

High Ham Parish Affordable Housing Needs Report

Background

As a means to ensure the High Ham community is able to support a range of housing needs in the future, the Parish Council thought it prudent to assess whether a need for affordable housing existed for local people. This was achieved via the commissioning of an 'Affordable Housing Needs Survey' in partnership with South Somerset District Council. 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.

On 8th September, survey forms were posted 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 **380** surveys distributed, **124** were returned giving a return rate of **33%**. 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;

The verified need is confirmed to be up to 5 affordable dwellings with a split of 1 social rented and 4 intermediate solutions (affordable housing, shared ownership, discount market and starter homes) which expressed a desire for discounted market/starter homes. We cannot necessarily support this as the only intermediate option as some respondents may need an alternative due to affordability. The required mix was 1-4 bedroom dwellings, with some single level dwellings ie flat/bungalow.

Section 2 Affordable Housing Needs – survey responses

9 households/individuals within a household expressed a need for affordable housing in the parish of High Ham.

Of the respondents **5** households indicated they would like to move within one to three years and **4** within three to five years.

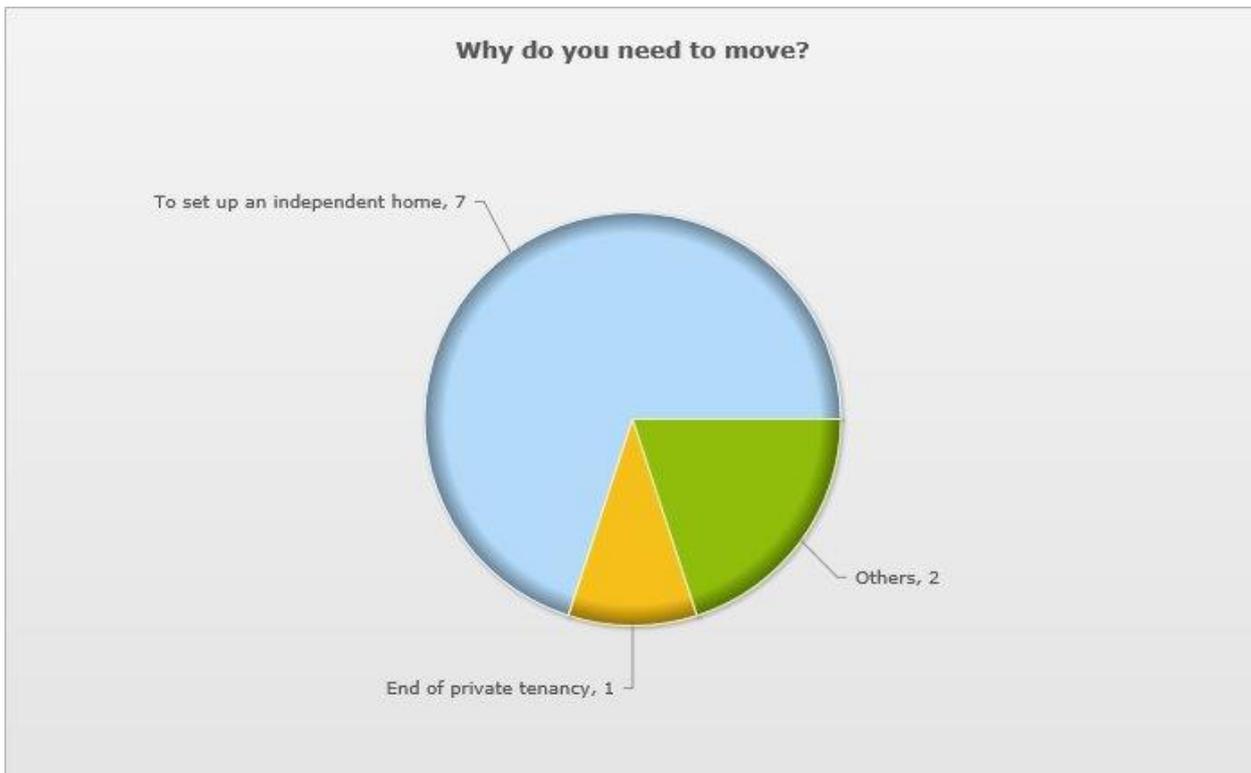
None of the respondents who indicated a need for affordable housing were registered on Homefinder Somerset.

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 **104** people responding to the question, **74% (77 respondents)** would be in favour.

Reasons for needing to move

The survey found that **10** 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. **10** individuals currently living in the parish were looking to move within the parish in the next 5 years and were in need of affordable housing.

The most common reason given was to set up an independent home.

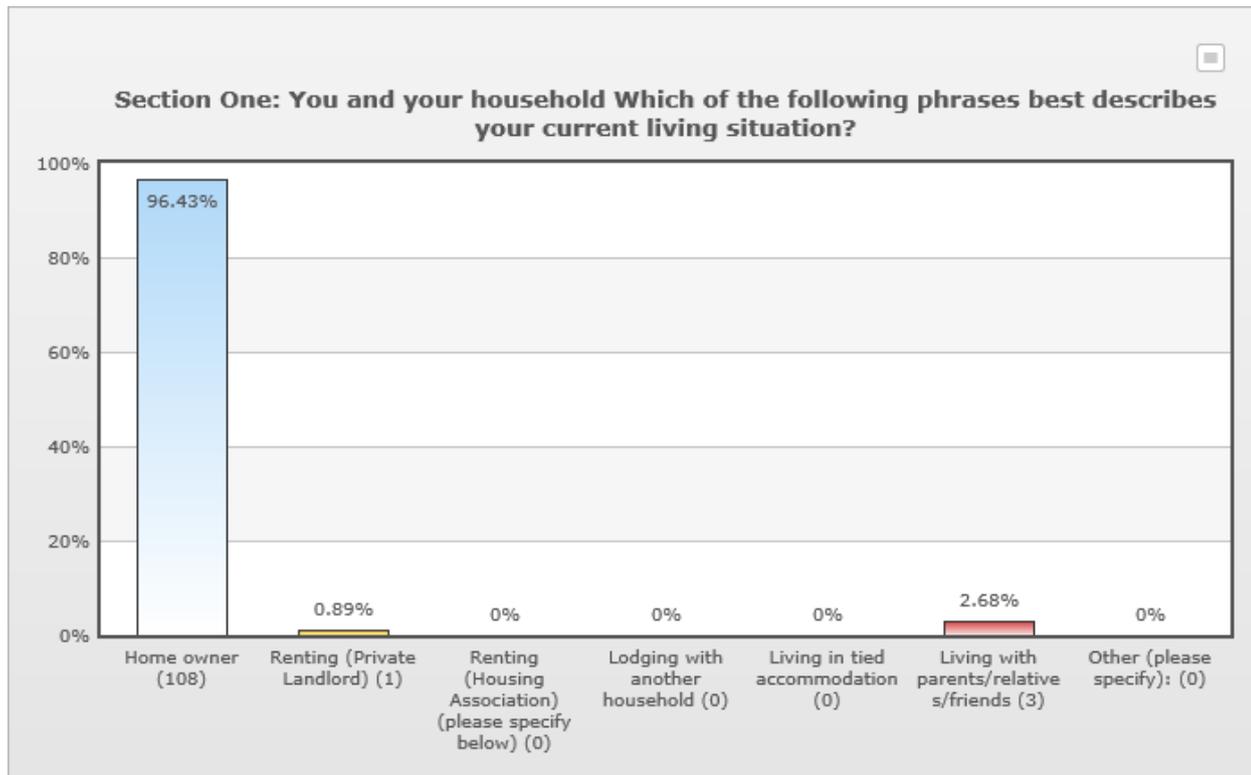


Type of housing indicated

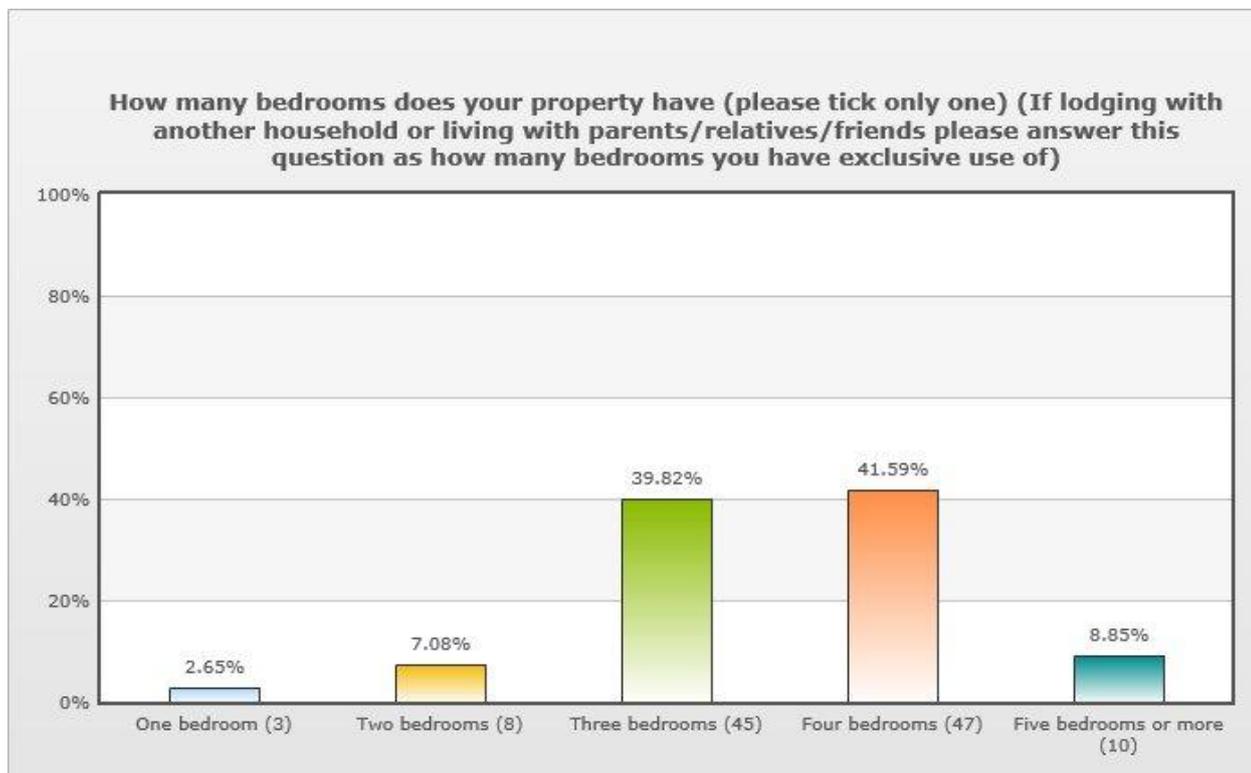
Residents indicated a mix of one bed homes either single level or flats and two to four bed houses.

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

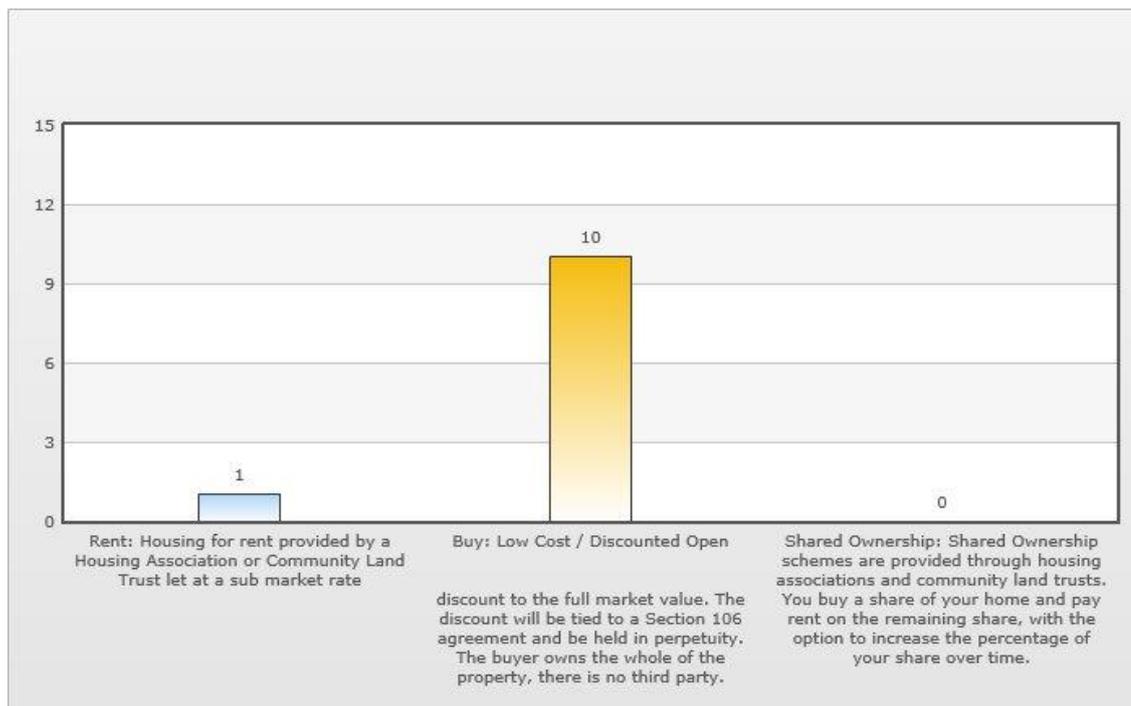
96% of respondents own their own property which is higher than the overall % of homeowners in the parish according to Census data 2011.



The chart below shows respondents current no of bedrooms per property



11 responded about their affordable home preference.



Connection to the parish

No of respondents	Connection to parish
15	currently live in the parish
7	have family living in the parish
3	respondents currently work in the parish
2	previously lived in the parish
2	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	260	100%
0-9 years	19	7%
10-15 years	20	8%
16-19 years	20	8%
20-44 years	47	18%
45-64 years	96	37%
65-74 years	38	15%
75+ years	20	8%

The 2011 census data shows that the total population of the parish was 909. 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.

Nobody has been unable to take up an offer of employment due to a lack of affordable housing.

Appendix 2 - 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 – Delete if not needed.

The South Somerset Local 2011 – 2018 has determined that X 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

Planning permission for the erection of 10 or more new dwellings or where the internal floor area is over 100sqm 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. 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.