

4. Addressing local priorities in Area North – Affordable Housing - Item for Information

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Purpose of the Report

To provide an update on current programmes of work to secure increased levels of affordable homes in Area North, and to provide further information on local housing need identified within Area North.

Recommendation(s)

- (1) Note and comment on the report
- (2) Request a further update in 4 months time

1. Background to this report

- 1.1. Increased provision of affordable homes in South Somerset remains a high priority, as evidenced by the adopted Sustainable Community Strategy, SSDC Corporate Plan and the Somerset Local Area Agreement. Many published community-led plans (eg: 'Parish Plans'), refer to the need to increase the supply of affordable homes for local people.
- 1.2. The Joint Committee endorsed the provision of affordable homes as its highest priority and SSDC Councillors have allocated £15,000 from the area reserves to specifically support the progress of small-scale schemes, which address local housing needs in smaller villages.

2. Rural Housing Programme

- 2.1. As previously reported, a number of surveys of local housing needs have been completed in Area North, and have been used to support the development of small scale affordable housing schemes. This work is undertaken by the Community Council for Somerset via a service level agreement funded jointly by the district and county councils.
- 2.2. The SSDC corporate plan (2009) includes a commitment to support four local housing schemes per year across the district to 2012. During 2009-10 a housing needs survey and follow up support from the Rural Housing Enabler will take place in Ash.
- 2.3. Appendix A includes an update on current local projects, and includes additional planned sites for affordable housing either through market housing developments, or from the re-development – and increase – of existing social housing stock.

- 2.4. Allocations from the additional funding will be recommended by the Head of Area Development in consultation with ward members, on a scheme by scheme basis.

Financial Implications

None from this report

Implications for Corporate Priorities

Enabling the increased provision of affordable homes for local people in rural areas, supports the following key target areas for the SSDC corporate plan:-

- 3.2 With partners enabling the building of 597 affordable housing units by 2011
3.4 With partners enable the development of four housing schemes in rural areas by 2012.

Other Implications

Increasing the supply of affordable housing in Area North is the top priority within the Area Development Plan

***Background
Papers:***

***Area North Addressing local priorities in Area North –
Affordable Housing - November 08, Feb and March 09***

APPENDIX A - Current activity to develop affordable housing in Area North

HNS = Local Housing Needs Survey, undertaken by the Community Council for Somerset.

RSL = Registered Social Landlord

Name of parish	Date of HNS	No. of units identified	Current activity	Additional Affordable Homes	Whats next / other information
Curry Rivel					
Curry Rivel	Aug 06.	8-12	Yarlington Homes redevelopments at Chatham Place and Heale Lane.	12 built	Completed & Occupied
			Yarlington Homes redevelopment at Westfield	13 with consent	Possible phase 2 development at Westfield.
The Hamdons					
Norton Sub Hamdon	October 05.	10	Yarlington Homes scheme at detailed design stage for local needs scheme. Pre-application consultation completed in community.	10 units possible	Submission of planning application
Stoke Sub Hamdon	March 08	10	<i>Parish council considered report, no further action at this stage.</i>		
Langport & Huish					
Langport			Yarlington Homes redevelopment at Eastover	0	Determine planning application – 8 replacement only of affordable homes
Huish Episcopi	April 04.	6	Affordable housing achieved through S106 obligations at Kelwavs and	52 units with consent	Planning permissions also include contributions for local recreation

Name of parish	Date of HNS	No. of units identified	Current activity	Additional Affordable Homes	Whats next / other information
			Bartletts Elm		and highways improvements. Mix of housing and tenure to be agreed as part of s106.
Martock					
Ash	July 09 (in progress)		Supported by Rural Housing Enabler. Housing Needs Survey completed July 09		Meet with Parish Council / ward members and planning officers to review outcomes of survey. Commission additional support for project as required.
Long Load	Sept 07.	10	Supported by RHE programme. Scheme at feasibility stage for local needs scheme. Land identified. Detailed design and delivery planned for 2010-11. RSL is Hastoe.		Draft scheme prepared for pre-application discussions. Commission additional support for project as required.
South Petherton					
South Petherton	Jan 08.	16	Affordable housing considered through S106 obligations Lightgate Lane (partially built - RSL – Raglan) & Hayes End Yarlington redevelopment programme - West End Close	30 + 14 units with consent 7 units with consent	HCA has allocated funding to Persimmon Homes for 14 units for low cost home ownership. Completed
Shepton Beauchamp	Sept 04	2	Project was not taken forward due to		Plan & complete feasibility work.

Name of parish	Date of HNS	No. of units identified	Current activity	Additional Affordable Homes	Whats next / other information
			low number from survey. The Parish Council now wishes to review and promote a new project if there is local demand. Discussions underway for renewed survey & project feasibility.		including local survey and site assessments. Commission additional support for project as required.
Turn Hill					
Aller	March 04	4	SSH redeveloped existing land at Orchard Place in 2006	6 built and occupied	
High Ham	April 04.	2	Developer led scheme at Fountains Farm, at detailed design stage which includes local needs housing. Application for mix of market and affordable withdrawn.		Submission of revised Planning Application. RSL is Yarlinton Homes. Commission additional support for project as required.
Long Sutton	April 04.		The Parish Council wishes to review and promote a new project if there is local demand. A draft survey has been designed for consultation in September.		Conduct survey and review outcomes. Commission additional support for project as required.
Pitney	Feb 03.	None			Potential to combine with scheme in High Ham.
Wessex					
Compton Dundon	June 05.	6	Developer led scheme with s106 for sale of local housing at 65% of market value in perpetuity.	6 units with consent – partially built	

Name of parish	Date of HNS	No. of units identified	Current activity	Additional Affordable Homes	Whats next / other information
			Yarlington Homes redevelopment programme at Moor Close. Site brief under development.	not known at this stage	Pre-application consultation led by Yarlington Homes.
Islemoor					
Ilton			Yarlington Homes redevelopment programme at Copse Lane	24 units with consent	Work with parish council to implement plan for improvements to recreation ground.
Curry Mallet			RSL - Hastoe – Lyddons Farm	6 units built	Development complete and houses occupied