

# Cary Moor Parish Housing Needs Report

## Purpose of the report

Cary Moor Parish Council decided to assess the current need for housing in the parish in response to a number of proposed planning applications for housing in the parish. An up to date record of the number of people in need of local housing can influence the future growth of the parish and provide evidence to support Parish Council responses to planning applications.

The report has no status within the planning system but can be used as one of the 'tools' (along with all other determining factors) to help the Parish Council consider and respond to planning enquires and applications in an informed way. This report represents a snapshot of need at the time of the survey and so information should be treated as advisory and indicative rather than definitive.

The survey aims to identify the overall potential housing need over the next 5 - 10 years and is not solely interested in the need for affordable housing.

## Methodology

The survey was designed using examples of best practice by SSDC with input from representatives of Cary Moor Parish Council.

During March/April 2016, survey forms were distributed to every household in the parish. The questionnaire contained a section that was to be completed by every household and a section to be completed only by those in housing need. Surveys were returned in pre-paid envelopes and sent directly to SSDC Area Development (East).

## Summary

Of the 233 surveys distributed, 127 were returned completed giving a return rate of 54% which is above average for this type of exercise.

The survey found that **16** households/individuals currently living in the parish were looking to move within the parish in the next 5 years. Of these, 1 has indicated that they would need affordable housing in the form of rented accommodation from a housing association or a shared equity solution.

The Parish Council, in response to concerns raised about the impact of live and proposed planning applications might have had on the survey results, has requested that responses from residents with known connections to proposed planning applications are removed. Therefore, the responses of anyone named on a yet to be determined application for residential planning permission, at the time of the survey process, have been excluded from the detailed breakdown unless otherwise stated.

When this is taken into account, the survey is based on the findings that of the **127** returned forms, **12** households/individuals currently living in the parish were looking

to move within the parish in the next 5 years. However, it is not unreasonable to assume that those applying for planning are in need or would like to move within the parish.

<b>Breakdown by village</b>	<b>Number of properties</b> (taken from 16/17 precept figures)	<b>Forms returned</b>	<b>Expect/need to move</b>
Alford	39	22 (56%)	2
Lovington	73	39 (53%)	6
North Barrow	52	21 (40%)	2
South Barrow	70	38 (54%)	1
Hornblotton*		1	0
Thorn*		3	1
Wheathill*		3	0
<b>Totals</b>	<b>234</b>	<b>127 (54%)</b>	<b>16 - Revised to 12</b>

\*Included in the figures for

the 4 main villages

**4** respondents stated that they knew of people with a local connection that would like or need to set up a home in the parish. One form was requested from outside of the Parish but was not returned.

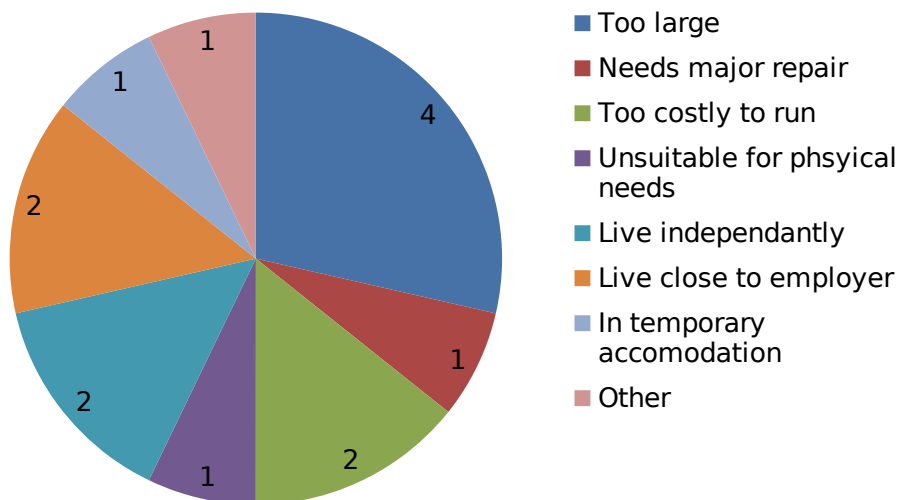
### **Housing Needs**

Out of the **12** households/individuals that have expressed a need for housing in the parish of Cary Moor:-

- 8 are looking specifically for houses that would be bought on the open market. 1 also stated that they would consider building.
- 1 has stated the need for rented affordable housing (either via rented housing association accommodation or shared equity purchase)
- 2 have already identified and secured new accommodation within the parish.

### **Reasons for needing to move**

**Please give the reason why this household's current home does not meet the household's need?**



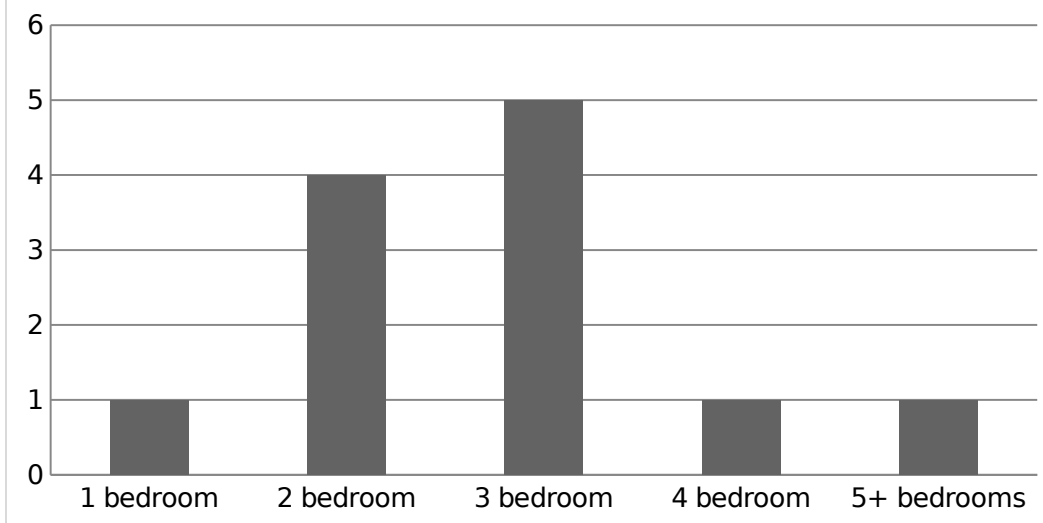
The above chart shows that need for smaller accommodation was the most common reason given, 2 respondents need accommodation closer to an employer but none have indicated a need of larger accommodation

<b>Reasons for needing to move -Breakdown by village (Revised)</b>	<b>Alford</b>	<b>Lovington</b>	<b>North Barrow</b>	<b>South Barrow</b>	<b>Thorn</b>
Too large	2	2	0	0	0
Needs major repair	1	0	0	0	0
Too costly to run	1	1	0	0	0
Unsuitable for physical needs	0	0	0	1	0
Want to live independantly	0	2	0	0	0
Need to be close to employment	0	0	1	0	1
In temporary accommodation	0	1	1	0	0
Other	0	1	0	0	0

**Type of housing required**  
**Size of accommodation**

The tables below show the number bedrooms needed by respondents looking to move with the parish.

## How many bedrooms would the household expect to need?



No of Bedrooms by Village	Alford	Lovington	S. Barrow	N.Barrow	Other* (Thorn)
<b>1</b>		<b>1</b>			
<b>2</b>		<b>2</b>	<b>1</b>		<b>1</b>
<b>3</b>	<b>2</b>	<b>2</b>		<b>1</b>	
<b>4</b>		<b>1</b>			
<b>5+</b>				<b>1</b>	

Detailed analysis suggests that 2 respondents have secured new accommodation and were waiting to move at the time of the survey.

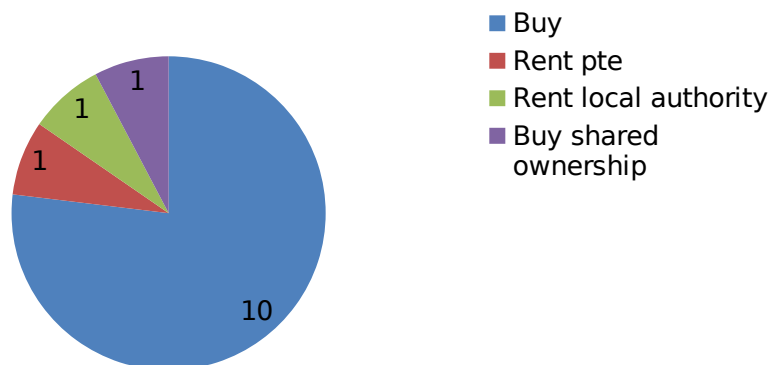
### Special requirements

1 respondent expressed the need for ground floor accommodation.

### Tenure

11 households expecting to move (and not named on current planning applications) responded to question 13 about the tenure arrangements required. The table below shows the relative split.

## How would this household consider paying for this accomodation?



One respondent would like/need to rent and would consider all rental options and potentially shared ownership.

### Timescales

None of the respondents indicated that they need to move immediately. 1 household would like to move within one year and 11, within 3 years.

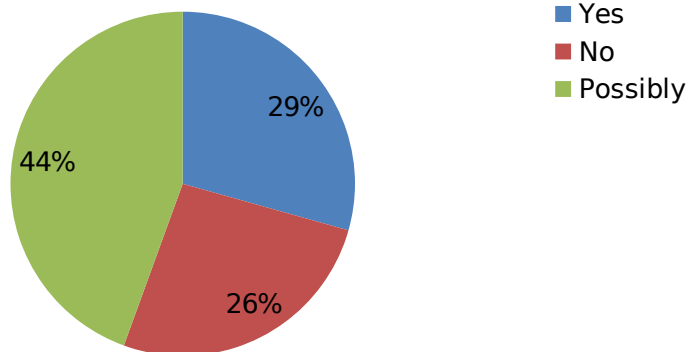
### Location of new housing

The questionnaire gave people the opportunity to suggest locations for new housing in order to try and establish a general preferred direction of growth. A number of areas have been suggested but the results do not help to reach any sort of conclusion due to the relatively low numbers of people answering the question. Including specific sites in this report could be interpreted as implied support or endorsement which would not be appropriate.

### Support for new housing - All respondents included.

The survey asked people to indicate whether they would support a small development of affordable housing for local people. Of the 126 people responding to the question, 74% (93 respondents) would support or would possibly support a scheme. A number of people 'possibly' supportive of a scheme have acknowledged the need but express concerns about scale of any development, impact on infrastructure, location, design and maintaining the village character. There is an acknowledgement by a number of respondents that limited development could contribute towards the vitality of the villages and the viability of facilities in particular, the school.

**If a need is identified, would you support a small development of affordable housing for local people in the Parish?**



33 (26%) respondents stated that they wouldn't support a small development of affordable housing for local people. Reasons included concerns about the capacity of the existing infrastructure, concerns about the ability to restrict housing to local people, potential loss of farm land and the availability of housing in surrounding parishes.

## **Appendix 1 - Policy Context**

### **National Planning Policy Framework**

The NPPF states that:-

'In rural areas, exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.'

'To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- the exceptional quality or innovative nature of the design of the dwelling.

The current affordable housing definition includes some low cost home ownership models, such as shared ownership and shared equity, provided that they are subject to 'in perpetuity' restrictions or the subsidy is recycled for alternative affordable housing provision. This limits the current availability of home ownership options for households whose needs are not met by the market.'

The Government is currently consulting on introducing measures to introduce starter homes to the definition.

The Bill defines starter homes as new dwellings for first time buyers under 40, sold at a discount of at least 20% of market value and at less than the price cap of £250,000 (or £450,000 in London).

### **Local - South Somerset Local Plan**

The South Somerset Local 2011 - 2018 has determined that Cary Moor is a rural settlement.

### **Policy SS2**

Development in Rural Settlements (not Market Towns or Rural Centres) will be strictly controlled and limited to that which:

Provides employment opportunities appropriate to the scale of the settlement; and/or

- Creates or enhances community facilities and services to serve the settlement; and/or
- Meets identified housing need, particularly for affordable housing.

Development will be permitted where it is commensurate with the scale and character of the settlement, provides for one or more of the types of development above, and increases the sustainability of a settlement in general.

Proposals should be consistent with relevant community led plans, and should generally have the support of the local community following robust engagement and consultation.

Proposals for housing development should only be permitted in Rural Settlements that have access to two or more key services listed below.

New housing development should only be located in those Rural Settlements that offer a range (i.e. two or more) of the following services, or that provide these within a cluster of settlements:-

- local convenience shop;
- post office;
- pub;
- children's play area/sports pitch;
- village hall/community centre;
- health centre;
- faith facility; and
- primary school.

#### **Policy SS4 - District wide housing**

Rural settlements are expected to deliver 2242 houses during the plan period which represents 14% of total district housing growth.

#### **Policy HG3 - Provision of Affordable Housing**

Planning permission for the erection of 10 or more new dwellings will be permitted provided that, where it is viable to do so, the scheme provides 35% affordable housing.

#### **Policy HG4 - Provision of Affordable Housing (1-5 dwellings)**

Small sites below the threshold for a full affordable housing contribution will be expected, where it is viable to do so, to pay a commuted sum equivalent to 10% of affordable housing provision on site. This will be over and above the relevant standard Community Infrastructure Levy (CIL) contribution.

#### **HG5 - Achieving a Mix of Market Housing**

A range of market housing types and sizes should be provided across the district on large sites that can reasonably meet the market housing needs of the residents of South Somerset. The mix should contribute to the provision of sustainable and balanced communities.

On small sites, housing types and sizes should be provided that, taken in the context of existing surrounding dwellings, contribute to that provision of sustainable, balanced communities.

## Appendix 2 - Profile of respondents

A total of 127 questionnaires were received.

126 responses were from households whose residence is the main home.

### People

The information in the table below compares the breakdown of respondents represented by age with data collected by the 2011 census for the whole parish.

A total of 299 people are represented in the survey responses.

<b>Age Distribution</b>				
<b>Cary Moor</b>	<b>Survey Count 2016</b>	<b>% of respondents</b>	<b>Parish Count (Census 2011)</b>	<b>% of Parish</b>
<b>Total respondents</b>		<b>100%</b>		<b>100%</b>
0-9 years	12	4%	50	9%
10-15 years	20	7%	43	8%
16-19 years	16	5%	141	26%
20-44 years	46	15%		
45-64 years	135	45%	207	39%
65-74 years	43	14%	54	10%
75+ years	27	9%	41	8%

The 2011 census data shows that the total population of the parish was 536. This can no longer be considered absolutely accurate as it is now over 5 years since the data was collected. However, it can help to demonstrate how representative the survey responses are. The survey collected information based on different age ranges from the way that census data is gathered and that makes comparison of ages 16 to 44 difficult.

### Household Tenure - Parish

The information in the table below is taken from data collected by the 2011 census.

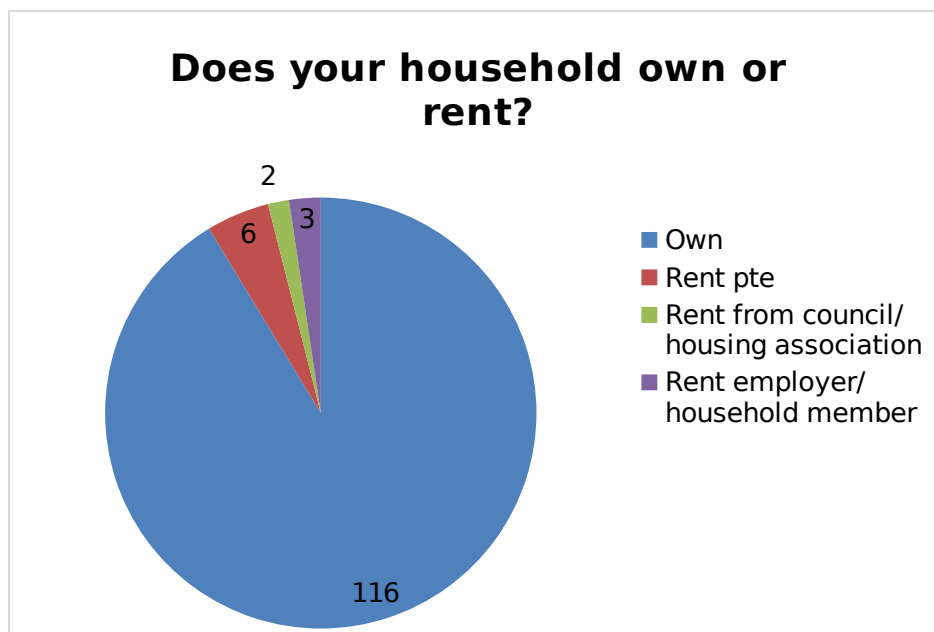
<b>Household Tenure</b>			
	<b>Parish Count 2011</b>	<b>Parish %</b>	<b>South Somerset %</b>
Owned: Owned Outright	95	45%	38.40%
Owned: Owned with Mortgage/Loan	80	37.90%	31.90%
Owned: Shared Ownership	0	0%	0.80%
Social Rented - all	9	4.30%	14%
Private rent	13	6.20%	11.30%
Living rent free	8	3.80%	1.60%
Private rented - other	6	2.80%	2%

## Survey responses

All respondents answered the question about tenure of their current property.

Household Tenure - HNS 2016		
	Survey Count 2016	%
Owned with or without mortgage/loan	116	91%
Shared Ownership	0	0%
Social Rented - all	2	2%
Private rent	6	5%
Rents from employer or household member	3	2%

According to the 2011 census, Cary Moor parish has a higher rate of home ownership (83%) than the South Somerset average (70%) and the clear majority of respondents (91%) own their own property. The response rate is slightly higher than the overall percentage of homeowners in the parish. The other 10 forms were completed by households in rented accommodation of one sort or another.



## House type

The chart below (based on 127 responses) shows the type of property that respondents live in.

