

Action *with* Communities in Rural Kent

(Charity No. 212796)



HOUSING NEEDS SURVEY FOR THE PARISH OF MARDEN

August 2005

(Revised November 2005)

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With the support of

Marden Parish Council

Maidstone Borough Council

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1. Summary

The Rural Housing Enabler (RHE) assisted Marden Parish Council to undertake a parish wide survey to ascertain if there are shortfalls in affordable housing provision within the parish.

Marden Parish Council distributed a survey to every household in the parish during June 2005. 1544 surveys were distributed with 351 surveys being returned to Action with Communities in Rural Kent, representing a 23% response rate. Of the surveys returned 19% indicated a housing need.

Analysis identified that over 80% of respondents are owner occupiers with over 70% of properties having 3 or more bedrooms.

A range of property types and sizes are available on the open market to purchase. For a first time buyer an income in excess of £22 000 is needed to purchase the lowest priced 1 bed flat on the open market in the parish and over £50 000 to purchase a 2 bed house. To rent a property at £650 per month an income in the region of £32 000 is required.

From the analysis of section 2 a need is shown for up to 25 affordable homes, shared ownership & rental properties, for local people.

2. Background information

The Government's Rural White Paper (Nov 2000) highlights, as a major issue, the shortage of affordable local needs housing in many rural towns and villages and the effect this has caused.

'Demand for housing is high, both from local people and new residents – commuters, the retired and second home owners. This can create unbalanced communities and deny local people the chances to acquire a home'. (Page 45)

The way forward supported by the Government is:

'A high proportion of affordable and decent housing, both for rent and sale, in market towns and villages to support a living working countryside with inclusive rural communities which help young people to remain in the area where they grew up' (Page 45)

The Rural White Paper acknowledges the housing needs of rural areas are not always properly assessed at local level and that responsibility for assessing local housing need rests primarily with local authorities. Although such an assessment is not easy because of the scattered nature of rural communities it is essential that it should be done, and done in consultation with the local communities themselves.

The Department of Environment, Food and Rural Affairs (defra) supports the Rural Housing Enabler Programme which is delivered in Kent through Action with Communities in Rural Kent - the Rural Community Council for Kent & Medway.

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 about the lack of local needs housing in their rural communities.

The RHE will assist with carrying out a housing needs survey, analyse the results and 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 local authority to develop a scheme, the independent role of the RHE helps to ensure the project proceeds smoothly and to the benefit of the community.

Maidstone Borough Council supports the provision of affordable housing for local people in rural communities as set out in the local plan, adopted December 2000.

Local Needs Housing in Rural Areas – Policy H30

The Borough Council will permit proposals for affordable housing for local needs in rural parishes provided that:

- (1) Such a need has clearly been identified by a detailed parish survey; and
- (2) There are no alternative means of meeting the need; and
- (3) The development is of a size and mix appropriate to the specific local housing need; and
- (4) The first and all subsequent occupiers of units are restricted to the groups of people set out in paragraph 4.185; and
- (5) The Borough Council is satisfied that conditions (3) and (4) above are attainable and enforceable in the long term; and
- (6) The site identified is acceptable with regard to its relationship with the built form of the settlement, availability of local services, its impact on the surrounding countryside and highway and infrastructure requirements.

Paragraph 4.185

Local needs housing is considered appropriate to meet the requirements of the following groups of people:

- (i) resident households in the settlement and adjacent parishes currently in unsuitable accommodation; or
- (ii) first time buyers from the settlement and adjacent parishes; or
- (iii) persons who are dependents of households living in the settlement and adjacent parishes; or
- (iv) households including persons employed in the settlement and adjacent parishes and living elsewhere; or
- (v) persons who have been forced to move away from the settlement or adjacent parishes because they have been unable to find suitable housing.

3. Local Housing indicators

To fully assess local housing need it is important to consider the current housing market including open market prices in the private sector of houses both to rent and to buy and the availability of socially rented properties in the parish.

3.1. Property for sale

Information collated by the Land Registry of properties sold during two, three month periods in 2005 for the postcode area TN12 9 which includes Marden, shows the breakdown of property prices by property type as being: -

	January to March 2005		April to June 2005	
Type of Property	Average price £	Number of sales	Average price £	Number of sales
Detached	405 125	4	420 083	3
Semi detached	241 666	6	206 333	9
Terraced	194 333	3	0	0
Flat/maisonette	0	0	0	0

Searches of www.rightmove.co.uk which markets property from a number of local estate agents, in August 2005, showed the following property for sale, under £250 000, in Marden.

Type of property	Number of properties	Number of bedrooms	Price range £
Flat	2	1	69 500 to 99 950
Semi/terrace	4	1	115 000 to 125 000
Flat	1	2	129 950
Semi/terrace	5	2	161 500 to 168 500
Bungalow	1	2	175 000
Semi/terrace	5	3	159 950 to 249 950

All the 1 bed properties were marked sold subject to contract.

3.2. Property to rent

A similar search for rental property within a 1 mile radius of Marden found 1 x 2 bed property in Staplehurst priced at £650pcm and 3 x 3 bed properties (Horsmonden & Staplehurst) priced from £675 to £850pcm.

The 2001 census shows 191 households with private rented tenure in Marden. That is rented from; private landlord, letting agency, employer, family, friend or living rent free. This equates to 12% of dwellings in the parish.

3.3. Household income required to afford current market prices

Using local information the table below shows income level needed to purchase a small property in the area. The figures are calculated assuming a 5% deposit and using 3 x gross income. Monthly repayment is based on a 25 year term at 6.5% and 5.75% (Kent Reliance standard variable rate mortgage – 6.75% for 3 years reducing to 5.98% for remaining term. 1 November 2004).

Property	Price £	Income level £	Monthly repayment £	
			6.5%	5.75%
1 bed flat	69 500	22 008	450	419
2 bed semi	161 500	51 141	1047	975
3 bed terrace	169 995	53 831	1103	1027

To gauge the income level required to afford to rent privately government guidance suggests a threshold level of 25 – 30% net income may be adopted. (*Department of transport, Local*

Government and Regions –Local Housing Needs Assessment: A guide to good practice, July 2000)

To rent at £650 per month a net income of £2166 per month is needed. (assuming net is 80% of gross income, a gross annual income of £32 490 is required).

3.4. Availability of socially rented properties

There are 210 socially rented properties in Marden and currently 380 applicants on the housing register who have selected Marden as either their first, only or other preferred area of choice. (Figures supplied by The Housing Needs Team at Maidstone Borough Council).

Applicants for these properties will be registered on the Borough Councils Housing Register and assessed on their housing needs based on the Borough Council's Housing Register points scheme according to their present circumstances.

To qualify for the housing register applicants must fulfil the following criteria

They are at least 18 years old

Or

The council is satisfied that an applicant is eligible for assistance, homeless and in priority need, and not intentionally homeless, in accordance with the Housing Act 1996 as amended by the Homelessness Act 2002.

However an applicant cannot qualify to go onto the Housing Register where the applicant is a person from abroad specific in legislation (see legal requirements).

In order to achieve the aims of the policy, a balance between meeting needs and managing resources, it is necessary to restrict access to the register in the following way;

An applicant will not be eligible if they are owners of a property. The Senior Housing Advisor has discretion to allow the applicant onto the register where it is demonstrated that the property owned is unsuitable for their needs and they are unable to secure alternative accommodation.

An applicant will not be eligible if 30% of their net household income is sufficient for them to secure either private rented accommodation, or would finance a mortgage on a suitable sized property.

An applicant will not be eligible if they have sufficient capital or equity in their existing property to enable them to secure either suitable private rented accommodation, or to finance a mortgage on a suitable property.

4. Introduction to the Marden housing needs survey

The Rural Housing Enabler first met with Marden Parish Council in March 2004, following a request from Moat Housing Group to the RHE.

The Parish Council was provided with a draft questionnaire. Due to various local and national elections it was agreed to undertake the housing needs survey in June 2005. Prior to undertaking the survey the RHE gave a short presentation at the Annual Parish Meeting in April 2005.

This aim of this survey is to identify in general terms if there is a housing need from local people. **Its purpose is not to provide a list of names and addresses of individuals requiring a home.** If a need is proven and a project is established to develop a local needs housing scheme, then once a suitable site has been identified and funding obtained, a more detailed second stage survey will ask local people to register their interest for one of the properties. This survey will include names, addresses and full personal details including income.

5. Method

The Rural Housing Enabler met with the Parish Council to discuss local needs housing and provided a draft housing needs survey.

Following further consultation with the Parish Council a covering letter and questionnaire were agreed, see appendix M4. The survey is based on one used by RHE's nationally.

Maidstone Borough Council provided a return envelope and surveys received at the Borough Council were returned unopened to Action with Communities in Rural Kent.

The surveys were delivered to every household at the end of June 2005. Extra copies of the survey were available, for anyone who had left the parish and wished to return, from the Parish Clerk.

In total 1544 surveys were distributed. It was asked that completed survey forms were returned by 15th July 2005.

346 surveys were received at Action with Communities in Rural Kent by 26th July 2005 and are included in the analysis and results section of this report. A further 5 surveys were received after the analysis had been carried out. In total 351 surveys were received representing a return rate of 23 %. Some surveys were not fully completed therefore the results are shown for the total answers to each question.

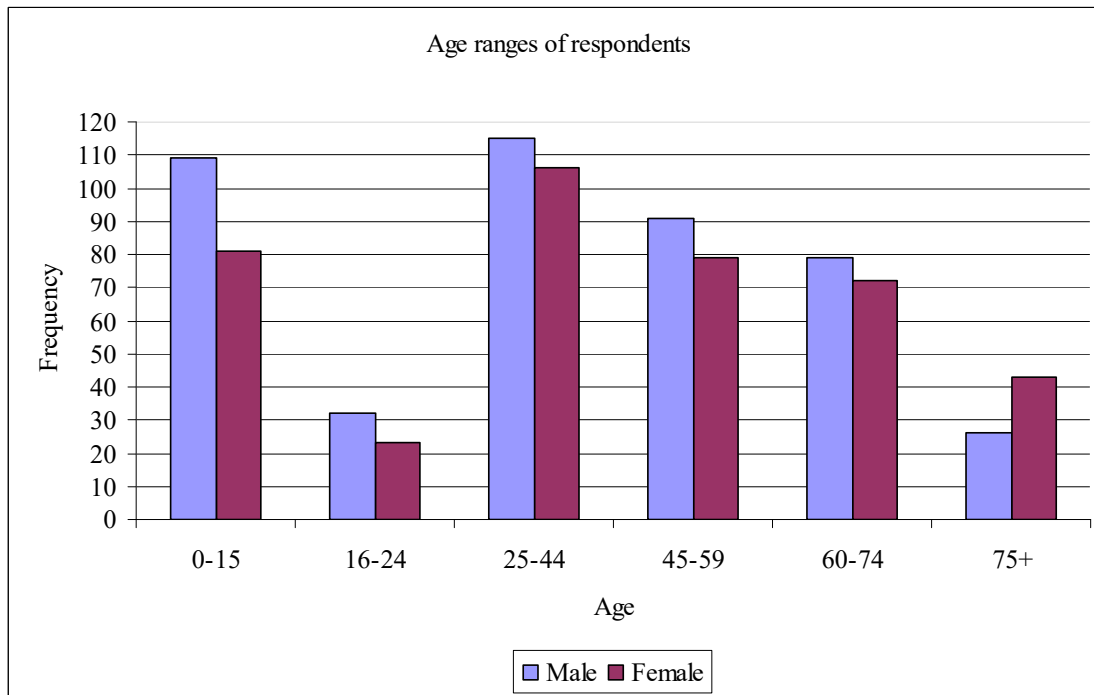
6. Results

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

6.1. Section 1

Question 1. How many people of each age group currently live in your home?

Bar chart of male and female in each age range and summary table



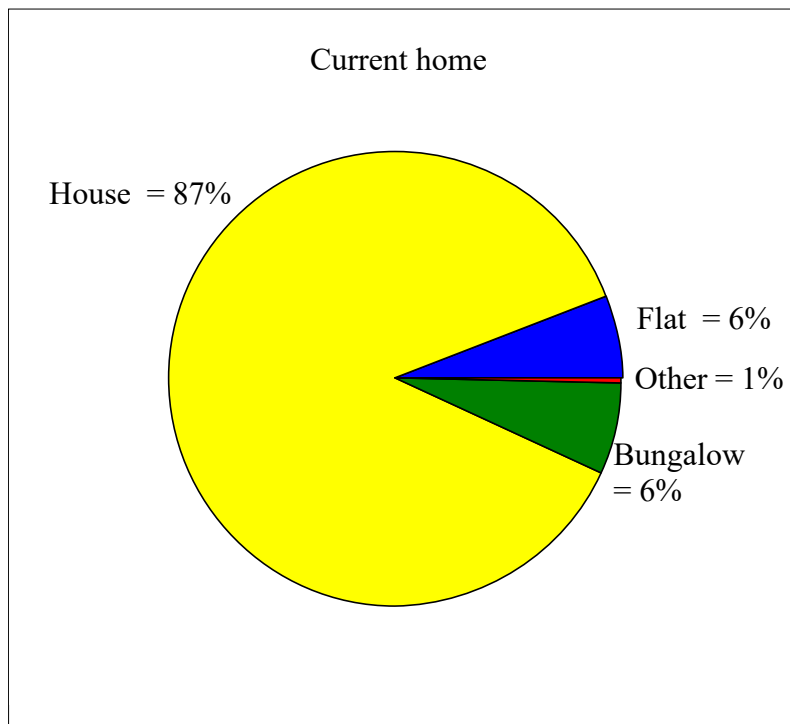
Age Range	Male	Female	Total
0-15	109	81	190
16-24	32	23	55
25-44	115	106	221
45-59	91	79	170
60-74	79	72	151
75+	26	43	69
Total	452	404	856

The returned surveys represent a total of 856 people.

Question 2. What is your current home?

Summary table and percentage pie chart of type of home

Current home	Responses	Percentage
House	294	87
Bungalow	22	6
Flat	20	6
Other	1	1
Total responses	337	



Other included; cottage.

Question 3. Who owns the property?

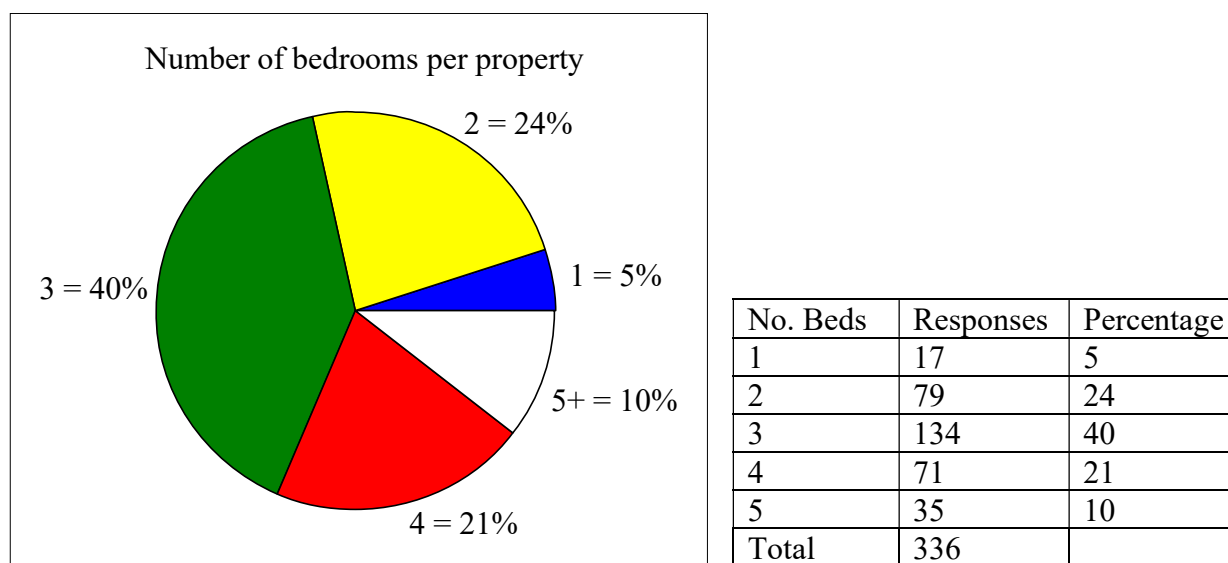
Summary table of property ownership

Owner of property	Responses	Percentage
Self (with or without mortgage)	281	83
Maidstone Housing Trust	25	7
Private Landlord	19	6
Tied Tenancy	6	2
Housing Association	5	1
Other	3	1
Total	339	

Other included; employer and parents

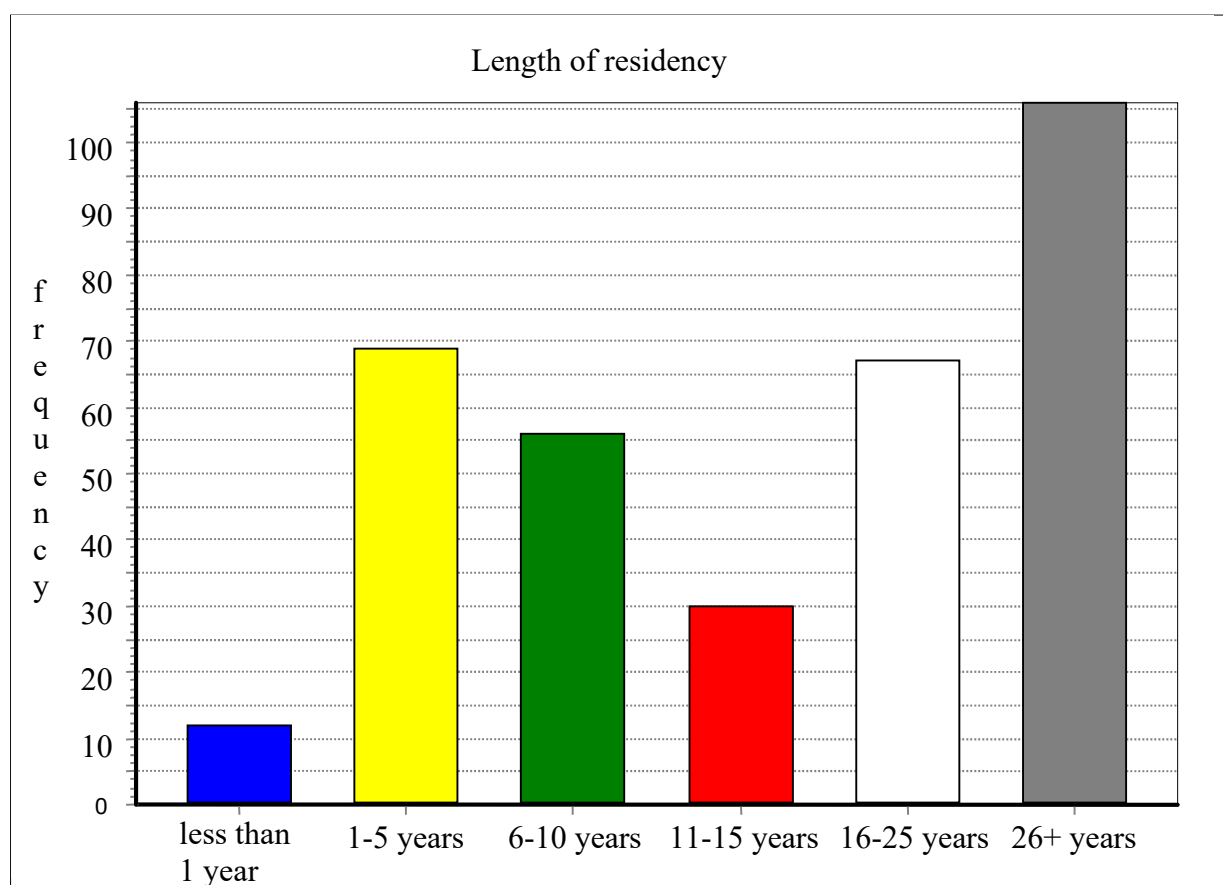
Question 4. How many bedrooms does your property have?

Summary table and percentage pie chart of number of bedrooms per property



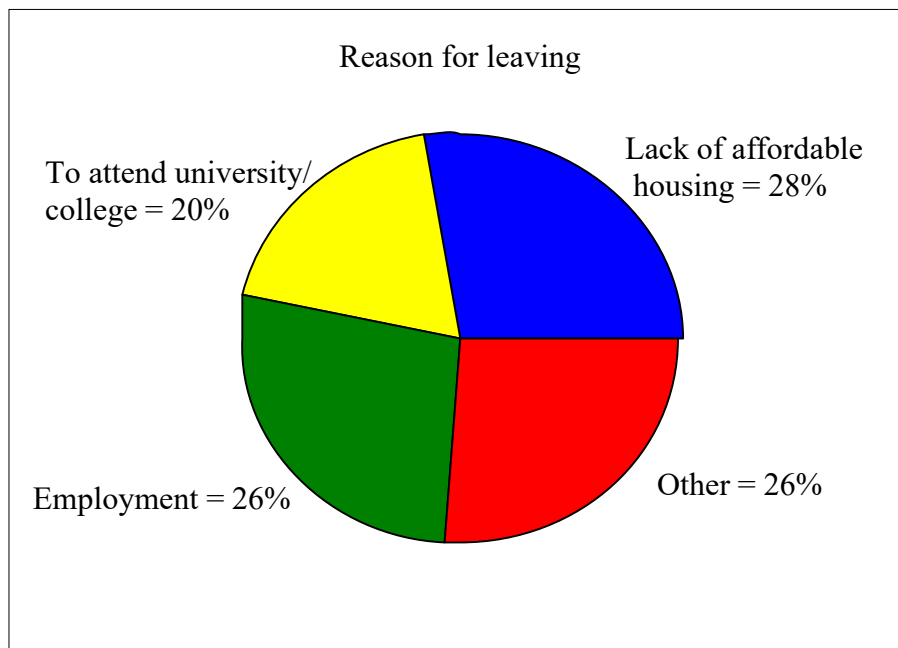
Question 5. How long have you lived in the parish?

The following bar chart shows numbers of years' respondents have lived in the parish.



There were 340 responses to question 5.

Question 6. Have any members of your household left the parish in the last few years? If so please state how many and indicate the reason why.



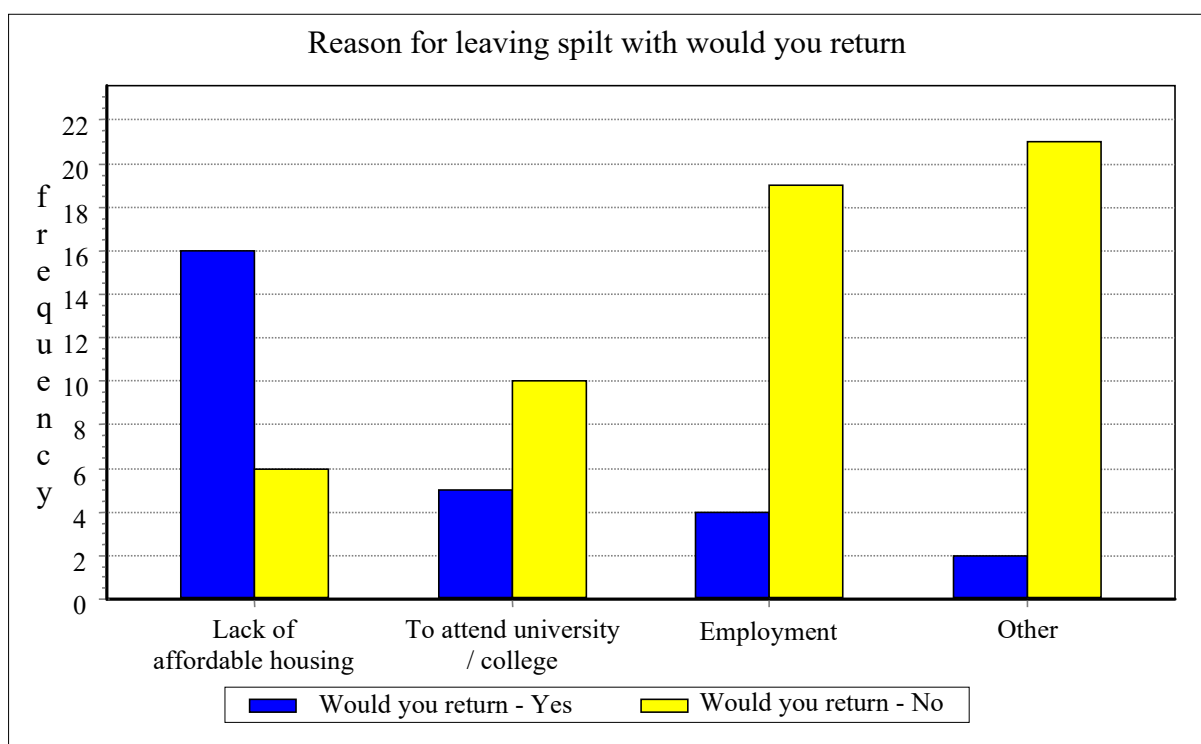
121 family members had left in recent years illustrated by the above pie chart. 49 families had 1 member leave, 25 families had 2 members leave, 6 families had 3 members leave and 1 family had 4 members leave.

In other the most frequently given reason for moving away was marriage. Other reasons included; divorce, bought own home in other location and death.

Question 7. Would they return if affordable accommodation could be provided?

	Responses	Percentage
Yes	23	30
No	54	70
Total	77	

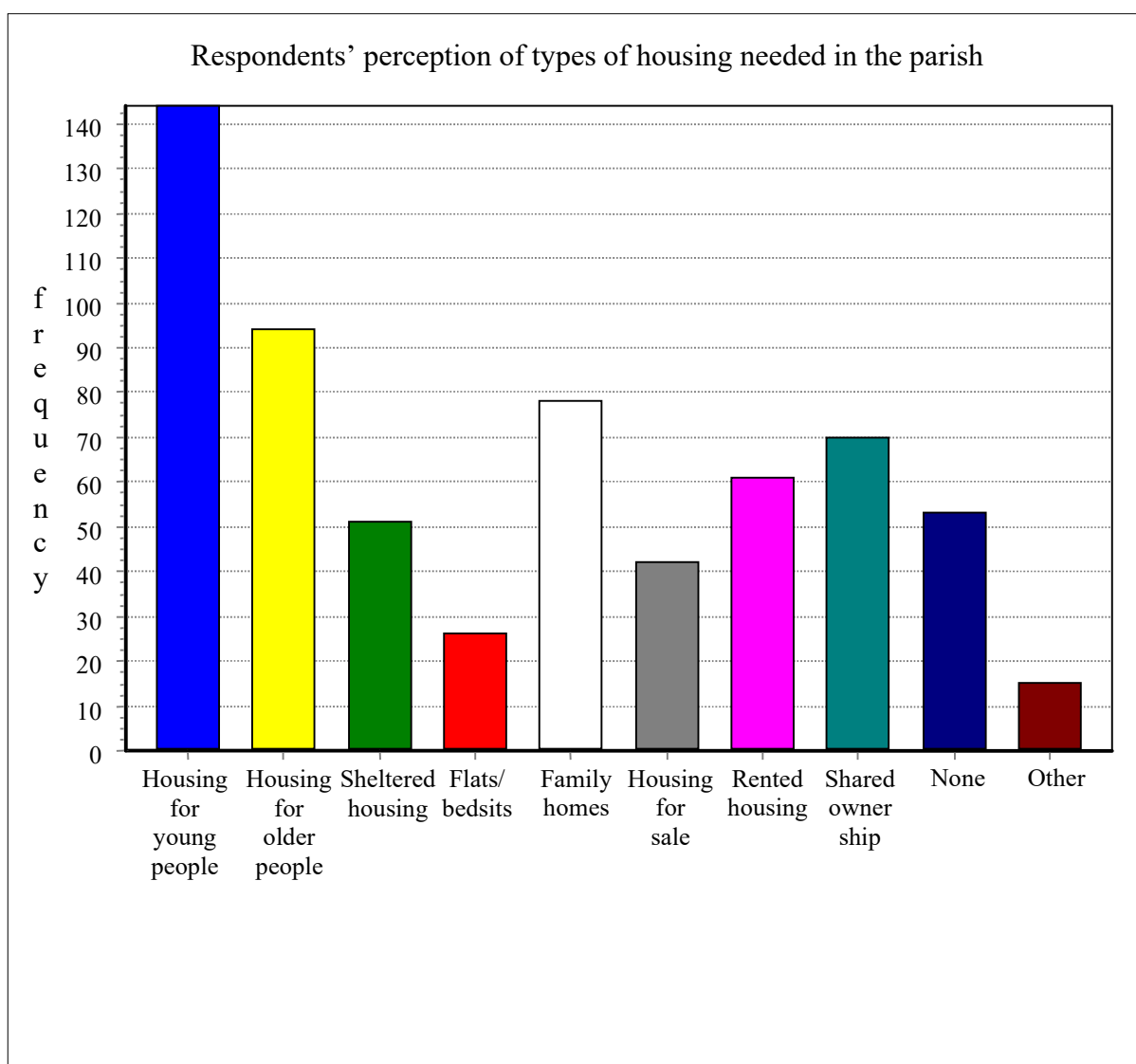
The following bar chart illustrates that those who had left due to a lack of affordable housing are the most likely to return. Those who indicated lack of affordable housing as the only reason why they had left and they would return totalled 18 people.



Question 8. What types of housing do you think are needed in the parish?

Respondents' perception of the type of housing required in the parish is shown in the summary table and illustrated in the following bar chart. Some respondents ticked more than one box.

Type of housing	Responses	Percentage
Housing for young people	144	23
Housing for older people	94	15
Family homes	78	12
Shared ownership	70	11
Rented housing	61	10
None	53	8
Sheltered housing	51	8
Housing for sale	42	7
Flats/bedsits	26	4
Other	15	2
Total	634	



Others included; affordable, all types of housing, starter homes, 1 & 2 bed homes, bungalows, nursing home and expensive homes.

Question 9. Would you object to a development which would help to meet local needs?

	Responses	Percentage
Yes	83	27
No	228	73
Total	311	

Question 10. If yes, please briefly explain your concern

There were 105 responses to question 10.

Of the respondents who expressed concerns, pressure on existing services and infrastructure were most often cited, with particular reference to places available at the primary school. Respondents were also concerned about the loss of surrounding countryside to development and the growth of the village, changing the character of Marden to that of a small town.

A complete list of concerns can be found in appendix M1.

Question 11. Can you suggest where such a development might be situated

A complete list of suggested possible sites, in the parish, on which a local needs housing scheme could perhaps be developed are found in appendix M2. 12 respondents to this question said no or don't know, 4 respondents said not in Marden and 14 respondents suggested areas outside the parish.

Local Needs Housing schemes are usually developed on 'exceptions sites'. This is land outside the village envelope, not identified in the Local Plan for housing, but where permission is granted only to meet a proven identified local need. A Section 106 agreement ensures the houses are only let to local people in perpetuity.

Question 12. Have you any other comments you would like to make about the housing needs of your parish?

A complete list of general comments can be found in appendix M3. Two respondents simply said they had no further comment.

Concerns were again raised about pressure on existing services and infrastructure and that improvements should accompany any future development. Respondents' comments also recognised the high price of property locally and difficulties faced by young people looking to find a home in the parish.

Question 13. Are you, or any members of your household, in housing need or requiring separate accommodation either now or in the next 3 years?

53 (15%) households responding to the survey completed section 2 indicating they have a housing need. This was split with 29 households looking now and 24 in the next 3 years. 254 households indicated that they had no housing need.

A further 10 respondents completed section 2 of the survey but either did not answer question 13 or indicated that they did not have a housing need.

4 survey forms received after the analysis indicated a housing need. 2 respondents indicated needing housing now and 2 respondents indicated needing housing in the next 3 years.

In total 67 respondents (19%) completed section 2 of the survey, indicating a housing need.

Summary to Section 1

From the results of section 1 it is seen that the age range of the population of Marden is split with 54% under the age of 45. 2001 Census data shows a population of 3771 persons with 59% under 45 years of age and 41% aged 45 and above.

Owner occupier properties account for 83% of the housing stock. The 2001 census indicated a slightly higher level of rented accommodation available in the parish with 14% social rented and 12% private rented or other tenure. Nearly three quarters (71%) of properties have 3 or more bedrooms.

60% of respondents have lived in the parish for more than 11 years.

Lack of affordable housing was the most frequently given reason for family members leaving the parish. Of those who indicated that lack of affordable housing was the only reason for family members leaving and that they would return, should affordable accommodation be available totalled 18 people.

Respondents perceived that housing for young people, housing for older people, family homes and shared ownership housing are most needed in Marden.

Nearly three quarters – 73% of respondents said they would not object to a development that would help meet local housing needs.

6.2. Section 2 – Housing Need

Those households or family members of the household, looking for housing either now or in the next 3 years, completed Section 2 of the survey. In some instances not all the questions were completed by each respondent therefore results are for the actual response to each question.

10 respondents answered no or did not complete question 13 but continued to answer questions in section 2 of the survey. These answers are included in the following results and assessment of their housing needs made in section 7.

Question 14. How many people in each age group are in housing need.

The following table identifies the number of people in each age group in housing need

	0 - 15	16 - 24	25 - 44	45 - 59	60 - 74	75+
Male	12	13	20	4	3	1
Female	14	7	20	2	6	3
Total	26	20	40	6	9	4

105 people in total

Question 15. How are you related to the head of the household?

Relationship to head of household	Responses	Percentage
Head of household	28	49
Child of head of household	23	40
Other relation to head of household	6	11
Not related to head of household	0	0
Total	57	

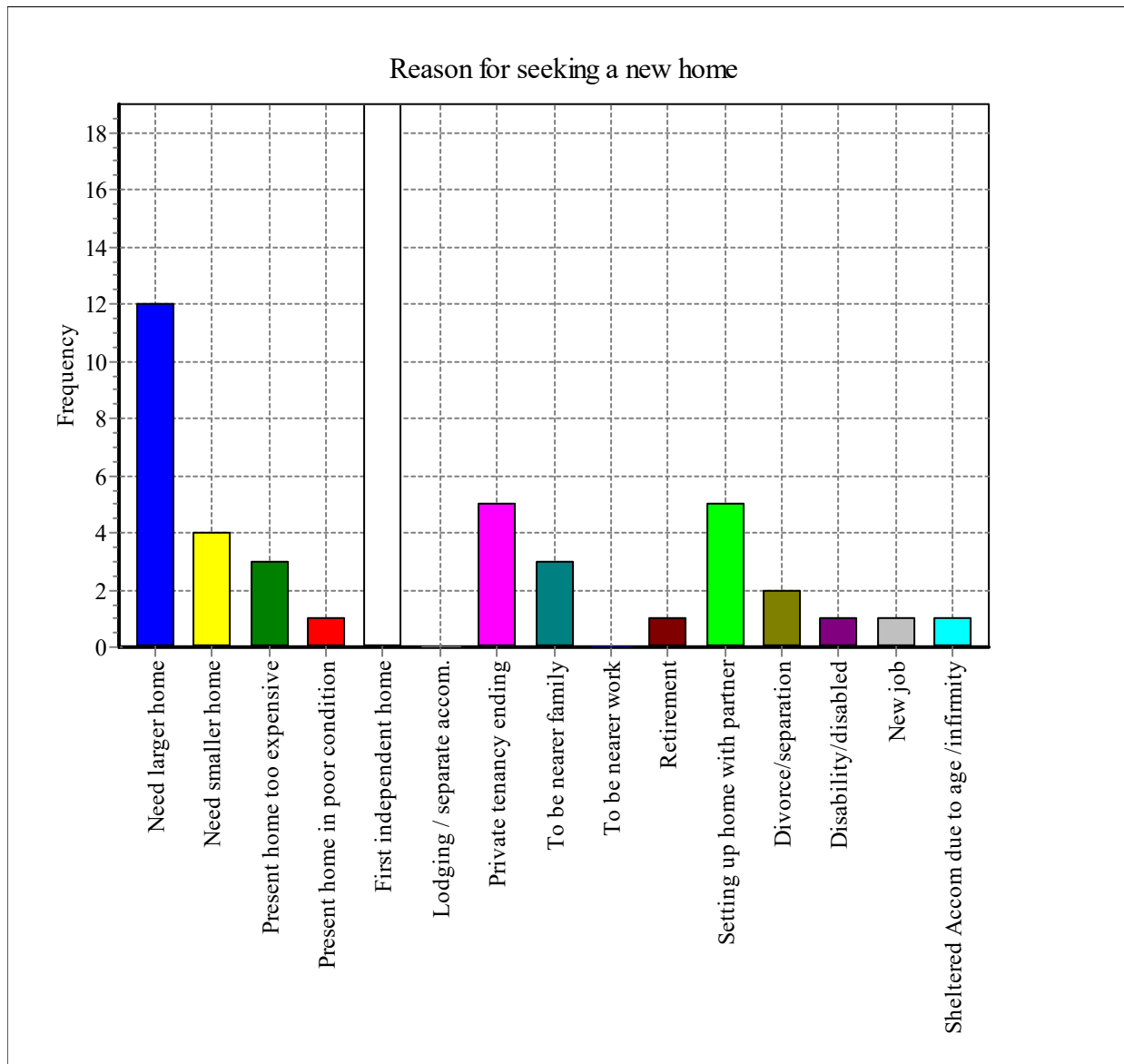
Question 16. What type of household are you?

Household	Responses	Percentage
Family	31	51
Couple	16	26
Single person	11	18
Other	3	5
Total	61	

Other included; friends, single parent and widow

Question 17. Why are you seeking a new home?

The following bar chart shows the reasons for needing a new home. (There were 58 responses to question 17)



Question 18. What type of housing are you looking for?

Some respondents ticked more than 1 box

Type of house	Responses	Percentage
House	48	63
Flat	14	18
Bungalow	12	16
Other	2	3
Total	76	

Other included; extension to existing home

Question 19. Which tenure would best suit your housing need?

Some respondents ticked more than one box

Preference	Responses	Percentage
Renting – Housing Association	25	31
Buying on open market	21	26
Shared ownership – Housing Association	19	23
Shared ownership – private sector	11	14
Renting – private sector	3	4
Warden assisted	1	1
Care available within the home	1	1
Residential care	0	0
Total	81	

Question 20. Does anyone in your household have a disability or have any special needs?

6 of 60 respondents indicated that someone in their household had a disability. These included; mobility problems, heart problems, emphysema and ADHA.

Question 21. How many bedrooms do you need?

Number of bedrooms	Responses	Percentage
1 bed	12	20
2 bed	25	41
3 bed	17	28
4 bed	5	8
5+	2	3
Total	61	

The following bar chart illustrates the type and size of housing needed by respondents.



Question 22. Would you prefer to stay in the village?

56 out of 60 respondents to this question answered yes.

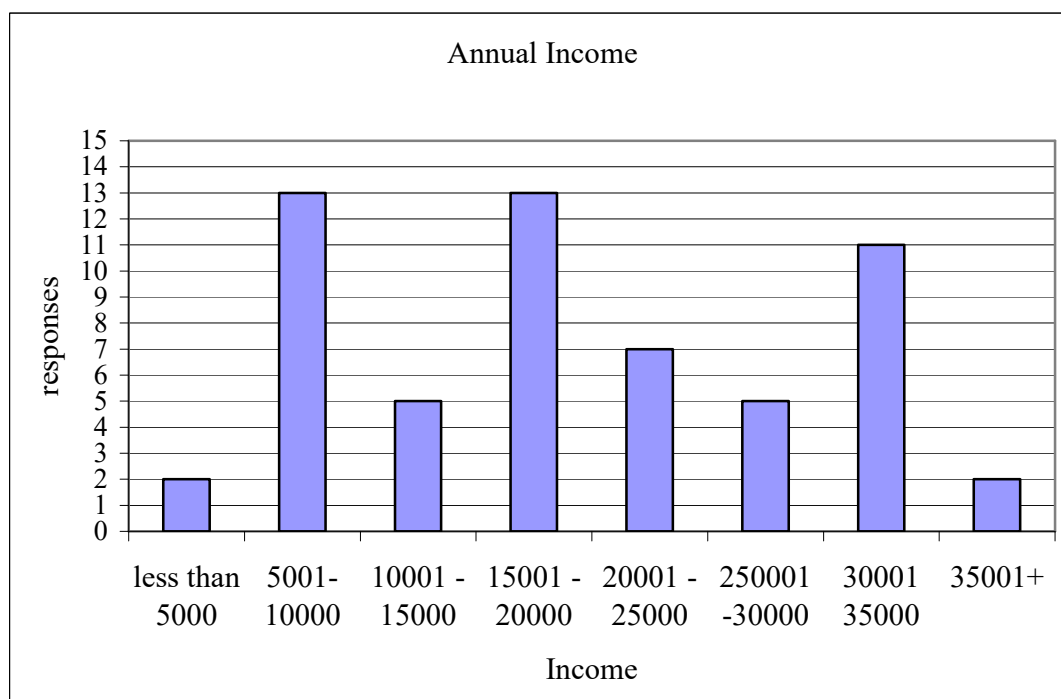
Question 23. How far would you be willing to move away?

Distance willing to move	Responses	Percentage
0 - 4 miles	30	60
5 - 10 miles	13	26
11 - 20 miles	5	10
21 - 30 miles	0	0
31 - 50 miles	1	2
50+ miles	1	2
Total	50	

Question 24. How much rent/mortgage can you afford to pay?

Rent / mortgage	Responses	Percentage
under £50 per week/£200 per month	12	22
£51-75 per week/£225-325 per month	7	13
£76-100 per week/£326-433 per month	13	24
£101-125 per week/£434-541 per month	7	13
£126 – 150 per week/£542 – 650 per month	9	16
£151 – 200 per week/£651 – 866 per month	4	7
£201 – 250 per week/£871 – 1083 per month	2	3
£251+ per week/£1088+ per month	1	2
Total	55	

Question 25. What is your weekly net income (including benefits except housing benefit) or equating gross annual income? Couples should give the total of both incomes



Where net weekly income is given this has been taken as 80% of gross and multiplied by 52 to give gross annual income.

58 respondents provided an answer on their income.

Question 26. Where do you live now?

&

Question 27. If you do not live in the parish, what is your connection?

62 respondents gave a local connection. 56 live in the parish and 6 not in the parish. The 6 respondents who do not live in the parish all have family connections.

Question 28. Are you registered on the local authority housing register?

Of the 58 responses to this question, 9 respondents are registered on the local authority housing register.

7. Assessing the housing need

Local needs housing schemes provide rented and/or shared ownership accommodation for people with a strong connection to the parish who wish to remain living in the parish and are unable to rent or purchase a home suitable for their needs on the open market.

The 67 respondents who completed section 2 of the survey have been assessed to see how their housing needs could be met.

Respondent's ability to afford shared ownership is based on the following examples:

50% share of:

1 bed flat (new build in Maidstone) = £125 000, monthly outgoings = £553.07. (mortgage 383.80 + rent £169.27)

2 bed flat (new build in Maidstone) = 165 000, monthly outgoings = £730.44. (mortgage 506.63 + rent 223.44)

3 bed semi (resale in Maidstone) = 180 000, monthly outgoings = £796.43. (mortgage 552.68 + rent 243.75)

Assessing the 29 respondents who are in need of housing now:

One respondent does not wish to stay in the village.

Three respondents are owner occupiers wishing to purchase a larger home on the open market.

One respondent is an older owner occupier with mobility problems but did not specify the type of accommodation they required or a reason for moving.

Two respondents indicated they are able to afford rent/mortgage over £650 per month and have income in excess of £31 000. These respondents could afford private rented but expressed an interest in shared ownership or open market purchase. These two respondents will be considered further under total housing need.

22 households are unable to afford to rent privately or purchase a home on the open market in Marden.

- 8 x single people
- 6 x couples
- 8 x families
 - 1 x family with 1 adult and 2 children
 - 1 x family with 1 adult and 3 children
 - 1 x family with 2 adults and 1 child
 - 5 x families with 2 adults and 2 children

Single people

All of the single respondents currently live in the parish.

Ages – 1 respondent is aged between 0 -15 years, 4 respondents are aged between 25 – 44 years, 3 respondents are aged between 45 and 59 years.

Reason for seeking a new home – 7 respondents stated first independent home, 1 respondent has private tenancy ending.

Given a choice of accommodation type - 3 respondents prefer a flat, 2 respondents prefer a house, 2 stated flat or house and 1 respondent prefers a house or bungalow. Number of bedrooms needed - 6 respondents require 1 bed accommodation and 2 respondents require 2 bed accommodation.

Given a choice of tenure – 3 respondents prefer renting from a housing association, 5 respondents indicated a mix of tenures including shared ownership.

Of the 5 respondents who indicated a preference for shared ownership, 1 respondent could afford a 50% share of a 1 bed flat priced at £125 000.

Couples

4 couples currently live in the parish. 2 couples who do not live in the parish have family connections.

Ages – 1 couple are aged between 16- 24 years, 5 couples are aged between 25 – 44 years.

Reason for seeking a new home – first independent home, divorce, present home too expensive and setting up home with partner.

Given a choice of accommodation type - 3 couples prefer a house, 2 couples a flat or house 1 couple house or bungalow. Number of bedrooms needed – 1 couple require 1 bed accommodation, 3 couples require 2 bed accommodation and 2 couples require 3 bed accommodation.

Given a choice of tenure – 2 couples prefer renting from a housing association, 4 couples expressed interest in shared ownership.

Of the 4 couples who indicated a preference for shared ownership, 1 couple have sufficient income to afford a 50% share of a 2 bed flat priced at £165 000.

Families

7 of the families currently live in the parish, the 1 family who live outside the parish has family connections.

There are 15 children in total – 12 are aged between 0 – 15 years and 3 are aged between 16 – 24 years.

Reason for seeking a new home – 5 families need a larger home, 1 family is setting up home with partner, 1 family needs smaller home and 1 family is seeking a home due to divorce.

Given a choice of accommodation type – 6 families prefer a house, 1 prefers house or bungalow, 1 family does not have a preference. Number of bedrooms needed – 3 families require 2 bed accommodation, 4 families require 3 bed accommodation and 1 family requires 4 bed accommodation.

Given a choice of tenure - 4 families would prefer renting from a housing association, 1 family indicated renting or shared ownership with a housing association, 1 family prefer shared ownership and 2 families indicated open market purchase.

Of the 4 families who expressed an interest in shared ownership or open market purchase, 1 family have sufficient income to afford a 50% share of 3 bed property priced at £180 000 .

6 of the above 22 households are on the housing register

3 of the 22 households indicated a member of their household has a disability or special needs. Only 1 household specified a disability, which is ADHA.

Assessing the 24 respondents seeking housing in the next 3 years:

3 respondents did not provide sufficient information for an assessment of their housing needs to be made.

3 respondents are owner occupiers looking to purchase on the open market, 2 are seeking a larger home and 1 is seeking a smaller home.

1 further respondent, an owner occupier wishes to extend their current home to accommodate an older family member.

One respondent indicated they are able to afford rent/mortgage over £650 per month and have income in excess of £31 000. This respondent could afford private rented but expressed an interest in shared ownership or open market purchase. This respondent will be considered further under total housing need.

16 households are unable to afford to rent privately or purchase a home on the open market in Marden.

- 10 x single people
- 3 x couples
- 2 x families
 - 2 x families with 2 adults and 1 child
- 1 x other household (2 adults sharing)

Single people

All of the single respondents currently live in the parish.

Ages – 1 respondent is aged between 0 – 15 years, 4 respondents are aged between 16 – 24 years, 4 respondents are aged between 25 – 59 years and 1 respondent is aged between 60 – 74 years.

Reason for seeking a new home - 8 respondents stated first independent home, 1 stated present home in poor condition and 1 respondent has a change of personal circumstances.

Given a choice of accommodation type – 2 respondents prefer a flat, 4 respondents prefer a house 3 prefer either a flat or a house and 1 respondent prefers a bungalow.

Number of bedrooms needed – 4 respondents require 1 bed accommodation and 6 respondents require 2 bed accommodation.

Given a choice of tenure - 2 respondents would prefer renting from a housing association, 1 respondents prefers renting or shared ownership, 5 respondents prefer shared ownership and 2 respondents rent, shared ownership or to purchase on the open market.

Of the 8 respondents who indicated a preference for shared ownership and/or open market purchase, no respondent can afford a 50% share of a 1 bed flat priced at £125 000.

Couples

All 3 couples currently live in the parish.

Ages – 2 couples are aged between 16 - 44 years, and 1 couple is aged between 60 – 74 years.

Reason for seeking a new home – each couple stated a different reason, need smaller home, first independent home and setting up home with partner.

Given a choice of accommodation type – all 3 couples prefer a house.

Number of bedrooms needed – 2 couples prefer 2 bed accommodation and 1 couple prefer 3 bed accommodation.

Given a choice of tenure - 1 couple would prefer to rent (private) or purchase, 1 couple prefer to purchase and 1 couple did not specify.

1 couple has indicated sufficient income to afford a 50% share of a 2 or 3 bedroom property.

Families

Both families currently live in the parish.

All family members are aged between 16 and 74 years of age.

Reason for seeking a new home - 1 family stated private tenancy ending and 1 family stated current home too expensive (private rent).

Given a choice of accommodation type – both families prefer a house.

Number of bedrooms needed – both families require 3 bedroom accommodation.

Given a choice of tenure - both families would prefer renting from a housing association.

Other household

This household is 2 adults (friends) aged 60 – 75+ years, sharing accommodation, seeking a 2 bed bungalow, rented from a housing association.

2 of the above 16 households are on the housing register.

1 household indicated a disability – mobility and heart problems.

Assessing the 10 respondents who completed section 2 but had answered no or failed to answer Q13:

3 respondents do not wish to stay in the parish

1 respondent is an owner occupier seeking to purchase a larger home on the open market.

1 respondent is an owner occupier seeking to purchase a smaller home on the open market.

5 households are unable to afford rent privately or or purchase a home on the open market in Marden.

- 1 x single person
- 4 x couples

Single person

This respondent lives in the parish, is aged between 25 – 44 years and is seeking their first independent home. They would prefer a 2 bedroom house and to rent from a housing association.

Couples

2 couples currently live in the parish. 2 couples who do not live in the parish both have family connections.

Ages – 3 couples are aged under 44 years and 1 couple are aged under 74 years.

Reason for seeking a new home – each couple stated a different reason, retirement, private tenancy ending, first independent home and 1 couple did not specify.

Given a choice of accommodation – 3 couples prefer a house and 1 couple a house or bungalow.

Number of bedrooms needed – 2 couples require 2 bed accommodation and 2 couple require 3 bed accommodation.

Given a choice of tenure – 1 couple prefer to rent, 1 couple prefers rent or shared ownership and 1 couple to purchase on the open market. 1 couple did not specify.

None of the couples can afford a 50% share of a 2 bed flat priced at £165 000

None of the above 5 households are registered on the housing register.

Assessing the 4 respondents who completed section 2 but survey forms were received after the analysis had been carried out:

1 form represented 2 single people

3 respondents are seeking accommodation now

One respondent indicated they are able to afford rent/mortgage over £650 per month and have income in excess of £31 000. This respondent could afford private rented but expressed an interested in shared ownership or open market purchase. This respondent will be considered further under total housing need.

2 households are unable to afford rent privately or purchase a home on the open market in Marden.

- 2 x single people

All respondents currently live in the parish

Ages – 1 respondent is aged 16 – 24 years and 1 respondent aged 25 – 44 years

All are seeking their first independent home.

Given a choice of accommodation all prefer a 2 bedroom house.

Given a choice of tenure all indicated shared ownership or buying on the open market.

Neither respondent has indicated sufficient income to afford a 50% share of a 1 bed flat priced at £125 000.

2 respondents are seeking accommodation in the next 3 years

- 2 x single people

All respondents currently live in the parish

Ages – both single people are aged between 16 – 24 years

1 respondent is seeking their first independent home and 1 respondent is setting up home with partner.

Given a choice of accommodation, both respondents prefer a house, 1 respondents prefers 2 bed accommodation and 1 indicated 1 or 2 bedroom accommodation.

Given a choice of tenure both respondents prefer open market purchase.

None of the above households are on the housing register.

Total housing need:

47 households are unable to rent privately or purchase a home suitable for their needs on the open market.

- 23 x single people
- 13 x couples
- 10 x families
 - 1 x family with 1 adult and 2 children
 - 1 x family with 1 adult and 3 children
 - 3 x families with 2 adults and 1 child
 - 5 x families with 2 adults and 2 children
- 1 x other (2 adults sharing)

In addition 4 respondents who completed section 2 were able to afford private rented accommodation but are seeking a more secure tenure through either shared ownership or outright purchase.

With limited opportunities for rented accommodation in the parish these 4 respondents should be included in the calculation for shared ownership accommodation.

- 1 x single person
- 1 x couple
- 2 x families
 - 1 x 2 adults and 1 child
 - 1 x 2 adults and 2 children

In order to forecast the number of affordable homes required in a parish to meet local need in perpetuity, an indicator used by many local authorities is the need must be at least two to three times greater than the number of properties eventually built.

8. Recommendation

Using the above results it is recommended that up to 25 properties would fulfil the existing and future affordable housing needs of local people in Marden.

A mixture of property types could include

- 9 - 13 x 1 bed
- 7 - 11 x 2 bed
- 4 - 6 x 3 bed

8 respondents are able to afford a 50% or greater share of a suitable sized property based on the examples given.

A mixture of rented and shared ownership properties in the proportion of 80% rental and 20% shared ownership across all sizes of property would provide a scheme of mixed tenure.

The number of properties that can be built in a local needs housing scheme will be dependent on the identified need and the size of any possible site.

APPENDIX M1

CONCERNS ABOUT LOCAL NEEDS HOUSING

- If a development was built to accommodate families, the issue of schooling in the village would only get worse. As the local school cannot cope with the demand from existing families how could it cope with more.
- If land already classed as residential - ok. But not on land currently agricultural.
- Depending on whether I agreed it does meet local needs and isn't just a way for a small group of people to make lots of profit.
- Village amenities, e.g. schools, doctors, shops, utility facilities inadequate. Houses that have been built recently, too tightly packed in small areas.
- Building works need to be contained within the village.
- Farmland/orchards have already been lost due to developments.
- Not to be overlooked. Village infrastructure, size of school, GP practice, water pressure, sewerage etc
- The population of Marden has more than doubled over the last 25 years but without any upgrade of the basic utilities. We have the same size school, the same drainage, the same water supply. Further development without a dramatic improvement to all these services would be a disaster.
- Marden would become a them and us village often causing jealousy including vandalism and anti social behaviour. Keep Marden as it is why not concentrate on litter and speeding.
- Marden could not sustain a larger population - drains, school etc. We moved here because of surrounding countryside and we would object strongly to this being sold as housing land. Already feel there is correct mix of estate and non estate housing.
- The primary school admissions for September 2005 have already been compromised and I can only see the situation worsening with the addition of more housing in the village. This would be just one area with cause for concern.
- Marden is a village and should stay as such, unnecessary growth, without a massively increased infrastructure would only add to the anti social problems we already have.
- We have beautiful countryside and must not build on it. Also, the infrastructure of the village would not support loads more people, i.e. shops, schools etc. However affordable housing is a major problem.
- Enough developments already for school and doctors to cope with.
- I would be concerned if there was major development generally. Local amenities cannot cope with current demand, e.g. schools, roads, GP.
- Too many young people.
- However I would object if further development was allowed outside the village in any direction and/or it spread on to agricultural and green belt land. Because of recent almost inexplicable decisions I have a horror of Marden becoming all ribbon developments up to Winchelt Hill from west end and along the Plain etc and joining Staplehurst.
- Obviously the type of houses would be for families and when there are already problems getting your children into the school here it would be absolutely ridiculous to build more houses. It would cause no end of problems. This is supposed to be a village and to keep expanding would make it more of a town.
- The medical centre and school are overstretched already any more development will add to this.
- Lack of places in school for children currently living in parish.

- If it brought an undesirable elements to the village. If is brought too many children - school already over subscribed.
- Any more houses would just perpetuate the problem of overcrowding as in other areas experience. The additional houses mean more increase in young families/people so more will be required for accommodation in the future and ruin what is a quiet rural village with a strain on facilities.
- The parish is big enough now, and has steady been losing its sense of community over the years as it grows.
- Location - type of housing - dumping ground for housing association.
- Village has enough housing already.
- Infrastructure to support additional housing is not in place i.e. school can't meet needs at the moment, parking locally often a problem.
- The report that not enough places for Marden infants to go to the local school.
- I have no objection to any reasonable development as long as support services are able to cope. For example, the recent problem with village children not getting places at the village school.
- Over development of village. Lack of space in local schools.
- Junior, senior schools would not be able to cope plus doctors and hospitals work load would be to much. The train and bus service are terrible.
- Because no thought has been made in the past about other facilities, e.g. houses built on estates but no thought or planning on additional school places which is now ongoing a great deal of the village.
- Too many houses already - services can not cope, i.e. sewers, school, local transport, nothing for jobs to do except drink outside Alldays - don't encourage more people.
- What sort of development? What function? Where would it be? Cannot say "no", not enough information.
- The village is small, the primary school/shops/station etc are enough to cater for the village now. Any further building will put a big strain on its resources.
- Lack of work, unmarried mothers and yob culture. The Cockpit is now full of these people. We don't need more.
- Housing for local needs only. Primary School in the village is already over subscribed with children being sent to other village schools. New families with young children in the village would only exacerbate the problem.
- I have a long garden and I would not wish houses (etc) to be built closer to my house.
- Schools - over crowded, village children unable to get into school, doctors - over worked. Flooding in and around village, drainage. All these need sorting out before more housing goes up.
- This would spoil rural life here. Poor roads. Poor parking. Schools cannot cope with current housing, let alone more.
- Over crowding in the SE of England should be reserved as much as possible - not added to.
- Unable to comment since nature of development not known.
- We do not have the infrastructure to support more housing, the medical centre is full, the school can't offer places to children in the village and you are about to restrict parking in the car park. There is no police officer in Marden full time, no activities for the young.
- The village is already large enough. Bringing more traffic to the area would not help. Supply and demand are key of course if properties were to be built buyers would be found and if sold at less than the market value, purchasers could make a profit in the future. Unless restrictive covenants were introduced to limit the market (i.e. could

only be re sold to an existing resident of Marden of say min 5 years+) would not provide a long term benefit.

- But where do all the children go to school?
- We already have 2 large developments in the village, Cherry Orchard and Cockpit, we want to remain a village therefore we have enough housing and business premises already.
- I feel that the roads to and from Marden have enough traffic all day long - especially with the very large lorries.
- Too much demand on existing resources e.g. water - 20 years ago water pressure was much stronger, e.g. I could water my veg plot from one position with sprinkler and now need to move it 4 times. Too much demand.
- School is already having a problem with the new intake. Car parking is already a problem - station and other car park full most days.
- Where are you going to build these houses?
- The primary school is not large enough to take any more children
- Depending on the style.
- Living in the area of Marden that I do, there is a lot of trouble and also rubbish, more families means more of the same and loss of the countryside and wild life.
- Where or when - need to consider services etc and traffic involvement.
- Lack of school and infrastructure, extra pressure of medical needs and employment.
- I would only agree to new housing on brown field sites. The countryside must be preserved, there is more than housing needing to be thought about - if population is growing are there jobs etc to sustain the population if not the population has to move to other areas where there is housing.
- No space at local primary school.
- Would need to be in keeping with area and where there are services and facilities to hand i.e. within or at edge of Marden village.
- The primary school is already turning away 5 year olds who live in the parish. The amenities are over stretched already.
- Medical facilities, school facilities, utility services, flooding, station and bus services, local parking, affordable housing becomes non affordable when sold on.
- Great care must be taken to protect rural characteristics of Marden and large sprawling estates would simply create another Staplehurst or Paddock Wood and greatly reduce property values.
- Village expanding too fast and eating into surrounding countryside, school/medical services could not cope with more and more residents.
- We should be re-developing existing housing - how can the village possibly cope with an influx of e.g. family housing, which of course the primary school clearly cannot cope with.
- There are already many young families in Marden - some of whom are coping with a family of 3 or 4 in a 1 bed flat - let's improve their quality of life.
- Provided it is for local people and not Maidstone's.
- I feel Marden countryside must be maintained for village life to continue. We feel building houses are losing our countryside and affecting our farming community.
- If more homes are built, that would mean more children and the local school cant take the existing children so would be even more oversubscribed.
- No room to build more homes. No places for pupils at school this year.
- New homes not wanted or required.
- Recent housing added to the village has met demand. Strongly object to any more building on land deemed suitable for developments.

- If we wanted to live in a built up area we would live in a town.
- Location, appearance, scale, access, amenities, primary school oversubscribed.
- It would depend how large and where the development would take place.
- Lack of school spaces - medical needs - sewage disposal - which is an increasing problem - increase in housing needs - more traffic on narrow class c roads and village congestion.
- I don't object totally. What I do object to is every available plot of land having houses built on it. For example Paddock Wood. Marden is a lovely village and should stay that way.
- Modern developments are more about occupancy per square meter. Any development needs to meet a more local/rural aspect with space for greenery, space for cars and a low density development.
- At present Marden is just a village, to increase would make it into a town which is not desirable. Services and utilities need to be increased, medical, school. Water, sewage etc.
- Further development will comprise the character of this village, as a peaceful friendly rural community.
- Unfortunately Marden has its share of yobs and any development would have to be kept away from areas where old folks live. Marden old folks live in fear as intimidation is quite evident even for those not quite so old. Clean up Marden.
- Marden is a village and I think it should remain so. It should not become a small town. Doctors will be under even more if pressure than they are now and then the next thing to spring up would be a super market.
- Lack of necessary facilities - doctors, dentists, public transport.
- As a family living in the area, we were concerned that a large number of children did not get places in the local school. Until the infrastructure can support further development we would object. Also concern about traffic in the village.
- Only yes if I thought it was the thin end of the wedge leading to a continual growth of housing resulting in Marden becoming almost a small, badly planned town like Staplehurst. Consideration would have to be given to the school which is already at its limit with pupil numbers.
- If family homes are planned for the village there may be an increase in problems getting school children of the families into Marden Primary School as a 1st choice. More family homes will have a knock on effect on school pupil intake problems.
- Marden would become too big and lose its village atmosphere.
- School already over subscribed. Not an efficient means of transport to Maistone am to pm.
- No parking and the amenities that they need are built with them.
- Depends on where and type of development. Marden is a small village and will find it hard to develop more housing in and around town centre.
- I chose to live in Marden as it is a quiet village. Large towns/housing developments bring about an increase in crime. If more housing is to be built what other facilities will be made available to keep people off the streets. I think all elderly people who want to live in Marden already are but I think sheltered housing would be a good idea (for elderly people who do not want to leave Marden but cant cope on their own.
- Concern is regarding schooling and medical care - if future school intakes are large and distance from school is used as criteria it is fair to say many existing villages may not be accepted to the school if many new homes are built.
- Too many people short of room - great the way it is.

- Lack of school spaces. The water flow is bad now it would be intolerable if it had to supply even more houses. Traffic would be much higher.
- I would be concerned for houses that were being sold for profit perhaps housing association where help can be given to young local families to stay in the area.
- Affordable housing leads to crime - see local survey and crime. Rate figures where affordable housing has seen second generation. It would also harm the village /rural society - working example is the Cockpits.
- Cockpits is an example - problematic all the time. If village locals only might be different.
- Whilst it is appreciated that young families need help in the current housing pricing climate, it is questionable that Marden has appropriate infrastructure to cope with an increase in population in particular schooling, cars on road and appropriate policing/ambulance service.
- All depends where it was built.
- Depends on development. Affordable housing - people on benefits/unemployed. I do not want these kinds of people hanging around the village - not contributing to society.
- Marden is already at maximum capacity and its infrastructure cannot cope with any further expansion.
- Lack of utilities, i.e. water, poor to appalling roads, lack of general maintenance, abuse of parking in the village.
- Urban sprawl, no defined village boundary cheap houses knocked up with no thought to infrastructure, roads, schools etc.
- Main drainage is a continuing problem and further development will not help this. Roads are in disrepair; more houses will create more traffic. We need to keep rural areas.
- Services, i.e. schools and doctors are already stretched.
- Depends on development where and what.
- Depends on the definition of local needs. Too much housing in a confined area brings its own issues especially when combined with a lack of social infrastructure.
- Any new development local needs or not will have a significant impact to the current residents, quality of life and infrastructure. If we object to new houses being built why make an exception on the grounds of local needs.
- I think it would need not to be too dense - the Cockpits area is unattractive and anything that size and character would spoil the village.

APPENDIX M2

SUGGESTED POSSIBLE SITES

- Thorn Road.
- Between the houses and the garden gates in the Goudhurst Road. The other side of the station/railway line.
- Any suitable brown field sites or infill. No green field sites should be used.
- Start with infill - encourage/enforce developers to build several smaller/cheaper homes than the usual very few/expensive homes.
- Closer to Collier Street school perhaps.
- Goudhurst Road or Thorn Road.
- Tomkinsons Transport yard off High Street.
- Why not some in Battle Lane, or Thorn Road but not for privileged pockets.
- Unused brown site for new development with access to station and bus routes - Not where access may be difficult or congested.
- Not too far from village centre.
- Tomkinsons yard, behind Church Hall.
- Plain Road. Back towards Stanleys Garage.
- Within current built up area.
- On Staplehurst Road - backing on to railway line field near to hockey ground which adjoins incoming road from Staplehurst to Marden.
- Tomkinson's yard, Howland Road.
- Over the back of playing fields by the new estate. Goudhurst Road way.
- Village outskirts.
- End Pattenden Lane/Albion/Stanley Road.
- Land north of railway as to its proximity to station. Marden village is spreading too far south.
- Not on green belt land.
- Pattenden Lane - this industrial area causes a lot of damage as this village does not have the infrastructure for the lorries - it would be much better if it were used for housing.
- Near Cherry Orchard estate - so it's near village.
- Tomkinson's yard high street.
- Land next to and behind Meadow Way. Howland Road. Church Green. Site of the Chequers Inn.
- Approach residents of Providence Chapel about buying their garden to put 4 bungalows for older people.
- To the rear of Meadow Way adjacent to rail line, Church Farm, Maidstone Road.
- Maidstone Road area of Marden as too much congestion in village, so build north Marden, Church Farm area.
- Off Plain Road behind Stanleys Estate.
- Tomkinsons yard.
- Tomkinsons yard. Pattenden Lane and that area. Extending existing housing estates to create different needs priced accommodation. To survive a village needs younger active people who live/work locally.
- Ballards/chequers and rear land church green, car repair shop, church green (ex taskers). New recreation ground to south of pond and housing on existing recreation ground.
- Any unused (fallow) - (supplemented) farm land.

- Easy reach of transport and school.
- In yard behind Unicorn - ideal for sheltered housing. The Willows site.
- Rather than add to existing villages, maybe whole new communities/villages should be considered.
- A lot of knowledge and thought is required when choosing sites. The more earth that is covered the less drainage. Positioning of sites to prevent more flooding is important.
- Stanley Road, the other side of the hockey pitch.
- Should be within existing village boundaries.
- On any brown field sites, near to the village as possible to take into consideration that some people may not have access to transport.
- I'm sure you already have sites picked out
- Outskirts of village.
- Better to develop plans like Ashford where there is more potential for people e.g. jobs, facilities, hospitals and schools.
- In fill back of playing field.
- Amhurst field - at the end of Howland Road by Stone Pit Farm.
- Pattenden Lane, Marden cricket and hockey field (behind).
- There are 2 plots of land coming up for auction on 20th July.
- Within reach of village amenities, transport etc.
- In town where there is support and activities
- If affordable housing were to be built (I'm assuming studio/1 bed flats) why not next to Alldays/Old Railway pub (in the old garden).
- Towards Maidstone or Plain Road
- In filling/the willows, church green field behind hockey area.
- I think the village needs to be opened up a bit as we seem to be encouraging "ghetto" type living, maybe some rural development.
- Close to centre of village.
- Stanley Road - end of Cricket field.
- Continuation of Cherry Tree Estate.
- Howland Road.
- Brown field sites.
- Between Stone Pit Farm and South Road.
- On the site of the turf farm.
- We already built on land available 7 years ago. Marden is more a town now than a village.
- Small developments would be simple to accommodate.
- Close to centre for older people and sheltered housing outskirts otherwise
- On the outskirts of the village
- Thorn Road, Howland Road towards Style Bridge. Goudhurst Road and Underlyn. Depends on land available.
- Goudhurst Road. End of South Road.
- Not in an already built up area.
- Within walking distance of village centre.
- Tomkinson's Yard. On the edge of the envelope - infrastructure must be watched.
- Fields off Goudhurst Road on right hand side going to Goudhurst.
- Just north of the railway between Maidstone Road and Pattenden Lane. Off Stanley Road/South Road/Howland Road.
- Near the station.

- A field on the right hand side past the last house down Howland Road.
- Small developments around the village, i.e. Pattenden Lane, Howland Road.
- Depends what the development is and its size.
- If infrastructure issues resolved, further development should be on in-fill sites within village boundary that exists or unused industrial sites.
- There are no areas of reasonable size within the village so the only places would have to be what is currently farm land.
- Linton View.
- Next to Cherry Orchards.
- Where they plan 21 warden homes for the old.
- Unused farm land on outskirts of village carefully vetted so that there is appropriate balance between accommodation and rural amenity or infill where appropriate.
- Extend Cockpits into orchard site at the back.
- Within walking distance of the village.
- An extension of south road - Howland Road east end of village.
- Only land nearby is farm land.
- Church Farm Marden as this position is accessible to the road and railway. (As this is government policy to use railways).
- By the railway station. The old stables squash court - homes near The Grange.
- Paddock. On Maidstone Road near railway opp. Marden turf.
- Mr Hollidays Field - possibly already earmarked by Maidstone Borough Council.
- Within existing village boundary or close to it.
- Industrial estate, redevelop unused units.
- Central and brownfield sites if available.
- Marden is becoming packed, rather than all in one area. Perhaps consideration for Marden, Thorn, Wanshurst Green.
- Reluctant to suggest development location.
- Land at Thorn Road, Marden opposite the development on corner of Plain Road.
- Plain Road area.

APPENDIX M3

COMMENTS ON PARISH'S HOUSING NEED

- It is essential that even in the case of infill development that developers are encouraged to provide some sort of community benefit, be it a bench or flower bed to a new drainage system or extension to the school. Developers should take new design statement into account.
- The Parish Council is part of the problem - its objects to extensions which add bedrooms and development of infill sites - even when no neighbours object.
- I appreciate that housing is scarce for young people but I fear that another new development and maybe extending the school would be detrimental to the current changeover of the village and we would be in danger of turning into another Staplehurst.
- Yes - too much rented accommodation is being bought by tenants, Example - I know of one flat being rented by a tenant who already owns and rents out a 2 bed house in Tonbridge - value £190,000. This person can work but chooses not to, and will buy the flat in Marden to sell on. Approximately £150,000 profit from tax payers money. This is not acceptable. You must check tenants financial backgrounds thoroughly before allocating them accommodation.
- No more family homes, as school and facilities are unable to support current demand.
- Renting is high cost as only private landowners or houseowners have any available. How about making select mobile home small sites as they have at Watlingtonbury or even the old fashioned pre-fab dwellings, keep costs low and maybe the younger generation would stand a chance.
- The effect of additional housing must be taken in to account on medical services, on roads, rail, schools, general services must be permanent structures not mobile units. If all can be accommodated then they should proceed.
- Not enough rented affordable houses. Stop expensive houses being built.
- We desperately need and have needed for a long time, a lot of young people setting up home for the first time have been forced to move away as commuters have forced house prices up, shared affordable housing would enable people and their families to remain in village thus maintaining village life and employment.
- Housing for young couples with family of 1 or 2 is so important to keep our village alive and well balanced. My daughter was forced to move away simply because of the cost. Her and her partner's salary probably would not mortgage a garage in Marden!
- As you would already know it is extremely difficult for young people to make a start on the property ladder, which is why affordable starter homes for first time buyers should take priority over any other developments.
- More 1, 2, 3 bed houses because of the severe shortage not just in Marden but generally.
- Middle aged people need affordable housing to. My partner and myself pay £500 per month plus all the other bills. When we needed help due to illness no one wanted to know so we need more affordable housing.
- We need affordable housing market properly to buy in the price range of £120,000.
- Affordable housing either rented, part-owned or mortgaged is needed all over the country but particularly in areas like this where wages do not match mortgages.
- We need more 3 bedroom housing in the village.
- We need to preserve a balance of society to keep the village alive and not a commuter/executive housing estate that only lives at weekends.

- My 2 year old daughter and I are cramped in a 1 bedroom flat both sleeping in the same bed I would love for her to have her own room for toys etc but have been told she could still be like this till she is 15.
- More affordable housing for a start, don't need new £600,000 houses.
- Affordable housing for low income people first time buyers.
- Yes, its right to have allsorts of housing for various people, as a 1st time buyer, my house is perfect, Yes I would like a bigger place but who doesn't? If you let people get away with it, they will abuse it! Keep the spongers out, Marden will suffer if you don't mark these words.
- At the moment Marden is still a village. It would be devastating to think of Marden becoming another Staplehurst.
- Local people whether they are new or old tenants should have the choice and opportunity to stay local if they wish for that - especially young people leaving home.
- We need affordable housing. I would have to earn the thick end of £60,000 a year to get a small house around here - out of the question.
- What are the local needs? We're asked to complete a survey which suggests there are problems but I don't have the facts. What a waste of public funds.
- Reduce the amount of council owned houses.
- I do not know enough to comment objectively but realise there has been/continues to be a large influx of people occupying the local authority/cheaper dwellings.
- Schooling, medical care and drainage must be improved if any new housing developments are to be carried out.
- The social housing in the village should be for village residents, not people from outside the area, i.e. Maidstone/Chatham.
- Marden is too big to be small and too small to be big - it needs to grow north of the railway to mirror the size to the south with new school and supermarket incorporating by-pass for lorry access to Pattenden Lane.
- A fix necessary that's long overdue!
- Housing needs to be retained in parish and not sold off.
- People should be actively discouraged from having too many children so (set a limit). Also resist the influx of immigrants, refugees and foreign nationals, this could help lessen the problem, which we subsidise in our taxes. The council could prevent houses being bought to rent out at high rates.
- Its not housing the village needs, but recreational facilities in the heart of the village set in pleasant and relaxing surroundings. But I guess housing generates more income for the government.
- I find there are many flats and houses to rent already in the village.
- The need for a market of truly affordable housing for first time buyers is urgent.
- Any increase in numbers of inhabitants should be accompanied by an increase in infrastructure e.g. school size, water supply, transport considerations etc.
- Facilities are overburdened as it is without extra development.
- If houses are built for family use then the infrastructure must be improved to cover requirements for schools, doctors, etc. Marden school is already over subscribed.
- Marden is over populated as it is.
- There is no chance of people on modest income ever being able to afford to buy a house in the parish. So building affordable homes is an urgent need. It is time the arrogant and selfish views of nimbys were over ridden.
- Small developments of new housing are okay, we do not want any new large estates.
- Must have infrastructure first, water sewage schools.
- What is needed is genuinely affordable housing.

- Building more housing is a need and therefore inevitable that our concern would be for the infrastructure - places in the school, doctors etc.
- There should be no further building of houses in the parish until the infrastructure of the village is developed to cater for an increase in the inhabitants, e.g. the village school can not accept all the village children at present yet further building continues.
- Council property was for people who needed affordable rented property - not a cash in value for tenants to buy more than one property and rent out the other as happens here. These estates are a disgrace.
- If we build any more houses this will be a town not a parish. It already is an overcrowded village.
- I feel enough development/housing has been done in the last 10 years.
- Encouragement/grants to adapt housing so that people do not have to move.
- I would like the bungalows in Caunting Road to be for elderly, Marden residents, as was first intended.
- Any development should ensure that sufficient places at the village school are made available for the inevitable increase in the number of children. Shipping the 5 year olds out to neighbouring villages is not acceptable.
- Young people should be able to buy or rent property locally - too expensive at the moment for first time buyers.
- It would be a shame to spoil what is a lovely rural village with more houses.
- Unlike Mrs Thatcher selling off housing stocks, affordable housing should be retained.
- Over stretched services, lack of adequate water supplies, traffic over density lead me to feel that more housing is not a good idea.
- The level of anti social behaviour seems directly linked to any increase in "sheltered housing", flats/bedsits for single mothers and long term receivers of welfare and benefit payments.
- There is already diversity in the village accommodation its no more people we need as it will spoil the community and create social problems that the community cannot cope with.
- It is important for the community that families are able to stay in the village where they have grown up if they wish.
- Adequate off road parking (i.e. more than on recent developments) would be essential as well as higher control on parking in the centre of the village to cope with the increased number of residents. Given that many residents are commuters (by train) an adequate service from the station must be maintained.
- It would be a great shame if green field sites were to be built on. In fill is the key on a small scale as being carried out down Albion Road (x 5 small houses). Large scale development needs to be avoided otherwise Marden become too big and so lose something quite special. This was the reason we moved here some 3 years ago.
- Any development must have/bring with it improved amenities, new school! Better, parking. Sewage improvements - water.
- There should be affordable housing for local people but if the village is to grow there must be increase in infrastructure, e.g. school - policing etc. Public transport.
- No objection as long as local amenities are adjusted accordingly, .e.g. schooling, doctors. There is no point adding more houses if no places at school for children. Also train and bus facilities.
- The infrastructure of the parish will need to be looked at. There's no point in building more housing if drainage, schools, and other amenities cannot cope.
- If you can buy cheap land tell us so we can all have some.

- Make sure before any more houses are built that schooling is sorted out for local children.
- No doubt schooling could be a problem with more families needing a local school.
- Something for mothers with younger children and something for the teenagers to cut down on the noise, rubbish and behaviour which only happens because they have no where to go.
- We have adequate needs apart from sheltered.
- As with so many villages, the young find it very difficult to remain in the village when they start a family.
- Stop 4/5 bedroom houses being built in the village. Build smaller homes for people who want to join in village life.
- New homes would fundamentally change the village for the worse.
- There are no more suitable areas left. Building on land deemed suitable for development would only ruin characters of village.
- Limit the number of existing houses being extended to keep a reasonable number of small houses. Provide adequate parking spaces - stop garages being converted to enlarged living rooms.
- Recent building in the village has negatively impacted on traffic, parking and appears to have affected water pressure adversely.
- Only that whatever was considered keep us a village.
- Please don't destroy any more woodlands and fields, as is happening around Ashford.
- Affordable smaller houses for buyers (not council or shared ownership) are required to keep local people in the area rather than yet more big executive houses.
- Do not need another Cockpit, small developments at affordable prices not council owned.
- The parish should monitor housing and not let people from miles outside the parish to be housed or we will end up with another infamous estate in Marden.
- Don't increase the size of the village so it will change the overall character of the village have a negative impact on environment, or result in an infrastructure that can't cope.
- The majority of people live here because they do not want to live in a town/urban environment. Any progress would have to be sensitive to that. It would be excellent if young, first time buyers could get a foot on the housing ladder locally so that they have the option of living/returning to live near their parents/relatives. Also elderly relatives need the option of moving into the village to live near their own children.
- We have very few affordable private bungalows in the village for elderly people. Provided it was in the right area and with suitable infrastructure, i.e. drains, water supply, schools, doctors.
- The cockpits is a much nicer place to live but the housing people in Maidstone seem to put people from Maidstone in the flats instead of local young people. Pull down the flats and put houses there.
- Improve don't cheapen.
- All houses should have two loo's 1 up and 1 down - for when you get older.
- I feel that at my time of life it would be presumptions of me to have an opinion.
- Do not try to develop all housing needs in the same area but above all any approved development must consider existing roads, schools, sewage, commuting to London, places to parks etc.
- More new family type homes has to mean bigger headcount at schools, i.e. extra classrooms.

- Not enough affordable housing for young local families to purchase. Too many large houses being built which only people from outside the community can afford.
- Any development should be carefully monitored local needs only, awareness that certain facilities cannot cope with increasing numbers i.e. primary school places without enlargement.
- The need for schooling and highways, paths etc should be thought of before any housing stock increases.
- Housing for people who work in the parish, or who were brought up in the parish or family connections.
- Small scale development blends with the village character and that does not outstrip services and resources.
- First occupiers would find great difficulty resisting the huge temptation to sell and take a profit - if we are not careful.
- A lot of friends find it hard to find affordable housing.
- More affordable houses for our younger villagers not so much these 4 - 5 bed which are out of reach for those trying to start their first home.
- Housing is too expensive - especially for local young people to remain in the area.
- Too many new houses built for rich newcomers. Large number of new children needing school places. Local long term Mardeners not being able to get their kids into the local school. Low cost housing needed.
- 2005 - 6 village children did not get into Marden primary. This is no longer term solution. 2006/07 will be just as problematic. Where are the extra school places?
- Families that work in the village should have sole access to any new houses young or families.
- Any further development would need to be in conjunction with improved transport links.
- There is a need for housing for the young.
- We do not feel we have background of the housing demand or present availability, to be able to fully answer.
- As long as public services not affected, i.e. schools large enough, medical centre, dentists etc. They don't use their cares for everything.
- A range of housing for the young and old needs to be considered. This will benefit local families with their young and old being nearby.
- Not aware of any housing issues in the parish. Council is poor at maintaining the grounds as it is so I would have concerns about more developments.
- It would be a mistake for Marden to grow as has Staplehurst, as it does not have sufficient local amenities. Staplehurst is too big for the village. At the moment Marden isn't but could easily be so.