Housing Needs Review Hazelbury Bryan

November 2017 (plus June 2018 supplementary updates)

This document is an assessment of housing need for the parish of Hazelbury Bryan. It follows the guidance provided by *Housing Needs Assessment at Neighbourhood Plan Level - A toolkit for neighbourhood planners* (2015). It aims to draw conclusions about the amount of housing that is likely to be needed in Hazelbury Bryan in the period 2011 to 2031, and the types of housing needed.

The assessment was carried out by the Hazelbury Bryan Neighbourhood Plan Group in conjunction with Jo Witherden BSc(Hons) DipTP DipUD MRTPI of Dorset Planning Consultant Ltd, and in consultation with North Dorset District Council.

Supplementary material was added in June 2018 to provide an update on the current housing land supply, in light of updated information from North Dorset District Council regarding planning applications and consents.

Contents

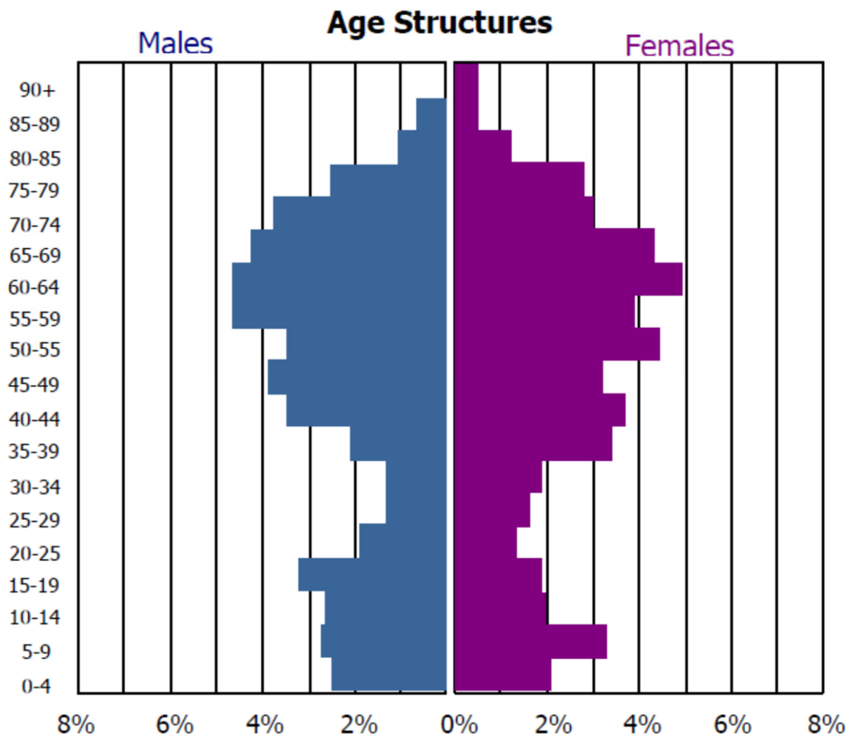
1. Process followed

The Local Plan is the starting point for any assessment of housing need for the area. However, the Local Plan does not identify specific housing need at a village level. To identify a specific local housing need the following key sources of information were assessed:

- Bournemouth/Poole Housing Market Area – Strategic Housing Market Assessment - North Dorset Report Jan 2012 (the '2012 SHMA') which informed the objectively assessed needs of the adopted local plan
- Eastern Dorset Housing Market Area - SHMA 2015 North Dorset Summary Report (the '2015 SHMA') which is likely to inform the objectively assessed needs of the emerging local plan
- Draft Indicative Assessment of Housing Need Based on Proposed Formula, 2016 to 2026, 2017 (Department for Communities and Local Government)
- Past rate of development from available planning permissions data provided by Dorset County Council (DCC) and North Dorset District Council (NDDC)
- 2011 Census data
- North Dorset District Council Housing Register data
- Household Survey
- Local Estate Agent survey
- Service Provider Survey

2. Key statistics

At the time of the 2011 Census there were 1,059 people living in Hazelbury Bryan parish, forming 454 households in a parish of 480 dwellings. The median age was 50 years old, with 16% aged 15 or under, and 25% aged 65 or older (which is fairly typical for Dorset, but giving a slightly older profile than other North Dorset parishes).



3. Local Plan context and Strategic Housing Market Assessments

The statutory development plan is the North Dorset Local Plan (2016).

The Local Plan does not identify a specific housing need figure for the neighbourhood plan area of Hazelbury Bryan, or the village. However, it does set out a housing need figure for rural areas outside the four main towns. Over the period 2011 to 2031, it states that at least 825 dwellings out of a minimum of 5,700 dwellings district wide will be built in Stalbridge and the eighteen villages.

To establish the specific Local Plan housing need target for Hazelbury Bryan, we can look at what this would mean simply on a pro-rata basis. This is based on Hazelbury Bryan's percentage of the total 'Stalbridge and more sustainable villages' housing stock in North Dorset, multiplied by the rural area target. This two-step process is set out below:

Step 1: 2011 'pro rata' estimate

Total population [1,059] ÷ Total population in Stalbridge and the 18 villages [20,150] = 5.26%

Step 2: applying the 'pro rata' estimate to the rural target

Rural target [825] x Pro-rata amount [5.26 %] = 43 - 44 dwellings for the period 2011 - 2031

The estimated housing need for Hazelbury Bryan based on the North Dorset Local Plan would be **about 44 dwellings** (or about 2 to 3 homes a year).

Step 3: applying a 'pro rata' uplift to the local target

The latest (2015) housing needs assessment has yet to be tested at examination, but suggests a slightly higher annual requirement across the North Dorset part of housing market area, equating to 330 dwellings per annum (as opposed to 285). As well as being untested, no decision as yet has been taken on their strategic distribution such as the town / rural area 'split'. However, in the absence of any other information, the best assumption that can be made is that there may well be a requirement to increase the amount of housing by an equivalent amount.

Proportionate uplift (330-285)/285 = 15.8%
Hazelbury Bryan target [43.5] + 15.8% = **50 dwellings**

Step 4: checking against the DCLG draft target

In September 2017 the draft Indicative Assessment of Housing Need Based on Proposed Formula, 2016 to 2026, was issued by the Department for Communities and Local Government. This suggests that the starting point for considered the objectively assessed needs for North Dorset should be an annual house building target of 366 dwellings per annum. This would suggest a need for flexibility to accommodate a slightly higher growth rate.

Using the current Local Plan rural / district split as the basis for calculating an adjusted rate, would suggest

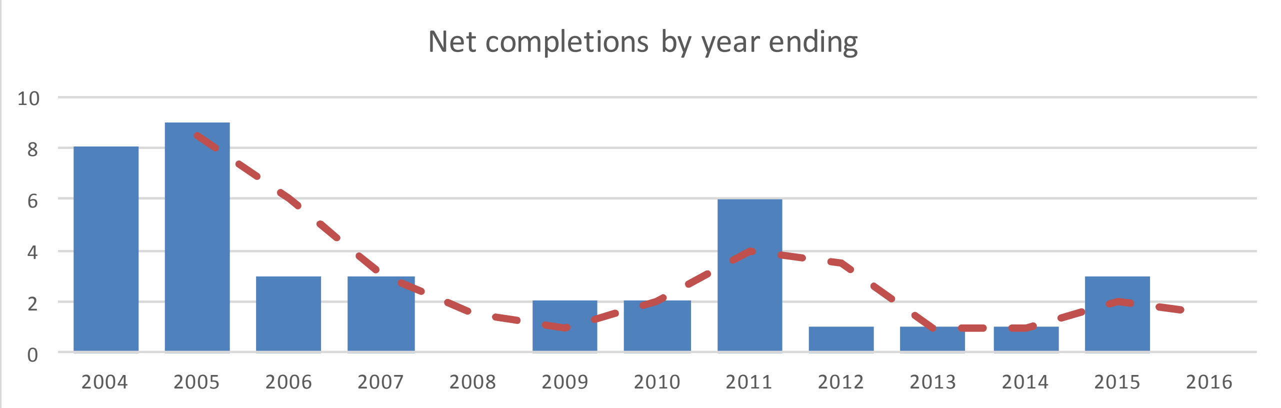
Proportionate uplift (366-285)/285 = 28.4%
Hazelbury Bryan target [43.5] + 15.8% = **56 dwellings**

It should be noted that this figure is a high level figure. It does not factor in any local considerations specific to Hazelbury Bryan. It can therefore be considered that a target of 44 to 50 dwellings would be an appropriate starting point for a more tailored assessment of housing need for the area. These more specific elements are set out below.

4. Past Build Rates and Extant Consents

Past build rates can give an impression of demand for housing, and what may be the baseline to judge whether the plan will 'boost' housing in line with national policy aims. However looking at past trends does not necessarily provide an indication of likely future need or demand. They are necessarily supply constrained as they relate to specific sites, whereas the assessment of housing need seeks to identify an unconstrained housing need figure.

Monitoring information has been supplied by the District Council dating to the start of the previous plan period (2003). This shows completions varying from 0 to 9, with stronger levels of growth in the beginning of the plan period. Overall the average (mean) completion rate has been 3 dwellings per annum (with a slightly lower median average of 2 dwellings per annum).



Based on the above trend, would suggest between **2 to 3 dwellings per annum**.

SUPPLEMENTARY INFORMATION – JUNE 2018

In response to the pre-submission consultation on the Neighbourhood Plan, North Dorset District Council advised that as of April 2018 their records show a few differences in the supply data, which should be updated.

Completions:

- 2009/0531 barn conversion completed after 2011 census.
- 2010/0192 Hill Farm Smethered Lane dwelling completed post 2011.
- 2-1 dwelling conversions should be factored as affect housing supply: 2016/0121. Broad Oaks Farm 2009/0606 completed.

Other approvals:

- 2017/1314 1 dwelling
- 2017/1629 1 dwelling.

It was also noted that an outline approval for 8 dwellings was granted in May 2018 for the caravan site on the Causeway (2/2018/0107/OUT)

As such, the most recent data would indicate the following post-2011 completions and extant permissions:

Reference	Address	Description	No.	Status
2/2009/0606 /PLNG	Land at Broad Oaks Farm, The Common	Agricultural workers dwelling	1	Completed
2/2009/0531 /PLNG	Olive House, Wonston	Conversion of barn to dwelling	1	Completed
2/2010/0192 /PLNG	Chalk Hill Farm, Kingston	New dwelling	1	Completed
2/2010/1164 /PLNG	Land at Pidney Hill	1 mobile home	1	Completed
2/2011/1185 /PLNG	Little Crate, The Common	1 mobile home	1	Completed
2/2012/1331 /PLNG	Handley Lodge, Pidney Hill	Conversion of office to dwelling	1	Completed
2/2013/0381 /PLNG	Wonston Village Club, Drum Lane	2 dwellings	2	Completed
2/2014/1118 /FUL	Mustonfields, Park Gate	Conversion of building to dwellinghouse (retrospective	1	Completed
2/2016/0121 /FUL	Locketts Cottages, Droop	2 dwellings replaced by 1 dwelling	-1	Completed
Sub-Total			**8**	**Completed**

2/2014/1599 /P3IAPA	The Old Cow Shed, Star Farm, Wonston	Change of use to dwellinghouse	1	Extant
2/2016/0473 /AGDWPA	Dutch Barn, West Lane	Conversion of agricultural buildings into a dwelling	1	Extant
2/2016/1052 /FUL	Handley Cross Farm, Pidney	Erect 14 dwellings and 3 live-work units (6 affordable) and employment space	17	Extant
2/2017/0517 /AGDWPA	Priest Thorn Cottages, Stut Lane	Conversion of agricultural buildings into a dwelling	1	Extant
2/2017/1314 /AGDWPA	Barn At Moores Farm, West Lane	Conversion of agricultural buildings into a dwelling	1	Extant
2/2017/1629 /AGDWPA	Barn on The Common	Conversion of agricultural buildings into a dwelling	1	Extant
2/2018/0107 /OUT	Land At E 374447 N 109231 The Causeway	Develop land by the erection of 8 No. dwellings	8	Extant
Sub-Total			**30**	**Extant Consents**
Total			**38**	**Post-2011 supply**

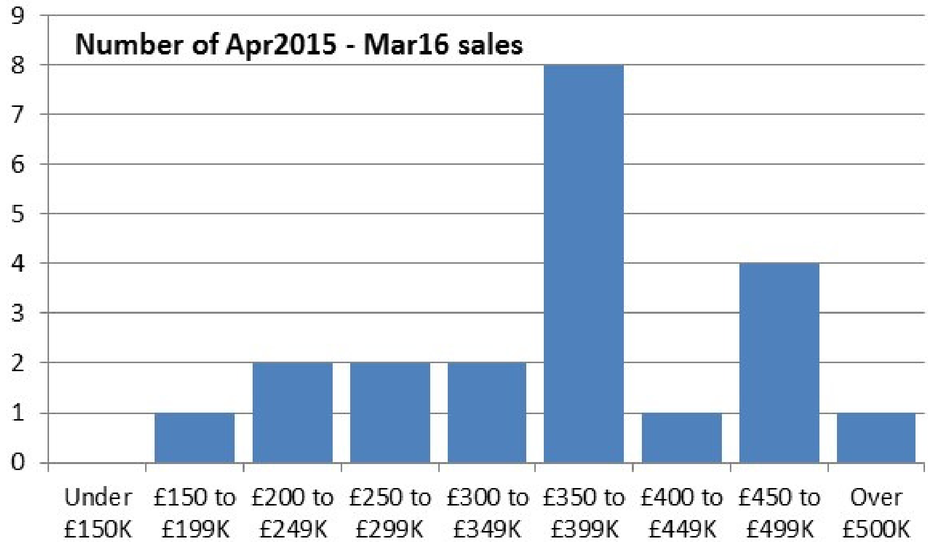
There are also a number of live planning applications submitted (from December 2017 – June 2018) that if consented prior to the plan being made could significantly alter the supply. These are listed in Appendix 2 (supplemental).

5. Housing Affordability

House price data

According to the Land Registry during 2015/16 there were 21 houses bought and sold in area[1], with an average house price of £365K (median average £360K). Prices ranged from £190K to £585K. Only one of these homes was registered as new (selling for £480K).

There is no readily available data on private market rents (because of the low numbers).



Average annual household income for the area (based on ONS Small area income estimates for middle layer super output areas, 2011/12) is approximately £40,750). This suggests that, with a 4x mortgage multiplier and a 15% deposit saved, an average household buying their first home could afford a property of around £190K.

Local Affordable Housing – Registered Need

An assessment of the Affordable Housing Register for North Dorset can be helpful in showing how many people are seeking properties in Hazelbury Bryan, although it should be noted that this can only be a 'snapshot' based on this point in time.

There were 17 applicants on their housing register interested in finding accommodation in Hazelbury Bryan. Four of these were living in Hazelbury Bryan in unsuitable accommodation, and two more were living outside of the parish but had a local connection. The majority (11) had no local connection, but some may have derived from the surrounding parishes that look

[1] Based on postcode areas broadly corresponding to the parish

to Hazelbury Bryan for their needs. It should be noted that all households on the housing register can state up to 3 areas they would like to live, and therefore it is likely that some these applicants would have indicated other locations where they would have a stronger local connection.

Most applicants on the waiting list (and all with a local connection) were looking for rented accommodation, for 1 or 2 bedroom homes.

A summary of the housing register data (June 2017) held by North Dorset District Council is set out below:

North Dorset Housing Register	Affordable / Social Rented				Affordable intermediate / home ownership				TOTAL
	1bed	2bed	3bed	4+bed	1bed	2bed	3bed	4+bed	ALL
Living in Hazelbury Bryan	4	0	0	0	0	0	0	0	**4**
Connection to Hazelbury Bryan	1	1	0	0	0	0	0	0	**2**
No connection but requested HB	6	3	0	1	1	0	0	0	**11**
TOTAL	**11**	**4**	**0**	**1**	**1**	**0**	**0**	**0**	**17**

According to the 2011 Census (Household Composition table KS105EW), 12 households (2.6%) potentially contained 'concealed households', having more than one family, members of which do not include dependent children and are not all full-time students or not all aged 65 and over. This lower than the district and national average (North Dorset 3.0%, England 4.5%).

In total the 2011 Census recorded 50 dwellings in the 'social rented' category and a further 5 homes as 'shared ownership'.

Based on the above analysis, the provision of 12 affordable dwellings over the plan period (ie twice the current need arising from those with a local connection and matching the number of concealed households recorded in the Census data) would be a reasonable assumption of need, given the churn of both households and available affordable housing stock. This could be delivered through larger open market housing sites of 11 or more units (as the Local Plan policy would require 40% of the total number of dwellings will be affordable) or on rural exception affordable housing sites.

Household Questionnaire Responses

A questionnaire was distributed to every household in the parish in December 2016, and some 164 forms returned.

29 people said that a member of their household would be looking for a local home in the next 15 years. These were mainly to build / buy, with only a small proportion expressing a need for social / rented housing or shared ownership. Asked what type of housing was most needed, the most common response was for starter homes and 2 – 3 bedroom properties. Most people (68%) agreed that plots should be available for people to build their own homes, with 25 people expressing an interest in such a plot.

6. Market demand

A survey of 7 Local Estate Agents was carried out in February 2017. These were: Abbot & Slater; Chafers/Roy Barrett, Gilyard Scarth; Greenslade Taylor Hunt; Hambledon; Morton New; and Symonds & Sampson. The questionnaire and results are shown in Appendix 1. Key findings from this are summarised below.

There is likely to be a continuing strong level of demand for housing, but larger properties over £500,000 were generally difficult to sell, and younger households were struggling to find affordable properties on the open market. Development would be better spread over the plan period, and focusing on lower cost / smaller (2 – 3 bedroom) properties, with garden and parking being desirable features. There was little obvious demand for flats. Proximity to local facilities – particularly shop and school - was also important.

There were mixed views on the need for more adaptable accommodation, with some evidence of demand for annexe opportunities and ground floor bedrooms, but not as strongly as in the towns with better access to shops and facilities. There was general agreement that specific action was needed to encourage more affordable housing to be built, and not just limited to first time buyers.

7. Service providers' opinions

Key findings from interviews with local service provides in April 2017:

The Ofsted[2] report shows that the school's capacity in 2014 was 119 pupils (and at that time there were 96 pupils on the school roll). Its catchment extends beyond the parish boundary to incude Ibberton, Woolland, Mappowder and Fifehead Neville[3]. Concerns about capacity are generally flagged up when the school has less than 5% capacity (which in this case would be about 113 pupils). The school estimate that they would certainly require additional class rooms if development would be likely to generate in excess of 30 new children, and based on the 2014 figures an increase of more than 7 pupils would need to be monitored. Looking at the 2011 Census, the number of children aged between 5 – 11 years of age was 88 – equating to about 1 child for every 5.4 dwellings. The need for school provision should therefore be monitored closely if more than 38 dwellings were built, but is not anticipated unless more than 120 dwellings are proposed.

The main potential issue cited in relation to the school and other community venues was in relation to parking provision.

There is a waiting list of 6 for the allotments, which would be further exacerbated by an increase in the local population unless additional capacity is made available.

The Red Barn represents the only local shop providing basic essentials, a weekly post office and other retail services including acting as a collection point. Currently its customer base is approximately 80% from within the Village. It is operating broadly at capacity but an increase in the local population would be accommodated without needing appreciable further investment or expansion.

The local Cemetery between Droop and Wonston opened in 1947 and since opening has been home to just over 370 burials, averaging around 3 - 4 burial plots used per year in recent decades. There are currently about 48 plots available in addition to those already reserved, providing enough space for (hopefully) another 10 years at least. However towards the end of the plan period an extension to the Cemetery is likely to be needed.

The pub similarly has a strong local customer (70%) and the current manager considers that it is under-used and would benefit from an increase in customer numbers that further housing would bring.

8. Local Opinions - Household Questionnaire Responses

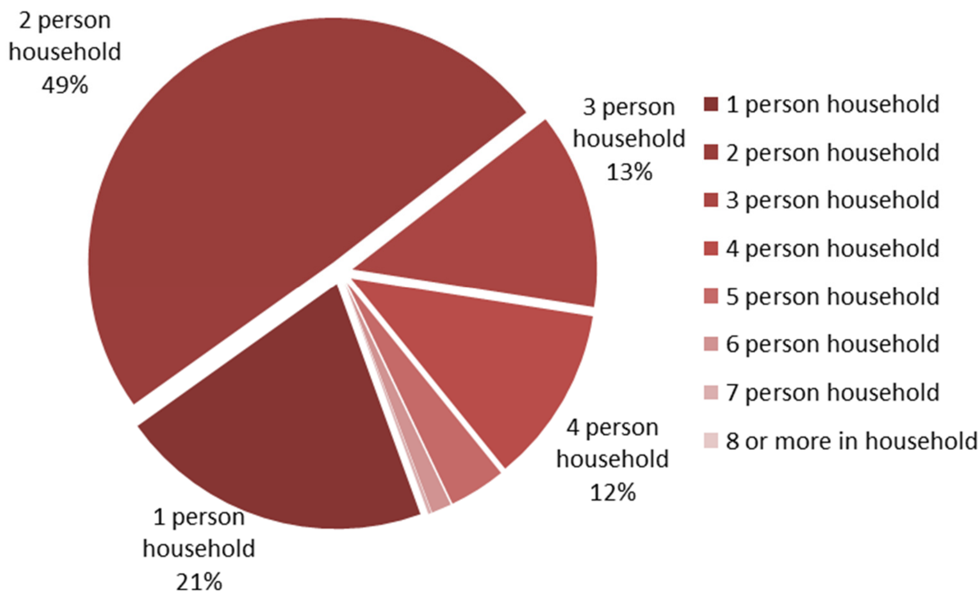
The December 2016 household questionnaire asked "Does the village housing stock need to grow beyond the current population?" to which there was a split response (81 said yes, 83 said no)

Asked "How many new houses do you think the village will need over the next 15 years?" again there were mixed views, with most opting for the two middle categories (11 to 25 and 26 to 50), with very few feeling that a higher number would be needed. There were two comments made, both making clear a preference for smaller-scale developments.

[2] https://reports.ofsted.gov.uk/inspection-reports/find-inspection-report/provider/ELS/113669
[3] https://mapping.dorsetforyou.gov.uk/map?version=mylocal&lyrs=11926,2445

9. Housing Mix

Household size and composition



More than two in three households (70%) are occupied by one or two people (according to the 2011 Census). About one in five households (22%) have dependent children living at home. About one in ten (10%) households are one person aged 65 or more, living on their own, and a further 17% are couples aged 65 or more.

Looking at the health statistics, the data showed that 83% were claiming to be in good or very good health, and 4.2% in bad or very bad health. 17.5% claimed that their day-to-day activities are limited. About 10.6% of residents regularly provide some degree of unpaid care. These figures again are fairly typical for North Dorset.

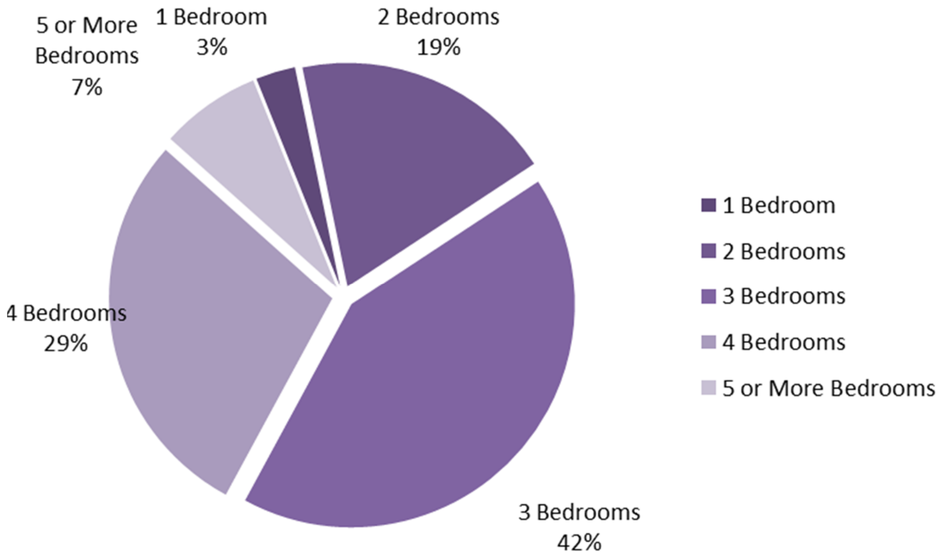
Housing stock and occupancy

	Hazelbury B		NDorset
House or Bungalow; Total	**447**	**98.5%**	**89.2%**
Detached	280	61.7%	40.6%
Semi-Detached	140	30.8%	29.3%
Terraced (Including End-Terrace)	27	5.9%	19.3%
Flat, Maisonette or Apartment; Total	**6**	**1.3%**	**10.1%**
Purpose-Built Block of Flats	4	0.9%	7.6%
Part of a Shared House (Inc Bed-Sits)	1	0.2%	1.5%
In a Commercial Building	1	0.2%	1.0%
Caravan or Other Mobile / Temporary Structure	**1**	**0.2%**	**0.6%**

Most of the occupied housing stock (according to the 2011 Census) was a house of bungalow, with very few flats or apartments, and comparatively few terraced properties compared to the North Dorset average.

Most households (61%) occupied either 2 or 3 bedroom homes. Just 3% were 1 bedroom properties (compared to 8% for North Dorset), and 36% having 4 or more bedrooms (much higher than the North Dorset average of 25%).

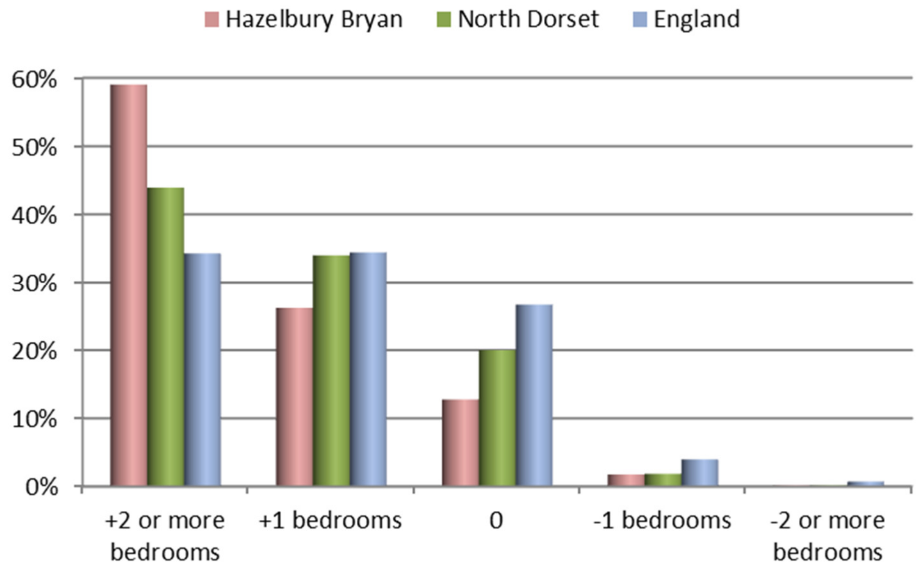
Occupancy rating (bedrooms) provides a measure of whether a household's accommodation is overcrowded or under occupied. The number of bedrooms required (based on a standard formula) is subtracted from the number of bedrooms present to obtain the occupancy rating. 59% of households were in housing with two or more bedrooms over the standard requirement, compared to 44% in North Dorset, and 34% in England. Very few (2%) were over-occupied.

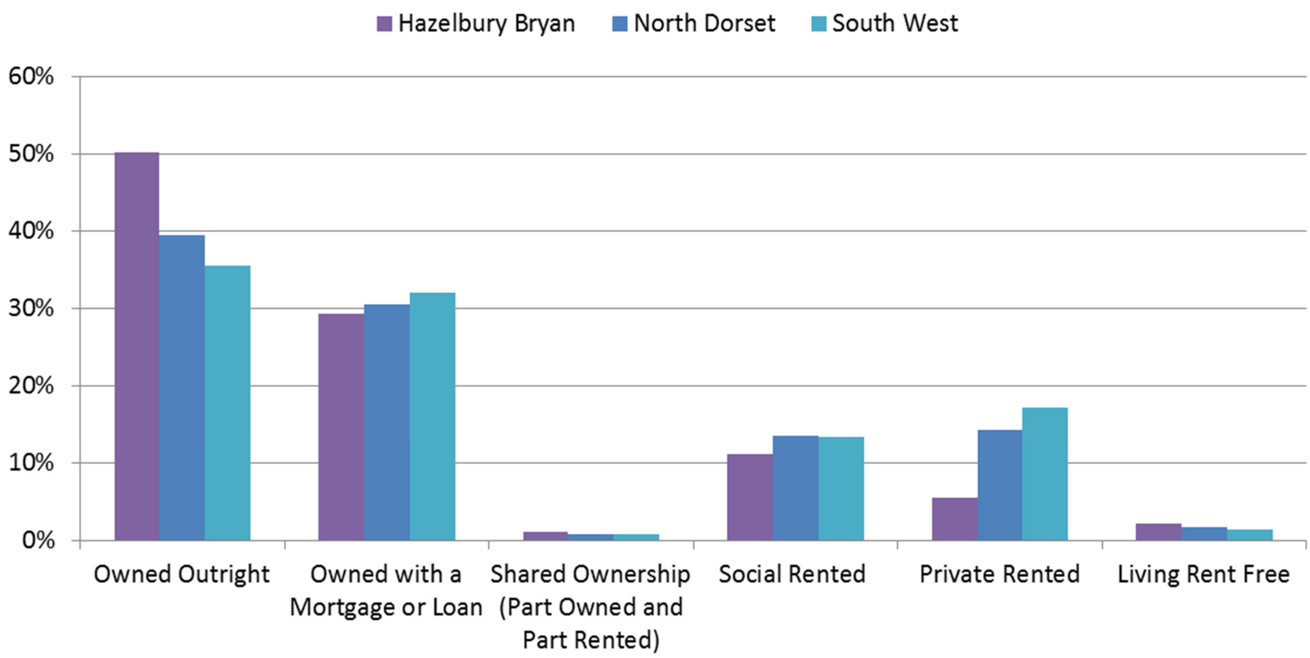


There were 454 households in the 480 dwellings subject to the 2011 Census, giving a vacancy rate of around 5.4% (broadly similar to the North Dorset average of 5.7%). A slightly lower proportion of residents usually resident in the village have second homes (5% compared to 7%).

Housing tenure

According to the 2011 Census about 50% of households owned their homes outright, and another 29% have a loan or mortgage against their home. There were very few households (5) in shared ownership. The stock of social rented homes was higher than private rented homes (11% compared to 6%).





10. Conclusion – Hazelbury Bryan's Housing Need

Given that there are a variety of sources of information on which to base the housing needs figure, these should be considered together to provide a reasonable housing needs estimate.

The interim conclusions were shared with North Dorset District Council in Summer 2017, who responded that "The housing needs assessment offers a good basis for identifying the appropriate level of need in Hazelbury Bryan given its broad scope of analysis and input."

SUPPLEMENTARY INFORMATION – JUNE 2018

The following table has been updated in light of the updated supply figures in section 4

Table Average Overall Housing Need Figure

Source	Section	Notes	2011-2031 requirement
2016 Local Plan, 2015 SHMA and 2017 DCLG projections	3	Pro-rata target provides a starting point for a more tailored assessment of housing need for the area	44 to 56 dwellings
Past build rates	4	Considering the past trend of 2 to 3 dwellings per annum.	40 to 60 dwellings
Housing Register and local information on housing need	5	12 additional affordable houses – which could be delivered through larger open market housing sites (40%) or rural exception sites (up to 100%). Small plots to provide opportunities for modest-sized self-build dwellings.	30 dwellings on larger sites of 10+ homes, and a proportion of smaller plots for modest-sized self-build homes
Market signals	6	Likely to be continuing strong level of demand for housing (no upper limit), which ideally should be phased over the plan period, and focus on lower cost / smaller (2 – 3 bedroom) houses, close to local facilities (shop / school)	No upper limit, house types and phasing should be considered
Service provision issues	7	A critical issue is the capacity of the school, which should be monitored if more than 30 dwellings are proposed, but is unlikely to be triggered below 120 dwellings.	Monitor impact on school if more than 30 dwellings planned.
Local Opinions	8	Broadly equal support for the two middle categories (11 to 25 and 26 to 50),	11 to 50 dwellings
Key Census statistics	9	Indicate relative small household sizes, and a disproportionately higher number of larger, detached properties, resulting in a high level of under-occupancy	House types and sizes should place an emphasis on smaller, more affordable homes
OVERVIEW		Approximate average of the various ranges suggests 31 to 52 dwellings, upper end of this range would be a reasonable target	**45 – 52 dwellings**
Less already built or consented		*Data review to June 20178 indicates 8 dwellings built and a further 30 approved*	*38 dwellings*
Housing site requirement to 2031 (on sites yet to be identified)			**7 – 14 dwellings**

Appendix 1 – Survey Forms

Hazelbury Bryan Neighbourhood Plan

Estate Agent Interviews

Market signals, house prices and housing targets

Land Registry data on house sales for Hazelbury Bryan indicates that typically about 20 dwellings get bought and sold every year. The average house price is about £360,000. However average household income is around £40,000, which would suggests it must be very difficult to get onto the housing ladder.

There is little historic data available on rental prices, but a wider area based-search on DT10 (which includes Sturminster Newton) indicates rents currently are around £750 pcm for a two bedroom property, and £850 pcm for a 3 bedroom property.

We are looking into past build rates but our initial analysis shows that there have typically been 3 to 4 homes built on average over the past 15 years, though one year (2001/2) some 44 homes were built.

Q: Would you say these statistics reflect your understanding of the housing market? If not, what would you want to add or say?

a) Agreed – 2001/2 was possibly when the developments off Churchfoot Lane were built.

b) Yes, these statistics do reflect the Hazelbury - Wonston housing market.

c) The above is quite correct.

d) Each village surrounding Sturminster seems to have its own localised market, however the above is a fair statement based on my understanding.

e) I believe the above statistics reflect our understanding of the housing market

f) The market is bouyant up to £500,000. Mortgage rates are competitive for first time buyers but lending criteria is still very difficult.

g) Yes.

Q: Do you consider that there is an upper limit of building (per year) where the provision of new homes would exceed market demand? If so, what do you think this might be?

a) Not presently – there is a shortage of stock. As long as there is a mixture of styles & price demand is strong enough.

b) I think building should reflect demand – so an average of 3 – 5 new homes per year would, in my opinion, be better than 44 in one year.

c) I don't believe that the new homes would exceed the market demand if there was more provision for 2 & 3 bedroom properties for the first time buyers and young family market.

d) In a village such as Hazelbury I doubt there would be an upper limit based on a shortage of demand...I feel the limit would be reached once local infrastructure became insufficient to accommodate.

e) Always a demand for new build property.

f) Current office conversion rate of 82% instruction to sales, strong demand for new homes up to £500,000.

g) Price dependant – 100+ p.a. If priced low enough.

Housing mix

Evidence tells us that, in Hazelbury Bryan, about 70% of households are 1 or 2 people households. Households are 'older' than the average for the area, with about 27% of households made up of more single person and couples households aged 65 or over. About 1 in 6 people say that their day to day activities to be limited by a health problem or disability.

These older households outnumber younger households with dependent children.

According to the Census the most typical dwelling size is a 3 or 4 bedroom property, which together account for over 70% of the total stock, so many of the homes are under-occupied according to the census data. Only about 1 in 5 homes are 1 or 2 bedroom properties.

The most recent district-wide evidence suggests that about 2 in every 5 new open market homes should be built as 2 bedroom dwellings, with most demand being for 3 bedroom homes and larger properties.

Q: Can you say the proportion of enquiries you get that specifically mention the need for more accessible or adaptable accommodation? Has this grown much over the last 10 years?

a) Difficult to say the proportion but there has been a definite increase in demand for flexible/adaptable accommodation, often to combine 1,2 or 3 generations. The elder generation are often helping the middle one financially and in turn the middle generations are inclined to support more and have them close rather than travel.

b) We have seen an increase in demand for bungalows in villages – towns with amenities. We do not see demand for bungalows in Hazelbury Bryan Wonston as the village lacks a shop/post office within walking distance if you are older.

c) Yes. we are finding that certainly properties are being sought that will accommodate extended family members and that is and has been the situation over the past 5 years.

d)More accessible maybe but adaptable certainly. The average buyer seems far more willing to purchase a property they can adapt or extend to better their circumstances.

e) Very rarely are people asking for adaptable accommodation, if they do it will be down to personal circumstances (health, mobility).

f) Increasing demand for annexe opportunities, ground floor bedrooms are a salient feature. Better demand for 3 beds rather than 2.

g) Virtually none such requests.

Q: What size and type of housing do you consider is in demand at the current time?

a) In H Bryan and villages demand is strongest for 3 bed houses. The larger 4 bed detached or excess of £500K market is currently trickier.

b)3/4 bedroom properties for the over 50s who are looking to retire to the area or are looking for a change of lifestyle. The young cannot afford village properties usually having to go for estate houses on large developments.

c) Affordable. Smaller properties – houses 2/3 bedrooms for starter homes and young families. Retirement style complex to free up some of the existing properties.

d)All...Although if I had to pick I would say 3 bedroom houses close to the secondary school or cottages with large gardens/paddocks.

e) All type and style has a certain amount of demand, from 2 bed “starter” home to a 4 bed “family” home.

f) 3 bed propeerty, parking and garage up to £350,000.

g) 2/3 bed semis/terraces – 60%; 3/4 bed detached – 40%.

Q: Are there any housing sizes or types that do not tend to sell well, and can you explain why?

a) Currently the larger houses circa £1M. Buyers of these often are selling in London/Home Counties and there are far fewer buyers for their houses primarily because of Stamp Duty, which on £1.5M is excessive.

b) None. If property is realistically valued/appraised it should sell. Thatch is less popular than it once was.

c) Not that I am aware of.

d) Properties on main roads may struggle to sell quickly, but if priced appropriately will inevitably sell.

e) Flats and property with 6 – 7 + bedrooms can often struggle to sell, as naturally their market is niched.

f) Any propeerty that has disproportional outside space and/or limited parking/storage availability.

g) Not really. Village flats no demand.

Q: Do you consider that there is a need to take specific action to tackle the lack of affordable housing, and if so what would you suggest?

a) Difficult as locally wages don't allow to purchase even affordable housing and developers will only naturally build the minimum.

b) Small low key developments in villages for the young local people to buy.

c) Most definitely – In my opinion there should be more provision for part buy/part rental properties in the village locations.

d) Yes, and not necessarily in the form of building new homes. Many couples already in smaller affordable houses want to move but can't afford to...maybe Government schemes should be introduced for these buyers not just FTBs.

e) I do not think any specific action is needed.

f) Yes, more pro-active(?) of help to buy scheme and an easing on lending criteria.

g) No.

And finally…

Q: Is there any other potentially useful information you can tell us about the local housing market in general that hasn't been covered in the questions?

a) Stock is short generally. The area is sought after and properly priced homes old or new generate interest up to £450K. The more rural villages are less popular perhaps than 10 years ago as houses/cottages are not being bought as second homes (a good thing?) as people are moving for lifestyle rather than weekends, if coming from Home Counties. As such they want a shop, pub, etc. to walk to.

b) There is a lack of movement in the market due to the changes to mortgage criteria. The middle income family is not now turning up as an aspirational buyer for that larger house around the corner. Unable to pour spare cash into property it goes on holidays and Prosseco!

c) No answer.

d) That of course ******** would be delighted to help any Hazelbury resident to move should they be considering it!

e) We are in a healthy housing market, if properties are priced correctly and get the right advertising, they should generate interest.

f) No answer.

Appendix 2 (supplemental) Live planning applications June 2018

Ref	**Submitted**	**Address**	**Proposal**	**Dwellings**
2/2017/2016 /OUT	21 Dec 2017	Land At The Ferns Military Lane Kingston	Develop land by the erection of up to 10 No. dwellings, and form vehicular access	**10**
2/2017/2022 /OUT	02 Jan 2018	Land North Of The Antelope The Causeway	Develop land by the erection of 47 No. dwellings and 2 No. employment / commercial use buildings, form vehicular access, parking and landscaping	**47**
2/2018/0266 /OUT	22 Feb 2018	Orchard Farm Silly Hill To Kingston Lane, Kingston	Develop the land by the erection of 3 No. dwellings and 12 parking spaces and access	**3**
2/2018/0339 /OUT	12 Mar 2018	Land West Of Oak House Partway Lane	Develop land by the erection of 13 No. dwellings, form vehicular access, parking, additional parking for the village hall and provide public footpath links.	**13**
2/2018/0462 /OUT	03 Apr 2018	Land At E 374783 N 108005 Churchfoot Lane	Develop land by the erection of up to 15 No. dwellings. Form vehicular access, public open space, landscaping	**15**
2/2018/0776 /OUT	26 Jun 2018	Land West Of The Causeway Hazelbury Bryan DT10 2BH	Develop land for residential purposes	**5**
Total				**83**