



RURAL HOUSING PROJECT

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BERRYNARBOR

Parish Housing Needs Survey Report

February 2009



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Rural Housing Project

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

The Rural Housing Project is designed to help promote and deliver affordable rural housing strategically across the project area and helps deliver Exmoor National Park housing policies within the Park. This is being achieved by informing people about affordable rural housing, providing help and advice, carrying out research at a parish level to assess the affordable housing need and bringing together the community and various partners to help deliver housing where it is needed.

One of the tasks for the project is to work with the Parish Council and the local community to assist them in carrying out a housing needs survey, in order to identify whether there is a need for affordable housing for local people in the parish.

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Appendix 1 – Comments of Berrynarbor Residents

Appendix 2 – Copy of the Survey Form as distributed



Entering Berrynarbor from the North after leaving the A399.

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Summary

104 out of 394 households returned questionnaires (26.5%), a lower proportion than is usual with these surveys (35-40%).

The survey has shown:-

- There are nine households in need of affordable housing in the parish, all of whom meet the local connection criteria for new housing. Six of these need housing in the next three years.
- There is significantly less rented housing than in other parts of rural North Devon, with a very low level of affordable, rented property.
- The Rural Housing Enabler recommends provision of 3 x 2 bedroom houses and 2 x 3 bedroom houses, one of each of which could be low cost home ownership.
- The Rural Housing Project, in conjunction with Berrynarbor Parish Council, should review the opportunities for meeting affordable housing need for local people. This review should include, in the following order of priority: empty properties, conversion of redundant buildings, new build on Brownfield sites, new build on Greenfield sites.

Introduction

Berrynarbor is a parish and village in the steeply wooded Sterridge Valley, overlooking Watermouth Cove and three kilometres east of Ilfracombe. It is located in part of the North Devon Area of Outstanding Natural Beauty and is a five times winner of the Best Kept Village in Devon award. Berrynarbor has a community shop and post office, a small school and a church, as well as a pub, guest houses and tearooms. It hosts an annual village show and a fete.

There appears to be little employment opportunity in the parish, apart from in tourism and agriculture.

Demographics and Local Housing

According to the 2001 Census, there are 749 people living in Berrynarbor in 394 households. There are 37 properties registered as second homes (claiming 10% Council Tax discount).

During the years 2006-2007 sixteen properties were sold in the parish with an average price of £271,800, which is higher than the national average of £219,000. In February 2009 there were eleven homes for sale, ranging in price from £275,000 to £995,000¹. There was only one home advertised to rent privately² and this was restricted to professional or retired tenants, with no pets, no Housing Benefit, children considered.

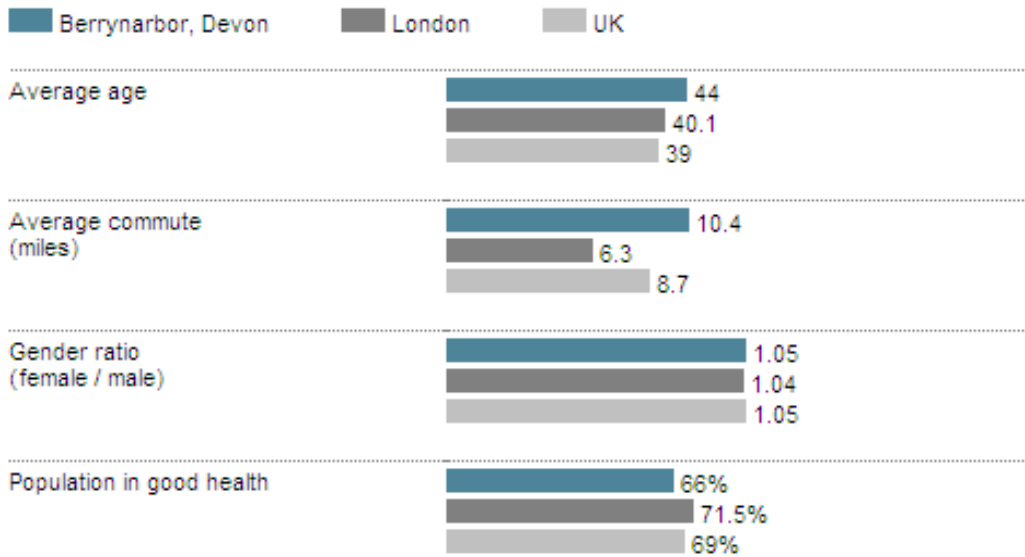


¹ www.findaproperty.com

² www.propertyfinder.com

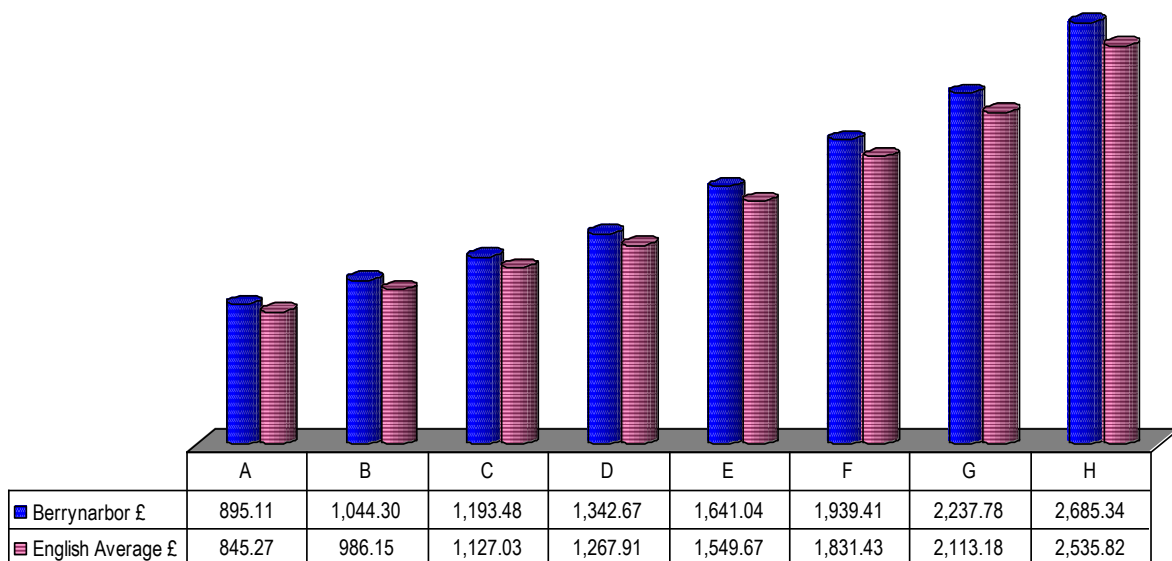
Figures released by the Office for National Statistics show that the average age of Berrynarbor residents is higher than the national average, people have to commute further, the male/female ratio is exactly the same, but a slightly lower percentage are in good health than in the UK as a whole.

Census comparison for Berrynarbor, Devon



Annual Council Tax for Berrynarbor

This table shows that the Council Tax level in Berrynarbor is slightly higher than the national average.



The Survey

PART ONE

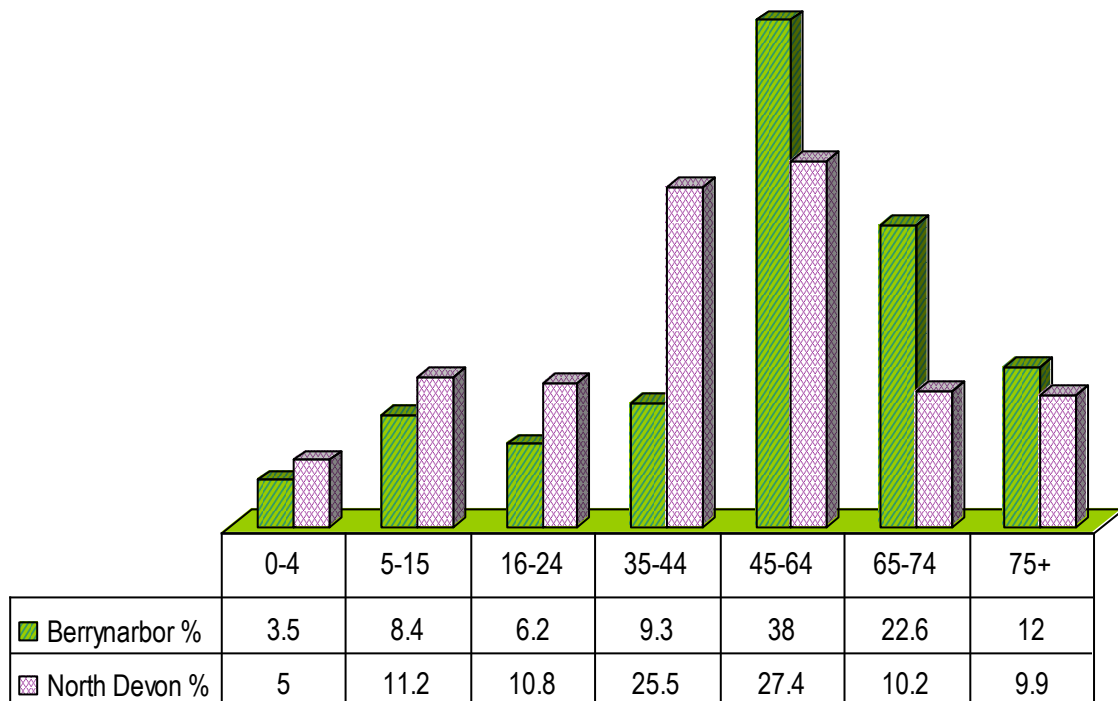
Parish Assessment

In 2008 Berrynarbor Parish Council asked for a housing needs survey for the parish. This was duly agreed and the survey forms were delivered by the Parish Council in the summer. A copy of the form sent out is included at Appendix 2.

104 forms were returned, i.e. a response from 26.5% of households, which was a lower response rate than is usual for these surveys (35-40%). 96 were home owners (92%), 8 renting from private landlords and all were designated as their main home.

Population Profile

The age profile of the households who returned the surveys was similar to that of the census in 2001. It seems likely that the resident population has remained fairly stable. There are relatively fewer people in the 0-45 age group than the average for North Devon as a whole.

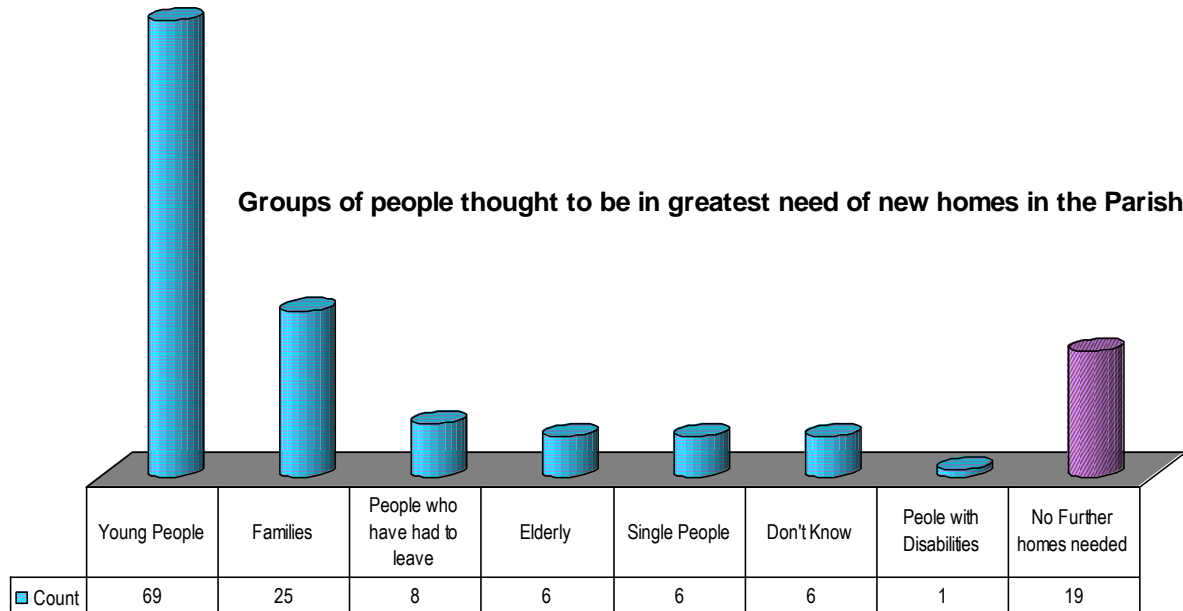


Tenure

92% of those who responded owned their own homes, the others being privately rented. Of the two housing association rented homes in the parish, neither household responded to the survey.

Is there a need for affordable housing?

The survey asked which groups of people were thought to be in greatest need of new homes in the parish. The majority (75%) were in favour of a small affordable housing development, if a need were proven. Six households were not sure. Together with a wide-ranging variety of comments, the responses were as follows:-



The comments that were made are included in Appendix 1.

PART TWO

Those in Housing Need

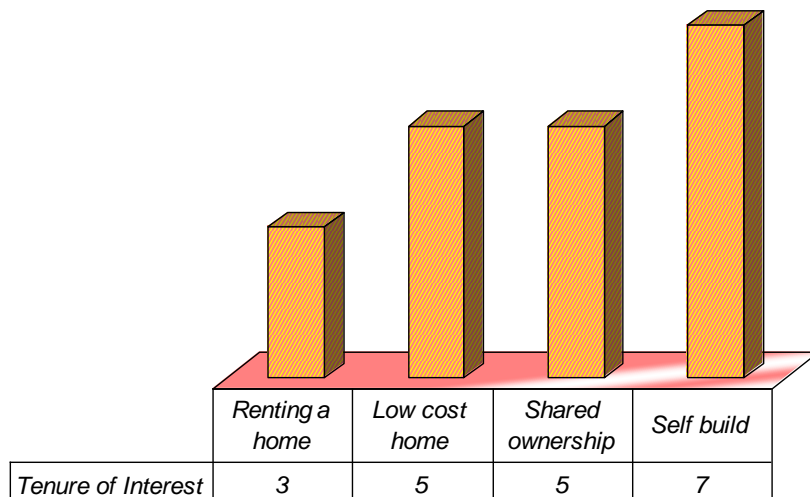
There were a total of 12 Part Two surveys returned by people who believed that they were in housing need. Of these, all who answered the question (11) have lived in the Berrynarbor Parish for at least 5 years in the last 10.

The main reasons for needing housing were given as follows:

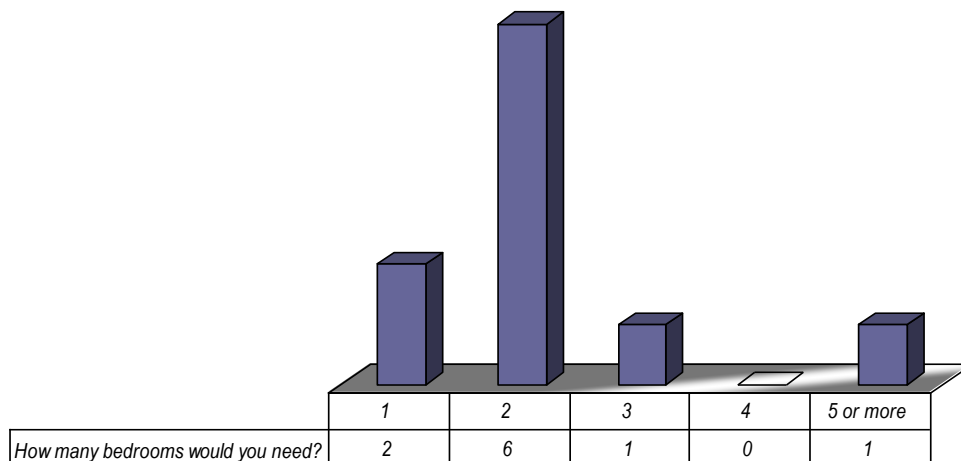
First independent home	3
Private tenancy ending shortly	3
Renting but would like to buy	2
Present home too large	1
For Family support	1

Three households will need to move within 12 months, 3 within 1-3 years, 4 in 3-5 years and 2 in 5+ years. Three of these stated that they could remain in their present home if alterations, adaptations or support were provided.

Interest in tenure options were as follows:



Size of property



No households expressed any need for wheelchair access, sheltered housing or residential care.

Housing Need

Twelve households completed part of the Part Two survey. Of these, five only completed part, or it was clear that they are not seeking affordable housing. This leaves nine households, all of whom have some degree of housing need, and all meet the North Devon criteria for local connection.

Further analysis of their housing need shows that:-

- four are young people currently living within the parental home
- five are currently in private rented, with a degree of insecurity of tenure

It would not be good practice to try and provide for all of this need, as:-

- not all young people stay living in their community. Some will move away permanently, others will move away and return later.
- only some of the private tenancies will come to an end at any one time, and some of this need will be met within the private sector.

A number of these households aspire to own their own home, however details of incomes and savings provided would suggest that even low cost home ownership options are beyond the reach of most of them.

Most households require two or three bedroom housing, with one household potentially requiring 5 bedrooms. It would be impractical to provide a new home of such a size, with only one identified household in need.

Recommendation

The Rural Housing Enabler recommends that five homes be provided, in the following mix.

Size	Rented	Low cost home ownership
2 bedrooms	2	1
3 bedrooms	1	1

This housing could be provided by:-

- bringing empty homes back into use
- converting existing redundant buildings
- by developing new homes on Brownfield sites
- by developing new homes on Greenfield sites

It is good practice to look at these options in that order of priority, and it is recommended that the Rural Housing Enabler and members of the Parish Council do that together.

There is a site within the North Devon Council local plan at Moules Farm, allocated for local needs housing.

--oOo--

Planning policies relating to Berrynarbor with North Devon Council Local Plan 1995-2011, Adopted July 2006

Within the local plan, Berrynarbor is identified as being a Village within the Area of Strategic Landscape and Development Constraint. The parts of the local plan copied below define those terms more clearly, and describe the policies which apply.

In summary these state:-

- Villages have a defined development boundary within which limited development will be limited to where it meets the social and economic needs of the community. This could include residential development including open market and affordable housing.
- These housing development opportunities will give encouragement to affordable housing for local people (for definition see paragraph 7.45 from the local plan, copied below)..
- Affordable housing for local people could also be provided through “Exceptions Site” policy, on land adjoining the development boundary or is well related to the existing settlement.
- Chapter 29 of the local plan is an action plan for Berrynarbor, and includes one specific proposal BER1, on land adjoining the village car park, proposing that piece of land be used for affordable housing, public open space and community facilities.

NDC Local Plan in relation to Berrynarbor.

AREA OF STRATEGIC LANDSCAPE AND DEVELOPMENT CONSTRAINT

3.24 Much of North Devon is characterised by a landscape that is both special and vulnerable. The Area of Strategic Landscape and Development Constraint (ASLDC) includes the coastal area and the fringes of Exmoor National Park. In some of these areas, notably along the coastline, there are strong pressures for development which threaten to diminish their character and quality. Generally, there is a need to reduce rates of development in these areas compared to past experience.

Villages

3.27 In addition to the local centres of **Combe Martin** and **Woolacombe**, for the purpose of this Plan the 'villages' within the ASLDC are identified as follows:-

Berrynarbor, Bratton Fleming, Croyde, Georgeham, Instow*, Knowle, Mortehoe, North Molton and West Down.

**Instow is within the Area of Economic Activity. However, as the village is within the Coastal Preservation Area a restrictive approach to new development will be applied in accordance with the strategy for the ASLDC.*

3.28 The strategy contained in the Plan establishes a restrictive approach to new development in the ASLDC. However, this restrictive approach should be balanced against the development needs of the local community, including the objective of improving the self sufficiency of individual settlements. In order to achieve this balance, some growth will be directed to the Local Centres of Combe Martin and Woolacombe, in accordance with Policy STY3, and the village of North Molton. Within the remaining villages, development

will be generally limited to meeting the social and economic needs of the local community. With the exception of Bratton Fleming all villages within the ASLDC are subject to a development boundary in order to control and regulate their growth. The Action Plan for Bratton Fleming sets out a specific policy to guide new development in the village (see Policy BRF1A). Particular policies applying to all these villages include Housing Policy HSG2, Economic Policy ECN3 and Policy COM4 which deals with community facilities.

THE LOCATION OF NEW HOUSING

The Towns and Villages with a Development Boundary

7.14 Development boundaries have been defined for all the towns, large villages within the Priority Area for Rural Regeneration (PARR) and all the villages, with the exception of Bratton Fleming, within the Area of Strategic Landscape and Development Constraint (ASLDC). The concept of development boundaries is explained at paragraphs 3.34 to 3.36. Within a development boundary new housing will generally be acceptable unless a proposal involves land or buildings that are either protected for environmental, recreational or social reasons, or specifically allocated for other types of use in the Plan. A proposal that prevents the implementation of an allocation or existing planning permission or the development of a potential building plot will not be permitted. Similarly, any proposal that harms the character of a settlement, its setting or the amenities of neighbouring residents will not be acceptable in accordance with the range of policies contained in the Development Standards and the Environment Chapters.

7.16 Development boundaries are applied restrictively to the villages in the ASLDC to reflect their location within high quality landscapes. All the villages identified in this area are listed at paragraph 3.27. These villages tend to be subject to strong development pressures for new housing. Many contain a significant proportion of second homes and retired people from outside Devon. This situation reduces the housing opportunities for the local people by inflating house prices and may harm the viability of key services and facilities as a result of an imbalanced community. In order to address these concerns, whilst protecting the environmental qualities of these areas, new housing opportunities will be generally restricted with encouragement given to the provision of affordable homes for local people. Although development boundaries have been applied restrictively, limited housing opportunities exist within these villages, particularly Braunton, Combe Martin and Woolacombe to reflect their size and roles in the settlement hierarchy. Some growth potential has also been identified for North Molton in order to retain its level of services and to reflect its strategic position as a gateway to Exmoor.

7.17 In addition to the housing opportunities within a village, affordable housing schemes may be permitted on land adjacent to a development boundary. This 'exceptions' approach applies to all villages and rural settlements defined in paragraphs 3.22, 3.27 and 3.29 providing the affordable housing scheme meets the requirements of Policy HSG8.

POLICY HSG2 (DEVELOPMENT BOUNDARIES)

RESIDENTIAL DEVELOPMENT WILL BE PERMITTED WITHIN THE DEVELOPMENT BOUNDARY OF A TOWN OR VILLAGE WHERE IT DOES NOT HARM THE CHARACTER AND SETTING OF THE SETTLEMENT.

Affordable Housing In Rural Areas

7.42 Annex B of PPG3 recognises that in the absence of sufficient housing opportunities, a *'rural exception policy'* may be required to release sites to meet local affordable housing needs. Such sites will only be released as an exception to normal housing policies applying in rural areas. Exception schemes will be limited to the Area Centres identified in Policy STY2 and those villages defined in paragraphs 3.16, 3.19, 3.22, 3.27 and 3.29 in the interests of sustainability.

7.43 In order to justify an exception scheme, the Council must be satisfied that a local housing need exists within a community. Applicants promoting a rural exception scheme should seek the advice of the Rural Housing Enabling Officer and will need to demonstrate that there is a genuine need for the affordable housing in the locality by undertaking a survey in partnership with the relevant Parish Councils. The survey must identify the local people who are in housing need, those who expect to have a housing need in the near future and take account of any other known alternative provision that may come forward. The applicant should demonstrate that the proposed scheme will effectively meet the needs of the target groups identified in terms of the number, tenure and size of units.

7.44 Where a single affordable dwelling is being promoted, equally clear evidence will be required to demonstrate that this is an appropriate response to the housing needs of the local community. Except where an RSL will be involved in the management of the dwelling, sufficient information will also be required to determine whether the house provided is affordable (i.e the size of the dwelling and likely construction costs are appropriate for an affordable house).

7.45 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.*

The Council's housing allocations policy also defines the term *'housing need'* to which Policy HSG8 will apply.

7.46 A planning condition will be imposed removing permitted development rights to retain control over the size of all properties permitted under the exceptions approach. This control will help ensure the dwellings remain affordable to meet the future housing needs of the local community.

7.47 Affordable housing provided under the exceptions policy must be located within or adjoining the main built up area of a settlement. In assessing a proposal, full account will be taken of environmental considerations. The design, layout and landscaping of any proposal should reflect the sensitive nature of any exception site.

7.48 Affordable housing provided under Policy HSG8 must be subject to secure arrangements to ensure they are occupied by local people in housing need in the long term provided the need exists. The involvement of a RSL will be the most effective means of ensuring that the houses provided are used in the intended way both initially and in the future. In addition a planning condition or obligation will be used to restrict occupancy initially to those with a connection to the parish or, in certain circumstances, the adjoining parishes as well. Restricting occupancy in this manner will give households with a connection to the immediate locality the first opportunity to occupy or purchase a property when it becomes vacant or comes onto the housing market ensuring the affordable housing meets the long term needs of the local community. However, a cascade approach will be applied so that if a property is not let or sold to a household connected to an immediate locality at a price reflecting its restriction within a reasonable period, it will become available to those in housing need from a wider catchment area eventually culminating in North Devon as a whole. This vacancy period should be for a minimum of one month in the case of a rented scheme, or six months in the case of an owner occupied or shared ownership scheme. The cascade approach ensures that affordable homes do not remain unoccupied, provides a degree of flexibility to the owner or manager of a property and satisfies the requirements of lending institutions. Documented evidence must be provided to prove that a property has been adequately and genuinely marketed before it becomes available to households from a wider area.

7.48A To complement the policies contained in this Plan, more detailed guidance is contained in the Council's Supplementary Planning Guidance Code of Practice on Affordable Housing.

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.

INTRODUCTION

29.1 The original settlement of Berrynarbor was a relatively compact village on the east side of the Sterridge Valley, although there is newer linear development along Barton Lane. The village is situated to the south of the A399 coast road between Ilfracombe and Combe Martin and is approximately 1.5 kilometres west of Combe Martin and 3 kilometres east of Ilfracombe. Berrynarbor is located within the Area of Strategic Landscape and Development Constraint.

ENVIRONMENT

Landscape

29.2 The village is situated within the Area of Outstanding Natural Beauty where Policy ENV2 applies. Although situated slightly inland, Berrynarbor is located within the Heritage Coast. The development boundary for the village, which is shown on Inset Map 17, defines the extent of the Coastal Preservation Area. Proposals within these landscape designations will be considered against Policies ENV3 and ENV5 respectively.

29.3 Berrynarbor is located within a steep sided wooded valley within an area of coastal downland. The village is centred around the Parish Church and retains its traditional village character.

Nature Conservation

29.4 The coastline to the north of the village forms part of the Voluntary Marine Conservation Area, which stretches between Hangman Point (within Exmoor National Park), and Downend at Croyde. This coastline is described in more detail within the Combe Martin and Ilfracombe Chapters.

29.5 Napps Cave has been designated as a Site of Special Scientific Interest for its geological interest and as an important bat roost. Hele, Sampson's and Combe Martin Bays are also designated as a SSSI to protect the ecology and geology of the coastline. The extent of the SSSIs situated to the north of the A399 are shown on Inset Map 17, where proposals will be considered against Policy ENV10.

29.6 There are several County Wildlife Sites around Berrynarbor including Northfield Wood to the north west of the village.

Historic Environment

29.7 The centre of Berrynarbor retains much of its historic pattern and character and has been designated as a Conservation Area. The village is centred around the Church of St Peter which is a Grade II* listed building.

Sewage Disposal and Flood Risk

29.8 There is limited spare capacity within the foul sewerage system for Berrynarbor. There are no areas of flood risk within the village based on the Environment Agency's indicative flood plain maps, although there are more localised flooding problems in the Silver Street area. Development proposals should incorporate sustainable urban drainage systems (SUDS) in accordance with Policy DVS7.

HOUSING

29.9 A development boundary is identified for Berrynarbor on Inset Map 17, outside of which the principle of residential development will not be acceptable unless it complies with Policies HSG8 or HSG10. Within the development boundary, residential development will be permitted in accordance with Policy HSG2.

29.10 There are no large previously developed sites within the village. No land is proposed for general residential development, although there may be opportunities for infilling.

29.11 Although it is situated outside the development boundary, land east of Berrynarbor car park is identified for community uses that will benefit the economic or social wellbeing of the village by Proposal BER1. As such, the site has potential for an element of affordable housing to meet the needs of the local community.

EMPLOYMENT

29.12 There are limited employment opportunities within the village with the local economy dominated by tourism. Any proposals for new employment uses will be assessed against Policy ECN3 together with the relevant landscape and travel and transport policies contained within Section 1 of the Plan.

29.13 There are numerous caravan and camping sites in the area surrounding Berrynarbor, including sites at Watermouth Cove, Big Meadow, Lydford Farm, Mill Park, Napps and Sandaway on either side of the A399 along the coastal fringe. In addition, Berrynarbor Caravan Park is situated to the south of the village in the Sterridge Valley. All of these sites are within the Area of Outstanding Natural Beauty, Heritage Coast and Coastal Preservation Area.

29.14 Given the amount of existing camping and caravan sites within the Berrynarbor area and in view of the environmental constraints surrounding the village, proposals for new or extensions to existing sites will not be permitted in accordance with Policy ECN10. However, proposals to improve and upgrade the standards of existing accommodation and facilities may be permitted but only where they comply with Policy ECN11.

COMMUNITY FACILITIES

Sport and Recreation

29.15 Existing public open spaces within Berrynarbor are identified on Inset Map 17. The main sports provision is the recreation field adjoining Pit Hill, which also provides important open space within the Conservation Area and contributes to the setting for the wider village. An equipped children's play area is situated to the rear of the village hall. Claude's Garden at the bottom of Barton Lane provides another important informal open space. These open spaces will be protected in accordance with Policy REC6.

29.16 In addition to public open space within the village, the North Devon Coast Path is approximately 1 kilometre north of the village. It provides public access to the coastline and countryside.

29.17 The Public Open Space Strategy undertaken for the District has not identified any major deficiencies for public open space provision within Berrynarbor. However, youth facilities including a skateboard park are proposed at the Recreation Ground.

Education Provision

29.18 Berrynarbor has a primary school that has no spare capacity. It also falls within the designated catchment area of Ilfracombe Community College, which also has no spare capacity. Although no sites have been proposed for residential development within the village, contributions towards additional education provision will be required for any residential development including family type housing of five or more dwellings. The level of

contribution will be based on the Code of Practice, which will be produced as Supplementary Planning Guidance.

29.19 A Sure Start Programme has been established covering Berrynarbor, Combe Martin and Ilfracombe that aims to improve the health and wellbeing of young children and their families. Any new community facilities proposed within Berrynarbor will be considered against Policy COM4.

Car Parking

29.20 The existing car park within the village is well used and is of strategic importance for the village. This car park will be safeguarded from redevelopment in accordance with Policy TRA8A unless alternative provision is made available.

Other Community Facilities

29.21 Land to the east of the car park lies outside but adjacent to the development boundary of the village. Berrynarbor has sufficient social and community facilities to support a limited number of affordable houses to meet the needs of the local community. This site is considered suitable to meet this provision due to its proximity to the village centre. In view of the site's location outside the development boundary, it is restricted to proposals that will benefit the economic or social wellbeing of the village including affordable housing, recreational open space and community facilities.

29.22 The site is located adjacent to the Conservation Area and within the AONB, Heritage Coast and CPA. Development will need to incorporate SUDS to avoid localised flooding problems. A high quality design and landscaping sensitive to the character of the locality will be required in accordance with Policies DVS1, DVS2, DVS7, ENV2, ENV3 and ENV5.

PROPOSAL BER1 (LAND ADJACENT VILLAGE CAR PARK)

LAND ADJACENT TO THE VILLAGE CAR PARK IS PROPOSED FOR AFFORDABLE HOUSING, PUBLIC OPEN SPACE AND COMMUNITY FACILITIES.

Comments of residents who said “YES” or “don’t know” to being in favour of a small number of new homes to help meet housing needs of local people in the parish:

- Berrynarbor is so expensive and beyond the reach of single people to buy a home.
- Very much against building on green field sites.
- Nowhere for elderly who want to downsize – except care home. There is also a need for affordable homes for young people and families.
- Probably more than a small number would be required.
- We would like to see affordable homes for young local families and that these homes would remain as part of the housing stock and not be sold on quickly for a profit.
- This is a difficult topic given Berrynarbor’s location in an AONB/conservation area, when any new build will have a damaging effect on the local environment.
- All measures possible should be made to discourage village homes becoming second homes with absentee owners.
- Housing should include parking facilities off road. No more than two storey dwellings. Not mobile (park) homes.
- We feel it is essential to keep Berrynarbor as rural as possible in the future.
- Genuinely affordable homes for local young people and young families. No more retirement homes on our limited building space!
- I have absolutely no idea about the housing needs of people in the parish.
- We would be in favour but only if for Berrynarbor young families and does not include adjoining parishes.
- There are too many second homes in the village – many empty for 48-50 weeks a year. These should be heavily taxed – the money going to affordable housing.
- Subject to complying with the local plan i.e. within the village area defined for infill developments.
- Possible development in the Lees area and Castle Hill area.
- To encourage a new younger generation with children to move into the village and to reduce the number of second (holiday) homes.

- Shortage of starter homes. Village needs young people to keep it alive.
- The young people need housing so they don't have to leave the village when they marry.
- The young have difficulty in affording housing locally, we need to keep them in the village. The elderly have at least some provision with the private care home in the village but people have to have funding for that.
- As long as any development is kept small in keeping with the village, also as local land-owners do not make a fortune out of selling land for this purpose.
- Housing for local young people who have had to leave the area, thus breaking the family connection.
- Not many facilities in Berrynarbor to accommodate younger people. No public transport.
- The answer is not to build more houses but to control the number of people needing houses – i.e. immigration. Otherwise one of England's last areas of rural tranquillity will become an urban sprawl and all the green will become grey.
- Affordable homes should be made available for those people on lower incomes, families and first time buyers.
- To be built where? Are there any plots within the defined development area for village?
- Young people will help support the school.
- Subject to Parish Council (1) reporting on the results of this survey in open forum (2) defining how big is "small"!
- Any development would need to be strictly controlled. The whole character of Berrynarbor would be ruined if new buildings were of inappropriate design or more than 3 or 4 in number.
- Young locals need help to get affordable housing.
- Young people cannot afford cost of present day housing – there is clearly a need for housing all the other groups of people listed above but young people should have priority as they are the future of our communities.
- But not to alter character of village, so very few would be desirable. No more second homes needed.
- Unless more families come to Berrynarbor it is in danger of becoming a village of elderly people.

- Young people cannot afford to buy or rent property in Berrynarbor Parish, as property prices are still very high here. Support/new homes are needed for young local people therefore, so they do not have to move away.
- We need a small number of new affordable homes built sensitively so as not to spoil the village.
- Working in parish alone is not sufficient criteria, should also meet residency criteria.
- Must be well built, well sited, not a mini housing estate, and only for local families who are working!
- Our parish is rural. We have taken a lot of that away already. I would not like the rural community to be diluted more by affluent town people, nor ones who could not be an active part of our wonderful land.
- Young families are the future of the village.
- Affordable housing is vital to keep local youngsters in the area
- I think young families find it difficult to find affordable housing in Berrynarbor.
- All villages need young families to sustain the whole village and provide workers in building and odd job industries.
- Providing the traditional rural character of the parish is preserved.
- It's important that the village remains a vibrant community so needs young people.
- NDDC planning policy on location, i.e. distance from transport links, education, employment appears to be at odds with the sustainable need of this village.
- Village needs more housing for locals. Affordable. Council should be more supportive and creative in encouraging locals to extend properties, convert loft spaces, convert disused outhouses in gardens and fields to supply homes for locals. Locals should be allowed to utilise own land for family's need instead of going into huge debts over mortgages elsewhere.
- In our view homes for young people are urgently needed to keep the village alive.
- I have no desire to see any new building in Berrynarbor.
- Berrynarbor is a small traditional village, i.e. shop, pub, school, church, farms. Children need this security of village life. Also to keep the village going and hopefully keep it a safe and happy place to live.
- I am widowed and could just afford to continue living in my cottage but I have seen several elderly people had to move to Ilfracombe because they could not afford to stay when one passes away.

- We are OK at the moment but due to my partner's ill health and steepness of location, we may need to move in the future.
- I am a single parent with an 8 year old son. I rent privately in Berrynarbor but would love to be able to afford to buy here. I work at Berrynarbor Primary School and my son attends the school so I feel I deserve to stay in the village.
- There is very little houses for people who have been brought up in the area, due for retirement.
- It is important to deter the increase of second homes or the parish will die. It is mainly a supportive parish but second homes ruin this ethos.
- Only homes for people born in Berrynarbor. Holiday and second homes are destroying small villages an should be taxed accordingly.

Comments of residents who said "NO" to being in favour of a small number of new homes to help meet housing needs of local people in the parish:

- This is an area of outstanding natural beauty. We are trying to help the wildlife and don't need any more of this area to be lost to building. Get rid of the caravan sites instead.
- Too many foreigners etc.
- A way should be found to use the holiday/second homes which are already here and are only occupied for a small part of the year. These would make good homes for people who have had to leave.
- There is no employment available locally, therefore those in low cost housing could not find work to pay rent or mortgage. They would have to travel some distance, contributing to climate change and personal expenditure. NB In your letter you state that "an independent survey is the best way to identify need". If the Rural Housing Project is carrying out this survey it can hardly be described as "independent".
- There are already a number of houses for sale which have been on the market for months. This is an area of outstanding natural beauty which needs to remain so as the tourist industry is a major source of income for local people. To spoil it means loss of tourism and jobs, forcing younger residents to leave this area.
- Character of village will be undermined by further development – job culture will be imported and all will live to regret it.
- Primarily retirement/elderly/established families. No links to essential services for affordable/social housing – village community expansion not in village interests.
- Enough traffic on village roads



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

Berrynarbor Parish Housing Needs Survey – Part One

Berrynarbor Parish Council is carrying out this survey to identify the level of local affordable housing need within Berrynarbor 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. If there are people living with this household who will need separate accommodation in the next five years they will need to complete a separate copy of this form and a part two form. 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 Andrea Davis (01271 883865)).

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 Berrynarbor parish or an adjoining* parish for 5 years in the last 10 years.
 - You have immediate family who have lived in Berrynarbor parish or an adjoining* parish for the last 10 years.
 - You have worked in Berrynarbor parish or an adjoining* parish for the last 2 years.
- * Adjoining parishes – Ilfracombe, Bittadon, Marwood, East Down, Kentisbury and Combe Martin
- 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.



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Berrynarbor Parish Housing Needs Survey – Part Two

Please complete this form if you consider that you are in need of local affordable housing in Berrynarbor 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.

It is intended that any affordable homes delivered in Berrynarbor will be for people living or working in Berrynarbor 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 Berrynarbor Parish or an adjoining* parish (please state) for 5 years in the last 10?	
Do you have immediate family who have lived in the Berrynarbor Parish or an adjoining* parish for the last 10 years?	
Have you worked in Berrynarbor 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 Berrynarbor parish who would like to move back? If so, please put them in touch with the Rural Housing Project	

* Adjoining parishes – Ilfracombe, Bittadon, Marwood, East Down, Kentisbury and Combe Martin

B. Identifying Housing Need

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	

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

When will you need to move? Tick one only

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

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

Yes	
No	

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

.....

.....

.....

C. Affordability

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;

.....

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.		

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			

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

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				

How many bedrooms would you need?

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

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	

E. North Devon District Housing Register

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

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