



## 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)

# Chittlehampton

## 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 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 helping educate 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.....5

Part Two – Those in Housing Need.....7

Housing Option.....10

Analysis and Recommendations.....10

The Way Forward.....11

Appendix 1 – Survey documents sent out.....12

Appendix 2 – Comments on the perception of who needs affordable housing.....20

Appendix 3 – Comments about whether housing needs should be met or not.....20

Appendix 4 – North Devon Policy on Rural Development and Occupancy Changes..24

Appendix 5 – Contact Details.....25

## Summary

The survey has shown that:

- There is a perceived need for affordable housing.
- The local residents are in favour of a new development of affordable homes.
- There are 13 households currently in housing need.
- Eight households are in the position where they could afford some sort of low cost home ownership.
- Five households can afford to rent.
- There is a need for at least 9 new homes of varying size and tenure, as some households would prefer to live elsewhere.

## Introduction

Chittlehampton parish covers a wide area and includes Chittlehampton village, Umberleigh, Stowford and Furze, with other outlying hamlets. There are two primary schools, one in Chittlehampton and one in Umberleigh. There are also two post offices, one in each of the main settlements. In addition there are tea rooms, shops, a pub and a rail way station at Umberleigh. Chittlehampton village has a church, village hall, sports field, pub and post office/tea room. There are also various tourist attractions in the area.

## Demographics and Local Housing

According to the Census 2001, there are 820 people living in Chittlehampton in 328 households (359 dwellings). The demographics are 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 this parish is part, is low compared to the rest of the UK. There are 362 people out of 986 (37%) earning less than £20,000 a year and 497 (50%) earning less than £25,000 (Paycheck data 2007).

The Census (2001) also indicates that the proportion of rented vs. owner-occupied housing in Chittlehampton is low, with 23% of the accommodation in the village being rented compared to 27% in North Devon. The percentage of registered social landlord (RSL) properties is also much lower than North Devon (6% vs. 11%, Census 2001), whereas there are a similar proportion of private rented (17% vs. 16%, Census 2001). The proportion of vacant homes is the same as North Devon (1%), equating to 3 vacant dwellings in Chittlehampton (Council Tax Data 2007). The pattern of second homes in Chittlehampton is similar to North Devon (3% vs. 4%) which represents 10 second homes (Council Tax Data 2007).

House prices in the year October 2006 to September 2007 were higher in the Chittlehampton ward than the England and Wales average (£254,756.00 vs. £215,538.25 (UpMyStreet.com, Jan 2007)). There have been a few newly built houses for sale recently in the village of Chittlehampton with asking prices starting from £275,000 and in High Bickington, a neighbouring parish, house prices start at £157,000 (www.home.co.uk and www.thisisdevon.co.uk, January, 2007). There appears to be one 2 bed room house to rent in Chittlehampton for £550 a month on a short-term lease (www.thisisdevon.co.uk, www.rightmove.co.uk, Nov 2007)

Various planning applications have been submitted since January 2005 for a few dwellings in the parish; most of these have been refused or withdrawn, apart from the conversion of the public conveniences in the Square.

## The Survey

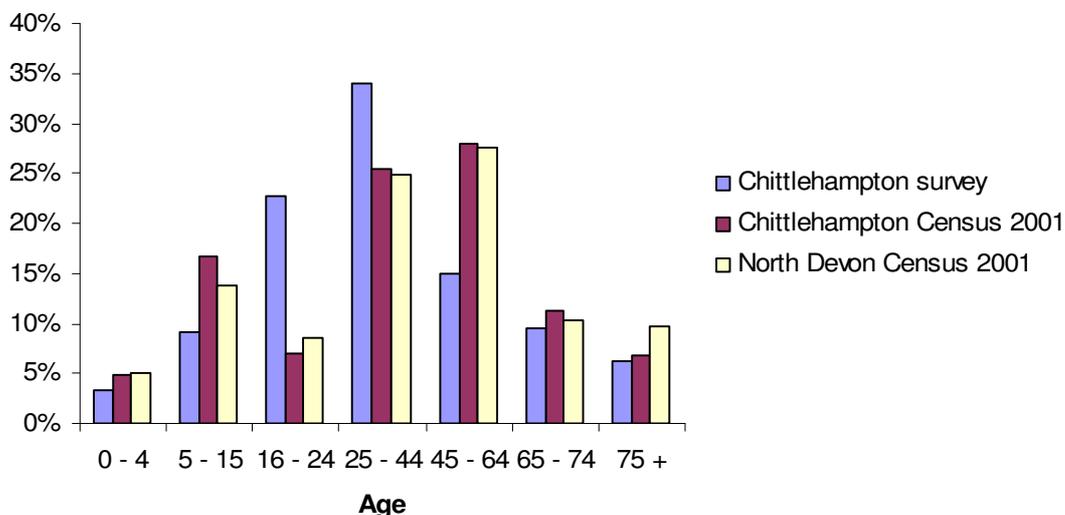
In the spring of 2007 the Rural Housing Enabler visited the Chittlehampton Parish Council to discuss the possibility of conducting a housing needs survey for the parish. This was duly agreed and the survey forms were sent out in July 2007 to be returned in August 2007. Copies of which can be seen in 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 447 survey forms were sent to homes from the electoral register for Chittlehampton, of which 132 (30%) were returned.

The age profile of the households who returned the surveys was different to that of the 2001 Census for this parish and North Devon as a whole. The proportion of 16-44 year olds was significantly higher and there were a much smaller number of people in the older age groups (Figure 1).

Figure 1 – Comparison of Demographics



The majority of survey respondents were home owners (83%), which is much higher than that found in the parish in the 2001 Census or in North Devon as a whole. The proportion of people renting their properties is by comparison much lower. A complete breakdown is shown in Table 1 below.

Table 1 – Comparison of Tenure of Households

Tenure	Percentage homes in		
	From Survey	Chittlehampton Parish <sup>1</sup>	North Devon <sup>1</sup>
Home owner	83	77	64
Living with parents or relatives	4	N/A	N/A
Lodging with another household	0.5	N/A	N/A
Rented from a private landlord	10	17	16
Rented from RSL	0	6	11
Shared ownership (part owned / part rented)	0.5	N/A	N/A
Tied to job	2	N/A	N/A
Second home	2	3 <sup>2</sup>	4 <sup>2</sup>
Vacant homes	N/A	1 <sup>2</sup>	1 <sup>2</sup>

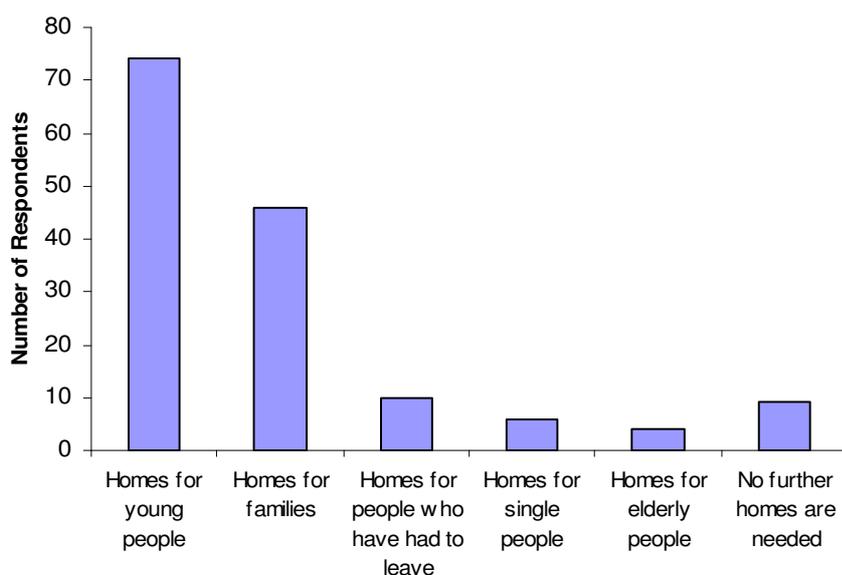
N/A : Not Available

1: from Census 2001

2: from Council Tax data 2007

The main perceived need of the communities from the surveys was for more homes for young people and families (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 the parish were in favour of a small affordable housing development if a need were proved, 106 out of the 117, who answered the question. 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:

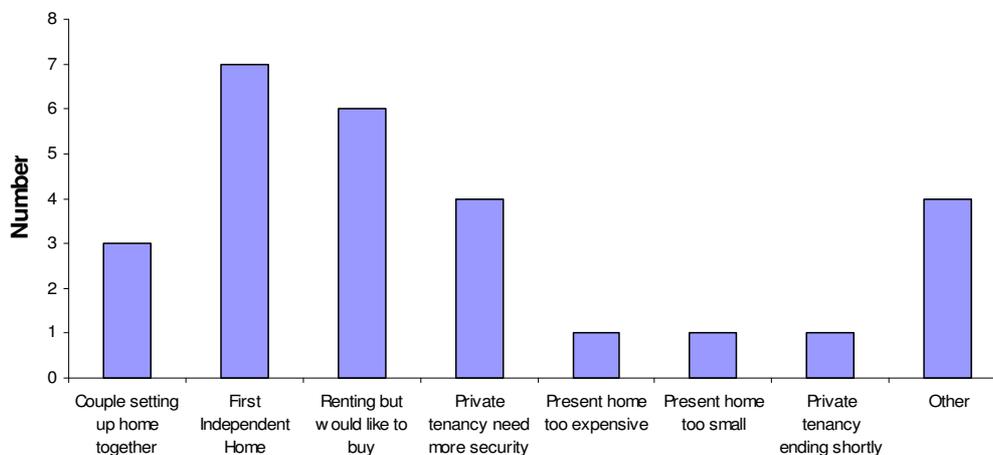
For the purposes of Policy HSG8, a *'local housing need'* is defined as a household which has an income too low to occupy available market housing appropriate to their circumstances for either rent or sale. In addition, the household must have a specific need to live in a particular parish or in certain 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 20 part two surveys returned by people who believed that they were in housing need, of these 13 met the local connections criteria laid down in the North Devon housing policy above. Four of the remaining seven did not meet the local connection criteria, one was a home owner and the last two did not provide enough information to make an informed decision.

The reasons given for moving are in Figure 3. The respondents were able to give more than one response to this question.

**Figure 3 – Reasons Given for Needing to Move**



The main reason given by 5 of the 13 was that they were renting and would like to buy, 2 households wanted their first independent home, 1 was a couple wanting to setup home together and 1 was because their present home was too expensive. The other main reasons given were:

- Children getting older and need individual rooms.
- Home wanted by owner's family.
- Parent's moving away.
- Retiring soon and will not be able to pay off the mortgage.

Of the 13 households; 2 need to move in the next 12 months, 9 need to move in the next 3 years and 2 in 3-5 years.

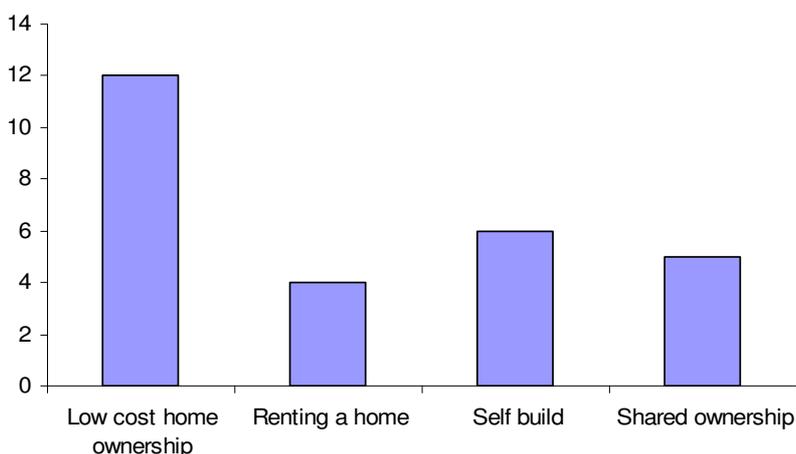
The gross household incomes of those in housing need are in Table 2.

Table 2 - Household Incomes

Less than £15,000 p.a.	3
£15,000 - £18,000 pa.	2
£18,000 - £25,000	5
£25,000 - £35,000	3

The type of housing these households wanted varied. The respondents were able to select as many options as they wished. Figure 4 shows the preferences given.

Figure 4 – Preferred type of housing



A summary of the size of the households looking and qualifying for affordable housing is in Table 3.

Table 3 – Size and Number of Households in Housing Need

Size of household	Number of households
Single	4
Couple	4
Family with one child	1
Family with two children	3
Family with three children	1

The size of the household can be directly related to the size of home needed. A majority of the households need at least 3 bedroom homes. Most of the remainder need 1 or 2 bedroom homes with one household needing at least a four bedroom home. The details are shown in Table 4.

In addition one of the single people needs to have accommodation all on one level.

Table 4 – Size of Homes Needed

Number of bedrooms	Number of households
One Bedroom	3
Two Bedrooms	3
Three Bedrooms	6
Four or More Bedrooms	1

Most of the households identified as being in housing need wanted to stay in Chittlehampton. More details are in Table 5.

Table 5 – Preferred Location of Housing

Parish	Number of Households		
	First Choice	Second Choice	Third Choice
Chittlehampton	9	1	
Filleigh	1	4	1
Chumleigh	1		
South Molton	1		1
Atherington		1	1
Swimbridge		2	1
East and West Buckland			1
North Molton			1
Satterleigh and Warkleigh			2

## 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. Households with incomes higher than that may be able to afford one of the home ownership options, which are sometimes called “intermediate” housing.

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.

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.

## Analysis and Recommendations

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 £87,000 to £122,000 and with the cheapest open market houses being in the region of £160,000 a huge deposit would be required.

The limited available property for private rent makes the cost of this prohibitive too. Assuming a household is earning a gross income of £35,000 p.a. (the maximum of this group) then the net

income is approximately £670 per week. This means that the maximum affordable rent, using 25% of gross income towards rent, is about £730 per month. This means that 3 of the households might be able to afford to rent a two bedroom house on the open market.

Eight of the thirteen households identified as having housing need may be able to follow one of the home ownership routes, on the basis of their income.

The remaining five households need affordable, rented housing, most likely through a housing association. This enables people to rent homes of a good standard over long periods, providing more security than is normally possible in the private sector.

As several of the households are young single people, who may wish to move away, and one who wants to live in South Molton, it is recommended that not all the housing need is met. It is suggested that if a suitable site is found 9 homes should be provided. There was a desire for home ownership, it is clear that these aspirations are not financially achievable for all the households in local housing need. The proposed breakdown of size and tenure is given in Table 6.

Table 6 – Recommended Affordable Housing Provision

Size	Tenure	
	Rented	Low Cost Home Ownership
Two bedroom	2	2
Three bedroom	2	2
Four bedroom	1	0

If a site cannot 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 the above 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).

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).

## **The Way Forward**

The next step to providing homes for those who are in need are for discussions of all the available options to occur with the Rural Housing Project. This may include the possibility of cross-subsidising affordable homes with open-market housing.

## Appendix 1 – Survey documents sent out



### RURAL HOUSING PROJECT

EXMOOR, NORTH DEVON AND WEST SOMERSET

July 2007

Dear Parishioner

#### Chittlehampton 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.

Chittlehampton Parish Council is working with the Rural Housing Project to complete a Housing Needs Survey for Chittlehampton 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 Chittlehampton 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

**Chittlehampton 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 Chittlehampton 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 Part Two. If you know of a Chittlehampton person/household **or** anyone from any of the adjoining parishes of Filleigh, South Molton, Satterleigh and Warkleigh, Atherington, Bishops Tawton or Swimbridge, 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 Chittlehampton 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)

## Chittlehampton Parish Housing Needs Survey – Part One

The Rural Housing Project is working with Chittlehampton Parish Council to identify the level of local affordable housing need within Chittlehampton 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 Chittlehampton parish or an adjoining\* parish for 5 years in the last 10 years.
  - You have immediate family who have lived in Chittlehampton parish or an adjoining\* parish for the last 10 years.
  - You have worked in Chittlehampton parish or an adjoining\* parish for the last 2 years.

\* Adjoining parishes – Filleigh, South Molton, Satterleigh and Warkleigh, Atherington, Bishops Tawton, and Swimbridge

- 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)

### Chittlehampton Parish Housing Needs Survey – Part Two

Please complete this form if you consider that you are in need of local affordable housing in Chittlehampton 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 Chittlehampton will be for people living or working in Chittlehampton 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 Chittlehampton 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 Chittlehampton Parish or an adjoining* parish for the last 10 years?	
Have you worked in Chittlehampton 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 Chittlehampton parish who would like to move back? If so, please put them in touch with the Rural Housing Project	

\* Adjoining parishes – Filleigh, South Molton, Satterleigh and Warkleigh, Atherington, Bishops Tawton, and Swimbridge

**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.

Chittlehampton Parish		Bishops Tawton Parish	
Filleigh Parish		Swimbridge Parish	
South Molton Parish		Other – please state	
Satterleigh and Warkleigh Parish			
Atherington 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

Chittlehampton	Homes for elderly would leave homes for families. Single people living in three bedroom homes is wrong, especially when it is a district council housing association.
----------------	---

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

Chittlehampton	Last houses put up in village; no gardens, not enough parking spaces, built on a bad corner, no good for children walking or older people, not in keeping with the village at all. Too many built in too small an area.
Chittlehampton	Homes are also needed for young people, who don't want to leave the village. They and families get pushed out simply because of the price of housing available (which often becomes someone's second home).
Chittlehampton	Holiday homes are reducing the available housing stock, depopulating the parish. More people are needed to redress this.
Chittlehampton	I think villages would get too big. People coming down from cities and bring crime with them.
Chittlehampton	This is a very "lived in" village. It would be a shame if young people were forced to leave because they couldn't find suitable housing.
Chittlehampton	Particularly for young couples who were born in the area.
Chittlehampton	It would be a good idea to provide social rented housing at reasonable prices - so that the houses built do not then move into the market, which will then inflate - causing more need in the future for affordable housing.
Chittlehampton	Living in "-----" I don't really know who needs homes most in Chittlehampton, but I like to keep families together.
Chittlehampton	Wages very low and houses too expensive. Also renting is very expensive and a lot of them are short rents over the winter only.
Chittlehampton	We have a son, married with one child who needs to return to the parish for family support. We have a plot of land which if he could build on would make it an affordable home. He meets the criteria for local needs housing.
Chittlehampton	There is no affordable housing in this area. The only way to live here is to rent.
Chittlehampton	We rent our house and have been renting for the past 6 years as we could never afford a house and there are a number of families that are the same. We would rather rent or buy from an association at least the house would be ours.
Chittlehampton	Village life is wonderful for young people and families and they need to be able to stay living in them and keep villages alive.
Chittlehampton	Affordable housing - share scheme.
Chittlehampton	Rapidly increasing house prices will prevent or limit first-time buyers (i.e. young people) to get onto the property ladder.
Chittlehampton	Provided homes were sold/rented to local people and were as eco-friendly as possible (good example - South Molton).
Chittlehampton	It would be nice to have some new families with children in the area, so my children can socialise with them and the school will stay open.
Chittlehampton	Houses are needed for all people as they are too high to buy for them.
Chittlehampton	If affordable homes are not available for young people/families, villages will die.

Chittlehampton	There have already been some affordable homes built, but even these are beyond the finances of most local people, especially young people and families.
Chittlehampton	There is a great need for affordable housing for young people in this area. It is nearly impossible to stay in this area we have been brought up in. It is about time the council helped out the young people in the quest to stay local and not be driven out by the older people who can afford to retire to Devon.
Chittlehampton	All facts supporting the need for affordable houses for deserving local Devon people.
Chittlehampton	There is a real need for affordable housing, but it needs to be planned sympathetically with the style of the rest of the village NOT town houses squashed together as the recent development - totally unsuitable and not what the community requested. Chittlehampton is a working class village on the whole with working farms enclosing it. Youngsters growing up here want to settle here. The rest of us are retired. My biggest fear is that we shall get more unsuitable development spoiling the character of an historic village which attracts visitors all year.
Chittlehampton	I know local people, a young couple, who are looking to buy before their baby is born.
Chittlehampton	Young married people, but not bolted on in huge numbers and so ruining conservation village. Chittlehampton is very special and other villages have been ruined.
Chittlehampton	Local people have to move to towns to find housing.
Chittlehampton	Having 3 children of my own, one who has just left school, it would be nice to see the local community encouraging them to remain in the village. It would also benefit the local school where numbers have drastically decreased over the years.
Chittlehampton	I like where I live and don't want any new houses/building work to disrupt the views or peace and quiet.
Chittlehampton	Affordable homes for families may help to keep the family unit together and the family is fundamental to our society.
Chittlehampton	Immigration from Eastern Europe and the purchase of rural second homes will prevent almost all young rural people being able to live in their own villages. There is plenty of land, start building now and keep building.
Chittlehampton	A small number of affordable housing which would blend into the local landscape and architecture (unlike the recent new housing project).
Chittlehampton	I agree as long as it is local parish people NOT from a list in NDDC offices which could include people from anywhere in the country.
Chittlehampton	Properties being built are far in excess of local young family financial affordability. Prices need to be far more realistic and not aimed at London bonus buyers.
Chittlehampton	No - unless parking and main drains were improved.
Chittlehampton	1) Profit has overcome the need for basic homes. 2) Why were the toilets sold when they could have formed the basis for 4 flats or 2 homes? Profit again?
Chittlehampton	Planning permission for housing takes too much time and miles too much red tape.
Chittlehampton	There is a need for affordable housing within Chittlehampton also retirement homes.
Chittlehampton	In the correct spot. You had a chance to build 1st time buyers homes and blew it. What a terrible building sight and dangerous lane - disgusted it was allowed to go ahead. You know where I mean.
Chittlehampton	The last thing this parish needs is another estate like the new development.

Chittlehampton	I think affordable housing in villages is essential to keep young people in the area and therefore children in the small schools where there is plenty of space. Why build so many houses where the school is already full - it just necessitates people travelling everyday which is bad for the environment.
Chittlehampton	The 7 new houses built in Chittlehampton are 1) out of character 2) too expensive 3) no use to young people. Nobody wanted them. They look awful. Where were the planners?
Chittlehampton	Affordable housing is a need that should be met. What hope do young people have if they cannot see themselves being able to afford their own home and future?
Chittlehampton	As long as they are affordable to young people. We need to keep the young people in the village to help the village thrive. Many do not want to leave the village but find houses too expensive and wages are not very high.
Chittlehampton	What do you call affordable? Once sold these houses will be back on the open market unless special measures are taken.
Chittlehampton	New homes have been built but the young can't afford to buy. 6 out of 7 remain empty, selling for £197,000.
Chittlehampton	For a balanced community we need families. However houses are only one item, employment and public transport are also very important.
Chittlehampton	It would be good to think that both our children could live locally in say 5 years time.
Chittlehampton	There are few young couples who earn enough money (anywhere in the country) to afford the mortgage cost for their own home.
Chittlehampton	Only if people who want 2nd homes are NOT allowed to buy them.
Chittlehampton	Affordable housing for young people is urgently needed.
Chittlehampton	For families of local people, if we don't get more families in our villages then our local schools will suffer.
Chittlehampton	Afraid village will get too big.
Chittlehampton	I think young people should be able to afford to buy in the Parish they want, not allow outsiders to come in for second homes unless they pay double council tax.
Chittlehampton	There has been recent building in the village. Any further building requires an infrastructure review first to support any increase in population.
Chittlehampton	The prime need is for young people and families to get on the housing ladder - prime even above land conservation. Terraced housing makes best use of the land and also adds to the privacy I feel.
Chittlehampton	It is vital to maintain rural communities as young thriving communities capable of supporting local services, enabling those elderly, less mobile etc to survive in that local community. Unless families are enabled to live rurally everything will ultimately be centralised and all but a few communities will die!
Chittlehampton	Our children have moved away with their jobs, but we need the young to stay to keep schools open and villages alive.
Chittlehampton	Not enough housing for young people who have lived in the village all their life to stay when they leave home.
Chittlehampton	Small developments of affordable housing - shared equity? - for local young families to aid thriving village and school.
Chittlehampton	As long as it was a very small number of new homes, the people in them work, they are affordable and there is proof that they are local to the area.
Chittlehampton	To keep families in the parish, so young children in particular will keep our village school up and running.
Chittlehampton	Depending on location.
Chittlehampton	Have only had holiday cottage for 12 months so not really in a position to comment.

Chittlehampton	To help cover the low income / high property price gap.
Chittlehampton	Affordable housing is needed for local people wishing to stay in the area.
Chittlehampton	Because I moved to this parish to get away from house-building and I also believe that affordable housing is a joke. Who can afford £195,000 plus on an average North Devonian wage? Unless of course you are from outside the county looking for a second home.
Chittlehampton	We have both got families in Chittlehampton and currently rent as cannot afford to buy.
Chittlehampton	I think we need homes for people who work and pay taxes to live in - NO buy to let.
Chittlehampton	Keen for the maintenance of the community and its traditional balance.
Chittlehampton	Only build enough to house LOCAL young people and they MUST be affordable.
Chittlehampton	I understand there are a large number of young families in the village who are badly in need of slightly larger houses with gardens to accommodate their expansion. A golden opportunity was missed with the new development. Rather than three or four houses of a size, with small gardens, to suit young families, seven houses have been built all cheek-by-jowl, failing to satisfy the community's needs. A further problem is that of cars. A large number of Chittlehampton houses have no off-street parking and parked cars (on roads that are in many places narrow and blind) are a considerable hazard.
Chittlehampton	People leaving home, first-time buyers etc cannot afford to remain in village where they grew up.
Chittlehampton	Inadequate public transport to serve carless residents. There would be a need to build on green-field sites outside the village. This would be detrimental to visual amenity and any small social modern houses would not be in keeping with the existing properties. Furthermore local narrow country lanes would not be suitable to serve such new properties. Most local lanes are unsuitable for pavements and roads are totally inappropriate for mothers and pushchairs etc.
Chittlehampton	We are in favour of affordable houses for local people providing that in the event of the houses being sold they are still reserved for local people at affordable prices.
Chittlehampton	I am aware of a few families with children who will need to move out of the parental home within 5-8 years and will need affordable homes.
Chittlehampton	As long as people can afford them so they need to be reasonably priced.
Chittlehampton	The village is big enough - already too many strangers moved in- try to take over - they move to the countryside then want to complain - noise - or want to change village ways.
Chittlehampton	Only good council or housing association properties for RENT otherwise they will be taken by retired people moving into the area.
Chittlehampton	To stop our young people leaving the village.
Chittlehampton	There is a need for young people who live or work in the locality to be able to afford to live in the same area.
Chittlehampton	We will have to sell our home on retirement or redundancy and cannot afford to purchase another home. We also have a daughter and grandson who are renting in North Devon who may need to return at sometime.
Chittlehampton	I want to live in the security of a village, but they are too expensive.
Chittlehampton	Recent development, only large expensive houses.
Chittlehampton	House prices far too high to afford.
Chittlehampton	Lack of first time buyer homes Too many unoccupied second homes.
Chittlehampton	Whatever happens under whatever government it is highly unlikely that extra homes will be available.

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

- Policy HSG3 (Small villages in the priority area for rural regeneration) residential development will be permitted within an identified small village where:
  - a. The scale of development is appropriate to the size, form and character of the village and the level of facilities available;
  - b. Is well related to the main built up area of the settlement and does not harm the rural character, setting and form of the village and surrounding countryside.
- Policy HSG8 (Affordable housing in rural areas) a proposal for affordable housing to meet a local housing need in a rural area will only be permitted where:
  - a. The site is within or immediately adjoining the main built up area of an identified village or rural settlement to which policies HSG2, HSG3 and HSG4 apply
  - b. There is an established local housing need which cannot be met in any other way
  - c. The number, type and size of dwelling(s) proposed are the most suitable to meet the housing need(s) identified
  - d. The siting, scale and design of the development respects the character of the settlement and surrounding countryside
  - e. In the case of a single affordable dwelling, it is an appropriate size to meet the identified local need and
  - f. Secure arrangements are made to ensure the affordable housing remains available to meet the needs of the community both initially and in the long term provided the need exists.
- 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