

APPENDIX A

Current progress of all affordable housing schemes in Area North (June 2011)

The attached tables include all parishes where the Community Council for Somerset has conducted a Housing Needs Survey since 2004. The tables also include details of schemes brought forward by developers or Housing Providers, where a proportion of the overall development is defined as 'affordable', including homes for social rent or shared equity.

HP= Housing Provider formally known as Registered Social Landlord or Housing Associations

RHE = Rural Housing Enabler (Employed by Community Council for Somerset, funded by SCC, SSDC)

YHG = Yarlinton Housing Group (Formally South Somerset Homes)

HCA = Homes and Communities Agency (the substantive provider of public investment into affordable housing)

HNS = Housing Needs Survey

Notes

'with consent' – means scheme has full planning permission from SSDC.

'with HCA funding' – means approval for subsidy from the Homes and Communities Agency confirmed. Some other schemes have funding applied for.

Where a developer led scheme, providing affordable homes through planning obligations, has received grant aid, this is to subsidise an increase in the proportion of rented properties, usually from 50:50 to 90:10 (rent: low-cost ownership)

A 'local exception scheme' is one permitted through planning policy, outside of the settlement development boundary, for homes which will remain affordable in perpetuity, and allocated to people in need of affordable housing with a local connection.

The parishes in the following programme have either had a past Housing Needs Survey conducted, or have a current or recent development of Affordable Housing.

Ward Name of parish	Date of Housing Needs Survey Number of units identified	Scheme description and current actions	Additional Affordable Homes	What's next / other information	Use of Area North allocation to date?
Curry Rivel					
Curry Rivel	Aug 06. 8-12	YHG redevelopment at Westfield. Previous completed schemes at Heale Lane and Chatham Place.	11 with consent and HCA funding 14 completed.	Westfield Phase 1 under construction – completion due August 2011. Delay due to technical highways issues. 5 x houses & 1 flat ready for occupation July 11. Westfield Phase 2 development – on hold	No
The Hamdons					
Norton Sub Hamdon	October 05. 10	Local exception scheme at detailed design stage at Minchington Close. Provider is YHG.	A scheme of up to 10 is being considered.	Public pre-application consultation has taken place. A planning application due to be submitted shortly.	No
Stoke Sub Hamdon	March 08 10	No detailed scheme.		Further discussion with ward member and Parish Council planned, as part of Core Strategy development.	No
Langport & Huish					
Langport		Redevelopment at Eastover (Yarlington Housing Group)	9 with consent and HCA funding	Homes built and partly occupied.	No
Huish Episcopi	April 04. 6	Land at Bartletts Elm. Affordable housing achieved through S106 obligations. (Developer / Provider - Yarlington Housing Group)	38 completed. (4 shared ownership 34 to rent)	Completed. Includes retirement living scheme.	No

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Huish Episcopi	April 04. 6	Land at Newtown. Affordable housing to be achieved through S106 (Developer - CG Fry)	Potentially 18, subject to planning. (51 dwellings @ 35%).	Public consultation May 10 Application submitted 22-9-10 (10/03541) – negotiations ongoing	No
Huish Episcopi	April 04. 6	Land At Kelways. Affordable housing achieved through S106 obligations (Developer – CG Fry; Housing provider - Hastoe Housing Association)	18 built and occupied.	Remainder of site under construction, all affordable housing has been completed.	No
Martock					
Ash	July 09 6	Early stages of local exception scheme. Site appraisal completed. 2 preferred sites identified. HP identified – Hastoe.	A potential scheme of around 6-8 to be considered.	Insufficient progress made to date. Project to be reviewed.	No
Long Load	Sept 07. 10	Scheme identified, and site negotiations for local exception scheme begun during 2007-08. HP is Hastoe.	Currently 2 for sale 6 for rent proposed.	Providing negotiations are completed between landowner and Housing Provider, a planning application will be submitted.	No
South Petherton					
South Petherton	Jan 08. 16	Land at Hayes End. Affordable housing achieved through S106 obligation.	10 with consent	Not commenced, s106 to be finalised.	No

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Shepton Beauchamp	Sept 04 2	Project originally not taken forward due to low number from survey. This has been reviewed by the parish council and a general village survey into housing & employment issues undertaken.		Further discussion to take place with parish council in light of Localism Bill and Core Strategy policy SS2	Costs of survey met.
Turn Hill					
High Ham	April 04. 2	Developer led scheme at Fountains Farm. RSL is Yarlington. Application (10/01851/FUL) refused for 3 low cost/affordable housing + 2 open market		HHPC to review next steps. Follow up meeting planned.	No
Long Sutton	June 2011 8	A general village survey completed Dec 09 led by LSPC. Working group formed and site appraisal completed. Preferred site identified – provider is Yarlington. Planning application for Exception Scheme under consideration on Martock Road. S106 for social enterprise to own housing for local people.	Potential for 3 Consent for 2 applied for	Public consultation event held June 11. Planning application expected shortly for 3 small units on shared equity sale basis. Pasivhouse scheme. Application to be determined.	Costs of surveys met.

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Pitney	Feb 03. None	Pitney's housing need could be addressed through a scheme at High Ham.		Potential to combine with scheme in High Ham.	No
Wessex					
Compton Dundon	Dec 09 19	Developer led scheme at former Transport Depot, Main Road, with s106 for sale of local housing at 65% of market value in perpetuity. Yarlington Homes redevelopment programme at Moor Close. In January 2010 additional homes cancelled. Replacement of existing stock only to Decent Homes/Mortgagable standard. Potential for a future scheme under consideration – site appraisal completed.	6 units with consent - Houses part built. No additional homes, like for like replacement	Monitor scheme's progress. Assess impact of new lettings on local housing need. Review site appraisal and consider next steps with parish council.	Cost of survey met.
Somerton		Land at Northfield Farm – affordable housing to be achieved through S106	46 with consent (133 dwellings @35%)	Application approved June 11 Includes plan for bespoke bungalow unit	
Isle Moor					
Ilton		Yarlington Homes redevelopment programme at Copse Lane.	23 units with consent and HCA funding (plus redevelopment of existing stock)	Build complete.	No

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St Michaels					
Montacute		Some initial discussion has taken place with ward and parish councillors.		Parish council to consider undertaking local survey to test village needs / opinions. Close links with other aspirations for improved local facilities.	No
Tintinhull		Some general discussion and feasibility work taking place led by the community.		Further follow up to assist discussion to progress.	No
Burrow Hill					
No HNS, or active schemes or current discussion.					