



## RURAL HOUSING PROJECT

---

EXMOOR, NORTH DEVON AND WEST SOMERSET

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

# Chittlehamholt And Satterleigh and Warkleigh

## Parishes Housing Needs Survey Report

### August 2007

## **Rural Housing Project**

The Rural Housing Project has been running since 2002 and is a partnership between Exmoor National Park Authority; North Devon District Council; West Somerset District Council; Hastoe Housing Association; Falcon Rural Housing; North Devon Homes Ltd; Magna Housing Association and Defra. 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.....	5
Part One - Village Assessment.....	6
Part Two – Those in Housing Need.....	7
Affordability.....	8
Housing Options.....	8
Meeting Housing Need.....	9
Where housing can be provided.....	10
Recommendations.....	10
Appendix 1 – Survey documents sent out.....	11
Appendix 2 – Comments on the perception of who needs affordable housing.....	27
Appendix 3 – Comments about whether housing needs should be met or not.....	27
Appendix 4 – North Devon Policy on Rural Development and Occupancy Changes..	29
Appendix 5 – Contact Details.....	30

## Summary

The survey has shown:

- That there is a perceived need for affordable housing within the parishes of Chittlehamholt and Satterleigh and Warkleigh.
- That there is support for the building of affordable housing.
- There are 3 households in current need and possibly 2 more in the future.
- One household is possibly in the position where they could afford some sort of low cost home ownership.
- Two households could realistically only rent a property.

## Introduction

Chittlehamholt is situated in the North Devon District close to the River Taw. The parish of Satterleigh and Warkleigh is integrated into the Parish Council. The parishes are widely dispersed and there are many other small settlements and individual houses in the area. Chittlehamholt has a shop, post office, church and pub. This is a thriving community with a Youth club and a large number of varied clubs and activities, which utilise the village hall. The village were winners of the 2007 Best Kept Small Village competition, run by CPRE.

There appears to be little employment opportunity in the area, apart from in agriculture and serving the tourist industry at the hotel in High Bullen or bed and breakfasts. It is, however, within relatively easy reach of both Barnstaple and South Molton, where there are more employment opportunities.

Chittlehamholt and Warkleigh are served by a bus once a week to Barnstaple. There is also the opportunity to book and use the South Molton taxi system, at a relatively low cost.

There are no schools in the parishes, but children go to Chulmleigh, Kings Nympton and Chittlehampton primary schools. Buses transport secondary school students to South Molton and North Devon College.

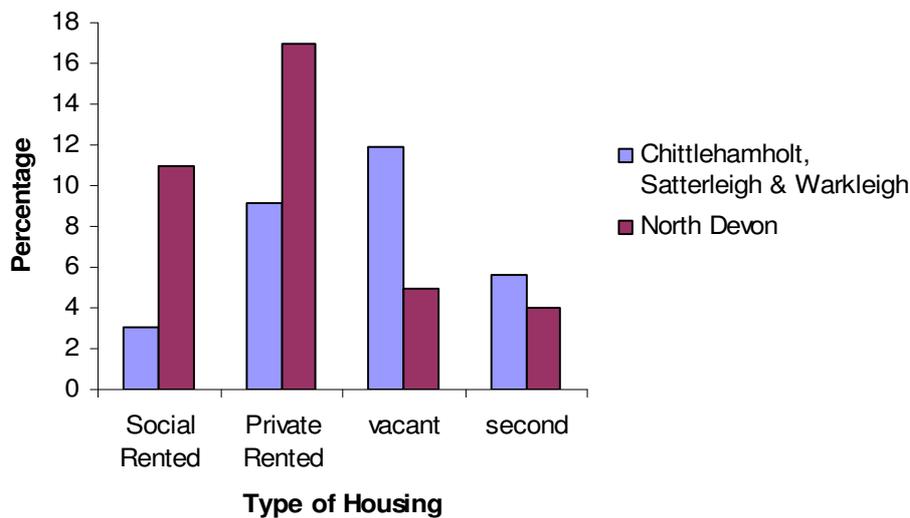
## Demographics and Local Housing

According to the Census 2001, there were 161 people living in Chittlehamholt in 64 households (78 dwellings) and 166 in Satterleigh and Warkleigh in 68 households (81 dwellings). The demographics were similar to those of North Devon, with the majority of people being aged between 45 and 64. The income of the Chittlehampton ward, of which these parishes are part, is low compared to the rest of the UK. There were 362 people out of 986 (37%) earning less than £20,000 a year and 497 (50%) earning less than £25,000, the national average income (Paycheck data 2007).

The Census (2001) also indicated that the proportion of rented vs. owner-occupied housing in Chittlehampton ward was low, with 12% of the accommodation in the villages being rented compared to 36% in North Devon. In addition, figure 1 shows that the percentage of registered social landlord (RSL) properties was much lower than North Devon (3% vs. 11%, Census 2001), likewise private rented (9% vs. 17%, Census 2001). The proportion of vacant homes was higher being 12% against 5% in North Devon as a whole, equating to 8 vacant dwellings in

Chittlehamholt and 11 in Satterleigh and Warkleigh (Census, 2001). The pattern of second homes in Chittlehampton ward was similar to north Devon (6% vs. 4%). This represented 6 second homes in Chittlehamholt and 3 in Satterleigh and Warkleigh (Census, 2001). More recent data from the Council Tax Register 2007 indicates that these values have not changed significantly.

**Figure 1 Proportions of rented, vacant and second homes in the survey area compared to North Devon District**



House prices in the year July 2006 to June 2007 were higher in the parishes than the England and Wales average (£275,607 vs. £210,887 (UpMyStreet.com, Oct 2007)). The houses currently for sale in the two parishes range in value from £495,000 to £995,000 (www.home.co.uk and www.thisisdevon.co.uk, October 2007) and occasionally there are small cottages available with a guide price of £170,000, which would require a household income of £49,000 to £57,000 per annum to service a mortgage. Current rents in the area vary from £500 a month for a 2 bedroom cottage to £1,800 for a 5 bedroom house, which would require monthly incomes of between £1,500 and £7,200 (www.thisisdevon.co.uk, Oct 2007), although there appears to be limited stock available.

Various planning applications have been submitted since January 2001 for a few dwellings in the parishes, most of these have been refused or approved subject to Section 106 local criteria occupancy agreements. The majority of applications have been for extensions to existing buildings or up to June 2005 for barn conversions to holiday units.

**The Survey**

In June 2007 the Rural Housing Enabler visited the Chittlehamholt, Satterleigh and Warkleigh Parish Council to discuss the possibility of conducting a housing needs survey for the two parishes. This was duly agreed and the survey forms were sent out in July 2007 to be returned in August 2007. 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 houses for specific individuals.

## Part One - Village Assessment

A total of 82 survey forms were sent to homes from the electoral register in Chittlehamholt and 81 to those in Satterleigh and Warkleigh. There was a mixed response rate, with 49 (60%) forms being returned from Chittlehamholt and 11 (14%) from Satterleigh and Warkleigh.

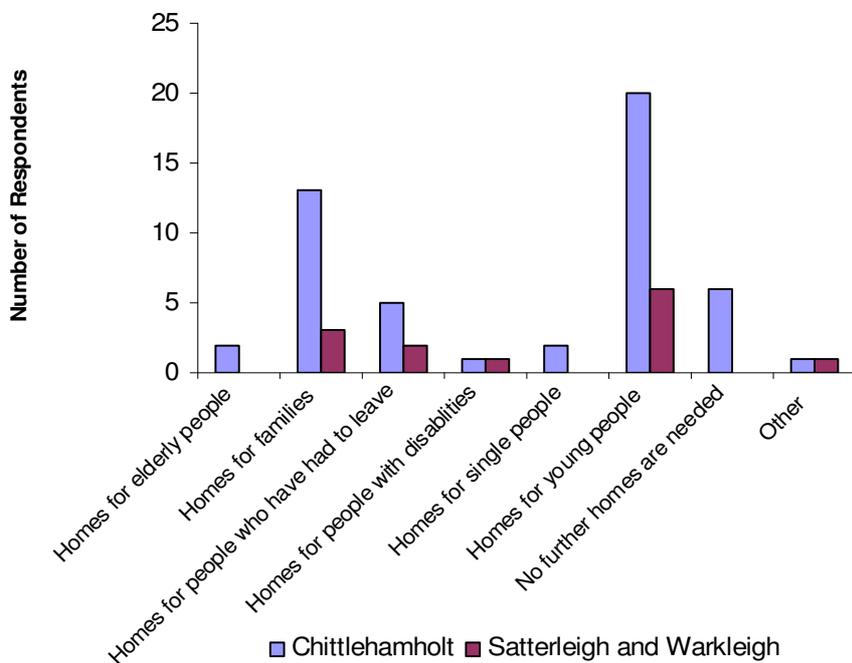
The age profile of the households who returned the surveys was similar to that of the 2001 Census, although the numbers were lower.

Of the respondents in Chittlehamholt, 41 (84%) were home owners, 3 lived with their parents (6%) and 5 (10%) rented in the private sector. These are similar proportions to those found in the parish in the 2001 census, with a higher than expected number of home owners compared to the North Devon average (74%). All the respondents to the Satterleigh and Warkleigh survey were home owners.

Out of all the respondents only 2 were second home owners and one of those intends to move into the parish permanently when their second home has been renovated.

The perceived need of the communities from the surveys was for more homes for families and young people (Figure 2). There were a few, however, who thought that no further homes were needed. Further comments made are included in Appendix 2.

Figure 2 Perceived village housing requirements



The majority of people in each parish were in favour of a small affordable housing development if a need were proved, 36 out of 42, who answered the question, in Chittlehamholt and 9 out of 11 in Satterleigh and Warkleigh. Additional comments made are included in Appendix 3.

## Part Two – Those in Housing Need

The determination of housing need is laid down in the North Devon Local Plan 1995 – 2011 (adopted 2006). It states that:

For the purposes of Policy HSG8, a '*local housing need*' is defined as a household which has an income too low to occupy available market housing appropriate to their circumstances for either rent or sale. In addition, the household must have a specific need to live in a particular parish or in certain circumstances an adjoining parish, including those in Exmoor National Park (defined as '*the locality*') in which the scheme is situated. Such households will tend to fall into one of the following categories:-

- Existing residents who have lived in the locality for a continuous period of at least five years and are in need of separate accommodation (defined as those setting up a new household as a result of cohabitation, marriage, divorce or separation, or those that have, or are about to leave, tied accommodation on retirement);*
- Existing residents who have lived in the locality for a continuous period of at least five years and whose present accommodation has become either substandard or unsuited to their circumstances because of their age, an impairment, medical condition or to meet the needs of a growing family;*
- People who have worked in the parish for a continuous period of at least five years or someone currently employed in an agricultural related activity, the emergency services, as a professional health, care or social worker or as a qualified primary or secondary school teacher and working within the parish and those who provide an important service and need to live closer to the local community; and*
- People who have moved away but have strong established and continuous links with the locality by reason of birth or family and still have a parent or guardian living there.*

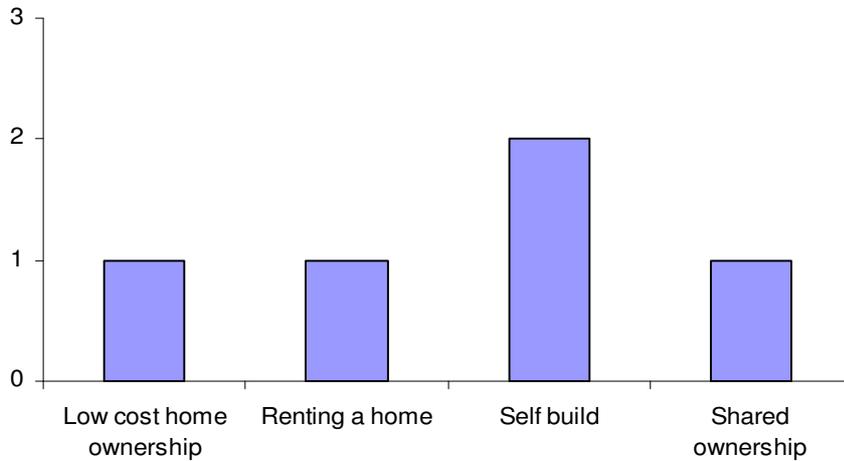
There were a total of 5 part two surveys returned by people who believed that they were in housing need. Of these 3 met the local connections criteria laid down in the North Devon housing policy above, although the other 2, consisting of a family of 4 and a single person, will qualify in the next couple of years, if they remain in the area. They have not been included in this analysis, but suggest that there is an ongoing need for affordable housing.

The main reason for needing to move given by 2 of the respondents was that they wanted to set up their first independent home and the reason given by the other household was that they could no longer afford to live where they did. This household also needed to move in the next 12 months, the other 2 were within 3 years.

The ages of the households recognised to be in need are in 2 groups. One contains young men in their 20s requiring either 1 bedroom accommodation or looking to the future, a 3 bed home and the other an older man and his friend, who want a 2 bedroom home on one level.

There was one household which earned £18,000 to £25,000 and the other 2 both earned less than £15,000 per annum. The type of housing these households wanted varied. The respondents were able to select as many options as they wished. Figure 3 below shows the preferences given.

**Figure 3 – Type of housing wanted**



All the respondents want to live in Chittlehamholt and, if not there, either Satterleigh and Warkleigh or Chulmleigh. Two households were on the local housing register and one was not.

### **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 highest income range would provide a mortgage of £72,000 to £100,000 and with the cheapest open market houses being in the region of £170,000 a huge deposit would be required. In addition, the older household would probably be unable to obtain a mortgage.

The limited available property for private rent makes the cost of this prohibitive too. Assuming a household is earning a gross income of £25,000 p.a. (the maximum of this group) then the gross income is approximately £480 per week. It is generally recommended that households spend no more than 25% of their income on rent, and this level of income would support a rent of £480pm, at the lower end of open market rents. The other households in need cannot afford this level of expenditure on rent.

### **Housing Options**

There are several affordable options available to those in housing need, including shared ownership, affordable home ownership, self build and the social rental sector.

Shared ownership:-

- could be a suitable option for households with a sufficient regular income who cannot afford to buy a property outright. It allows them to buy a share of the home on a long lease and pay rent on the remaining share, which is normally owned by a housing association.

#### Shared equity:-

- can allow households to own a property with a mortgage, without any rent. These schemes may involve a housing association or a private developer, who will retain some equity in the property, which ensures that future sales are provided for local people and can reduce the overall cost of the mortgage. Most of these schemes are restricted to local people on initial and future sales, which helps to hold down the value of the property and keep it at an affordable level.

#### Self-build:-

- is another option for intermediate earners. In some cases they may be permitted to build their own home on the condition that the resulting house is controlled as affordable housing by the local authority, via a legal agreement (section 106). On re-sale it is sold at a controlled price to another household in need.

#### 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.

### **Meeting housing need**

Only one of the three households identified as having housing need may be able to follow one of the home ownership routes, as the other incomes are too low.

The only realistic option available for 2 of the 3 households recognised to be in need is to join the social rented sector.

Therefore it is suggested that if a suitable site is found 3 units be provided of varying size. The time this will take will almost certainly mean that the other 2 households that do not currently qualify under local needs will qualify on the basis of time living in the village.

Although there was a desire for home ownership, it is clear that these aspirations are not financially achievable for most households in local housing need. The recommendation is for two 2 bedroom units, to satisfy the need for one level living with an aging population, and a 3 bedroom unit, to provide family accommodation. Two of the homes should be rented by RSLs and the third, probably one of the 2 bedroom units, should be available as a low cost home ownership option.

## **Where housing can be provided**

In sensitive rural landscapes, there is a preference for housing to be met within the confines of the existing settlement, or if no suitable locations are available, immediately adjoining it, on what is known as an Exception site.

If no suitable sites can be found there are other ways in which accommodation can be made available, provided it is legally kept inside the affordable housing market sector. For example:

- Bringing empty properties back into use.
- Changing the use of redundant buildings.
- Occupancy restrictions from properties with agricultural ties and from holiday accommodation may be lifted if there is a proven housing need and the home is no longer required for its intended purpose. More details are contained in Appendix 4 and the North Devon local plan 1995-2011 (adopted July 2006).

Chittlehamholt is defined as a Rural Settlement within the local plan, paragraph 3.29 (P19), and policies HSG4, ECN3, and COM4 apply. Policy HSG4 allows for housing development which is well related to the main built up area of the settlement, and does not harm the rural character and setting. It also allows for a mix of open market and affordable housing, with at least 50% being affordable housing, with secure arrangements for the affordable housing to be for the local community. Affordable housing is restricted in accordance with paragraph 7.45 and policy HSG8 (P64-65).

Policy HSG4 would also allow for the development of a single dwelling, which could be for rent or sale. This would be restricted to people with local connection and need, and the case of a house for sale, this is likely to restrict its value by 15-20%.

Satterleigh and Warkleigh are “unidentified” settlements as described in paragraph 3.31 (P19) of the local plan. Housing policies HSG9 and HSG9A apply. These restrict new housing to properties with an agricultural, forestry or rural based industry.

Households which consider themselves to be in local housing need can ensure that their needs are visible to all the relevant organisations by making sure they are on North Devon District Council’s housing register and registering with local housing associations. Contact details are available from the Rural Housing Project. (Please see appendix 5).

## **Recommendations**

1. Three affordable homes are provided. Two x 2 bed, one x 3 bed. At the most, one of these could be low-cost home ownership.
2. Consideration is given to cross-subsidising the affordable homes through the provision of open market housing.
3. Sites are identified and discussions entered into with NDDC planners and with landowners.
4. A delivery partner for providing the affordable housing is identified.

## 5. Appendix 1 – Survey documents sent out



### RURAL HOUSING PROJECT

EXMOOR, NORTH DEVON AND WEST SOMERSET

July 2007

Dear Parishioner

#### Chittlehamholt Parish Housing Needs Survey

The Rural Housing Project's aim is to increase the provision of affordable housing for local needs, where it is needed, in rural communities across the project area of Exmoor, North Devon and West Somerset. I am the Rural Housing Enabler for the project area and one of my roles is to work with Parish Councils and local communities to assist them to carry out a Housing Needs Survey, in order to identify whether there is a need for affordable housing for local people in the parish. If a need is identified, I can work as an 'honest broker' between all parties, to take the project forward step by step, to hopefully provide affordable housing for local people.

Chittlehamholt, Satterleigh and Warkleigh Parish Council are working with the Rural Housing Project to complete a Housing Needs Survey for Chittlehamholt parish. **It would be helpful if you would complete Part One**, it is only a short questionnaire, and it will help provide an overall profile of population, housing tenure and views on affordable local needs housing in the parish. A prepaid envelope is enclosed for your use.

**You will only need to complete and return a Part Two form if you consider yourself or your household to be in local affordable housing need, are likely to need to move to another home in Chittlehamholt parish now or in the next five years, and you feel you may need help to obtain an affordable home.** This survey form does ask for detailed, confidential and sensitive information. I will need this information to assess whether you are in need of affordable housing and to consider you further. Please be assured that your individual survey forms will not be available to the Parish Council. I shall prepare a report based on the information provided but the report will only provide general numbers, trends, percentages, comments and identify the level of local affordable housing need. **The report will not include any name or addresses and will avoid any unnecessary information that could identify a particular respondent.** I will then attend a parish council meeting to discuss the report and options for the parish. When the report has been considered, if there is a need for affordable housing for local people, we may need to approach the District Council, Housing Association(s) and/or other agencies that can facilitate the provision of affordable housing for the community.

**Please return your completed form(s) to the Rural Housing Project by Monday 6<sup>th</sup> August 2007**

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 feel free to call me.

Yours sincerely,  
Colin Savage (Rural Housing Enabler)

July 2007

Dear Parishioner

**Chittlehamholt Parish Housing Needs Survey**

We need your help to assess whether there is a need for local needs affordable housing in the parish and an independent survey is considered to be the best way to do this.

Enclosed is a letter from the Rural Housing Project and a Part One and Part Two survey form. If you are suitably housed and will not need a change of housing in the next five years please complete and return Part One in the enclosed prepaid envelope.

If you consider your household to be in local affordable housing need, are likely to need to move to another home in Chittlehamholt Parish, or an adjoining parish, now or in the next five years and you feel you will need help to obtain an affordable home, you will need to complete and return a Part Two. If you know of a Chittlehamholt person/household **or** anyone from any of the adjoining parishes of Burrington, Chulmleigh Kings Nympton, or Satterleigh and Warkleigh, who needs to live in this Parish and needs help to obtain an affordable home they will need to complete their own survey forms. Additional forms can be obtained from Colin Savage; contact details are on the enclosed letter and survey forms.

It would help if you could return the form(s) as soon as possible.

When the survey and subsequent report is complete Colin Savage (Rural Housing Enabler) will attend a Parish Council meeting to discuss the results and options for the parish. Any information regarding individuals will not be publicly identified or available at any stage of the survey or the report.

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

Yours sincerely

Chairman of Chittlehamholt, Warkleigh and Satterleigh Parish Council

Please return by: 6<sup>th</sup> August 2007



**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](mailto:cbsavage@exmoor-nationalpark.gov.uk)

## Chittlehamholt Parish Housing Needs Survey – Part One

The Rural Housing Project is working with Chittlehamholt, Satterleigh and Warkleigh Parish Council to identify the level of local affordable housing need within Chittlehamholt Parish. This Part One survey form has been sent to every known household in the parish and can help provide a profile of the population, housing tenure and views on affordable housing in the parish. Extra forms are available from the Rural Housing Project. Please return completed forms to the Project in the envelope provided.

### A. Your Household

1) Please indicate the number of people in your household in the following age groups:

Age	0 – 4	5 – 15	16 – 24	25 – 44	45 – 64	65 – 74	75+
Male							
Female							

### B. Your Current Home

2) Are you?

A Home Owner		Lodging with another household	
Renting from a private landlord		In housing tied to job	
Renting from a housing association		Living with parents or relatives	
A shared owner (part rent/part buy)		Other, please specify	

3) Is this your:

Main Home?	
Second Home?	

**C. Housing Required?**

4) Who do you think is in greatest need of a new home in the parish? (Please tick one)

Homes for young people		Homes for elderly people	
Homes for families		Homes for single people	
Homes for people with disabilities		No further homes are needed	
Homes for people who have had to leave		Other, please specify	

5) If need is proven would you be in favour of a small number of new homes to help meet the housing needs of local people in the parish?

Yes	
No	

a) Please briefly explain your views (continue on a separate sheet if necessary)

.....  
 .....

**D.**

**If;**

- **You**
- **Your household or Someone in your household**
- **Someone you know who has moved away and wishes to return**  
**(Please pass survey form onto them or request another form from the Rural Housing Project).**

**consider that you meet the criteria set out below and are in need of affordable housing please complete a Part Two survey form**

**Affordable housing could be provided in the parish for people/households who;**

- Meet local connection criteria for North Devon
  - You have lived in Chittlehamholt parish or an adjoining\* parish for 5 years in the last 10 years.
  - You have immediate family who have lived in Chittlehamholt parish or an adjoining\* parish for the last 10 years.
  - You have worked in Chittlehamholt parish or an adjoining\* parish for the last 2 years.

\* Adjoining parishes – Burrington, Chulmleigh, Kings Nympton, Satterleigh and Warkleigh,

- Can demonstrate that they have a housing need (e.g. unsatisfactory accommodation, insecure tenancy, wants to move out of parental home and have first independent home etc).
- Cannot afford to resolve their housing need by renting or purchasing on the open market.

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

Please return by: 6<sup>th</sup> August 2007



## 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](mailto:cbsavage@exmoor-nationalpark.gov.uk)

### Chittlehamholt Parish Housing Needs Survey – Part Two

Please complete this form if you consider that you are in need of local affordable housing in Chittlehamholt 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 don't hesitate to contact us.

#### A. Local Connection.

1) It is intended that any affordable homes delivered in Chittlehamholt will be for people living or working in Chittlehamholt 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 would like/need to return.

Please tick any that apply to you

Have you lived in the Chittlehamholt Parish or an adjoining* parish (please state) for 5 years in the last 10?	
Do you have <b>immediate</b> family who have lived in the Chittlehamholt Parish or an adjoining* parish for the last 10 years?	
Have you worked in Chittlehamholt Parish or an adjoining* parish (please state) continuously for the last 2 years, or do you provide services of importance to the local community? (agriculture, emergency services, health care, social work, teacher).	
Do you know someone who has a strong link with Chittlehamholt parish who would like to move back? If so, please put them in touch with the Rural Housing Project	

\* Adjoining parishes – Burrington, Chulmleigh, Kings Nympton, Satterleigh and Warkleigh

**B. Identifying Housing Need**

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

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

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

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

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

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

Yes	
No	

a) If Yes, please specify what would be needed:.....  
 .....  
 .....

**C. Affordability**

5) Employment

Please indicate the nature of you and/or your partner’s employment and whether it is full time, part time, casual or seasonal.

Your employment; .....

Your partner’s employment; .....

6) 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 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.		

7) Savings

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

Yes		Please state amount (to nearest £500)	
No			

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

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?	

**D. Type and Location of Housing**

9) Please complete the table below for anyone in you household needing to move with you;

Relationship to you e.g. partner, son, daughter	Age	Male/Female	Living with you now?	Would live with you in next home?
Yourself				

10) How many bedrooms would you need?

1 bed		3 bed		5 bed or more	
2 bed		4 bed			

11) Does anyone in the household wishing to move need the following? Please tick all that apply;

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

12) Where do you need to live? Please put in order of priority with 1 by your first choice, 2 = second and 3 = third choice.

Chittlehamholt parish		Other – please specify
Burrington		
Chulmleigh		
Kings Nympton Parish		
Satterleigh and Warkleigh Parish		

### E. North Devon District Housing Register

Is your household on North Devon District Council's Register?

Yes		No	
-----	--	----	--

This survey will help assess the level of local affordable housing need in your parish, however it is also important that if you consider that your household is in local affordable housing need, you ensure that your need is visible to all the relevant organisations by making sure you are on North Devon District Council's Housing Register. It is essential to be registered if you are to be considered for an affordable property, or receive an eventual offer of housing if suitable affordable housing is developed, or an existing property becomes available for which you meet the occupation criteria.

- Address: North Devon District Council Housing Advice Centre, 25 Boutport Street, Barnstaple, Devon.  
Tel: 01271 325757 E-mail: [housingadvice@northdevon.gov.uk](mailto:housingadvice@northdevon.gov.uk)  
Website: [www.northdevon.gov.uk](http://www.northdevon.gov.uk) – housing link on homepage.

### F. 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. If a need is identified 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 attempts to show general parish trends and the level of housing need within the parish and it is not our intention to identify particular households.

Once the report has been considered, if a need for affordable housing for local people is identified, it may be necessary to approach the District Council, Housing Association(s) and/or other agencies that can work towards the provision of such housing for the community. At that point these organisations may need to access relevant needs information from your survey form. This information will only be available to the Rural Housing Project and other official agencies/organisations, for the purpose of providing local needs affordable housing.

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



## RURAL HOUSING PROJECT

EXMOOR, NORTH DEVON AND WEST SOMERSET

July 2007

Dear Parishioner

### Warkleigh and Satterleigh Parish Housing Needs Survey

The Rural Housing Project's aim is to increase the provision of affordable housing for local needs, where it is needed, in rural communities across the project area of Exmoor, North Devon and West Somerset. I am the Rural Housing Enabler for the project area and one of my roles is to work with Parish Councils and local communities to assist them to carry out a Housing Needs Survey, in order to identify whether there is a need for affordable housing for local people in the parish. If a need is identified, I can work as an 'honest broker' between all parties, to take the project forward step by step, to hopefully provide affordable housing for local people.

Chittlehamholt, Warkleigh and Satterleigh Parish Council are working with the Rural Housing Project to complete a Housing Needs Survey for Warkleigh and Satterleigh parish. **It would be helpful if you would complete Part One**, it is only a short questionnaire, and it will help provide an overall profile of population, housing tenure and views on affordable local needs housing in the parish. A prepaid envelope is enclosed for your use.

**You will only need to complete Part Two if you consider yourself or your household to be in local affordable housing need, are likely to need to move to another home the area now or in the next five years, and you feel you may need help to obtain an affordable home.** This survey form does ask for detailed, confidential and sensitive information. I will need this information to assess whether you are in need of affordable housing and to consider you further. Please be assured that your individual survey forms will not be available to the Parish Council. I shall prepare a report based on the information provided but the report will only provide general numbers, trends, percentages, comments and identify the level of local affordable housing need. **The report will not include any name or addresses and will avoid any unnecessary information that could identify a particular respondent.** I will then attend a parish council meeting to discuss the report and options for the parish. When the report has been considered, if there is a need for affordable housing for local people, we may need to approach the District Council, Housing Association(s) and/or other agencies that can facilitate the provision of affordable housing for the community.

**Please return your completed form(s) to the Rural Housing Project by Monday 6<sup>th</sup> August 2007**

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 feel free to call me.

Yours sincerely,

Colin Savage (Rural Housing Enabler)

July 2007

Dear Parishioner

**Warkleigh and Satterleigh Parish Housing Needs Survey**

We need your help to assess whether there is a need for local needs affordable housing in the parish and an independent survey is considered to be the best way to do this.

Enclosed is a letter from the Rural Housing Project and a Part One and Part Two survey form. If you are suitably housed and will not need a change of housing in the next five years please complete and return Part One in the enclosed prepaid envelope.

If you consider your household to be in local affordable housing need, are likely to need to move to another home in the area now or in the next five years and you feel you will need help to obtain an affordable home, you will need to complete Part Two. If you know of a Warkleigh and Satterleigh person/household **or** anyone from any of the adjoining parishes of Chittlehampton, Chittlehamholt, South Molton or Kings Nympton, who needs to live in this Parish and needs help to obtain an affordable home they will need to complete their own survey forms. Additional forms can be obtained from Colin Savage; contact details are on the enclosed letter and survey forms.

It would help if you could return the form(s) as soon as possible.

When the survey and subsequent report is complete Colin Savage (Rural Housing Enabler) will attend a Parish Council meeting to discuss the results and options for the parish. Any information regarding individuals will not be publicly identified or available at any stage of the survey or the report.

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

Yours sincerely

Chairman of Chittlehamholt, Warkleigh and Satterleigh Parish Council

Please return by: 6<sup>th</sup> August 2007



**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](mailto:cbsavage@exmoor-nationalpark.gov.uk)

## Warkleigh and Satterleigh Parish Housing Needs Survey – Part One

The Rural Housing Project is working with Chittlehamholt, Warkleigh and Satterleigh Parish Council to identify the level of local affordable housing need within Warkleigh and Satterleigh Parish. This Part One survey form has been sent to every known household in the parish and can help provide a profile of the population, housing tenure and views on affordable housing in the parish. Extra forms are available from the Rural Housing Project. Please return completed forms to the Project in the envelope provided.

### A. Your Household

1) Please indicate the number of people in your household in the following age groups:

Age	0 – 4	5 – 15	16 – 24	25 – 44	45 – 64	65 – 74	75+
Male							
Female							

### B. Your Current Home

2) Are you?

A Home Owner		Lodging with another household	
Renting from a private landlord		In housing tied to job	
Renting from a housing association		Living with parents or relatives	
A shared owner (part rent/part buy)		Other, please specify	

3) Is this your:

Main Home?	
Second Home?	

**C. Housing Required?**

4) Who do you think is in greatest need of a new home in the parish? (Please tick one)

Homes for young people		Homes for elderly people	
Homes for families		Homes for single people	
Homes for people with disabilities		No further homes are needed	
Homes for people who have had to leave		Other, please specify	

5) If need is proven would you be in favour of a small number of new homes to help meet the housing needs of local people in the parish?

Yes	
No	

a) Please briefly explain your views (continue on a separate sheet if necessary)

.....  
 .....

**D.**

**If;**

- **You**
- **Your household or Someone in your household**
- **Someone you know who has moved away and wishes to return**  
**(Please pass survey form onto them or request another form from the Rural Housing Project).**

**consider that you meet the criteria set out below and are in need of affordable housing please complete a Part Two survey form**

**Affordable housing could be provided in the parish for people/households who;**

- Meet local connection criteria for North Devon
  - You have lived in Warkleigh and Satterleigh parish or an adjoining\* parish for 5 years in the last 10 years.
  - You have immediate family who have lived in Warkleigh and Satterleigh parish or an adjoining\* parish for the last 10 years.
  - You have worked in Warkleigh and Satterleigh parish or an adjoining\* parish for the last 2 years.

\* Adjoining parishes – Chittlehampton, Chittlehamholt, South Molton, Kings Nympton

- Can demonstrate that they have a housing need (e.g. unsatisfactory accommodation, insecure tenancy, wants to move out of parental home and have first independent home etc).
- Cannot afford to resolve their housing need by renting or purchasing on the open market.

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

Please return by: 6<sup>th</sup> August 2007



## 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](mailto:cbsavage@exmoor-nationalpark.gov.uk)

### Warkleigh and Satterleigh Parish Housing Needs Survey – Part Two

Please complete this form if you consider that you are in need of local affordable housing in Warkleigh and Satterleigh 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 don't hesitate to contact us.

#### A. Local Connection.

1) It is intended that any affordable homes delivered will be for people living or working in the immediate 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 would like/need to return.

Please tick any that apply to you

Have you lived in the Warkleigh and Satterleigh Parish or an adjoining* parish (please state) for 5 years in the last 10?	
Do you have <b>immediate</b> family who have lived in the Warkleigh and Satterleigh Parish or an adjoining* parish for the last 10 years?	
Have you worked in Warkleigh and Satterleigh Parish or an adjoining* parish (please state) continuously for the last 2 years, or do you provide services of importance to the local community? (agriculture, emergency services, health care, social work, teacher).	
Do you know someone who has a strong link with Warkleigh and Satterleigh parish who would like to move back? If so, please put them in touch with the Rural Housing Project	

\* Adjoining parishes – Chittlehampton, Chittlehamholt, South Molton and Kings Nympton

**B. Identifying Housing Need**

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

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

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

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

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

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

Yes	
No	

a) If Yes, please specify what would be needed:.....  
 .....  
 .....

**C. Affordability**

5) Employment

Please indicate the nature of you and/or your partner’s employment and whether it is full time, part time, casual or seasonal.

Your employment; .....

Your partner’s employment; .....

6) 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 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.		

7) Savings

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

Yes		Please state amount (to nearest £500)	
No			

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

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?	

**D. Type and Location of Housing**

9) Please complete the table below for anyone in you household needing to move with you;

Relationship to you e.g. partner, son, daughter	Age	Male/Female	Living with you now?	Would live with you in next home?
Yourself				

10) How many bedrooms would you need?

1 bed		3 bed		5 bed or more	
2 bed		4 bed			

11) Does anyone in the household wishing to move need the following? Please tick all that apply;

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

12) Where do you need to live? Please put in order of priority with 1 by your first choice, 2 = second and 3 = third choice.

Warkleigh and Satterleigh		Other – please specify
Chittlehampton Parish		
Chittlehamholt Parish		
South Molton Parish		
Kings Nympton Parish		

### E. North Devon District Housing Register

Is your household on North Devon District Council's Register?

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
-----	--------------------------	----	--------------------------

This survey will help assess the level of local affordable housing need in your parish, however it is also important that if you consider that your household is in local affordable housing need, you ensure that your need is visible to all the relevant organisations by making sure you are on North Devon District Council's Housing Register. It is essential to be registered if you are to be considered for an affordable property, or receive an eventual offer of housing if suitable affordable housing is developed, or an existing property becomes available for which you meet the occupation criteria.

- Address: North Devon District Council Housing Advice Centre, 25 Boutport Street, Barnstaple, Devon.  
Tel: 01271 325757 E-mail: [housingadvice@northdevon.gov.uk](mailto:housingadvice@northdevon.gov.uk)  
Website: [www.northdevon.gov.uk](http://www.northdevon.gov.uk) – housing link on homepage.

### F. 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. If a need is identified 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 attempts to show general parish trends and the level of housing need within the parish and it is not our intention to identify particular households.

Once the report has been considered, if a need for affordable housing for local people is identified, it may be necessary to approach the District Council, Housing Association(s) and/or other agencies that can work towards the provision of such housing for the community. At that point these organisations may need to access relevant needs information from your survey form. This information will only be available to the Rural Housing Project and other official agencies/organisations, for the purpose of providing local needs affordable housing.

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

## Appendix 2 – Comments on the perception of who needs affordable housing

Chittlehamholt	Homes for people on low incomes equals affordable housing.
----------------	--

## Appendix 3 – Comments about whether housing needs should be met or not.

Chittlehamholt	Insufficient facilities in Chittlehamholt, i.e. no Primary school, no regular bus service and only limited food and daily requirement shopping facility.
Chittlehamholt	Compulsory release of holiday homes, second homes and any other accommodation not used by those who live and work here. Above all, stop planning regulations favouring holiday accommodation at the expense of homes.
Chittlehamholt	Every person should be granted planning to build their own house on their own land. Planning laws should be changed.
Chittlehamholt	You should be allowed to house family on own land. Neighbours have been turned down on planning for barn development for own family. What about second homes? Unoccupied for long periods, housing needs countryside would probably be met if there were fewer second homes.
Chittlehamholt	Providing the houses are suitable for the village, not like the new builds in Chittlehampton.
Chittlehamholt	Homes affordable to young people would be an advantage and for the elderly who have lived here all their lives and do not want to leave but need support.
Chittlehamholt	Young people and those with families keep villages alive, but often need help to be able to afford to live in them.
Chittlehamholt	Chittlehamholt is a village of posh superior people. It would be good to give families a chance.
Chittlehamholt	Too many second homes in the village have caused a shortage of affordable homes for locals.
Chittlehamholt	Single people being either elderly that would like to move out of homes and the young single that need a first home.
Chittlehamholt	Views of local people should be carefully listened to when these homes are being designed and planned as they are the people who have to live in them when finished.
Chittlehamholt	Very little work in parish - expand towns where there is work and reduce commuting
Chittlehamholt	We do not feel that Chittlehamholt is a suitable location for starter homes or low cost housing.
Chittlehamholt	Provision of more housing must be accompanied by maintaining any existing services (i.e. shops, post office and bus service). There is now not one bus a week from Chittlehamholt
Chittlehamholt	Provided they are in the right location and remain as affordable units, not like the old council houses that were sold off.
Chittlehamholt	Lots of villages can absorb a small number of extra households.
Chittlehamholt	While fortunate to be able to afford a second home, needs for young people locally who cannot afford must not be denied.
Chittlehamholt	If positioned correctly and not affecting other properties. There is an ideal level site next to the Parish hall (which owns the land). Four homes could be sited there with gardens and garages, and it would be in the heart of the village.

Chittlehamholt	If built they would have to be in keeping with the traditional houses. We would hate any new building near us and would oppose this with vigour. There should not be more than 5 houses. It would be much better if traditional farm buildings could be converted for full residential use rather than only holiday cottages.
Chittlehamholt	Existing properties are being bought by wealthy retired or 2nd home owners from outside.
Chittlehamholt	With the present supply and cost of housing there is little opportunity for young families to live in the village. If they do then one parent is almost certainly required to work in a higher income area of the UK. Open market forces point to a continuation/escalation of the situation.
Chittlehamholt	Young workforce of local born and bred need affordable housing to stay in this area.
Chittlehamholt	Chittlehamholt urgently needs affordable housing to help locals and keep the village alive.
Chittlehamholt	There is no immediate need for housing in the parish.
Chittlehamholt	Homes for families are very important - they help to make a community, but the disabled must not be forgotten!!
Chittlehamholt	Additional homes will change the small village atmosphere and be an increased hazard on rural roads already very dangerous around Chittlehamholt.
Chittlehamholt	The community needs affordable housing. Farmers should be able to build to house young family.
Chittlehamholt	No - Due to total lack of public transport.
Chittlehamholt	My daughter has moved back from Wales to settle in North Devon. Prices of houses are far too high for wages paid, she works for the council!
Chittlehamholt	Young people need a home before planning a family.
Satterleigh and Warkleigh	There are not enough affordable houses for young families.
Satterleigh and Warkleigh	As there are no jobs, shops, schools and very few facilities, residents are totally dependent on car transport which isn't sustainable.
Satterleigh and Warkleigh	Second homes and holiday lets should not be allowed when local people cannot afford to buy or rent. Too many properties stand empty for a large proportion of the year for the above reasons.
Satterleigh and Warkleigh	Essential for life of the community to keep young people here and enables them to seek employment and carry on working here.
Satterleigh and Warkleigh	I think that affordable housing is needed for young couples.
Satterleigh and Warkleigh	Use redundant building rather than green field sites.
Satterleigh and Warkleigh	Preferably build in larger villages- Chittlehamholt or Chittlehampton.
Satterleigh and Warkleigh	This parish is not suitable for elderly or non car drivers or people with disabilities, we are too remote. All other categories might benefit from more housing.

## Appendix 4 – North Devon Policy on Rural Development and Occupancy Changes

- Policy HSG4 part (d) (Residential Development in identified rural settlements) residential development in an identified rural settlement (in this case Chittlehamholt) will be permitted where:- in the case of a scheme involving more than one dwelling, at least 50% of the total number of dwellings provided are affordable to meet the housing needs of the local community.
- Policy HSG9 (permanent dwellings in the countryside)
  1. A new dwelling in the countryside will not be permitted unless:-
    - a. There is a functional need for an agricultural or forestry worker to live on the holding.
    - b. The holding has been established for at least three years, has been profitable for at least one of them, is currently financially sound and has clear prospects of remaining so.
    - c. There is no suitable existing or alternative accommodation available, either on the holding or in the locality including buildings suitable for conversion.
    - d. The proposed dwelling is related to the whole of the holding and should, where possible, be closely related to existing buildings in terms of its siting and design.
    - e. The size of the dwelling is no larger than can be justified by the established need.
  2. A new dwelling permitted in the countryside, together with any existing accommodation associated with the activities on a holding, will be subject to a condition restricting its occupation to those people solely or mainly employed or last employed in agriculture or forestry in the locality, a widow or widower or such a person and any resident dependents.
- Policy HSG9A (Permanent dwellings in the countryside for rural based industries) A new dwelling in the countryside will be permitted provided it provides essential accommodation to house staff associated with a rural based industry.
- Policy HSG11 (occupancy conditions)
  1. The removal of an occupancy restriction from a dwelling in the countryside will not be permitted unless it is demonstrated that:-
    - a. There is no longer a functional need for the dwelling on the holding or in the locality.
    - b. The dwelling has been suitably marketed for a period of at least twelve consecutive months at a price that reflects the occupancy restriction unless an RSL is directly involved in the management of the property and it meets an identified need in the community.
  2. Where the removal of the original restriction is justified in accordance with the criteria above and it has been demonstrated that there is a housing need in the locality, the original restriction will be modified to limit the occupancy of the dwelling to meet the needs of the local community.
- Policy HSG13(The modification of a holiday condition in a converted rural building)
  1. A holiday condition relating to a converted rural building will be modified to limit its occupancy to meet a local housing need where:-
    - a. There is no longer a need for the holiday accommodation within the locality.
    - b. It would meet an identified local housing need for affordable accommodation in the locality.
    - c. The building is capable of being permanently occupied without the need for major extension or alteration.

- d. Sufficient curtilage space is provided without harm to the setting of the building or the surrounding area.
2. Secure arrangements will be sought to ensure the permanent provision of adequate curtilage and that the converted rural building remains available to meet the affordable housing needs of the community both initially and in the long term provided the need exists.

## **Appendix 5 – Contact Details**

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

01398 322249  
cbsavage@exmoor-nationalpark.gov.uk

Jo Nash,  
Rural Housing Project Assistant,  
Exmoor House,  
Dulverton,  
TA22 9HL

01398 322245  
jenash@exmoor-nationalpark.gov.uk