

Charlton Horethorne Housing Needs Report

Report Summary

Charlton Horethorne Parish Council decided to assess the current need for housing in the parish alongside work to produce a Community Plan. It is hoped that an up to date record of the number of people in need of local housing will influence the future growth of the parish and provide evidence to support Parish Council responses to planning applications. The survey was produced and distributed to all households by the Charlton Horethorne Community Planning Steering Group. South Somerset District Council has dealt with the inputting and analysis on behalf of the group.

This is **not** an affordable housing needs survey but aims to identify the potential housing need over the next 5 years.

The survey found that **21** households/individuals currently living in the parish were looking to move within the parish in the next 5 years. Of these, **6** have indicated that they would need affordable housing in the form of rented accommodation from a housing association or a shared equity solution.

14 respondents also stated that they knew of people with a local connection that would like or need to set up a home in the parish.

Methodology

During December 2015, survey forms were distributed to every household in the parish. The questionnaire contained a section that was to be completed by every household and a section to be completed only by those in housing need. Surveys were collected by volunteers or dropped off at the village shop and sent directly to SSDC Area Development (East).

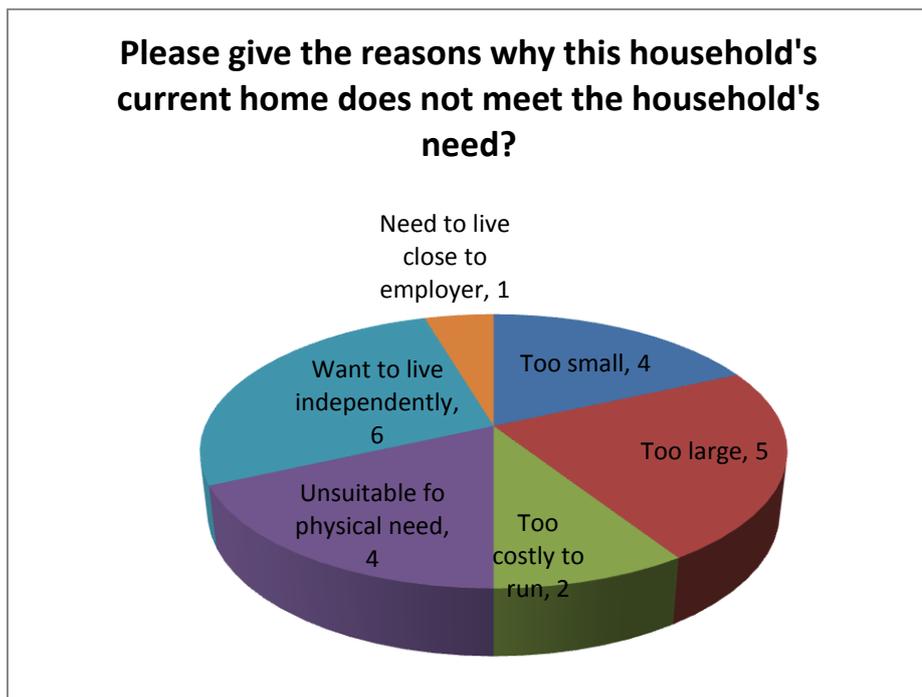
Housing Needs

Twenty-one households/individuals within a household expressed a need for housing in the parish of Charlton Horethorne.

- 21 respondents are currently living in Charlton Horethorne.
- 13 are looking specifically for houses that would be bought on the open market.
- 6 have stated the need for affordable housing and
- 1 has stated that they would consider all options*

It is impossible to determine whether those stating the need for affordable housing would qualify as the survey did not test financial need. A further, more detailed survey would be needed to determine the right mix of tenure.

Reasons for needing to move



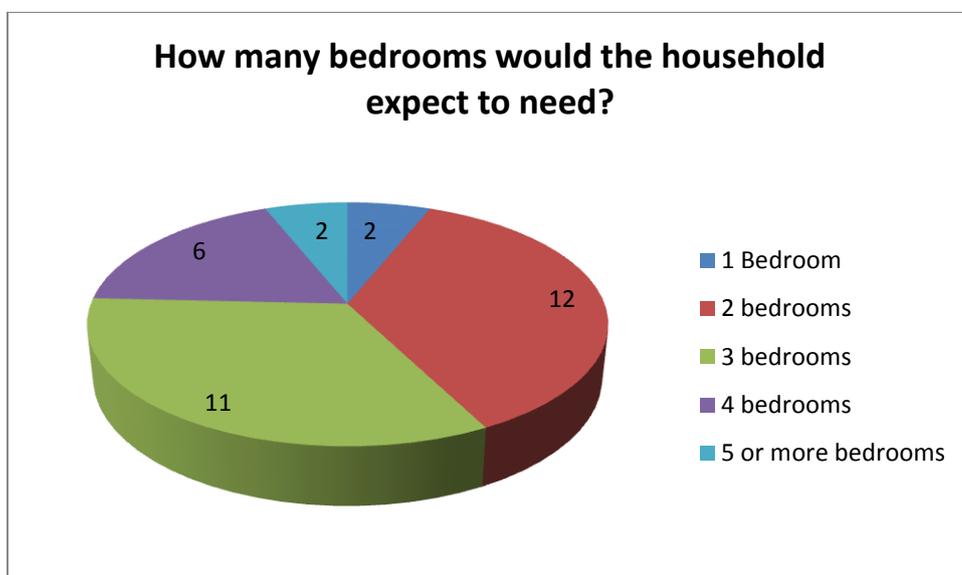
The above chart shows that need for independent accommodation was the most common reason given. 4 respondents are in need of larger accommodation, 5 are looking to downsize with a further 4 stating that their current accommodation is unsuitable for physical needs.

Some respondents gave more than one reason for needing to move but it is not been included in the report as it starts to become possible to identify people.

A further 14 respondents have said that they know people with a local connection who are not currently residing in the parish that would like or need to set up home in the parish. (Q18)

Type of housing required

Size



Special requirements

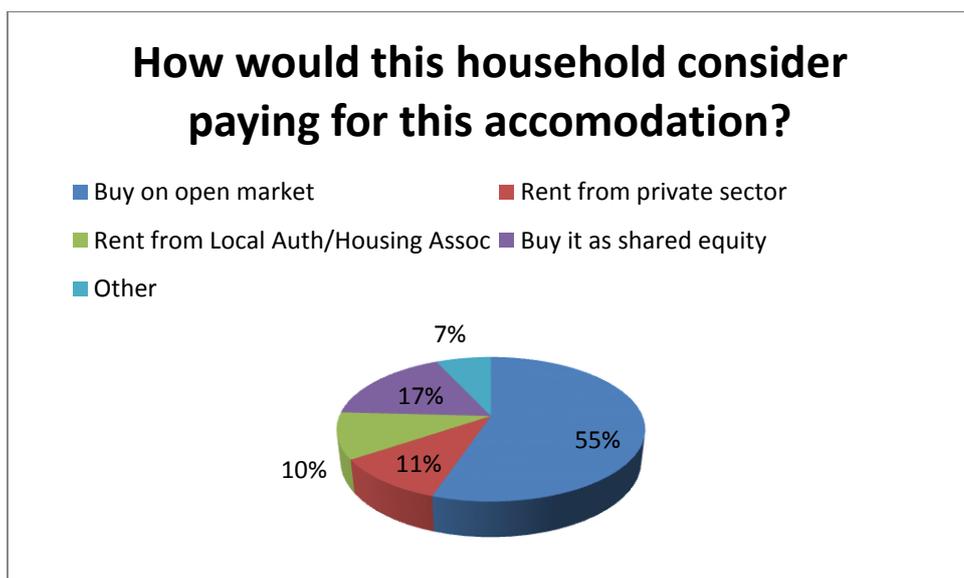
3 respondents expressed the need for ground floor accommodation.

1 would require a 'wetroom'.

1 would require another housing support service

Tenure

21 responded to question 14 about the tenure arrangements required. The table below shows the relative split however, 3 households ticked a number of options that they felt were possible. 1 has stated that they would consider all options* however, if they are able to purchase a property, and the response is a result of a shortfall of market housing, the household is unlikely to qualify for affordable housing.



Timescales

Only one respondent indicated that they need to move immediately. This household requires a larger house and has confirmed that affordability isn't a factor.

5 households would like to move within one year, 8 within 3 three years and 10 are looking to move within 5 years.

Location of new housing

Various location have been suggested and some a number of times. The most popular suggestion (mentioned by 5 respondents) of land that might be suitable was for the field behind the school. Other suggestions include:-

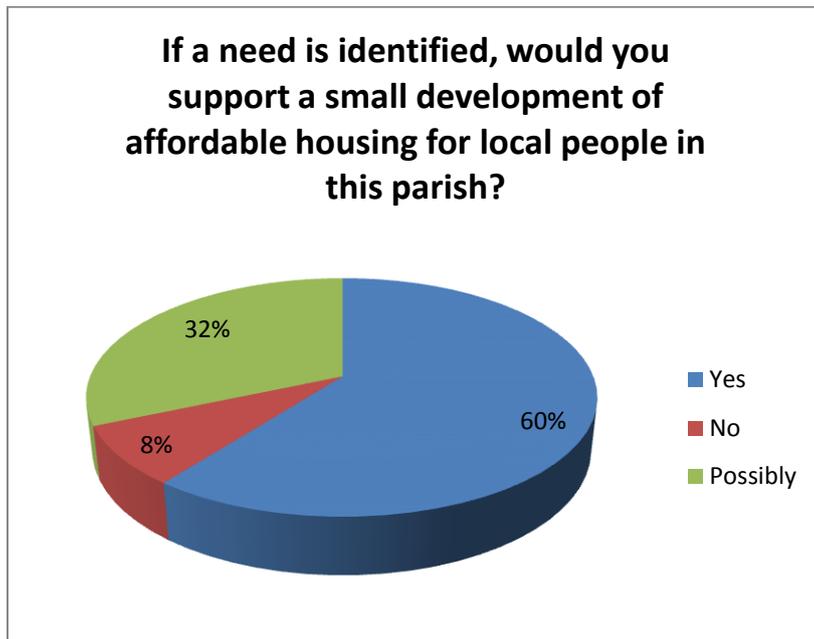
Milborne Port road – 3

Top of Cowpath lane – 2

Blackford road – 2

Support for new housing

The survey asked people to indicate whether they would support a small development of affordable housing for local people. Of the 149 people responding the questions, 92% (137 respondents) would support or would possibly support a scheme. The majority of people 'possibly' supportive of a scheme have acknowledged the need but express concerns about location, design and maintaining the right balance.



Only 12 respondents stated that they wouldn't support a small development of affordable housing for local people. Reasons included concerns about the capacity of the existing infrastructure and previous experience of affordable housing both in the parish and elsewhere.

Appendix ONE - Policy Context

National Planning Policy Framework

The NPPF states that:-

‘In rural areas, exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.’

‘To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- the exceptional quality or innovative nature of the design of the dwelling.

The current affordable housing definition includes some low cost home ownership models, such as shared ownership and shared equity, provided that they are subject to ‘in perpetuity’ restrictions or the subsidy is recycled for alternative affordable housing provision. This limits the current availability of home ownership options for households whose needs are not met by the market.

The Government is currently consulting on introducing measures to introduce starter homes to the definition.

The Bill defines starter homes as new dwellings for first time buyers under 40, sold at a discount of at least 20% of market value and at less than the price cap of £250,000 (or £450,000 in London).

Local - South Somerset Local Plan

The South Somerset Local 2011 – 2018 has determined that Charlton Horethorne is a rural settlement.

Policy SS2

Development in Rural Settlements (not Market Towns or Rural Centres) will be strictly controlled and limited to that which:

Provides employment opportunities appropriate to the scale of the settlement; and/or

- Creates or enhances community facilities and services to serve the settlement; and/or
- Meets identified housing need, particularly for affordable housing.

Development will be permitted where it is commensurate with the scale and character of the settlement, provides for one or more of the types of development above, and increases the sustainability of a settlement in general.

Proposals should be consistent with relevant community led plans, and should generally have the support of the local community following robust engagement and consultation.

Proposals for housing development should only be permitted in Rural Settlements that have access to two or more key services listed at Paragraph 5.41.

New housing development should only be located in those Rural Settlements that offer a range (i.e. two or more) of the following services, or that provide these within a cluster of settlements:-

- local convenience shop;
- post office;
- pub;
- children's play area/sports pitch;
- village hall/community centre;
- health centre;
- faith facility; and
- primary school.

Policy SS4 – District wide housing

Rural settlements are expected to deliver 2242 houses during the plan period which represents 14% of total District housing growth.

Policy HG3 – Provision of Affordable Housing

Planning permission for the erection of 6 or more new dwellings will be permitted provided that, where it is viable to do so, the scheme provides 35% affordable housing.

Policy HG4 - Provision of Affordable Housing (1-5 dwellings)

Small sites below the threshold for a full affordable housing contribution will be expected, where it is viable to do so, to pay a commuted sum equivalent to 10% percent of affordable housing provision on site. This will be over and above the relevant standard CIL contribution.

HG5 - Achieving a Mix of Market Housing

A range of market housing types and sizes should be provided across the district on large sites that can reasonably meet the market housing needs of the residents of South Somerset. The mix should contribute to the provision of sustainable and balanced communities.

On small sites, housing types and sizes should be provided that, taken in the context of existing surrounding dwellings, contribute to that provision of sustainable, balanced communities.

Appendix 2 – Profile of respondents