



**REPORT ON HOUSING NEED
BEENHAM**

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Report Summary

Beenham

The Rural Housing Enabler's role is to work with rural Parish Councils to identify local housing needs and means of addressing them.

The survey questionnaire follows a national standard, agreed with the Parish Council and was delivered by Parish Council volunteers in April 2013 to all households in the Parish.

From the responses the following can be determined:

- 28% of the forms were returned (130/471 households).
- 77% (95) of the responses indicated that they would be in favour of development of a small scheme to meet local needs. 27% (27) were against.
- 11 of the returned responses represent a genuine need for an affordable home in Beenham; the West Berkshire common housing register indicates there are 19 households on the waiting list with a local connection.
- Of the 10 are currently resident in Beenham, the other 1 has lifetime connections to the village
- There is considerable aspiration for home ownership, however little evidence that this is achievable given income and prices.
- The need is for a mix of social or affordable rented properties as well as some shared ownership properties.
- A rural exception site development of 6-8 units could help to provide more affordable and sustainable housing options for people in Beenham with the primary need for 1 and 3 bedroom properties.

A survey of this type provides only a snapshot in time. The findings are an indicator of current housing need in the parish. Any decision to progress towards development of a rural exception site requires the support of the parish council and further community consultation. While some sites were suggested in this survey, no landowners have been contacted and no sites have been assessed for suitability.

Introduction

The Rural Housing Enabler Project and Rural Exception Sites

The Rural Housing Enabler (RHE) for Berkshire came into post at the Community Council for Berkshire in September 2005. The purpose of the Rural Housing Enabler project is to work with rural parishes in Berkshire to help them to identify whether there is local need for affordable housing. Where there is need for affordable housing, the RHE liaises between the community, the local authority (West Berkshire District Council) and other appropriate experts (e.g. Housing Associations, Landowners etc.) to facilitate the development of rural exception sites with affordable housing for local people to meet the needs of rural communities.

In 2010 a scheme of 16 homes for local people was developed in Hungerford, 8 units on Parish Council land in the green belt in Wargrave, and in December 2011, 7 units that compliment an existing scheme in Chaddleworth.

Rural communities need to be proactive about meeting their own needs, which can help to maintain the balance and sustainability of a village. This is particularly important given the 'localism' agenda of the coalition government. Increasingly parish councils will be expected to take a more active role in the delivery of local services; this can include housing through Community Right to Build.

Any large development includes a percentage of affordable housing. However, this housing goes towards meeting the statutory needs on the local authority housing register, and not the needs of people with a local connection to a particular village in the local authority. There are currently 3,635 households on the West Berkshire District Council Common Housing Register.

Generally there is limited development of housing in rural villages; local housing needs are met principally through the use of 'rural exception site developments.' These are sites that would not normally qualify for planning permission, but may be given exceptional planning permission provided the development is small (generally about 6-12 units) and meets a proven local demand. Local need is proven by means of a current housing need survey such as this one.

Provided there is a proven local need, the National Planning Policy Framework sets out national guidance on rural exception sites.¹ The NPPF replaces previous National Planning Policy Statements and came into effect from the 27th of March 2012.

Affordable housing on a rural exception site differs from the affordable housing that is built as a percentage of regular open market development. It is **reserved for people with a local connection to the village and is maintained as affordable housing for local needs in perpetuity**. There is no right to buy on these sites. However, the NPPF has introduced the possibility of a very small element of housing on these schemes to be available to sell in order to help finance the development of the

¹ See Appendix 1 for national and local policy references, however note that changes took place in April 2012 when the Localism Act and the National Planning Policy Framework was implemented.

affordable homes. See Appendix 1 for West Berkshire District Council Policy HSG11 (saved) – Provision for Affordable Housing on Rural Exception Sites.

Local housing needs can also be met by forming a Community Land Trust, whereby the local community takes full responsibility for the funding, development and the subsequent management of a scheme designed with the express aim of benefiting the community.

The proposals in the Localism Act and planning changes outlined in the National Planning Policy Framework provide increasing opportunities for parish councils to have more responsibility in planning decisions and delivery of local services. The Community Right to Build gives a community the right to build housing and / or other community amenities to meet identified local needs, provided the community can meet a number of prescribed criteria. In addition there have been significant changes in the way affordable homes are financed due to reductions in public subsidy. All of these changes will have a significant impact on the way affordable homes are provided in the future.

What is 'affordable' housing?

"Affordable housing" is housing that is available for people who cannot afford to rent or buy houses available on the open market. Traditionally affordability has been based upon housing costs not exceeding a third of monthly take home pay. Affordable housing encompasses social rented housing, the new 'affordable rents' which are set at up to 80% of open market rent; shared ownership and similarly subsidised schemes sometimes referred to as intermediate housing; and may include low cost market housing. It may be part-funded through grant from the Homes and Communities Agency or subsidised from private market housing development.

In rural villages where there are significant development constraints, very little private market housing is built and therefore, little if any, affordable housing. Many of the old council houses have been sold as a result 'Right to Buy' legislation, leaving few affordable housing alternatives for people on lower to median incomes. This can result in the gradual decline of communities, where young people and lower paid people who provide local services are priced out of the market.

Rural exception sites are generally the only way to provide, and reserve homes for local people, that can no longer access homes in rural villages. Properties on a rural exception site are reserved for local people. These conditions are stipulated in law, in perpetuity. Some of the changes outlined above may mean that exception sites in the future will require a small element of open market homes for sale to finance the development of homes for local people. This should not be viewed as negative thing as the provision of a balanced range of homes for sale and rent can meet the wider needs in rural communities. Homes for rent or for part ownership are still reserved for local people in perpetuity.

Any community that decides to develop under the new Community Right to Build orders or under the Community Land Trust model has the same ability to preserve homes for local people in perpetuity.

Beenham Context

Based on 2011 Census² Beenham has a population of 1,197, living in approximately 471 households. This is an increase on the 2001 Census which showed population of 982 in 466 households.

Beenham is characterised by its location in the North Wessex Downs Area of Outstanding Natural Beauty, and sits on a ridge overlooking the Kennet Valley with the A4 roughly marking the southern boundary, apart from a small area south of the A4 at Aldermaston Wharf where it shares a boundary with Aldermaston and Padworth. Most recent development has taken place at Aldermaston Wharf.

Beenham is mid-way between Reading to the east and Newbury to the west. The main settlement envelope is located along the top of the ridge, with the small additional settlement envelope at Aldermaston Wharf.

Proximity to the A4, M4 and rail station at Aldermaston Wharf make this a very desirable area to live for commuters. There are limited bus services to the village, but regular buses along the A4 running between Newbury and Reading.

Other services in the village are limited. There is a local primary school, St Mary's Church and the popular 6 Bells Pub. There is no village shop or surgery.

There are some significant areas of woodland in Beenham, including Old Copse which is a designated SSSI (Sites of Special Scientific Interest).

There are a number of local industries including Marley Roof Tiles, and the Grundon's gravel extraction and waste management site. According to the 2011 Census, the large majority of the Beenham working population commute to work by car (74%). Though 71 people of working age indicated that they work mainly from home, an increasing trend (10%).³

Beenham is identified in the Statutory Instrument of 1997 No.625, The Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the South East) as a Designated Rural Area. This instrument qualifies Beenham as rural. Further as a result of this designation the rights of tenants with long leases to enfranchise (buy) and the right of tenants of registered social landlords to acquire their homes under section 16 and 17 of the 1996 Act do not apply.

This legislation is important for 2 reasons; firstly it clearly identifies Beenham as rural and therefore eligible for rural exception site development. Also it should limit the number of social rented properties 'lost' to right to buy.

² Office for National Statistics www.neighbourhood.statistics.gov.uk ©Crown Copyright.

³ Ibid.

Availability and affordability of housing

Recent house building in Beenham has been concentrated in the Aldermaston Wharf area where there is a range of property types and sizes currently available on the open market.

Sovereign Housing Association currently has the following housing stock in Beenham six of which are reserved for local people on a rural exception site basis:

Beenham			
Total properties:	35		
Type	1 bedroom	2 bedrooms	3 bedrooms
House	0	6	10
Bungalow	11	5	3
Flat	0	0	0

Table 1: SHA housing stock in Beenham

There may be other affordable housing available through other Housing Associations.

While 6 of these are on a rural exception site (The Warings) and reserved for local people, the remainder of the properties that Sovereign manage in Beenham are general needs and are reserved for the use of local people and will be allocated according to the statutory needs on the West Berkshire District housing register.

The Rural Housing Trust developed the rural exception site at The Warings in 1997. This site consists of 10 two and three bedroom units. 6 of these are managed as social rented properties by Sovereign Housing Association and 4 are managed by English Rural Housing Association as shared equity (Part buy) homes (3 x 2 bedrooms, and 1 x 3 bedrooms). The maximum share of these homes that can be purchased is capped at 80%.

Households by tenure

The majority of homes in Beenham are owner occupied. The percentage of affordable homes is below the West Berkshire Average of 15% and the average across all of England (18.5%).

Tenure	Count	%
All households	471	
Owner occupied (with or without a mortgage)	345	73%
Housing Association/Registered Social Landlord rent	58	12%
Shared Ownership (Part Owned / Part Rent)	9	2%
Private rent or other rented tenure (i.e. tied to employment)	52	11.5%
Other	7	1.5%

Table 2: Tenure based on 2011 Census⁴

⁴ Source: Office for National Statistics Crown Copyright www.neighbourhood.statistics.gov.uk

The table below provides a summary of house sales in the parish from the Land Registry for a twelve month period and a snapshot of current property listings in the parish.

HOUSE SALES IN Beenham May 2012 – April 2013			
Date	Location	House Type	Value
27/02/13	Bourne Lane	Det	£491,000
6/11/2012	Mallard Way	Flat	£172,500
5/11/2012	Heron Way	Det	£410,000
17/09/12	Mallard Way	Det	£397,800
30/08/12	Clay Hill	Semi	£425,000
24/08/12	Village	Det	£170,000
20/07/12	Village	Det	£416,000
05/07/12	Picklepythe Lane	Det	£410,000
Number of sales:			8
Average Price:			£361,538
Median:			£410,000
Entry level(Lower Quartile Average):			£171,250
Land Registry data taken from: http://www.zoopla.com/properties/house-prices (02/07/13) ⁵			
CURRENT LISTINGS OF PROPERTY FOR SALE			
9 properties listed on www.zoopla.com on 02/07/13			
This is only representative and may not be a complete list of what is currently on the market in Beenham. Location of these properties in some cases may straddle borders with neighbouring parishes. These properties represent a variety of properties including a number of detached, semi and terraced houses. Prices range from the lowest at £294,950 for a 3 bedroom detached property at Aldermaston Wharf to two significant properties valued at well over £1m.			
Average List Price			£731,088 (skewed by 2 high value properties)
Rental Properties in Beenham			
There are no properties currently listed for rent. Though there was a recent listing for a 2 bedroom bungalow to rent for £975pcm.			

Table 3: Property prices in Beenham

- To access even the lowest priced home in the village is in the region of £171,250.
- Average gross income per person living in West Berkshire for 2012 was £31,269 per annum (median £25k).⁶
- To purchase an entry level property assuming a 10% deposit and a 90% mortgage would require 5 times the average single income.

West Berkshire District Council Housing Needs Register

- In June 2013 the West Berkshire District Council general needs housing register had 3,635 households registered on its waiting list.

⁵ Land Registry Data to end April 2013 ©Crown Copyright 2013

⁶ 'National Office of Statistics 2012 Annual Survey of Hours and Earnings (provisional) (ASHE Gross Annual Income, Table 8.7a)

- 171 of these have indicated some preference for housing in Beenham. With the greatest need for 1 and 2 bedroom properties.
- The vast majority of people that have registered a 'preference' are likely to have registered a preference for anywhere in West Berkshire as they do not want to limit their chances of getting a home. A preference is not a local connection.
- 19 have indicated a local connection to Beenham, with the greatest need being for 1 bedroom properties, i.e. singles or couples.

The breakdown of number and size of those with a connection Beenham is:

- 11 singles or couples with a need for one bedroom
- 5 families with a two bedroom need
- 2 family with a 3 bedroom need
- 1 family with a 4 bedroom need

Only those people with a proven local connection to a village can access housing on a rural exception site.

Housing Need Survey – Method

The format of the questionnaire was set according to a national format and the final version agreed by the parish council. West Berkshire District Council printed the forms which were delivered by the Parish Council in April 2013 to all households in the parish.

In order to preserve confidentiality, the forms were returned directly to the RHE in Freepost envelopes, with a closing date of 14th May 2013 for the return of forms.

Part 1 of the questionnaire is designed to survey all residents about their current views towards development and to get a basic understanding of the living conditions of existing residents in the village.

Part 2 is aimed specifically at those people who consider themselves to be in housing need. Part 2 is designed to help measure the level of need for affordable housing from those people with a local connection to the parish.

The Rural Housing Enabler has collated the data from all returned forms and analysed it as follows.

Survey Findings

Total forms distributed	-	@ 470
Total returned	-	130
% Return	-	28%

28% is an excellent rate of return for a survey such as this one and provides a statistically valid sample of views from the community.

Rate of return tends to be lower on a single issue survey than it would be on a more comprehensive survey such as the parish plan questionnaire, where the issues have a broader impact on the residents. Unfortunately, people from the most disadvantaged groups are the least likely to respond to such a survey, but the most likely to have some level of housing need.

Part 1 – for the whole community

Question 1 - Primary or Secondary Residence - Is this your main home?

No one responded to the survey that indicated their home is a second home.

Census 2011 data indicates that there are 16 homes in Beenham with no usual residents, therefore are second homes, empty homes, or otherwise not in use.

In Berkshire second home ownership does not have any significant influence on affordability, unlike in coastal and national park areas in the country where the impact is considerable. However given proximity to London there are likely to be many more people that have a primary residence in Berkshire and a secondary residence in London.

Question 2 – How long has your household lived in Beenham?

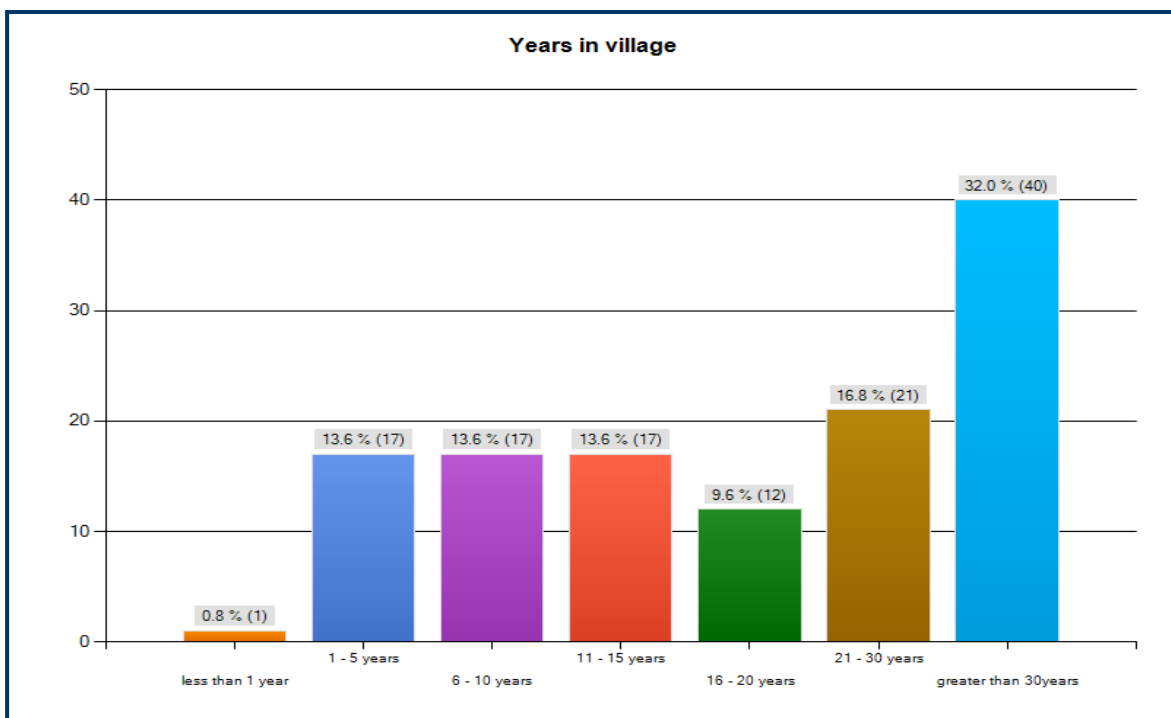


Chart 1 – Length of residency in Beenham

Five respondents did not answer this question.

Typically the majority of responses in the survey came from households that have lived in the parish for greater than 20 years (50%). A disproportionate number of responses to a survey such as this may come from residents that have a longer vested interest in the community. Alternatively this may be indicative that Beenham

is a village where people either have a lifelong connection or where people settle on a permanent basis rather than a more transient, commuter community.

Question 3 – House Type

The large majority of responses came from people living in houses, (detached, semidetached, terraced or bungalows)

Type of dwelling	Response count	Response percentage	2011 Census Figures
House (detached, semi-detached or terrace)	93	74%	447/92%
Bungalow	29	23%	
Flat, maisonette, apartment or bed-sit	3	2%	40/8%
Park Home / Caravan	0	0	0
Sheltered, or other retirement housing	0	0	0
Other: Chalet /Stable conversion	2	1%	-

Table 4: Dwelling type

The survey sample reflects a higher response rate from people living in houses than from people living in alternative types of accommodation such as flats, caravans, or park homes. This is consistent with Census data.

Three respondents did not answer this question.

Question 4 – Property size (Number of bedrooms)

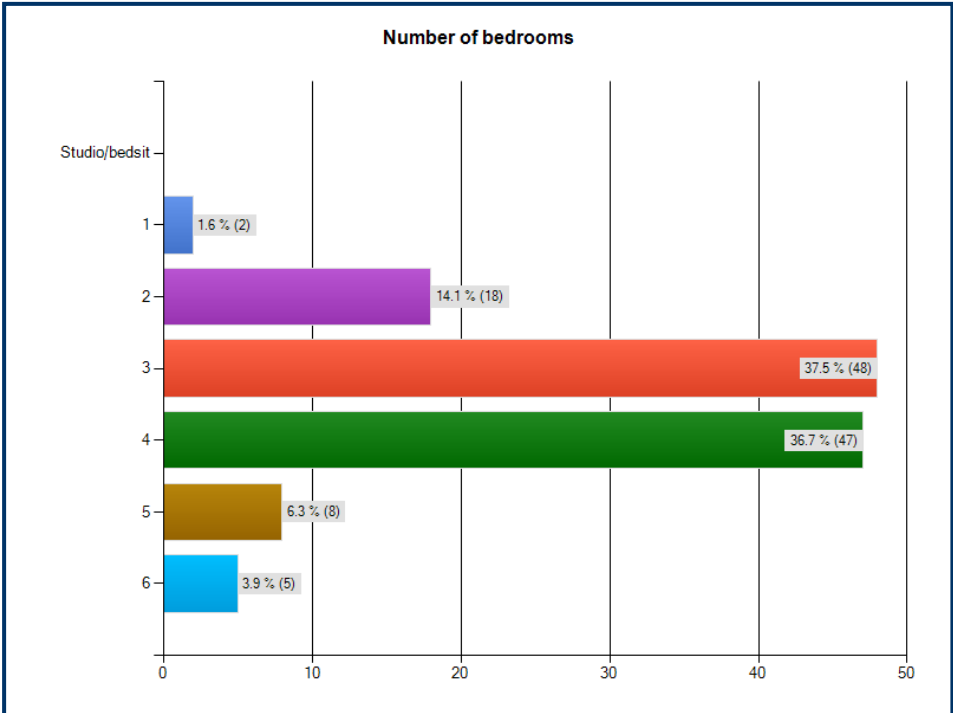


Chart 2 – Current property size (No. bedrooms)

The majority of responses came from people living in 3 and 4 bedroom houses. The responses to this question become more relevant during the analysis of Part 2 when assessing whether there is over crowding.

Question 5. – Household make-up and travel to work distance

There were 127 households that responded to this question made-up of 331 individuals,

- 161 members of the sample population were female
- 164 were male

Primary respondents were:

- 56% (71) Male
- 44% (56) female

Breakdown of household size:

- 17 (13%) are living in 1 person households
- 62 (49%) are living in 2 person households
- 12 (10%) are living in 3 person households
- 28 (22%) are living in 4 person households
- 6 (5%) are living in 5 person households
- 1 (1%) response was from a 6 person household

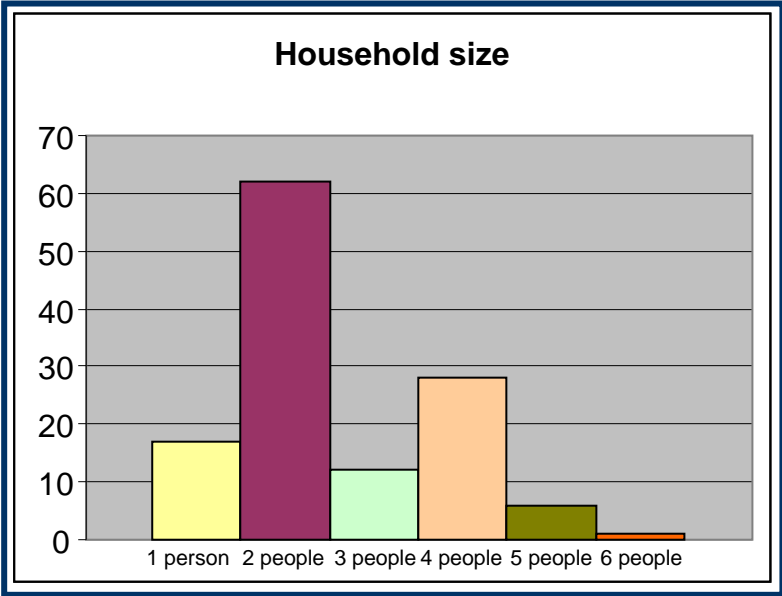


Chart 3: Household size

The large majority of responses came from people living in 2 person households.

The age spread of the sample is shown in table 5 and chart 4 below. These reflect a higher return from the older demographic (61+) in Beenham, however in general the sample fairly reflects the total population in Beenham. The peak age in the 2011 Census corresponds with peak working age, (40-60) when people are less likely to respond to such a survey due to other commitments.

Age breakdown of responses is as follows:

Age	70+	61-70	51-60	41-50	31-40	26-30	21-25	16-20	11-15	6-10	0-5
Primary Response	19 15%	33 27%	24 20%	23 19%	21 17%	2 2%	1 1%	0	0	0	0
Sample Population Total	33 10%	57 18%	49 15%	53 12%	36 16%	6 2%	9 3%	10 3%	26 8%	21 7%	23 7%
2011 Census Total Beenham Population (1196)	77 6%	143 12%	198 17%	210 18%	172 14%	46 4%	53 4%	44 4%	63 5%	86 7%	104 9%

Table 5: Age spread

The majority of responses are likely to come from older people in the community who may have more time to take an active interest in surveys such as this, and who have more of a vested interest in the community.

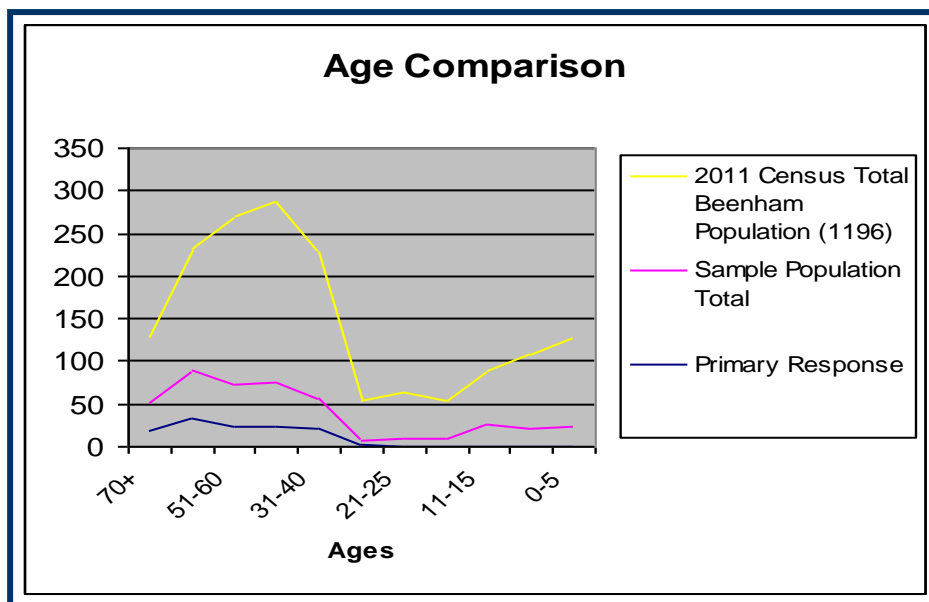


Chart 5: Age spread

Travel to work or school distance:

- 10 household members (from the sample) marked this question as 'not applicable' – they may be too young to be in school, retired or not currently working
- 49 household members indicated that they are retired
- 1 household member indicated that they are currently away at university
- 11 individuals work from home
- 2 household members indicated they are not currently in work education or employment.
- 16 household members work from home

- 42 household members work or attend school locally in the village
- 83 household members work or attend school within 10 miles of Beenham
- 68 household members work or attend school further than 10 miles from Beenham.

Question 6. Has anyone from your family moved away from the parish in the last 5 years due to difficulties finding a suitable home locally?

- 7 respondents indicated that family members have moved away due to lack of suitable housing locally.
- 3 went on to complete Part 2 of the survey for people in housing need.

Question 7. Does your home need to be adapted to improve its physical accessibility because of the disability of someone in the household?

There were five positive responses to this question, however no specific comments were made so unable to make contact about support.

Q8. Older people and disabled needs - Do you require any of the following services?

There 9 responses to this question, a number have selected more than one option due to complex needs. All 9 are in need of ground floor accommodation due to difficulty with stairs. Several have more complex care needs. Two of the responses were from people who are currently caring fulltime for family members with complex needs.

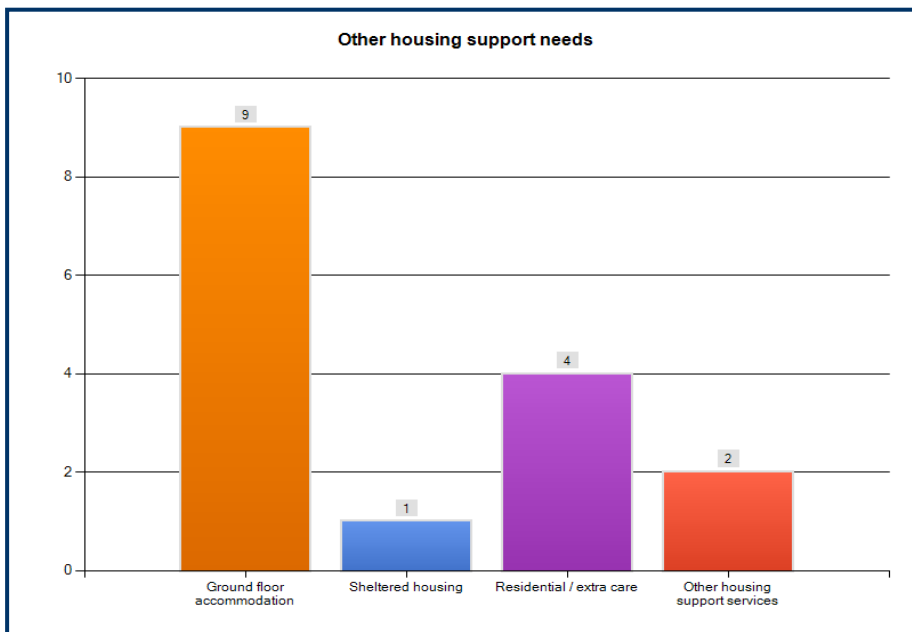


Chart 6: Special needs

There is certainly evidence that some ground floor accommodation might be of benefit to the community. There is also evidence that some form of extra care housing might also be beneficial in the area, however these schemes are expensive to build and manage. It is unlikely that a scheme like this could be reserved for local people only, however there may be a case for such a scheme to meet the needs of a defined rural area that covers a cluster of villages.

Any new development should consider the inclusion of one or two bungalows or purpose built flats for such a purpose. There can be no doubt that the rapidly aging demographic across the whole District will have considerable impact over the coming decades.

Question 9. Support for a small development to meet local needs

An overwhelming majority of the responses indicated that they would support the development of a scheme to meet local needs.

- 76.6% (95) in favour
- 27.4% (27) against
- 1.6% (2) not certain
- 6 forms were returned with this question blank.

Question 10 – Site suggestions where a scheme might be developed

There were 42 individual responses to this questions ranging from specific site suggestions to general comments. The site most recommended was as an extension to The Warings (11).

Other suggestions are listed below without prejudice and without the author’s local knowledge. Landowners have not been contacted regarding the availability of these sites for such a scheme.

Site	Frequency
Adjacent to or as an extension to The Warings	11
Ormonde Hamblin’s Land	6
A4 – various: Bottom of Beenham Hill, Grundons, near public transport...	6
Beenham Village / Central village locations (general)	2
Field behind Strouds’	3
Back Lane between Wolves Trust and Barn / garage site / near allotments	4
Next to School/Old playing fields / Church Lane	4
Webbs Lane Area.	2
There is an empty bungalow on Picklepike Lane with a lot of land which could hold lots of houses.	1
Field on left hand side of Clay Lane opposite the farm and before Oakwood.	1

Table 6: Site suggestions

General comments to this question were:

- Additional housing means more families which means more housing etc. The Warings development proves this - the residents provided for there have now had children who want homes and so on....
- No more houses in Aldermaston Wharf - try Beenham
- Not on arable land

If there is a need for local affordable housing, site appraisals of all potential sites need to be done before any further action can be taken. Site appraisals determine whether sites are suitable for rural exception development. There are many obstacles to the development of an exception site such as:

- The land must be made available at low cost
- The land should not be land that has been identified for development purposes and should not have a significant planning history
- The land must be accessible
- Development must form a natural continuation of the village
- Development must not have a negative landscape impact
- The community must support such a scheme

Question 11 - Summary of Comments

There were 46 forms that included additional comments. A full list of the comments is attached in Appendix 3 of this report. Following is a summary of the key points.

- Concerns about impact on local infrastructure if there is more development
- A number of comments regarding over development at Aldermaston Wharf.
- Concerns that any development must be for local people.
- A number of concerns that development must not be outside the village envelope (settlement boundary) , however land inside the village envelope has development value and is therefore unlikely to be available for affordable homes.
- A number of comments from local people who are in need of affordable homes in the village.
- Comments regarding meeting downsizing needs of older people in the community.
- Comments in general support development to meet local needs.

Part 2 – Housing Need

Part 2 of the survey was completed by 13 respondents indicating some level of housing need. This represents 10% of the total return or 3% of the total households in Beenham.

Current residency in Beenham

Of the 13 respondents identified for affordable housing:

- 12 currently live in Beenham
- 1 has a significant family connection and wants to return to the village
- 1 is seeking to purchase a home on the open market and has indicated sufficient income to be able to do so. They are not therefore in need of an affordable home, although may struggle to find a reasonable property in their price range in the village.

Reasons for need

Reasons for needing affordable housing vary. Usually the greatest reason for people needing a new home is the desire for younger people to have a starter home and live independently of parents. In some cases there are a number of variables at play, the chart only shows the primary reason for need.

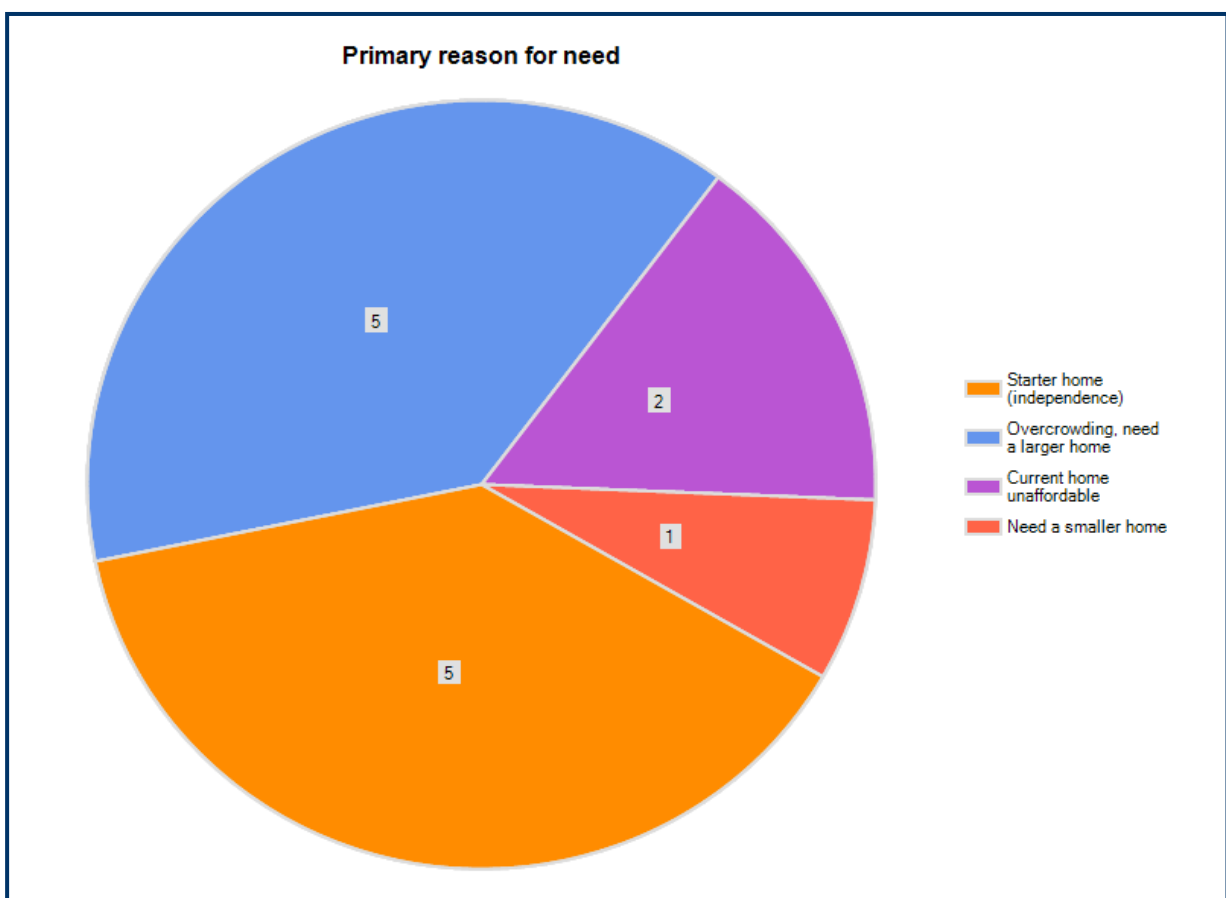


Chart 7: Reasons for need

Five of the sample have listed overcrowding and the need for a larger home as the primary reason for need. In each case 2 children of various ages and sexes are sharing a bedroom. Unfortunately recent changes in housing policy mean that same sex children are not entitled to a room of their own until the age of 16 and opposite sex children can share until 10. Therefore a number of the responses will be deemed to be adequately housed.

Other factors in the area include increasingly high private rents that are forcing people out of the private rented sector, and exclude people from saving sufficient funds for a deposit for a home of their own.

There is significant aspiration for homeownership in Beenham, however without sufficient income to access a mortgage and considerable savings for a deposit, home ownership is beyond the current means of most of the sample.

Current Tenure and Preferred Tenure

Table 9 shows the current tenure, preferred tenure, reason for need and family size of the 13 respondents that have affordable housing needs.

Eight responses indicate an interest in Shared ownership tenure, however realistically only two are likely to have sufficient funds for a deposit or to qualify for mortgage eligibility, based on the limited scope of the responses given.

Unfortunately the housing ladder for most must start with a very basic starter home, i.e. 1 bedroom flat. The need here is predominantly for family homes of 3 bedrooms, these are all the more likely to be inaccessible even if offered on a shared ownership basis.

Total in household	Length of connection	Reason for need	Current tenure	Preferred tenure	Likely allocation
1 adult	>5 years	Independent / starter home	Living with parents	Shared Ownership	Aspiration. Income insufficient to access mortgage unless significant deposit is paid by parents. May not be interested in affordable rent 1 bedroom only,
2 adults, 3 same sex children under 5	>10 years	Over crowded, currently in 2 bedrooms	Private rent	Affordable rent or Shared ownership	Income insufficient to access mortgage. Ownership aspiration. 3 bedroom need
2 adults, 2 opposite sex teenage children	>5 years	Current tenure no longer affordable	Shared ownership	Affordable Rent	3 bedrooms, Affordable Rent, may be able to access other support to enable a stay in current property. Would have to prove eligibility as there may be equity in current property.
2 adults, 2 same sex children	>20 years	Would like 3 beds (currently in 2 bed)	HA Rent	Affordable Rent or SO	Income insufficient to access mortgage. Unfortunately new size guidance mean that this family are unlikely to be eligible for a 3 bed property as the children are the same sex.
2 adults, 2 opposite sex	>20 years	As above, would like 3 bedrooms	Shared ownership	Shared ownership or	Would like to extend current home but not

Total in household	Length of connection	Reason for need	Current tenure	Preferred tenure	Likely allocation
children				full ownership	possible. 3 beds
2 adults, 2 opposite sex children	>20 years	Wish to return to village. Family still there, overcrowded in 2 bedrooms.	HA Rent	Affordable rent or SO	3 bed - provided there is sufficient money for deposit Shared ownership may be possible
2 adults	< 3 years	Need smaller home Disabled need adaptations and ground floor.	HA rent	Social rent	1-2 bed Social rent
2 adults, 2 opposite sex children	>20 years	Want access to housing ladder	Private rent	Any access to ownership scheme	Income insufficient to access mortgage. Aspiration. 3 bed
1 adult	>20 years	Independent / starter home	Living with parents	Affordable rent / SO	Income insufficient to access mortgage. Aspiration – 1 bed.
2 adults, 2 same sex children	>20 years	Want a larger home, in a 2 bed.	HA rent	Affordable rent / Shared ownership	Income insufficient to access mortgage. Unfortunately new size guidance mean that this family are unlikely to be eligible for a 3 bed property as the children are the same sex.
1 adult, 2 same sex children	<5 years	Want a larger home, in a 2 bed. Aspiration to home ownership	HA rent	Shared Ownership	Income sufficient to access mortgage provided there is deposit. 3 bed may be beyond affordability
Below do not represent affordable housing need:					
1 adult	>20 years	Independent / starter home	With parents	Private rent	Income indicates private rent should not be beyond means. Parent completed form, no contact details
1 adult	>20 years	Independent / starter home	Private rent from relation in village	Open Market Purchase	Not affordable housing

Table 7: Need - Current & Preferred Tenures

Only 5 of the above have indicated that they are registered on the West Berkshire District Council Common Housing Register.

Anyone in housing need must register with the West Berkshire District Council Common Housing Needs Register whose staff can confirm eligibility criteria.

Allocations

When being allocated rented accommodation through a Registered Provider (Housing Association), there are strict rules that are applied with regards to eligibility and to the size of property allocated.

The size of any allocated property will be determined by the West Berkshire District Council Housing Options Team. The allocations criteria are based on a combination of factors, including the age and sex of any children in a household and are subject to availability.

Generally, property size is allocated for those meeting eligibility criteria. A separate bedroom is deemed to be needed for⁷:

- Every adult couple (married or unmarried)
- Any other adult aged 16 or over
- Any two children of the same sex aged 16 or under
- Any two children aged under 10
- Any other child.

For those people eligible for Shared Ownership properties the criteria are slightly less rigid. For example, a couple may qualify for 2 bedrooms to account for potential future family growth.

Local Connection

Local connection for eligibility for a home on a rural exception site is currently defined within the housing policies of West Berkshire District Council.

Local Connection generally refers to those currently living in a village, working in a village or with family (parents and / or children) living in a village. Priority is given to those with a longer connection.

Should a tenant or part-owner move on, then subsequent tenants are expected to meet the same criteria. If there is no one from the local community that meets the criteria, eligibility cascades out to the neighbouring communities. Local connection takes precedence over priority need on a rural exception site.

- Only 1 response was from someone with a local connection of less than 3 years.
- All of the others have significant local connection to the parish.

Affordable Housing - Financial Eligibility

The income levels indicated in this survey provide guidance only. Only two of the respondents seeking affordable homes have household incomes that may be sufficient to buy on shared ownership basis but will require savings for a deposit. Income and savings information can only be verified when applicants register on the Common Housing Register.

- All but one of the 13 responses are in some form of paid employment.

⁷ West Berkshire District Council Housing Allocations Policy (Draft) 17 October 2012, Appendix One Housing Needs Assessment

- 1 is a full time carer

The table below shows the indicative household earnings of the 12 respondents in need of affordable homes.

Please indicate the total take-home (i.e. after deductions) income, including benefits of all adults in your household that require new accommodation							
Monthly income							
Less than £420	£420 - £834	£835 - £1,249	£1,250 - £1,665	£1,666 - £2,499	£2,500 - £3,299	£3,300 +	Response Count
	1	4	2	3	2		12

Table 8: Indicative incomes

Notes on Tenure and Allocations

The tenures being sought are a mix of rented and shared ownership options. It is likely that only two will have sufficient income and savings to access shared ownership.

Affordable Rent - The advent of the Localism Act has introduced a new tenure called 'affordable rent', this tenure is expected to apply to all new build Housing Association rented properties as a condition of grant and will be charged at up to 80% of local private sector rents. No government subsidy will be provided for the development of new homes at rents lower than affordable rents. A proportion of existing housing stock may be transferred from social rent to affordable rent in the future.

West Berkshire District Council expects Registered Providers to keep affordable rents as low as possible. Due to high rent levels in the District, and low supply, preference is for Registered Providers to deliver affordable rents at 70% of Open Market Value (OMV) or below.

Social rented housing – is traditional rented housing owned and managed by local authorities and Registered Providers (Housing Associations), for which guideline target rents are determined through the national rent regime.

The impact of the new affordable rent regime in Berkshire is as yet unclear. It is assumed that for those people that are particularly vulnerable, Housing Benefit will make-up any difference in affordability from social to affordable rent. However the new regulations also include benefit caps that will affect the amount of Housing Benefit individuals can receive. Furthermore, restrictions have been placed on the property size criteria, and housing benefit will only be paid according to the size of property a family is eligible for, regardless of if it is a family home where grown children may moved away.

Shared Ownership - provides opportunities for people who cannot afford open market housing to access the housing ladder and build a share in the equity on the property by purchasing a share of the equity and paying rent to the Housing Association on the outstanding equity. They can over time buy additional shares in their property to increase their equity. However on a rural exception site, residents can never purchase more than 80% of the equity in order to keep the property in the

affordable sector for future residents. This option can still be unaffordable and even a 50% share can be too expensive for people on below-average incomes particularly given the costs of a mortgage and the additional rent burden.

As a general guideline, anyone earning less than £24,000 per annum is unlikely to be able to afford a basic entry level shared ownership property.

Conclusions and Recommendations

A housing need survey is only a snapshot in time of the affordable housing needs of a community. Each community is unique and Beenham is no exception.

Despite 11 households with a local connection indicating a need for an affordable home in Beenham, the reality is that only half of these are likely to be eligible for an affordable home should one come available. The need is predominantly for 3 bedroom family houses, however provision of at least one smaller home for a couple to downsize into may well result in a 3 bedroom property becoming available for one of these families.

Given the positive response rate there is some concern that the figure here differs significantly from that on the West Berkshire Common Housing Register, which shows a need from 19 households with a local connection. However this survey is likely to have only reached people currently living in village and those people who are most in need are the least likely to complete such a survey.

There is further difference with regards to the size of household in need:

	1 bedroom	2 bedroom	3 bedroom	4 bedroom
Survey Response	3		8*	
West Berkshire	11	5	2	1

Table 9: Comparison West Berks and Survey

*The number of people from the survey that ‘want’ a 3 bedroom home varies from those actually likely to be eligible, realistically there is probably only a need for half the number of 3 bedroom properties.

The greatest need represented from the West Berkshire Common Housing Register is for 1 bedroom properties. While single bedroom properties are often not deemed acceptable for village locations, new Government guidance requires that affordable homes are only allocated according strict size requirements. 1 bedroom properties are now regularly included on rural exception sites as either small houses or in sympathetically designed flats with separate gardens.

The requirement is for mixed tenures including affordable rents and considerable aspiration for access to ownership through shared ownership homes. There is also some requirement for social rent properties if they are viable.

Exception site development could help to meet some of the needs identified here; such a development might be between 6 and 8 units comprising:

- Up to 4 single bedroom units
- Up to 3 three bedroom houses

There is no 2 bedroom need indicated in the survey, however development of 3 bedroom properties could result in existing 2 bedroom properties becoming available.

It can take a number of years to identify an appropriate site for an exception scheme in that time the precise need may change.

With the introduction of Localism and Neighbourhood Planning it will be very important for the parish council to look very carefully at how these needs could be met with some form of mixed development in the future. This could include some exception site development, use of the *Community Right to Build* or larger development with a greater proportion of affordable housing to meet local need.

Any further action taken towards meeting these needs will require the support of the parish council and wider community consultation. Should Aldermaston Parish Council and Wasing Meeting decide to take further action, the Rural Housing Enabler is available to help conduct site appraisals and facilitate the process of identifying potential sites and development partners.

APPENDIX 1

Provision for Affordable Housing on Rural Exception Sites

National Planning Policy Framework⁸ - came into effect from 27th March 2012 defines the role of 'rural exception sites' for the provision of affordable housing in rural communities. Following is the relevant excerpt from the glossary of the document.

Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

The Localism Act and the Neighbourhood Planning Regulations 2012, in effect from 5th April 2012.

These set-out the provisions for the Community Right to Build and Neighbourhood Development Orders

West Berkshire Policy

The Adopted West Berkshire District Core Strategy 2006-2026 (Adopted July 2012) is in conformance with the National Planning Policy Framework above. Specific reference to exceptions sites is made in Section 4: Spatial Strategy:

4.18 It is anticipated that part of the housing supply throughout the rural areas of the District will be affordable homes to meet local identified needs, which may come forward as rural exception sites rather than through site allocations.

Policy HSG11 is a saved policy from the West Berkshire District Local Plan 1991-2006 and remains in force until adoption of the Site Allocations Delivery Development Plan Document currently under development.

3.11.4 Policy HSG.11 represents a major departure from the general aim of retaining housing development within settlements or on brownfield sites. This departure is justified because it enables housing associations to take further action to provide for the considerable levels of housing need that exist throughout West Berkshire.

3.11.5 The principle of rural exceptions is widely established in PPG3 and Structure Plan Policy H8 and applies across West Berkshire with the exception of Newbury, Thatcham and the western edge of Reading. In the rural areas schemes should be small scale, not normally exceeding 12 dwellings.

⁸ National Planning Policy Framework www.communities.gov.uk/planningandbuilding this supersedes Planning Policy Statement 3 which previously set-out the role of exception sites for delivery of rural homes.

POLICY HSG.11 The Council, where justified as an exception to other policies of this Plan, will grant permission for small scale affordable housing schemes to meet identified local needs on sites adjacent to existing rural settlements provided;

- a) The need has been established by way of a recent local survey of housing need; and
- b) A scheme is prepared and agreed to reserve and control the occupancy of the dwelling for local needs; and
- c) The development does not adversely affect any landscape features that are important to the rural character of the area; and
- d) The development accords with Policy OVS.2
- e) Provision should be made for such schemes to be managed and occupied so that they remain affordable in perpetuity

For further information:

West Berkshire District Council Publication October 2008:

RURAL EXCEPTIONS SITE (Affordable Rural Local Needs Housing) Procedure, Information for the Council, Parish Councils, Registered Social Landlords (Housing Associations) and Applicants

APPENDIX 2- Survey Template

April 15th 2013

Dear Resident

Housing Needs Survey in the Parish of Beenham including parts of Aldermaston Wharf

The housing crisis has become an important topic of debate nationally and locally. Housing in Berkshire is some of the most expensive in the country. The average house price nationally in January 2013 was: £162,44, in West Berkshire it was £234,000. In Beenham between September 2011 and August 2012 only 8 houses sold with an average price of £378,750.

Beenham Parish Council would like to find out whether there is a need for affordable housing in our community to help local people who are struggling to stay in the parish due to the high cost of housing. There may be people that need to be near close relatives to care for them or need the care of someone living in the parish. We are concerned that young people are finding increasingly difficult to access homes of their own. To find out the extent of the problem, a detailed survey has been organised to assess the level of demand and the gauge the support that a small new housing scheme to meet *local* needs *might* have in our community.

In planning the survey we have received support and guidance from Arlene Kersley, Rural Housing Enabler for Berkshire based at CCB (Community Council for Berkshire), a charity that works to support communities in Berkshire.

The survey results will provide useful information for both the Parish Council and the community generally. Depending on the results the council *may* try to find a suitable site or sites within the parish to meet local housing needs. If a need is identified, the parish council will engage in further consultation with parish residents before any decisions to proceed with a scheme are taken.

This is an important issue for the community so please take the time to complete the attached survey.

Your views are important and your answers will be treated in strict confidence.

Please return this form in the enclosed Freepost envelope by 13th May, 2013.

If you would like to know more or have questions about the survey, please contact **Arlene Kersley (at CCB on 0118 961 2000)**.

Yours faithfully

Dick Russell
Chairman, Beenham Parish Council

It is important to get the views on housing development from the whole community. Please help by completing PART 1 of this survey whether or not any members of your family are in need of affordable housing.

Thank you for taking the time to complete this questionnaire. Please use the pre-paid envelope to return this questionnaire to us by 13th May 2013.

PART 1

1. Is this your main home? Yes, main home No, second home

2. How long have you and your household lived in the Parish of Beenham years

3. How would you describe your home? (please tick one box only)

House/Detached/semi/terrace Bungalow

Flat/maisonette/apartment/bed-sit Sheltered/retirement housing

Other (please explain)

4. How many bedrooms does your home have?.....

5. Please complete the table below to show the age, gender, relationship and work/school location of all those living in this property at present.

	Age	Gender (M/F)	Relationship	Work/School Location
Person 1 (self)			Self	
Person 2				
Person 3				
Person 4				
Person 5				
Person 6				
Person 7				

6. Has anyone from your family (children, parents, brothers or sisters) moved away from the parish in the last 5 years, due to difficulties in finding a suitable home locally? Yes No

7. Does your current home need to be adapted to improve its physical accessibility because of the disability of someone in your household? Yes No

8. Does anyone in your household require any of the following: (tick as many as required)

Ground floor accommodation Residential care/extra care

Sheltered housing Other housing support services

Please explain:

If you answered 'Yes' to Question 6 or 8 and you need to remain within or return to the parish then please complete Part 2 of this questionnaire which collects information on your housing needs. If there is the need for more than two households to move, then please request additional forms from your Rural Housing Enabler or Parish Council Clerk.

9. Would you be in favour of a small development of affordable housing to meet the needs of local people, if there was such a need? Yes No

10. Can you suggest any suitable site where such a scheme might be built?

11. Additional comments (Please feel free to add additional sheets if desired)

Thank you for taking the time to complete Part 1 of this questionnaire. The results of this survey will be available in the coming months and will help the parish to decide on its future plans.

Unless you supply your name and address at the end of this form so that the Rural Housing Enabler can follow up with you, please be assured that this questionnaire is completely confidential and anonymous.

Local affordable housing can only be provided on land which is made available at a modest cost; therefore communities are dependent on the willingness of local landowners to consider making appropriate land available. The Rural Housing Enabler welcomes the opportunity to have discussions with landowners on any potential sites that relate well to existing settlements and do not constitute scattered development. Any eventual decisions on the appropriateness of a site for rural housing would be taken by the Local Authority in consultation with the local community.

For more information contact the Rural Housing Enabler for Berkshire:

Arlene Kersley

CCB

Abbey House, 1650 Arlington Business Park, Theale, Reading. RG7 4SA

Tel: 0118 961 2000

Email: Arlene.kersley@ccberks.org.uk

Registered Charity No: 1056367 Registered Company No: 3212736

PART 2 – for people in need of affordable housing

Please complete and return the rest of this form (Part 2) if you believe you are in need of AFFORDABLE HOUSING in the Parish of Beenham. This should be completed only by people with a local connection to the Parish of Beenham. A local connection is if you live in the Parish of Beenham and/or have parents or children living in the Parish of Beenham and/or you work in the Parish of Beenham, or you grew up in the Parish of Beenham and have a need to return to care for family.

Please complete **a separate form for each household in need of housing**. For instance, if a whole family will move together complete one form, or if mature children are in need of independent accommodation, complete one form for each person needing accommodation. Extra forms are available from the Parish Clerk on 01189 773553 or the Rural Housing Enabler on 0118 961 2000.

YOUR ANSWERS WILL BE TREATED IN STRICT CONFIDENCE

Students in full time education: The survey cannot take into account the future housing need of students in full time education where it would be difficult to determine if they will return to / remain in the locality.

12. Please indicate age, gender, occupation and relationship to yourself of each person in need of affordable housing in a single household (individual households should complete separate forms)

	Age	Gender (M/F)	Relationship	Work/School Location
Person 1 (self)			Self	
Person 2				
Person 3				
Person 4				
Person 5				
Person 6				
Person 7				

13. Do you currently live in the Parish of Beenham? Yes No

14. Are you on the Local Authority housing register (waiting list)? Yes No

15. How many bedrooms does your current home have?

16. What is your main reason for needing a new home? (please tick one box only, see overleaf).

Need a smaller home Overcrowding, need for larger home

Independent/starter home Need a physically adapted home

Current home unaffordable Need to be nearer to local employment

Need to be nearer family to provide/receive care or support Lack of security in current home (may include harassment)

Poor condition of current home (i.e. damp or lack of central heating) Need change of tenure

Family breakdown Loss of housing due to retirement

Need ground floor accommodation Sheltered or extra care housing

Other (please explain)

17. What is the tenure of your current home?

Owned (either with or without mortgage) Provided with work (tied)

Rented from Council or Housing Association Part-buy/part-rent (shared ownership)

Rented from private landlord

Other (please specify)

18. What tenure would you prefer?

Owned (either with or without mortgage) Provided with work (tied)

Rented from Council or Housing Association Part-buy/part-rent (shared ownership)

Rented from private landlord

Other (please specify)

19. If you do not currently live in Beenham, what is your connection to the Parish of Beenham? (for each answer ticked, please specify when, where and how long)

Used to live in the parish	<input type="checkbox"/>	<input type="text"/>
Parent or child lives in parish	<input type="checkbox"/>	<input type="text"/>
Work in the parish full-time	<input type="checkbox"/>	<input type="text"/>
Work in the parish part-time	<input type="checkbox"/>	<input type="text"/>
Voluntary work in the parish	<input type="checkbox"/>	<input type="text"/>

20. Are you employed? Yes No

21. Are you in receipt of any benefits (not including child benefit)? Yes No

22. Please indicate the total take-home (i.e. after deductions) income including benefits, or everyone responsible for the cost of housing (rent or mortgage) in your household (Please tick one box only)

Weekly Income	or		Monthly Income	
Less than £95		<input type="checkbox"/>	Less than £420	<input type="checkbox"/>
£95 - £192.99		<input type="checkbox"/>	£420 - £834.99	<input type="checkbox"/>
£193 - £288.99		<input type="checkbox"/>	£835 - £1,249.99	<input type="checkbox"/>
£289 - £384.99		<input type="checkbox"/>	£1,250 - £1,665.99	<input type="checkbox"/>
£385 - £576.99		<input type="checkbox"/>	£1,666 - £2,499.99	<input type="checkbox"/>
£577 - £769.99		<input type="checkbox"/>	£2,500 - £3,299.99	<input type="checkbox"/>
£770 +		<input type="checkbox"/>	£3,300 +	<input type="checkbox"/>

If this survey shows there is a need for affordable housing for local people, we may need to get back in contact with you as we work with the Local Authority Housing Associations to deliver the homes needed. Therefore, it would be helpful to us if you include your name and address below:

Name:

Address:

Postcode:

Telephone:

Email:

Thank you for taking the time to complete this questionnaire. The results of this survey will be available in the coming months and will help the parish council to decide on its future plans.

For further information contact the Rural Housing Enabler at CCB on 0118 961 2000

RETURN THIS FORM BY 14th MAY 2012 TO CCB IN THE ENVELOPE PROVIDED OR SEND TO THE ADDRESS BELOW

CCB
Abbey House
1650 Arlington Business Park
Theale
Reading
RG7 4SA

Registered Charity No: 1056367 Company Limited by Guarantee In England No: 3212736

APPENDIX 3 – COMMENTS

Below are the additional comments respondents made. Any names and personal information have been removed by the RHE to preserve confidentiality.

Additional comments in full:
<p>Q9. Yes Please!!! I am from Beenham. I was brought up here as was my mother, my grand parents, great grandparents right back hundreds of years! When deciding to start a family we couldn't think of a better place to raise our children. We were told by the council that we had no chance whatsoever of getting a council property at all let alone in Beenham and to privately rent. Deflated by this news we went into rented accommodation in (elsewhere) where we lived for four years, basically paying someone's mortgage! We saw a beautiful bungalow to rent in Beenham and went for it especially as our child had just started at Beenham School. We adore Beenham and would give anything to own our own home, but when you pay £950 per month in rent plus council tax plus bills etc there is very little left at the end of the month to save towards a deposit. As a family we go back generations and are a very close family who support each other very much. 80% of my family live here.... We all work very hard and contribute to Beenham wherever we can, whether it be helping at school or using local business for things. I get very saddened and frustrated when I see three bedroom council homes with one person living in them or see their homes and gardens uncared for. I also get cross when I see Beenham homes on the bidding website for exchanges when there are people desperate to live here. One in particular is so uncared for the rubbish outside overflows in the front garden.... I have family forced to move away due to lack of housing who would love the opportunity to move back. My only concern would be how the allocations of such housing would work. Would people from this community get offered them? Given that the way the system works now doesn't seem to favour this idea! There are also many people who commute to Beenham to send their children to Beenham School and who are from the community. I was just lucky to find this rented Bungalow here. I definitely believe new homes are needed, or those who have houses too big for their needs need to be looked at. I personally would love to see a scheme where there was help for people like us to buy a home we are already in. Let's face it we are probably paying what we would in a mortgage anyway! But equally homes for those with strong connections to the community or who actually care about it! Beenham is a beautiful place and I understand there are bound to be objections to new housing here, mainly from people who have moved to the village and already have their own home. But things need to change whether we like it or not Beenham needs more housing! Please help us to buy our beautiful home!</p> <p>RHE Note: Comment edited</p>
<p>O/T if small unobtrusive development but impact on school, surgery etc. needs to be considered. Also consideration of a shop if more housing built otherwise Beenham continues to be a dormitory village. Local housing should only be available for locals not people from Reading seeking low cost housing.</p>
<p>Whilst we fully support affordable housing, it should not be at the reduced valuation of privately owned housing. Location should be key to avoid additional traffic or road parking.</p>
<p>More street lights in Beenham</p>
<p>Aldermaston Wharf is pretty well full and access via the canal bridge causes major delays at times.</p>
<p>From perspective of living on wharf we don't feel we have the infrastructure to support any more housing in the area.</p>
<p>Aldermaston can not take any more houses, too many already with facilities and too busy roads. Would be crazy to add any more houses here.</p>
<p>Difficult to answer yes/maybe to Q9 without much more details. Also would want to be very clear as to whether development would be affordable housing or social housing. The latter brings with it many issues / problems. Would like to see more detailed proposals/strategy.</p>
<p>There is already affordable housing in the Wharf. Paddock & Aldermaston village area & Beenham.</p>

(I) Am in favour of an affordable housing scheme if it's on the basis of shared ownership. Not in favour of rented accommodation or flats. Homes only, with parking & gardens. Support assistance for small working families & individuals - not for large families on benefits.

There is already a small development of social housing opposite the old 'Stocks Inn'. This has blended in well with the rest of the village. Any future development should be built along the same lines.

The road through Beenham is not good enough to take more traffic. So new development need to be kept at the bottom of Beenham Hill unless a by pass road is put in say from the school to meet the current road passed the Bourn or just passed the Six Bells. Keep the village as a village.

Always difficult as am in favour but a typical NIMBY I'm afraid. Wouldn't want it to be in the field in front of our house.

Comments Householder 1:

1. Affordable housing for local people. I am in favour of providing affordable housing for people from Beenham who do not want to move from the village. However, I do not think there are many people in this category, as they mainly have to move to find work.

2. Affordable housing for not so local people. I am not so much in favour of housing for people from "around" Beenham, although I realise that they should be provided for somewhere.

3. Affordable housing for older people. Housing should be available to allow older people to stay in Beenham when they want to "downsize". I realise that this will not be subsidised or part-owned, but should be appropriate and affordable.

4. Public transport. To be a good site for affordable housing the village needs better public transport. Beenham is "on a road to nowhere", so is not well suited unless you have a car.

5. Developments outside the village boundary. The Village Design Statement proposed the village envelope for good reasons. It preserves the essence of the village and allows people living there to easily get out of the village. Any developments outside the Village Envelope will mean that existing links with open country will be diminished.

6. Developments at Mr. Hamblin's House means that development of the site is inevitable. I have no objection to development within the village envelope, and hope that it will be appropriate.

Comments Householder 2:

I am in favour of a small development of affordable housing for local people if it is really needed but I would like to make the following points:

- Are people moving in to these houses properly vetted? Do they actually have close family links with the village, ie did they grow up here?
- Are planners considering the environmental impact of any new development? Many architects now specialise in low-impact housing, they are much better insulated and incorporated other "green" features meaning that they are cheaper to maintain and to heat and produce far less pollution.
- Are planners considering housing for older residents who may wish to downsize but stay in Beenham? I suspect there are more people in this category than young people who need affordable housing.
- Wherever a development is planned it will have an impact on the village.

Are planners aware of the lack of practical public transport, the size of the primary school, the lack of a shop and the poor broadband coverage? Now that Mr Hamblin's home has been sold and provides a link to the field on Clay Lane I would urge the decision-makers to bear in mind the character of the village. People like living here because it is quiet, people feel safe, and it is within an AONB. The woodland at the bottom of Mr Hamblin's plot is an SSSI It would be a great shame if there is development outside the village envelope. Aldermaston Wharf has been developed to provide a large

number of houses and the infrastructure seems to have been well thought through. If more housing is needed wouldn't that be a more suitable area to use, and is specifically low-cost housing is required it would be much better there as transport links are far superior with Aldermaston Railway station nearby and frequent buses along the A4.
Do not feel that the village infrastructure would support any further development i.e. lack of public transport, shops
What does this survey consider a small development?
Is there also a need for smaller properties for existing residents to downsize and stay within the village thus creating a local chain.
There is a need for more 2 bedroom bungalows for disabled of all ages.
It would be good to have a village shop built.
Q9 Depends where?
As long as they are for local people.
The problem with any substantial housing additions is that the infrastructure of the village doesn't support it. Three narrow roads to get in and out of the village, no shop or garage, and very poor service provision (no gas, cable, private water pipes and drainage in some areas, poor street lighting) Heaven knows what effect it would have on criminal internet speeds!
I think it's important not to develop on quaint little villages. New builds are both ugly and small, the new standard is tiny rooms, no front garden and parking for just 1 car. Obviously developers try to maximise profit, but what's in it for us in the long term? Strain on local roads & resources. I'd be interested to see if there is a real need locally if there is a new development how can you say / guarantee it will be for local residents, who would most likely rank lower than the average person in need e.g. single parent homeless. BTW 'affordable' is ambiguous; surely all housing is 'affordable' otherwise no house would ever get sold. You should use the phrase 'small cheap' instead.
There's already a lack of amenities in the village a development would just add to the problem.
We currently live at the Warings (Rural Housing Trust Part Buy) We desperately need additional room as son & daughter share a room and are getting older, this is proving ever tricky! Have requested to extend and been told "No" as they want the house to remain as a two bed. (We have a large garden that could easily be extended on!. I work in the school and children attend school in the village. House prices are too high when homes do become available in the village!
Any development would need to be a mix of rented and shared ownership as per the Warings. I would suggest that design of houses should fit in with the mix of styles in Beenham.
Q9. Only if kept to local Beenham people, not to any surrounding areas. I've always lived in Beenham, my family have and still do live in village.
Not outside of the existing village 'envelope'. This is not grounds for an exception.
Further housing could encourage someone to open a shop / post office which we badly need.
I believe that before any housing is built, that people within the village are in the appropriate housing eg not one person in a three bedroom house. I am not totally opposed to building but don't want Beenham turned into a town with increased traffic and inadequate services. I do believe that the village should be for local people not those working in London etc.
I have lived in Beenham all my life as did my parents and grandparents. My daughter and her family are living in Beenham too but rent privately. This is very expensive. The children go to the school. I can't see them being able to stay in the village much longer with rent rises. They can't save because of how much rent they have to pay.

<p>We cannot identify any sites within the village that are not on land that is owned privately. Any sites that might be developed for housing following sale of land would directly affect the nearby / adjacent residents already there.</p>
<p>Affordable Housing needs to be that. There seems to be a trend for part buy part rental, very little rented council property.</p>
<p>To develop the field next to the school could possibly bring the village a centre point (there is no real centre to our village)</p>
<p>Q9 Not applicable, I believe this has been done in Beenham</p>
<p>The last affordable housing in Beenham found there was a very limited requirement from Beenham people and those associated with Beenham and the new residents in the main were drawn from other areas. Where there was a wish for those associated with Beenham to be housed. They didn't fulfil the criteria either because the rents were too high and their income too low, or their income was too high to qualify. I urge great caution that these problems are thoroughly investigated prior to any planning applications and building commencing.</p>
<p>Affordable housing should not just be restricted to people with local connections.</p>
<p>Affordable housing will also require a good bus service for transport needs of financially disadvantaged</p>
<p>Would suggest that any location is limited in extent to conform with the general character of the village. One possible site, with access to bus & rail transport might also be adjacent to Aldermaston Station.</p>
<p>'Local people' needs qualification, concerns over lack of infrastructure to support occupants of affordable housing, car ownership is a 'must' in Beenham!</p>
<p>I would be in favour of a small development for local people such as the one at the top of Beenham Hill (The Warings) although I would strongly oppose affordable housing development for people from out of Beenham who do not understand the way of life in Beenham.</p>
<p>We would welcome a development of this type as long as it is for local village people not other people from far and wide as is happening with other developments in our area.</p>
<p>We feel that for the size of the village (Beenham) it already has a good percentage of 'affordable' homes. The mix at the moment seems to be balanced.</p>
<p>Fully support need to provide affordable accommodation in village.</p>



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