



RURAL HOUSING PROJECT

EXMOOR, NORTH DEVON AND WEST SOMERSET

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Atherington

Parish Housing Needs Survey Report

August 2007

Rural Housing Project

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

The Rural Housing Project is designed to help promote and deliver affordable rural housing strategically across the project area and helps deliver Exmoor National Park housing policies within the park. This is being achieved by 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.

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Summary

The survey has shown:

- That there is a perceived need for affordable housing within Atherington Parish.
- That there is support for the building of affordable housing.
- There are 7 households in current need and possibly 1 more in the future.
- Three households are in the position where they could afford some sort of low cost home ownership.
- Four households need affordable rented housing.

Introduction

Atherington is situated in the North Devon District above the River Taw. It is located on the B3227 at its junction with the B3217 to High Bickington. This and its proximity to the A377 provides good transport links, but does mean that the narrow roads in the village centre can suffer congestion. The parish is small and dispersed with a post office/shop, church, chapel, public house creating a centre surrounded by small settlements. It has strong links with the communities at High Bickington and Umberleigh. The village is served by a bus route between Barnstaple and Exeter, which runs up to 4 times a day and is a mile and a half from the railway station at Umberleigh on the Exeter-Barnstaple line (Tarka Line), which has hourly trains in each direction.

There appears to be little employment opportunity in the parish, apart from in agriculture and serving the tourist industry. It is, however, in relatively easy reach, by bus or train, of Barnstaple and, to the South, Exeter, where there are more employment opportunities.

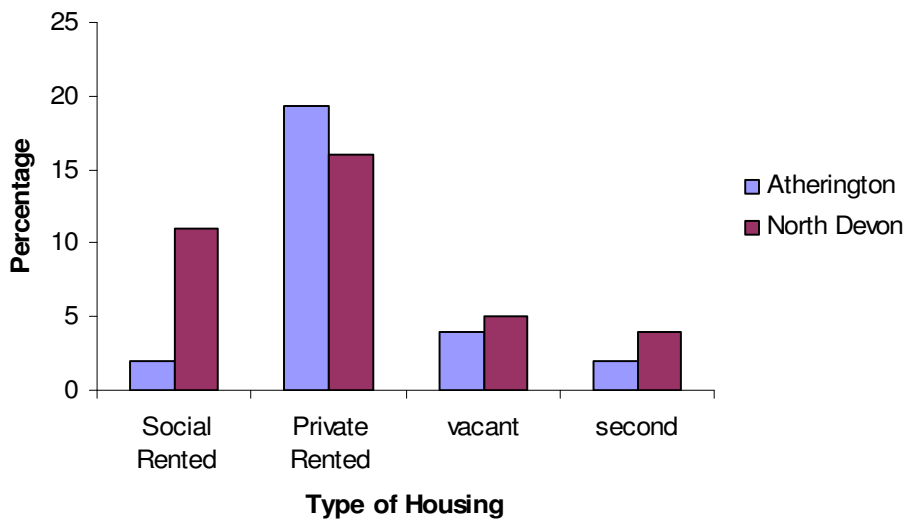
There are no schools in Atherington itself, but primary school children generally attend Umberleigh village school and secondary age students travel to Barnstaple for their education.

Demographics and Local Housing

According to the Census 2001, there are 391 people living in Atherington in 153 households (162 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 Atherington is low, with 21% of the accommodation in the village being rented compared to 36% in North Devon. In addition, figure 1 shows that the percentage of registered social landlord (RSL) properties is much lower than North Devon (2% vs. 11%, Census 2001), whereas there is more private rented (19% vs. 16%, Census 2001). The proportion of vacant homes is the same as North Devon (4%), equating to 8 vacant dwellings in Atherington (Council Tax Data 2007). The pattern of second homes in Atherington is similar to North Devon (3% vs. 4%) which represents 5 second homes (Council Tax Data 2007).

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



House prices in the year July 2006 to June 2007 were higher in the Chittlehampton ward than the England and Wales average (£275,606.75 vs. £210,887.25 (UpMyStreet.com, Nov 2007)). There is currently only one house for sale in the parish, which is on the market for £725,000 and a building plot recently sold with an asking price of £120,000 (www.home.co.uk and www.thisisdevon.co.uk, November 2007). There appears to be nothing available to rent at this time (www.thisisdevon.co.uk, www.rightmove.co.uk, Nov 2007).

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

The Survey

In July 2007 the Rural Housing Enabler visited Atherington 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 homes for specific individuals.

Part One - Village Assessment

A total of 162 survey forms were sent to homes from the electoral register for Atherington, of which 61 (36%) were returned.

The age profile of the households who returned the surveys was similar to that of the 2001 Census for this parish and North Devon as a whole. The proportion of older people, however, was higher than for either group at the time of the census, 61% were over 45 years old in the survey against 52% in the 2001 parish census and 48% in North Devon. The proportion of people aged 25-44

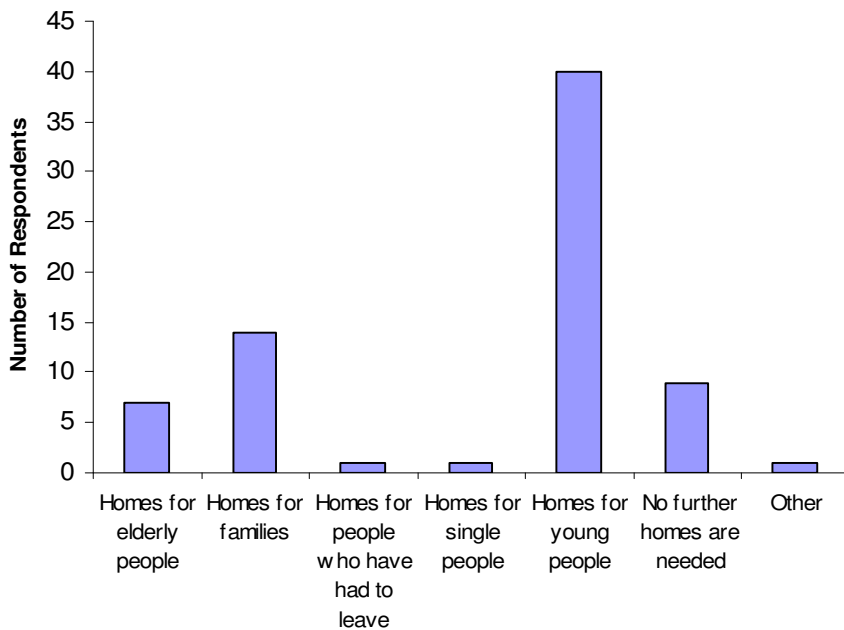
was lower 16% in the survey versus 23% and 25% in the parish and North Devon respectively in the 2001 Census. This is in line with an aging population.

Of the respondents, 48 (79%) were home owners, 6 lived with their parents (10%) and 6 (10%) rented in the private sector. One person lived in a house owned by their son. These are similar proportions to those found in the parish in the 2001 census, with a higher than expected number of home owners compared to the North Devon average (64%). There were fewer homes in the private rented sector, 6 (10%) in this survey as opposed to 30 (19%) in the 2001 census.

Out of all the respondents 2 were second home owners.

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

Figure 2 - Perceived village housing requirements



The majority of people in the parish were in favour of a small affordable housing development if a need were proved, 52 out of 59, 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:

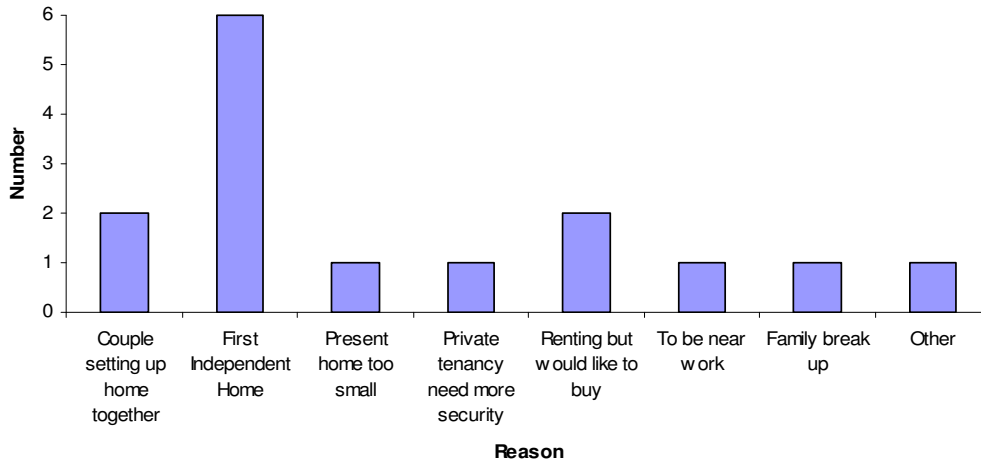
For the purposes of Policy HSG8, a *'local housing need'* is defined as a household which has an income too low to occupy available market housing appropriate to their circumstances for either rent or sale. In addition, the household must have a specific need to live in a particular parish or in certain 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 10 part two surveys returned by people who believed that they were in housing need. Of these 7 met the local connections criteria laid down in the North Devon housing policy above, one of the other 3, consisting of a family of 3, will qualify in the next couple of years, if they remain in the area. They have not been included in this analysis, but suggest that there is an ongoing need for affordable housing. The remaining 2 respondents will not qualify as they own their own homes, although one family may not have enough equity to purchase a larger home, if needed.

The main reason for needing to move given by 3 of the respondents was that they wanted to set up their first independent home, 2 couples want to set up their first home together and one was in private rented accommodation and wanted more security. The final person gave the response that "all other homes too expensive to buy". All the reasons given are shown in Figure 3, as the respondents were able to provide more than one reason.

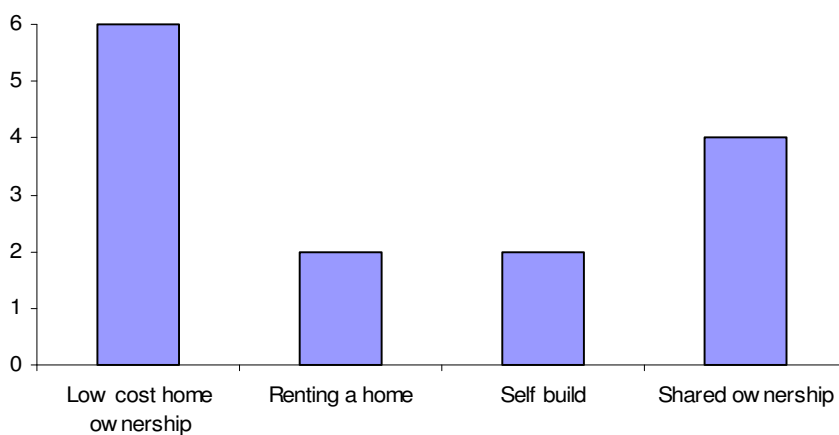
Figure 3 - Reasons Given for Housing Need



Of the 7 households; 3 need to move in the next 3 years, 2 in 3-5 years and 2 in 5 or more years. The households recognised to be in need are 3 single people looking to set up their first independent home and needing 1 to 3 bedroom homes, 3 couples in the same situation, needing 2 to 3 bedroom homes and one small family, who need a 3 bedroom home.

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

Figure 4 – Preferred type of housing



The annual gross incomes of the households in housing need are given in Table 1.

Table 1 - Annual Household Gross Incomes of those in Housing Need

Less than £15,000 p.a.	2
£15,000 - £18,000 pa.	2
£18,000 - £25,000	1
£25,000 - £35,000	2

Five of the respondents expressed a first preference to live in Atherington, one in Bishop's Tawton and one in Chittlehampton. Second preferences were 2 in Atherington, 3 Chittlehampton and 2 Tawstock. Four households were on the local housing register and three were not.

Affordability

The low incomes of those who meet the local needs criteria means that even the cheapest open-market housing that has been available in the last year is outside their ability to pay. The highest income range would provide a mortgage of £87,000 to £122,000 and with the cheapest open market houses being in the region of £170,000 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 maximum affordable rent, using 25% of gross income towards rent, is about £729 per month. This means that 2 households could manage to find a two bedroom home to rent on the open market, but they may aspire to home ownership.

Housing Options

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

Shared ownership:-

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

Shared equity:-

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

Self-build:-

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

Social rented:-

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

Sub-market renting:-

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

Meeting housing need

Three of the seven households identified as having housing need may be able to follow one of the home ownership routes. They would need to be assessed by Home2Own or a mutual lender.

Four of the seven households recognised to be in need require affordable rented housing. One of these does not need a home in the short-term.

Therefore it is suggested that if a suitable site is found five 2 and 3 bedroom homes be provided. The time this may take will almost certainly mean that one of the other three households that do not currently qualify under local needs will qualify on the basis of time living in the village.

Table 2 – Suggested Affordable Housing Provision

House size	Type of Tenure	
	Rented	LCHO
2 Bed	2	1
3 Bed	1	1

Where housing can be provided

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

Two potential sites have been identified and brought forward. These need to be fully assessed for suitability.

If neither of these or another site are found to be suitable, 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).

Atherington is defined as Small Village within the local plan, paragraph 3.22 and policies HSG3, ECN3 and COM4 apply. Policy HSG3 allows for housing development where the scale of the development is appropriate to the size, form and character of the village and the level of facilities available and 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. Affordable homes may also be permitted where the above requirements and those of Policy HSG8 are met. More details are in appendix 4.

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

Recommendations

1. Five affordable homes are provided, three x 2 bed and two x 3 bed. At most, two of these could be low-cost home ownership.
2. Consideration is given to cross-subsidising the affordable homes through the provision of open market housing.
3. The potential sites are discussed with NDC planners and landowners.
4. A delivery partner for providing the affordable housing is identified.

Appendix 1 – Survey documents sent out



RURAL HOUSING PROJECT

EXMOOR, NORTH DEVON AND WEST SOMERSET

23rd July 2007

Dear Parishioner

Atherington 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.

Atherington Parish Council is working with the Rural Housing Project to complete a Housing Needs Survey for Atherington 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 Atherington 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 20th 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)

20th July 2007

Dear Parishioner

Atherington 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 Atherington 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 an Atherington person/household **or** anyone from any of the adjoining North Devon parishes of Tawstock, Bishops Tawton or Chittlehampton 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 Atherington Parish Council

Please return by: 20th 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

Atherington Parish Housing Needs Survey – Part One

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

* Adjoining parishes – Tawstock, Bishops Tawton, and Chittlehampton

- 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: 20th August 2007



RURAL HOUSING PROJECT

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E-mail: cbsavage@exmoor-nationalpark.gov.uk

Atherington Parish Housing Needs Survey – Part Two

Please complete this form if you consider that you are in need of local affordable housing in Atherington 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 Atherington will be for people living or working in Atherington 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 Atherington Parish or an adjoining* parish (please state) for 5 years in the last 10?	
Do you have immediate family who have lived in the Atherington Parish or an adjoining* parish for the last 10 years?	
Have you worked in Atherington 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 Atherington parish who would like to move back? If so, please put them in touch with the Rural Housing Project	

* Adjoining parishes – Tawstock, Bishops Tawton and Chittlehampton

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.

Atherington Parish		Other – please state:
Tawstock Parish		
Bishops Tawton Parish		
Chittlehampton Parish		

E. North Devon District Housing Register

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

Yes		No	
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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
Website: 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.

Name
Address
Postcode
Telephone Number

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

Atherington	Insufficient knowledge to make a judgement.
Atherington	I have no knowledge of local needs.

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

Atherington	Only provided any development is conditional on it being part of a traffic reduction scheme, particularly Atherington-High Bickington/Wixland.
Atherington	We moved here because it is small and don't want any new housing built – that's what towns are for. We don't want Atherington to end up like High Bickington.
Atherington	I feel that young people need a starting point. Small apartments are an ideal first buy.
Atherington	At present it appears that houses are only affordable to older people/families who have started elsewhere on the housing ladder. I think we need housing for first time family buyers.
Atherington	Not in Langridgeford specifically because: no bus stop, no shop and no facilities. Historic hamlet of special interest in image of 1643 museum at Tottington. Should be preserved as such.
Atherington	We wanted affordable housing on the wood yard, but NDDC decided against it. Young people need a start.
Atherington	The last development was meant to be for smaller affordable homes, but twist in council parish and Devon ending in 7 large houses with away people buying them - NO MORE!!
Atherington	I feel the village is a good small community and has no further development needs.
Atherington	The young people badly need affordable homes.
Atherington	Affordable has to be with regard to local wages.
Atherington	Young people need to get a start.
Atherington	New homes should be priced such that they can be purchased by local first-time buyers, not affordable. This means holding them down to a price.
Atherington	As we only moved to the village a year ago I feel unable to offer an opinion as to who is in need of a new home in the parish.
Atherington	I do not really think many young people want to live in rural villages. They prefer to be where the action is i.e. towns and cities. As they get older, 30 to 40, the lure of the bright lights wears off and it's then they want to come back to the country.
Atherington	We are new residents and do not have enough local knowledge to answer.
Atherington	Young people need to be encouraged to stay in our community and it is almost impossible for them to buy houses without some sort of assistance.
Atherington	Homes for young people of the Parish but NOT used to house undesirables from further afield or as buy to let properties.
Atherington	Renting is not the answer. You can rent all your life and at the end have nothing. Monies paid as rent could buy a property, if it was affordable.

Atherington	There is a real need for low cost housing - affordable housing needs to be built for young singles/couples. Also once built needs to stay at an affordable price and not increase.
Atherington	Desperate need for local housing – affordable.
Atherington	It is vital (maintain a healthy balance in the village) to create affordable housing for young people and to ensure the continued success and viability of Atherington.
Atherington	Provided any development is in keeping with the village environment and does not exacerbate the traffic problem.
Atherington	Additional rural housing in existing small villages with the infrastructure to cope is infinitely preferable to building new large out of town soulless developments. As someone looking to buy my 1st property I feel very strongly about this.
Atherington	Atherington and High Bickington have both had extensive number of new homes recently. Roads and services are busy enough. These new developments should have been given planning permission only if the homes were affordable.
Atherington	To keep our young people in this area we need affordable housing. However, it is very important that any project compliments the beauty of the village, like the new houses built in Copplesstone recently, are in keeping with the rest of the village there.
Atherington	There is a need to provide affordable housing for young people and families enabling them to stay in the area.
Atherington	Yes - Only if they are for local people.
Atherington	I have met local people with young children who have no hope of buying a house. This cannot be right.
Atherington	Realistically priced small number of new homes for local residence perhaps part rent/ part buy or renovate empty property e.g. Chapel.
Atherington	Too much traffic already passing through and there is no where to park.
Atherington	I would expect any new housing to be considered along side other similar developments in the area.
Atherington	Appropriate location must be selected via democratic process. I have examined the provision of affordable housing in N. Devon in great detail and I would like to see a high level of community involvement and transparency of any development at all times in relation to affordable provision.

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

Small Villages within the Priority Area for Rural Regeneration (PARR)

- 7.17. The small villages within the PARR are Atherington, Chittlehampton, George Nympton, Goodleigh, Kings Nympton and Rackenford. Due to their size and, in most cases, limited range of facilities, employment opportunities and travel options, these villages cannot support or justify significant levels of new housing. However, allowing a limited amount of new housing will help sustain and support rural community life and in particular maintain or enhance the level of existing services and facilities within small villages.
- 7.18. The scale of new housing should be compatible with the size, form and character of the village and its function in relation to the level of services and facilities available. A less modest level of housing may be acceptable where it supports the provision of a facility required for the local community and to improve the self sufficiency of a settlement as part of a development package. Such facilities could include those relating to sport and recreation or a community use such as a village hall. In assessing the need for a particular facility, account will be taken of any community or parish appraisals prepared for a particular area.
- 7.19. Affordable housing schemes may also be permitted in small villages where they meet the requirements of Policy HSG8. Whatever the form of housing development, it must be well related to the main built up area of a village and follow a logical and defensible boundary. Proposals that harm the character of the countryside or the settlement itself will not be permitted.
- 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

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