

Project Details

East Huntspill Affordable Housing Project

The purpose of this project is to increase the supply of affordable housing for people with a strong local connection with the parish of East Huntspill.

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Consultation information

Feedback from the Housing Consultation Event held at East Huntspill Village Hall on Monday 4th September 2017

Project Proposals for New Road

The parcel of land at New Road sits outside the village development boundary, which would not usually secure planning permission for housing. However, this parcel of land could come forward by exception in order to deliver affordable housing.

The site (edged red below) lies to the west of Church Road opposite the school. The area of land measures approx. 2.24 hectares / 5.53 acres



Project Proposals for New Road cont...

The illustrative initial layout below shows the site could provide circa 35 houses with a mix of 1, 2, 3 and 4 bedroomed properties.

Assuming the above scale of development were to come forward, proposals could see 14 affordable homes built specifically targeted at local people who have a strong connection with East Huntspill.

Core Strategic Land are promoting the development plans.



Figure 3. Masterplan showing how the New Road site could provide circa 35 dwellings including 14 affordable homes.

Purpose of the Event

East Huntspill Parish Council hosted an “open to all” public consultation event on 4th September 2017 at All Saints Church Hall. The event had a number of aims in mind.

- East Huntspill Parish Council wanted local people to find out more about affordable housing and the scale of local housing need determined in the Housing Need Assessment carried out by Sedgemoor District Council (SDC).
- Offer help and advice to local people who need help to find a suitable home at a price they could afford.
- To allow the Core Strategic Land representatives to display potential development plans for a parcel of land on New Road.
- Gather initial community views and opinions to the possible construction of circa 35 new homes, including 14 affordable homes on New Road.

Representatives from SDC Affordable Housing Development Team, Focus on Design Architect and Core Strategic Land were on hand to discuss the potential of new homes being built at Liney Road.

The event was well attended with an estimated 50 visitors.

Feedback from the Event

Visitors were encouraged to complete a short feedback form to provide their opinion and views in respect of the Liney Road proposals.

Headlines from the Consultation Feedback

- 38 replies have been received, 36 of which live in East Huntspill.
- 11 respondents live close to the proposed development on New Road (29%)
- 2 respondents live outside of the village, but claim to have a connection with the village.
- 1 respondents failed to say where they live.
- A high proportion (82%) of all respondents supported the Parish Council’s proposal to build new homes, including affordable homes in East Huntspill.
- 58% of respondents supported the building new homes, including affordable homes on New Road.

Feedback from the Event cont ...Other Messages from the Day

- General acceptance that East Huntspill needs more affordable housing.
- Any new affordable homes should go to local people.
- There should be a mix of open market and affordable homes built
- There should be the right type and mix of housing built to fit the village's requirement.

Detailed Feedback Responses**Question 1: Would you support the Parish Council's proposal to build more Affordable Housing in East Huntspill?**

- 82% (31 respondents) said YES
- 18% (7 respondents) said NO

Comments from NO listed below

Reasons why not	Numbers
Improve village facilities first	4
The rents do not seem affordable	1
Sewers won't be able to cope	1
The Parish Council have not supported activities in the village	1

Question 2: Given the shortage of public funds, would you support the Parish Council's proposal to build open market homes to fund the construction of new affordable homes?

- 76% (29 respondents) said YES
- 19% (7 respondents) said NO
- 5% (2 respondents) did not answer the question

Comments from NO listed below

Reasons why not	Numbers
The village does not need more houses	2
Only villagers should be allowed the opportunity to purchase new homes in the village	1
The sewer cannot cope	1
We don't want any more cars rushing through the village	1

Question 3: Would you support the building of new homes (including affordable homes) SPECIFICALLY at the Parish Council's preferred site on New Road?

- 58% (22 respondents) said YES
- 42% (16 respondents) said NO

11 of the 16 respondents who responded NO overlook the site

Comments from NO listed below

Detailed Feedback Responses

Reasons why not	Numbers
The new houses will increase the flooding risk	6
There are other preferred sites	3
The sewage won't cope	3
Access should be into Ashley Park, New Road exit is not satisfactory (too near the school)	3
It will devalue my property	2
The site next to the village hall is more suitable	1
It will spoil the community we have	1
My house backs onto this land	1
It will destroy the natural habitat and wildlife	1
There will be increased traffic	1

Detailed Feedback
Responses cont...**Question 4: Would you support the building of new homes (including affordable homes) SOMEWHERE ELSE in East Huntspill (not necessarily at New Road)?**

- 74% (28 respondents) said YES
- 16% (6 respondents) said NO
- 11% (4 did not answer the question)

Alternative sites for those respondents replying YES

Alternative sites	Numbers
Land next to the village hall	3
Land by previous development at Mercia Close off Church Road	3
Along the main road by Chapel Lane and Church Road	2
If in the correct position, Church Road	1
Anywhere suitable	1
The site by the factory to spread the new homes	1
Depends where	1
Land behind Ashley Meadows	1

Question 5: When developing outside the settlement boundary there could be, an additional community benefit offered. What additional benefit would you like to see from a future housing project (New Road or Elsewhere)?.

Suggestions	Numbers
Car Park	13
Allotments	11
Play area	8
Footpaths	7
Zebra crossing	6
Support for shops/pubs/garage	6
Community orchard	3
Parking restrictions	2
Bus service	2
Post office	2
Sports pitches	1
Doctors surgery	1
Speed limits extended	1
Compensations for devaluation of homes	1
Expand the school	1
Pavement on Church Road	1

Question 6: What do you feel are the most important issues about any proposed new housing development in East Huntspill? (tick all those you feel appropriate)

Reponses	Numbers
Build affordable housing only	9
Build market housing only	1
Build a mix of market and affordable housing	20
There should only be the right type and mix of housing built to fit the village's requirement	22
The affordable homes should only be allocated to people with a local connection to East Huntspill	30
The new homes must be well related to the village facilities	16
The homes should be fuel efficient	17
The appearance of the homes should be in keeping with the rest of the village	18
The affordable housing must be well integrated with the market housing	13
The affordable housing should be indistinguishable from market housing	14

**Detailed Feedback
Responses cont...**

Question 7: Are there any other important issues or concerns you feel that you would like to comment on?

Other important issues	Numbers
There will be excess traffic through the village	5
Design and appearance in keeping with the village unlike those opposite the church which were not approved by the villagers	3
There are chicken houses approx. 1800mtrs from the development	2
12 x 3 ton LPG tanks are stored near chicken houses which is very dangerous	2
Drainage needs to be looked at thoroughly	2
The site has flooding issues	2
We would like to remain in the village but cannot afford anything here	2
There needs to be adequate parking	1
New Road is a good location as it is next to the school and park	1
I am totally against this site and will fight it all the way	1
Improve the infrastructure, more people mean more problems	1
The market homes must not be for Hinkley workers	1
We don't need any more housing in the village	1
We do not want our outlook and privacy compromised	1
We need a zebra crossing by the village hall	1
We only want locals to contribute to the life of the village	1