



## RURAL HOUSING PROJECT

---

EXMOOR, NORTH DEVON AND WEST SOMERSET

Exmoor House, Dulverton, Somerset, TA22 9HL

Telephone: 01398 322249 Fax: 01398 323150

E-mail: [cbsavage@exmoor-nationalpark.gov.uk](mailto:cbsavage@exmoor-nationalpark.gov.uk)

Website Address: [www.exmoor-nationalpark.gov.uk/Projects/RuralHousingProject/RuralHousingProject.htm](http://www.exmoor-nationalpark.gov.uk/Projects/RuralHousingProject/RuralHousingProject.htm)

# Huish Champflower

## Parish Housing Needs Survey Report

April 2008

## **Rural Housing Project**

The Rural Housing Project has been running since 2002 and is a partnership between Exmoor National Park Authority; North Devon Council; West Somerset Council; Somerset County Council; Devon County Council; Hastoe Housing Association; Falcon Rural Housing; North Devon Homes Ltd; and Magna Housing Association. It has been working hard to address the shortage of affordable housing within a predominantly rural area. The area covered by the project displays an extreme disparity between incomes and house prices, which makes it hard for many to gain any secure footing within the housing market.

The Rural Housing Project is designed to help promote and deliver affordable rural housing strategically across the project area and helps deliver Exmoor National Park housing policies within the park. This is being achieved by informing people about affordable rural housing, providing help and advice, carrying out research at a parish level to assess the affordable housing need and bringing together the community and various partners to help deliver housing where it is needed.

One of the tasks for the project is to work with the Parish Council and the local community to assist them in carrying out a Housing Needs Survey in order to identify whether there is a need for affordable housing for local people in the parish.

## Contents

Summary.....	4
Introduction.....	4
Demographics and Local Housing.....	4
The Survey.....	6
Part One - Parish Assessment.....	6
Population of the Parish.....	6
Tenure.....	6
Size of households.....	7
Is there a need for affordable housing?.....	7
Part Two – Those in Housing Need.....	8
Survey results.....	8
Affordability .....	9
Housing Options.....	9
Meeting Housing Need .....	10
Where Housing Can be Provided.....	10
Recommendations.....	11
Appendix 1 – Survey documents sent out.....	12
Appendix 2 – Comments about whether housing needs should be met or not.....	24
Appendix 3 – Contact Details.....	26

## Summary

The survey has shown:

- There is one household in need of affordable housing in the parish, and meets the local connection criteria for new housing.
- There are a small number of other households in need and likely to meet local connection criteria in the next few years.
- There is significantly less rented housing than in other parts of rural West Somerset.
- Over one third of the population of the Brompton Ralph and Haddon Ward are on incomes less than the national average, and are unlikely to be able to afford open market housing.
- There is support within the parish for an affordable housing development if a need is proven.
- The Rural Housing Project, in conjunction with Huish Champflower Parish Council, should review the opportunities for meeting affordable housing need for local people. This review should include, in the following order of priority: empty properties; conversion of redundant buildings; new build on brownfield sites; new build on greenfield sites.
- It is recommended that Magna West Somerset undertake a feasibility study into the potential for delivering additional affordable housing adjacent to houses they already own within this parish.

## Introduction

Huish Champflower is approximately 3 miles northwest of Wiveliscombe and lies close to the source of the River Tone that flows through Taunton. St Peter's Church is the main focal point of the parish, which consists of a small village with outlying farms. There is an active cricket club, based on the green near the Village Hall, situated off the road towards Upton.

There appears to be little employment opportunity in the parish, apart from in agriculture or local small businesses. There is no public transport, schools, shops or public houses.

School age children generally attend Wiveliscombe schools until 16 and will then move on to attend college in Taunton.

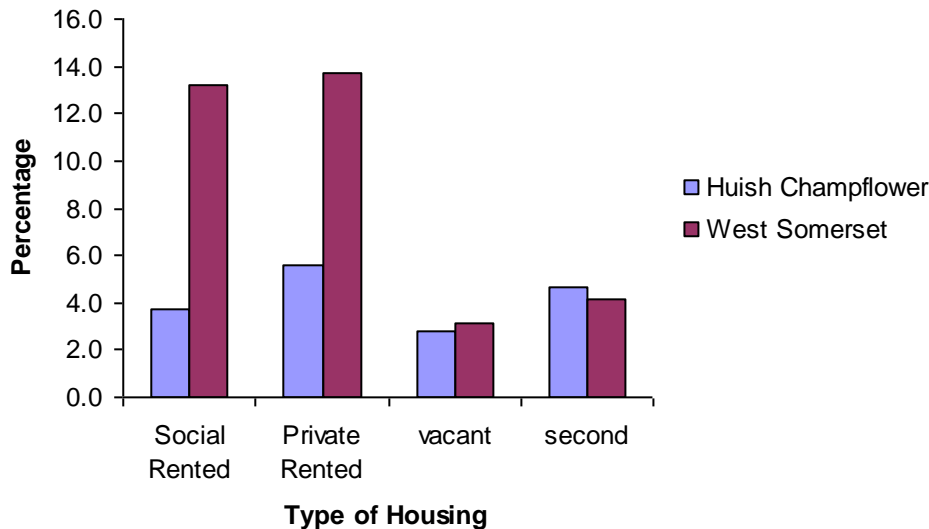
## Demographics and Local Housing

According to the Census 2001, there are 240 people living in Huish Champflower in 100 households (108 dwellings). The demographics are similar to those of West Somerset, with two thirds of people being aged over 45 (see Figure 2.), indicating an ageing population. The Brompton Ralph and Haddon ward, of which this parish is part, includes 92 households out of 374 (25%) earning less than £20,000 a year and 135 (36%) earning less than £25,000 (Paycheck data 2007). Households on these incomes are unlikely to be able to afford to buy a home, and those on the lower incomes will struggle to afford open market rents, and will therefore need affordable housing.

The Census (2001) also indicates that the proportion of rented vs. owner-occupied housing in Huish Champflower is lower than West Somerset, with 9% of the accommodation in the village being rented compared to 27% in West Somerset. In addition, figure 1 shows that the

percentage of registered social landlord (RSL) properties is much lower than West Somerset (4% vs. 13%, Census 2001), this pattern is followed in the private sector (6% vs. 14%, Census 2001). The proportion of vacant homes is the same as West Somerset (3%), equating to 3 vacant dwellings in Huish Champflower (Census 2001). The pattern of second homes in Huish Champflower is similar to West Somerset (5% vs. 4%) representing 5 second homes (Census 2001).

**Figure 1 Proportions of rented, vacant and second homes in the survey area compared to West Somerset District (Census 2001)**



House prices in the year January 2007 to December 2007 were higher in the Brompton Ralph and Haddon ward than the England and Wales average (£313,480 vs. £218,994 (UpMyStreet.com, May 2008)). There are currently three homes for sale in the parish, which range in price from £275,000 to £595,000 (www.home.co.uk and www.thisissomerset.co.uk, May 2008). There appears to be nothing available to rent at this time (www.thisissomerset.co.uk, www.rightmove.co.uk, May 2008).

Since May 2004 the majority of building planning applications have been for extensions to existing buildings, with no applications for either new build or conversions.

## The Survey

In the Summer of 2007 the Rural Housing Enabler visited Huish Champflower parish council to discuss the possibility of conducting a housing needs survey for the parish. This was duly agreed and the survey forms were sent out in April 2008 to be returned by the end of April 2008. Copies of which can be seen in Appendix 1. This report covers the results of the survey and suggests housing provision for the future. It should be noted that the survey was done as part of a cluster of surveys with the surrounding parishes to establish the level of general housing need. It is not the intention to recommend the building of homes for specific individuals.

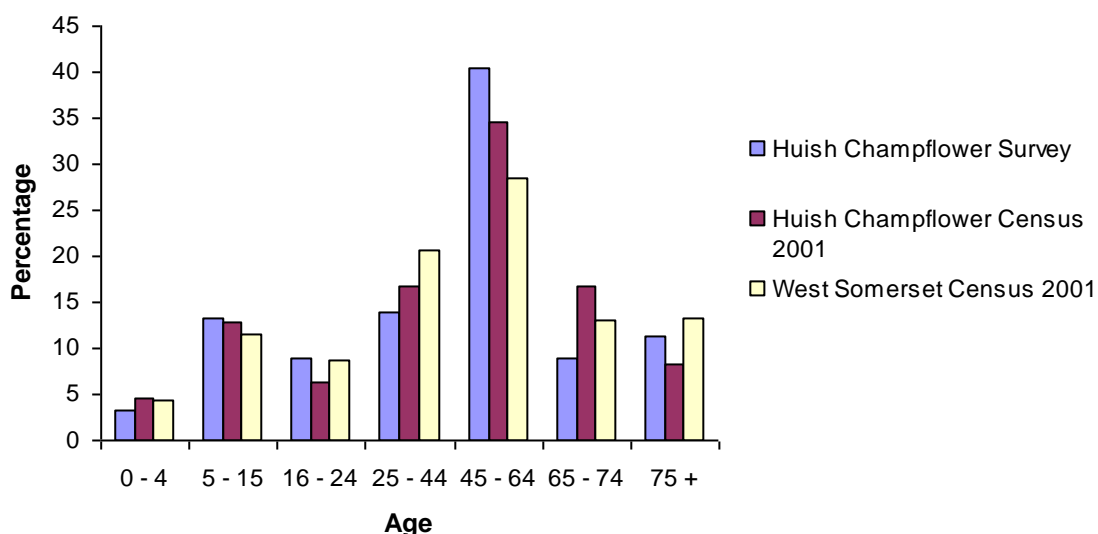
## Part One - Parish Assessment

A total of 107 survey forms were sent to homes from the electoral register for Huish Champflower, of which 62 (58%) were returned, which is a high response rate.

### Population of the Parish

The age profile of the households who returned the surveys was similar to that of the census in 2001, with slight increases in some categories, and similar reductions in adjoining ones. It seems likely that the population has remained fairly stable, and these changes simply reflect the passing of seven years. There are relatively large numbers of people in the 25-64 age groups, and reasonably high numbers of people in the 5-24 age groups, suggesting a reasonable number of families, and the potential for future generations of local households. The comparison between the survey respondents, and the 2001 Census are shown in Figure 2.

Figure 2 – Comparison of Demographics



### Tenure

Of the respondents, 55 (93.2%) were home owners, 1 lived with their parents, 1 household rented in the private sector, 1 rented from a housing association and 1 household lived in a

home tied to their employment. There has been a large increase in the owner-occupied homes compared with the 2001 census from 83.3% to 93.2% and is much higher than the West Somerset average of 65.8%. The number of households in the rented sector, who responded, was much lower than would be expected from the 2001 census. There was one in each of private and social rented sectors compared to 4 social and 6 private rented homes at the time of the census.

There were no second home owners who responded, although according to the census 2001 there were 5.

**Size of households**

The majority of respondents live in 3 and 4 bedroom houses (Table 1).

Table 1 – Size of Homes of Respondents to the Survey

Number of bedrooms	Number of homes
1	1
2	7
3	22
4	21
5+	6

**Is there a need for affordable housing?**

The preferences for the way in which affordable housing could be provided are summarized in Table 2.

There is some contradiction in the answers to this question. 31 respondents (50%) were not in favour of new homes being built, but 10 of these thought new build on a brownfield site was acceptable. This perhaps reflects concern about new build on Greenfield sites more than an objection in principle to affordable housing.

The remaining 31 (50%) indicated their preferences for how housing should be provided, suggesting they are in favour of housing being provided.

A number of respondents ticked their preferences rather than give a numerical order. These have been given values depending on the total number of boxes ticked (i.e. 1 or 2 ticks each had a value of 1, 3/4 ticks were 2 and 4/5 were 3). It can be broadly seen from Table 2 that people would favour the use of Empty Homes, and Conversion of Redundant Buildings as the first options for provision, followed by new build on brownfield sites, and finally new build on Greenfield sites.

The comments that were made are included in Appendix 2.

Table 2 – How Housing Should be Provided if Needed

Answer/Number of Respondents	Order of Preference				
	1	2	3	4	5
Bringing empty homes into use	25	11	5		
Converting redundant buildings	9	24	6	1	
New build on brownfield site	5	7	12	5	
New build on greenfield site			3	5	7
I'm not in favour of new homes being built	23	2	2	2	2

## **Part Two – Those in Housing Need**

If any new affordable housing were to be provided through the planning process, this would be restricted to occupation by people meeting strong local connection criteria. These are described in the West Somerset Local Plan (adopted 2006). The local connection criteria can be outlined as one of the following situations, the applicant:

1. Has lived in the Parish, or an adjoining one, for a total of ten years in the previous 20. This does not need to be continuous.
2. Can demonstrate that they have a real need to live in the parish (or an adjoining one) because they have permanent employment in that parish, and that employment requires them to live close to their place of work.
3. Has a parent/child/sibling who has 10 years or more residence in the parish (or an adjoining one) who needs them to live nearby in order to provide support or care.

In all cases people must be able to demonstrate that they are in affordable housing need, and that they cannot meet their housing requirements through renting or buying on the open market.

There is a cascade provision working outwards from the parish, but, for an exception site, WSC would expect to see the homes going to people from the Parish or adjoining Parishes. In the first instance, WSC would only grant planning permission if there was a need demonstrated from the parish and adjoining parishes.

## **Survey Results**

There were 2 Part Two surveys returned by people who believed that they were in housing need. Of these one met the local connection criteria laid down in the West Somerset Local Plan above, the other was a family who will meet those criteria in a few years, if they remain in the area. They have not been included in this analysis, but suggest that there may be an ongoing low level need for affordable housing. There were also a number of Part One forms which suggested that other people may become in affordable housing need at some stage in



the future. For example, those living in tied accommodation, people living in private rented homes or grown-up couples living with parents, of which there are an additional three households. The low amount of rented accommodation in the parish, identified earlier, suggests that these households may find it difficult to find housing within the parish.

The reason given by the one household meeting the local connection criteria for needing to move was that their present home was too small, however they do not expect to move for at least 5 years. Their preference is for low cost home ownership, although their current salary would make this difficult. They would like to live in Huish Champflower, with a second preference of Wiveliscombe followed by Clatworthy and Upton.

### **Affordability**

The low incomes of those who meet the local needs criteria means that even the cheapest open-market housing that has been available in the last year is outside their ability to pay. The income would provide a maximum mortgage of about £45,000 and with the cheapest open market house being in the region of £134,000 a large deposit would be required (mouseprice.net).

The limited available property for private rent makes the cost of this prohibitive too. Assuming a household is earning a gross income of £15,000 p.a. then the maximum affordable rent, using 25% of gross income towards rent, is about £300 per month, which is less than any private rented property available in the surrounding area, but is typical of housing association rents.

### **Housing Options**

There are several affordable options available to those in housing need. In general terms those on lower incomes (less than £20,000pa) are likely to be able to afford the rented options below.

Social rented:-

- is where housing is built, rented and controlled by Registered Social Landlords (RSLs), most commonly housing associations. This enables people to rent homes of a good standard over long periods with secure tenancies, providing more security than is normally possible in the private sector. Rents are fixed by the Housing Corporation at levels well below open market rents.

Sub-market renting:-

- is where housing is provided with rents below open market rent levels, but higher than social rented. This will normally be in the range which is accepted locally for Housing Benefit, so that tenants only pay what they can afford and Housing Benefit pays the remainder. On open market rented housing, there is usually an amount above the Housing Benefit cap which the tenant has to pay, and which makes it extremely difficult for them to afford.

Households with incomes higher than £20,000 pa may be able to afford one of the home ownership options, which are sometimes called “intermediate” housing. These include shared ownership, shared equity, and self-build. These are less likely to be provided in a small community like Huish Champflower, as there may be difficulty in finding local purchasers for these in the long-term, but if there are strong reasons for local provision, these will be considered.

### **Meeting housing need**

As there is currently one household in affordable housing need, it is not recommended that any housing provision be made at this time, as they may be able to find alternative accommodation elsewhere. This household should also ensure that they are registered on the local housing registers of West Somerset and Taunton Deane (to cover Wiveliscombe), so their need can be taken into account in the future. Anybody else who thinks that they are in need of housing should also ensure they are on the relevant housing registers.

There is an indication from the survey that there may be a small level of housing provision needed for the future, to enable local people to remain living in the community.

Responses to Part One of the survey indicate that local people would prefer to see options for provision considered in the following order:-

- a. bringing Empty Properties back into use
- b. converting redundant buildings into affordable housing
- c. building on brownfield land
- d. building on Greenfield land

### **Where housing can be provided**

Huish Champflower is classed as a “Small Village” in the West Somerset Local Plan. As such Policy SP/4 Development in Small Villages applies. This states that :

“Within the following small villages; Bicknoller, Brompton Ralph, Holford, Huish Champflower, Monksilver, Old Cleeve, Sampford Brett, Skilgate, Upton, West Quantoxhead and Withycombe, development\* will be limited to that which supports their social and economic viability, protects or enhances their environmental quality and is unlikely to lead to a significant increase in car travel and where for residential development it usually provides only for affordable housing to meet an identified local need.”

\* (Residential development in a small village will usually be limited to conversions, infilling or the redevelopment of previously used land and small groups of dwellings). In addition development in the open country will apply in areas outside the settlement boundary as stated in Policy SP/5. The explanatory material includes the following statement:

“In consideration of development proposals for countryside locations, the local planning authority will have particular regard to whether they both benefit economic activity and maintain or enhance the environment. Only restricted forms of residential development may be acceptable for the specific circumstances listed below. Development in the countryside areas, which may be acceptable under Policy SP/5, will be limited to:

- essential development for agriculture and/or forestry (Policies A/1 and BD/6)
- essential residential accommodation for local persons employed in agriculture and/or forestry (Policy H/2)
- the re-use and/or adaptation of an existing rural building (Policies E/4 and H/6)

- an exception site for affordable housing outside but adjacent to settlement development limits (Policy H/5)
- the extension to, or replacement of an existing dwelling unit (Policies BD/3 and H/6)
- a sustainable form of countryside recreation or tourism facility (Policies R/7, R/8, R/9, TO/5 and TO/6)
- essential infrastructure and/or public utility (Policies T/3, W/2, CO/3, TC/1 and UN/1).”

### **Recommendations**

1. As there is one household in housing need, who do not expect to need housing for five years, it is not proposed that any housing be provided immediately. If, however, any households in affordable housing need and meeting local connection criteria are identified in neighbouring parishes, then a review should take place to ensure that affordable needs are met at that time, as there are people who may become in need in the future.
2. The household in housing need should ensure that they are registered on the local housing registers of West Somerset Council and Taunton Deane Borough Council (to cover Wiveliscombe) so that their need is taken into account in the future.
3. This household should also be considered, if affordable housing is built in one of the neighbouring parishes.
4. The Rural Housing Project, in conjunction with Huish Champflower Parish Council, should review the opportunities for meeting affordable housing need for local people. This review should include, in the following order of priority: empty properties; conversion of redundant buildings; new build on brownfield sites; new build on greenfield sites. This should include a feasibility study by Magna West Somerset, for provision of additional affordable housing on land they already own adjoining existing affordable housing, in Huish Champflower.

## 5. Appendix 1 – Survey documents sent out

### HUISH CHAMPFLOWER PARISH COUNCIL

Sharon Varney – Clerk to Huish Champflower Parish Council  
Hill View, Huish Champflower, Taunton, TA4 2BX  
01984 629364 clerk.hcpc@btinternet.com

3<sup>rd</sup> April 2008

Dear Parishioner

#### **Huish Champflower Parish Housing Needs Survey**

We need your help to identify whether there is a need for affordable housing for local people in the parish, and an independent survey is considered to be the best way to do this. The Parish Council has asked the Rural Housing Project to do this work for us.

Enclosed are:-

1. a letter from the Rural Housing Project.
2. An information sheet on Affordable Housing for Local People – Huish Champflower.
3. Housing Needs Survey forms.
  - a. It is very important that every household should complete Part One, in order to provide a balanced view and to give guidance to the Parish Council on housing needs provision.
  - b. Households in need should also complete Part Two.
  - c. There may be people living in your home, i.e. grown up children or aged relatives, who need to live separately from you. They should complete their own Part Two form.
  - d. You may know people who have moved away from Huish Champflower, who are in housing need, meet the local connection criteria and need to live in the parish. Please put them in touch with the Rural Housing Project.

Additional forms are available from the Rural Housing Project.

The Rural Housing Enabler will report the results and options to the Parish Council. Information given will be treated confidentially.

On behalf of the Parish Council, thank you for your participation.

Yours sincerely

John Moore  
Chairman of Huish Champflower Parish Council



## RURAL HOUSING PROJECT

---

### EXMOOR, NORTH DEVON AND WEST SOMERSET

---

Address: Rural Housing Project, Exmoor House, Dulverton, Somerset, TA22 9HL.  
Project Contacts: Colin Savage Telephone: 01398 322249  
Jo Nash Telephone: 01398 322245. Fax: 01398 323150.

April 2008

Dear Parishioner

### **Huish Champflower Parish Housing Needs Survey**

The Rural Housing Project supports the provision of affordable housing, where it is needed, for local people in rural communities across Exmoor, North Devon and West Somerset. We work with Parish Councils and local communities to identify whether there is a need for affordable housing and, if there is, we work as an 'honest broker' between all parties, to take the project forward and provide affordable housing for local people. More information about Affordable Housing for Local People is provided on the information sheet enclosed.

We are working with Huish Champflower Parish Council to complete a Housing Needs Survey for the parish. This will then be analysed and reported back to the Parish Council. If there is an identified need for housing locally, the Rural Housing Project will work with local people to find the best way to meet this need.

We know from experience that there are people who need affordable housing, but are not known to the local authority. Completing this survey is the first step in ensuring that the real level of need is identified, and can be provided for.

**Please return your completed forms to the Rural Housing Project by 30<sup>th</sup> April 2008.**

Additional forms are available for anyone who has a need to live in the parish. If you would like to discuss the survey or want any assistance in completing the survey form, please call.

Yours sincerely,

Colin Savage  
Rural Housing Enabler

## Affordable Housing for Local People- Huish Champflower

If this Housing Needs Survey identifies a need for local affordable housing, careful consideration will be given to how and where this should be provided.

### West Somerset Local Plan

West Somerset Council has clear and strong Planning Policies within its Local Plan which would restrict housing developed in Huish Champflower to people with a strong local connection. See Local Connection criteria below.

Policy SP/1 - Settlement Hierarchy defines Huish Champflower as a “small village”.

Policy SP/4 Development in Small Villages states that “development will be limited to that which supports their social and economic viability, protects or enhances their environmental quality and is unlikely to lead to a significant increase in car travel and where for residential development it usually provides only for affordable housing to meet an identified local need.”

(Residential development in a small village will usually be limited to conversions, infilling or the redevelopment of previously used land and small groups of dwellings).

### Local connection criteria.

New affordable housing provided under the Local Plan will be strictly limited to people with a strong local connection, and this will be controlled by a Section 106 agreement as part of Planning Permission. To qualify for new affordable housing applicants must:-

1. be able to demonstrate that they are in affordable housing need and that they cannot meet their housing requirements through renting or buying on the open market.
2. meet one of the following local connection criteria.
  - a. Have lived in the Parish, or an adjoining one, for a total of ten years in the previous 20. This does not need to be continuous.
  - b. Be able to demonstrate that they have a real need to live in the parish (or an adjoining one) because they have permanent employment in that parish and that employment requires them to live close to their place of work.
  - c. Have a parent, child, or sibling who has 10 years or more residence in the parish (or an adjoining one) who needs them to live nearby in order to provide support or care.

There is a cascade provision working outwards from the parish and adjoining parishes, but WSC would expect to see the homes going to people meeting one of the three criteria above. Housing would not be provided in Huish Champflower to meet the needs of neighbouring larger settlements such as Wiveliscombe.

The housing register gives three points per year of residency for a maximum of 15 years, and this means that people with a strong local connection are likely to have a high priority on grounds of housing need.

### **Affordable Housing Need.**

New affordable housing would only be considered where there is an identified local need. People must have an identified need, which may be because of overcrowding, poor conditions, lack of facilities or insecurity of tenure. Section B of the Part Two form enclosed identifies the range of issues which might result in people being regarded as in housing need. Housing need is likely to result from a combination of these factors, not one on its own.

The planning policy above says that housing can only be provided, where people “cannot meet their housing requirements through renting or buying on the open market.”

These housing need criteria apply to those seeking rented housing who cannot afford open market rents. Affordable home ownership is available to those who can afford to rent but would like to buy. Government guidance suggests these will be

“existing council and housing association tenants, those on local housing waiting lists for rented accommodation, statutory homeless, key public sector workers and other first time buyers.”

In rural areas they will also have to meet the Local Connection criteria above.

### **Housing Options**

There are several affordable options available to those in housing need. In general terms those on lower incomes (less than £20,000pa) are likely to be able to afford the rented options below.

#### Social rented:-

- is where housing is built, rented and controlled by Registered Social Landlords (RSLs), most commonly housing associations. This enables people to rent homes of a good standard over long periods with secure tenancies, providing more security than is normally possible in the private sector. Rents are fixed by the Housing Corporation at levels well below open market rents.

#### Sub-market renting:-

- is where housing is provided with rents below open market rent levels, but higher than social rented. This will normally be in the range which is accepted locally for Housing Benefit, so that tenants only pay what they can afford and Housing Benefit pays the remainder. On open market rented housing, there is usually an amount above the Housing Benefit cap which the tenant has to pay, and which makes it extremely difficult for them to afford.

Households with incomes higher than £20,000 pa may be able to afford one of the home ownership options, which are sometimes called “intermediate” housing. These include shared ownership, shared equity, and self-build. These are less likely to be provided in a small community like Huish Champflower, as there may be difficulty in finding local purchasers for these in the long-term, but if there are strong reasons for local provision, these will be considered.

Those seeking affordable housing provision should complete Part Two of the questionnaire.

**For more information contact the Rural Housing Project, Exmoor House, Dulverton, Somerset, TA22 9HL Tel. 01398 322245/322249**



**RURAL HOUSING PROJECT**

EXMOOR, NORTH DEVON AND WEST SOMERSET

## Huish Champflower Parish Housing Needs Survey – Part One

The Rural Housing Project is working with Huish Champflower Parish Council to identify affordable housing need for local people within the Parish. This Part One survey form has been sent to every known household in the parish, and should be completed by every household. Please return completed forms to the Project in the envelope provided.

**Information given will be treated confidentially.**

### A. Housing Required?

**1) Are there people in your household who will need separate affordable housing within the next five years, and meet the local connection criteria?**

**Yes/No**

If **Yes**, they should complete a Part Two form

**2) If new housing is needed, how should it be provided? Please put in order of preference, or indicate that you are not in favour of housing being built.**

New build on brownfield sites	
New build on greenfield sites	
Bringing empty homes back into use	
Converting redundant buildings	
I am not in favour of new houses being built	

**If you know of a possible site or set of buildings for providing affordable housing, please get in touch with the Rural Housing Project**

### B. Your Household

**3) Please list the people living in your home at present:**

Relationship to you e.g. partner, son, daughter	Age	Male/Female
Yourself		



You may have more than one household living in the same home because they are unable to find separate dwellings e.g. grown up children, friends or relatives. Each household looking for new affordable housing should fill in a Part Two form, available from the Rural Housing Project.

**C. Your Current Home**

**4) Do you?**

Own your own home		Live in a shared ownership property		Rent from a housing association	
Rent from a private landlord		Live in housing tied to job		Other, please specify	

**5) How many bedrooms are there in your current home? Please circle**

1	2	3	4	5+
---	---	---	---	----

**6) Is this your:**

Main Home?		Second Home/ Investment property?	
------------	--	--------------------------------------	--

**7) Any other comments**.....

.....

**Your contact details (optional)**

Name..... Telephone number.....

Address.....

**Anyone who is likely to need affordable housing in the next five years should complete a Part Two form.**

**Guidance about Affordable Housing for Local People is provided on the information sheet enclosed.**

**If you need a copy of this form in large print please contact the Rural Housing Project**

**Thank you for taking the time to complete this form.**

Address: Rural Housing Project, Exmoor House, Dulverton, Somerset, TA22 9HL.  
 Contact: Jo Nash Telephone: 01398 322245. Fax: 01398 323150.  
 E-mail: [jenash@exmoor-nationalpark.gov.uk](mailto:jenash@exmoor-nationalpark.gov.uk)

**Please return by: 30<sup>th</sup> April 2008**



**RURAL HOUSING PROJECT**

EXMOOR, NORTH DEVON AND WEST SOMERSET

Address: Exmoor House, Dulverton, Somerset, TA22 9HL.  
Project Contact: Colin Savage Telephone: 01398 322249. Fax: 01398 323150.  
E-mail: cbsavage@exmoor-nationalpark.gov.uk

**Huish Champflower Parish Housing Needs Survey – Part Two**

Please complete this form if you consider that you are in need of local affordable housing in Huish Champflower parish and may need to move to another home in the parish or an adjoining one over the next five years. Please return it to the Rural Housing Project in the envelope provided.

**Complete a separate form for each household in need of housing.**

If you require extra forms or have any questions, please contact us.

**A. Connection with the locality**

**Huish Champflower is a small village with limited facilities- a village hall, church, graveyard, and telephone kiosk. New housing will only be provided for people who need to live in the Parish. You should consider why you think it is essential that you live in the locality, taking into account schools, health services, local facilities, transport links, proximity to work, family, social networks, and the costs of living in an isolated community.**

**1) Why would you need to live in Huish Champflower? Describe your reasons**

**2) Where would be the best place for you to live? Please put in order of priority with 1 by your first choice, 2 by your second, etc**

Huish Champflower		Wiveliscombe	
Upton		Chipstable	
Clatworthy		Somewhere else – please state	
Brompton Regis			

**Provide additional information on separate sheets if you need to.**

If any affordable homes are delivered in Huish Champflower, they will be for people needing to live or work in the Parish, or an adjoining one, or for those who can show that they have a long-term connection with the area - for example, people who have moved away but need to return.

**3) Please tick any that apply to you.** In all cases you will have to demonstrate that you are in affordable housing need, in Section B below.

<p>Have you lived in the Parish, or an adjoining* one, for a total of ten years in the previous 20? This does not need to be continuous. <b>Please provide addresses in 4) below.</b></p>	
<p>Can you demonstrate that you have a real need to live in the parish (or an adjoining* one) because you have permanent employment in that parish, and that employment requires you to live close to your place of work?  Please describe the nature of that work and why you need to live nearby. Continue on a separate sheet if necessary</p>	
<p>Do you have a parent, child, or sibling who has 10 years or more residence in the parish (or an adjoining one) and who still lives there, who needs you to live nearby in order for one of you to provide support or care? <b>Please provide their addresses in 4) below.</b></p>	
<p>Do you know someone who has a strong link with Huish Champflower Parish who need to move back? If so, please put them in touch with the Rural Housing Project</p>	

\* Adjoining parishes – Upton, Clatworthy, Brompton Regis, and adjoining parishes in Taunton Deane- Wiveliscombe, Chipstable)

**4) If you are claiming 10 years residence for yourself, or for a relative you need to live close to, please provide addresses and dates of residence.**

Address	From (month/year)	To (month/year)

**Provide additional information on separate sheets if you need to.**

## B. Identifying Housing Need

5) When will you need to move? Tick one only

Within 12 months		3 – 5 years	
1 – 3 years		5 + years	

6) Why do you need to move? Please tick any that apply to you

a) First independent home		k) Currently homeless	
b) Couple setting up home together		l) Cannot manage stairs	
c) Present home too small		m) Present home in poor condition	
d) Present home too large		n) Renting but would like to buy	
e) Present home too expensive		o) Moved away and wish to return	
f) Private tenancy ending shortly		p) Need specially adapted home	
g) Private tenancy, need more security		q) For family support	
h) In tied housing, need more security		r) To be near work	
i) Family break up		s) Other please explain	
j) Currently living in someone else's home			

7) Which of the above is your main reason? Please state one only

## C. Who needs housing?

8) Who would need to live in the new affordable housing?

Relationship to you e.g. partner, son, daughter	Age	Male/Female
Yourself		

Provide additional information on separate sheets if you need to.

**9) Does anyone in your household need the following? Please tick any that apply;**

Access for a wheelchair		Accommodation on one level	
Sheltered housing with a warden		Help with personal care	
Residential care		Other, please state	

**10) Could you remain in your present home if alterations, adaptations or support were provided?**

**Yes/No**

If **Yes**, please describe what would be needed: .....

.....

.....

.....

**D. Affordability**

**11) Employment** Please indicate the nature of you and/or your partner's employment and whether it is full time, part time, casual or seasonal.

	Name of your employer	Type of Employment	Full-time or Part-time	Permanent/Casual/ Seasonal	Which town/village is closest to your workplace?
You					
Your partner					

**12) Income** It will help us to assess the type of affordable housing you can afford if you can indicate your level of income. This would be combined income for couples/households.

Which of the following ranges of **annual income** does your household have? (Gross income, before deductions). Please tick the appropriate box.

a. Less than £15,000 pa.		If you prefer to state your household weekly or monthly income please do so below;  Weekly = Monthly =
b. £15,000- £18,000 pa.		
c. £18,000- £25,000 pa.		
d. £25,000- £35,000 pa.		
e. £35,000 - £45,000 pa.		
f. Over £45,000 pa.		

**13) Savings** Do you have savings or equity you could use as a deposit for an affordable home or provide you with additional income?

**Yes/No**

Please state amount (to nearest £500)	
---------------------------------------	--

**Provide additional information on separate sheets if you need to.**

**14) Depending on affordability, would you be interested in; Tick all that apply**

In a small community like Huish Champflower housing provided is most likely to be low cost rental. If a long-term need for low cost home ownership is demonstrated, these options can also be considered, but may be delivered in a larger settlement.

a. Renting a home? (Most likely through a Housing Association)	
b. Low cost home ownership?	
c. Shared ownership? (part buy/part rent – through a Housing Association)	
d. Self build?	

**West Somerset Housing Register**

**15) Is your household on the West Somerset Council Housing Register? Yes/No**

If you consider that your household is in local affordable housing need, it is essential that you are on the West Somerset Council Housing Register. You can then be considered for affordable housing, if suitable affordable housing is developed, or an existing property becomes available for which you meet the occupation criteria.

**Your Contact Details.**

Thank you for taking the time to complete this survey form.

It would be very helpful if you could provide your contact details below. It may be necessary for the Rural Housing Enabler to stay in touch to ensure that you have the best chance of receiving an offer of housing if your need is verified. Initially a report will be prepared for the parish council based on the results of this survey. It is important to note that the report will show general parish trends and the level of housing need within the parish and individual households will not be identified.

<b>Name</b>
<b>Address</b>
<b>Postcode</b>
<b>Telephone Number</b>

**Provide additional information on separate sheets if you need to.**

In order to provide new affordable housing, it is useful to be able to share information with our development partners, normally West Somerset Council and a housing association which would build and manage the homes.

Please sign the following declaration if you agree to the information on this Part Two form being shared with these development partners.

I confirm that I agree to the Rural Housing Project sharing the information on this form with the housing authority and development partners, where this is to assist in helping me to access affordable housing.

Signed..... Date.....

Name.....

**If you need a copy of this form in large print please contact the Rural Housing Project Assistant**

Jo Nash  
Exmoor House, Dulverton, Somerset, TA22 9HL  
01398 322245

Ref. no.....

## Appendix 2 – Comments about whether housing needs should be met or not.

Huish Champflower	I am against any further development of any kind in the Huish Champflower village.
Huish Champflower	Measures of affordability must include- travel to work distance, closeness of good schools etc public transport, heating/fuel for home – Huish Champflower is simply not an affordable place to live.
Huish Champflower	Confusing forms - we presume Part Two A3 are the criteria mentioned.
Huish Champflower	If the government doesn't take control of prices then those who can afford an affordable house will not be able to afford to live in a rural area.
Huish Champflower	If there is an established need for new affordable homes, I understand Upton would be happy to accept them.
Huish Champflower	As proven by recent developments neither Wiveliscombe nor Huish Champflower has the infrastructure to support housing development.
Huish Champflower	Whilst not opposed to affordable housing, if there is a demonstrable need, I am strongly against new build on green field sites. I do have reservations about how appropriate Huish Champflower is as a location for those in need of affordable housing.
Huish Champflower	Affordable homes should be built in areas where there are appropriate civic amenities, e.g. shops, bus route, schools etc none of which exist in Huish Champflower or are desired.
Huish Champflower	I recognise the need for housing in the country, but it should be truly affordable. My friends in this village could not let their names go forward for Magna's Allandale development in Wiveliscombe because they could not muster the finance. A shameful thing.
Huish Champflower	I do not think Huish Champflower is the correct location for affordable housing due to lack of services (bus, school, shop, employment).
Huish Champflower	I understand no land is available for new build in this Parish, which makes this survey a waste of money.
Huish Champflower	Property has an annex which we rent out mainly for holiday lets, but at present long let.
Huish Champflower	Lack of infrastructure/facilities makes Huish Champflower the wrong place for new housing unless it is for farming workers
Huish Champflower	Any house building in Huish Champflower is bound to increase traffic to commute out to work. There is no public transport to and from the village.
Huish Champflower	How can you be sure of this survey when the contact details are optional?
Huish Champflower	We want to live locally, but find it hard to find an affordable home.
Huish Champflower	We moved into the area 8 months ago - we especially love the unspoilt countryside and have no wish to see it disappear under development.



Huish Champflower	Affordable housing is essential but it needs to be built where there is proper infrastructure to support residents. Huish Champflower has no public transport system which could exclude people of all ages accessing services and social facilities unless they run a vehicle, which is becoming prohibitively expensive and often beyond the reach of those in receipt of lower incomes.
Huish Champflower	It should be the duty of the council to support first-time buyers in any way that is legally possible.
Huish Champflower	I am against any new development on greenfield site and of more than 2 units in any small village.

## **Appendix 4 – Contact Details**

Colin Savage,  
Rural Housing Enabler,  
Exmoor House,  
Dulverton,  
TA22 9HL

01398 322249  
cbsavage@exmoor-nationalpark.gov.uk