

Henstridge Parish Affordable Housing Needs Report

Background

Henstridge Parish Council decided to assess the current need for affordable housing in the parish. An up to date record of the number of people in need of local housing will influence the future growth of the parish via relevant Community Plan policies and provide evidence to support Parish Council responses to planning applications.

During February 2018, 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 returned in pre-paid envelopes and sent directly to SSDC Area Development.

South Somerset District Council (SSDC) has dealt with the inputting and analysis on behalf of the Parish Council. Of the **860** surveys distributed, **318** were returned giving a return rate of **37%**. However, not all respondents answered all the questions in the survey.

Verified Need

The results have been analysed by South Somerset District Council's Strategic Housing Department who have commented as follows;

Although there was an expressed need for discounted market housing, the evidence suggests that those expressing this preference may not be able to afford this (unless there was a large enough discount). There was also some evidence of need for Housing Association rented dwellings but unfortunately the local connections were not all evidenced. A number of required responses were missing some of the information so I was not able to fully verify the need.

Overall I would say that there may be a need for up to 7 intermediate dwellings and up to 12 social rented dwellings. The mix required would be for 1 – 5 bedroom dwellings to include some bungalows.

Section 2 Affordable Housing Needs – survey responses

15 households/individuals within a household expressed a need for affordable housing in the parish of Henstridge. Of the respondents **6** households indicated they would like to move as soon as possible, **7** within one to three years and **2** within three to five years.

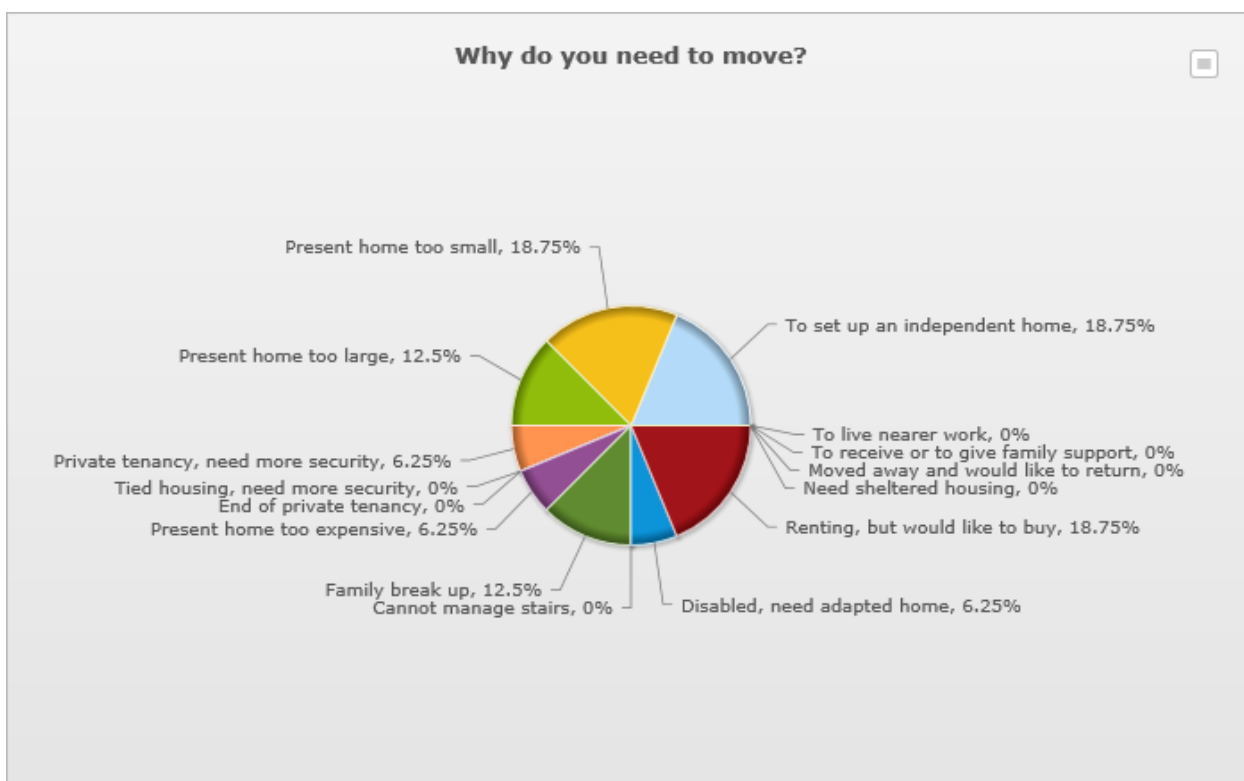
7 of the respondents indicated a need for affordable housing and were registered on Homefinder Somerset.

The survey asked people to indicate whether, if need is proven in the parish would they be in favour of affordable housing for local people. Of the **270** people responding to the question, **65% (175 respondents)** would be in favour.

Reasons for needing to move

The survey found that **12** households/individuals stated that members of their family had moved away as unable to afford to buy or rent and that they would like to move back to the village.

The most common reasons given was to set up an independent home, present home too small and renting, but would like to buy.



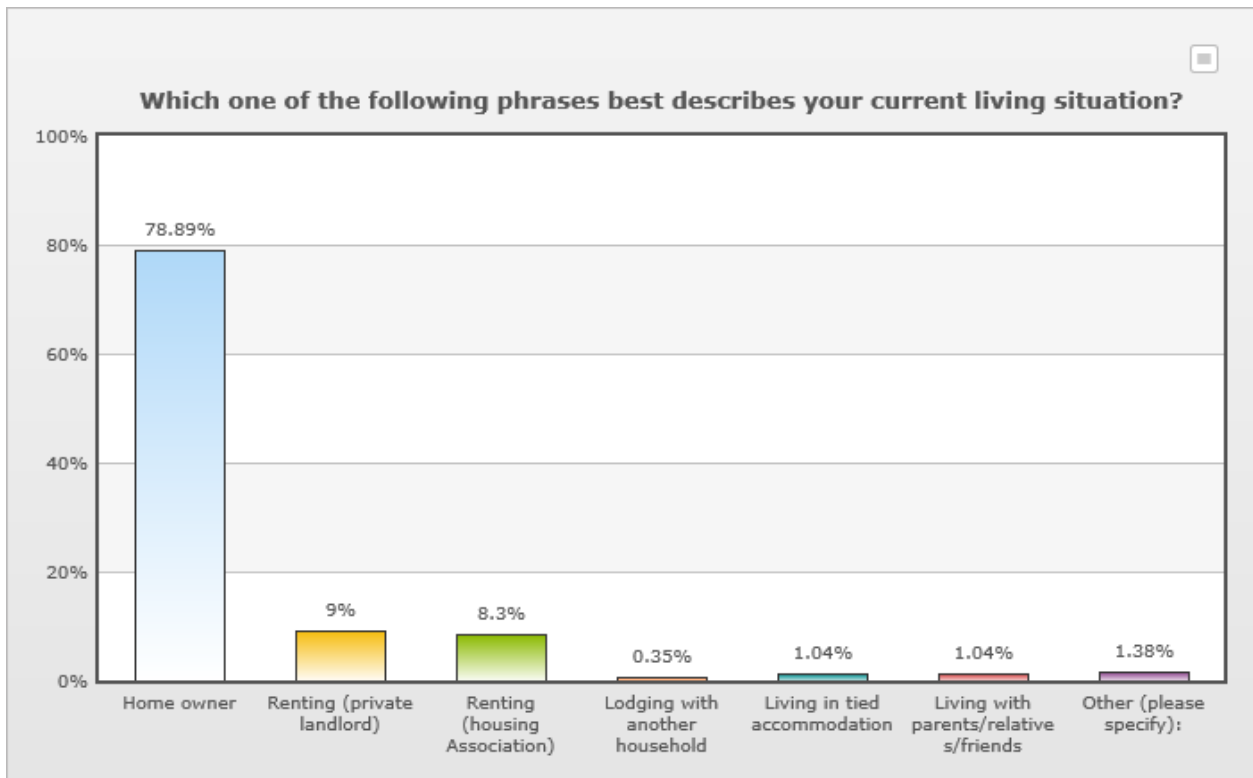
Type of housing indicated.

Respondents were asked to indicate preference of size and type of home preferred, they were able to select more than one option.

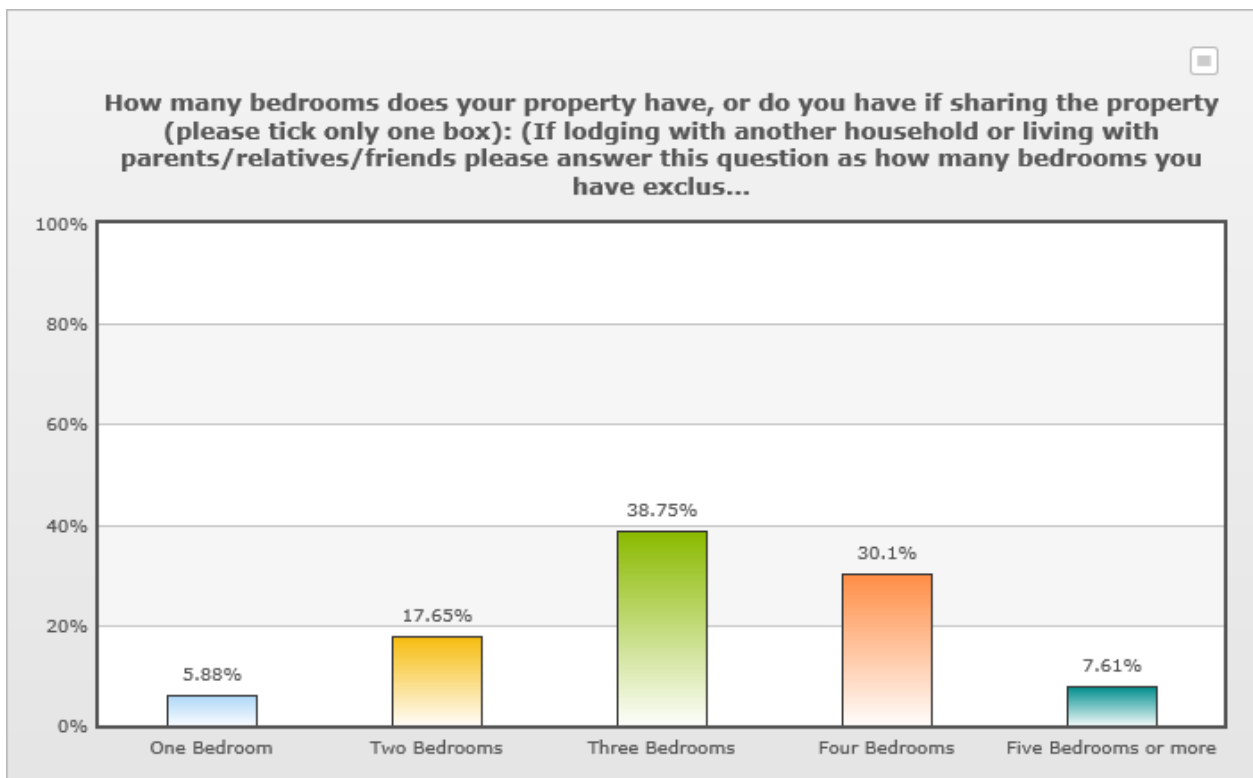
	House	Bungalow	Flat
1 bed	3	3	1
2 bed	6	2	1
3 bed	9	3	1
4 bed	1	0	0
5+ bed	1	0	0

Section 1 & 3 - About the household and affordable home preference – survey responses

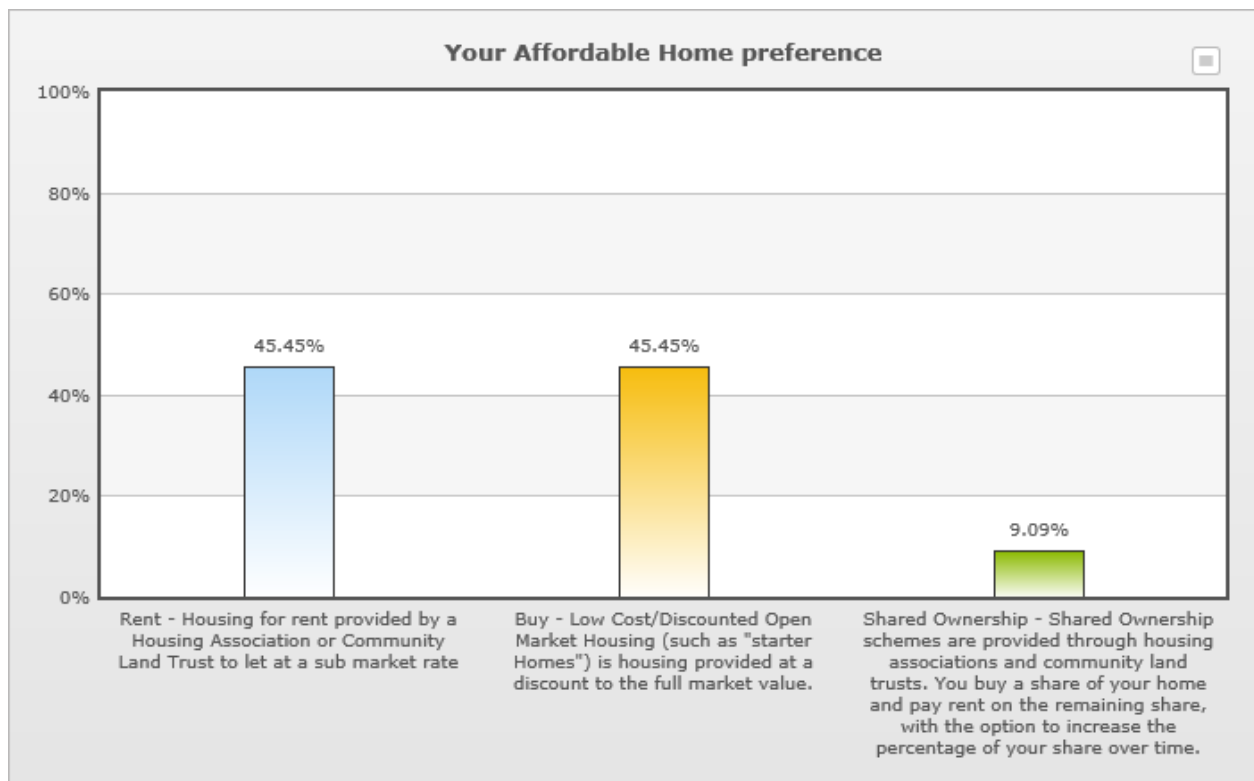
79 % of respondents own their own property which is higher than the overall 67% of homeowners in the parish according to Census data 2011.



The chart below shows respondents current no. of bedrooms per property



44 responded about their affordable home preference.



Connection to the parish

No of respondents	Connection to parish
30	currently live in the parish
8	have family living in the parish
1	respondents currently work in the parish
2	previously lived in the parish
4	have children attending school in the parish or nearby secondary school

Age profile - The information in the table below shows the age of people represented by household responses

	Count	% of respondents
Total respondents	294	100%
0-9 years	3	1%
10-15 years	4	1%
16-19 years	2	1%
20-44 years	33	11%
45-64 years	72	25%
65-74 years	74	25%
75+ years	18	6%
Not answered	88	30%

The 2011 census data shows that the total population of the parish was 1814. This can no longer be considered absolutely accurate as it is now over 5 years since the data was collected. However, it can help to demonstrate how representative the survey responses are.

Section 4 – Your Transport Requirements

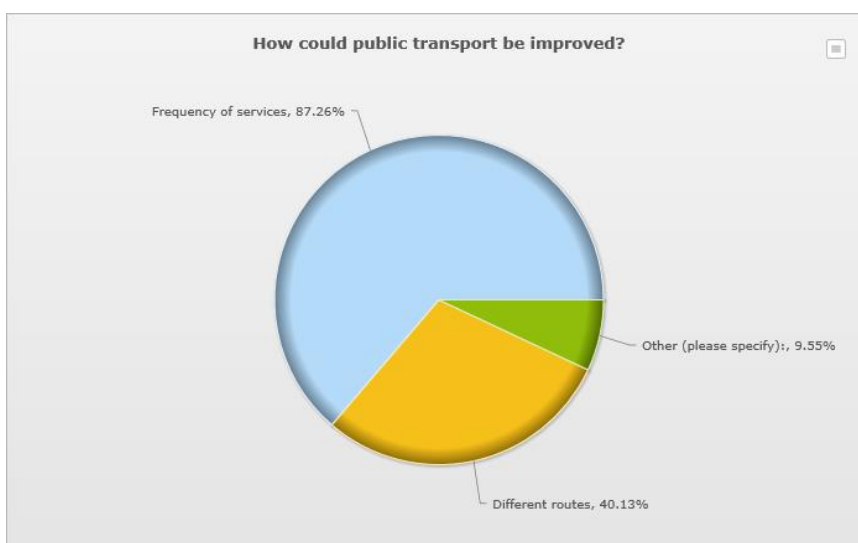
The survey asked what type of vehicles are owned by members of your household and how many. **223** respondents confirmed vehicles owned and are listed below:

Car	Van (small)	Van (large)	Motorcycle	Other
222	11	10	14	2

44 respondents confirmed that they **did** use public transport with **193** saying no.

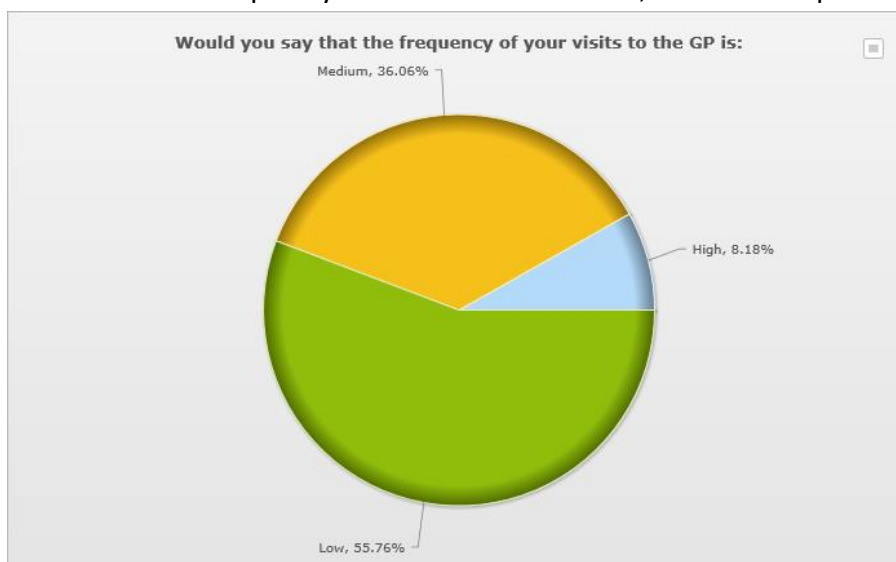
196 responded to the question does public transport serve your needs? **68%** replied no and **32%** replied yes.

The survey asked how public transport could be improved. 157 responded (chart below) and were able to select more than one answer. A number of comments were received requesting buses to connect with trains at Templecombe station.



101 respondents confirmed they drove to work and **94** stated they didn't.

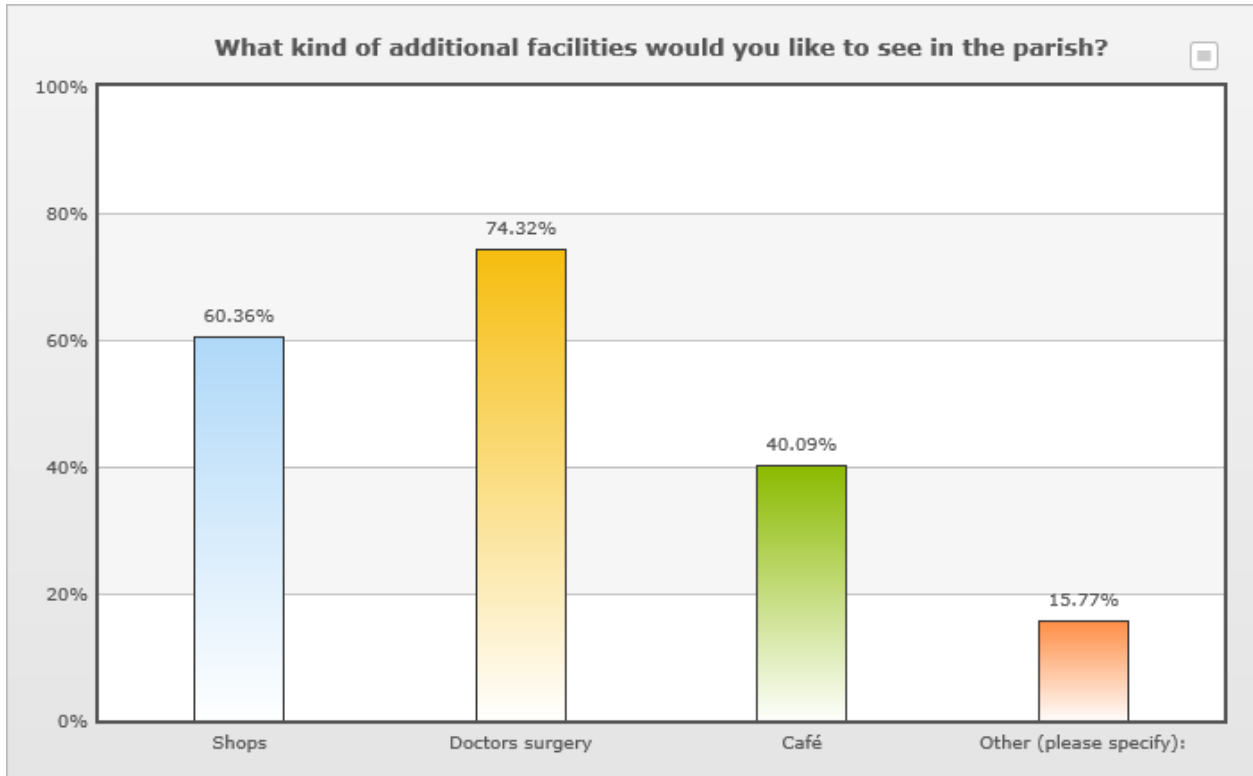
236 responded when asked if they could drive to get to a GP, of which **93%** stated yes with **7%** stating no. Respondents were also asked the frequency of their visits to the GP, with **269** responding as below



Section 5 – Local Amenities

When asked would you like to see more facilities in the parish/village **206** confirmed **Yes** and **41** stated **No**.

222 responded to the question what kind of additional facilities would you like to see in the parish?



The survey also asked do you have children who will be attending school now or in the future. **44** said **Yes** with **220** saying **No**.

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 Act currently 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) although, we are still waiting for other details to be confirmed in the regulations when they are released.

Local - South Somerset Local Plan

The South Somerset Local 2011 – 2018 has determined that **Henstridge** 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 below.

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

HG3 policy applies to developments over 0.2 hectares or 6 new dwellings but this threshold was updated following the ministerial statement to over 10 new dwellings, or where the internal floor area is over 1000sqm and will be liable for 35% affordable housing where it's viable to do so.

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. This will be over and above the relevant standard Community Infrastructure Levy (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.