Report of the Clophill Housing Needs Survey

February 2011

Completed on behalf of Clophill Parish Council by BRCC (Bedfordshire Rural Communities Charity)

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1. Introduction

Clophill Parish Council agreed for a Housing Needs Survey (HNS) to be carried out to assess the need in the parish for affordable housing for local people who cannot afford to buy or rent houses available on the open market. Affordable housing aims to meet not only current needs but also future need, with government guidelines that regulate its price, eligibility criteria and resale. It is usually provided by registered social landlords such as housing associations. Affordable housing can be rented properties, or it can be shared ownership in which people can own a share in the property and pay rent on the remainder.

Affordable housing in rural areas can be progressed on Rural Exception Site developments – this is where the planning authority accepts that there is a need for affordable housing in the parish, and is prepared to grant an "exception" to their general policy of not allowing any new development within the parish, providing that the development is for affordable housing that will be available to local people in perpetuity.

When assessing the affordability of local housing for respondents the price to earning ratio for the area within which Clophill sits will be taken into consideration, along with guidance from the Department of Communities and Local Government (DCLG), Commission for Rural Communities (CRC) and Key Homes East on income levels and affordability.

2. Clophill parish

NB *background parish data in this report is taken from the latest available public information sources, thus there maybe a variance from current absolute values.*

The parish of Clophill contains 680 households (based on 2001 census data), 531 of these being owner occupied. The population is 1702 residents and the age profile is shown below.

Age	Number	Percentage
Under 16	366	22%
16 – 24	130	8%
25 – 44	473	28%
45 – 64	500	29%
65 – 74	141	8%
75+	92	5%

Table 1: Age profile of Clophill parish
(www.neighbourhoodstatistics.gov.uk 9.03.11)

3. Survey process

To study the need for affordable housing in Clophill, the Parish Council arranged for a survey form (Appendix 1) to be delivered to every household in February 2011. The survey was compiled by BRCC and the Parish Council. The survey was distributed to every household by the Parish Council. A FREEPOST envelope was provided to enable residents to return their completed survey to BRCC for analysis.

The survey form was in two parts, the first explored current residency and views on the provision of affordable housing in the parish. The second part was for completion by respondents or a member of their household who is either currently looking for or will require within the next 3 years different accommodation in the parish. This part of the form included questions concerning motivation and income, designed to identify if the expression of need is one which can not be met through the open market and current household resources, as opposed to a demand or aspiration.

BRCC was commissioned to compile and analyse the results, which are contained below.

4. Response

Approximately 720 surveys were delivered. The closing date for returns was Friday 11th March. A total of 191 forms were returned for analysis, providing a return rate of 27%. This is a good response rate for a Housing Needs Survey in comparison to an expected response rate of between 20 and 25%.

5. Views on affordable housing in the parish

140 of the 191 respondents (73%) indicated a need for one or more types of affordable housing in the parish, while 45 (24%) indicated there was no need for any new housing in the parish and 3% (6) opted not to answer the question.

The provision of a small development of affordable housing (up to 10 units) (Q3) was supported by 75% (143) of respondents, with 24% (46) not supporting the idea and 1% (2) opting not to answer the question. Views were expressed in the survey returns from both those in support and those against the provision of a small development; these are shown in Appendix 2.

The majority of respondents indicated residing in the parish for more than 5 years, 83% (159).

6. Analysis of need

6.1 Housing need

In Section 1, Q7, 46 respondents (24%) indicated a member of their household was in need now (15 respondents) or within the next 3 years (31 respondents). However, 49 respondents took the opportunity to complete at least in part Section 2 of the survey, one of which completed it on behalf of two members of the household in housing need. Of these, 10 respondents completion of Section 2 was too incomplete to be usable in the study and 1 respondent indicated a desire to move outside the area.

Current need is taken to mean housing need within the next 3 years as it is not considered unusual for a rural affordable housing scheme to take 3yrs from inception to completion. 39 households were identified as being in need.

6.2 Local connection

All 39 households indicated that they had a strong local connection to the parish.

6.3 Local Authority Housing Register

8 respondents indicated being on the affordable housing register and currently looking for alternative accommodation in the parish.

In February 2011 the housing register for Central Bedfordshire indicated 252 people had indicated a preference to live in Clophill, although this was not necessarily their first choice of area. 13 of these had a local connection to Clophill. All applicants needed a 1 bed property. Of these applicants only 1 is under 50, 8 are between 50 & 69 and 5 are over 70. All but 1 applicant would qualify for a bungalow and it is likely this would be their preferred choice.

6.4 Family or friends who have moved away in the last 3 years

15% of respondents (29) indicated having family or friends who have moved away from the parish within the last 5 years who would like to return. The HNS provided the opportunity for those who had left the village to directly express their wish to return and submit housing needs profiles. No requests were received for forms to be supplied to those who had moved away, although forms supplied to residents may have been used for this purpose. The majority of forms returned with postal addresses provided confirmed the respondents currently resided in the parish. 3 respondents indicated living outside the area and having immediate family members who lived in Clophill.

6.5 Reason for requiring alternative accommodation

The survey asked for details of why respondents considered their household to be in housing need, it should be noted at this stage these statements are self assessed. However, an assumption can be made that individuals would not reply if they could satisfy their housing requirements in another way.

Out of the 39 respondents, 6 households indicated that the homeowner needed to move to a smaller more manageable home, but no medical need was identified so therefore could not be considered. 1 household did not indicate what their need for alternative housing was. The other 32 respondents indicated that they had at least one need for affordable housing and have been considered further.

7. Household composition

The household composition of the 32 households expressing a need is set out in Table 2.

Household composition	Number of households
1 person household	19
Couple (one of which is expecting a child)	6
Couple with 1 child	3
Couple with 2 children	1
Couple with 3 children	1
Adult with 1 child	1
Couple with grown up child	1

Table 2: Household composition of households in need

8. Affordability

Respondents were asked to indicate their current gross income (before reductions) of anyone responsible for paying the rent/mortgage, including benefits where necessary and if they had any savings or other equity they could use to contribute towards a mortgage.

Current gross income (before reductions) of anyone responsible for paying the rent/mortgage	No of households
Less than £12,000	9
Less than £15,000	7
Less than £20,000	3
Less than £25,000	5
Less than £30,000	2
Less than £35,000	0
Less than £40,000	1
No information provided	5

Table 3: Financial information

Savings/equity	No of households
Below £5000	5
£5001 - £7500	1
£7501 - £10000	0
£10001 - £15000	0
£15001 - £20000	0
Above £20000	2
No savings or equity	14
No information provided	10

Table 4: Savings or other equity households could use to contribute towards a mortgage

A Council of Mortgage Lenders press release (January 2011) “House purchase lending unchanged in November” indicated for first time buyers the average loan to value was 80%. Therefore to purchase the cheapest property available in Clophill (3 bed terraced house) £178,995, a first time buyer would need a deposit of £35,799. None of the respondents indicated having savings or equity close to this value.

From Table 4 it can be seen that 44% (14) households have no savings or equity that they could contribute towards a mortgage making shared ownership an unlikely option.

When assessing the affordability of local housing for respondents guidance from the Department of Communities and Local Government (DCLG) on income levels and affordability have been taken into consideration along with the price to earning ratio for the area within which Clophill sits.

The Department of Communities and Local Government (DCLG) state in the Strategic Housing Market Assessments: Practice Guidance Version 2 (2007, p42) that “A household can be considered able to afford market house renting in cases where the rent payable was up to 25 per cent of their gross household income. The ‘Rent Payable’ figure is defined as the entire rent due, even if it is partially or entirely met by housing benefit. Other housing-related costs, such as council tax and utility bills should not be included.” In the same document DCLG (2007, p.42) suggest that “A household can be considered able to afford to buy a home if it costs 3.5 times the gross household income for a single earner household or 2.9 times the gross household income for dual-income households. Local circumstances could justify using different proportional figures (other than those stated above).”

A short internet search of properties for sale in Clophill was undertaken in March 2011 to provide a snapshot of current prices and availability. The search highlighted 11 properties currently for sale, with the price ranging from £178,995 for a 3 bedroom terraced house to £895,000 for a 5 bedroom detached house.

Property size	**Number**	**Price**
3 bed terrace	3	Ranging from £178,995 - £205,000
3 bed period detached house	1	£695,000
4 bed detached house	6	Ranging from £334,995 - £559,000
5 bed detached house	1	£895,000

Table 5: Properties available to purchase in Clophill in March 2011
(House price data sourced from: www.mouseprice.com, www.zoopla.co.uk, www.nethouseprices.com, www.rightmove.co.uk, 10.03.2011)

In 2008, 10 properties were sold, in 2009, 12 properties were sold, in 2010, 20 properties were sold and 1 property has been sold to date in 2011.

	2008	**2009**	**2010**	**2011**
Under 100,000	3	0	0	0
100,001 – 200,000	2	5	9	1
200,001 – 300,000	1	5	4	0
300,001 – 400,000	1	0	4	0
400,001 – 500,000	2	1	2	0
500,001 – 600,000	1	0	1	0
601,000 +	0	1	0	0

Table 6: Price of properties sold in Clophill parish during 2008-11 (Zoopla 10.03.11)

The average price of the 20 properties sold between 2008-11 in the £0 to £200,000 range is £155,530. To purchase one of these properties using DCLGs (2007) guidance on affordability a single earner would need an annual salary of approximately £44,000 and a dual income household would need a gross income of approximately £54,000.

Some households aspire to buy on the open market, however the financial information provided suggests all respondents would be unable to purchase a suitable property for their requirements at this current time.

Clophill is part of the MK45 postcode district. The Price:earning ratios for this area have been obtained from www.mouseprice.com (24.03.11) and are set out in the table below.

	MK45	**MK**	**National**
Average Current value	£247,700	£209,800	£222,900
Average Earnings	£ 28,347	£ 24,625	£ 24,478
Price / Earnings	8.74X	8.52X	9.11x

The lowest priced houses available in Clophill and the surrounding area are beyond the reach of those on the lowest incomes.

9. Rented property

A search of properties to rent in Clophill was carried out in March 2011. This highlighted no properties available to rent in Clophill. The results of a search of properties within a 3 mile radius of Clophill are shown in Table 7.

Property type	**No of properties**	**Location**	**Lowest price (& location)**
1 bed room in a guest house	1	Deadmans Cross	£325pcm
1 bed apartment	1	Ampthill	£550pcm
1 bed house	1	Haynes	£550pcm
2 bed flat	4	Shefford, Ampthill, Flitwick	Ranging from £500-£725pcm
2 bed house	4	Ampthill, Houghton Conquest, Shillington	Ranging from £550 - £650pcm
3 bed flat	1	Shefford	£595pcm
3 bed house	9	Shefford, Silsoe, Haynes, Shillington, Flitwick	Ranging from £725 -£1250pcm
4 bed house	7	Haynes, Chicksands, Houghton Conquest, shillington	Ranging from £795 -£1500pcm

Table 7: Properties to rent within a 3 mile radius of Clophill (Data sourced from: www.mouseprice.com, www.zoopla.co.uk, www.nethouseprices.com, www.rightmove.co.uk, 8.03.11)

The search of properties within a 3 mile radius of Clophill highlighted there where only 3 one bed properties to rent in the area.

The research showed the lowest priced independent property in the private rented sector within a 3 mile radius of Clophill in March 2011 was £550pcm. To rent one of these properties using the DCLG (2007) guidance on affordability (that housing is affordable if rent payable is 25% of gross household income), a households gross income would need to be £2200/month, £26,400/yr. Only 1 respondent indicated having a gross household income of more than £30,000/yr.

10. Summary of findings

Analysis of the response to the survey has identified a need for affordable housing within Clophill from those with strong links to the parish that is unlikely to be met by normal market provision.

A total of **16 units** has been recommended based on meeting approximately 50% of the need identified. This takes into account the level of detail requested from respondents through the Housing Needs Survey and that some respondents may withdraw, move, may not be eligible or be housed by other means during the planning & building process of any future scheme.

The recommendation is based on an assessment that 16 units will be taken up by those with a local connection to Clophill. Should this not be the case the Council's policy is to prioritise those from neighbouring parishes before giving an opportunity to applicants from the district as a whole.

75% of respondents indicated that they would support a small development to meet this need.

When considering the mix and size of properties the composition of the households in need have been considered. There is an increasing realization that to ensure sustainability in rural areas the allowance of initial under occupation by young people/couples is desirable. This would allow the couple to remain in the parish if they decide to start a family. The final house type, mix and number will be subject to constraints such as availability of suitable sites and evidence of local people registering their interest as the scheme progresses. However, our assessment at present is that the 16 units could be broken down as follows:

6 x 1 bed house rent
1 x 1 bed house shared ownership
2 x 2 bed house rent
2 x 2 bed house shared ownership
1 x 3 bed house rent
2 x 1 bed bungalow rent
2 x 2 bed bungalow rent

The final tenure mix (i.e. rented v shared ownership) will be agreed between the appointed Registered Social Landlord, Clophill Parish Council and the local authority. It should be noted that Central Bedfordshire Council's (CBC) policy in the Core Strategy and Development Management Strategy states "Where exceptions schemes are allowed, development will be expected to relate well to the structure and form of the village and in most instances will not exceed 10 dwellings." (CBC 2009, p.79)

Appendix 1: Housing Needs Survey

HOUSING NEEDS SURVEY

CLOPHILL PARISH

February 2010

Your Parish Council has requested that this survey is carried out to enable them to identify if anyone living or working in Clophill has a housing need. Anyone who previously lived in the parish who would like to move back may also want to complete a copy of the survey. Please complete this survey on behalf of all members of your household. Even if nobody in your home has a need it would still be useful if you could complete Section 1 of this form and return it so that we can gain a more complete picture of housing needs in Clophill.

In rural communities affordable housing can be developed on “rural exception sites”, where an exception can be made to district planning restrictions to allow affordable housing specifically to meet local parish need. Conditions are attached to planning permission for this to ensure these homes will remain affordable and for local people into the future. Typically two types of housing are provided: shared ownership housing and social rented housing. Exception site housing can only go ahead if backed up by evidence of actual need, so please take this opportunity to take part in this survey so that we can produce an accurate picture of the situation in Clophill.

There is an opportunity to add any additional comments at the end of Section 1. Please use this space to expand any of your previous answers or tell us more about your views on any aspect of housing in Clophill. Continue on a separate sheet if necessary.

The information supplied will be treated in confidence and not seen by any resident of the parish. Only summarized details of the survey will be published and it will not be possible to identify any individual(s) from this.

The report will be compiled by the Rural Housing Enabler, at Bedfordshire Rural Communities Charity, who works with local and district councils, housing associations and local people to increase the provision of affordable housing where needed in rural communities across Bedfordshire.

If you have any queries about the completion of this form, please contact:
Zoe Ashby, Rural Housing Enabler, Bedfordshire Rural Communities Charity, by phone on 01234 832 618 or email zoea@bedsrcc.org.uk.

If you require a large print version of the survey or need help filling it in please contact Zoe Ashby on 01234 832618.

PLEASE NOTE THIS IS NOT A HOUSING APPLICATION FORM.

PLEASE RETURN THIS FORM IN THE FREEPOST ENVELOPE PROVIDED OR SEND IT TO
Rural Housing Enabler, BRCC, FREEPOST BF522, The Old School, Cardington, Bedford, MK44 3BR

PLEASE RETURN YOUR FORM BY:
Friday 11th March

Section 1

Q1 How long have you lived or worked in this Parish?

- Less than two years ☐
- 2 – 5 years ☐
- More than 5 years ☐

Q2 What type of new housing do you think is needed in the parish? *(Please tick all that apply)*

- None ☐
- Extra care housing*

*(Purpose built accommodation for elderly people in which varying amounts of care & support can be offered & where some facilities may be shared.)

- Smaller houses for first time buyers/young families to buy ☐
- Flats for first time buyers to buy ☐
- Larger family homes to buy ☐
- Bungalows for older people to buy ☐
- Smaller houses to rent through a Housing Association ☐
- Flats to rent through a Housing Association ☐
- Larger family homes to rent through a Housing Association ☐
- Bungalows for older people to rent through a Housing Association ☐

Q3 Would you support a small development of affordable housing (up to 10 homes) for local people in this parish if a need was proven?

- Yes ☐
- No ☐

Q4 Have any of your family or friends moved away from the parish within the last 5 yrs & would like to return?

- Yes ☐
- No ☐

Q5 Is any member of your household looking for different accommodation in the parish?

- Currently looking ☐
- Will be looking in the next 3 years ☐
- Not looking ☐

Q6 Would you like to make any additional comments on housing in the parish? (Continue on a separate sheet if necessary)

Section 2

Please complete this section ONLY if a member of the household is likely to require different accommodation in the next 3 years. This section is to be completed about the individual looking for housing. (If there is more than one case of need please contact Zoe Ashby (01234 832618, zoea@bedsrcc.org.uk) for another copy of the form.)

2a: Your connection to the parish of Clophill

Q7 If possible do you want to continue to live in the parish?

Yes ☐

No ☐

Q8 To qualify for affordable housing you or your household need to have a strong connection to Clophill.

Please tick which of the following statements apply.

You or a member of your household:

have lived in settled accommodation in the parish of Clophill for 6 months out of the last 12. ☐

have lived in settled accommodation in the parish of Clophill for 3 years or more out of the last 12. ☐

have immediate family members who reside in the parish of Clophill and have done for at least 5 years (immediate family are parents, children, brothers or sisters) ☐

have permanent employment in the parish of Clophill. ☐

Q9 Are you currently on a Local Authority or Housing Association waiting list or Housing Register?

Yes ☐

No ☐

Q10 Who owns the property you currently live in?

Owned outright by household member ☐

Shared ownership ☐

Rented from a private landlord ☐

Rented from a Housing Association ☐

Live within parents household ☐

Provided with job ☐

Assured/secure tenancy ☐

Other please specify:

2b: About you & your household (that needs housing)

Q11 Please indicate the age of each person who lives in the household including yourself *(Please tick the option that applies for each person)*

	Person 1 (You)	Person 2	Person 3	Person 4	Person 5	Person 6
Under 16						
16-24						
25-44						
45-64						
65-74						
75+						

Q12 Please indicate the gender of each person in your household including yourself *(Please tick the option that applies for each person)*

	Person 1 (You)	Person 2	Person 3	Person 4	Person 5	Person 6
Male						
Female						

Q13 Please indicate each persons relationship to you *(Please tick the option that applies for each person)*

	Person 1 (You)	Person 2	Person 3	Person 4	Person 5	Person 6
Spouse/partner	**YOU**					
Son/Daughter						
Parent/guardian						
Brother/sister						
Granddaughter/Grandson						
Grandparent						
Other relative						
Unrelated						

Q14 Does anyone in the household have a long term illness or disability that a GP or social worker knows about that limits their activities?

Yes ☐

No ☐

Q15 Does anyone in your household provide unpaid care or support for household members who are ill, frail, disabled or on drugs or alcohol?

Yes ☐

No ☐

Q16 Does anyone requiring alternative accommodation have specific housing needs, e.g. layout & design adapted for access, mobility or sight?

Yes ☐

If yes, please give details:

2c: Type of housing required

Q17 What type of property are you looking for?

- Flat ☐
- House ☐
- Bungalow ☐

Q18 What size property are you looking for?

- One bedroom ☐
- Two bedroom ☐
- Three bedroom ☐
- More than three bedrooms ☐

Q19 Do you want to rent or buy?

- Rent ☐
- Buy on the open market ☐
- Buy on a shared ownership basis (part own & part rent from a Housing Association)***** ☐

Q20 Please indicate if any of the following statements apply to you

- I am a tenant of a Council/ Housing Association with 1+ spare bedrooms & would be willing to move to a smaller home ☐
- I am a homeowner needing to move to a smaller more manageable property ☐

Q21 Why are you in need of different housing?

- Present home too small ☐
- Present home too large ☐
- Want to move out of the family home ☐
- Advancing age ☐
- First time buyer ☐
- Medical reasons/disability ☐
- Insecurity of tenure ☐
- Relationship breakdown ☐
- Need to be closer to family/carer support ☐
- Financial reasons ☐

Other (please specify):

It is important to have an idea of income levels when planning rented or shared ownership schemes. THIS INFORMATION IS CONFIDENTIAL.

Q22 Please indicate the current gross income (before deductions) of anyone responsible for paying the rent/mortgage. Include benefits where relevant.

- Less than £232/wk (£1,000/mth) (£12,000/yr) ☐
- Less than £288/wk (£1,250/mth) (£15,000/yr) ☐
- Less than £385/wk (£1,667/mth) (£20,000/yr) ☐
- Less than £481/wk (£2,083/mth) (£25,000/yr) ☐
- Less than £577/wk (£2,500/mth) (£30,000/yr) ☐
- Less than £673/wk (£2,917/mth) (£35,000/yr) ☐
- More than £769/wk (£3,333/mth) (£40,000/yr) ☐

Do you have savings or other equity that could be used to contribute towards a mortgage?

- Yes, below £5,000 ☐
- Yes £5,001 - £7,500 ☐
- Yes £7,501 - £10,000 ☐
- Yes £10,001 - £15,000 ☐
- Yes £15,001 - £20,000 ☐
- Yes, above £20,000 ☐
- No, savings or equity ☐

You do not have to give your name and contact details but if you do, it would be easier for the Rural Housing Enabler to contact you should any suitable development take place.

Name: ______________________________

Address: ______________________________

____

Telephone Number: ______________________________

Email: ______________________________

Please return this form in the freepost envelope provided by
Friday 11th March
THERE IS NO NEED TO ATTACH A STAMP
(Please note this is not a housing application form)

Appendix 2

Additional comments made by respondents on housing in Clophill
Comments in opposition
Whilst appreciating the need for affordable housing, there seems to be a large number of smaller properties in Clophill already. The focus always seems to be on cheaper housing, but little thought seems to be given to its impact on the values of larger homes. This may sound elitist, but most properties represent their owners major investment & like any investment they have to be protected. Everyones interests should be taken into account.
Concerned about the housing expansion - impact on community as it is. Such as traveler sites and impact on services and house prices. We should be keeping the village as that, not grow to be a small town.
We are not aware of anyone in need of housing in the village
The most recent development in Clophill of affordable housing were not instantly filled with local residents or people wanting to return. Therefore unless the need has changed dramatically in the last year I feel a further affordable development would be unnecessary.
There should be no more speculative building of executive style homes - large houses on small inappropriate plots. Building on own land for self-occupation acceptable.
I would not like to see anymore in-filling within Clophill as I feel the houses are packed in together too much already.
The last time we were asked to respond to a housing needs survey, I responded positively in favour of additional housing being made available to elderly/disabled people. Some housing of this nature was built. I enquired about getting an offer of such housing for my parents who were on housing list and qualified to be considered. It was offered to people with no villlage connections. I'm cynical about these surveys as a result.
There needs to be a more realistic approach to affordable housing. The 'I need it therefore I must have it' approach is unrealistic and should stop. I can not afford to live in 'Chelsea', for example, but I do not expect to be able to live there.
If someone is poor, they would require housing within walking distance of a supermarket/doctors etc in a town not a village

Comments in support
Affordable housing for young people and facilities is desperately needed in this parish for local people/young people currently living with parents.
We would support affordable homes for people who have family and friends in this village - small groups of houses would spoil our lovely village.
I have lived in the parish all my life and found it very difficult to get a housing association house, I have this now and do not want my children who have had to move away to wait as long as I did homes were being given to people outside of the parish.
Our young people can't think of staying in their village when they want to buy a home of everything is far too expensive.
I think we need more 1 and 2 bedroom homes for single people and 2 member households
I think more smaller houses are needed for those trying to buy/rent. Thought needs to be given to where they are built!
Currently a very good mix - fully support more community housing
Both my children 23 and 27 years old were born and lived here into their early 20s but were then unable to afford anything in Clophill and is renting privately in Shefford and the other is still living with me but would like to be independent.
For local people in the parish and former local people who may need to return at any time to the area.
There are enough 'executive' houses while the need is for smalller 'affordable' housing with reasonably sized gardens.
Housing should be offered to residents of the village. Information needed on how to get on list for affordable housing.
Low cost housing is vital in this parish - to attract young families that will bring children to our school.
Maintain a mix of young and old. Extra care housing would be an asset.
In particular, small houses for young families are required as they are priced out in both the rental & buying market & priority should be for people who have lived in the village for 10 years+.

Minimal development would be preferred to simply meet the needs of the community. Currently there is huge housing pressure in the village for developers wanting to make a lot of money from very large homes. I do not support this as I believe it will spoil the village character.
General Comments
Develop brownfield sites and keep off of floor plan!
All new housing seems to be excessively large. There is a need for smaller properties for older residents wishing to downsize.
Development to quarry site in back __?__ put a new roundabout on the A6.
No large new housing estates, small clusters of no more than 5 houses.
I think there should be a mixture of large and smaller properties to encourage a good spread of residents of all income groups.
Owner/occupier organising to move from Clophill to be in walking distance of a variety of shops & amenities to be less reliant on driving and get more exercise.
Single persons in 3 bedroom housing should be able to downsize into 2 bedroom housing rather than 1 bedroom if they so request
Full support of community is needed if rural exception scheme is proposed. CBL site allocations DPD proposes two new sites both of which will bring forward affordable housing so questionable whether further housing required.
Land prices are so high that land purchasers inevitably have to build large executive homes to be economically viable. All new private build is of large houses. Government percentage of affordable houses never applies because only small plots become available.
Bungalow for older people need to be near a bus stop
New developments in the parish should be small scale only on order to retain the character of the village
Fewer mansions built in large gardens and more for those whose families have inhabited for 36 years.

The housing provision must be of high quality and in an attractive setting so that the character of the village in not adversely affected.
This is a blatantly weighted questionnaire and could be answered in one question: 'Do you want us to build more houses?'-
Doctors surgery?
Bungalows in the area have been bought and turned into huge houses. Older people have to move out of the area. This parish has almost become commuter belt.
Affordable housing should be included in housing developments within Clophill which are given planning permission and conform to existing planning restrictions.
No further until building on the high street. Appropriate common sense building to reflect the needs of the village.
There are not many houses that go up for sale in the £200k-£300k budget. the houses are either too small or over £350k. It is a big jump to upsize from say your first house (2 bed, 1 box room semi) to maybe a decent 3/4 bed detached.
No 'greenfield' development should be approved until 'brownfield' sites in the county have been developed!
No flats! Wouldn't fit in with village panorama.
Please do not overdevelop the village. I have seen many village ruined by over housing. You say RURAL lets keep it that way!

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The report of the Clophill Housing Needs Survey is the joint property of the RSL who funded it and the local housing authority and parish council to which it relates. Should another RSL want to use the survey findings to develop an affordable housing scheme, it shall reimburse the RSL who originally funded the survey for the actual cost of the survey based on submitted paid invoice evidence.