



Rural Housing Action Plan 2013-14



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Section A: Introduction

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

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

This document sets out the mechanisms available to the Council in providing more affordable housing in rural locations and describes how we intend to use these. In addition this plan is influenced by and contributes towards the Council Plan (2012-15) and the Housing and Accommodation Strategy (last update issued 2008²)

Evidence Base

South Somerset District Council covers a large geographical area consisting of 121 parishes over 96,000 hectares. In a survey³ conducted in October 2008 almost 31% of resident respondents cited affordable housing as a priority area for improvement. On the last day of 2012, there were just over 5,000 households⁴ expressing a need for rehousing on the Housing Register. During the last quarter of 2012/13 the size of the register reduced by 17%, but all the anecdotal evidence suggests that this under-represents the level of need in rural areas where many households do not register (as they have the perception that there is nothing to register for).

During 2008 and early 2009 the Council participated in a Strategic Housing Market Assessment (SHMA)⁵ covering two sub-regional housing markets, in conjunction with three neighbouring housing authorities, across most of the county of Somerset. In the final SHMA report, the consultants, Fordham

¹ For this document we are taking the 2011 census data. There are some locations where two settlements are effectively intertwined, such as Langport and Huish Episcopi. Where these total more than 3,000 population we not treating them as rural even if one or both of the parishes is below the 3,000 threshold.

² A County-wide Housing Strategy Framework document is due to be adopted later in 2013.

³ Place Survey conducted in 2008 by BMG research on behalf of all Somerset authorities.

⁴ On 31/12/12 there were 18,250 households in total on the Somerset Housing Register, of which 5,046 were assigned to South Somerset.

⁵ The Taunton and South Somerset Strategic Housing Market Areas Strategic Housing Market Assessments (Fordham Research, published February 2009)

Research, identified a need for an additional 659 affordable dwellings per year in order to satisfy the backlog and projected arising need (from demographic trends).

In addition there have been a number of very local parish housing needs surveys conducted to identify needs in a particular parish. It should be noted that the primary purpose of these surveys is to provide sufficient evidence to justify the granting of planning permission outside of the development area [or boundary] ('rural exceptions schemes'). Often such surveys expose the level of 'hidden need' not directly measured by the Housing Register because of the reluctance of eligible households to apply for rehousing through the normal channels. However the overall figures produced through the SHMA take into account such 'hidden need' and it should also be noted that in recent years the greater proportion of new affordable housing in rural settlements has been produced on sites within development areas.

Section B: Delivery Over The Past Three Years

Affordable Housing Delivered – 2010/11

During the financial year 2010/11 the Council enabled a total of 454 new affordable housing units across the district, our most successful year ever. Due to a number of demolitions and replacements, this represented a net gain of 357 (this figure alone higher than the overall total in any previous year). 272 of the 357 were for rent and the majority of the remainder were made available on a shared ownership basis. Of the 454 grand total 98 (22%) were in rural settlements (i.e. those parishes with a population of 3,000 or less). Table one below depicts the locations, numbers and partner landlord for each scheme.

Table One: Affordable Housing Completions in Rural Settlements during 2010/11

Housing Association	Scheme	Rent	Shared Ownership/ Intermediate	Net Gain New Homes	Total new dwellings (including replacements)
Yarlington	Copse Lane, Ilton	10	7	17	17
Yarlington	Woodhayes, Henstridge (phase 2)	10	3	13	34
Yarlington	Hillcrest, Templecombe	9	0	9	39
Yarlington	Frome Road, Bruton (Phase 2)	4	4	8	8
	TOTALS	33	14	47	98

Affordable Housing Delivered – 2011/12

During the financial year 2011/12 the Council enabled a total of 348 new affordable housing units across the district; a net gain of 270, of which 198 were for rent and the majority of the remainder were made available on a shared ownership basis. Of the gross total 71 (20%) were in rural settlements (i.e. those with a population of 3,000 or less). Table two below depicts the locations, numbers and partner landlord for each scheme.

Table Two: Affordable Housing Completions in Rural Settlements during 2011/12

Housing Association	Scheme	Rent	Shared Ownership/ Intermediate	Net Gain New Homes	Total new dwellings (including replacements)
Yarlington	Cox's Close, Bruton	8	7	15	36
Yarlington	Copse Lane, Ilton	4	6	10	18
Yarlington	Westfield, Curry Rivel	3	2	5	13
Hastoe	Tatworth	6	2	8	8
	TOTALS	21	17	38	71

Affordable Housing Delivered – 2012/13

Table three below depicts the locations, numbers and partner landlord for each scheme completed in a rural settlement during the financial year 2012/13. The total across the district fell back to 176, very close to the year on year average previously achieved although a significant drop from the previous two years. As well as a decrease in overall numbers, the proportion in rural settlements (based on population of 3,000 or less) also fell slightly to just under 18%.

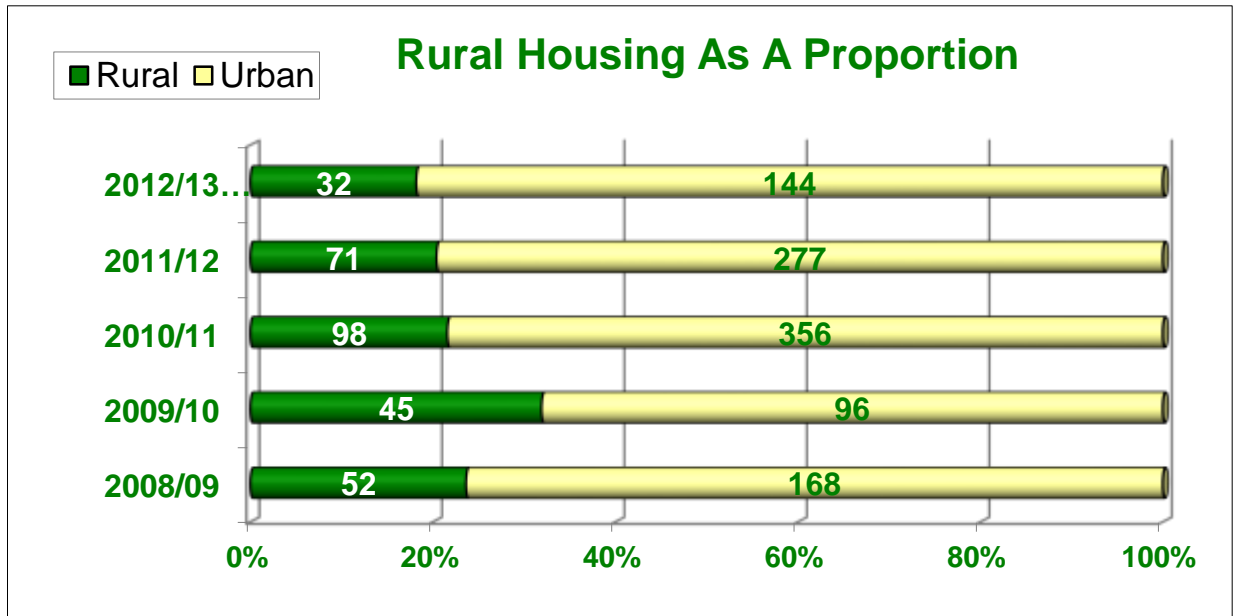
Table Three: Affordable Housing completions in Rural Settlements during 2012/13

Housing Association	Scheme	Rent	Shared Ownership/ Intermediate	Net Gain New Homes	Total new dwellings (including replacements)
Yarlington	Westfield, Curry Rivel	0	7	7	7
Yarlington	The Avenue, Sparkford	6 ^{*6}	2	8	8
Yarlington	Burrells House, West Coker	-4 ^{*7}	3	-1 ^{*7}	15
Yarlington	Home Farm, North Cadbury	2	0	2	2
	TOTALS	4	12	16	32

The chart on the next page summarises the delivery of affordable homes across the district over the past five years.

⁶ Homes for rent at Sparkford will be on the Affordable rent regime, not the Social rent regime

⁷ Refurbishment of Burrells House results in a net loss of 4 flats within the building but a counterbalancing gain of 3 bungalows within the curtilage, hence overall net loss of 1.



Section C: Current Position

The Council has set out clearly the importance of housing provision in the Council Plan (2012-15). Focus Three: Homes clearly sets that we will:

“With partners, enable additional new homes to meet the needs of the district, including mixed housing schemes to buy or rent that are affordable.”

Planning Gain

The tables and chart above include some affordable housing units achieved through the planning gain mechanism, i.e. where a developer is obliged to produce some affordable housing alongside market housing in order to obtain planning permission. The current policy⁸ is that all privately developed sites of 15 units or more or ½ hectare in rural areas (i.e. in settlements of 3,000 population or less) are subject to this obligation. Where a site qualifies for the affordable housing contribution the Council seeks 35% to be made available as affordable without access to public subsidy, subject to the viability of the site overall. The SHMA confirms that the proportions of affordable housing within this 35% should be 67% for social rent and the rest other intermediate solutions, including shared ownership.

This policy ensures that where a suitable site is brought forward within the development limits of a rural settlement, a proportion (roughly one third but

⁸ This is according to the saved policies from the previous Local Plan. It is anticipated that the new Local Plan will be adopted during 2013, subject to inspection, which will reduce this threshold.

lower where site viability dictates) is affordable. Where the level of rented housing is insufficient, it may be possible to supplement the planning gain with capital subsidy (from the HCA or from the Council) to increase the rented proportion within the affordable housing being provided under planning gain.

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

Rural Exception Schemes

Rural exception schemes are now so well established as a mechanism that this tends to be the type of housing most people think of when referring to new rural housing provision. In fact rural exception schemes, whilst significant, are in effect the last resort and in the recent past have produced fewer new rural houses than other routes.

'Exception' refers to the current planning limits. Rural exception schemes are those schemes where planning approval has been gained outside of the existing development area for exceptional reasons. In order to build outside of the development area it is necessary to prove that a housing need exists locally, and that no opportunity exists within the development area to meet that need.

Once planning permission has been gained the site is subject to a section 106 Agreement⁹ controlling the allocation of the dwellings. Typically the s106 Agreement will dictate that houses are let or leased to eligible households who can demonstrate a connection with the settlement or parish. Where no such household can be identified, a typical s106 Agreement will allow the landlord or freeholder to consider eligible households who can demonstrate a connection with certain neighbouring parishes (often referred to as the 'doughnut ring'). Finally, the landlord or freeholder would be able to look for eligible households with a connection to the district.

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

The table at appendix one summarises the surveys completed between January 2003 and March 2013.

⁹ Section 106 of the Town and Country Planning Act 1990
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Whilst some level of need has been established in most of the locations shown in the appendix, rural exceptions housing schemes have not been completed in every case. For example, in the cases of Abbas & Templecombe, Bruton and South Petherton there have been suitable sites within the development limits being brought forward which either qualify for contributing affordable housing provision via planning gain, or were redevelopment schemes undertaken by Yarlington Housing Group producing additional dwellings (or, in some cases, both). In these examples a portion of those affordable properties produced through the planning gain route have been set aside, at least on initial lets, for eligible households with a local connection in the same way as a rural exceptions s106 Agreement would expect.

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

Section D: The Way Forward

The New Local Plan

As with other local planning authorities, the Council is obliged to produce a new Local Plan and other Development Plan Documents (DPD). Until the new Plan is adopted, most of the previous Local Plan policies remain as 'saved policies' (including the rural exceptions policy [Policy HG9] and the approach to planning gain described earlier). Within the new Plan the Council will have to find sufficient land to accommodate new dwellings in the district, by 2028.

Some of the required additional dwellings will be on land in rural areas which raises the possibility of further affordable housing provision through planning obligations. Other opportunities for the provision of more affordable housing in rural settlements will be in the new Plan through a rural policy [Policy SS2]¹⁰, which effectively incorporates the existing rural exceptions policy.

Outside of the new rural policy, if any further growth is approved in some rural settlements it will present the opportunity for more private sector development and may well produce further opportunities for affordable dwellings in these settlements through the planning gain process. The new Local Plan contains a proposal to reduce the threshold to six dwellings¹¹, above which a site will qualify for providing affordable housing through planning obligations.

¹⁰ The proposed policy SS2 allows for sustainable development that will contribute towards the identified needs of the settlement. This could include some housing which is effectively market but meets local need, for example bungalows for existing older residents who wish to downsize without having to leave behind their existing support network.

¹¹ Six dwellings or 0.2 hectare

Table Four (below) lists the proposals for net increases of overall housing provision in rural settlements (subject to the consultation). It is reasonable to assume that the majority of these will provide up to 35% affordable housing on site.

Table Four: Rural Parishes with proposed additional housing in the draft South Somerset Local Plan (subject to final adoption)

Parish/es	Proposed Net Additional	Therefore Net Affordable* ¹²
Bruton	104	36
Castle Cary & Ansford	273	96
Ilchester	151	53
Milborne Port	89	31
Stoke Sub Hamdon	49	17

Conversely, during the development period for the new Local Plan, it is possible that some sites identified as suitable for rural exceptions schemes will remain unobtainable because of the aspirations of the current owner to develop them as market housing.

Proposed Affordable Housing Programme 2013/14

A number of affordable housing schemes were on site at the end of March 2013, due to complete during 2013/14. During the financial year 2013/14 the Council expects to enable a total of 167 new affordable homes across the district; a net gain of 151, of which 108 will be for rent (a higher proportion of these on the new Affordable Rent regime) and the majority of the remainder to be made available on a shared ownership basis. Of the gross total 54 (32%) will be in rural settlements (i.e. those with a population of 3,000 or less), including two new rural exceptions schemes at Barton St David and at Norton Sub Hamdon. Table five below depicts the locations, numbers and partner landlord for each scheme.

Table Five: Affordable Housing Programme in Rural Settlements during 2013/14

Housing Association	Scheme	Rent	Shared Ownership/ Intermediate	Net Gain New Homes	Total new dwellings (including replacements)
Yarlington	Cumnock Crescent, Castle Cary	12	0	12	28
Yarlington	Parsons Close, Long Sutton	1	2	3	3
Raglan	Mill Lane, Barton St David	13	0	13	13
Yarlington* ¹³	Minchinton Close, Norton-Sub-Hamdon	8	2	10	10
	TOTALS	34	4	38	54

¹² Based on 35% Proposed Net Additional Figure

¹³ Yarlington scheme at Norton Sub Hamdon in conjunction with a Community Land Trust CSM

The scheme at Norton Sub Hamdon is the first of two rural exceptions schemes being developed in the district through a Community Land Trust. The other is at Queen Camel where Hastoe Housing association is expected to provide 20 new dwellings, completing during the next financial year (2014/15). Together these schemes have benefitted from approximately £ 1.3 million allocated from a community-led development fund administered by the Homes and Communities Agency (HCA).

Review of Local Housing Needs Evidence

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

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

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

Taking this into consideration our immediate task is to target at least one parish in each of those wards where no or almost no surveys have been undertaken in the past, in order to achieve a broad geographic spread.

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

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

In the past we have relied on jointly funded Rural Housing Enablers who were based at the Community Council to undertake such surveys in an independent fashion. Although this funding arrangement came to an end and the specific Enablers posts have been lost, the Community Council continues to offer an independent surveying service which can be purchased on an ad hoc basis.

Where the need for a survey is identified, the District Council will continue to support Parish Councils and local groups such as Community Land Trusts. Support will be forthcoming either from the relevant area development team or the strategic housing unit or both, depending on the local circumstances on a case by case basis. Where appropriate Parish Councils and other local groups may also seek independent help from the Somerset, Devon & Dorset Community Land Trust Project.

Taking Action Where Need Is Already Identified.

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

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

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

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

Parish/es	Date	Need	Issue	Housing Association
Ash	Sept-09	6	Project development/HA capacity	Hastoe
Brewham	Sept 11	2	Need too small for economic development	
Charlton Horethorne	Feb-07	11	Site	YHG
Compton Dundon & Littleton	Dec10	19	Approved s106 site not built; stalled by (private) developer.	
Hardington Mandeville	May-04	6	Site; PC support	
High Ham	Apr-04	2	Need too small for economic development	

Parish/es	Date	Need	Issue	Housing Association
Hinton St George	March-13	3	Need too small for economic development, but may be viable with additional of up to 5 bungalows for downsizing owners	
Horton	Sept 10	4	Need too small for economic development	
Penselwood	Sept 11	3	Need too small for economic development; PC support.	
Shepton Beauchamp	Sept 04	2	Need too small for economic development	
Stoke Sub Hamdon	Mar-08	10	Need likely to be met through planning obligations after new Local Plan confirmed	
West Crewkerne	Sept 11	4	Need too small for economic development	

Strategic Actions

There are three strategic actions In addition to the Parish specific actions set out in Appendix Three. The first of these is to develop that appendix (which is only a snapshot in time) into an internal tracking mechanism shared between the relevant District Council officers.

We are mindful of the likely reduction in funding from central/regional sources in the current economic climate. We shall work with Parish Councils, Housing Association and Community Land Trust partners and the Somerset Devon & Dorset Community Land Trust Project to investigate new forms of provision which may provide cross subsidy. For example where some market based housing may be justified under the new Local Plan Policy SS2 (for example provision of bungalows for local owner occupiers who wish to downsize) this could provide the cross subsidy needed to develop affordable housing with a reduced (or even no) input of grant subsidy.

We shall also investigate with partner Housing Associations revised policies governing allocations of existing rural homes, subject to satisfactory compliance with prevailing housing legislation (notably currently Housing Act 1996, as amended by Homelessness Act 2002). Where there remains only a small provision of affordable housing, it could be restricted to being allocated only to those with a very local connection provided this does not impact on our overall duty towards those in the ‘reasonable preference’ groups¹⁴.

¹⁴ Under the legislation all Local Housing Authorities must ensure that certain types of applicants are given a ‘reasonable preference’. Under the current Homefinder Somerset system these groups roughly equate to those placed in Gold Band.
CSM

Appendix One: Local Parish Housing Needs Surveys Completed Since January 2003

Parish/es	Date	Pop 2011 Census	H'Hold 2011 Census	Need	Developed	Year
Abbas & Templecombe	Oct-08	1560	689	17	9	Nov-10
Aller	Mar-04	410	166	4	5 (net gain)	2006
Ash	Sept-09	626	261	6		
Barton St David	Aug-08	561	233	18	13	May-13
<i>Beercrocombe</i>	<i>2003</i>	<i>134</i>	<i>58</i>	<i>0</i>		
Brewham	Sept-11	441	186	2		
<i>Broadway</i>	<i>Mar-05</i>	<i>740</i>	<i>318</i>	<i>0</i>		
					13	Feb-10
					4	Dec-10
Bruton	Oct-08	2907	1082	24	15	Mar-12
Buckland St. Mary*	Apr-05	521	214	4		
Charlton Horethorne	Feb-07	591	265	11		
<i>Charlton Musgrove</i>	<i>Sept-11</i>	<i>398</i>	<i>166</i>	<i>0</i>		
Compton Dundon	June-05	705	300	6		
Compton Dundon (re-survey)	Dec-10			19		
Curry Mallet	2004	306	132	6	6	Jan-09
					17	Aug-06
					2	Jun-08
					5	Aug-11
Curry Rivel	Aug-06	2148	938	8 to 12	7	Apr-12
<i>Donyatt</i>	<i>Sep-05</i>	<i>347</i>	<i>146</i>	<i>0</i>		
Hardington Mandeville*	May-04	585	236	6		
High Ham	Apr-04	909	371	2		
				3 (+ 5 downsizing owners)		
Hinton St George	March-13	442				
Horton	Sept -10	812	361	4		
Huish Episcopi	Apr-04	2095	876	6	18	Sept-10
Keinton Mandeville	2003	1068	406	6	6	Jan-08
<i>Kingsdon</i>	<i>Oct-08</i>	<i>303</i>	<i>146</i>	<i>0</i>		
Long Load	Sept-07	332	145	10		
Long Load (re survey)	May-12			5		
Long Sutton	Apr-04	833	367	3		
					3	TBC
Long Sutton (Re-survey)	May-11			8	3	Apr-13
Long Sutton (Re-survey)	Feb-13			8		
<i>Marston Magna</i>	<i>Mar-09</i>	<i>523</i>	<i>207</i>	<i>0</i>		

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Parish/es	Date	Pop 2011 Census	H'Hold 2011 Census	Need	Developed	Year
Misterton*	June-04	826	352	6	10	Currently being built
Norton Sub Hamdon	Oct-05	743	308	8 to 10	10	Mar-15
Pen Selwood	Sept-11	273	128	3		
<i>Pitney</i>	<i>Feb-03</i>	<i>374</i>	<i>146</i>	<i>0</i>		
Queen Camel	June-07	908	355	14		
Queen Camel (Re-survey)	Sept-11			18	20	Mar-15
Shepton Beauchamp	Sep-04	728	320	2		
South Cadbury	Oct-04	284	132	2 or 3	3	Nov-08
					11 23	Mar-09 Nov-09
<i>South Petherton¹⁵</i>	<i>Jan-08</i>	<i>3367</i>	<i>1562</i>	<i>16</i>	<i>1</i> <i>10</i>	<i>Feb-13</i> <i>Apr-13</i>
Sparkford	Aug-05	617	258	6 to 8	8	Feb-13
Stoke Sub Hamdon	Mar-08	1968	861	10		
					4	Jul-07
Tatworth & Forton	Aug-05	2660	1108	10 to 15	8	Mar-11
<i>West Camel</i>	<i>Oct-08</i>	<i>459</i>	<i>205</i>	<i>0</i>		
West Crewkerne	Sept-11	631	258	4		

** Indicates the survey was not undertaken by the county-wide Rural Housing Enablers and methodology may vary.*

¹⁵ South Petherton included for completeness sake given 2008 survey and fairly recently completed affordable housing provision; however most recent census data shows that the village has now exceeded 3,000 population
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Appendix Two: Rural Parish Breakdown (by Ward)

The table below shows current stock managed by Registered Social Landlords in South Somerset, in parishes where the population is 3,000 or less, i.e. excluding Yeovil, Chard, Crewkerne, Castle Cary & Ansford, Martock, Langport & Huish Episcopi, Ilminster, South Petherton, Somerton and Wincanton. It also gives an indication of the number of applicants on the Housing Register as at 28/05/2013 for each parish.

Parish (by Ward) EAST Parishes highlighted are those where no survey has been conducted to date.	2011 census	Housing Register Data	Yarlington	Total (other RSL)	RSL
BLACKMOOR VALE					
Abbas & Templecombe	1560	34	103	22	Housing 21, Knightstone & Hastoe
Charlton Horethorne	591	4	20	6	Hastoe
Compton Pauncefoot	139	0	2		
Corton Denham	189	0	1		
Henstridge	1814	36	135	23	Hastoe, Housing 21 & Knightstone
Holton	238	0	2		
Horsington	571	2	6	6	Hastoe
Maperton	140	0	0		
North Cheriton	208	1	8		
Total	5450	77	277	57	
BRUTON					
Bruton	2907	57	158	37	Hastoe, Knightstone, Magna, & Wyvern
Total	2907	57	158	37	
CAMELOT					
Marston Magna	523	6	31		
Queen Camel	908	23	48	1	Raglan
Rimpton	235	0	5		
Sparkford	617	9	21	2	Sovereign
West Camel	459	3	17	1	Raglan
Total	2742	41	122	4	
CARY (excluding Castle Cary & Ansford)					
Alford		1	0		
Babcary	248	0	1		
Lovington	141	0	6		
North Barrow	233	0	0		
North Cadbury	950	7	18	2	Hastoe
South Barrow	162	0	5		
South Cadbury	284	2	9		
Yarlington	123	15	2		
Total	2141	25	41	2	

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Parish (by Ward) EAST Parishes highlighted are those where no survey has been conducted to date.	2011 census	Housing Register Data	Yarlington	Total (other RSL)	RSL
IVELCHESTER					
Chilton Cantelo	445	1	0		
Ilchester	2153	34	70	12	Knightstone, Magna
Limington	203*	2	7		
Mudford	696	11	53	2	Magna
Yeovilton	1226	7	3		
Total	4723	55	133	14	
MILBORNE PORT					
Milborne Port	2802	54	132	25	Raglan & Knightstone
Total	2802	54	132		
NORTHSTONE					
Barton St David	561	12	9		
Charlton Mackrell	1073	2	1		
Keinton Mandeville	1068	5	8	6	Hastoe
Kingsdon	303	3	16		
Kingweston		2	0		
Total	3005	24	34	31	
TOWER					
Bratton Seymour	104	0	1		
Brewham	441	2	3		
Charlton Musgrove	398	1	4		
Cucklington	173	2	8		
Pen Selwood	273	2	9		
Pitcombe	532	0	6		
Shepton Montague	208	0	2		
Stoke Trister	313	0	0		
Total	2442	7	33		

Parish by Ward SOUTH Parishes highlighted are those where no survey has been conducted to date.	2011 census	Housing Register Data	Yarlington	Total (other RSL)	RSL
COKER					
Barwick	1221	23	147	1	Knightstone
Closworth	220	1	1		
East Coker	1667	6	47		
Hardington Mandeville	585	0	2	2	Hastoe
Odcombe	759	6	39	11	Hastoe
West Coker	2018	23	82	7	Raglan
Total	6470	59	318	21	

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Parish (by Ward) NORTH Parishes highlighted are those where no survey has been conducted to date.	2011 census	Housing Register Data	Yarlington	Total (other RSL)	RSL
BURROW HILL					
Barrington	438	4	21		
Kingsbury Episcopi	1307	8	30	26	Knightstone
Muchelney	195	1	2		
Puckington	117	1	0		
Stocklinch	154	0	4		
Total	2211	14	57	26	
CURRY RIVEL					
Drayton	379	3	7		
Curry Rivel	2148	23	131	14	Knightstone
Total	2527	26	138	14	
HAMDON					
Norton Sub Hamdon	743	12	30	12	Hastoe
Total	743	12	30		
ISLEMOOR					
Beercrocombe	134	1	2		
Cury Mallett	306	4	12	9	Hastoe, Knightstone
Fivehead	609	5	31		
Hambridge & Westport	N/A	4	6		
Ilton	854	3	71	1	Knightstone
Isle Abbotts	205	0	5		
Isle Brewers	150	0	4		
Total	2258	17	131	10	
MARTOCK (excluding Martock)					
Ash	626	8	20		
Long Load	332	0	3		
Total	958	8	23		
ST MICHAEL'S					
Chilthorne Domer	574	5	29		
Montacute	831	18	69		
Tintinhull	902	12	85	1	Knightstone
Total	2307	35	183	1	
SOUTH PETHERTON (excluding South Petherton)					
Lopen	260	2	7		
Seavington St Mary	384	1	18		
Seavington St Michael	127	2	2		
Shepton Beauchamp	728	7	52		
Total	1499	12	79		

Rural Housing Action Plan

Parish (by Ward) NORTH Parishes highlighted are those where no survey has been conducted to date.	2011 census	Housing Register Data	Yarlington	Total (other RSL)	RSL
TURN HILL					
Aller	410	1	17	1	Jephson
High Ham	909	4	9		
Long Sutton	833	9	18		
Pitney	374	0	2		
Total	2526	14	46	1	
WESSEX (excluding Somerton)					
Compton Dundon	705	5	17	8	Hastoe
Total	5402	105	253	78	

Parish (by Ward) WEST Parishes highlighted are those where no survey has been conducted to date.	2011 census	Housing Register Data	Yarlington	Total (other RSL)	RSL
BLACKDOWN					
Buckland St Mary	521	7	5		Hastoe
Combe St Nicholas	1373	13	57		
Wambrook	184	1	0		
Whitestaunton	256	0	0		
Total	2334	21	62		
CREWKERNE (excluding Crewkerne)					
Misterton	826	9	37	3	Knightstone
Total	826	9	37	3	
EGGWOOD					
Dinnington	61*	0	1		
Hinton St George	442	0	2		
Merriott	1979	30	107	13	Knightstone
Total	2482	30	110	13	
NEROCHE					
Ashill	529	4	2		
Broadway	740	2	3		
Donyatt	347	3	20		
Horton	812	6	48	10	Hastoe
Total	2428	15	73	10	

Rural Housing Action Plan

Parish (by Ward) WEST Parishes highlighted are those where no survey has been conducted to date.	2011 census	Housing Register Data	Yarlington	Total (other RSL)	RSL
PARRETT					
Chiselborough	275	1	12		
East Chinnock	479	1	4	1	Hastoe
Haselbury Plucknett	744	7	62		
North Perrott	246	0	0		
West Chinnock	592	3	38		
Total	2336	12	116	1	
TATWORTH & FORTON					
Tatworth & Forton	2660	28	88	8	Hastoe
Total	2660	28	88	8	
WINDWHISTLE					
Chaffcombe	229	1	0		
Chillington	164	1	0		
Cudworth	49*	0	0		
Cricket St Thomas	64*	2	0		
Dowlish Wake	277	0	7		
Kingstone	103	0	0		
Knowle St Giles	244	0	4		
Wayford	115*	1	3		
West Crewkerne	631	2	0		
Winsham	748	6	50	11	Hastoe & Magna
Total	2624	13	64	11	

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

Appendix Three: Initial Action Plan 2013/14 (Parish Specific)

This appendix sets out the immediate actions to pursue rural housing developments in specific parishes across the district during 2013/14. It is not a definitive or exhaustive action plan because new actions will arise during the year in the light of developing circumstances, but it captures the position at the start of June 2013 and will feed into the proposed tracking system.

Parish	Date Survey published Need identified	Register data (as at 28/05/2013)	Description	Proposed scheme mix	Action/s
Area: East		Ward: Blackmore Vale			
Charlton Horethorne	February 07 11	4	No progress since completion of survey; site not identified		Review current appetite/viability for affordable housing scheme
Area: East		Ward: Camelot			
Queen Camel	September 11 18	23	CLT led scheme in partnership with Hastoe. Preferred site identified. £ 868,000 subsidy secured from HCA community-led fund.	16 x rent; 4 x shared ownership	Obtain planning permission
West Camel	No survey	3	Potential for additional housing identified by Parish Council		Research need
Area: East		Ward: Northstone			
Barton St David	August 08 18	12	Raglan developing thirteen dwellings at Mill Lane. £210,000 subsidy secured in mixed funding from both HCA and District Council. Completion expected Summer 2013.	13 x rent	Complete scheme

Rural Housing Action Plan

Parish	Date Survey published Need identified	Register data (as at 28/05/2013)	Description	Proposed scheme mix	Action/s
Area: East			Ward: Tower		
			This ward has a low level of coverage in terms of parishes already surveyed.		Complete investigation for potential cluster scheme
Shepton Montague	No survey	0			Undertake survey
Area: North			Ward: Curry Rivel		
Curry Rivel	August 06 8 - 10	23	Some increase in affordable housing from Yarlington redevelopment since original survey.		New survey to be completed; analyse results
Area: North			Ward: Hamdon		
Norton Sub Hamdon	October 05. 10	12	CLT led scheme in partnership with Yarlington. Planning permission in place for site at Minchinton Close. £ 420,000 subsidy secured from HCA community-led fund.	8 x rent; 2 x shared ownership	Complete s106 Agreement & commence development
Area: North			Ward: Martock		
Ash	September 09. 6	8	Preferred site identified		Obtain planning permission & secure funding
Long Load	May 12 5	0	Previous site discussions failed; resurvey found lower level of need.		Further feasibility work with Parish Council

Rural Housing Action Plan

Parish	Date Survey published Need identified	Register data (as at 28/05/2013)	Description	Proposed scheme mix	Action/s
Area: North			Ward: St Michael's		
Montacute	No survey	18	Yarlington own a potential site		Complete scheme feasibility
Area: North			Ward: Turn Hill		
Long Sutton	May 11 8	9	Yarlington recently completed three dwellings within development limits at Parsons Close, subsidy funded by HCA. Social enterprise scheme developing three dwellings outside of development limits without subsidy.	1 x rent; 2 x shared ownership	Complete development
Area: North			Ward: Wessex		
Compton Dundon & Littleton	December 10 19	5	An approved site with a s106 obligated provision of affordable housing commenced several years ago but has not been fully built out. Parish Council wish to identify a further site.	6 x discounted market sale (65% open market value)	Site to be completed
Area: South			Ward: Coker		
West Coker	No survey	23	District Council owned land identified. Raglan considering site feasibility.	6 x rent	Obtain planning permission & secure funding.
Area: West			Ward: Blackdown		
Coombe St Nicholas	No survey	13	Affordable housing need identified as an issue in developing local Parish Plan		Parish Plan to consider undertaking survey

Rural Housing Action Plan

Parish	Date Survey published Need identified	Register data (as at 28/05/2013)	Description	Proposed scheme mix	Action/s
Area: West		Ward: Eggwood			
Hinton St George	March 13 3 (+5 downsizing owners)	0	Affordable housing need identified too small for economic development but may be viable with addition of up to five bungalows for downsizing owner occupiers.		Parish Council to consider reaction to survey results
Area: West		Ward: Neroche			
Horton	September 10 4	6	Identified need may be too small for economic development.		Pursue possible site purchase
Area: West		Ward: Parrett			
North Perrott	Survey underway	0	Survey being undertaken to identify any hidden need.		Parish Council sponsored working group to conduct survey & analyse results
Area: West		Ward: Windwhistle			
	No survey (except Winsham)		Rural exceptions scheme has been completed at Winsham, but otherwise this Ward has no coverage in terms of parishes already surveyed.		Approach parish for next survey