



# **WEDMORE**

## **HOUSING NEED ASSESSMENT**



**APPROVED FINAL REPORT**

**NOVEMBER 2018**

<b>Wedmore Parish Housing Need Assessment (2018)</b>	
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<b>Contacts</b>	<b>Duncan Harvey – Service Manager (Housing Development)</b> Tel: 01278 436440 / Email: duncan.harvey@sedgemoor.gov.uk <b>Esther Carter – Affordable Housing Development Officer</b> Tel: 01278 435599 / Email: esther.carter@sedgemoor.gov.uk
<b>Organisation</b>	<b>Sedgemoor District Council</b>
<b>Address</b>	Housing Development Unit, Sedgemoor District Council, Bridgwater House, King Square, Bridgwater, Somerset, TA6 3AR
<b>E-mail</b>	affordable.housing@sedgemoor.gov.uk

<b>REPORT STRUCTURE</b>	<b>PAGE</b>
<b>CONTEXT &amp; METHODOLOGY</b>	
• Context	<b>2</b>
• Methodology	<b>2/3</b>
• Wedmore – The Place	<b>3/4</b>
• Local Income Levels & Affordability	<b>4/5</b>
<b>HOUSING NEED SURVEY ANALYSIS</b>	
• Current Housing Circumstances	<b>6</b>
• Future Housing Requirements & Financial Information	<b>6</b>
<b>SUMMARY AND RECOMMENDATION</b>	
• Pre-Existing Evidence from Homefinder Somerset (Housing Register)	<b>7</b>
• Wedmore 2018 Housing Need Survey Analysis	<b>8</b>
<b>AFFORDABLE HOUSING INFORMATION</b>	
• Affordable Housing Defined	<b>9</b>
• Pipeline Affordable Housing Projects	<b>9</b>
<b>DELIVERING WEDMORE’S FUTURE HOUSING</b>	
• Emerging Sedgemoor Local Plan	<b>10</b>
• Non-Planning Options	<b>10</b>
• Wedmore Neighbourhood Plan	<b>11</b>

# CONTEXT & METHODOLOGY

## CONTEXT

Wedmore Parish Council (“WPC”) asked Sedgemoor District Council’s Affordable Housing Development Team (AFHDT) to carry out a Housing Need Assessment (HNA). WPC wished to gain an up-to-date insight into the nature and scale of local housing need.

An earlier HNA, published in July 2014, is now out of date.

The Sedgemoor District Council (SDC) AFHDT is a small-dedicated team with the specific responsibility to oversee the delivery of new affordable housing. The team are part of the wider SDC Housing, Health & Wellbeing Service. Building on successful records of accomplishment of delivering affordable homes in rural communities, the AFHDT provides support and advice to parish councils, landowners, developers and registered providers with the aim of developing new affordable housing. The AFHDT has developed its own housing need assessment process, which provide publically available independent and robust evidence for future housing growth in rural communities.

Housing need in this context is defined as follows:

- ‘Housing need’ can be defined as the need for an individual or household to obtain housing which is suitable to their circumstances;
- It implies that there are problems or limitations with the household’s current housing arrangements and that the household is unable to afford or to access suitable accommodation in the private sector;
- Such problems may be due to housing costs, size, location, layout, state of repair or security of tenure;
- This need may be immediate or anticipated in the near future.

Historically, the majority of responses in any survey of this kind come from:

- People who feel themselves to be in need of housing now or in the near future;
- Their relatives;
- People involved in some way in community affairs who probably have an appreciation of the problems affecting the community as a whole, even if they are not in housing need;
- People who feel strongly that there should be no more development in the village.

## METHODOLOGY – ASSESSMENT APPROACH

The Wedmore HNA was a single stage postal survey of the one thousand three hundred and ninety-eight (1,398) households in the parish of Wedmore. HNA forms were also posted to an additional eleven (11) households who are registered on Homefinder Somerset (Housing Register) who requested Wedmore as their preferred area of choice or who have a local connection to Wedmore. The survey purports to assess the entirety of housing need in the area.

The personal data provided from each survey response has been assessed individually to ascertain each respondent’s personal need/requirement.

Experience shows that local people are often apathetic to register for affordable housing and complete a survey form prior to any housing development project. This is mainly because they feel that there is no prospect of an affordable home in the locality. The numbers on the housing register spike at key stages of new affordable housing build projects. The most notable of these triggers tend to be firstly when planning permission is secured, secondly when construction activity can be seen on site and thirdly, when the new homes are nearing completion.

A covering letter accompanied the HNA survey as well as a pre-paid envelope for completed forms, the survey consists of a two-page form and a pre-paid envelope was enclosed for returning completed forms. Copies of these documents are available upon request from Sedgemoor District Council.

The HNA survey was split in two distinct sections – these were:

**Section 1:** Understanding your household and your current housing circumstances

**Section 2:** Understanding your household's future housing needs

It is important to note that the HNA was not a survey or opinion poll of local views on housing.

The HNA was designed to identify local people who had a future housing need.

Seventy-eight (78) completed surveys were returned.

Of those returned sixty-six (66) of the survey's respondents were assessed as having a need for some of affordable housing.

A further twelve (12) respondents could afford to buy on the open market but felt unable to find a suitable property in Wedmore.

When assessing a respondent's suitability to homeownership or private renting on the open market the following criteria is used.

**Home Ownership** - purchase price based on multiplier of 3.5 times gross annual income plus available deposit (minimum of 15% of purchase price).

**Private rented** – private renting affordability is calculated by multiplying monthly rent x 30, the total should be approximately the annual salary. This only looks at rent, it doesn't include any bills.

Respondents who are unable access the open market (buy or rent) are assessed against eligibility for affordable rented or intermediate home ownership product. The respondent's income, savings and size of family are key factors for assessing their need for affordable housing.

The assessment of affordability looks at household incomes and savings, which are then measured against property prices, which suit the size and type, whether rented, or home ownership. Depending on tenure, additional factors are checked that will affect the cost of acquiring the property

For home ownership, these costs include mortgage interest rates, mortgage indemnity premium. Mortgage application fee, legal fees, stamp duty tax, legal fees and search fees etc.

For rent, these costs may include: rent deposit and rent paid in advance.

## **WEDMORE – THE PLACE**

The Parish of Wedmore is located in the heart of rural Somerset, situated at the foot of the Mendip hills and on the edge of the Somerset Levels. The area is also known as the Isle of Wedmore, as it was an island at one time, surrounded by marshland. Wedmore village is the centre of the community, but the parish is very much larger, consisting of a number of villages and hamlets, all with their own unique rural characteristics. The Parish consists of two main villages: Wedmore and Blackford. Outside of the settlement boundaries of Wedmore and Blackford is considered to be 'Countryside', which includes Theale, plus a number of smaller hamlets.

Wedmore is a desirable place to live, with a parish population of 3,318 according to the 2011 census.

In line with national trends, the population profile shows an aging demographic with both a median and mean age which is older than the equivalent figures for England / Wales and Somerset. However, the number of under 18 year olds has remained broadly constant.

### **Wedmore – Housing**

The popularity of Wedmore as a place to live and the limited increase in the number of dwellings has contributed to house prices which are well above the average for this part of Somerset.

This has an impact on younger people wanting to remain in the Parish and older people wanting to 'downsize' within their existing community, something confirmed by the 2018 HNA exercise.

For the purpose of this survey, data from the Office for National Statistics (ONS) 2011 Census and other web based data sources have been used for information.

Wedmore (the village) is considered a rural settlement. In the affordable housing arena, settlements with a population of less than 3000 are classed as villages. In Planning terms, Wedmore is classed as one Sedgemoor's Key Rural Settlements under the current adopted Core Strategy. The emerging Sedgemoor Local Plan, which is likely to designate Wedmore as a Tier 2 settlement.

There were just over 1300 households in Wedmore, according to the 2011 census.

Owner Occupation is the dominant tenure across the parish - 84.6% of all homes (1,125 households). This is much higher than the Sedgemoor district average of 71.3%.

As at 2011, there were 109 Private Rented homes across the parish - 10% of the homes. This below the Sedgemoor district average of 14.5%.

Vacancies are infrequent. Rents a very high, often beyond the reach of local people.

As at 2011, there were 72 Affordable Homes across the parish – equating to just 5.5% of local homes. The impact of the “right-to-buy” has seen the numbers of affordable homes drop since the early 1980's.

There are a further 24 affordable homes associated with the proposed the site at Cross Farm. Whilst this development has secured planning permission, it is unclear when these homes will be built.

Some of the above affordable homes include some form of local priority allocation criteria, designed to ensure local people who have a strong connection with the parish have priority for any vacancies.

The majority of the current affordable housing stock does not have any form of local priority allocation criteria. This means that when vacancies do arise, local people must compete with other people from outside the village.

## **LOCAL INCOME LEVELS AND AFFORDABILITY**

### **Buying on the Open Market**

Across Sedgemoor, there are a growing number of young adults unable to access the housing ladder and continue to live with parents or relatives. In rural areas, this is significant due to the affordability gap where rural house prices tend to be well above average, while rural incomes are below average. Many locals are forced to leave the village. This adds to the increasing loss of younger adults and families who often support and contribute towards rural local communities.

SDC reviewed sales of homes over the past year in Wedmore using the website Rightmove. There have been thirty-eight (38) property sales in Wedmore in the past year. The majority of sales in Wedmore during the last year were detached properties, selling for an average price of £596,836. Semi-detached properties sold for an average of £356,563, with flats fetching £242,333. Overall sold prices in Wedmore over the last year were 16% up on the previous year. Figures accurate as at April 2018.

Using “real house price data” and taking a conservative view on the average sold price of houses in the parish. The price at which someone could buy a property (entry level at which it would be feasible to get onto the housing ladder) has been taken to be in excess of £238,000 for a two bed property & circa £401,000 for a 3-bed property. These are average figures based on sold prices from Rightmove and are only a guideline.

**Table 1** below illustrates prices, deposits; mortgages and income levels, there are assumptions about deposits and mortgages to enable the calculation of salaries to meet the mortgage requirement.

**Table 1: Annual income requirements for open market properties**

House Price	Deposit (assume 15% required)	Mortgage required	Annual income required (based on 3.5 x income)
<b>£150,000</b>	£22,500	£127,500	£36,429
<b>£170,000</b>	£25,500	£144,500	£41,285
<b>£200,000</b>	£30,000	£170,000	£48,572

A household's ability to buy is dependent on having an appropriate deposit. The calculation presented in Table 1 assumes a mortgage to house value of 85%, i.e. the purchaser has saved a 15% deposit. It may be possible to secure a mortgage with a lower percentage deposit but this will require even higher income levels. Under new mortgage rules, which came into effect in April 2014, lenders must now obey strict guidelines to check whether a borrower can afford their mortgage repayments, not just at current interest rates, but also if interest rates shot up to 6 – 7 %.

Each household has its own set of circumstances; therefore, our assumption is used as a guide only.

### Shared Ownership

To qualify for shared ownership household income should be below £80,000 per year. Shared Ownership (also known as “help-to-buy”) offers the opportunity to ‘part buy’ and ‘part rent’. A percentage (%) ownership share in a property is offered, typically between 25% and 75% and a subsidised rent is collected on the remaining percentage (%) share. There is the opportunity to buy further percentage (%) shares in the property, usually up to an 80%. This is known as ‘staircasing’. **Deposit, mortgage, rent & income for a shared ownership based on purchasing a 50% share.**

Property value	Deposit (assume 10% of 50% share)	Mortgage required (remaining equity in brackets)	Mortgage cost per calendar month approx. (assuming rate of 5% for 25yrs)	Rental on remaining equity per calendar month	Total monthly payment	Annual income required based on 3.5 x income
<b>£120,000</b>	£6,000	£54,000 (£60,000)	£316.00	£165.00	£481.00	£18,000
<b>£160,000</b>	£8,000	£72,000 (£80,000)	£421.00	£220.00	£641.00	£20,000
<b>£200,000</b>	£10,000	£90,000 (£100,000)	£455.00	£275.00	£730.00	£26,000

### Comparison between the cost, Market Rent, Affordable Rent, Social Rent & current Local Housing Allowance.

Number of Bedrooms	Typical Market Rent (approx.)	Affordable Rent (approx.)	Social Rent (approx.)	Local Housing Allowance (April 2018 – March 2019)
<b>1</b>	£110.00	£88.00	£71.50	£93.23
<b>2</b>	£146.00	£116.80	£94.90	£123.58
<b>3</b>	£162.00	£129.60	£105.30	£153.02

# HOUSING NEED SURVEY ANALYSIS

The Housing Need Survey analysis used primary data from the Housing Needs survey, as well as secondary data from local house prices and income data (web based), Office for National Statistics (2011) and Homefinder Somerset (Housing Register) system to inform this report. The results of the survey will alter with increasing/decreasing values of housing, lenders policies, economic climate and demographic changes in the community as individual's situations change. The conclusions provided offer an insight into whether there is any unmet local housing need in Wedmore.

The tables below provide an "at-a-glance" insight in the assessed affordable housing need, totalling **sixty-six (66)** local individuals or families. After discounting potential pipeline affordable housing supply secured at Cross Farm (24 units), the net additional affordable need in Wedmore is **forty-two (42)**

Further analysis has been carried out to understand the gender, age and current family housing circumstances of those who might potentially live in any affordable housing development built. When looking at household composition we have taken into account the age and gender of the children that would be living as one household, single person households, the age of couples assuming they may have a family etc. The results look at both the unsuitability of the accommodation and the household make up, the combined evidence gives us an insight into what the family age and make up would be.

## CURRENT HOUSING CIRCUMSTANCES

All sixty-six (66) respondents have a strong connection with Wedmore and are considered to be in housing need, requiring help to access an affordable home in the village.

In Housing Need – Moving Timescale	Number of Respondents
Need to move within 12 months	20
Need to move in the next 2 years	21
Need to move in the next 2 – 5 years	25

## LOCAL CONNECTION

In Housing Need – Local Connection	Number of Respondents
Live 5 + years in the parish	52
Live up to 5 years in the parish	5
Previously lived 5 years or more in the parish	1
Work 16+ hours a week or more in the parish	0
Immediate family in the parish	7
Receive/Provide care for family in the parish	1

## UNSUITABILITY OF CURRENT HOME

In Housing Need – Reason for Move	Number of Respondents
Need Independence	31
Too large	4
Separation/Divorce	2
Too small	2
To give/receive support	1
Health reasons	2
Unaffordable	8
Insecure tenancy	16

## FUTURE HOUSING REQUIREMENTS & FINANCIAL INFORMATION

Whilst respondents were asked to indicate their housing preferences, the recommendations made in this report are based on actual need rather than the respondent's aspirations. If finances are assessed to be insufficient to purchase on the open market or to buy a percentage of a shared ownership property, rented tenure has been recommended.

The findings from the survey showed that forty (40) respondents we would recommend affordable rented tenure and twenty-six (26) respondents we would recommend some form of Home Ownership product.

# SUMMARY AND RECOMMENDATION

## SUMMARY AND RECOMMENDATION

When preparing this Housing Needs Survey each respondent's circumstances were assessed to determine whether they were firstly **IN HOUSING NEED**, secondly whether the respondents are capable of **RESOLVING THEIR HOUSING PROBLEM** in the prevailing housing market and thirdly what **STRENGTH OF LOCAL CONNECTION** the household has with Wedmore.

For the purposes of the HNA, respondent's local connection with the parish have been determined by the following criteria:

1. Live 5 years or more in the parish
2. Live up to 5 years in the parish
3. Previously lived 5 years or more in the parish
4. Work 16 hours or more a week in the parish
5. Have immediate family\* in the parish - means grandparent(s), parent(s), child(ren) or sibling(s)
6. Provides or received car for family\* in the parish

## PRE EXISTING EVIDENCE FROM HOMEFINDER SOMERSET (HOUSING REGISTER)

Homefinder Somerset (Housing Register) data is a useful additional indicator of potential affordable housing demand. Housing applicants who register via Homefinder Somerset are only able to select one preferred location for housing. Although Housing applicants choose a preferred location they are able to bid for vacant affordable homes in any location. The number of Homefinder Somerset applicants who have Wedmore as their preferred area of choice is likely to be greater than the figures described below.

People are often apathetic to register for affordable-housing in rural villages (prior to a project) because they often feel there is no prospect of a home, this is normally due to the fact there has been no housing development in the village for a number of years. Homefinder Somerset registrations spike at key stages of any new affordable housing project. The most notable of these triggers tend to be firstly when planning permission is secured, secondly when construction activity can be seen on site and thirdly, when the new homes are nearing completion.

The table below sets out the data from Homefinder Somerset (Housing Register) (Source: Homefinder Somerset February 2018), showing the current number of applicants and their bedroom requirement who have registered an interest in living in Wedmore. Whilst Homefinder Somerset data is a useful indicator of potential affordable housing demand, it would be inadvisable to use this information as a definitive assessment of true unmet housing need in Wedmore. This is because we are not able to carry out an assessment on these applicants. Unfortunately, due to the limited information requested on the HNA, we are not able to determine how many Homefinder Somerset applicants have completed and returned their form.

CBL Affordable Housing Demand	Maximum Bedroom Requirement				Total
	1 bed	2 bed	3 bed	4 bed	
<b>Total number of applicants selecting Wedmore preferred area of choice</b>	4	4	1	2	<b>11</b>

Quite why so few local people are registered for housing is a mystery. Some form of local campaign is recommended to ensure people register their need for affordable housing.

Those seeking rented affordable homes should register on this web link - [www.homefindersomerset.co.uk](http://www.homefindersomerset.co.uk)

Those seeking affordable homes to buy should register on this web link - [www.helptobuy.org.uk/other-housing-options/shared-ownership](http://www.helptobuy.org.uk/other-housing-options/shared-ownership) or directly through a developer.

Those interested in self-build can register on the Sedgemoor Self-Build Register [www.sedgemoor.gov.uk/10755](http://www.sedgemoor.gov.uk/10755)

## WEDMORE 2018 HOUSING NEED SURVEY ANALYSIS

After assessing each individually the completed survey forms returned, we have determined there was a gross affordable housing need of sixty-six (66) household's considered to be in need of some form of affordable housing in Wedmore.

We have assessed the breakdown of accommodation they require in table format below.

### Gross - Wedmore 2018 HNA - Assessed Overall Wedmore Affordable Housing Need

Affordable Accommodation Required				
1 bed	2 bed	3 bed	4 bed	Total
25	29	8	4	<b>66</b>

### Net - Wedmore 2018 HNA - Assessed Overall Wedmore Affordable Housing Need

After discounting potential pipeline affordable housing supply secured at Cross Farm (24 units), the net additional affordable need in Wedmore is forty-two (42)

Affordable Accommodation Need				
1 bed	2 bed	3 bed	4 bed	Total
17	21	2	2	<b>42</b>

### Net - Affordable Rented Accommodation

The table below represents net (discounting Cross Farm) affordable rented accommodation need by unit size. Some aspire to own, but do not have financial means to buy an affordable homeownership product. suitability for a home ownership product.

Net Affordable Rented Accommodation Need				
1 bed	2 bed	3 bed	4 bed	Total
17	1	0	1	<b>19</b>

### Net - Affordable Home Ownership - Shared Ownership / Low Cost Home Ownership

The table below represents households we have recommended for Affordable Home Ownership, with the required bedroom size and property type. These respondents are in housing need, who appear to have sufficient income to service a mortgage, have savings for a deposit.

Affordable Homeownership Accommodation Required				
1 bed	2 bed	3 bed	4 bed	Total
0	20	2	1	<b>23</b>

### MARKET HOUSING PROVISION ASSESSED FROM THE SURVEY

There was surprisingly twelve (12) households who completed the survey who were assessed as being able to resolve their housing need on the open market, the majority of them felt that there are no suitable homes in Wedmore to fulfil their housing need.

Market housing accommodation required				
1 bed	2 bed	3 bed	4 bed	Total
1	4	6	1	<b>12</b>

## AFFORDABLE HOUSING INFORMATION

**Affordable Housing** as defined in Annex 2 of the National Planning Policy Framework (NPPF) (24th July 2018 Annex 2) as may be updated from time to time to be provided in accordance with this Agreement and which shall comprise Affordable Housing for the purposes of this definition:

Affordable housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

**Affordable Housing for Rent** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

**Starter Homes** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

**Discounted Market Sales Housing** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

**Other Affordable Routes to Home Ownership** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Affordable Housing will allow local people to access a suitable home, at a price they can afford in the area they need to live in where they were born / grew-up / have support, social networks or work in.

Affordable housing can be provided by the public sector (Council and/or Housing Association)

Affordable housing can be provided by the private sector (volume house builders and private landlords)

Affordable housing can be provided by the community through a Community Land Trust

Project Name	Planning Ref	Policy	Status	Total Units	Affordable Proposals	Local Letting Policy
Cross Farm	50-18-00023	P4	Full Planning	55	24 (43.6%)	Yes
Holdenhurst	50-18-00015	T3	Full Planning	11	0 (off-site)	N/A
East of Wedmore School	50-18-00056	T3	Resolution to Grant	35	10 + off-site	No
Westholme Farm	50-18-00057	T3	Resolution to Grant	16	4 + off-site	No
Paradise Barton	50-17-00089	T3	Resolution to Grant	10	3	No

## **FUTURE HOUSING DELIVERY IN WEDMORE**

Wedmore (the village) is considered a rural settlement. In the affordable housing arena, settlements with a population of less than 3000 are classed as villages. In Planning terms, Wedmore is classed as one Sedgemoor's Key Rural Settlements under the current adopted Core Strategy.

Looking to future, Wedmore Village is identified in the emerging Sedgemoor Local Plan as a Tier 2 settlement to accommodate a minimum of 116 new houses by 2032. At the time of drafting this report, the Sedgemoor Local Plan is close to being adopted (anticipated February 2019).

It therefore makes sense to discuss future affordable housing delivery in light of the proposed policies contained within the emerging Sedgemoor Local Plan. A copy of this document can be obtained from the Sedgemoor District Council website.

### **Sedgemoor Emerging Local Plan - Proposed Policy T3 – Housing in Tier 2 Settlements**

Housing proposals for redevelopment, infill, subdivision and conversion within existing settlement boundaries will be supported where it is appropriate to the scale, design and character of the existing community.

In the interim until sites are either identified in a neighbourhood plan or allocated in a subsequent allocations document, proposals outside of the settlement boundaries that meet a raft of criteria will be supported.

One of these will be to provide affordable housing in accordance with the Council's requirements by way of TCPA planning gain. Affordable housing can only be sought on sites of 11 or more in Wedmore.

Where affordable housing is required to be provided the rate of affordable housing provision will be 15% from brownfield sites or 30% from greenfield sites.

Affordable housing from T3 sites will not ordinarily be supported by a local lettings policy. This means that when vacancies do arise, local people must compete with other people from outside the parish.

#### **Discussion Point**

Wedmore Parish Council and/or Wedmore Neighbourhood Planning Group may wish to consider including a policy for a local lettings policy within the Wedmore Neighbourhood Plan on any housing site allocated within the Neighbourhood Plan

Whilst sites either allocated or those which come forward under the interim approach set out in Policy T3 will need to provide appropriate affordable housing provision in accordance with district wide requirements set out in Policy D7: Affordable Housing. They are therefore expected to make a significant contribution towards meeting affordable housing need for the settlements over the plan period. However, there may be some instances where despite the levels of planned growth for Wedmore there remains an unmet local need for affordable housing at a location going forward.

In such circumstances a further housing policy for Tier 2 settlement's is proposed, allow the release of mixed tenure affordable and market housing sites after the levels of planned growth has been met.

Under this policy, affordable housing will normally be a minimum of 40% of the total number of housing units provided on the site unless provision of alternative local infrastructure priorities is agreed. Any such proposal that includes affordable housing will be supported by a local lettings policy.

#### **Better use of Existing Affordable Housing Stock**

Existing affordable stock could be put to better use through modification or be subject to deregulation from its current use. This would not naturally increase the supply of new affordable homes.

#### **Empty Homes**

Sedgemoor District Council operates an Empty Homes Scheme to assist with helping to bring the property back into use, sometimes leased on an affordable basis.

#### **Self-Build or Custom Build**

The Government wants to enable more people to build or commission their own home and make this a more mainstream housing option.

## **Wedmore Neighbourhood Plan – Emerging Local Policy**

The Neighbourhood Plan is being prepared in accordance with the Town & Country Planning Acts 1990, and the Neighbourhood Planning Regulations 2017. The plan has prepared in order to establish a vision for the future of the Parish and to set out how that vision will be realised through influencing land use and development in the plan period to 2032.

This work-in-progress plan contains a number of housing related polices and proposals.

Currently subject to consultation – closes 21<sup>st</sup> December 2018.

The purpose of the Neighbourhood Plan is to guide development within the Parish and provide guidance to any interested parties wishing to submit planning applications for development within the designated Neighbourhood Area. The process of producing a plan has involved the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance to Wedmore, its residents, businesses and community groups. It has therefore given the community the opportunity to guide development within their neighbourhood.

## **FURTHER INFORMATION**

This report will be available on the Sedgemoor District Council web site

[www.sedgemoor.gov.uk/affordablehousing](http://www.sedgemoor.gov.uk/affordablehousing)

If you would like to receive a copy of this report, you should contact

Affordable Housing Development Unit

Housing, Health & Wellbeing

Bridgwater House

King Square

Bridgwater

Somerset

TA6 3AR

Telephone: 0300 303 7800

Email: [affordable.housing@sedgemoor.gov.uk](mailto:affordable.housing@sedgemoor.gov.uk)