

Langley Burrell

Parish Housing Needs Survey

Survey Report

February 2023

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1.Parish Summary

The parish of Langley Burrell is in Chippenham Community Area within the local authority area of Wiltshire.

- The parish of Langley Burrell is located just north of Chippenham in north Wiltshire, and is essentially a rural community.
- It comprises the principal settlement of the village of Langley Burrell, the Kellaways hamlet, a few outlying dwellings, a number of working farms, substantial tracts of agricultural land and 59 acres of woodland known as Birds Marsh.
- The parish covers 789 hectares and is about 5km wide from east to west, and about 4km from north to south at its maximum. It is bordered on its southern side by the conurbation of Chippenham, to the east by the parish of Bremhill, to the west by the parish of Kington St Michael and to the north by the parishes of Sutton Benger and Kington Langley. The parish provides the northern gateway to Chippenham, with access by road along the A350 (the main Chippenham to the M4 road) and the B4069.
- About 4kms of the River Avon run through the parish, forming part of the parish boundary in the south east corner, and the waterways of Stein Brook, Chissell Brook and Cade Burna also provide further boundaries, as well as additional attractive countryside.
- It is essentially a rural environment, providing substantial green areas and countryside with an extensive public footpath network, being very popular with local residents and providing 'countryside amenity' for the wider Chippenham community.
- The woodland area of Birds Marsh, in the west of the parish, now constitutes the largest and most diverse wooded habitat on the outskirts of Chippenham, and is a renowned nature reserve, being home to many kinds of wildlife, and is a popular place for walkers. The parish has two roads that form part of the National Cycle Network. Elsewhere in the parish there is significant agricultural activity, with rich farming land supporting arable, beef and dairy farms, as well as commercial equine facilities. The parish boasts a strong ecology with extensive wildlife including a number of UK protected species, and the endangered Great Crested Newt is found in several locations.
- Langley Burrell contains a wealth of history, and human usage and occupation of the area dates back to Palaeolithic times. Mesolithic and Neolithic flints have been found along with Bronze Age pottery. A Roman settlement is believed likely and a settlement is known to have existed here since Saxon times. There are ancient earthworks around Barrow Farm and a range of coins, tokens, metalwork and pottery has been found. There are manor records dating back to 1300 with chronicles of a mediaeval village, hamlet and farmstead, and the rich history of the village is well documented in the Wiltshire and Swindon History Centre.
- Today, the parish, which would still be recognisable to an inhabitant of 250 years ago, and its historic natural and built environment, continue to exemplify the characteristics of an English rural parish. Langley Burrell includes forty listed buildings and scheduled monuments. Maud Heath's Causeway, starting at the top of Wick Hill and ending in Chippenham itself, runs the length of the parish and village and owes its existence to the

widow Maud Heath, who in 1474 gave land and property towards its construction, allowing people to travel dry shod to market. The Causeway crosses the Avon water meadows via a picturesque 64-arch raised section; the whole still kept in repair by one of the oldest charities in England.

- One of England's most famous Victorian diarists, the Reverend Francis Kilvert (1840-1879), served for two periods as curate to his father in the parish and kept a journal whose contents provide a fascinating insight into the rural life and manners of the time. Both the Church of St. Peter (Early English and Perpendicular) and Kilvert's Parsonage (1739) are places of pilgrimage for the world-wide Kilvert Society.
- Over recent years the parish has faced pressure from the potential expansion of Chippenham town. A planning application for 750 homes and employment land (12/00560/OUT) at 'Land at North Chippenham' (within the Langley Burrell parish area) was approved subject to the signing of a section 106 agreement in April 2014.
- The Wiltshire Core Strategy (adopted January 2015) identifies the number of new dwellings needed for Chippenham over the period to 2026 but does not identify specific sites to meet this need. To address this Wiltshire Council is preparing the Chippenham Site Allocations Plan which seeks to identify large mixed-use sites for businesses, new homes and infrastructure. The plan area considers the suitability of land around the town for future development, including sites within Langley Burrell parish. The draft plan, which was published for public consultation between 23 February and 8 April 2015, identifies three mixed use site allocations to address the need for housing at Chippenham – one of which is located within the Langley Burrell parish area at 'Rawlings Green'. The Rawlings Green site (Policy CH2) is allocated in the draft plan for 650 dwellings (and other uses). Further information on the draft Chippenham Site Allocations Plan and next steps is available online at: <http://www.wiltshire.gov.uk/chippenhamsiteallocationsplan.htm>
- The recently established Fairways Retirement Village and Care Home, with 75 retirement dwellings and 60 care places, is within the parish boundary, but have been excluded from the Designated Area of the proposed Local Neighbourhood Plan, being to the west of the A350 on the western edge of the parish.
- Commercial enterprises in the village itself comprise the National Farmers Union office and the popular Langley Tap public house. The main London to Chippenham railway line runs through the parish.
- Facilities, services and buildings and monuments of note within the parish include:
 - o Two Church of England parish churches:
 - o the Grade I listed Church of Saint Peter, with parts of the building dating back to Saxon times, and
 - o the Grade II listed Church of St Giles, rebuilt on the current site in c1800
 - o Four Grade II* listed houses
 - o A further 34 Grade II listed buildings & monuments, including Maud Heaths Causeway
 - o The Langley Tap public house
 - o National Farmers Union office
 - o Langley Burrell Village Hall, recreation ground & football pitch

- o Holiday accommodation & rental cottages
- o The Fairways Retirement Village and Care Home – a 60 place care home with a further 75 purpose-built one, two and three bedroom apartments and duplexes.
- o Birds Marsh nature reserve

2. Introduction

In Autumn 2022 Wiltshire Council's Residential Development Officers discussed carrying out a rural housing needs survey with Langley Burrell Parish Council, to establish if there was a proven need for affordable housing in the parish, and potentially to use the findings of the survey to inform the neighbourhood/parish plan.

Such surveys assist officers in identifying those areas with the greatest housing problems so that scarce financial resources can be put to best use.

Experience has shown that these surveys need to be carried out at regular intervals if the results are to remain relevant in identifying trends.

- The Residential Development Officers are employed by Wiltshire Council's Residential Development Team to assist in the delivery of new affordable housing.
- The Residential Development Officers work closely with rural communities, housing associations, local authorities and landowners to meet the affordable housing needs of rural communities.
- The survey is funded by members of the Wiltshire Rural Investment Partnership (WRIP).¹
- The Wiltshire Rural Investment Partnership brings together representatives from the economic development, regeneration, spatial planning, and residential development teams of Wiltshire Council together with Registered Provider [housing association] partners and Homes England to enable and promote the sustainable delivery of new build housing in the rural communities of Wiltshire.²

3. Aim

The aim of carrying out the survey is to investigate the affordable housing needs of local people (or those who need to live) in Langley Burrell parish.

- 'Housing need' can be defined as the need for an individual or household to obtain housing that is suitable to their circumstances.
- It implies that there are problems or limitations with the household's current housing arrangements and that the household is unable to afford or to access suitable accommodation in the private sector.
- Such problems may be concerned with housing costs, size, location, layout, state of repair, or security of tenure either immediately or in the future.

¹ The members of WRIP that contribute to the survey funding are Wiltshire Council and six Registered Providers of social housing (housing associations) - Aster, GreenSquareAccord, Guinness, Stonewater, Selwood Housing and White Horse Housing Association.

² Para 1.1, 'Purpose', *Terms of Reference for the Wiltshire Rural Investment Partnership*. Full WRIP membership: Wiltshire Council, Aster, White Horse Housing Association, GreenSquareAccord, Guinness, Stonewater, Selwood Housing, Homes England, and the Wiltshire Community Land Trust.

4. Survey Distribution and Methodology

In order to carry out the housing needs survey, questionnaires were made available online on 23 January 2023. The council applies the data protection policy to responses, ensuring that all survey responses remain anonymous.

Residents were asked to complete the online survey by 27 February 2023. The online forms were recorded and analysed by the Residential Development Officers at Wiltshire Council.

- A total of 126 households are within the parish.
- Everyone was asked to complete part one of the form.
- If a household considered itself in need, or likely to be in need, of **affordable** housing now or in the near future, it was invited to complete the part two form.
- There was a below average response rate of 16% with 20 replies received.
- This report describes the views only of the residents who returned the questionnaires, and these views may not be representative of the wider population of Langley Burrell parish.

5. Key Findings

This report is divided into two parts. The first section looks at existing households in the parish to provide a description of the current housing in Langley Burrell and housing preferences into old age. This section also describes the levels of new housing, if any, which would be supported by respondents to the survey.

The second section examines the households who have declared a need for new housing in Langley Burrell. The section begins by describing the overall need for both market and affordable housing in the parish. A financial assessment is then made to determine the numbers of households who have a current need for new **affordable** housing. The results of this assessment are summarised in the recommendations of the report (Section 8).

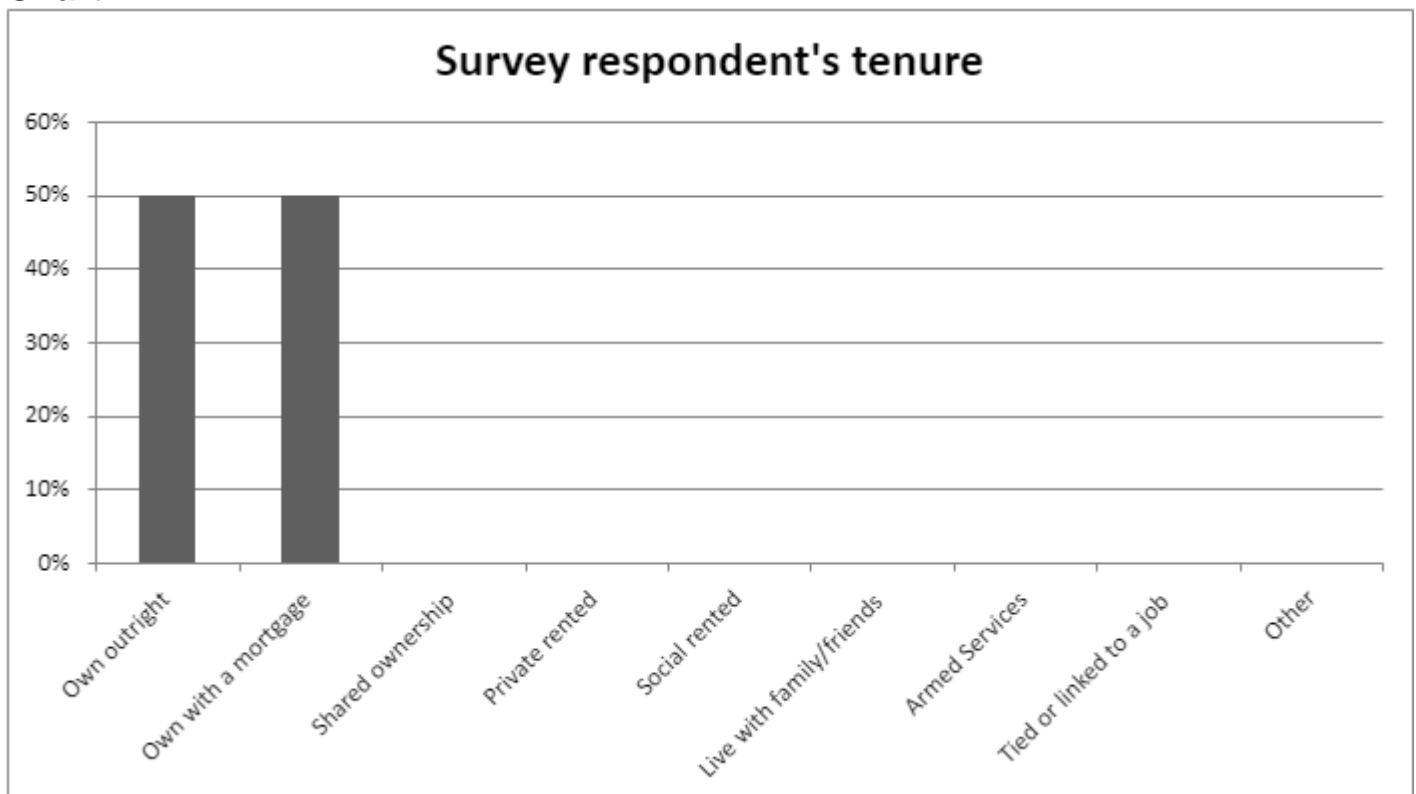
Part One – Households currently living in the parish

The first question asked in the survey was, what is your households' connection to the parish. 90% of those who replied said that it was their main home, 10% of respondents worked in parish and 10% stated they owned second homes in the parish. More than one option could be selected.

The 2011 Census data for Langley Burrell indicates that 61.1% of households in the parish were owner-occupying, 9.5% were renting from social landlords, 27.8% were privately renting and 1.6% of households were living rent free.³

The chart below shows the tenure of respondents to the survey. 100% of respondents were owner-occupiers. These results indicate a bias in the survey responses toward those living in owner-occupied homes and the rest of this section should be read with this in mind.

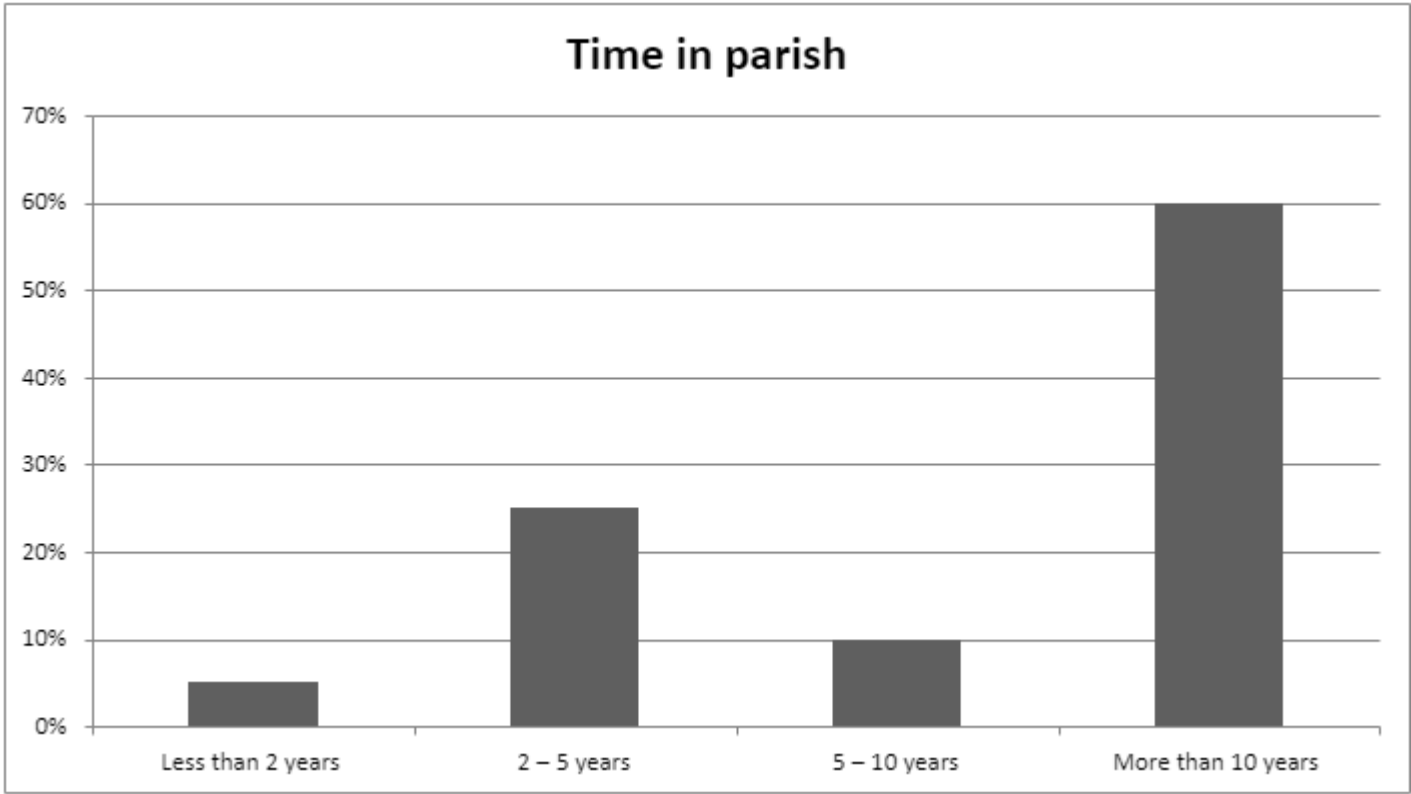
Chart 1



³ <http://www.nomisweb.co.uk/>

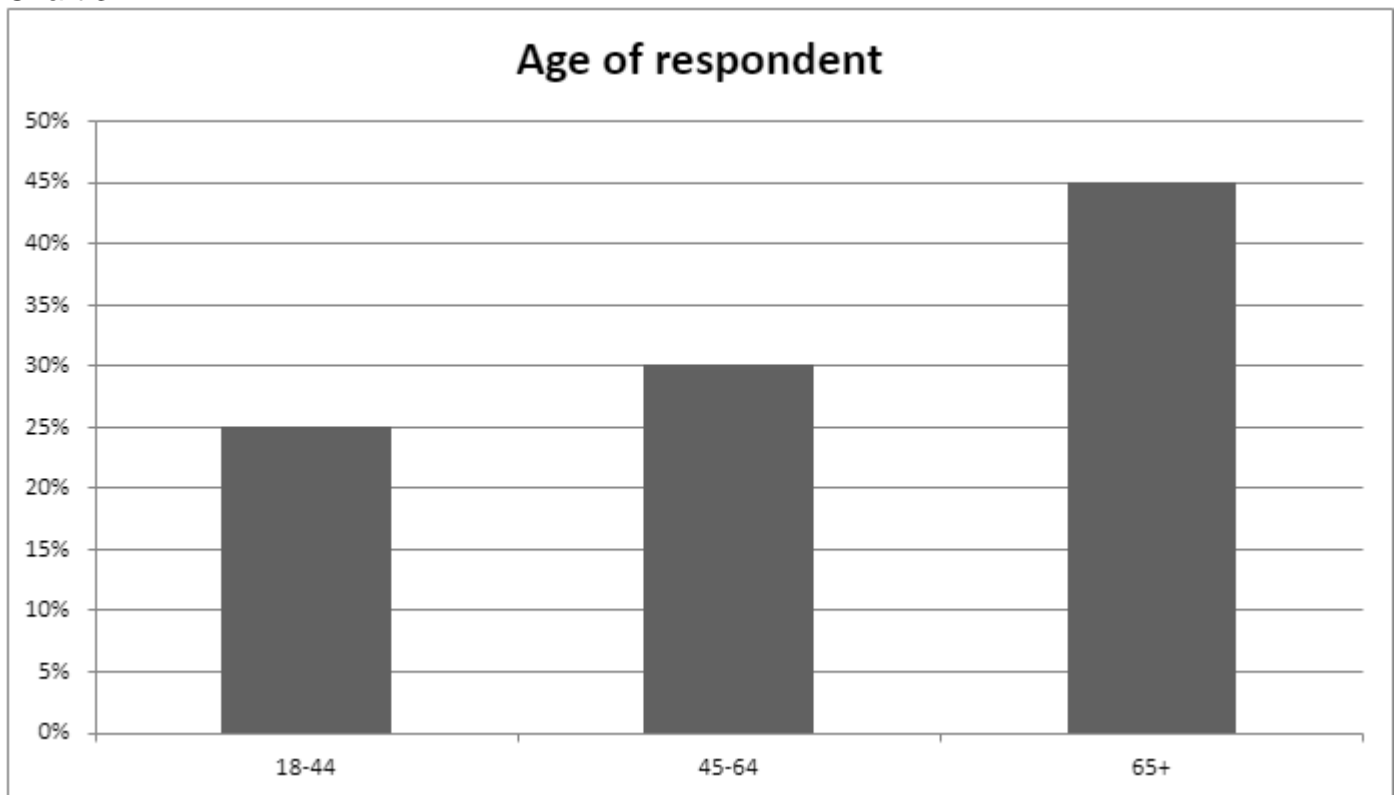
The chart below indicates the length of time that respondents have lived in their current home. It shows that 60% of the respondents have lived in the parish for more than ten years, which is appropriate for the high levels of owner occupation among survey respondents:

Chart 2



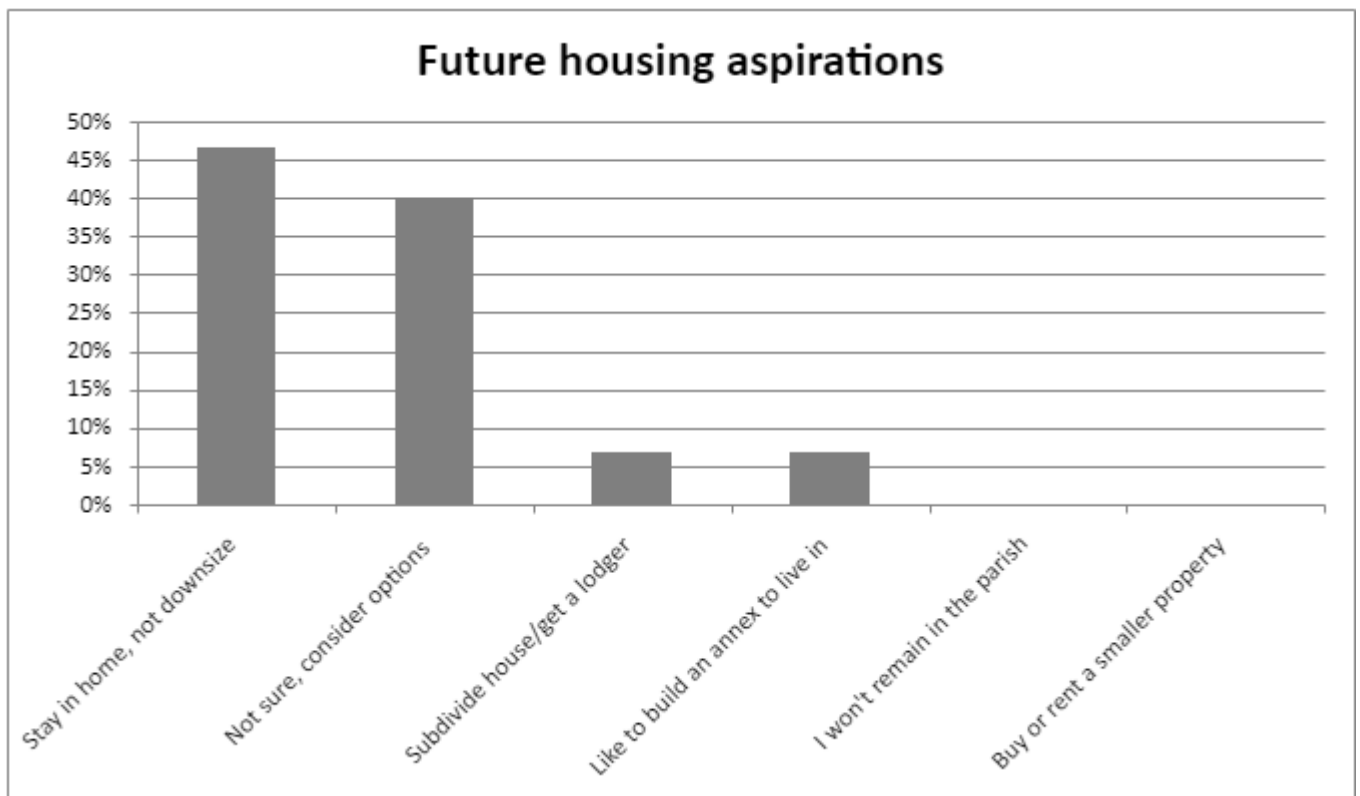
The chart below reflects the age range of respondents to this survey with 45% being aged 65+, 30% aged 45 to 64 and the remaining age bracket of 18 to 44 was 25%.

Chart 3



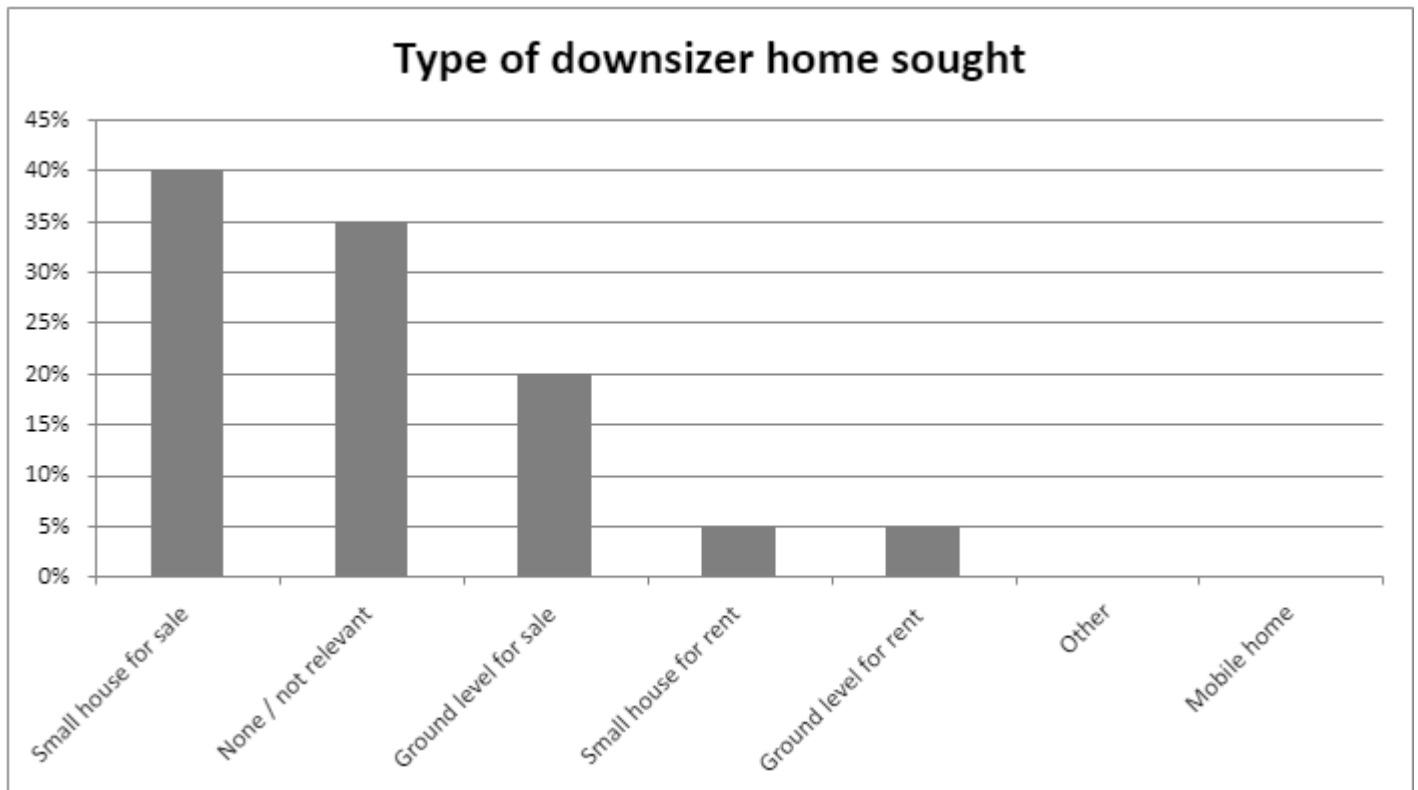
Many respondents to the survey lived in large family homes, with 80% of respondents having four or more bedrooms in their property. 15% had three bedrooms, 5% two bedrooms. No respondents to the survey reported living in a home with one bedroom or a studio.

Chart 4



The above chart indicates that whilst 47% of those respondents wish to remain in their home and not downsize. 53% who wish to remain in the parish are not sure they would remain in their current home.

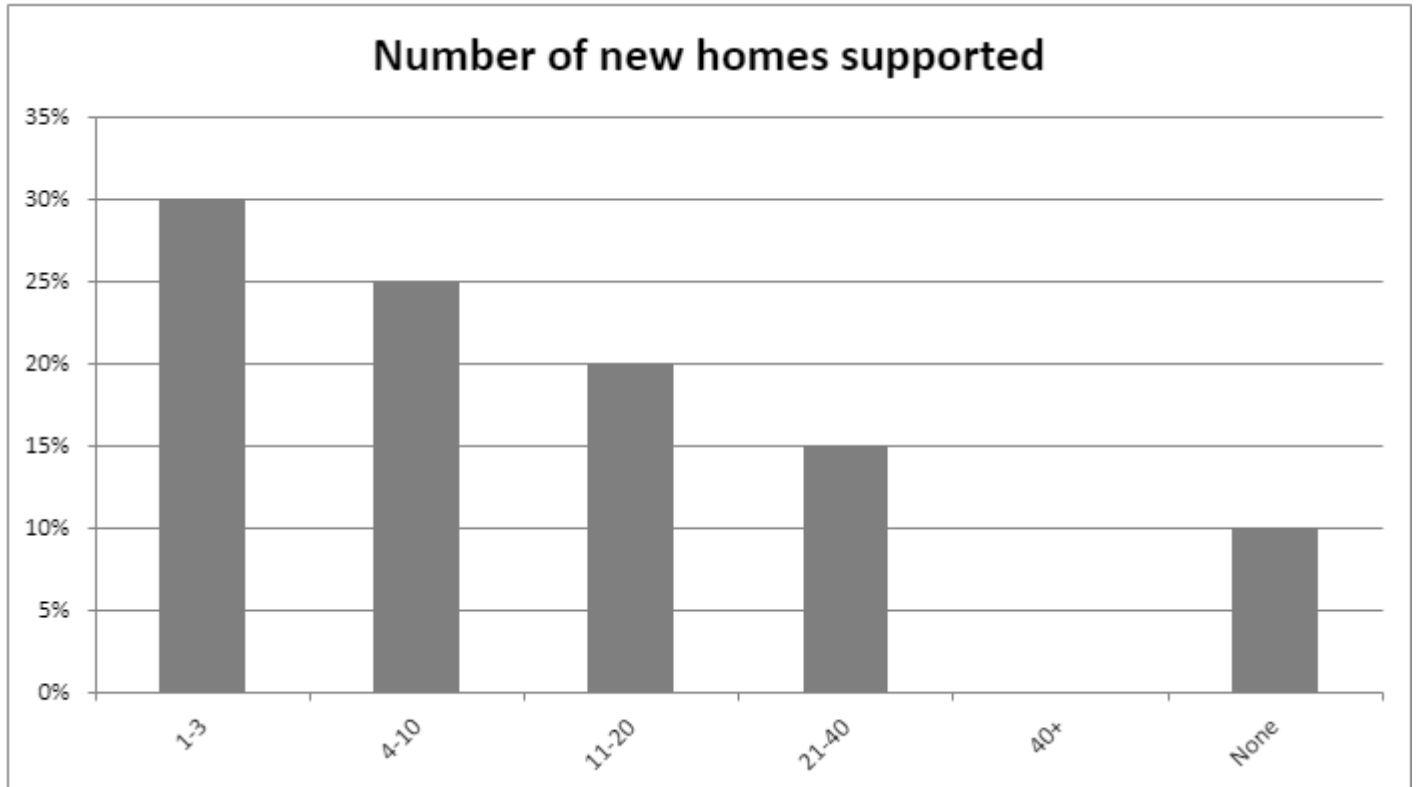
Chart 5



The preferences of those respondents who would consider down-sizing are shown in chart 5.

Respondents were then asked how many new homes they would support being built in the parish. The majority of respondents (90%) were in support of some new housing in Langley Burrell, with the most popular option (30% of respondents) being for between one and three new homes. 10% of respondents were opposed to any new housing in Langley Burrell parish:

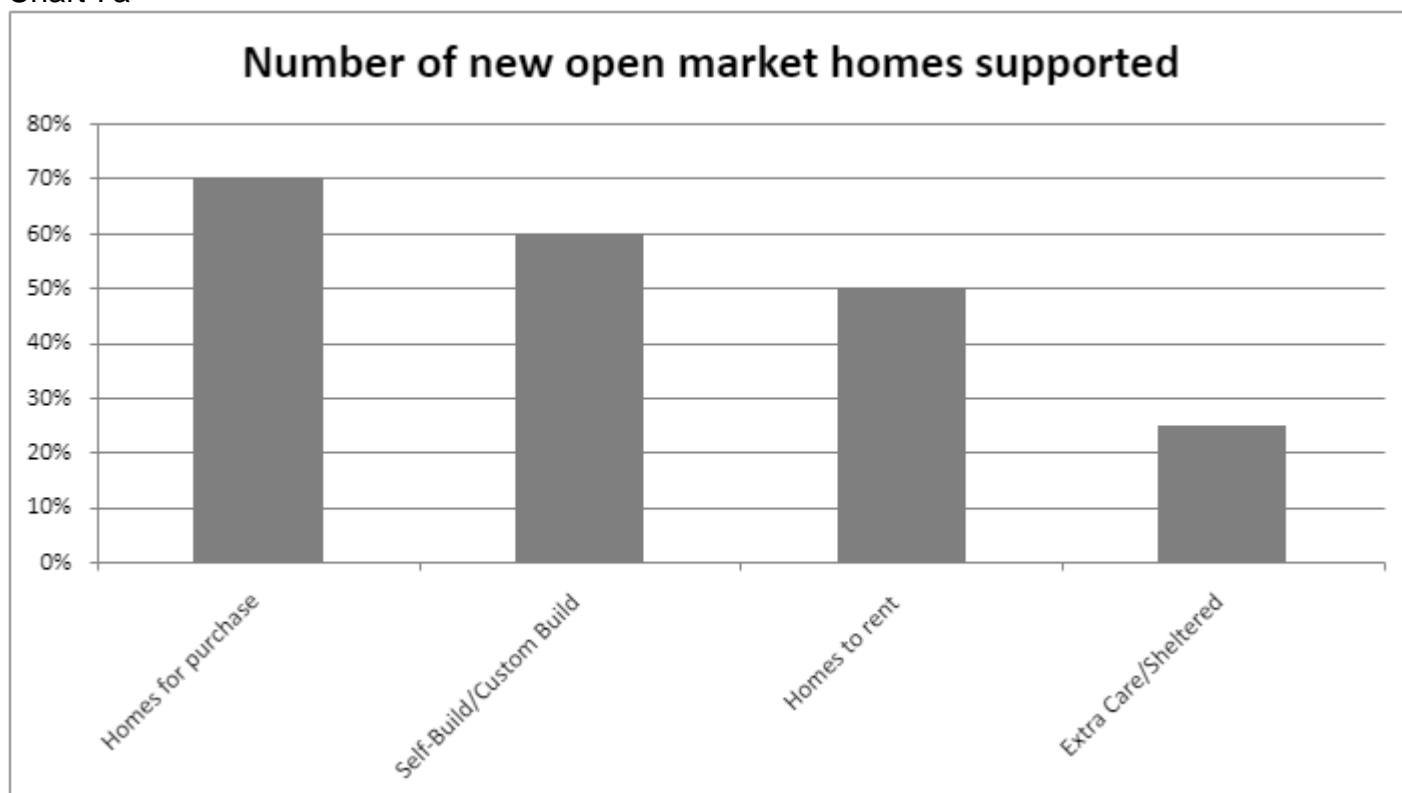
Chart 6



Respondents to this section were asked what types of housing development they would support.

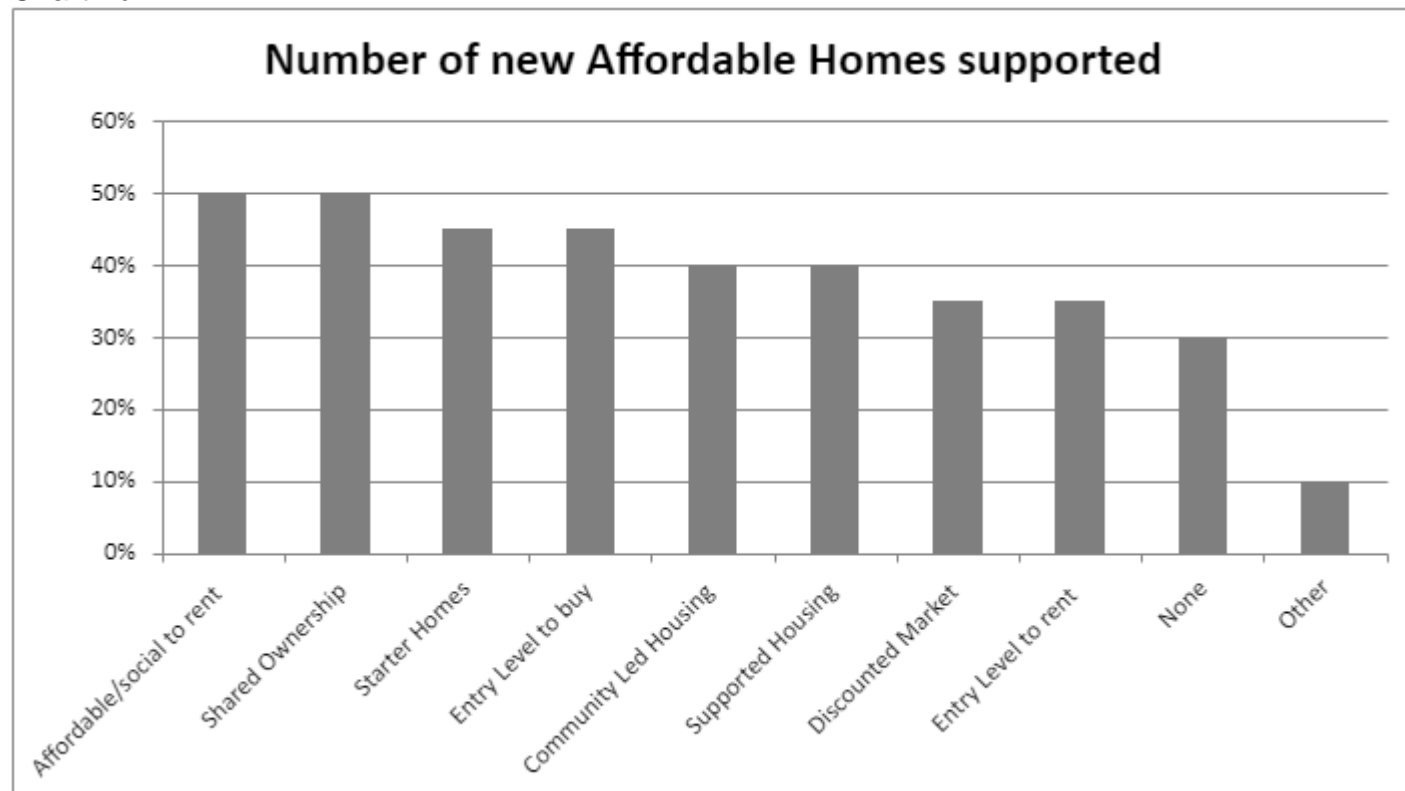
The types of open market homes considered most needed in Langley Burrell by the survey respondents were open market homes for purchase (70%), self/custom build (60%) and homes to rent (50%) and extra care/sheltered (25%.) More than one answer could be given:

Chart 7a



The types of affordable homes considered most needed in Langley Burrell by the survey respondents were affordable/social to rent (50%) and shared ownership (50%) however it can be seen from the chart below that affordable homes were supported across all tenures. 30% of respondents answered none. More than one answer could be given:

Chart 7b



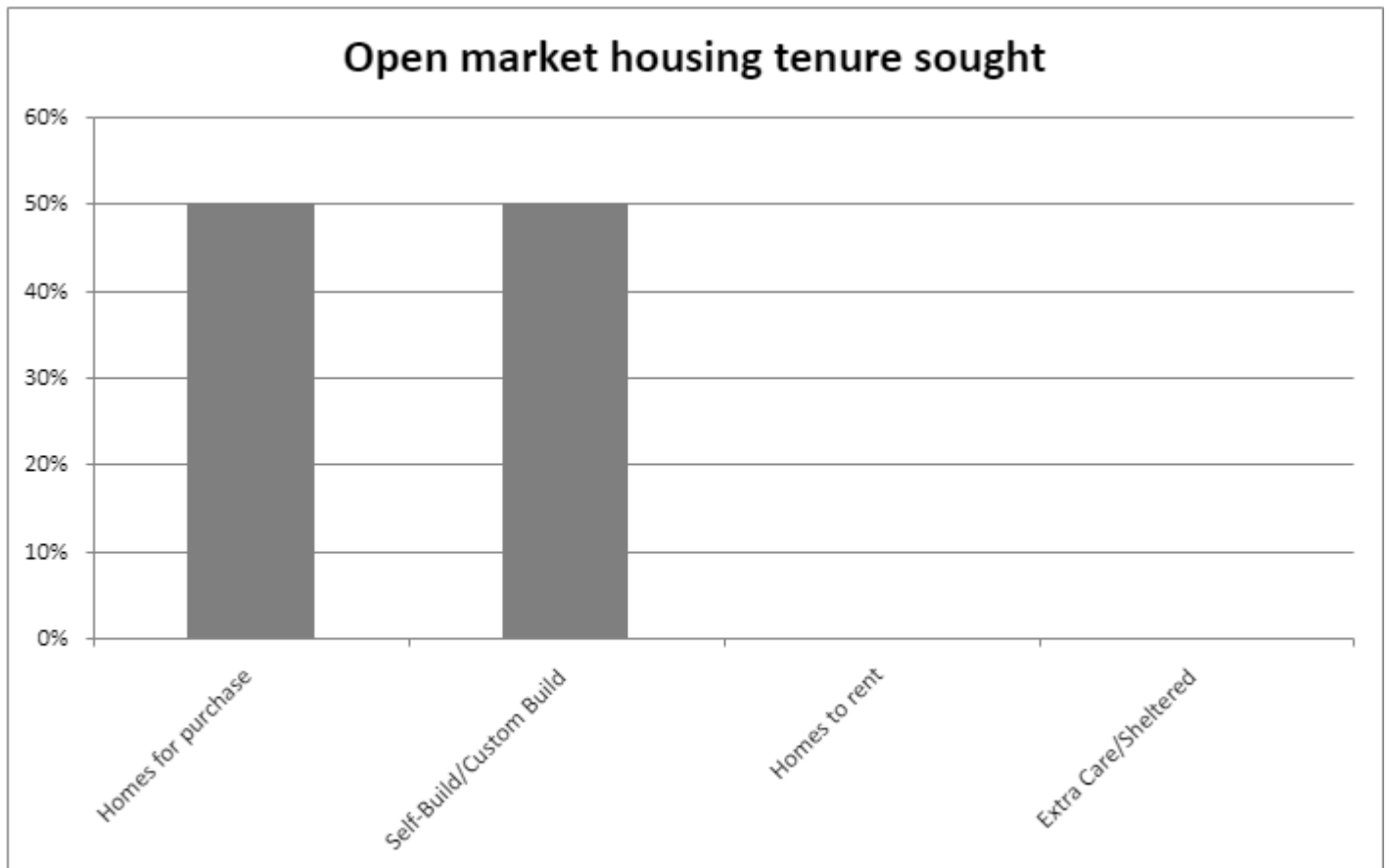
Part two – Households requiring accommodation in the parish

This section of the report looks initially at all the responses to section two of the survey to give a broad picture of the need for both market and affordable housing in the parish. A financial assessment and an evaluation of the current affordable housing in Langley Burrell are then made in order to describe in more detail the need for specifically affordable (i.e. non-market) housing.

Two respondents replied to this section of the survey, indicating their need for housing in Langley Burrell. The most frequent reasons given for needing to move were respondents home too big and wished to downsize, needing ground floor accommodation and to provide support to family members. More than one answer could be given.

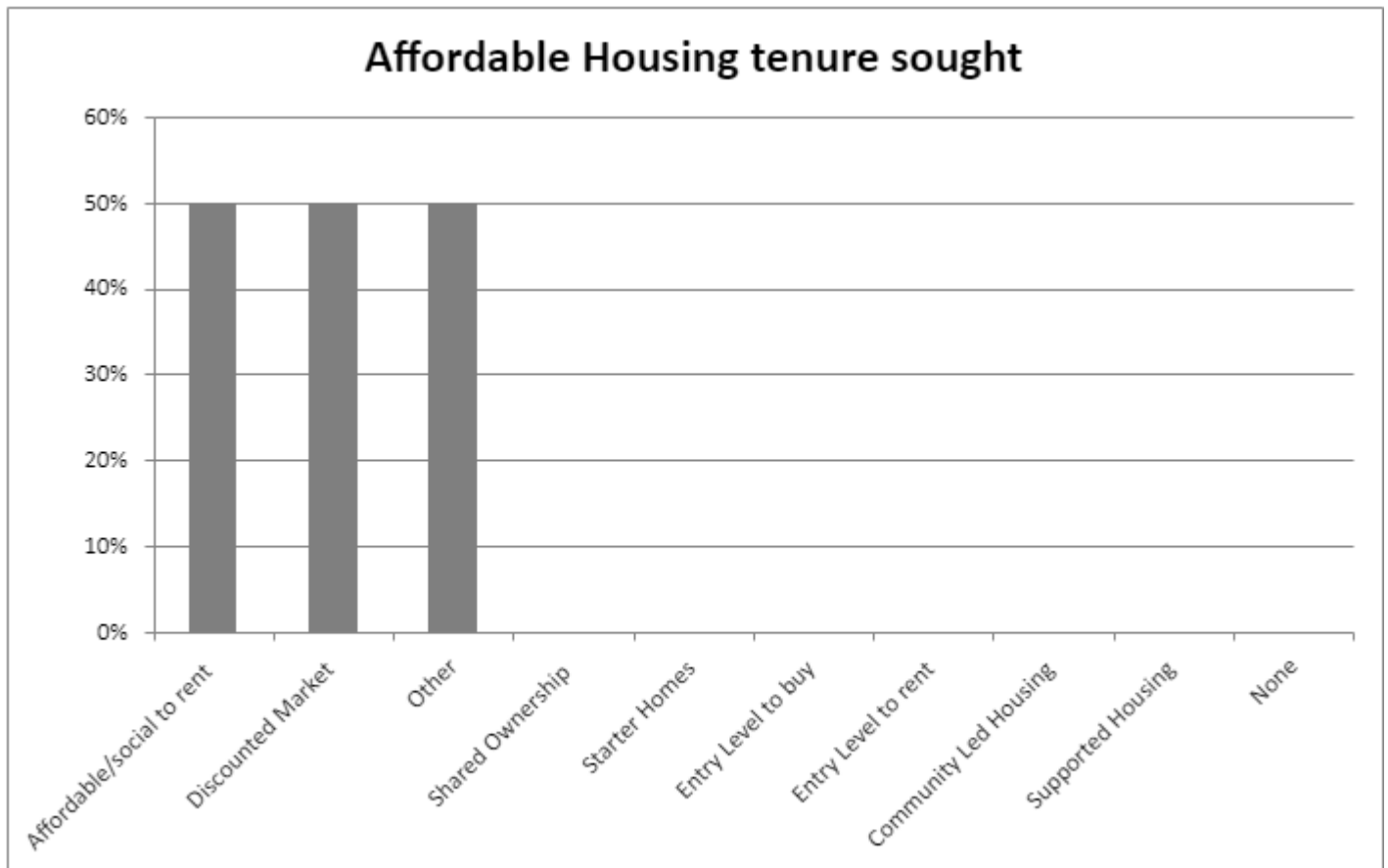
The respondents requiring accommodation in the parish were asked what type of open market tenure they sought. The need for homes for purchase on the open market was the most desired and self and custom build. Households could indicate more than one response:

Chart 8a



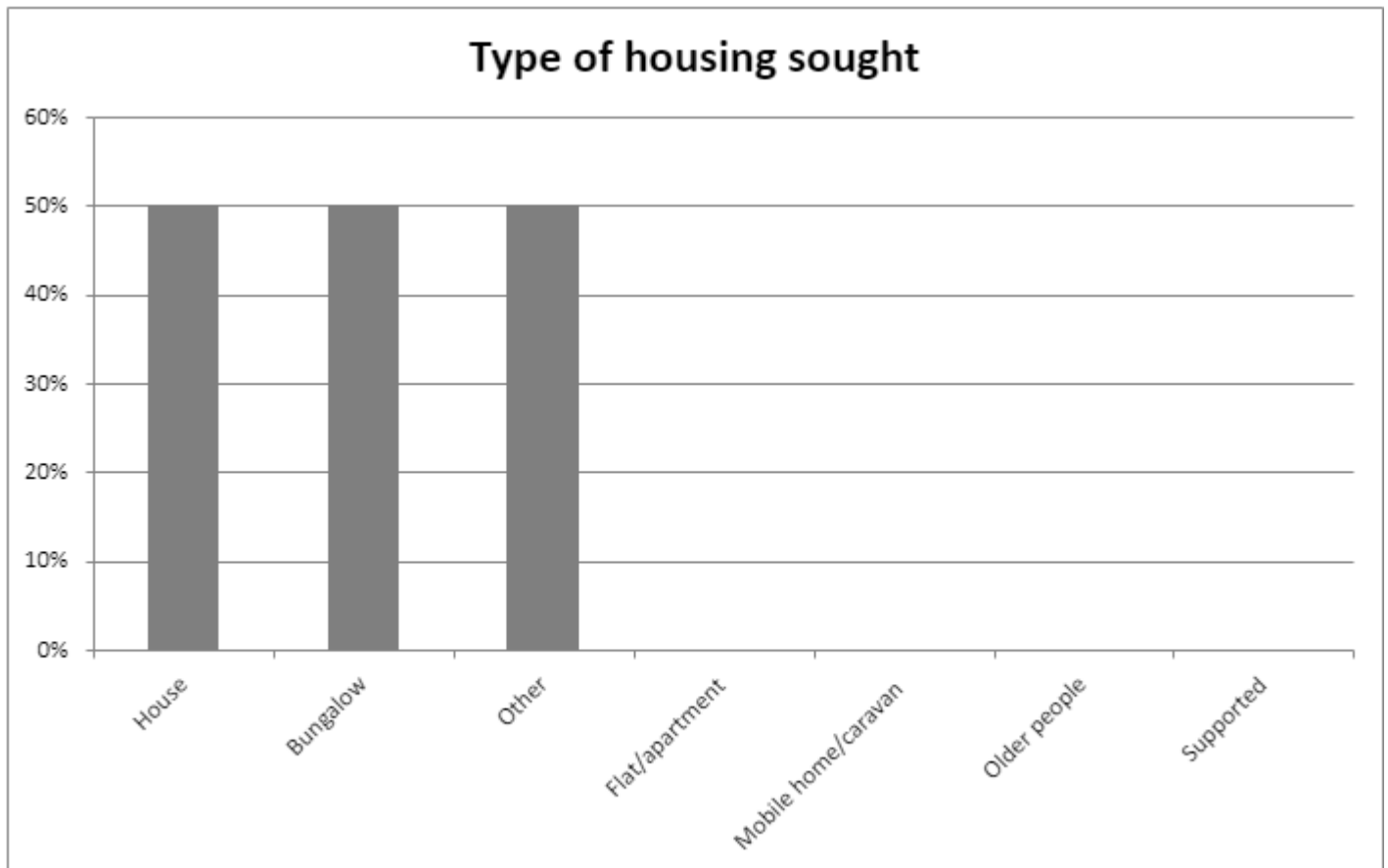
The respondents requiring accommodation in the parish were asked what type of affordable housing tenure they sought. The respondents indicated affordable/social homes to rent and discounted market homes. Households could indicate more than one response:

Chart 8b



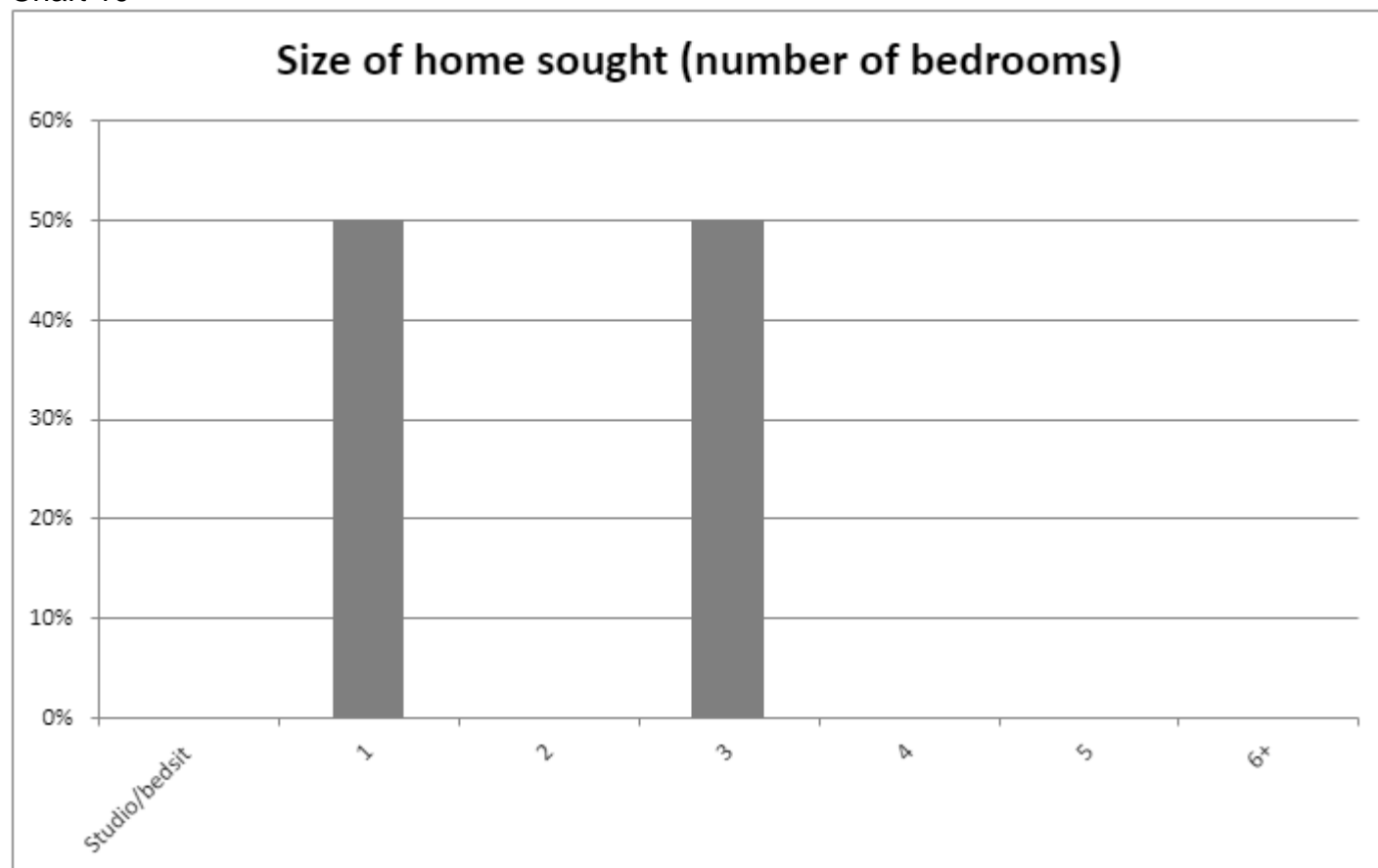
Respondents to this section were also asked what type of housing they required. The most sought-after were house and bungalow. Full responses are given in the chart below (more than one answer could be given):

Chart 9



In terms of size, the most popular option was for one and three-bedroom homes. No need was declared for studio (bedsit) or homes with two or four or more bedrooms.

Chart 10



The respondents were then asked if there was existing suitable accommodation in the parish to move into, to which one household (50%) responded no and one household (50%) responded yes.

In order to assess the need for **affordable** housing in Langley Burrell it is necessary to consider the equity, income and savings levels of respondents. Please note that due to the need to preserve the confidentiality of respondents, only a short summary of the financial assessment is presented below.

Comparing income, savings and equity levels with affordability in Langley Burrell suggests that neither household would require public assistance in order to achieve their required housing and so would not be considered 'in housing need' as defined in Section 3 of this report.

The households that did respond, on assessing levels of equity, savings and income, an open market purchase would be achievable to these households. Their expressed need was for open market one and three-bedroom homes to purchase. Ground floor

accommodation/bungalow was also listed as a preference for one household requiring three bedrooms.

6. Affordability

In order to investigate affordability, further research has been carried out on house prices in the area.

It is possible to estimate the average property prices in the Langley Burrell area.⁴

Property Type	Feb 2022- 2023
Flat/1 Bedroom	£165,385
Terrace/2 bedroom	£247,714
Semi Detached/3 bedroom	£301,630
Detached/4 bedroom	£548,889

Example calculation for a mortgage

Typically, a household making an application can obtain a mortgage of 4.5 times their annual income. Households would generally expect to need a deposit of around 15% of the total price.

If an average terraced property sold in Langley Burrell cost £247,714 then a household may require £37,157 as a deposit. Annual household income would have to be at least £52,639. The Annual Survey of Hours and Earnings indicates that the gross annual median income of full time employed persons in Wiltshire in 2022 was £33,289.⁵

Example calculation for a Shared Ownership scheme

A household eligible for a home offered under the Shared Ownership scheme has the potential to buy a share in a property between 10% - 75% of the purchase price and then pay a low-cost rent on the remaining share. A mortgage deposit of 5-10% of the value of the share will be required.

An average terraced property to the value of £247,714 for a shared ownership property with a 10% (£24,771) share may require a 10% mortgage deposit of £2477.14 with rent to pay on the remaining share of £245,236.

⁴ House price estimates from [HM Land Registry Open Data](#). Please note that the SN15 postcode covers a wider area than Langley Burrell parish and that there may be significant internal variation in house prices.

⁵ Annual Survey of Hours and Earnings, 2022, resident analysis. Gross annual pay of full time employed persons resident in Wiltshire, <https://www.nomisweb.co.uk/datasets/ashe>. Note that while the mortgage calculation refers to household income, i.e. to the combined income of all persons in the home, the ASHE figure refers to individual income.

- The sale prices above are from the local post code area. It is recognised that homes in rural parishes will have higher prices than those in the towns in the same post code. The value of a particular size of property in a village may vary to a wider degree than in a town and may be subject to a much lower turnover. Therefore, it would be difficult to establish comparative prices for homes for sale in a village alone.
- In respect of rent affordability calculations, the starting point for these calculations is 80% of open market rents in the area. The average open market rents in the parish might relate to properties with a larger floor area and surrounding grounds, rather than the average within the area that the local market rent is calculated by. Homes specifically built as affordable housing would be delivered at a more standard specification, keeping the values lower.
- It would be unlikely that a household would be able to purchase a property on the open market in this parish without a large deposit, some equity in an existing property or a substantial income.
- First time buyers seeking open market housing would generally struggle to meet the criteria necessary for obtaining their own home.
- In some cases intermediate housing (shared ownership or low cost market housing) would be a suitable option, whilst in other instances affordable rented accommodation would be appropriate.

7. Summary

This survey's recommendations (see Section 8 below) concentrate on those households who are unable to afford accommodation on the open market.

This is just a quarter of the research needed for this assessment: the Housing Register of Wiltshire Council, the local Strategic Housing Market Assessment and the advice from allocation staff who manage the Register must also be considered.

- On the 28th February 2023, there were 'zero' households on the Wiltshire Council Housing Register seeking housing in Langley Burrell parish.
- The 2011 Census recorded eleven social homes in the parish.⁶ These properties represent 8.7% of the total housing in Langley Burrell, which is lower than the Wiltshire affordable housing average of 14.7%.⁷
- The social housing in Langley Burrell had a zero re-let rate in the past year: from the 28 February 2022 to the 28 February 2023 no homes were re-let in the parish.⁸

⁶ Table QS405EW, 2011 Census: Tenure – Households, English parishes / Welsh communities.

⁷ Table QS405EW, 2011 Census: Tenure – Households, local authorities in England and Wales.

⁸ Wiltshire Council, Housing Strategy, live tables.

8. Recommendations

This survey's recommendations concentrate on households unable to afford accommodation on the open market.

The following indicates the minimum need over the next three years for new affordable housing development in the parish, based on the responses to the survey. The recommendations describe a snapshot of the need for affordable housing at the time the survey was conducted and do not take account of future changes in need, for example arising from the changing housing needs of employees of local businesses, or changes to households' sizes or health needs for example. The recommendations may not represent the parish's full housing need as responses were not received from every household. In order to fully assess the housing need in the parish, the recommendations need to be considered alongside evidence provided by Wiltshire Council's Housing Register, the Strategic Housing Market Assessment, and the advice of allocation staff who manage the Register.

Subsidised rented housing ⁹

- None

Shared ownership / discount market homes¹⁰

- None

Sheltered housing for older people

- None

⁹ Please note that recommendations for numbers of bedrooms in subsidised rented properties are where possible made in line with the 'family size' criteria implemented as part of the Housing Benefit changes by the 2012 Welfare Reform Act.

¹⁰ Please note that recommendations for numbers of bedrooms in shared ownership/discounted market properties are based on the number of bedrooms wanted by respondents, applicants can purchase the size of home they are able to afford.