgage.

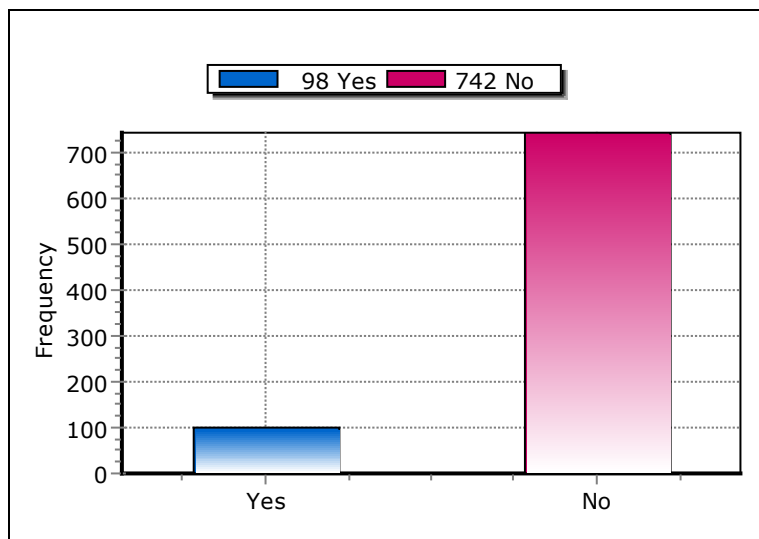
### Question 4. How many years have you lived in Meopham?



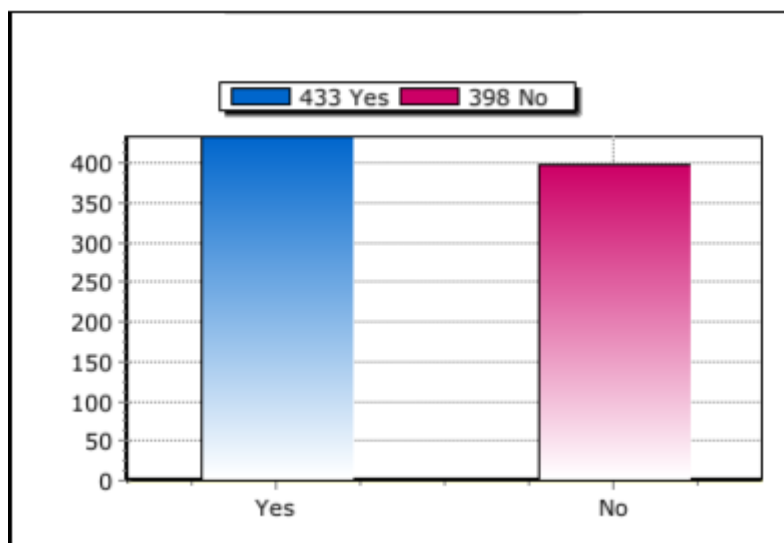
635 respondents (74%) have lived in Meopham for over 10 years.



**Question 5. Have any of your children/parents/brothers/sisters moved away from Meopham in the last 5 years, due to difficulties in finding a suitable home locally?**



**Question 6. Depending on location, would you be in favour of a small development of affordable housing for people from the village if there is a proven need?**

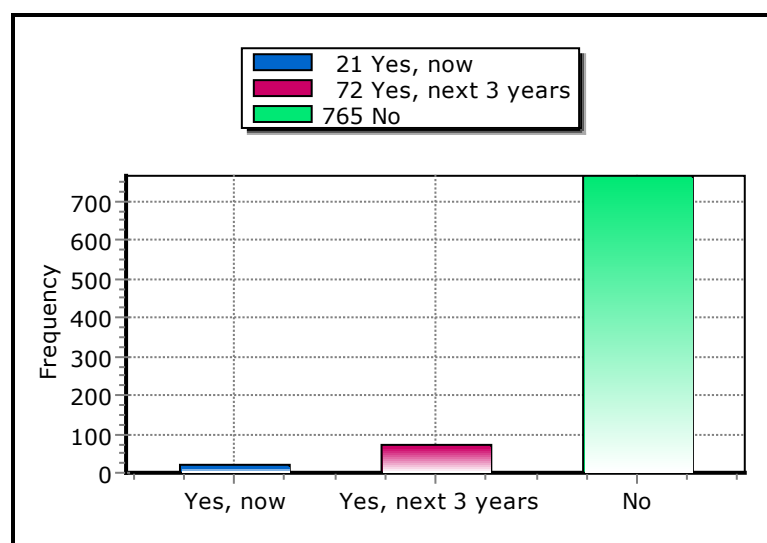


52% of respondents who answered the question (50% of all respondents) would be in favour of a small development of affordable housing for people from Meopham.

**Question 7. Please provide any further comments that you would like to make**

There were 387 responses to this question; a full list of comments can be found in Section 9. Appendix M1.

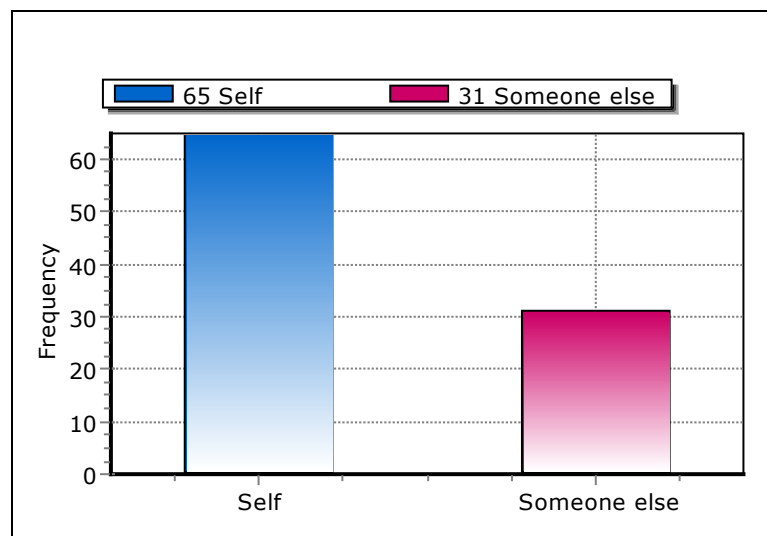
**Question 8. Do you or a member of your household need separate or alternative accommodation either now or in the next 3 years?**



93 respondents (11%) said they have a housing need either now or in the next 3 years.

**Section 2 – Housing Needs**

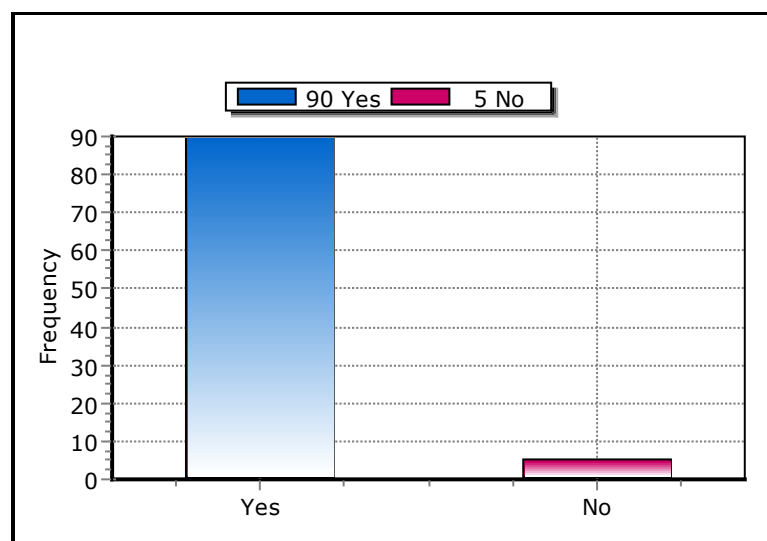
**Question 9. Are you completing this form for someone else?**



**Question 10. If you are completing this form for someone else please state their relationship to you and where they currently live e.g. with parents, private renting etc.**

Respondents who were completing the form for someone else were doing so for their adult children who were still living in the parental home.

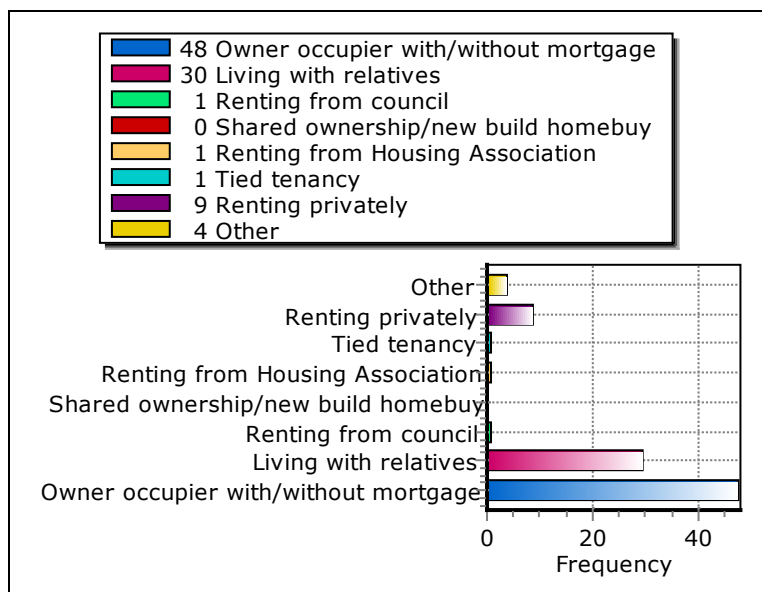
**Question 11. Do you currently live in Meopham?**



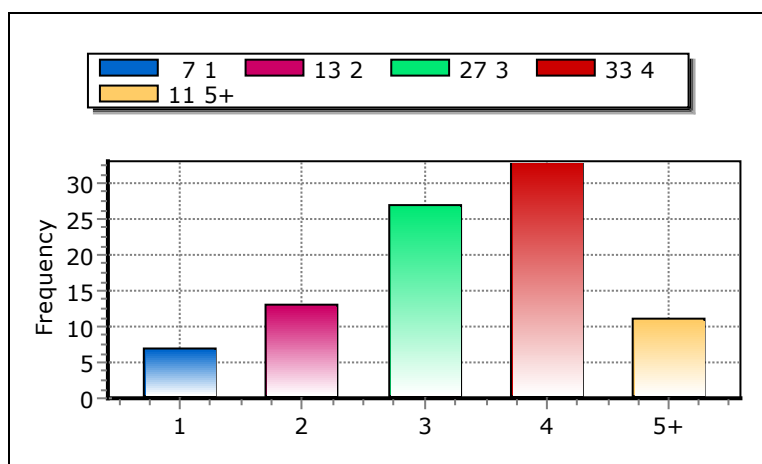
**Question 12. What is your connection with the village?** Respondents were asked to indicate all connections that applied to them.

Local connection	FREQUENCY
Currently live in the village and have done so continuously for the last 10 years	74
Currently live in the village and have done so continuously for the last 5 years	10
Do not currently live in the village but have previously lived there for 5 out of the last 10 years	2
Do not currently live in the village but have close family who currently live there and have done so continuously for the last 10 years	4
Do not currently live in the village but have previously lived there continuously for at least 10 years and, in my opinion, was forced to move away due to a lack of suitable accommodation	2

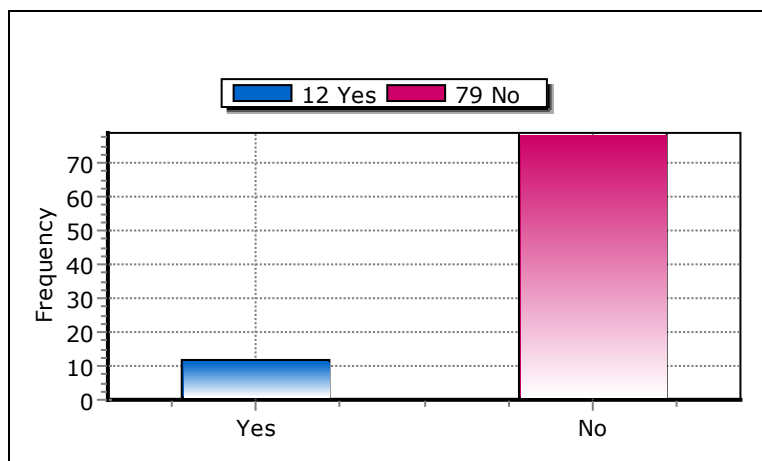
### Question 13. What is your current housing situation?



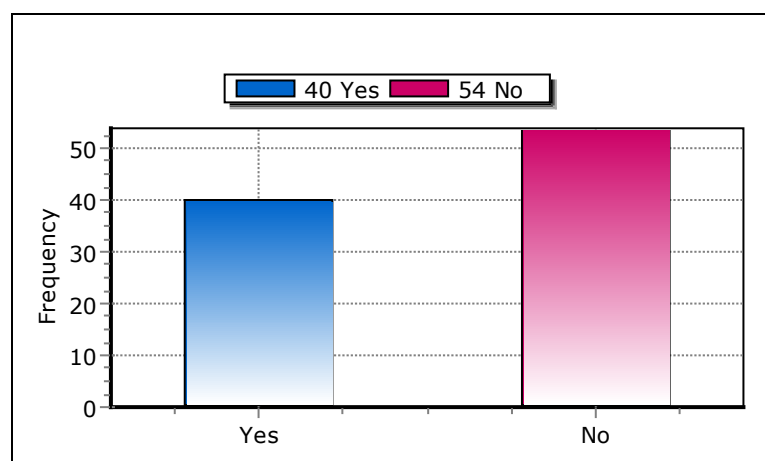
### Question 14. How many bedrooms do you have in your current home?



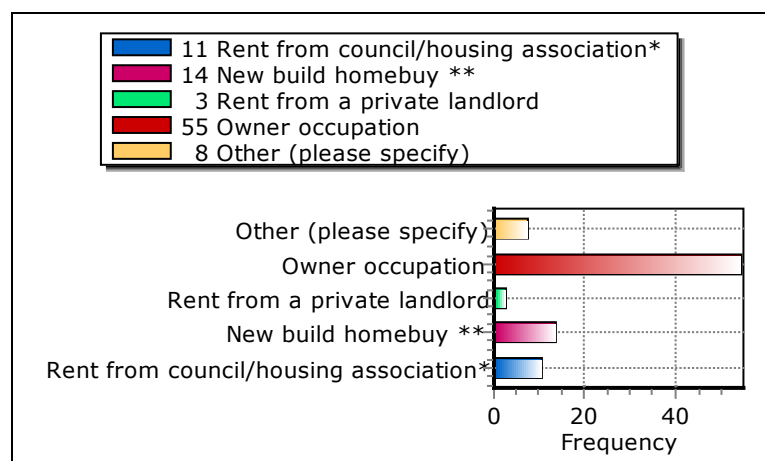
### Question 15. Are you registered on the Council's Housing Register?



**Question 16. Are you an older person/household wanting to downsize/move to more suitable accommodation?**



**Question 17. Which of the following options would be most suitable for you in alternative accommodation?\***



**Question 18. Do you have any comments on the above options?**

The following comments were made:

- Would like to move to smaller accommodation, but none suitable for elderly wishing to buy own home.
- Restricted occupation to working locally.
- Should have a small rear garden.
- Not for me its part rent part mortgage may as well have a full mortgage.

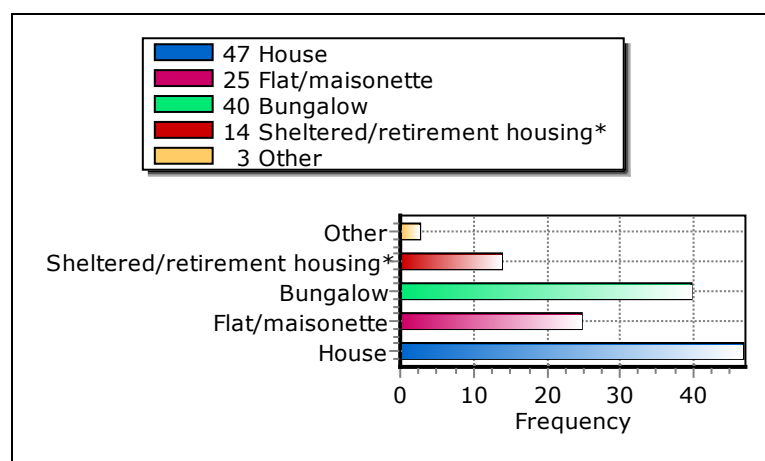
\* To be considered for this type of accommodation, you need to be registered on Gravesham Borough Council's Housing Register. Tel: 01474 564422.

\*\* Government scheme which enables people to buy a share in a newly built property (also known as shared ownership).

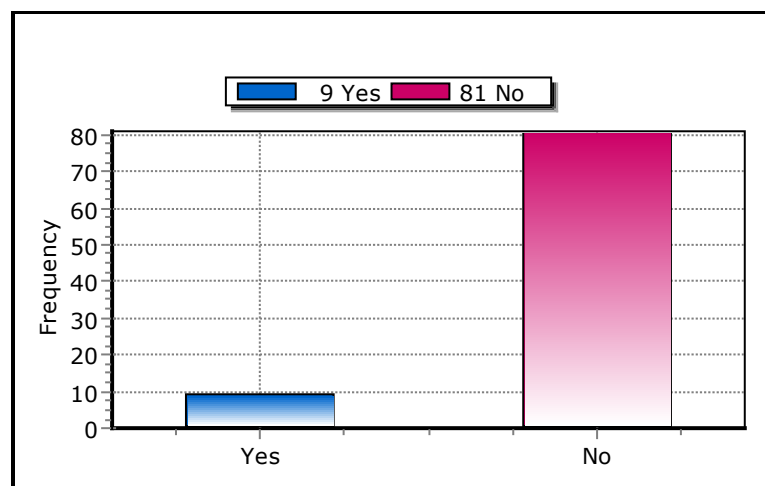
- Would like to new build home buy but unsure if it is possible.
- My wife and I are approaching retirement and would like to relocate north and start a small business.
- Recovering from divorce & stillbirth, would like to be nearer family.
- We need to move to a larger house for our growing family. We would like to move out of Meopham but we have not been able to sell our property in Meopham.
- A bungalow that is suitable for someone who is disabled.
- Meopham too expensive, will buy further out in Kent.
- Wish to move further away to the coast. No longer need to live in village - other accommodation is needed - sea air and close to family. Do not wish village to expand further.
- We are private owners.
- There are not enough affordable bungalows in Meopham.
- Warden assisted private complex.
- Owner but new build.
- We would use equity in existing property downsize to smaller property.
- Our children live with us as the cannot afford to move, which means we cannot move!
- Depends on affordability, may need shared ownership.
- Currently paying £1250 per month private rent - would prefer that money to be spent on a mortgage on an affordable subsidised home - homes that are reserved for people with a direct connection with the village.
- Not enough houses to rent in area.
- Certainly not in a new built. They are like rabbit hutches, too small.
- Should be more choices - help to buy, shared ownership, etc.
- I would like a bungalow owing to problems with stairs.
- Subject to green belt review.
- See Q7 plus need to be able to have pets.
- I have my own lane in the valley.
- Owner occupation preferred but would consider rental.

- Help to buy schemes are still far out of reach for many. Small bungalow cabins that can be bought cheap and cheap to run are the way forward. Can be bought for less than 50K and eco-friendly.
- Bungalow for disabled.
- I would consider renting if owner occupation of a suitable sized property were not available.

**Question 19. What type of accommodation would meet your needs?\***



**Question 20. Do you have any specific requirements?**



**Question 21. If you answered 'Yes' to Question 20, please give details.**

The following answers were given:

- Suitable for dog.
- Funded from sale of present house.

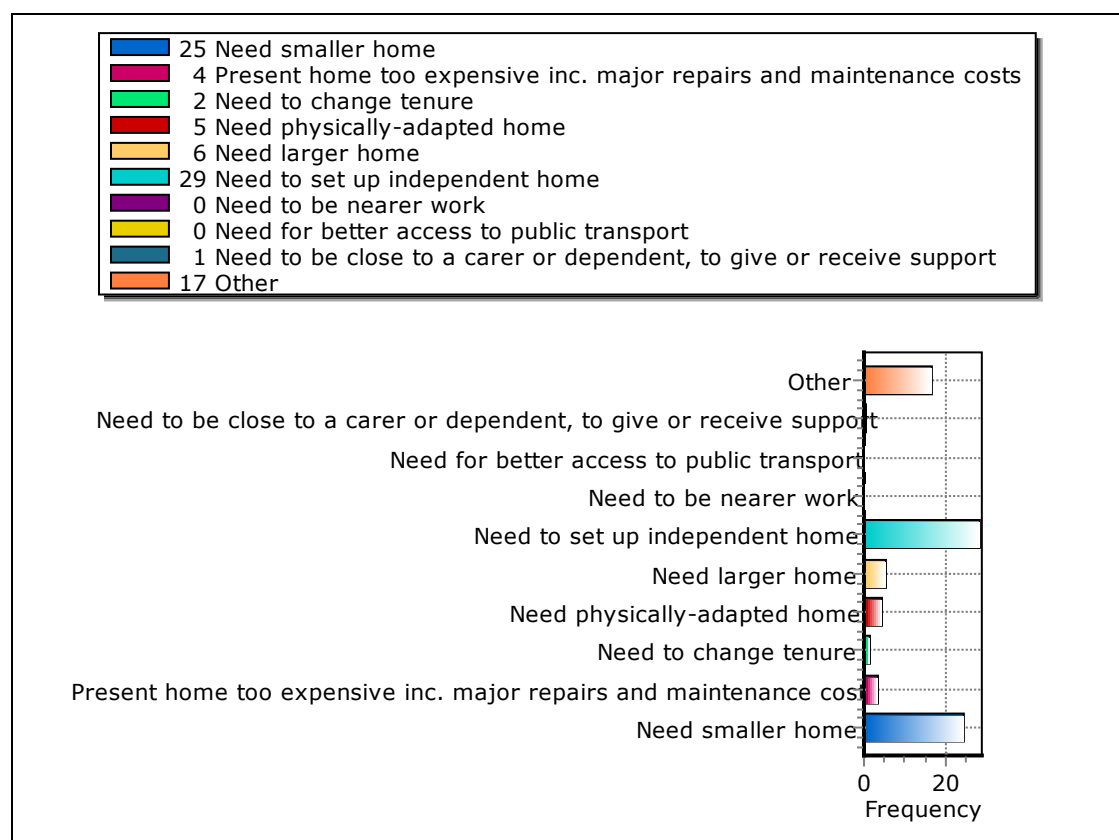
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\* Retirement Housing includes Extra Care Accommodation which offers independent living in a home of your choice with other services on hand if you need or want them.

- House too big for one person, and to downsize.
- Good access for disability scooter/chair, walk in shower, ground floor, no steps, access to medical facilities.
- Ground floor. Aged 82 my needs could change year by year. From a family of long lived my brother aged 96 still alive in Bucks.
- House would be OK, but a bungalow would be better for mobility, because of the stairs being hard work to get up.
- Disabled facilities, no steps, walk-in shower, etc.
- Ground floor only.
- I am disabled and find it very hard to use stairs.
- Ground floor.
- Smaller bungalow, small garden but detached.
- Carer accommodation.
- My wife and myself have lived in the village for 41 years. Our house is too big for us now as the family have grown up, but we like living in the village and don't want to move away, so a smallish house in the same area would be ideal.
- We had hoped to put some small log style cabins on our land for our 3 children - they will not be able to afford to buy. No doubt the LPA will deny us but expect us to support them putting 2000 new homes up!
- It could be in the next 3/4 years, sheltered/retirement housing could be required.
- Ground floor at present preferred - likely to become necessary. Garage with off road parking space in front. Sit in shower and adapted disabled toilet facilities.



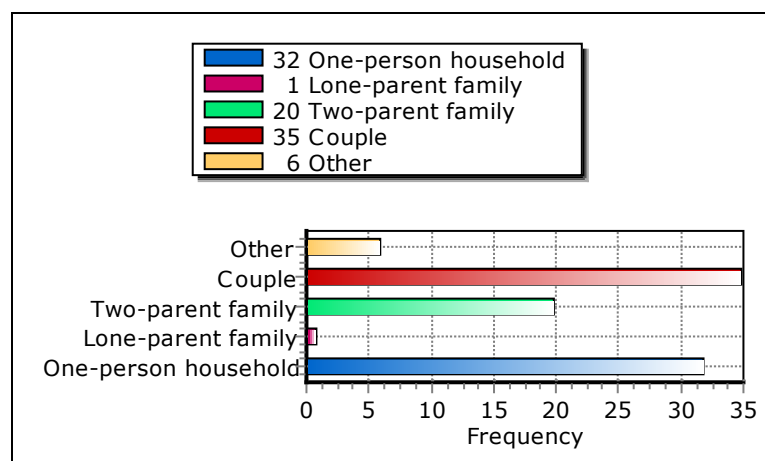
**Question 22. Why do you need to move from your current home and what do you need in a new home?**



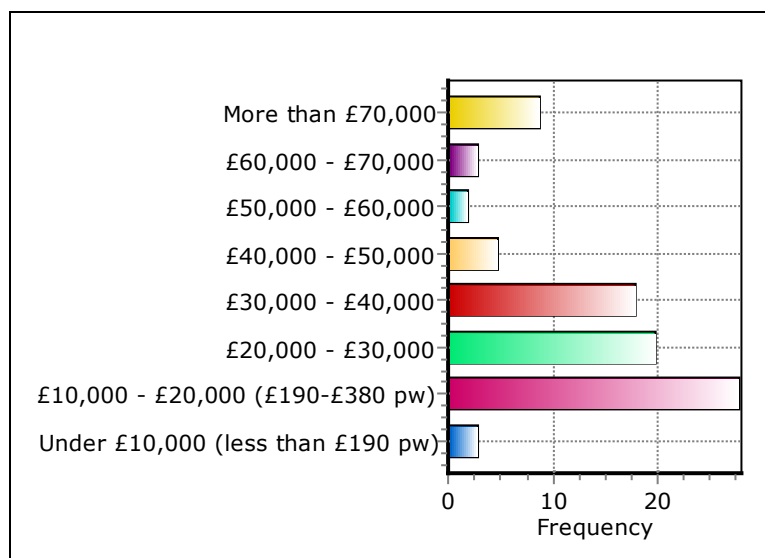
**Question 23. Please indicate the number of people in each age group (male or female) needing to move.**

AGE	0 - 9	10 - 15	16 - 19	20 - 24	25 - 44	45 - 59	60 - 74	75+
Male	15	5	6	14	20	7	23	10
Female	11	5	2	11	16	7	23	11
Total	26	10	8	25	36	14	46	21

**Question 24. What type of household will the new household become?**



**Question 25. Please indicate the total gross annual income of the household in housing need.**



## **6. LOCAL HOUSING COSTS**

To fully assess local housing need it is important to look at open market prices in the private sector of houses both to rent and buy.

### **Property for sale**

Searches of [www.rightmove.co.uk](http://www.rightmove.co.uk) which markets property for a number of leading local estate agents, in March 2020 found the following cheapest properties for sale in Meopham:

<b>Type of Property</b>	<b>No. of Bedrooms</b>	<b>Price £</b>
Ground floor flat	1	200,000
Detached house	1	290,000
Apartment	2	250,000
Terraced house	2	265,000
Terraced house	3	285,000
Terraced house	3	320,000

### **Property to rent**

A similar search for rental property found the following 5 properties available to rent:

<b>Type of Property</b>	<b>No. of Bedrooms</b>	<b>Price £ pcm</b>
Coach house	1	950
Apartment	1	953
Detached house	2	1,450
Terraced house	3	1,000
Terraced house	3	1,100

### **Household income required to afford current market prices**

Using local information, the table below shows gross income level needed to purchase a property in the area. The figures are calculated assuming a 15% deposit and using 3.5 x gross income. Monthly repayment is based on a 2-year fixed rate with HSBC at 4.19% (March 2020) 25-year mortgage term and is calculated using HSBC's mortgage calculator.

It should be noted that in the current economic climate related to the Covid-19 pandemic, lenders have made the borrowing criteria for potential mortgagees far stricter by requiring at least a 15% deposit, making securing a mortgage difficult for some first-time buyers, especially those on lower incomes. Although there are now higher LTV mortgages available, they tend to attract a higher interest rate. However, as a consequence of the Bank of England Interest Rate being reduced to 0.1% due to the Covid-19 pandemic, this could enable lower mortgage borrowing interest rates in comparison to mortgage borrowing interest rates applicable prior to the Covid-19 pandemic.

Type of Property	Price £	Deposit (15%) £	Gross Income Level £	Monthly Repayment £
1 bed Ground floor flat	200,000	30,000	48,571	679
1 bed Detached house	290,000	43,500	70,429	985
2 bed Apartment	250,000	37,500	60,714	849
2 bed Terraced house	265,000	39,750	64,357	900
3 bed Terraced house	285,000	42,750	69,214	968
3 bed Terraced house	320,000	48,000	77,714	1,087

To gauge the income level required to afford to rent privately the following calculations assume that 30% gross income is spent on housing. A household is considered able to afford market rented housing in cases where the rent payable would constitute no more than 30% of gross income.

Type of Property	Price £ pcm	Approx. Gross Annual Income £
1 bed Coach house	950	38,000
1 bed Apartment	953	38,120
2 bed Detached house	1,450	58,000
3 bed Terraced house	1,000	40,000
3 bed Terraced house	1,100	44,000

Using HM Land Registry data on house sales ([www.mouseprice.com](http://www.mouseprice.com)) using postcode area DA13 which lies within or includes part of the following towns, counties, localities, electoral wards and stations: Cobham, Downs, Gravesend, Hartley and Hodsoll Street, Istead Rise, Kent, Longfield, New Barn and Southfleet, Luddesdown, Meopham, Meopham North, Meopham South and Vigo, Northfleet Green, Shorne, Cobham and Luddesdown, Snodland West, Sole Street, South Street, Southfleet, Vigo, Woodlands, the average house prices in the last 3 months are:

1 bed properties	£321,900
2 bed properties	£385,400
3 bed properties	£434,100
4 bed properties	£615,200
5+ bed properties	£770,200

To afford the average cost of a 1 bed property using the mortgage calculation previously shown, a salary of £71,176 would be required. To afford the average cost of a 2-bed property a salary of £93,497 would be required.

Information provided by 'mouseprice' states that the average property in the DA13 area costs £494,900 with average earnings being £27,037. This means that the average property costs over 18 times more than the average salary. The source used by 'mouseprice' to assess price to earnings ratio is Calnea Analytics proprietary price data and earnings data – updated quarterly.

### **Affordable Rent**

The Government has introduced changes relating to rents charged to new tenants of social housing from April 2011. Affordable Rent properties allow landlords to set rents anywhere between current social rent levels and up to 80% of local market rents. It is expected that Housing Benefit will support those on a lower income who are unable to pay Affordable Rents although this is not guaranteed.

The following table shows Housing Benefit levels, known as Local Housing Allowance (LHA) for the DA13 area, North West Kent BRMA. These figures have been used to estimate Affordable Rent levels.

<b>Size of Property</b>	<b>Affordable Rent Levels £ pcm</b>
1 bed	556
2 bed	703
3 bed	779
4 bed	1,148

The table below shows income needed to afford the Affordable Rent levels using 30% of gross income as the indicator of what is affordable.

<b>Property</b>	<b>Price £ pcm</b>	<b>Gross Annual Income £</b>
1 bed	556	22,240
2 bed	703	29,120
3 bed	779	31,160
4 bed	1,148	45,920

### **Shared ownership**

To give an indication of respondents' ability to afford shared ownership, levels of income and rent/mortgage have been taken into consideration on purchasing a 25% and 40% share of a property with estimated values of £260,000 for a 1 bed property, £310,000 for a 2 bed property and £400,000 for a 3 bed property. These values take into consideration prices found on the Help to Buy East and South East website in the area [www.helptobuyese.org.uk](http://www.helptobuyese.org.uk) and on [www.rightmove.co.uk](http://www.rightmove.co.uk). Affordability is calculated using the Homes and Communities Agency's target incomes calculator and assumes a 10% deposit of mortgage share.

<b>Property Price £</b>	<b>Share %</b>	<b>Deposit Required £</b>	<b>Monthly Mortgage £</b>	<b>Monthly Rent £</b>	<b>Monthly Service Charge £</b>	<b>Monthly Total £</b>	<b>Gross Income Required £</b>
260,000	25	6,500	318	447	80	845	30,459
260,000	40	10,400	509	358	80	947	36,139
310,000	25	7,750	380	533	80	993	35,762
310,000	40	12,400	608	426	80	1,114	43,089
400,000	25	10,000	490	688	80	1,258	45,307
400,000	40	16,000	784	550	80	1,414	55,598

## **7. ASSESSMENT OF HOUSING NEED**

**This section is divided into two categories, the need for affordable housing and the needs of older households wanting to downsize/move to more suitable housing of all tenures.**

A total of 93 respondents indicated that they need alternative housing now or in the next 3 years.

### **7.1 Assessment of the need for affordable housing**

52 respondents said they need affordable housing; 14 respondents need it now and 38 in the next 3 years. At this stage, some respondents might be excluded if they do not want or are not eligible for affordable housing.

#### **Assessment of the 14 households seeking housing now**

8 respondents were excluded for the following reasons:

- 3 respondents were owner occupiers wanting to buy an alternative home on the open market
- 3 respondents only indicated wanting the owner occupation option
- 1 respondent gave insufficient information for an assessment of their need to be made
- 1 respondent was an owner occupier who wanted to rent from the Council/housing association but may not be eligible for this tenure

#### **The 6 households in need of affordable housing now are:**

- 3 single people
- 2 families
- 1 other type of household

**Single people** - there were 3 single people.

#### **Ages:**

<b>Age</b>	<b>Frequency</b>
25-44	2
45-59	1

#### **Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Living with relatives	1
Living with relatives in caravan	1
Renting privately	1

#### **Current number of bedrooms:**

<b>No. of Bedrooms</b>	<b>Frequency</b>
1	1
2	1
3	1

**Registered on the Council's Housing Register:**

Housing Register	Frequency
No	3

**Tenure best suited:**

Tenure	Frequency
Rent from Council/HA/private landlord	1
Rent from Council/HA	1
Mobile home (on own land)	1

**Type of housing needed:**

Type of Housing	Frequency
Mobile home	1
Flat/maisonette	2

**Specific requirements:**

Requirement	Frequency
No	3

**Reason for seeking new home:**

Reason	Frequency
Need to set up independent home	2
Present home too expensive inc. major repairs and maintenance costs	1

**Household's joint gross annual income:**

Income £	Frequency
Under 10,000	1
10,000 - 20,000	2

The respondents indicated at least one of the local connection criteria. They currently live in Meopham.

The following table shows the respondents' ability to afford the various forms of tenure available: private rent, Affordable Rent, shared ownership and open market.

It should be noted that actual affordability of open market purchase depends on the ability to pay at least a 15% deposit and other finances necessary to buy a home. Actual affordability of shared ownership also depends on having the necessary finances.

Shared ownership has only been assessed where a desire for it has been indicated.

<b>Income £</b>	<b>No. of Respondents</b>	<b>Affordable Rent</b>	<b>Private Rent</b>	<b>Shared Ownership</b>	<b>Open Market</b>
Under 10,000	1	1 with HB wants mobile home on own land	0	0	0
10,000 - 20,000	2	2 with HB	0	0	0

It is assumed that respondents who cannot afford the Affordable Rent will be eligible for Housing Benefit.

**Families** - there were 2 families.

**Ages:**

	<b>Adult Age</b>	<b>Adult Age</b>	<b>Child Age</b>	<b>Child Age</b>	<b>Child Age</b>
<b>Family 1</b>	25-44	25-44	0-9M	0-9M	
<b>Family 2</b>	25-44	25-44	0-9M	0-9F	0-9F

**Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Renting privately	1
Living with relatives	1

**Current number of bedrooms:**

<b>No. of Bedrooms</b>	<b>Frequency</b>
2	1
3	1

**Registered on the Council's Housing Register:**

<b>Housing Register</b>	<b>Frequency</b>
Yes	1
No	1

**Tenure best suited:**

<b>Tenure</b>	<b>Frequency</b>
Rent from Council/HA	2

**Type of housing needed:**

<b>Type of Housing</b>	<b>Frequency</b>
House	2

**Specific requirements:**

<b>Requirement</b>	<b>Frequency</b>
No	2



**Reason for seeking new home:**

Reason	Frequency
Need to set up independent home	2

**Household's joint gross annual income:** the respondent living with relatives did not indicate their income.

Income £	Frequency
20,000 - 30,000	1

The respondents indicated at least one of the local connection criteria. They currently live in Meopham.

The following table shows the respondents' ability to afford the various forms of tenure available: private rent, Affordable Rent, shared ownership and open market.

It should be noted that actual affordability of open market purchase depends on the ability to pay at least a 15% deposit and other finances necessary to buy a home. Actual affordability of shared ownership also depends on having the necessary finances.

Shared ownership has only been assessed where a desire for it has been indicated.

Income £	No. of Respondents	Affordable Rent	Private Rent	Shared Ownership	Open Market
20,000 - 30,000	1	1	0	0	0

**Other type of household** - there was 1 other type of household. They described themselves as a couple and lone parent.

**Ages:**

Adult Age	Adult Age	Adult Age	Child Age
60-74	60-74	45-49	10-15F

**Current housing:**

Current Housing	Frequency
Renting from Council	1

**Current number of bedrooms:**

No. of Bedrooms	Frequency
2	1

**Registered on the Council's Housing Register:**

Housing Register	Frequency
Yes	1

**Tenure best suited:**

<b>Tenure</b>	<b>Frequency</b>
Rent from Council/HA	1

**Type of housing needed:**

<b>Type of Housing</b>	<b>Frequency</b>
House/bungalow	1

**Specific requirements:**

<b>Requirement</b>	<b>Frequency</b>
No	1

**Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
Need larger home	1
Other (current home very damp)	1

**Household's joint gross annual income:**

<b>Income £</b>	<b>Frequency</b>
30,000 - 40,000	1

The respondent indicated at least one of the local connection criteria. They currently live in Meopham.

The following table shows the respondent's ability to afford the various forms of tenure available: private rent, Affordable Rent, shared ownership and open market.

It should be noted that actual affordability of open market purchase depends on the ability to pay at least a 15% deposit and other finances necessary to buy a home. Actual affordability of shared ownership also depends on having the necessary finances.

Shared ownership has only been assessed where a desire for it has been indicated.

<b>Income £</b>	<b>No. of Respondents</b>	<b>Affordable Rent</b>	<b>Private Rent</b>	<b>Shared Ownership</b>	<b>Open Market</b>
30,000 - 40,000	1	1	0	0	0

**Assessment of the 38 households seeking housing in the next 3 years**

23 respondents were excluded from this final assessment for the following reasons:

- 11 currently living with relatives, want owner occupation only
- 6 currently owner occupiers, want alternative property to buy
- 3 currently renting privately, want owner occupation only
- 2 survey incorrectly completed and were duplicate responses
- 1 currently living with relatives, wants to rent privately only

**The 15 households in need of affordable housing in the next 3 years are:**

- 7 single people
- 6 couples
- 2 families

**Single people** - there were 7 single people.

**Ages:**

Age	Frequency
16-19	1
20-24	3
25-44	2
45-59	1

**Current housing:**

Current Housing	Frequency
Living with relatives	5
Renting privately	2

**Current number of bedrooms:**

No. of Bedrooms	Frequency
1	1
2	1
3	2
4	2
5+	1

**Registered on the Council's Housing Register:**

Housing Register	Frequency
Yes	1
No	6

**Tenure best suited:**

Tenure	Frequency
Rent from Council/HA	3
New Build HomeBuy	4

**Type of housing needed:**

Type of Housing	Frequency
House	1
Flat/maisonette	2
House/flat/maisonette	2
House/flat/maisonette/bungalow	1
Bungalow	1

**Specific requirements:**

Requirement	Frequency
No	7

**Reason for seeking new home:**

Reason	Frequency
Need to set up independent home	5
Other (unable to park car)	1
Other (finishing university, starting work)	1

**Household's joint gross annual income:**

Income £	Frequency
10,000 - 20,000	3
20,000 - 30,000	4

The respondents indicated at least one of the local connection criteria. 6 currently live in Meopham and 1 lives outside.

The following table shows the respondents' ability to afford the various forms of tenure available: private rent, Affordable Rent, shared ownership and open market.

It should be noted that actual affordability of open market purchase depends on the ability to pay at least a 15% deposit and other finances necessary to buy a home. Actual affordability of shared ownership also depends on having the necessary finances.

Shared ownership has only been assessed where a desire for it has been indicated.

Income £	No. of Respondents	Affordable Rent	Private Rent	Shared Ownership	Open Market
10,000 - 20,000	3	3 with HB	0	0	0
20,000 - 30,000	4	4	0	Possible 4 x 1 beds	0

It is assumed that respondents who cannot afford the Affordable Rent will be eligible for Housing Benefit.

**Couples** - there were 6 couples. The age of each household member was requested - 4 respondents did not indicate their partner's age.

**Ages:**

Age	Frequency
16-19	1
20-24	5
25-44	2

**Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Living with relatives	6

**Current number of bedrooms:**

<b>No. of Bedrooms</b>	<b>Frequency</b>
3	1
4	3
5+	2

**Registered on the Council's Housing Register:**

<b>Housing Register</b>	<b>Frequency</b>
No	6

**Tenure best suited:**

<b>Tenure</b>	<b>Frequency</b>
New Build HomeBuy	6

**Type of housing needed:**

<b>Type of Housing</b>	<b>Frequency</b>
House	3
House/flat/maisonette	3

**Specific requirements:**

<b>Requirement</b>	<b>Frequency</b>
No	6

**Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
Need to set up independent home	6

**Household's joint gross annual income:**

<b>Income £</b>	<b>Frequency</b>
10,000 - 20,000	2
20,000 - 30,000	2
30,000 - 40,000	1
60,000 - 70,000	1

The respondents indicated one of the local connection criteria. They currently live in Meopham.

The following table shows the respondents' ability to afford the various forms of tenure available: private rent, Affordable Rent, shared ownership and open market.

It should be noted that actual affordability of open market purchase depends on the ability to pay at least a 15% deposit and other finances necessary to buy a home. Actual affordability of shared ownership also depends on having the necessary finances.

Shared ownership has only been assessed where a desire for it has been indicated.

<b>Income £</b>	<b>No. of Respondents</b>	<b>Affordable Rent</b>	<b>Private Rent</b>	<b>Shared Ownership</b>	<b>Open Market</b>
10,000 - 20,000	2	2 with HB	0	0	0
20,000 - 30,000	2	2	0	Possible 2 x 1 bed	0
30,000 - 40,000	1	1	1	1 x 2 bed	0
60,000 - 70,000	1	1	1	1 x 2 bed	0

It is assumed that respondents who cannot afford the Affordable Rent will be eligible for Housing Benefit.

**Families** - there were 2 families.

**Ages:**

	<b>Adult Age</b>	<b>Adult Age</b>	<b>Child Age</b>	<b>Child Age</b>
<b>Family 1</b>	20-24	25-44	0-9M	0-9F
<b>Family 2</b>	25-44	25-44	0-9F	

**Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Renting from HA	1
Living with relatives	1

**Current number of bedrooms:**

<b>No. of Bedrooms</b>	<b>Frequency</b>
2	1
3	1

**Registered on the Council's Housing Register:**

<b>Housing Register</b>	<b>Frequency</b>
Yes	1
No	1

**Tenure best suited:**

<b>Tenure</b>	<b>Frequency</b>
Rent from Council/HA	1
New Build HomeBuy	1

**Type of housing needed:**

Type of Housing	Frequency
House	2

**Specific requirements:**

Requirement	Frequency
No	2

**Reason for seeking new home:**

Reason	Frequency
Need to set up independent home	2

**Household's joint gross annual income:**

Income £	Frequency
Under 10,000	1
20,000 - 30,000	1

The respondents indicated at least one of the local connection criteria. 1 currently lives in Meopham and 1 lives outside but wants to return.

The following table shows the respondents' ability to afford the various forms of tenure available: private rent, Affordable Rent, shared ownership and open market.

It should be noted that actual affordability of open market purchase depends on the ability to pay at least a 15% deposit and other finances necessary to buy a home. Actual affordability of shared ownership also depends on having the necessary finances.

Shared ownership has only been assessed where a desire for it has been indicated.

Income £	No. of Respondents	Affordable Rent	Private Rent	Shared Ownership	Open Market
Under 10,000	1	1 with HB	0	0	0
20,000 - 30,000	1	1	0	0	0

It is assumed that respondents who cannot afford the Affordable Rent will be eligible for Housing Benefit.

**7.2 Assessment of the need for housing for older households**

41 older households said they need alternative housing; 8 need it now and 33 in the next 3 years.

**Assessment of the 8 households seeking housing now**

- 1 respondent was excluded because they did not provide sufficient information for an assessment of their need to be made.

**The 7 households in need of housing now are:**

- 2 single people
- 5 couples

**Single people** - there were 2 single people.

**Ages:**

Age	Frequency
60-74	1
75+	1

**Current housing:**

Current Housing	Frequency
Living with friend	1
Tied tenancy	1

**Current number of bedrooms:**

No. of Bedrooms	Frequency
1	1
3	1

**Registered on the Council's Housing Register:**

Housing Register	Frequency
No	2

**Tenure best suited:**

Tenure	Frequency
Owner occupation	1
Rent from Council/HA	1

**Type of housing needed:**

Type of Housing	Frequency
Bungalow/house	1
Sheltered/retirement housing	1

**Specific requirements:**

Requirement	Frequency
No	2



**Reason for seeking new home:**

Reason	Frequency
Need to set up independent home	1
Other (due to relationship breakdown)	1
Need to change tenure	1

**Household's joint gross annual income:**

Income £	Frequency
10,000 - 20,000	1
20,000 - 30,000	1

The respondent indicated at least one of the local connection criteria. They currently live in Meopham.

The above respondents need affordable housing, to rent from the Council or housing association.

**Couples** - there were 5 couples.

**Ages:**

Age	Frequency
45-59	2
60-74	8

**Current housing:**

Current Housing	Frequency
Owner occupier	3
Renting privately	2

**Current number of bedrooms:**

No. of Bedrooms	Frequency
2	1
3	2
4	2

**Registered on the Council's Housing Register:**

Housing Register	Frequency
No	4
Yes	1

**Tenure best suited:**

Tenure	Frequency
Owner occupation	3
Rent from a private landlord/New Build HomeBuy	1
Other (new build on family land)	1

**Type of housing needed:**

Type of Housing	Frequency
House	1
Bungalow	2
Bungalow/house	2

**Specific requirements:**

Requirement	Frequency
No	5

**Reason for seeking new home:** One respondent did not answer this question.

Reason	Frequency
Need smaller home	2
Present home too expensive inc. major repairs and maintenance costs	1
Other (to be with family)	1

**Household's joint gross annual income:** One respondent did not answer the question.

Income £	Frequency
20,000 - 30,000	1
30,000 - 40,000	1
50,000 - 60,000	1
More than 70,000	2

The respondents indicated at least one of the local connection criteria. 4 currently live in Meopham and 1 lives outside.

One of the respondents needs affordable housing.

**Assessment of the 33 households seeking housing in the next 3 years**

One respondent was excluded because they gave insufficient information for an assessment of their need to be made.

**The 32 households in need of housing in the next 3 years are:**

- 15 single people

- 16 couples
- 1 family

**Single people** - there were 15 single people.

**Ages:**

Age	Frequency
60-74	6
75+	9

**Current housing:**

Current Housing	Frequency
Owner occupier	15

**Current number of bedrooms:** One respondent did not answer the question.

No. of Bedrooms	Frequency
1	1
2	2
3	2
4	8
5+	1

**Registered on the Council's Housing Register:**

Housing Register	Frequency
No	13
Yes	2

**Tenure best suited:**

Tenure	Frequency
Owner occupation	15

**Type of housing needed:**

Type of Housing	Frequency
House/bungalow	2
Sheltered/retirement housing	4
Sheltered/retirement housing/ bungalow	5
Flat/maisonette/bungalow	1
Bungalow	3

**Specific requirements:**

Requirement	Frequency
No	13
Yes	2

The specific requirements stated are as follows:

- Aged 82 my needs could change year by year. From a family of long-livers my brother age 96 still alive in Bucks.
- Ground floor at present preferred – likely to become necessary. Garage with off-road parking space in front. Sit-in shower and adapted 'disabled' toilet facilities.

**Reason for seeking new home:**

Reason	Frequency
Need smaller home	11
Present home too expensive inc. major repairs and maintenance costs	5
Need to be close to carer or dependent	1
Need physically-adapted home	1
Other (need to be on one floor)	1
Other (spare bedroom)	1
Other (disabled/other illness)	1
Need for better access to public transport	2

**Household's joint gross annual income:** Two respondents did not answer the question.

Income £	Frequency
Under 10,000	1
10,000 - 20,000	4
20,000 - 30,000	5
30,000 - 40,000	3

The respondents indicated one of the local connection criteria. They all currently live in Meopham.

**Couples** - there were 16 couples.

**Ages:**

Age	Frequency
45-59	1
60-74	24
75+	7

**Current housing:**

Current Housing	Frequency
Owner occupier	16

**Current number of bedrooms:**

No. of Bedrooms	Frequency
2	1
3	4
4	6
5+	5

**Registered on the Council's Housing Register:**

Housing Register	Frequency
Yes	4
No	12

**Tenure best suited:**

Tenure	Frequency
Owner occupation	14
New Build HomeBuy	1
Rent from Council/HA	1

The above respondent wanting to rent from the Council/housing association may not be eligible for that tenure due to currently owning their own property.

**Type of housing needed:**

Type of Housing	Frequency
Bungalow	9
House	2
Sheltered/retirement housing	3
Flat/maisonette/bungalow	1
Flat/maisonette/bungalow/sheltered/retirement housing	1

**Specific requirements:**

Requirement	Frequency
Yes	5
No	11

The specific requirements stated are as follows:

- Disabled facilities, no steps, walk-in shower etc.
- Good access for disability scooter/chair. Walk-in shower. Ground floor, no steps, access to medical facilities.
- Ground floor only.
- I am disabled and find it very hard to use stairs.

**Reason for seeking new home:**

Reason	Frequency
Need to be close to a carer or dependent, to give or receive support	1
Other (closer to shops)	1
Need smaller home	10
Present home too expensive inc. major repairs and maintenance costs	6
Need for better access to public transport	4
Need physically-adapted home	4

**Household's joint gross annual income:**

Income £	Frequency
10,000 - 20,000	7
20,000 - 30,000	3
30,000 - 40,000	4
40,000 - 50,000	1
More than 70,000	1

The respondents indicated at least one of the local connection criteria. They currently live in Meopham.

**Families** - there was 1 family.

**Ages:**

Adult Age	Adult Age	Child Age	Child Age
45-59	45-59	10-15F	16-19M

**Current housing:**

Current Housing	Frequency
Owner occupier	1

**Current number of bedrooms:**

No. of Bedrooms	Frequency
4	1

**Registered on the Council's Housing Register:**

Housing Register	Frequency
No	1

**Tenure best suited:**

<b>Tenure</b>	<b>Frequency</b>
Owner occupation	1

**Type of housing needed:**

<b>Type of Housing</b>	<b>Frequency</b>
House	1

**Specific requirements:**

<b>Requirement</b>	<b>Frequency</b>
No	1

**Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
Need smaller home	1

**Household's joint gross annual income:**

<b>Income £</b>	<b>Frequency</b>
More than 70,000	1

The respondent indicated at least one of the local connection criteria. They currently live in Meopham.

## **8. SUMMARY OF FINDINGS**

The summary is in two sections; summary of the need for affordable housing and summary of the need for housing for older households.

### **8.1 Summary of the need for affordable housing**

The Rural Housing Needs Survey has found a need for up to 21 homes for local people who are in need of affordable housing; they are: 10 single people, 6 couples, 4 families and 1 other type of household.

6 of the households need housing now and 15 in the next 3 years.

The 21 respondents who are in need of affordable housing indicated strong local connections to Meopham; 19 currently live there and 2 live outside but want to return.

15 households are currently living with relatives, 4 are renting privately, 1 household is a Council tenant and 1 is a housing association tenant.

The majority of respondents wanted a house or a flat/maisonette.

In total, 11 respondents indicated an interest in New Build HomeBuy; 8 households indicated the ability to afford a share of a property. More detailed analysis of their income, amount of deposit they have available and actual cost of the shared ownership property would be required to confirm affordability.

Taking into account Gravesham Borough Council's allocation policy and Help to Buy eligibility, the following size and tenure of properties have been identified:

#### **Rented HA/Council**

- 7 x 1 bed
- 3 x 2 bed
- 2 x 3 bed

#### **New Build HomeBuy**

- 6 x 1 bed
- 2 x 2 bed

#### **Other**

- 1 x mobile home on own land

### **8.2 Summary of the need for housing for older households**

The survey has found a requirement for more suitable housing for 39 older households; they are: 17 single people, 21 couples and 1 family. 38 currently live in Meopham and 1 lives outside.

7 households require housing now and 32 within the next 3 years.

35 households are owner occupiers, 2 households are private rented tenants, 1 has a tied tenancy and 1 is living with friends.



The most frequently given reason for needing an alternative home was the need for a smaller home; other reasons include: present home being too expensive, the need for better access to public transport and needing a physically-adapted home.

34 households want to buy on the open market, 2 need to rent from the Council/housing association, 1 wants to rent from a private landlord/New Build HomeBuy, 1 wants New Build HomeBuy and 1 wants to build a property on family owned land.

The 39 older households said they require the following type of housing:

- 1 x bungalow/house (rent from Council/HA)
- 1 x sheltered/retirement housing (rent from Council/HA)
- 1 x bungalow (rent privately/New Build HomeBuy)
- 1 x flat/maisonette/bungalow (New Build HomeBuy)
- 13 x bungalow (open market purchase)
- 7 x sheltered/retirement housing (open market purchase)
- 5 x sheltered/retirement housing/bungalow (open market purchase)
- 4 x bungalow/house (open market purchase)
- 4 x house (open market purchase)
- 1 x flat/maisonette/bungalow (open market purchase)
- 1 x flat/maisonette/bungalow/sheltered/retirement housing (open market purchase)

## **9. APPENDIX M1 – QUESTION 7 COMMENTS**

### **Question 7. Please provide any further comments that you would like to make (to Q6).**

Although not on greenbelt/farmers' fields

To live in Meopham there is a premium which is reflected in the house prices. I don't want to see affordable housing as I have worked hard to live in this village, and it is unfair to offer this scheme or build in this village to those who need to move due to cost

Until the council rectifies the current drainage problems for the existing properties NO new development should be planned. The current infrastructure is at breaking point, roads, GP etc

The A227 is an extremely busy road and I do not feel it could cope with even more traffic

I answered NO to the question above (Q6) because in my opinion there still is a reasonable amount of affordable housing in Meopham

Meopham is a village not a town and we should resist creeping urbanisation. The village has grown beyond recognition and its identity and character are being eroded

We feel that many local people would support an affordable housing plan. House prices and rent rises make housing a real problem for young and poorer families

No building in green belt

Meopham is a village within (in large part) an AONB. Green belt should be protected, enhanced, increased. For the first time planning should prioritise climate, ecology and landscape. Existing housing should be adapted. You should take expert advice on climate and ecology issues to make informed, wise, long term strategic decisions. It is most disappointing how short-termism still rules this borough

Village too small for housing estate

Part buy, part rent. Yes, as pride in ownership. Rent. Definitely not, one bad apple!! Ruins a street

It's more about people working here rather than born here. We need worker housing for those working in woods and local business

Affordable housing - some two bed houses perhaps

Starter homes for young people trying to get on the housing ladder are very scarce. In my opinion these are the only sort of new homes required

None

Infrastructure is not good in the valley, too many houses, lacking in appropriate drainage and many other general services

Re Q6, preference should be given to accommodating people who have lived in the village for a significant time, followed by people from nearby villages of Cobham and Sole Street

Affordable housing to who? It may not be to those whom, already live, have lived, would like to be near family, cannot afford to live in Meopham who have links here

Lack of local facilities

Already seems a lot of cars, difficult on Lowfield Hill at school drop off and pick up, not sure we would want a new development

Don't want green belt destroyed any further

Still concerned if too many houses built it would stretch services of doctors and schools

Roads are too busy, infrastructure cannot cope

Suitable for downsizing. There is a complete lack of modern property

Must be for local people who live in Meopham. Must not be for investors including local investors

We have bought in Meopham to have a peaceful retirement!

Meopham/Culverstone should maintain its current rural status

I don't think the village needs affordable housing as Vigo village covers this need. I don't know of anyone in the village that needs this facility

As long as road to and from are done at same time

We have been refused planning locally

Yes to the above providing it is only affordable and no other houses

Only if it is for local people living in the area and not on green belt land

Housing would never only go to local people

How can it be guaranteed that it would be available to only village people!!

We moved to Meopham for the rural, spacious countryside. We would not like to see the village overcrowded/overpopulated

Yes, only if it is for people/family members from Meopham village only not Gravesend

There are too many people and not enough facilities or infrastructure for what we have without adding more. We are seriously thinking of moving due to the overcrowded nature of Gravesham

As well as affordable houses to buy, I would like housing association housing for young families. My son is 25 with 2 young children and had to go to Snodland. I live here i.e. Meopham village, my sister and family live here and his partners dad live in Harvel

Not enough doctors, main road unsuitable now, too busy, dangerous to pull out on. No hospital to cope with the amount of people

We think there is space if it's done sympathetically

We moved to the village from London because we liked that it was not full of housing estates, had lots of green belt land and a village community. If one development is built more are bound to follow and the nature of the village will change

Would affordable housing only benefit the first residents? There should be something within the contract that it can only be sold onto other people from the village and appropriately priced

Meopham should be a place desirable to live. I believe it's just a matter of life if you cannot afford to live somewhere and have to move. Many young people have to do this, myself included. The village also doesn't have the public services to support a growing population, therefore alternative areas should be considered

We need affordable houses in the area, not luxury 5 bedroom houses!

Facilities, ... parking, shops. Doctors already very stretched. Additional housing would add to that pressure

The entitlement and from the village criteria would need to be rigorous and well managed

Key issues: Traffic on and onto the A227, schools, hospitals, drainage, turning a village into a town

Smaller one-off properties too for children to use/buy for ourselves

Dependent on location. Key work is small, needs to be for people from the village

Too much traffic already in this area due to too many people and also a lack of services. Too much cultural diversity will be bad

Meopham is a village - it's had enough building

We would not be in favour of any developments, however small, being designed to be built on green belt or conservation areas

It's just another try to build on the green belt land

More affordable ground floor small 1/2 bed homes for older people to buy. Freehold

Usual issues - doctors/school - new school already looking to expand so further building won't help

I don't think current infrastructure could support further housing (doctors, schools, etc)

The roads are way too busy at the moment, and local schools are full

There is already lack of essential facilities - 3 weeks for a doctor's appointment. Roads constantly congested. Green belt should be protected for wildlife and environment

Most new developments are bought up by people who then rent them out to anybody at high rents

One daughter lives in the village, other daughter cannot afford property here, would love to move back

Infrastructure (roads A227, doctors, drainage, etc) cannot support current population - no increase!

Didn't answer Q6 as how small is small?? Also, local workers commute these days and also affordable housing is not a thing that everybody can afford (just government) ideals

This is a place of natural beauty. You cannot build on it. Meopham Primary has already got 32 children in a class, local doctors and roads would not be able to handle more people

Meopham needs to stay a 'small village'

If development goes ahead ONLY FOR PEOPLE FROM THE VILLAGE but unfortunately properties are sold and outsiders move in

Depends on size of development and has to be for local people and not for buyers to rent out

Affordable housing for the over 60s would free up hundreds of family homes in the village

Does depend on where and how large. If the development is planned for green belt land or similar, then definitely no

Will make village more busy and put pressure on local services such as GP and schools

Being a rural village there are insufficient transport links or local services for people that would require AFFORDABLE housing. Such housing would be better provided near better public transport and nearer existing local services

The community needs to keep its green spaces, what's left of them. Meopham is supposed to be a village not a satellite town of Gravesend. With all the new housing at Springhead and surrounding areas, people are only 10-15 minutes from the village

Support for this would depend on both location and size of development. Small in my opinion would be 10 houses maximum, and not on green belt or green field land

Provided allowances made for service supplies, such as water, electricity, medical and school availability

It is not an automatic right to be able to live where you like. It is something to be worked for. Also, more development (affordable or otherwise) places even greater strain on already struggling infrastructure - which there is no mention of in this survey

I think a number of family homes would become available if there was local accommodation for people wishing to downsize

Splitting the development into 2 or 3 depending on how small might be better or at least more acceptable to some people

We are opposed to development on the green belt

Wrotham Road, which is already busy and traffic too fast for the road

Further increases in housing need to be balanced with roads, essential services, schools, and doctor surgeries which are all currently overloaded

We tried to sell our house but there was no interest despite reducing the price substantially. Therefore, it seems there is too much supply and not enough demand

Only if development is confined within the boundary of established developments

Over the years (and previous to my current residency I lived 18 years in Meopham 1953-1971) there has been enough development. Any more would completely spoil the way of life and environment

Don't see how you can build homes solely for Meopham residents. If this went ahead 'small' would become 'large' and we would end up with people all .....- our schools would not cope with more children coming to the area or our roads with more traffic

Only if parking in the development was available to those who live there as parking where I live is hideous when school term time as so many parents live outside the village and clog the street with their vehicles at school times

Because we don't have the infrastructure, i.e. school and surgery are at capacity

No need for affordable housing (in Meopham on green belt)

We can't afford our own home in Meopham, my son starts school September, so we want to live in Meopham area

Roads in area are too congested already without adding more traffic

Our roads are very busy, we have many potholes, our doctors are brilliant, but it is becoming difficult to get appointments sometimes and our bus service is a disgrace - there is not much room

Too much traffic in and passing through village, now a rat run from motorways

Infrastructure i.e. GP, schools, water, electricity, gas, roads and phone must be able to sustain any development

Would not support any development on green belt or green spaces of any size

It depends on the definition of small. Yes to 20-30 homes but definitely not 100s

There are more than enough additional affordable houses being built in the surrounding areas e.g. Ebbsfleet, Northfleet etc., and the infrastructure cannot take any more, schools already have large classes, roads are busy. There have been lots of properties in Meopham for sale for some time, the market should auto correct if they are too expensive, re: for people wanting to live here

The A227 is going to be gridlocked once the Lower Thames Crossing opens, more housing will make it worse. Doctors appointment already takes 3 weeks

I would support a small development, especially of housing for the elderly. However, I would oppose a larger development due to the impact on schools, doctors, parking, etc. I believe any new housing should be for existing village residents

Our daughter and family (2 grandchildren) would like to move back to Meopham but current house prices preclude this

This is a good idea in principle, but needs careful planning regarding location and assessment of impact on local services

A small development would be fine for locals, provided amenities were also supplied, i.e. doctors' surgery is working full out as it is

The A227 is already very busy. The schools and doctors are full and traffic at school start and finish times is horrendous with inconsiderate and illegal parking

Accommodation for elderly residents who want to downsize, sheltered accommodation such as Chinnery Court would be good

We have to protect as much of our natural heritage as possible, especially in the face of climate change. More houses means less nature. Bad idea, short sighted and foolish

No building on green belt land

But there are a lot of variables in the statement above

Doctors/parking/schools/hospital

Depends on what is considered a small development, as one new development can open up other bigger ones. I thought the green belt was to be protected

There is already plenty of affordable housing in Meopham and nearby. The present infrastructure i.e. roads, schools, doctors, etc could not support further housing! The only available sites for new housing are on green belt land or communal land

I would like to see some smaller bungalows for the elderly (me) to downsize to

You need to define small development. How many houses is this? How do you make sure that people from the village get the affordable houses?

Please consider serviced plots for self-build

Longfield Road has become a very busy road in recent years and there is significant and sometimes problematic traffic build up during the school run with parking issues

Where will it all end? Our green spaces are disappearing fast, our population must be reduced - not enough sustainability for a rising population, especially here in the south east. Our roads are at breaking point, doctors and our one hospital cannot cope and lack of jobs, to name a few problems. The old maternity hospital in Gravesend has remained derelict for too long, disgraceful - convert this into affordable flats

Definite need for new affordable dwellings in Meopham. Not flats

Doctors/dentists etc can't cope with demand now, if more housing was built it would put more of a strain, also on schools, roads, etc

Affordable housing is a farce, there is no such thing in the SE. Builders don't want to build social/affordable housing. Councils are not allowed to build these types of housing either

Meopham is not a place for social housing. There is a considerable development up near Morrisons in Gravesend. Also, the schools will not be able to meet needs

Good idea for people who currently live in the village. Not for external people

Meopham medical centre is struggling now to cope with the number of residents it has in Meopham, any more will make it impossible to even see a doctor (3 weeks to see a doctor now). Our roads cannot cope with more traffic

The roads in this area need improving especially the A227 in particular

Believe there is room to allow further small development beyond the village envelope (Meopham)

There is sufficient housing in surrounding Kent area being built

The village has become busier and busier particularly traffic. Public transport is minimal, so you would be forced to have more cars. We are also losing too much rural land and will lose the essence of village. Not opposed to bungalows for older generation who I feel are neglected in housing

Infrastructure and local facilities plus possible disruption to existing local residents needs to be considered when identifying possible locations

Our 2 adult children have had to move away (Greenhithe and Higham) as no local affordable rental properties

People who are in work need to be able to afford somewhere to live

There are already several major developments in the area

No new housing development in Meopham - Full stop.

Affordable housing does not fit the culture and social status of Meopham. Affordable housing can be constructed in town centres

Provided the development is small and in character of the village

The village and surrounding lanes are already too traffic laden and overpopulated. There are plenty of unused and derelict sites that can be used to build affordable housing in Gravesend and Northfleet and affordable housing should be accommodated within the new Ebbsfleet development area

We moved here to enjoy the space and greenery. We would move further out to enjoy this if Meopham underwent any more housebuilding on a large scale

The present infrastructure cannot cope with the present volume of people already in the area. Brown field sites around Gravesend should be used first before destroying the countryside. Cost is not an acceptable reason for choosing rural locations

The roads cannot cope with existing traffic, add roundabouts to slow speeders and give joiners a chance to get in the traffic flow

If a suitable site is available, respecting green belt etc. Other sites close by should be considered rather than just village by village

Wrotham Road through village is far too busy. No need for further development to make the road even busier. Would not like to see the village increase in size, plenty of adequate properties elsewhere

We strongly object to this, as there is not sufficient infrastructure to support the existing community, so by building more will cause not only travel/traffic issues but congestion. Furthermore, we will lose the countryside and nature

New developments need to be truly affordable

Small should mean small, and not cause problems accessing A227

I have used all of my grandfather's inheritance to move away from Gravesend because of crime, it not being a nice area anymore, and to live in Meopham because it is such a nice area. I would like it to stay that way with no social housing. I also like the rural feel, lots of fields, greenery and open space for my children to grow up in

Schools and medical centre wouldn't be able to cope with increase in residents

Spoiling an established rural community, destruction of green belt land, insufficient roads, school places, shops - we don't need any more. A227 already far too busy, destroying rural area. If one area is built more will follow

There will be a danger of overcrowding a rural community

Planning restrictions in rural areas need reviewing so that larger rural properties without buildings may easily be converted to small residences for our children or our old. This keeps families together whilst providing rural housing needs. Disused agricultural buildings could also be converted into smaller housing projects instead of Des Res houses which are the norm

Depends on location and size

If new developments are considered, then brown field should be considered first. The loss of green belt would be of concern

Transport infrastructure is not suitable for additional households. Local schools already hugely oversubscribed

The infrastructure cannot cope in an already crowded area

There are too many houses being built around the area, roads are too busy through the village and a strain on doctors and schools. NO MORE HOUSES IN OUR VILLAGE



1. No building on green belt land. 2. Do not allow 3-bedroom bungalows to be developed into 5 bed houses. 3. The A227 is a very busy rat run. School parking on it is already unacceptable and any further building will exacerbate the problem

The traffic in the village is already dangerous with no pavements for pedestrians. Any further housing development will increase the (already) risk of accidents

Meopham is already bursting at the seams. An increase in housing and residents would result in further pressure on already overstretched doctors' surgeries and schools

For persons with connection to Meopham only, not to be used for Gravesend overspill

If there is any need for further development within the village, it should be for older residents to downsize, thereby freeing larger properties. Also enabling older citizens to carry on their lifestyle

I would strongly oppose any plans for developments within Meopham Parish. If any plans are put forwards, I will consistently vote and lobby to oppose them. Meopham's greatest attribute is its natural surroundings. You only need to look at Longfield to see how housing developments can utterly destroy the character of a village. Now more than ever it is essential to protect rural area from further development plans

Affordable starter homes should be the only homes built in our area

Not on green belt land

I think we have enough housing (new) with 400 houses being built by Morrison. We should be thinking of schools, doctors, hospitals and infrastructure. Don't keep building without necessary facilities

The green belt is being constantly swallowed up. The doctors' surgeries are so busy it's difficult to get an appointment. The schools are full with children from outside the area, and therefore the roads are becoming so busy with constant parking outside our houses

Infrastructure couldn't cope - other nearby areas would be more suitable than Meopham

Inadequate facilities to cope with more housing, i.e. schools GPs, traffic probs etc

Desperate need for housing for single elderly

My concerns would be more cars on Wrotham Road, a medical centre which is overstretched already and the village schools

Depending on what a small development would consist of and type of accommodation built

There is no infrastructure in Meopham to cope with any more housing. The road through Meopham is very busy (A227) and the road itself is terrible

No infrastructure for any more housing. Schools, hospitals, doctors, dentist all overstretched

Need more bungalows

The infrastructure wouldn't be able to cope with development of affordable housing. Meopham should remain a village!

There is now work in this area. Schools are oversubscribed. Have to travel by car to a station. This is green belt

Affordable would need to be below the current market rate in Meopham, and we need social housing. Re-sale should be limited to the same criteria on price and residence

Affordable housing is a good idea, provided that an holistic approach is taken towards planning of services by the council and other providers. Public transport is already woefully inadequate, and in many areas, services are poor, e.g. interruption to electricity caused by overhead lines, slow internet speeds, few public amenities, pressure on the NHS, in particular, is already great in this area

No infrastructure in place - lacking at the moment in doctors' availability, transport and school places

The interests and qualifications of those who decide on planning issues should be subject to public scrutiny

As long as it was for people from the village, especially for young couples wishing to buy their first home

Both small first-time buyers' properties and properties for older village members, not care property but just smaller 2 bed single level

Greenbelt, rural and conservation area - no developments

If the housing can be adapted to include disabled or people needing live in carers over short periods

Negative answer to Q6 is solely because the A227 is already overloaded and likely to become more so with lower Thames Crossing

I don't mind more housing but the A227 is already like the M25. You can't get to see a doctor and the schools are full

Please ensure to develop all brown field stock owned by developers before considering green belt or conservation sites

I hope that any further development would only be permitted if the local infrastructure and services could cope, e.g. the doctor's surgery

More bungalows with space

Retirement housing only and not green belt land

Small development OK. Keep villages as villages, don't turn into two towns

Define small. If there are to be more houses, the village needs more school places, more GP medical capacity, improved vehicle access, sewerage, water supply, etc. etc. Just building new houses solves nothing if other issues aren't addressed.

Too late - my daughter and niece have moved already. There are no suitable sites in Meopham otherwise it will become like the rest of Kent gridlocked

For the people from the village

We enjoy a small village life and it was one of the reasons we moved here

Suitable sites along Longfield Road

The village is already full and there is little room for a small development. If you cannot afford to live here, look somewhere else!

Such residents of such housing would be carefully vetted so as not to be of any danger to the other local residents?

Must not use green belt land as once it's gone, that's it

I do not want affordable housing in this village. Develop starter homes somewhere else. I had to start somewhere else

Because there is plenty of old housing and brown field sites within the borough which should be considered first before encroaching on the green belt

I think very small developments should be interspersed amongst other housing areas, to enable better integration and to prevent black spots or locations which become undesirable. Also, it should be for local people, not those brought in from other parishes

The rural roads around and through Meopham struggle to cope with existing traffic so access should be considered a priority

The local infrastructure currently struggles i.e. getting a doctor's appointment. This will just increase problems. Also, very vague - small development - how small or large is this? Some would consider 100 houses/dwellings small - potentially 100s of people putting a strain on local facilities. Unreasonable to expect people to vote when the proposal details are so vague. Smells of trying to mislead

Vehicle owner or access to. Located near public transport route. Close to amenities (shops, etc) Provision of off-road parking. Depending on number of dwellings, suitable access to A227 Wrotham Road. Depending on numbers will local health be able to cope? Will there be a qualifying age? i.e. 55+. Will the units be single or for families?

Proper infrastructure non-existent (adequate roads, schools, doctors etc). Will need a car for every household creating more problems (even if car can be afforded)

Provided there are conditions attached re selling on of the properties to ensure an ongoing supply of affordable housing

The village has become busier over the last few years and the road links are impossible with other local developments

To provide housing units for older residents who want to downsize, leaving family size homes available.

As long as it is for people from the village

The scheme Billings run on the Bramblefield Estate Longfield where you buy a licence to live in a property - this is for elderly people

I'm not confident a development would be small or appropriate for a village like Meopham

If people need to move from Meopham when they are young, as I did, I do not believe that is a hardship. There are no vital workers that have to live in the village

The narrow lanes cannot take much more traffic which seems to be getting very busy over the last few years

Culverstone valley is under used

The local services, (schools, roads, doctor, shops) are stretched to the maximum with the number of homes and residents already without adding more

Lacking infrastructure for further housing in the village. Roads already congested. Schools/doctors full. There is cheaper housing about a 10 min drive away! Not far!

We would like to stay in Meopham but downsize to a new build 3 bed house

Meopham is not an affordable area, Gravesend is more suitable for affordable homes

Affordable housing needs to remain affordable, i.e. when people come to resell there should be caps on the increases in prices so that they are not a route to making large gains on their investment

I would really love to live here. I work full time but can't afford to buy but would love to rent and live here permanently

There are other suitable existing brown field sites to develop affordable housing. More pressure on existing stretched amenities

It depends on the size of any proposed development. Amenities and road are busy and congested already

Just because someone is born or raised in an area does not entitle them to live there

There isn't enough transport infrastructure for any more houses. Only one bus to 309 to Gravesend. It would encourage further developments which would take Meopham's village status away

There is already enough development in the village. Schools and GP services are oversubscribed. The village should keep green areas

Affordable housing must be truly affordable. Perhaps in the form of two storey flats, maisonettes or apartments, with dedicated parking facilities. Plus, provision of adequate infrastructure - school places, doctors, etc

It will open the floodgates for further land grab and development - refer to Q6

I think you need to make it clear that affordable is not a cheap way of getting a house and then selling on a market valued

There is not the infrastructure to accommodate more houses, i.e. roads are not adequate for more cars, not enough doctors, or shops

Please stop giving approval for increasing density on house plots for 4/5 bed houses

Affordable housing should be integrated into existing stock, not a new estate of affordable housing

Any such location should be on brown field locations or converting existing buildings. The green belt must not be eroded more, it contributes to our climate emergency

Meopham is already overpopulated. There is no place for further housing development

Please no housing to build on greenbelt land (Meopham)

The wider area surrounding Meopham is inundated with housing development projects. There is in my opinion no need for anymore, particularly with other road projects in the pipeline as well in the immediate area

There is so much green belt land in Meopham that could be built on that would not the other residents

Affordable housing would, in time, be snapped up by landlords and rented out to whoever at an extortionate rate anyway

As long as it is affordable and for people from Meopham or within 2 miles, and only a very small development of houses not flats

They must be from the village and not purchasing on a buy to let scheme or for selling on at a profit. The Meopham infrastructure cannot support any increase in population without major upgrading

What is a small development? There is little extra local demand. Demand is from outside the village. There are masses of new homes being built at Ebbsfleet and on the .....Welcome site in Dartford. We don't need any here

Using brown field or redevelopment of current residential site, not building on farm or green belt land

The area would not be rural if we keep building housing. Our current infrastructure roads, doctors, hospital cannot cope with the current level of demand. We need to reduce the population in the area not increase it

Meopham is an amazing village to live in and we have worked hard to live here. The area is small and development of further housing would ruin the village for sure. This is plenty of housing developments being built in and near this village already

Schools/doctors etc already oversubscribed

Affordable bungalows

I moved to the village and to have more housing in a development takes away the village making into a smallish town community

Some 8 years ago, Harvel had a chance to put affordable housing here, but refused thinking that these type of people are not suitable for the village. I personally feel that they would be real people

Not enough school and doctor places

Meopham is a small village where we suffer heavy traffic and our facilities are already stretched

I've yet to see any local housing that is genuinely affordable to first time buyers like my children (late 20s, early 30s)!

Meopham has a large number of elderly people, I feel some purpose-built homes with lighting and adaptations to the property would be a good idea. NB Meopham does not have street lighting so new area near shops should be a bonus. Plus, a better but service only one per hour

There are enough people in this village already and the infrastructure especially roads acting as through roads is already bursting

Must not be on green belt land and specifically for people who have lived in the parish and in keeping with other properties

An increase in housing should also mean an increase in infrastructure. Parking, traffic control, schooling, medical care, policing, etc

Very careful insight as to location. How small is small? Need more infrastructure!!

Depending on location - very very important! Small development - what is small? What about the very busy road? Would there be extra facilities? The houses should not be sold at inflated prices once they are put on the market again

Infrastructure already stretched

I am aware that many young people cannot hope to get on the property ladder in Meopham due to cost and lack of availability

Sheltered accommodation of a good standard. There are many widowed people living in big houses!

This village community is kept how it is because the residents have a vested interest in it. Bring people from outside of the community in and it will go down fast

One of the reasons we moved to Meopham was the green nature of the village. More housing would go against that

We get flooded due to the amount of houses you allow and we have no drains! Sort our roads out and install drains!

Over the last 10 years the roads have become increasingly busy - the infrastructure can't cope with any more development. Also ruining an area of green belt beauty

Whilst I believe affordable local housing is necessary, I do not believe that green belt land should be used. Use brown belt. Also, the village infrastructure would need updating

Should I die or be placed in a care home it is possible I (relatives) would have to sell up this house

Also, a need for sons and daughters to be able to move back into village but can't because of price of houses. Brought this family up here but to buy their own house they had to move out of the village

I feel the A227 would not be able to cope with the traffic if we went ahead with more houses

Pollution and traffic an issue. Each house has multiple cars

I don't believe that houses marketed at 60% of the market value really can be considered affordable! At least not in this area

Why are the questions on these surveys loaded - e.g. Q6 - define small, 1000 or 10!!!

You cannot be selective in whom this housing is available for. So, it will be available for all members of the general public which will also put a strain on the infrastructure and facilities within the village

There is already a mixture of properties available in Meopham to rent or buy

The village is rural, and doctors is overcrowded, the school is oversubscribed, houses being built in Northfleet. The A2 is always busy, Wrotham Road traffic is bad. Do not overpopulate this village. Parking is an issue at local shops and events. Do not down value for area with affordable

All future developments should be subject to improvements in local infrastructure, e.g. schools, youth facilities, utilities, medical centre, parking, etc.

The infrastructure is already lacking for the number of people that live in the area

There is no proven need! There are brown field urban areas for more suitable .... You are wrecking the environment. Wildlife is squashed and neglected. Develop urban brown field site, not the countryside. The infrastructure is not there, roads i.e. unadopted, no broadband, lack of school and GP services. Already the area is overdeveloped unofficially! A quick drive through Culverstone Valley shows annexes, stables, outbuildings all operating as independent households with no council tax revenue

If for local young people we would welcome affordable housing, but as in past we have had people from London and other villages allocated the homes, above local Meopham residents

Our children moved away to work. I don't think people should necessarily be given houses where they grew up. I think the village is big enough and that the amount of traffic excludes further expansion

Depending on location. Do not completely agree that just because someone has lived in area, they have automatic right to be housed there. Throughout my life I have moved to live a) where I needed to live/work and b) where I could afford

Meopham is a semi-rural village, it does not have the infrastructure for more houses, e.g. doctors/schools are full. Meopham is an affluent area and people have paid a premium to move/live here, so affordable housing should not be introduced here. Stop destroying our countryside with housing development. No building on green belt land

No spaces in local schools or doctors

Parking, traffic and other amenities are not sufficient to sustain current population of village. So, an increase will make this even worse

Don't know. Depends on size, consideration needs to be made re: infrastructure, i.e. road capacity, doctors, schools etc

Definitely no. Affordable housing near our area will decrease our house prices. We moved away from being near affordable housing to choose this location

Additional housing without additional facilities and infrastructure is not acceptable. Look at the problems of seeing a GP and the traffic congestion

Kent is the most overcrowded county in England. More people, more houses, more traffic, more chaos than any other county. Yet you, the council, want to increase this chaos by building more houses!! Why? Who exactly are these so called affordable, whatever that means, houses for?

Too many houses already in this small village

Living in the countryside is inconvenient and expensive for those on low incomes. Fares, insufficient doctors and medical needs and schooling

I have said no because I do not believe any affordable housing will be built in Meopham. It would also be out of most people's affordability. How would you confine housing to people from the village? Not workable

Entry accommodation. Deference for public sector employees

Born in Meopham, work in Meopham (school), unable to get a mortgage on my salary, so have to rent in Meopham in order to stay near family and work. Rent £1250 per month

There is too much building going on in the area. I worry about the impact on the roads and NHS facilities

The council were extremely difficult with family who owned property that needed to extend their home, because the house was in green belt. So, they had to move away instead. There appears to be many infill plots around residential area that should be able to have planning permission for new build homes. They would not be directly impacting the openness of the green belt. Allow/relax restrictions on green belt extensions/new builds and conversions (not just for council)

Unless supporting infrastructure is improved. Road is seriously too busy, restrictions on through and large traffic urgently needed before more housing

For local people only, such as elderly wishing to downsize or young adults who grew up here

Further housing development is neither desired nor needed. This green belt and we would like to keep it that way. That's why we live here in the first place

Too busy now

More bungalows so that older people can downsize from large properties

I do not agree to more housing in the area. The infrastructure cannot sustain more people in the area

I can't answer yes or no to Q6 as there are pros and cons. Affordable housing for people from this village would be needed but as long as it's not for outsiders and doesn't end up making this a town instead

This would need to be carefully managed to remain affordable for people from the village! There is a shortage of elderly person accommodation in the village, i.e. 1/2 bed bungalows, flats. This need will only grow in the coming years

We live in an area of outstanding natural beauty. We would very much hope and expect that development in this area would be kept to an absolute minimum

There are too many houses as there is. It is impossible to park at Camer Parade, to get a doctor's appointment. The schools are overflowing, the traffic is constant. There is litter everywhere. The last thing required is more houses

Green belt/open space should be protected, not built on. The A227 is far too busy with traffic, some driving too fast and large HGVs. Doctor's surgery is already oversubscribed (3-4 week waiting time!!!) More people=more traffic/longer waiting times! Meopham school is taking pupils from larger area again more traffic!!!

We moved to the beautiful village for that reason. Quiet and surrounded by countryside. I feel the village is already at capacity. The roads are already very busy. Don't want to live in an overcrowded town

As long as it is not on green belt land

Our daughter was raised and educated and now has an essential and responsible job in Meopham. She cannot afford to buy and in order for her and her children to stay in Meopham we have to help her with the very high rent she has to pay

Meopham village doesn't need any more housing. Wrotham Road already too busy with vans and lorries cutting through from the M20 to the A2

There is a great need for affordable housing

The village is already full to capacity and if you are referring to people from the village, they already have accommodation. If they wish to become independent, they could do what many others have done in the past - either stay where they are until they move to an area where work or accommodation is available. Meopham is full, congested traffic, medical centre defunct etc etc. Do not even contemplate building on green belt

The infrastructure e.g. roads, medical services, schools are at capacity now and cannot accommodate further increase in numbers

Depending on location

The A227 is overcrowded now

There are several properties on the Meopham side of the bridge at Longfield Hill (green belt) in Gravesham Borough Council, who have tried on several occasions to set planning permission for several



houses - Gravesham always turn it down. You will have big problems with trying to get additional housing in Meopham

Along with the affordable housing I hope social housing is included, i.e. council, rented housing

There is no space - unless green belt is used

The infrastructure cannot cope with existing and particularly new houses all around Meopham. The A227 is already a speed run which should not be exacerbated

Q6 is subject to infrastructure being provided for the increase in population. In Culverstone roads are in very very very bad condition

1. It will be impossible to police only people from village and their families only will buy these. Also, as far as the youngsters of the village still will not be able to afford properties built in Meopham. 2. No housing should be built on green belt, which will probably be earmarked for this housing deal

We have paid a premium and chosen to live in such a nice village with sparse housing. There can be no guarantee such a development will be for people from the village and the concern is it will become populated with individuals who will not share the village values

I do not approve of creating a ghetto of affordable housing; estates should be created with a mix of private, part owned, help to buy and affordable rent, and green spaces

Apartments for older people

The issue would be the actual number of properties to be built and where

The reason we moved to Meopham is that we like it the way it is. Therefore, we are likely to oppose any form of development

Impossible to sustain as locals. Plenty of new housing Thameside. Vigo - plenty, is continuous with Culverstone. Danger of ribbon or continuous development losing village identity

The development must be appropriate for a local setting

Very dependent on the location for the proposed development!

I want to preserve the green belt. There is more affordable housing in close proximity in the Medway towns. The roads and local services are already congested. No amount of new houses will ever be enough

Regarding Q6 - local people only if they have lived in the village for 5 years minimum

I would consider downsizing to purpose-built retirement village sometime in the future if the option was available and affordable

Not on green belt

Most housing in Meopham is very expensive and beyond the reach of most young people starting out

We have just moved here to get away from all the affordable houses being built so this certainly would not be something we would agree to

We would be extremely supportive of affordable housing as thus far we are not aware that any has been provided

I moved to the area because of the rural setting. I am against building on green belt/brown belt land

We moved here as the area was green and not overpopulated. We categorically do not want affordable housing, nor do we believe that the infrastructure is sufficient to accommodate an influx of people (i.e. roads etc)

My daughter moved from our home and lives in Gravesend and would dearly like to move back particularly for the schooling for her two children, but cannot afford to purchase a house in Meopham which she finds very distressing

Would like Meopham to remain a village

Facilities are already stretched i.e. parking, doctor's surgery, traffic using the A227 including heavy vehicles; also new schools would be needed

For people from this village vetted

I would like to see a small retirement development, not flats. I live alone in a 4 bed and would like something smaller but detached

Meopham is a large village now, has green belt and conservation areas which need to be adhered to. More building, especially houses will eventually lose the village identity. Plus, totally insufficient infrastructure, i.e. road A227

We live on the main Wrotham Road. A huge volume of cars drive through the road daily including massive trucks. It is unsafe and ruining Meopham. A new housing estate would just increase the amount of cars and cause more congestion. Keep Meopham a village and not make a busy town!

I have recently moved here to get away from such development. I feel there are many places in the vicinity that should be able to offer this type of accommodation

There has been too much development in this area already. We need to retain as much green belt as possible. Infrastructure cannot sustain more housing (any type of housing)

When considering any future development, consideration must be given to the following: - 1. The effects the size of any future development would make on health care 2. The infrastructure and 3. Parking

Depending on location is an extremely vague description. If there are any unused brown field sites, then no objection. If on green field then yes, we object

I could support development on a small unused brown field site, but not on any green field sites

Would require adequate associated infrastructure

Please retain rural atmosphere

My view is that brown field sites should always be used before putting more development in Meopham and other such places

If you cannot afford to live in the village, then you would have to live elsewhere. I would love to live in Kensington/Chelsea but cannot afford it - so I live here

Lots of housing at Castle Hill, Ebbsfleet and Tollgate and Borough Green being built

Got land in the Culverstone Valley

But subject to considerable road and infrastructure improvement - schools, local shop access, doctors' surgeries and availability etc, otherwise no

Us and our neighbour have a plot that could be used as a small development site. We think people would be less averse to small terraced cottages that are pretty to look at and are passive and have low impact on surrounding open areas

Would need to see plans

We urgently need affordable housing for single people and young families in Meopham. We also need housing for older people who want to downsize to more suitable accommodation

Only if they live in the village with other family members

We need to maintain some rural green belt

We do not need any further developments in Meopham. It is a lovely village and needs to stay that way. There are enough areas in Gravesend that can be developed; if we are not careful there be no quite unspoilt villages left in Kent

This is unmanageable. How is it possible to ensure housing is for local people only!

I do not believe the village can cope with an increase of residents, e.g. doctors, schools, transport. Concerned already about changes post Tilbury tunnel

Provided that services i.e. school places and necessary amenities were adequate

I would be in favour of a small development on a brown field site, definitely not on green belt land!

This would have to be done with sensitivity to existing homes so house prices are not affected

First there is no location of a small development, and secondly there is no need of affordable housing for people from the village. There are enough developments in the surrounding villages

Parking/roads busy enough. Can't get to see doctor as numbers already too high!

There is not the available space within the village/parish. But most importantly there is not the infrastructure or facilities to support any more residents (doctors, schools, roads, parking). The A227 is far too busy

The main road and doctors' surgery are overloaded already - not a village anymore!

Unfortunately, there is not the infrastructure - schools, medical and roads - available for Meopham for more houses, there hasn't been for years

More development means further destruction of green areas and in turn further strain on a village with limited capacity, more pollution and pressure on the planet's resources, to meet the necessary initial and ongoing infrastructure requirements

We need retirement houses/flats that are affordable for village people

Must not be on green belt land

The area is built up enough

Only if they were born in this village

Further development in the area will take away the village feel. There are huge developments - including affordable housing - in nearby locations. We're in danger of losing the rural feel which makes Meopham the village it is

My niece along with her three young children currently rent in Meopham but rent costs outweigh her finances.

Affordable housing should be built in Gravesend not Meopham (if needed). Do not build on green belt either

The green belt must be protected at all costs, otherwise this rural area will be suburbanised. Affordable houses will be used to commute and should be built in Gravesend to revitalise the town centre and where there is better transport

Village already overcrowded. Facilities and infrastructure unable to cater with current level of residents

Hart Close in Harvel was built recently. All houses are large with no small starter homes for local children who wished to remain in the area of their parents

There appears to be suitable areas on the outskirts of the village which could sustain development

Moat Housing in Evenden Road was supposed to be offered to siblings of residents - not done. My son having a very good job since leaving school could not afford any housing in Meopham

There is no way affordable housing can be built in this parish when a 2-bed terrace with no parking sells for £300K+!

There is too much building going on over Kent taking our green spaces. Having lived here for 56 years I don't want Meopham to go the same way. Amenities are at full limit now; more people would make it worse

Meopham village and the Culverstone Valley area are rare places of natural beauty and wildlife. As such we would strongly oppose any developments on sites in this location

Meopham is a lovely village but is becoming overpopulated with no infrastructure to support these ideas. There are brown field sites closer to the A2 which could be looked at. Please leave our village alone! We pay a lot of money to live here

Subject to appropriate siting

There are enough houses in the area and the traffic is dreadful. A no deposit mortgage would be far more helpful to people buying their first home

I believe there is enough affordable housing in the village, but a good mix of retirement or sheltered accommodation would be welcomed

I wish to downsize but paradoxically when I investigated the market for small (1-2 bed bungalows) the price differential was insufficient to induce moving

I would want to see evidence of need. What is necessary is development of businesses and housing in the north of the country. Away from the SE

The A227 already can't cope with the daily traffic and is constantly being repaired. The doctor's surgery has difficulty coping with daily patients' needs and schools are probably at their maximum. Meopham can't cope with more houses/people

## **10. APPENDIX M2 – LETTER TO HOUSEHOLDERS AND HOUSING NEEDS SURVEY**



### **New Homes Development & Strategy Services**

**Ask for:** Sharon Donald

**Telephone:** 01474 337652

**Email:** sharon.donald@gravesham.gov.uk

**My ref:** MP/RHNS/SD

**Date:** 30 January 2020

Dear Householder

Following a Rural Housing Needs Survey undertaken in Meopham Parish in 2015 and as part of an ongoing programme of Rural Housing Needs Surveys, the enclosed Survey is being sent out by Action with Communities in Rural Kent (ACRK) on the Council's behalf to assess the need and gauge the level of support, an affordable housing scheme might have in your community. We also want to find out about the housing needs of older people in Meopham Parish who might want to downsize/move to more suitable housing.

Affordable housing, means housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with definitions for affordable housing for rent, starter homes, discounted market sales housing and other affordable routes to home ownership as set out by Government.

Responses to the Survey will be analysed by a Rural Housing Enabler from ACRK. The Rural Housing Enabler will then provide a summary report to Meopham Parish Council and Borough Council.

Depending on the outcome of this Survey, the Council and ACRK may try to identify a suitable site for delivering affordable housing within Meopham Parish. If a site is found a village consultation event will be held so that residents of Meopham Parish can view and discuss the proposals and put their views forward.

This is a very important issue, so please take time to fill in this Survey. Even if no one in your household has a housing need, we would still appreciate if you could respond with your views.

**Please return this form using the FREEPOST envelope provided by 21 February 2020.**

If any further information or additional questionnaires are required, please contact the Rural Housing Enabler on 01303 813790.

*More information is available on housing needs surveys in Gravesham via the following link:*

*<https://www.gravesham.gov.uk/home/planning-and-building/local-plan/rural-housing-needs-survey>*

*If you want more information on how ACRK enables rural housing, please use the following link:*

*[www.ruralkent.org.uk/housing](http://www.ruralkent.org.uk/housing)*

Yours faithfully

**Sharon Donald**

**New Homes Development & Strategy Manager**

Civic Centre, Windmill Street, Gravesend, Kent DA12 1AU

**Switchboard** 01474 56 44 22

**Minicom** 01474 33 76 17

**Website** [www.gravesham.gov.uk](http://www.gravesham.gov.uk)





## **RURAL HOUSING NEEDS SURVEY FOR MEOPHAM PARISH**

**Q1. How would you describe your home? (Please tick one box only)**

- |  |  |
|--|--|
| <input type="checkbox"/> House                         | <input type="checkbox"/> Bungalow                                |
| <input type="checkbox"/> Flat/maisonette/bedsit        | <input type="checkbox"/> Caravan/mobile home/temporary structure |
| <input type="checkbox"/> Sheltered/retirement housing* | <input type="checkbox"/> Other _____                             |

\*Retirement housing includes Extra Care Accommodation which consists of purpose built accommodation in which varying amounts of care and support can be offered, and where some facilities are shared.

**Q2. How many bedrooms does your current home have?**

- ☐ 1      ☐ 2      ☐ 3      ☐ 4      ☐ 5+

**Q3. Who owns your home? (Please tick one box only)**

- |   |  |
|---|--|
| <input type="checkbox"/> Owned outright by a household member(s)      | <input type="checkbox"/> Shared ownership (part owned/part rented) |
| <input type="checkbox"/> Owned with mortgage by a household member(s) | <input type="checkbox"/> Rented from the local council             |
| <input type="checkbox"/> Rented from a Housing Association            | <input type="checkbox"/> Rented from a private landlord            |
| <input type="checkbox"/> Tied to a job                                | <input type="checkbox"/> Other _____                               |

**Q4. How many years have you lived in the village?**

- ☐ less than 1 year      ☐ 1 - 5 years      ☐ 6 - 10 years      ☐ 11 - 15 years      ☐ 16 - 25 years      ☐ 26+ years

**Q5. Have any of your children/parents/brothers/sisters moved away from the village in the last 5 years, due to difficulties in finding a suitable home locally?**

- ☐ Yes      ☐ No

If you answered 'Yes' to Question 5 and the family members wish to move back to the village, please ask them to contact the Rural Housing Enabler (contact details at the end of this form) for a copy of this survey.

**Q6. Depending on location, would you be in favour of a small development of affordable housing for people from the village if there is a proven need?**

- ☐ Yes      ☐ No

**Q7. Please provide any further comments that you would like to make in the box below. All comments will remain anonymous.**

**Q8. Do you or a member of your household need separate or alternative accommodation either now or in the next 3 years? (See Appendix\*)**

- ☐ No      ☐ Yes, now      ☐ Yes, next 3 years

**IF YOU HAVE ANSWERED YES PLEASE CONTINUE WITH SECTION 2, IF YOUR ANSWER WAS NO PLEASE NOW RETURN THIS FORM IN THE FREEPOST ENVELOPE PROVIDED**

**If you answered 'Yes' to Question 8 and you are looking to remain within the village, please complete Part B of this survey, which collects information on your housing needs. If you answered 'No' please now return the form in the freepost envelope provided**

If there is the need for more than one household to move then please request an additional form from your Rural Housing Enabler (details at the end of this form).

### **PART B - Housing Needs**

If you indicated that you or a member of your household has a housing need please complete this section to provide more detailed information but only for those needing to move. The information is important to help Meopham Parish Council and the Rural Housing Enabler build a clearer picture of what sort of housing your community needs.

The following questions should only be completed on the basis of actual need and not desired preferences.

**Q9. Are you completing this form for yourself or someone else?** ☐ Self ☐ Someone else

**Q10. If you are completing this for someone else please state their relationship to you and where they currently live e.g. with parents, private renting etc. Please complete their contact details in the relevant space on the last page. Details will remain confidential to the Rural Housing Enabler**

**Please continue to complete this form by answering the questions in respect of the person/household in need of alternative accommodation. Please note 'You' and 'Your' relate to the person in housing need**

**Q11. Do you currently live in Meopham?** ☐ Yes ☐ No

**Q12. What is your connection with the village? Please tick all that apply**

*Currently live in the village and have done so continuously for the last 10 years* ☐

*Currently live in the village and have done so continuously for the last 5 years* ☐

*Do not currently live in the village but have previously lived in the village for 5 out of the last 10 years* ☐

*Do not currently live in the village but have close family (meaning parents, children over the age of 18 years, brothers or sisters) who currently live in the village and have done so continuously for the last 10 years* ☐

*Do not currently live in the village but have previously lived in the village continuously for at least 10 years and, in my opinion, was forced to move away due to a lack of suitable accommodation* ☐

**Q13. What is your current housing situation?**

☐ Owner occupier with/without mortgage ☐ Shared ownership/new build homebuy

☐ Living with relatives ☐ Renting from Housing Association

☐ Renting from council ☐ Tied tenancy

☐ Other ☐ Renting privately

**Q14. How many bedrooms do you have in your current home?**

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5+

**Q15. Are you registered on the council's housing register?** ☐ Yes ☐ No

**Q16. Are you an older person/household wanting to downsize/move to more suitable accommodation?** ☐ Yes ☐ No



**Q17. Which of the following options would be most suitable for you in alternative accommodation? Tick one box only**

- ☐ Rent from council/housing association\*      ☐ Rent from a private landlord      ☐ Owner occupation
- ☐ New build homebuy \*\*      ☐ Other (please specify) \_\_\_\_\_

\*To be considered for this type of accommodation, you need to be registered on Gravesham Borough Council's Housing Register. Tel: 01474 564422

\*\*Government scheme which enables people to buy a share in a newly built property (also known as shared ownership)

**Q18. Do you have any comments on the options above?**

**Q19. What type of accommodation would meet your needs? (Please tick as appropriate)**

- ☐ House      ☐ Flat/maisonette      ☐ Bungalow      ☐ Sheltered/retirement housing\*
- ☐ Other \_\_\_\_\_

\*Retirement Housing includes Extra Care Accommodation which offers independent living in a home of your choice with other services on hand if you need or want them.

**Q20. Do you have specific\* requirements?**

\*Layout & design adapted for access eg wheelchair access, ground floor etc.

- ☐ Yes      ☐ No

**Q21. If you answered 'Yes' to Question 20, please give details in the box below:**

**Q22. Why do you need to move from your current home and what do you need in a new home?**

- |   |   |
|---|---|
| <input type="checkbox"/> Present home too expensive inc. major repairs and maintenance costs  | <input type="checkbox"/> Need larger home             |
| <input type="checkbox"/> Need to set up independent home                                      | <input type="checkbox"/> Need to be nearer work       |
| <input type="checkbox"/> Need for better access to public transport                           | <input type="checkbox"/> Need smaller home            |
| <input type="checkbox"/> Need to be close to a carer or dependent, to give or receive support | <input type="checkbox"/> Need to change tenure        |
| <input type="checkbox"/> Other _____  | <input type="checkbox"/> Need physically-adapted home |

**Q23. Please indicate the number of people in each age group (male or female) needing to move**

**MALE**

0-9 ☐    10-15 ☐    16-19 ☐    20-24 ☐    25-44 ☐    45-59 ☐    60-74 ☐    75+ ☐

**FEMALE**

0-9 ☐    10-15 ☐    16-19 ☐    20-24 ☐    25-44 ☐    45-59 ☐    60-74 ☐    75+ ☐

**Q24. What type of household will the new household become? Please tick one box only**

- ☐ One-person household      ☐ Two-parent family
- ☐ Lone-parent family      ☐ Couple      ☐ Other \_\_\_\_\_



**Q25. Please indicate the total gross annual income (before tax) of the household in housing need (joint if a couple) including benefits but not housing benefit or council tax benefit. Please tick one box only**

- |  |  |
|--|--|
| <input type="checkbox"/> Under £10,000 (less than £190 pw) | <input type="checkbox"/> £40,000 - £50,000 |
| <input type="checkbox"/> £10,000 - £20,000 (£190-£380 pw)  | <input type="checkbox"/> £50,000 - £60,000 |
| <input type="checkbox"/> £20,000 - £30,000                 | <input type="checkbox"/> £60,000 - £70,000 |
| <input type="checkbox"/> £30,000 - £40,000                 | <input type="checkbox"/> More than £70,000 |

**Q26. What is your FULL postcode?**

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**Thank you for taking the time to complete this survey. The results will be available in the coming months, and will help the village to decide on its future plans**

It would be helpful to Gravesham Borough Council if you could state the number of people who are in housing need who belong to each ethnic group below:

<b><u>White</u></b>	British	<input type="checkbox"/>	Irish	<input type="checkbox"/>	Any other white background	<input type="checkbox"/>
<b><u>Black or Black British</u></b>	Caribbean	<input type="checkbox"/>	African	<input type="checkbox"/>	Any other black background	<input type="checkbox"/>
<b><u>Mixed</u></b>	White and Black Caribbean	<input type="checkbox"/>	White and Black African	<input type="checkbox"/>	White and Asian	<input type="checkbox"/>
					Any other Mixed background	<input type="checkbox"/>
<b><u>Asian or Asian British</u></b>						
	Indian	<input type="checkbox"/>	Pakistani	<input type="checkbox"/>	Bangladeshi	<input type="checkbox"/>
					Any other Asian background	<input type="checkbox"/>
<b><u>Chinese</u></b>	<input type="checkbox"/>	<b><u>Any other</u></b>	eg Traveller, Gypsy	<input type="checkbox"/>		

**Contact details for the Rural Housing Enabler:**

Rosemary Selling  
Action with Communities in Rural Kent  
The Old Granary  
Penstock Hall Farm  
Canterbury Road  
East Brabourne  
Kent TN25 5LL

Tel: 01303 813790  
rosemary.selling@ruralkent.org.uk  
www.ruralkent.org.uk

**\*Appendix - Examples of Needing to Move Home**

For employment reasons  
To set up independent home/set up first home  
Relative and/or friends no longer willing or able to house  
Need new home following divorce or relationship breakdown  
Living in temporary accommodation  
Cannot afford mortgage payments/rent on home  
Want to move to larger accommodation  
Want to move to smaller accommodation  
Home in poor physical condition  
Home too expensive to heat  
Home has poor access to amenities  
Home has poor access to public transport  
Have to leave tied accommodation  
End of tenancy agreement