

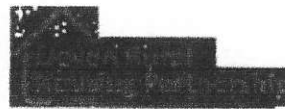
west hill local housing needs report



Produced by: The Community Council of Devon

On behalf of: The Devon Rural Housing Partnership

July 2011



INVESTORS
IN PEOPLE

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1 Findings and Recommendations

Principal Conclusions

The survey identified a need for nine affordable homes within the next 5 years:

- Within 1-3 years 6 households
- Within 3-5 years 3 households

Recommendations

- 1) The need for 9 affordable rented homes for local people should be addressed.
- 3) Eight homes are needed for single people, and one 3 bedroom home.
- 4) One household needs ground floor accommodation accessible for a wheelchair user.

Key findings

Affordability

- The survey found nine respondents in housing need who can not afford to buy or rent in the open market. All can only afford subsidised rented housing.
- The survey also found sixteen older households needed alternative accommodation but had sufficient resources to meet their need in the open market.

Local connection

- The households in need meet the East Devon District Council local connection requirement

Other Findings

- The survey achieved its aim of identifying actual households in need. 778 surveys were delivered and 311 survey forms were returned. The response rate was 40%.
- 59% of those replying said they would be in favour of a small development of affordable housing for local people.

2. Introduction and Information about West Hill

West Hill is a fairly large village, located 11 miles east of Exeter and 10 miles west of Honiton. Ottery St Mary is the closest town, just two miles away and offering all the usual town amenities.

West Hill itself has a village store with its own butchers and post office. There is also a garage (with fuel), hairdressers and dentist. The Royal British Legion provides a social facility for the village.

The village also possesses a primary school, village hall and church.

Children attend secondary school at Kings School in Ottery St Mary which is only a short distance from the village.

West Hill is an area of predominantly low density residential development. The area has a distinctive character in that much of its rural nature has been retained. Many of the roads have the appearance of the former country lanes bordered by hedge banks. Extensive areas of trees and woodland have been retained during development.

In the 2001 census the population of the West Hill was 1785 in 720 households. Of the population 16.6% were aged below 16, 49.7% of working age and 33.7% of pensionable age. The proportion of working age people is well below the average for Devon and the South West, whilst the proportion of older people is higher than the average for the area.

In recent years there has been a number of property transactions registered through the Land Registry in West Hill. The Land Registry records thirty six sales in 2010 at an average of £493k. In 2009 there were twenty eight transactions, at an average of £458k. Both of these average prices are distorted by a number of higher value properties being sold. An alternative measure of house prices is to look at the average of the cheapest 25% of properties. In 2010 the average for this group was £286k.

There are currently 35 properties being marketed in West Hill on the Rightmove website. The cheapest being marketed is a 3 bedroom house for £190k with a requirement that the purchaser has lived or worked in the county of Devon for 3 years prior to the date of purchase. The only other property under a value of £300k is a 2 bedroom bungalow being marketed for £242k. Given the price at which properties are currently being marketed it seems reasonable for the purposes of assessing affordability to use a figure of £240k to assess whether households can afford to buy in the market.

There is one rented property currently being marketed on the Rightmove website. It has two bedrooms and the rent is £699 per calendar month.

3. Aims of the Survey

- To investigate the affordable housing need, tenure and house size for local people in West Hill, those wishing to return, and those who work in the village.
- To investigate the housing needs and aspirations of older residents in West Hill
- To establish the general level of support for a small development of affordable housing for local people with housing needs

“Housing Need” is defined in Planning Policy Statement 3 as “The quantity of housing required for households who are unable to access suitable housing without financial assistance”.

4. Survey history, methodology, distribution and response.

The survey was carried out using a standard methodology approved by local planners. Background notes on the methodology can be obtained from the Rural Housing Team.

The housing needs survey was commissioned by a local landowner who wishes to consider a housing development in West Hill. The closing date for the survey was set for 1st July 2011.

The survey form was in 3 parts. The first part asked a limited number of questions about the type of household and support for affordable housing. All residents were invited to respond to this part of the survey. The second part of the survey was for completion by households where one member was over the age of 55, and was intended to gather information on the long term housing aspirations of older people. The third part of the survey was designed to be completed by households with a need to move to an affordable home within West Hill within the next 5 years.

There were 311 surveys returned, which is a response rate of 40%. The survey achieved its aim of identifying actual households in need. Out of the 311 surveys forty one were returned with part three filled in.

Statistics referred to in this report were published in 2010 unless stated otherwise.

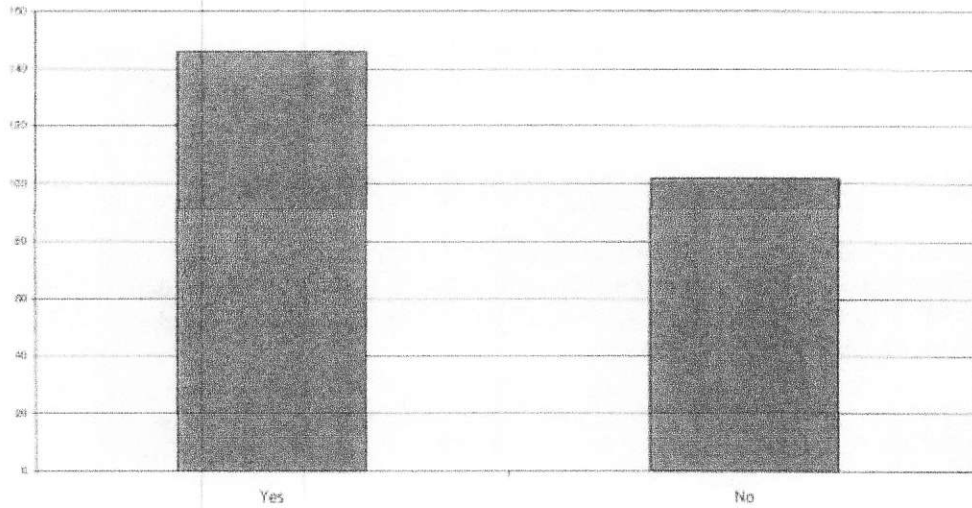
It should be noted that whilst apparent inconsistencies in responses are followed up, the information given is taken at face value.

5. General Survey Findings

5.1 Favour a small local development

Respondents were asked if the need for affordable housing were proven would they be in favour of a small number of homes for local people. 59% of those answering the question said they would be in favour.

Fig. 1 In favour of a small scheme



5.2 Comments on affordable housing.

Respondents were asked to comment on the issue of affordable housing. These comments (edited) are listed in Appendix 2.

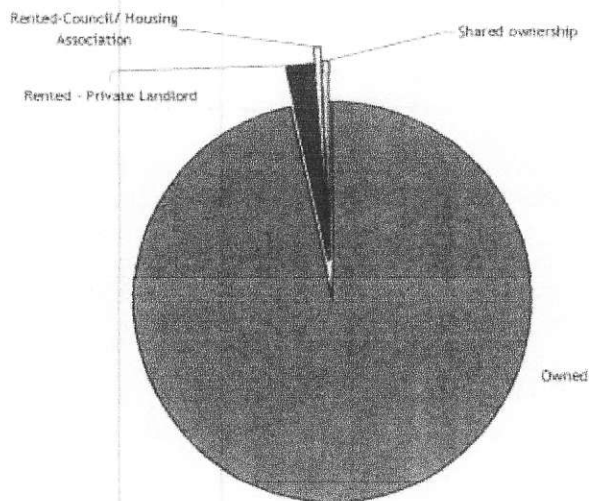
5.3 Main or second home

One of the responses was from a second home owner in West Hill.

5.4 Current tenure

97% of respondents own their own home; one of the households was occupying an affordable rented home rented from the Council or a housing association. Figure 2 below shows the breakdown of tenure.

Fig. 2 Current tenure of respondents



Residents in the private rented sector were also asked about the level of rent they paid. The average (mean) private sector rent was £638 per calendar month.

5.5 Respondents who need to move.

Eighty one households expected that they or someone in their household would have to move as a household now or within the next five years. Forty one households completed part 3 of the form.

6. Housing needs and aspirations of older residents

Part 2 of the questionnaire was directed at residents over the age of 55. The population projections for Devon show a massive increase in the numbers of older people in the next 20 years. There is little information on the housing needs and aspirations of older residents in rural Devon.

Three hundred and ninety older residents responded to the survey from one hundred and fifty six separate households. Table 1 below shows the age breakdown of the respondents.

Table 1 Residents responding to the survey

Age	Number responding to survey
55-65	126
65-75	145
75-85	101
85+	18

The 2001 census indicated a population of pensionable age of 595 residents. The Office of National Statistics predicts that the number of people over the age of 65 will increase by approximately 32% between 2001 and 2021 in East Devon. This would imply in West Hill that the number of older people could increase from the 2001 number of 595 to 785.

Older person households were asked about their future housing plans. Fifty two households plan to move and they would like to do so in the next 5 years.

Households were then asked what type of accommodation they would need. Table 2 below shows the responses to this question. Two households said they wanted residential care.

Table 2 Type of accommodation preferred.

	House	Apartment	Bungalow
Home to better meet needs	28	23	39
Home designed for older people but without support	1	5	11
Home designed for older people but with limited support	1	7	12
Home designed for older people but with extensive support	1	6	8

When asked where they wished to live fifty two households wished to remain in West Hill and a further 12 in Ottery St Mary. Sixty one said they would move to elsewhere in East Devon, six to elsewhere in Devon and seventeen away from Devon.

Residents were also asked to set out the reasons which were most important in choosing their next home. The most important factors were easy access to public transport, easy access to shops and leisure facilities and an easy to maintain home.

7. Assessment of those in need

Forty one forms were returned identifying those in housing need. Forty six separate households in need were identified on the forms.

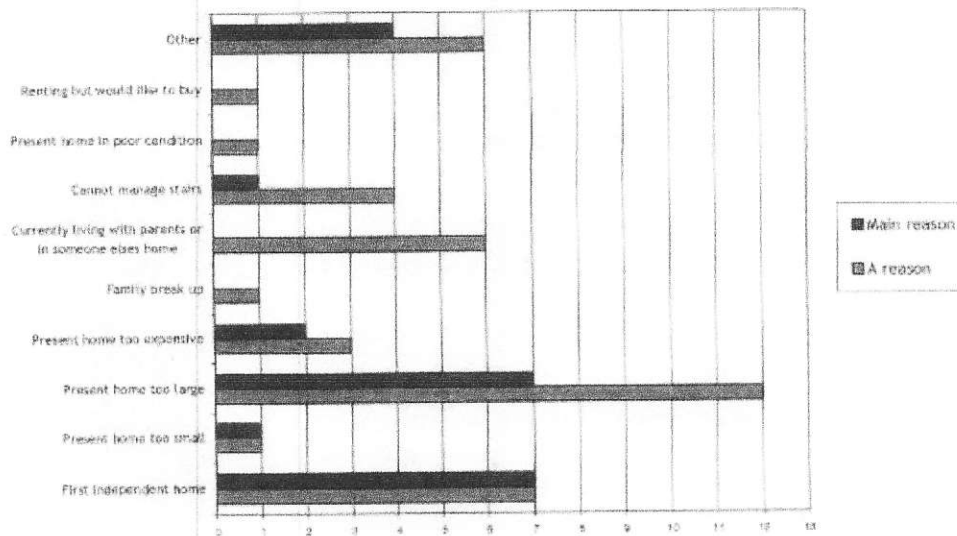
Of the forty six cases assessed twenty one have been excluded from the assessment. Ten respondents indicated a desire to buy in the private sector and indicated that they had the resources to do so, six gave insufficient information to assess their needs, one household plans to move away from West Hill and a further property needs adaptation, three households identified no need.

This section refers to the remaining twenty five households.

Housing need

Households completing this part of the form were asked to identify their reason for wanting to move. Figure 3 shows the reason and main reasons given for wanting to move.

Fig 3 Reasons for needing to move



Local Connection

The definition of who is deemed to have a local connection is set out in the East Devon local plan.

A resident of that Parish group, or has a local connection with that Parish group because of family ties or a need to be near their workplace.

Each of those completing part 3 of the form was asked to show how they met these criteria. This information has been compared to the criteria above to establish whether respondents meet the test.

On reviewing the circumstances all of the households were found to have a housing need and meet the local connection requirement as set out above.

Housing Options

The housing options available to the households in need with a local connection are now given consideration.

Respondents provide information on income and savings which allows an assessment of what the household can afford to pay for their accommodation. Notes on the methodology are available from the Rural Housing Team.

Sixteen of those with a need to move were older owner occupiers. These households may wish to remain in West Hill and could afford to purchase a suitable property but will only be able to do so if a suitable property is available.

The remaining nine households were considered to be in need of affordable housing. They were asked to express a preference for the type of housing they would like to live in.

The options are listed below

- **Social rented** - housing owned and managed by Registered Providers (housing associations) or local authorities. There is currently statutory control of rent levels.
- **Shared ownership (or Homebuy)** - housing owned (normally) by housing associations. A percentage share of the property is sold on a long lease. The household pays a rent on the remaining share, as well as in some cases a service charge. The household will normally have a mortgage on the share they purchase.
- **Self Build** - An option for intermediate earners. In some areas it is possible for households to build their own house but the future use of the property is controlled by a legal planning agreement. This controls the re-sale price to keep the property affordable for local people in housing need.
- **Low cost home ownership** - a former of low cost open market purchase

- Private rented housing
- Owner occupation

Households with a housing need were asked to express their preference for the tenure of housing. These preferences are shown in Table 3 below.

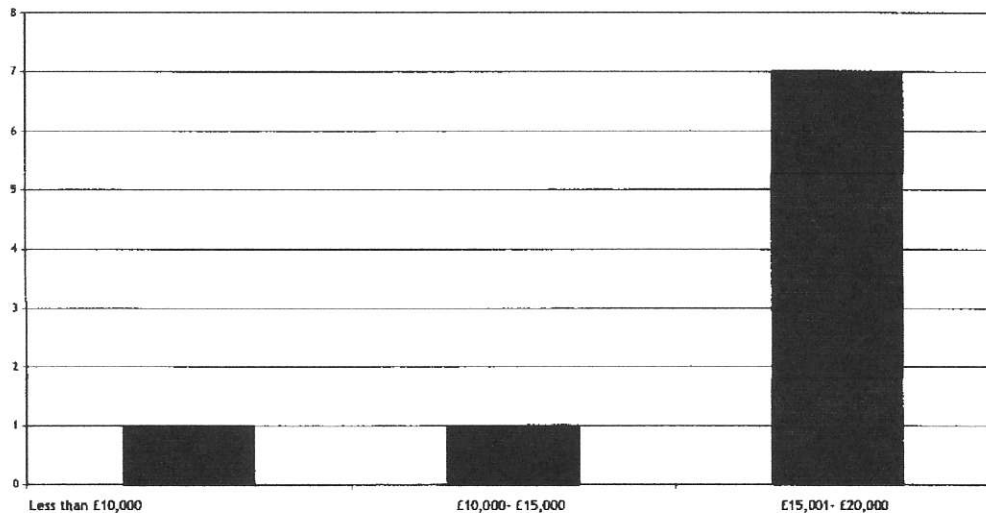
Table 3 Type of housing preferred (respondents could choose more than one options)

Type of housing	Number of households
Owner occupation	9
Private renting	3
Renting a home probably from a housing association	9
Low cost home ownership	3
Shared ownership home	2
Self build home	1

One of the households is on the Devon Home Choice Register.

The income of households in housing need is shown in Figure 4 below.

Fig. 4 Annual income of those in need



Taking into account the income, savings and assets of the households, none of the remaining households can afford to buy in the open market. Neither could any of the households afford to buy a shared ownership property. The only affordable option for the remaining nine households is subsidised rented housing.

The suggested mix of housing is shown in Table 4 below. This takes account of the family makeup as declared on the survey form.

Table 4 Housing mix needed

Type of property	Rent
1 or 2 bedroom property for single people	8
3 bedroom property for families	1

One of those requiring accommodation requires need ground floor accommodation suitable for a wheelchair.

The survey also enquired when those in need required accommodation; six said they needed to move in 1-3 years and three in 4-5 years.

Changes in the type of affordable housing

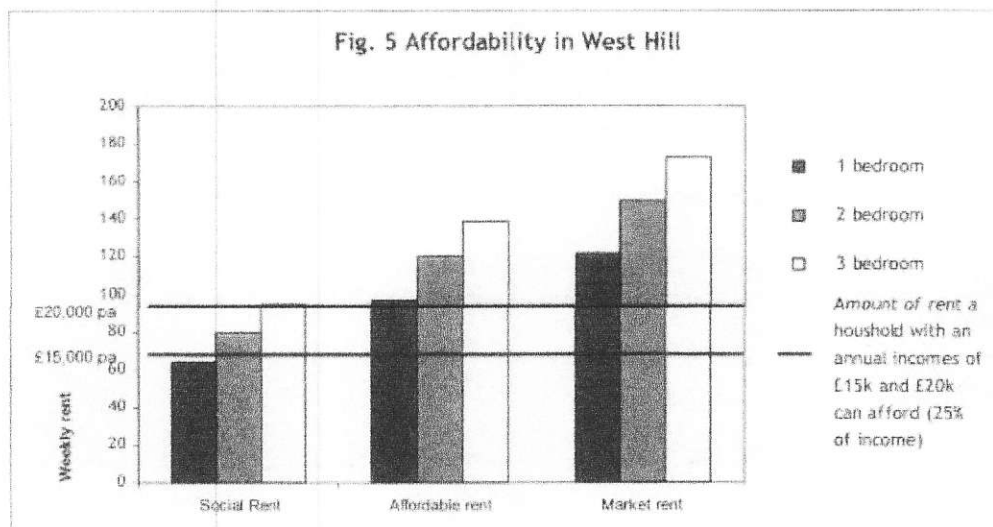
From April 2011 the Government is proposing (and currently taking the necessary legal steps) that the vast majority of new publicly subsidised rented housing will be "affordable rented" housing. This is a different rent regime from existing social housing. In the new affordable rented housing, the rents will be up to a maximum of 80% of average market rents and the landlord will have the option of granting a fixed term tenancy of more than 2 years. This compares with existing social housing where rents are approximately 50%-60% of market rents and are granted with indefinite security of tenure providing the tenant complies with the tenancy agreement.

Providers of affordable housing are currently bidding for public subsidy to build houses but it is not yet clear what the picture will be in East Devon. Table 5 below shows comparative rents for three types of property. This information is indicative and for illustration only.

Table 5 Indicative rent levels

Property type	Typical Social rent (existing housing association)	Average Market rent for Exeter area (median) (Valuation agency March 2011 data)	"Affordable rent" (80% of Median market rent)
1 bedroom	£65 per week	£121.15 per week	£96.92
2 bedroom	£80 per week	£150 per week	£120
3 bedroom	£95 per week	£173.08 per week	£138.46

From the incomes indicated in Figure 4 over 33% of those in housing need have annual incomes of under £15,000 and 66% incomes under £20,000. Government guidance on assessing housing needs suggests that people on low incomes can only afford to spend 25% of their incomes on housing costs. Figure 5 shows how 25% of the incomes compare to the rents set out in Table 5.



The impact of the new affordable rents on renters is a greater reliance on housing benefit and causes more problems for those with seasonal or intermittent incomes.

8. Conclusion - Future Housing Need for West Hill

Overall, it must be remembered that this Housing Needs Survey represents a snapshot in time. Personal circumstances are constantly evolving. Any provision of affordable housing, would, by necessity, need to take account of this. However, given the level of response to the survey, and in spite of the potential for circumstances to change, there can be confidence in the results of this survey. The survey has identified a need, in the near future for nine units of affordable housing.

It is not usual to provide specifically and exactly for the total identified need as some households may not be eligible for affordable housing provision and some respondents may withdraw, move away, or be housed by other means. "In-situ" solutions (e.g. extending property) may resolve some of the housing need. For these reasons housing providers may provide a percentage of the final need. It must be noted that this does not mean that the total need should not be addressed.

Affordability in West Hill.

To buy the cheapest property on the market (see paragraph 2) at the time of writing this report would require an income of £54,285 (mortgage of 3.5 times income). To afford to rent the only privately rented property on the market without recourse to benefits would require an income of close to £35,000 per annum. These figures mean that people on the incomes indicated in the survey cannot afford to rent or buy in the open market. Whilst the new type of "affordable rented" property will be more expensive than existing social housing it is still more affordable than the private sector.

Older peoples housing needs

The survey also looked at the short and longer term needs for older people in the village. It showed that the majority of older residents thinking about moving wish to move from West Hill but remain in East Devon.

The survey identified sixteen older owner occupier households needing to move.

The most important factors influencing older people's housing preference were easy access to public transport, easy access to shops and leisure facilities and an easy to maintain home.

Recommendation

It is recommended that the need for 9 affordable rented homes is addressed.

<p>1) Need is for smaller housing units for elderly people wishing to stay in West Hill. 2) How can young families afford even affordable housing when there is a lack of employment, cheap public transport is sufficient infrastructure? One reason for us to leave West Hill is the fact that I may not be able to drive for medical reasons.</p>
<p>1. No such thing as 'affordable housing' - it is a catch phrase used by politicians etc housing in regard to cost is either affordable or unaffordable depending on an individuals financial circumstances. 2. All housing in general is over priced and retained at such levels politically for national economic stability i.e. Britain could not function economically in a period of rapidly declining house prices 3. With the continuance of Buy to let mortgages the housing market is being distorted at the lower end (first time buyers). There are over 750,000 buy to let mortgages. In reality first time buyers are renting properties that they would be buying in a sane market. Buy to let is a bankers bonanza and politically immoral. Think about it why should anyone sell a mortgage where the purchaser by law cannot live in that property; they can only rent it out making more money for the banks. 4. Second homes/holiday lets in areas of housing need should be prohibited. 5. Local authorities should build holiday homes for "rent only" because it would allow holiday homes to be let all year round and go some way towards alleviating the exodus of people from communities that become ghost towns in winter. The rent income could be used/ring fenced by local authorities for local housing needs. 6. The time will come when politically we will allow individuals to own only one residential home - thus ensuring that there are enough homes for everyone to buy if they wish to own a home. People who build up portfolios of property for financial gain are misusing our property market. Housing above all is a social need like health, education. No political party has the moral fibre to say so because they are enjoying the fruits of the multiple housing ownership in too many individual cases. 7. Statistically if you are a first time buyer you will achieve home ownership at an average age of 37! If mum and dad help you will on average be 31. What a farce! Without major changes to local government/planning /housing law/mortgages at national level we have no chance of giving the youth of this country the opportunity to buy home. Good luck in West Hill.</p>
<p>2nd homes should pay full council tax - this is why there is a housing shortage in S.W.</p>
<p>A definition of "affordable housing" is necessary before making an informed decision. How long is the housing "affordable" covenants placed to ensure they remain affordable in perpetuity? To date I have not seen a definition of "affordable housing". Does affordable housing belong to the individual or is it owned by an independent body. If it is owned by an individual what steps are taken to ensure it remains affordable for the next purchaser, or is it affordable only to the first owner? If the owner is an independent body what procedures are in place to ensure that it remains affordable? By definition affordable housing is mostly required by younger generation persons that require easy access to employment opportunities and entertainment and retail facilities. In my opinion West Hill provides none of these criteria. In fact any increase in the younger population would likely increase the requirement for schooling on an already pressed primary school in the village. Until a definition of affordable housing is made an informed decision is not practical or advisable. I look forward to a statement about what affordable housing actually is.</p>
<p>A lot would depend upon how big the development was-whether it was in keeping with the village. Proposals for developments so far have been too large & out of keeping with the village & outside of the village boundaries</p>
<p>A small complex of retirement homes would be more appropriate</p>
<p>Affordable and more expensive housing does not mix it leads to property? And of lowering of property value across the board</p>
<p>Affordable houses are needed but must be located with appropriate infrastructure-schools, doctor's surgeries, dentists, etc. West Hill does not provide full infrastructure for less well off people</p>
<p>Affordable housing goes hand in hand with jobs/schools/childcare etc and is more suitable in Ottery St Mary</p>
<p>Affordable housing in West Hill is not in keeping with the type of housing in this beautiful area and established houses in fact it is over developed already</p>

Affordable housing needs to be in towns, close to work and required facilities, villages must be protected from too much building and increase in traffic. We must protect our green spaces and get future people living closer to places of work or required facilities. Building in rural villages must be kept to a minimum. We must protect our villages from too much building. Young people need to live near places of work and pleasure. Older people need to live close to required facilities. Unnecessary car travel should be avoided where possible. Cranbrook must be used as a way of avoiding building in villages.
Affordable housing needs to be near Town Centre or where there is a regular bus service so people without transport are not isolated as they would be in West Hill
Affordable housing should be limited to those with genuine needs and not regarded as a life-long entitlement. As a start there should be a review of existing affordable housing to identify under occupation and sub-letting, to establish an up to date assessment of the effectiveness of current management
Affordable housing should be put in areas where there are ample jobs & adequate public transport links
Already too many old people in the village and the school is over subscribed
Any development should be based on "lifetime" principles. E.g. Wide doors for wheelchair users also occupancy should be strictly controlled to favour local people
Anyone needing affordable housing is most likely to be in Ottery St Mary where there are jobs available
Apply same consideration to all applications not only affordable housing
As a volunteer mediator I have seen some "affordable" housing in Devon and I have been disappointed with the sound proofing and parking arrangements in most cases
As far as I know it is not required, the school is over subscribed already
As most of the council houses in the village have been sold, a small group of social housing would seem appropriate
As there is very little industry in West Hill, affordable housing is not required. West Hill has evolved as a mid-high end value property market and should be maintained this way
As West Hill is a fairly affluent area and it is government policy to include a percentage of affordable housing in any new development, to avoid hostility (nimbyism) great care is needed in siting these houses for the sake of all involved.
Avoid over density / needless excess noise
Bus, sewage etc cannot support a new development, no school places, lack of transport! Affordable to whom? West Hill not suitable for social housing as there isn't the infrastructure to support
But not if building is scheduled to take place in area? Restricted for building purposes.
But only if it is in keeping with the woodland village - if the village infrastructure can support it
Cranbrook is very close and is going to be able to supply affordable housing
Enough housing needs in nearby Cranbrook
First time buyers should be able to afford to buy a house in a variety of locations other than cheaper areas
For aged people (infrastructure not suitable to young starter homes, Cranbrook!) West Hill has its own character. If West Hill does not meet the needs there is no reason to move into West Hill
General reluctance in West Hill to agree to affordable housing, which we do not support
How "small" is small? It depends on keeping the character of West Hill
I am more concerned with the amount of new housing (affordable or not) rather than affordable
I am neutral on the issue
I am only in favour of affordable housing if it remains affordable and doesn't become part of the normal housing market. I have seen many instances where affordable housing has been purchased by the well off for second homes. Affordable housing is normally offered by developers in order for them to obtain planning permission for their development of other houses. There needs to be a clause in the deeds to ensure that the properties can only be sold to local people who need affordable housing and that it remains affordable for ever.
I assume there will be "affordable" housing on the new Cranbrook development, close to West Hill?
I believe that for affordable housing to work there needs to be good public transport and employment locally. This is not the case in West Hill

I believe West Hills over-developed and cannot support more houses
I could only support affordable housing if they were only allowed to increase at the rate as inflation in the event of them being sold on-thus retaining them as affordable homes on an ongoing basis. In my view this was a major mistake made by the government when the tenant's rights were introduced regarding the purchase of their council house.
I do not think that West Hill should be devalued by building 'affordable' housing. People who choose to live here do so because they can afford to. There are lots of lesser value properties in nearby villages.
I do not think West Hill is a suitable village for affordable housing-poor transport links, lack of shops and other social support network
<p>I do not understand the term 'Affordable Housing'. All houses are affordable to someone; conversely, the least expensive properties in the land will not be 'affordable' to some socioeconomic groups. If we were talking of 'Assisted Funding Housing', that would be different. Many will never aspire to owning a home of their own. Is West Hill the right area for development of so-called Affordable Housing? I think not! I understand that West Hill has a population of around 2200 occupying over 800 houses here in the village.</p> <p>The properties are relatively high-priced; the residents are proud of their woodland village and the community works hard to ensure that planned development is in harmony with its setting, and contributes to the conservation and enhancement of the local environment.</p> <p>West Hill is no doubt considered an affluent area, but its residents should not be viewed as all old, retired and wealthy. This low density village enjoys a balance of all age groups, a mixed community of all ages who enjoy the rural environment and who value the peaceful quality of life it offers.</p> <p>Many of the residents are successful business people with young families. The West Hill Primary School, I understand has in excess of 200 pupils and is usually full to capacity, and another 200 or so travel away from the village for secondary education. So contrary to popular opinion there are a lot of young families around West Hill which has a satisfactory population mix.</p> <p>West Hill is not right for everyone, but for those who choose to live here it works very well. Please leave it alone.</p> <p>Affordable housing. Almost on our doorstep we are about to see the creation of the new eco town of Cranbrook. This is advertised as a development which will create new jobs and provide hundreds of affordable homes - and these will be in the right place because unlike West Hill they will have the proper infrastructure designed to support all residents.</p> <p>They include:</p> <ul style="list-style-type: none"> 2 new primary schools and nursery facilities, a New secondary school , country park and sports facilities, retail shopping facilities, self sufficient low carbon housing , community centre, regular public transport, a railway station.
I have friends who have had to move out of the village because they cannot afford property here. We have an ever -ageing population in West Hill but without affordable housing, we won't get any young people moving in
I have only lived here a few months while house hunting out of the county so have no idea of things like this
I really can't see the need for it and seems to be abused by developers to get planning permission for large developments. There are so many houses on the market both in West Hill and neighbouring Villages. Before we start carving up more fields I would like to see more brownfield sites utilised, and the glaring example is the old factory on the edge of OSM.
I support affordable housing for local people, but NOT accommodation for social services or housing association to move in trouble tenants from the city. Crime will increase, homes should be bought outright by local people
I support affordable housing for local people, NOT accommodation for social services or housing association
I think that there is space in West Hill for affordable housing for all groups, and housing should be

commenced
I would like to see any affordable housing in small clusters or groups spread out among existing communities
I would not support any type of affordable homes in West Hill
I would support a shared equity style of affordable homes giving those in need the opportunity to invest in their own home with a chance to buy the remainder at a later date
I would support a small development 4-6 houses, but I am against large development of 6+ as I think it would spoil the area
I would support a very small development or developments
If "small" means 10 or less houses in a development this might be acceptable, anything bigger NO!
If building affordable housing specifically for the elderly-then we/I think to have a support system is essential, preferably flexible
If people need affordable housing, they should move to somewhere affordable, not expect Devon County Council or the state to subsidize them
If the above was really for the benefit of local people
Improve the infrastructure first=roads, shops, sewage and fresh water utilities
It has to be in an appropriate location. (near facilities and without environmental damage)
It is important for those on low incomes/first time buyers to be able to purchase suitable housing
It seems to make sense to place affordable housing units where real estate values are lower & to take account of the need for proximity e.g. young people needing to move out of the family home would be more mobile and therefore able to travel further than older people needing accommodation nearer to friends and family. I would support bungalows or sheltered acc. in West Hill for older people but would expect younger people in need to move to other areas in East Devon with cheaper land values.
It should belong to a housing association
Local people should include relatives
Low value land is the key which unless a planning g? achieved by landowner, is not available in West Hill or in fact East Devon. (Its down to the planners!)
Most occupants of affordable homes need to have easy access to regular public transport for 1) Work 2) in order not to leave mothers with young children isolated, s they are less likely to have a car
Moving due to children leaving home to attend university so we will require smaller property. Looking to move into Exeter
Need for Abbeyfield style for up to 20 people
Need to accommodate single persons as well as families
No established need for affordable housing in west hill.
No high rise buildings. Small houses/bungalows, good road connections to be built first
Not enough amenities - School etc & transport to deal with capacity as it is!
Not required in West Hill
Only local people in need of affordable homes. I have seen at first hand experience of people needing affordable housing, used and abused to the highest level
Operative word being "small" definition of "affordable"
Ottery St Mary provides affordable housing surely
Pricing of starter homes would be difficult taking into account local average house prices. In addition local facilities (access, schools etc) are underprovided/overstretched. A tightly packed development would not fit in with the current village structure and counter to the village design statement.
Provided absolutely that it is only on Brownfield land
Q6) yes providing it is only for local people, young families not immigrants. I am 76, was widowed 2 years ago. Currently in Quite good health etc. But no one can predict the future. I have a new partner, a widower, who has his own house. Due to the
Small' development to us means 15-20 homes, no more we are concerned that some developments are being sold to estate agents to rent or sell on, thus making them no longer 'affordable' housing
Since Cranbrook development is under construction I see no further need for still more housing to be built locally-especially since the infrastructure will not support this

Small is the key word-not as has been recently submitted
The answer to 6 depends on what is meant by 'affordable', 'small' and 'local'. To prioritise what "will be the most important when you choose your next home" is not possible at present. There are too many unknowns, e.g. Ones health and mobility in the f
The answer to 6 is based simply in relation to West Hill
The concept of affordable homes is wrong. ? Affordable otherwise they would be empty. We should build homes that people want to live in and are prepared to pay for, not build down to a price, subsidised by others. The income levels should be realistic
The development at Rockbeare provides the opportunity for more than necessary affordable homes. Why try to cram development in back gardens at West Hill with inadequate transport and drainage infrastructure
The local support services, e.g. drains, electric, telephone, internet all need. If my husband should die within the next 5 years I would consider it socially unacceptable for one lady to be occupying a 4 bedroomed family house-at the moment I am perfectly
The need is not just local-what does that mean? A wider social mix of people would be better also
The new development would require adequate sewage and draining facilities and sensible road connections
The school & village hall are over-subscribed & the roads, drainage, bus service are all inadequate for present village, i.e. cannot cope with any more
The sewage/water capability is overstretched. The infrastructure schools, roads etc will not be enough for a development of affordable housing as this usually means young families who need public transport/schools/shops
The siting of these units must be carefully considered so as not to de-value nearby property
The village does not have the capacity or infrastructure to support an affordable housing project
The village would not cope with traffic or infrastructure and doctors dentist over subscribed already
The word small needs to be quantified. E.g. <10 whatever is built needs to be in keeping with the rest of the village. Services e.g. Transport and accessibility must be considered
There are other areas being developed for affordable housing including Cranbrook & area of Ottery/nearby area. A small development will a) increase traffic b) further increase demand on an over capacity primary school
There are too many houses already
There have been attempts to develop West Hill which has been refused due to lack of services and infrastructure. We wish to maintain West Hill as a Village
There is a derelict site opposite shop in the village can be near to the school, which would be idea
there is a desperate need for housing for elderly people whose home and garden has become too big to maintain
There is a distinction between 'need' and 'demand' which your approach fails to address
There is a need also for affordable 1 or 2 bed retirement homes (bungalows)
There is a need for 'downsizing' homes in West Hill. Perhaps a small development of small/medium bungalows set in a courtyard setting near a bus route & affordable starter homes for young people to live independently, but live near their families
There is already a pool of local tradesmen & professionals to meet the needs of West Hill residents. There is negligible industry so there is no need of affordable housing
There is little or no employment in West Hill and the public transport system is sparse. Affordable housing would be better situated near to a town or industrial estate where work is available
There is no need for affordable housing in West Hill
This is not an area for affordable houses, which usually include social housing, provided by housing societies; there are very little services or activities in West Hill that would support these people. Public transport is some what limited and employment. The crime rate would possibly increase and the image of this village would deteriorate.
This should be in small developments -not in the recently suggested and rejected large schemes-and also generally acceptable to residents.
To be built near towns, and near to employment
To be socially balanced a community needs proportionate housing provision for residents of all

economic levels
To suit elderly who may wish to downsize
Too much "nimbyism" from some of the West Hill residents for any affordable housing ever to happen unless on edge of village
Unable to answer question 6 until it is known the build location. Could the need for affordable homes, be fulfilled with the development of "Cranbrook"
Very little in the village at the moment, young folk are more likely to move away and return later in life. This is a pity and a loss to village life
Village needs range of age and income
We are against further development in West Hill as it would risk changing the character of the village. The development of a new town near Rockbeare should meet future needs for affordable housing for locals
We understand the sewers are working at capacity now
West Hill cannot and doesn't want affordable housing
West Hill does not need affordable housing because there is no work, poor transport and nothing to do
West Hill has no services and would be unsuitable for?
West Hill is a "Woodland Village" of upper market properties from which the council receives high end council tax. We do not suit "affordable" housing in any form. As Cranbrook will be relatively close by with projected 3,000 homes, there is absolutely no need to build anything in any area for future home owners.
West Hill is a very expensive area and affordable is required for young families who have grown up in the village and want to stay.
West Hill is already over-developed, over-populated and has outgrown its infrastructure. It is no longer a quiet pleasant place to live. More housing (of any sort) will merely make matters worse. We anticipate moving somewhere quieter and less spoilt as soon as the housing market improves (this probably means moving out of East Devon as the council seems determined to ruin a once lovely rural environment). This is a sad state of affairs - we had originally planned to live here indefinitely.
West Hill is not a good place to live without a car for every trip & no pavements, no decent shops, 6 buses a day, no pub, no employment opportunities. Rubbish place to put "affordable" housing
West Hill is not an area where "affordable housing" is required. House prices here are such that it is not in the realm of the majority, and most people living in West Hill will almost certainly be able to downsize when required
West Hill is not an ideal location for affordable housing-transport/employment problems!
West Hill is not suited to further development for the following reasons. There is only on GP Practice which will accept new residents of West Hill, this being The Coleridge Medical Centre, Ottery St Mary, and it's resources are already overstretched at its own admission. It is also very limited car parking capacity. New housing of any kind in West Hill would therefore mean further demand for its services creating even more pressure which would result in healthcare needs not being met. Any development would increase the amount of traffic in the village. As the village has narrow roads and lanes, many with blind intersections, sharp bends and steep hills, very few pavement areas and little or no street lighting any increase in traffic would add to these hazards. There have already been local concerns raised about the current traffic situation in West Hill Road. West Hill is a quiet rural village with no amenities other than one good shop, and it has few businesses that could provide employment opportunities. Although there is a bus route this merely skirts the northern tip of the village making it inaccessible for many residents. In any event the new town of Cranbrook will provide plenty of affordable housing in the area, close to local employment opportunities, making further development of West Hill totally unnecessary.
West Hill is not the right area for affordable homes
West Hill needs improved pedestrian facilities & street lighting to provide safety especially for young families before more housing approved

West Hill used to have affordable housing, but it is has been lost. It should not become (more of) a ghetto of old people and executives-in order to remain (or become again) a mixed and vibrant village
What do you consider affordable? Not like that built opposite McCalls or knock down and rebuild
What does affordable mean? Every body can afford something if the price is right
What is 'Affordable'? Has anyone done the sums to work out the cost of a home in West Hill which could be afforded by someone on average East Devon income and whether such a home could in fact be built in West Hill for that cost being a home which would fit in with the surroundings? Land cost is high in West Hill. How do you define local people? If they sell would the sale be restricted to local people. The obvious location for local affordable housing is surely the redundant factory in OSM - nice riverside location and walking distance to the town with all the facilities. The factory is an eyesore.
What is meant by "small"? I feel that about twenty five homes should be a maximum
What is 'small' and what is 'affordable' and what would impact be on infrastructure and environment
Without appropriate infrastructure Westhill is not a place young (or old) people could settle-i.e. good regular and frequent transport services to local towns/coast for work or recreation needed. Car ownership is a necessity as things are currently
Would recommend that a few locations in the village be built upon, each having two or three homes, no estates please!
Would require housing/accommodation for elderly
Your question is flawed. What is a small development and where would it be sited