



Rural Housing Action Plan 2016-18



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Section A: Introduction

This document sets out the Council's approach to the provision of affordable housing in rural locations. For the purposes of this document 'rural' means those parishes with a population of 3,000 people or less¹.

The need for affordable housing in rural settlements is seen as more acute in relative terms with the affordability ratios of market housing often being much higher than in urban settlements. Additionally the sale of former Council stock through Right to Buy, and (since the stock transfer) Preserved Right to Buy, being disproportionately higher in rural settlements. In the past year this has been further exacerbated by the voluntary disposal of vacant properties in rural settlements by Yarlinton Housing Group. It should be noted that, by contrast, the absolute level of need for affordable housing in urban settlements is higher, but generally the opportunities exist for greater provision within these localities.

This document sets out the mechanisms available to the Council in providing more affordable housing in rural locations and describes how we intend to use these. In addition this plan is influenced by and contributes towards the Council Plan (2016-21) and the Housing Strategy Implementation Plan (2014)

Evidence Base

South Somerset District Council covers a large geographical area consisting of 121 parishes over 96,000 hectares. In a survey² conducted in October 2008 almost 31% of resident respondents cited affordable housing as a priority area for improvement. On 27th April 2016, there were just over 2,000 households³ (in South Somerset) expressing a need for rehousing on the Housing Register, but all the anecdotal evidence suggests that this under-represents the level of need in rural areas where many households do not register (as they have the perception that there is nothing to register for).

During late 2015 and 2016 the Council participated in a Strategic Housing Market Assessment (SHMA) covering the sub-regional housing markets, in conjunction with three neighbouring housing authorities, across most of the county of Somerset. In the final SHMA report, the consultants, Justin Gardiner Consulting, will be identifying the additional need for affordable dwellings in order to satisfy the backlog and projected arising need (from demographic trends). We hope to be able to cite the annual shortfall identified in the final version of this revised plan.

In addition there have been a number of very local parish housing needs surveys conducted to identify needs in a particular parish. It should be noted that the primary purpose of these surveys is to provide sufficient evidence to justify the granting of planning permission. Often such surveys expose the level of 'hidden need' not directly measured by the Housing Register because of the reluctance of eligible households to apply for

¹ For this document we are taking the 2011 census data. There are some areas where two locations are joined together as a single local market town for planning purposes, such as Langport/Huish Episcopi and Ansford/Castle Cary. Where these total more than 3,000 population we not treating them as rural even if one or both of the parishes is below the 3,000 threshold.

² Place Survey conducted in 2008 by BMG research on behalf of all Somerset authorities.

³ On 16/06/16 there were 8469 households in total on the Somerset Housing Register, of which 2007 were assigned to South Somerset (active total 16/06/16)

rehousing through the normal channels. However the overall figures produced through the SHMA take into account such ‘hidden need’ and it should also be noted that in recent years the greater proportion of new affordable housing in rural centres and settlements has been produced on sites within development areas.

Section B: Delivery Over The Past Three Years

Affordable Housing Delivered – 2013/14

Table one below depicts the locations, numbers and partner landlord for each scheme completed in rural areas ⁴ during the financial year 2013/14. The total across the district was 161 and rural completions accounted for 29%. But when we take into account replaced Prefabricated Reinforced Concrete (PRC) dwellings the net number of new dwellings across the district was 102 and rural completions calculated on the same basis accounted for 29%.

Table One: Affordable Housing completions in Rural Areas during 2013/14

| Housing Association | Scheme | Rent | Shared Ownership/ Intermediate | Net Gain New Homes | Total new dwellings (including replacements) |
|---------------------|-------------------------------|-----------|--------------------------------|--------------------|--|
| Yarlington | Cumnock Crescent, Castle Cary | 12 | 12 | 12 | 28 |
| Yarlington | Parsons Close, Long Sutton | 1 | 2 | 3 | 3 |
| Yarlington | Mortgage Rescue | 2 | 0 | 2 | 2 |
| Stonewater | Mill Lane, Barton St David | 13 | 0 | 13 | 13 |
| | TOTALS | 28 | 14 | 30 | 46 |

Source: Strategic Housing Spreadsheet

Affordable Housing Delivered – 2014/15

Table two below depicts the locations, numbers and partner landlord for each scheme completed in rural areas during the financial year 2014/15. The total across the district was 181 and rural completions accounted for 25%.

Table Two: Affordable Housing completions in Rural Areas during 2014/15

| Housing Association | Scheme | Rent | Shared Ownership/ Intermediate | Net Gain New Homes | Total new dwellings (including replacements) |
|---------------------|--|-----------|--------------------------------|--------------------|--|
| Yarlington | Minchington Close, Norton sub Hamdon (CLT) | 8 | 2 | 10 | 10 |
| Yarlington | Westfield, Curry Rivel | 0 | 4 | 4 | 4 |
| Stonewater | Sparkford Road, Sparkford | 7 | 6 | 13 | 13 |
| Stonewater | Font Villas, West Coker | 6 | 0 | 6 | 6 |
| Hastoe | West Camel Road, Queen Camel (CLT) | 13 | | 13 | 13 |
| | TOTALS | 34 | 12 | 46 | 46 |

Source: Strategic Housing Spreadsheet

⁴ Rural Areas include rural centres and settlements as defined in Policy SS1 of the adopted South Somerset Local Plan
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Affordable Housing Delivered – 2015/16

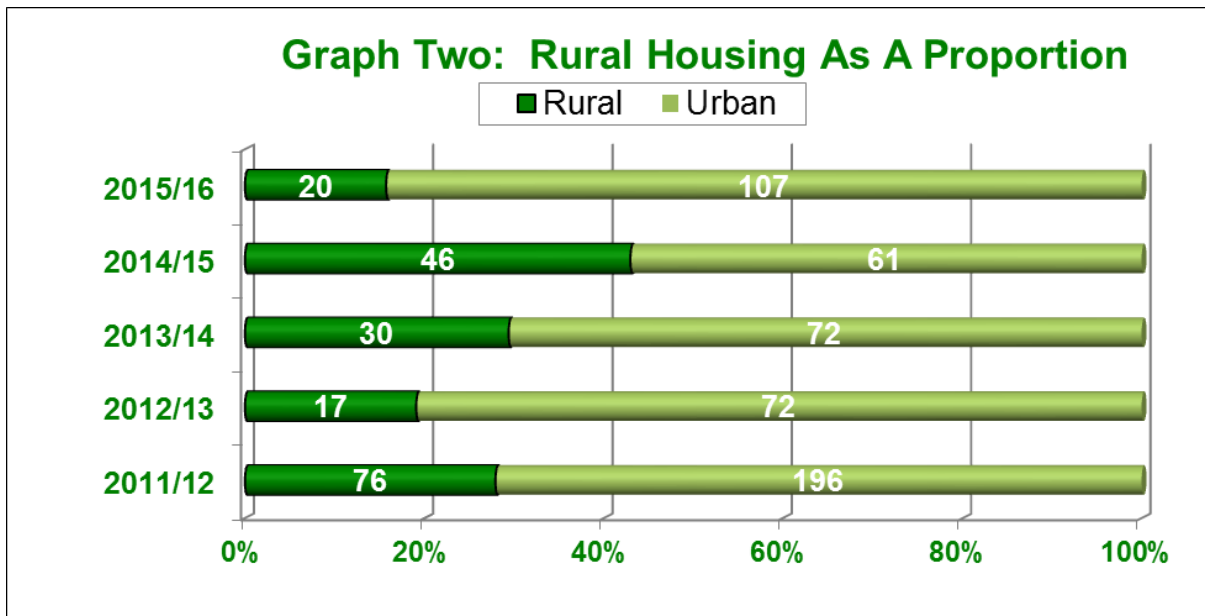
Table three below depicts the locations, numbers and partner landlord for each scheme completed in rural areas during the financial year 2015/16. The total across the district was 127 and rural completions accounted for 16%.

Table Three: Affordable Housing completions in Rural Areas during 2015/16

| Housing Association | Scheme | Rent | Shared Ownership/ Intermediate | Net Gain New Homes | Total new dwellings (including replacements) |
|---------------------|------------------------------------|-----------|--------------------------------|--------------------|--|
| Yarlington | Wheathill Way, Milborne Port | 5 | 2 | 7 | 7 |
| Hastoe | Shave Lane, Horton | 6 | 0 | 6 | 6 |
| Hastoe | West Camel Road, Queen Camel (CLT) | 3 | 4 | 7 | 7 |
| | TOTALS | 14 | 6 | 20 | 20 |

Source: Strategic Housing Spreadsheet

The chart below summarises the delivery of affordable homes (net of PRC replacements) across the district over the past five years and the proportion of these in rural areas.



Source: Strategic Housing Spreadsheet

Section C: Current Position

The Council has set out clearly the importance of housing provision in the new Council Plan (2016-21). Under Homes: it states that we will

- “work with partners to enable the provision of housing that meets the future and existing needs of residents and employers”

Planning Gain

The tables and chart above include some affordable housing units achieved through the planning gain mechanism, i.e. where a developer is obliged to provide some affordable housing alongside market housing in order to obtain planning permission.⁵ Policy HG3⁶ of our adopted Local Plan expects privately developed sites of 6 units or more or 0.2 hectares in all settlements, including rural settlements, to provide 35% affordable housing. However Government Guidance imposed since the Local Plan was adopted effectively increases this threshold to over ten dwellings or more than 1,000 sq m⁷. Where a site triggers an affordable housing contribution the Council continues to seek 35% of the total number of dwellings as affordable without access to public subsidy, subject to the viability of the site overall.

The previous SHMA⁸ confirmed that the proportions of affordable housing within this 35% should be 67% for social rent and the rest other intermediate solutions, including shared ownership. Results from the new SHMA that is currently underway will inform us whether to amend these figures.

This policy ensures that where a suitable site is brought forward in a rural settlement, a proportion (roughly one third but lower where site viability dictates) is affordable. Where the level of rented housing is insufficient, it may be possible to supplement the planning gain with capital subsidy (from the Council) to increase the rented proportion within the affordable housing being provided under planning gain.

Achieving affordable housing through planning gain cannot address all the housing need (expressed or otherwise) in rural areas. Development will be limited to those settlements where an opportunity exists and where the developer has decided it makes financial sense to bring the site forward in the present economic climate, otherwise viable sites may well be 'mothballed' due to the developer's perception of the market.

The Housing and Planning Act was passed in May 2016. The Government have a stated commitment to build 200,000 starter homes during the course of this parliament. The Housing and Planning Act 2016 allows the Government to set regulations requiring a percentage of starter homes to be included on residential sites as a condition of securing planning permission. However rural exception sites will be exempt from this requirement. These regulations will be issued at a later date and the Government are currently consulting on the detail of the policy. Our approach to rural schemes may have to be adjusted in the light of these regulations when they come into force.

⁵ This is a legal agreement often referred to as a S.106 Agreement

⁶ The South Somerset Local Plan was adopted on the 5th March 2015

⁷ Revised guidance released on the 19th May 2016:

<http://planningguidance.communities.gov.uk/revisions/23b/031/>

⁸ The Taunton and South Somerset Strategic Housing Market Areas Strategic Housing Market Assessments (Fordham Research published February 2009)

Rural Lettings Policy

The balanced Rural Lettings Policy is designed to give priority to local applicants in rural areas with low social housing stock. It was anticipated that it will go some way to address the problem of families being unable to remain in their local area because of the cost of home ownership and the lack of affordable housing, as people often have to move away from their support networks to urban centres if they want a new home.

The policy applies to every vacancy in rural parishes with 1-10 social housing properties, and to every second vacancy in parishes with 11-24 such properties. There are also, of course, a number of rural parishes with no such stock (and indeed many with more than 24) but most of these are also affected by the policy - indirectly - by virtue of the 'doughnut ring'; that is, when a vacancy affected by the policy arises, if there are no applicants with a local connection to the parish, preference will then go to applicants with a local connection to any adjacent rural parish – its 'doughnut ring'.

Developing the Rural Lettings Policy was a strategic action in the Housing Strategy Implementation Plan, which was approved following consultation in November 2014. Further consultation took place for the stand-alone policy in detail in early 2015. We consulted parish/town councils, district councillors, relevant housing associations, internal consultees such as operational housing, and the district's community land trusts.

At the time of writing, the policy has been active for just over a year and 12 vacancies affected by the policy have been advertised. Their outcomes are as follows: two to applicants with a connection to a parish in the 'doughnut ring'; six to applicants with a connection only to the district; two were not let, one the policy did not apply and the final one was withdrawn as the tenant withdrew their notice. However a further four properties which became vacant during the first year of the policy were not let, but were sold with vacant possession by Yarlington under their new disposals policy.

There is a Scrutiny Task and Finish Group which looked at SSDC policies and practice earlier this year surrounding disposals of rural properties. As a result of this a need was identified to revisit the Rural Lettings policy to take into account that there is a diminishing stock available in rural areas and how to mitigate this impact.

Appendix 2 (rural parish breakdown by ward) confirms the status of each parish under the balanced Rural Lettings Policy.

Rural Exception Schemes & Local Plan Policy SS2

Rural exception schemes are well established as a mechanism and this tends to be the type of housing most people think of when referring to new rural housing provision. In fact rural exception schemes, whilst significant, in the recent past have produced fewer new rural houses than other routes such as the 35% affordable housing that is obligated on qualifying sites within the settlement.

Rural exception schemes were those schemes where planning approval had been gained outside of the existing development area for exceptional reasons. In order to build outside of the development area it was necessary to prove that a housing need existed locally, and that no opportunity existed within the development area to meet that need.

Under our Local Plan Rural Settlements no longer have a development area. However, affordable housing can be brought forward in Rural Settlements under Policy SS2 which allows for new housing, employment or community uses to meet an identified local need. The development must be in keeping with the scale of the settlement and generally increase sustainability. This means that affordable housing can be brought forward on a site together with a modest amount of market housing which could produce a cross-subsidy, reducing (or eliminating) the need for grant for the affordable units. The emphasis remains on the applicant to provide sufficient evidence to justify the proposed scheme and it is likely to remain the case that a local housing needs survey will be necessary to supplement the contemporary evidence from the Housing Register. Policy SS2 does not prevent a development for 100% affordable housing coming forward.

Once planning permission has been gained the site is subject to a section 106 Agreement (S.106)⁹ controlling the allocation of the dwellings. Typically the S.106 Agreement will dictate that houses are let or leased to eligible households who can demonstrate a connection with the settlement or parish. Where no such household can be identified, a typical S.106 Agreement will allow the landlord or freeholder to consider eligible households who can demonstrate a connection with certain neighbouring parishes (often referred to as the 'doughnut ring'). Finally, the landlord or freeholder would be able to look for eligible households with a connection to the district.

As previously stated, there have been a number of very local parish housing needs surveys conducted to identify needs in a particular parish. The primary purpose of these surveys is to provide sufficient evidence to justify the granting of planning permission outside of the village envelope. Often such surveys expose the level of 'hidden need' not directly measured by the Housing Register because of the reluctance of eligible households to apply for rehousing through the normal channels

The table at appendix one summarises the surveys completed between January 2006 and March 2016.

Whilst some level of need has been established in most of the locations shown in the appendix, rural exceptions housing schemes have not been completed in every case. For example, in the cases of Abbas & Templecombe and Bruton there have been suitable sites within the development limits being brought forward which either qualify for contributing affordable housing provision via planning gain, or were redevelopment schemes undertaken by Yarlington Housing Group producing additional dwellings (or, in some cases, both). In these examples a portion of those affordable properties produced through the planning gain route have been set aside, at least on initial lets, for eligible households with a local connection in the same way as a rural exceptions S106 Agreement would expect.

In other locations, whilst a need has been established through the local survey route, no solid proposal is forthcoming. There are various reasons why schemes have not progressed, often involving site identification difficulties. At the end of this document we set out to address these blockages

⁹ Section 106 of the Town and Country Planning Act 1990
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Section D: The Way Forward

The Government has proposed a voluntary “Right To Buy” scheme for Housing Association tenants. The scheme gives the same opportunities to purchase with a discount that currently exist under the council Right to Buy (RTB) scheme. Rural locations are not exempt from the original RTB and a number of Yarlinton tenants still enjoy a preserved RTB which could conceivably reduce the amount of social housing available in rural areas further. As the extended RTB scheme for housing association tenants is voluntary, Housing Associations shall be unable to sell properties provided through S106 obligations. Any voluntary sales of properties in rural areas not subject to an existing S106 Agreement would only exacerbate the problem of a disproportionate reduction in remaining stock, potentially nullifying (in the long run) the gains made by creating new rural exception schemes.

One possibility that we should explore is the use of the Community Land Trust (CLT) model, where the CLT is seen as a mechanism to create an ‘asset-lock’, keeping the land in control of the trust in perpetuity for the benefit of the community. Another possibility we should explore is the use of existing Almshouse trusts which often are independent charitable foundations with ancient local roots set up to house very local people. In the 2016 budget the Government announced that they will provide £60 million of the additional receipts from higher rates on additional residential properties to enable community-led housing developments, including through Community Land Trusts, in rural and coastal communities where the impact of second homes is particularly acute.

Table Four below lists the net increases of overall housing provision expected in rural centres and settlements detailed in the adopted local plan. It also indicates how much affordable housing might be expected to be delivered at 35%, if the additional housing is all brought forward on sites that qualify for an affordable housing obligation. It is recognised that 35% affordable housing may not always be achieved either due to viability or because sites come in below the threshold.

Table Four: Rural Centres with proposed additional housing in the adopted South Somerset Local Plan

| Parish/es | Additional Housing Provision Required 2006 - 2026 | Net Affordable @ 35% ¹⁰ |
|-------------------|---|------------------------------------|
| Bruton | 100 | 35 |
| Ilchester | 140 | 49 |
| Martock | 124 | 43 |
| Milborne Port | 77 | 27 |
| Stoke Sub Hamdon | 44 | 15 |
| Rural Settlements | 911 | 319 |

Proposed Affordable Housing Programme 2016/17

A number of affordable housing schemes were on site at the end of March 2016, due to complete during 2016/17. During the financial year 2016/17 the Council expects to enable a total of 146 new affordable homes across the district, of which 74 will be for rent (a

¹⁰ Based on target 35% Additional Housing Provision Required Figure, but note affordable housing will only be sought on qualifying developments subject to viability so the outcome is likely to be a lower figure
CSM

higher proportion of these on the new Affordable Rent regime) and the majority of the remainder to be made available on a shared ownership basis. Of the total 12 (8%¹¹) will be in rural areas (i.e. those with a population of 3,000 or less.

Table five below depicts the locations, numbers and partner landlord for each scheme.

Table Five: Affordable Housing Programme in Rural Areas during 2016/17

| Housing Association | Scheme | Rent | Shared Ownership/ Intermediate | Net Gain New Homes | Total new dwellings (including replacements) |
|---------------------|-------------------|----------|--------------------------------|--------------------|--|
| Aster | Wheathill Nursery | 7 | 5 | 12 | 12 |
| | TOTALS | 7 | 5 | 12 | 12 |

Source: Strategic Housing Spreadsheet

Review of Local Housing Needs Evidence

This document replaces the previous Rural Housing Action Plan and allows us to focus on those parts of the district where

- no survey has been conducted in the past decade *or*
- a survey has been conducted and local need identified, but to date no provision made in response

Parishes yet to be surveyed are highlighted in the appendix. In many cases the timing of the survey should be dependent on the stage at which the parish has reached in developing its overall parish plan.

We can also take into account the current level of need expressed through the Housing Register. As discussed earlier, this may not reflect the true level of need as often those with a very local connection to a village do not register as they see little point, especially where there are rarely vacancies arising from within the existing stock, if any. Having said that, the number of households on the register is an indicator of the level of need, the ‘tip of the iceberg’, and may be a good pointer to where a local survey might reveal further needs. It is also possible that the number of local households on the register is, in itself, sufficient evidence to justify a rural exceptions scheme.

Taking this into account our most immediate task is to target those parishes where the current level of need, as expressed on the register, seems to indicate that there may be more ‘hidden’ need to be revealed by a potential survey.

In the past we have relied on jointly funded Rural Housing Enablers who were based at the Community Council to undertake such surveys in an independent fashion. Although this funding arrangement came to an end and the specific Enablers posts have been lost, the Community Council continues to offer an independent surveying service which can be purchased on an ad hoc basis. In addition we have prepared a set of template questions that can be used in a local survey to ensure consistency between such surveys.

Where the need for a survey is identified, the District Council will continue to support Parish Councils and local groups such as Community Land Trusts. Support will be

¹¹ Source Strategic Housing Spreadsheet
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forthcoming either from the relevant Area Development Team or the Strategic Housing Unit or both, depending on the local circumstances on a case by case basis. Where appropriate Parish Councils and other local groups may also seek independent help from the Wessex Community Land Trust Project.

Taking Action Where Need Is Already Identified.

In addition to developing a programme for targeting the remaining parishes, we also need to consider how to address the issues that have slowed down or ceased work in parishes where need has already been established through a local survey.

Table six (below) identifies which parishes these are and provides only a brief comment on the current issue which may be acting as a blockage to development. Reasons for delay are often quite complex and involve a range of sensitive issues, not least negotiations with current landowners

Appendix Three sets a parish specific action plan which addresses some of the blockages identified in the table. Almost inevitably any attempt at a definitive list outlining the stages currently reached by proposed schemes and what actions are now necessary would become out of date shortly after publication. In all of the parishes listed in table six there needs to be ongoing discussions between various parties and next step actions agreed from time to time. We shall develop an internal tracking mechanism and ensure close working between area based community development officers, the strategic housing team, planning officers and the relevant Housing Association &/or Community Land Trust.

Table Six: Parishes with established local need but no scheme completed or in the pipeline to date

| Parish/es | Date | Need | Issue | Housing Association |
|----------------------------|-----------------|--------|--|---------------------|
| Ash | Sept-09 | 6 | Project development, New housing needs survey being undertaken in 2016/ | |
| Brewham | Sept 11 | 2 | Need too small for economic development | |
| Carymoor | Apr 16 | 1 | Need too small to be economically viable | |
| Charlton Horethorne | Feb-07 | 11 | Site - New PC has recently re-surveyed and are supportive | YHG |
| Compton Dundon & Littleton | Dec10 | 19 | Approved s106 site not built; stalled by (private) developer. | |
| Hardington Mandeville | May-04 & Aug 13 | 6 5 | Site; Parish Council support | |
| Hinton St George | March-13 | 3 | Need too small to be economically viable, but may be viable with additional of up to 5 bungalows for downsizing owners | |
| Long Load | May 12 | 5 | Site to be identified | |
| Long Sutton | Feb 13 | 8 | Site to be identified | |
| North Perrott | Sept 13 | 2 | Survey conducted, minimal need identified (1 affordable and 1 for downsizing, scheme too small to take forward | |
| Penselwood | Sept 11 | 3 | Need too small to be economically viable; PC support. | |
| West Crewkerne | Sept 11 | 4 | Need too small to be economically viable | |

We are mindful of the likely reduction in funding from central/regional sources in the current economic climate. We shall work with Parish Councils, Housing Association and

Community Land Trust partners and the Wessex Community Land Trust Project to investigate new forms of provision which may provide cross subsidy. For example where some market based housing may be justified under the Local Plan Policy SS2 (for example provision of bungalows for local owner occupiers who wish to downsize) this could provide the cross subsidy needed to develop affordable housing with a reduced (or even no) input of grant subsidy.

Appendix One: Local Parish Housing Needs Surveys Completed Since January 2006

| Parish/es | Date | Pop 2011 Census | H'Hold 2011 Census | Need | Developed | Year |
|----------------------------------|----------|-----------------------|--------------------------|--|-------------------|--------------------------------------|
| Abbas & Templecombe | Oct-08 | 1560 | 689 | 17 | 9 | Nov-10 |
| Ash | Sept-09 | 626 | 261 | 6 | | |
| Barton St David | Aug-08 | 561 | 233 | 18 | 13 | May-13 |
| Brewham | Sept-11 | 441 | 186 | 2 | | |
| Broadway | July 16 | 740 | 318 | 5 | | |
| Bruton | Oct-08 | 2907 | 1082 | 24 | 13 4 15 | Feb-10 Dec-10 Mar-12 |
| Carymoor | Apr-16 | 536 | 233 | 1 | | |
| Charlton Horethorne | Feb-07 | 591 | 265 | 11 | | |
| Charlton Horethorne Re-Survey | Jan 16 | 591 | 265 | 6 | | |
| <i>Charlton Musgrove</i> | Sept-11 | 398 | 166 | 0 | | |
| Compton Dundon | Dec-10 | 705 | 300 | 19 | | |
| Curry Rivel | Aug-06 | 2148 | 938 | 8 to 12 | 17 2 5 7 | Aug-06 Jun-08 Aug-11 Apr-12 |
| Curry Rivel (Re-survey) | July-13 | 2148 | 975 | 14 based on analysis by Strategic Housing team of survey results | | |
| Hardington Mandeville | Aug-13 | 585 | 242 | 5 | | |
| Hinton St George | March-13 | 442 | 229 | 3 (+ 5 downsizing owners) | | |
| Horton | Sept -10 | 812 | 361 | 4 | 6 | Nov-15 |
| <i>Kingsdon</i> | Oct-08 | 303 | 146 | 0 | | |
| Long Load | Sept-07 | 332 | 145 | 10 | | |
| Long Load (Re-survey) | May-12 | 332 | 145 | 5 | | |
| Long Sutton (Re-survey) | May-11 | 332 | 145 | 8 | 3 | May-13 |
| Long Sutton (Re-survey) | Feb-13 | 332 | 145 | 8 | | |
| <i>Marston Magna</i> | Mar-09 | 523 | 207 | 0 | | |
| North Perrott | Sept 13 | 246 | 109 | 1 downsize and 1 affordable | | |
| Pen Selwood | Sept-11 | 273 | 128 | 3 | | |
| Queen Camel | June-07 | 908 | 355 | 14 | | |

| Parish/es | Date | Pop 2011 Census | H'Hold 2011 Census | Need | Developed | Year |
|-------------------------------|---------|-----------------|--------------------|------|---------------------|--------------------------------------|
| Queen Camel (Re-survey) | Sept-11 | 908 | 355 | 18 | 20 | Mar-15 |
| Shepton Montague | July-13 | 208 | 87 | 0 | | |
| South Petherton ¹² | Jan-08 | 3367 | 1637 | 16 | 11 23 1 10 | Mar-09 Nov-09 Feb-13 Apr-13 |
| South Petherton Re-Survey | Jan-16 | 3367 | 1637 | 11 | | |
| Stoke Sub Hamdon | Mar-08 | 1968 | 861 | 10 | | |
| West Camel | Oct-08 | 459 | 205 | 0 | | |
| West Crewkerne | Sept-11 | 631 | 258 | 4 | | |

Appendix Two: Rural Parish Breakdown (by Ward)

The table below shows current stock managed by Registered Social Landlords in South Somerset, in parishes where the population is 3,000 or less, i.e. excluding Yeovil, Chard, Crewkerne, Castle Cary & Ansford, Martock, Langport & Huish Episcopi, Ilminster, South Petherton, Somerton and Wincanton. It also gives an indication of the number of applicants on the Housing Register as at 09/06/16 for each parish.

| Parish (by Ward) EAST Parishes highlighted are those where no survey has been conducted to date. | 2011 census | Housing Register Data | Yarlington | Total (other RSL) | RSL | Status under Rural Lettings Policy ¹³ |
|---|-------------|-----------------------|------------|-------------------|------------------------------------|--|
| BLACKMOOR VALE | | | | | | |
| Abbas & Templecombe | 1560 | 11 | 104 | 15 | Housing 21, Knightstone & Signpost | Ring |
| Charlton Horethorne | 591 | 0 | 20 | 0 | | 50% |
| Compton Pauncefoot | 139 | 1 | 2 | 0 | | 100% |
| Corton Denham | 189 | 0 | 1 | 0 | | 100% |
| Henstridge | 1814 | 22 | 133 | 10 | Housing 21 & Knightstone | Ring |
| Holton | 238 | 1 | 2 | 0 | | 100% |
| Horsington | 571 | 1 | 5 | 0 | | 100% |
| Maperton | 140 | 0 | 0 | 0 | | Ring |
| North Cheriton | 208 | 1 | 8 | 0 | | 100% |
| Total | 5450 | 37 | 275 | 26 | | |
| BRUTON | | | | | | |
| Bruton | 2907 | 26 | 153 | 36 | Hastoe, Knightstone and Magna | Ring |
| Total | 2907 | 26 | 153 | 36 | | |
| CAMELOT | | | | | | |
| Marston Magna | 523 | 3 | 31 | 0 | | Ring |
| Queen Camel | 908 | 11 | 48 | 17 | Hastoe & Stonewater | Ring |

¹² South Petherton included for completeness given surveys conducted in 2008 & 2016 and fairly recently completed affordable housing provision; however most recent census data shows that the Parish has now exceeded 3,000 population although there are some small rural hamlets outside of the village that would be dealt with in accordance with Local Plan Policy SS2.

¹³ Please note that the status may not necessarily tally up with the stock levels listed here. The stock described here is for all housing owned by registered social landlords, including sheltered and shared ownership, whereas the Rural Lettings Policy is only concerned with general needs stock.

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| Parish (by Ward) EAST Parishes highlighted are those where no survey has been conducted to date. | 2011 census | Housing Register Data | Yarlington | Total (other RSL) | RSL | Status under Rural Lettings Policy ¹³ |
|---|-------------|-----------------------|------------|-------------------|--------------------------|--|
| Rimpton | 235 | 0 | 5 | 0 | | 100% |
| Sparkford | 617 | 6 | 29 | 9 | Knightstone & Stonewater | Ring |
| West Camel | 459 | 1 | 16 | 1 | Stonewater | 50% |
| Total | 2742 | 21 | 129 | 27 | | |
| CARY (excl. Castle Cary & Ansford) | | | | | | |
| Alford | | 0 | 0 | 0 | | Ring |
| Babcary | 248 | 0 | 1 | 1 | Hastoe | 100% |
| Lovington | 141 | 0 | 6 | 0 | | 100% |
| North Barrow | 233 | 1 | 0 | 0 | | Ring |
| North Cadbury | 950 | 2 | 16 | 2 | Hastoe | 50% |
| South Barrow | 162 | 0 | 5 | 0 | | 100% |
| South Cadbury | 284 | 2 | 9 | 0 | | 100% |
| Yarlington | 123 | 7 | 1 | 0 | | 100% |
| Total | 2141 | 12 | 38 | 3 | | |
| IVELCHESTER | | | | | | |
| Chilton Cantelo | 445 | 0 | 0 | 0 | | Ring |
| Ilchester | 2153 | 13 | 69 | 10 | Knightstone & Magna | Ring |
| Limington | 203* | 2 | 7 | 2 | Magna | 100% |
| Mudford | 696 | 2 | 53 | 2 | Magna | 50% |
| Yeovilton | 1226 | 0 | 3 | 0 | | 100% |
| Total | 4723 | 17 | 132 | 18 | | |
| MILBORNE PORT | | | | | | |
| Milborne Port | 2802 | 28 | 132 | 24 | Stonewater | Ring |
| Total | 2802 | 28 | 132 | 24 | | |
| NORTHSTONE | | | | | | |
| Barton St David | 561 | 1 | 9 | 13 | Stonewater | 50% |
| Charlton Mackrell | 1073 | 0 | 42 | 10 | Hastoe | Ring |
| Keinton Mandeville | 1068 | 2 | 8 | 6 | Hastoe | 50% |
| Kingsdon | 303 | 0 | 16 | 0 | | 50% |
| Kingweston | | 0 | 0 | 0 | | Ring |
| Total | 3005 | 3 | 75 | 29 | | |
| TOWER | | | | | | |
| Bratton Seymour | 104 | 0 | 1 | 0 | | 100% |
| Brewham | 441 | 0 | 4 | 0 | | 100% |
| Charlton Musgrove | 398 | 0 | 4 | 0 | | 100% |
| Cucklington | 173 | 1 | 8 | 0 | | 100% |
| Pen Selwood | 273 | 0 | 9 | 0 | | 100% |
| Pitcombe | 532 | 1 | 6 | 0 | | 100% |
| Shepton Montague | 208 | 0 | 4 | 0 | | 100% |
| Stoke Trister | 313 | 0 | 1 | 0 | | 100% |
| Total | 2442 | 2 | 37 | 0 | | |

Rural Housing Action Plan

| Parish by Ward SOUTH Parishes highlighted are those where no survey has been conducted to date. | 2011 census | Housing Register Data | Yarlington | Total (other RSL) | RSL | Status under Rural Lettings Policy |
|---|-------------|-----------------------|------------|-------------------|---------------------|------------------------------------|
| COKER | | | | | | |
| Barwick | 1221 | 9 | 147 | 3 | Aster & Knightstone | Ring |
| Closworth | 220 | 0 | 1 | 0 | | 100% |
| East Coker | 1667 | 5 | 46 | 0 | | Ring |
| Hardington Mandeville | 585 | 2 | 2 | 1 | Hastoe | 100% |
| Odcombe | 759 | 0 | 39 | 11 | Hastoe | Ring |
| West Coker | 2018 | 8 | 99 | 13 | Stonewater | Ring |
| Total | 6470 | 24 | 334 | 28 | | |

| Parish (by Ward) NORTH Parishes highlighted are those where no survey has been conducted to date. | 2011 census | Housing Register Data | Yarlington | Total (other RSL) | RSL | Status under Rural Lettings Policy |
|---|-------------|-----------------------|------------|-------------------|----------------------|------------------------------------|
| BURROW HILL | | | | | | |
| Barrington | 438 | 1 | 21 | 0 | | 50% |
| Kingsbury Episcopi | 1307 | 2 | 29 | 18 | Hastoe & Knightstone | Ring |
| Muchelney | 195 | 0 | 2 | 0 | | 100% |
| Puckington | 117 | 0 | 0 | 0 | | Ring |
| Stocklinch | 154 | 0 | 4 | 0 | | 100% |
| Total | 2211 | 3 | 56 | 18 | | |
| CURRY RIVEL | | | | | | |
| Drayton | 379 | 0 | 7 | 0 | | 100% |
| Curry Rivel | 2148 | 10 | 131 | 14 | Knightstone | Ring |
| Total | 2527 | 10 | 138 | 14 | | |
| HAMDON | | | | | | |
| Norton Sub Hamdon | 743 | 8 | 41 | 12 | Hastoe | Ring |
| Total | 743 | 8 | 41 | 12 | | |
| ISLEMOOR | | | | | | |
| Beercrocombe | 134 | 0 | 5 | 0 | | 100% |
| Curry Mallett | 306 | 0 | 11 | 9 | Hastoe & Knightstone | 50% |
| Fivehead | 609 | 0 | 31 | 0 | | 100% |
| Hambridge & Westport | N/A | 1 | 6 | 0 | | 100% |
| Ilton | 854 | 2 | 71 | 7 | Knightstone | Ring |
| Isle Abbots | 205 | 0 | 5 | 0 | | 100% |
| Isle Brewers | 150 | 0 | 4 | 0 | | 100% |
| Total | 2258 | 3 | 133 | 16 | | |
| MARTOCK (excluding Martock) | | | | | | |
| Ash | 626 | 4 | 19 | 0 | | 50% |
| Long Load | 332 | 0 | 2 | 5 | Hastoe | 100% |
| Total | 958 | 4 | 21 | 5 | | |
| ST MICHAEL'S | | | | | | |
| Chilthorne Domer | 574 | 4 | 29 | 6 | Hastoe | Ring |
| Montacute | 831 | 8 | 69 | 0 | | Unaffected |
| Tintinhull | 902 | 7 | 82 | 1 | Knightstone | Ring |
| Total | 2307 | 19 | 180 | 7 | | |

Rural Housing Action Plan

| | | | | | | |
|--|-------------|----------|-----------|----------|-------------|------------|
| SOUTH PETHERTON (excluding South Petherton) | | | | | | |
| Lopen | 260 | 0 | 7 | 0 | | 100% |
| Seavington St Mary | 384 | 1 | 18 | 0 | | 50% |
| Seavington St Michael | 127 | 1 | 2 | 0 | | 100% |
| Shepton Beauchamp | 728 | 1 | 45 | 0 | | Ring |
| Total | 1499 | 3 | 72 | 0 | | |
| TURN HILL | | | | | | |
| Aller | 410 | 1 | 16 | 1 | Stonewater | 50% |
| High Ham | 909 | 0 | 9 | 6 | Knightstone | 50% |
| Long Sutton | 833 | 0 | 31 | 2 | Hastoe | Ring |
| Pitney | 374 | 1 | 2 | 0 | | 100% |
| Total | 2526 | 2 | 46 | 9 | | |
| WESSEX (excluding Somerton) | | | | | | |
| Compton Dundon | 705 | 2 | 17 | 8 | Hastoe | Unaffected |
| Total | 705 | 2 | 17 | 8 | | |

| Parish (by Ward) WEST Parishes highlighted are those where no survey has been conducted to date. | 2011 census | Housing Register Data | Yarlington | Total (other RSL) | RSL | Status under Rural Lettings Policy |
|--|-------------|-----------------------|------------|-------------------|----------------|------------------------------------|
| BLACKDOWN | | | | | | |
| Buckland St Mary | 521 | 1 | 5 | 7 | Hastoe | 50% |
| Combe St Nicholas | 1373 | 6 | 56 | 2 | Aster & Hastoe | 50% |
| Wambrook | 184 | 0 | 0 | 0 | | Ring |
| Whitestaunton | 256 | 0 | 1 | 0 | | Ring |
| Total | 2334 | 7 | 62 | 9 | | |
| CREWKERNE (excluding Crewkerne) | | | | | | |
| Misterton | 826 | 1 | 35 | 3 | Knightstone | 50% |
| Total | 826 | 1 | 35 | 3 | | |
| EGGWOOD | | | | | | |
| Dinnington | 61* | 0 | 1 | 0 | | 100% |
| Hinton St George | 442 | 1 | 2 | 0 | | 100% |
| Merriott | 1979 | 13 | 113 | 11 | Knightstone | Ring |
| Total | 2482 | 14 | 116 | 11 | | |
| NEROCHE | | | | | | |
| Ashill | 529 | 1 | 2 | 0 | | 100% |
| Broadway | 740 | 2 | 3 | 2 | Hastoe | 100% |
| Donyatt | 347 | 0 | 19 | 0 | | 50% |
| Horton | 812 | 7 | 46 | 10 | Hastoe | 50% |
| Total | 2428 | 10 | 70 | 12 | | |
| PARRETT | | | | | | |
| Chiselborough | 275 | 1 | 11 | 1 | Hastoe | 50% |
| East Chinnock | 479 | 0 | 4 | 1 | Hastoe | 100% |
| Haselbury Plucknett | 744 | 3 | 61 | 0 | | Ring |
| North Perrott | 246 | 0 | 0 | 0 | | Ring |
| West Chinnock | 592 | 2 | 36 | 0 | | Ring |
| Total | 2336 | 6 | 112 | 2 | | |

Rural Housing Action Plan

| TATWORTH & FORTON | | | | | | |
|------------------------------|-------------|----------|-----------|-----------|----------------|------------|
| Tatworth & Forton | 2660 | 9 | 88 | 17 | Hastoe & Magna | Ring |
| Total | 2660 | 9 | 88 | 17 | | |
| WINDWHISTLE | | | | | | |
| Chaffcombe | 229 | 1 | 0 | 0 | | Unaffected |
| Chillington | 164 | 0 | 0 | 0 | | Ring |
| Cudworth | 49* | 0 | 0 | 0 | | Ring |
| Cricket St Thomas | 64* | 0 | 0 | 0 | | Unaffected |
| Dowlish Wake | 277 | 0 | 7 | 1 | Sanctuary | 100% |
| Kingstone | 103 | 0 | 0 | 0 | | Ring |
| Knowle St Giles | 244 | 0 | 0 | 0 | | Ring |
| Wayford | 115* | 0 | 3 | 1 | Magna | 100% |
| West Crewkerne | 631 | 1 | 3 | 3 | Hastoe | 100% |
| Winsham | 748 | 2 | 50 | 5 | Hastoe & Magna | Ring |
| Total | 2624 | 4 | 63 | 10 | | |

**data used is from the parish population 2010 mid-year estimates*

Appendix Three: Initial Action Plan 2016/18 (Parish Specific)

This appendix sets out the immediate actions to pursue rural housing developments in specific parishes across the district during 2016/18. It is not a definitive or exhaustive action plan because new actions will arise during the year in the light of developing circumstances, but it captures the position at the start of June 2016 and will feed into the proposed tracking system.

| Parish | Date Survey published | Need Identified | Register data (as at 09/06/16) | Description | Proposed scheme mix | Action/s |
|---------------------|-----------------------|-----------------------------|--------------------------------|--|---------------------|---|
| Area: East | | Ward: Blackmore Vale | | | | |
| Charlton Horethorne | February 07 | 11 | 0 | No progress since completion of survey; site not identified | | Parish has produced a Community Plan including a section on housing. Work with the Parish Council to deliver their identified need |
| | Jan 16 | 6 | | 6 households responded to a recent local housing survey identifying a need for affordable housing. | | |
| Area: East | | Ward: Camelot | | | | |
| West Camel | No survey | | 1 | Potential for additional housing identified by Parish Council | | The Parish Council conducted research and now have outline planning permission for a development of 7 bungalows |
| Area East | | Ward: Cary | | | | |
| South Cadbury | | | 2 | Development to be commenced for 6 houses by Yarlinton Housing Group | | Monitor progress |

Rural Housing Action Plan

| Parish | Date Survey published | Need Identified | Register data (as at 09/06/16) | Description | Proposed scheme mix | Action/s |
|-----------------------|-----------------------|--------------------------|--------------------------------|---|---------------------|---|
| Area East | | Ward: Northstone | | | | |
| The Charlton's | New enquiry | | 0 | Parish looking into undertaking a Housing Needs Survey | | Monitor progress and provide support as required |
| Area South | | Ward: Coker | | | | |
| Hardington Mandeville | Aug 13 | 5 | 2 | Housing Need Survey carried out in August 2013 | | Monitor upcoming developments |
| Area South | | Ward: Coker | | | | |
| East Coker | | | 5 | Planning permission in place for 14 bungalows Neighbourhood Plan also being prepared | | Monitor upcoming developments Monitor progress and provide support as required |
| West Coker | | | 8 | Parish looking at undertaking a housing needs survey | | Monitor progress and provide support as required |
| Area: North | | Ward: Curry Rivel | | | | |
| Curry Rivel | Aug-06 July 13 | 8 – 10 14 | 10 | Some historic provision since August 2006 but new survey completed in 2016 | | Monitor upcoming developments. We are currently due to get 10 dwellings |
| Area: North | | Ward: Hamdon | | | | |
| Stoke Sub Hamdon | March 08 | 10 | 18 | Two developments to be commenced in the village | TBC | Monitor upcoming developments |

Rural Housing Action Plan

| Parish | Date Survey published | Need Identified | Register data (as at 09/06/16) | Description | Proposed scheme mix | Action/s |
|----------------------------|-----------------------|--------------------------|--------------------------------|---|---|---|
| Area: North | | Ward: Martock | | | | |
| Ash | September 09 | 6 | 4 | Previous site withdrawn by land owner | | Parish Council looking at conducting another survey, Monitor progress and provide support as required |
| Area: North | | Ward: Seavingtons | | | | |
| Seavington St Michael | | | 1 | CLT to be created to receive 3 properties to be available to individuals with a local connection | 3 x 2 bed houses | The CLT is in the process of being set up, to receive the houses once built |
| Area: North | | Ward: Turn Hill | | | | |
| Long Sutton | May 11 | 8 | 0 | Yarlington recently completed three dwellings within development limits at Parsons Close, subsidy funded by HCA. Social enterprise scheme was due to be completed for 3 houses but did not commence and permission has now expired. | 1 x rent; 2 x shared ownership | Investigate land options for a development |
| Area: North | | Ward: Wessex | | | | |
| Compton Dundon & Littleton | December 10 | 19 | 2 | An approved site with a s106 obligated provision of affordable housing commenced several years ago but has not been fully built out. Parish Council wish to identify a further site. | 6 x discounted market sale (65% open market | Revised Planning Application expected to extend the scheme |

Rural Housing Action Plan

| Parish | Date Survey published | Need Identified | Register data (as at 09/06/16) | Description | Proposed scheme mix | Action/s |
|---------------------|-----------------------|--------------------------|--------------------------------|--|---------------------|--|
| | | | | | value) | |
| Area: West | | Ward: Eggwood | | | | |
| Hinton St George | March 13 | 3 (+5 downsizing owners) | 1 | Affordable housing need identified too small to be economically viable but may be viable with addition of up to five bungalows for downsizing owner occupiers. | | Monitor progress and provide support as required |
| Area: West | | Ward: Parrott | | | | |
| Haselbury Plucknett | | | 3 | met with the Parish Council to explore opportunities for a CLT | | Monitor progress and provide support as required |