



# Ruishton, Henlade & Thornfalcon Housing Needs Survey 2018 Report



ALONE WE CAN DO SO LITTLE; TOGETHER WE CAN DO SO MUCH (Helen Keller)

Conducted by  
Taunton Deane Borough Council

February 2018

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- Appendix 1 – Copy of Housing Needs Survey Form
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## **Summary of Affordable Housing Needs Findings**

**Surveys Sent – 740      Responses received – 188 (25%)**

**15 Respondents stated to be in need of Affordable Housing**

### Current Household Size

- 2 x 1 Person
- 8 x 2 Person
- 3 x 3 Person
- 2 x 4 Person

### Current Property Size

- 1 x 1 Bed
- 1 x 2 Beds
- 7 x 3 Beds
- 5 x 4 Beds
- 1 x Not Stated

### Current Tenure

- 9 x Homeowner
- 1 x Living with Parents
- 3 x Renting from Private Landlord
- 1 x Other
- 1 x Not Stated

Preferred Affordable Housing Option (Respondents were able to tick more than one box)

- 2 x Low Cost Home Ownership (who also expressed having a non-affordable tenure preference)
- 2 x Low Cost Home Ownership or renting from a Local Authority and/or Housing Association
- 2 x Renting from a Local Authority and/or Housing Association (who also stated renting from a Private Landlord)
- 9 x Non-Affordable Home Ownership

Preferred Property Type (Respondents were able to tick more than one box)

- 10 x House
- 10 x Bungalow (of which 3 also stated retirement/sheltered and/or adapted/accessible)
- 1 x Flat
- 1 x Retirement/Sheltered Housing

## Introduction

The Housing Needs Survey was undertaken on behalf of Ruishton and Thornfalcon Parish Council, who commissioned Taunton Deane Borough Council in January 2018. The purpose of the survey was to gather views of the residents of Ruishton, Henlade and Thornfalcon to determine whether there is a need for affordable housing in the area and to ensure that future housing development meets the needs of people within the Parish. Prior to this, the most recent Housing Need Survey for Ruishton, Henlade and Thornfalcon was conducted in July 2007, which identified the need of 16 affordable homes.

The Parish of Ruishton, Henlade and Thornfalcon lies 3 miles from Taunton, to the east of the M5 and to the south of the River Tone, straddling the A358. It is a parish of 740 residential properties with a population of 1592 people in 2011 (ONS Census, 2011). The Parish has two churches (one located in Ruishton and one in Thornfalcon), a village hall, a primary school and pre-school, a Post Office and three pubs. There is a regular bus service to Taunton, Axminster, Wells and Yeovil. The A358 Park and Ride also lies within the Parish.

<b>Housing</b>				
	<b>Ruishton and Thornfalcon</b>	<b>Ruishton and Thornfalcon</b>	<b>Somerset</b>	<b>England &amp; Wales</b>
		<b>%</b>	<b>%</b>	<b>%</b>
<b>Total number of dwellings</b>	<b>714</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Detached	351	49.2%	32.3%	22.6%
Semi-detached	184	25.8%	30.4%	31.1%
Terraced	97	13.6%	23.7%	23.6%
Flats	0	0%	13.0%	21.6%
<b>Tenure</b>				
<b>Total number of households</b>	<b>691</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Owner occupied	593	85.82%	70.2%	64.3%
Social Rented	49*	7.1%	13.5%	17.6%
Privately rented	46	6.7%	14.7%	16.7%
Average household size (persons per household)	2.4			

Table 1 – The nature and type of dwelling and households within Ruishton and Thornfalcon in 2011. (ONS Census, 2011)

\*NB - This figure does not include the 26 affordable homes built in 2016.

Tables 1 and 2 shows the nature and type of dwelling and households within Ruishton and Thornfalcon in 2011. It is important to note that, whilst this is the most up to date information held from the Census and will provide an indication of the village situation

at that time, this is some seven years ago and has since changed significantly following residential developments within the Parish.

Household Type				
	Ruishton and Thornfalcon	Ruishton and Thornfalcon	Somerset	England & Wales
		%	%	%
One person household	339	49.06%	29.8%	30.2%
Couple household	308	44.57%	45.3%	43.0%
Lone parent household	46	6.6%	8.4%	10.7%
Total number of households with dependent children	158	22.86%	26.3%	29.1%

Table 2 – The type of household within Ruishton and Thornfalcon (ONS, 2011)

At the time of the survey (February 2018) there were two properties for sale on Rightmove within the Parish of Ruishton and Henlade, with the average house prices being over £200,000. It is also noted there were no 1 bed properties advertised on Rightmove at the time of the research.

There is a mix of existing affordable housing within the Parish, which includes:

- 10 shared ownership properties (6 x 2 bed and 4 x 3 bed) managed through one housing association;
- 20 social rented properties (2 x 1 bed, 10 x 2 bed and 8 x 3 bed) managed by three housing associations
- 47 social rented properties (20 x 1 bed, 4 x 2 bed and 23 x 3 bed) owned by the Council

Of these, a significant proportion have been provided through the residential development scheme at Stoke Road in September 2016, including 10 Shared Ownership and 16 Social Rented properties. These homes have a local connection giving priority to local people.

Of the 47 Council owned properties, 7 have come up for re-letting since January 2015, including 5 since January 2017. These included 3 bungalows. One Council House has been sold off through Right to Buy since 2012.

As at February 2018, the Homefinder Somerset data shows 5 households highlighting Ruishton to be their first choice (2 x 1 bed, 2 x 2 bed, 1 x 3 bed); and 1 household showing Thornfalcon as their first choice (1 x 2 bed). This information is based on the applicants parish first choice included within their Homefinder Somerset application. Detailed vetting of a local connection is undertaken at the housing allocation stage.

## **Aims of the Survey**

### **Primary aim:**

To identify whether there is a current affordable housing need within the Parish of Ruishton, Henlade and Thornfalcon and if so, to ascertain the number, nature, type and size of affordable homes that are required.

### **Secondary aims:**

- To investigate the affordable tenure, property and household sizes of local residents, those wishing to return and those who work in the village (i.e have a local connection) and identify any additional living needs e.g. facilities for disabled, elderly or children.
- To explore the reasons for residents migrating in and out of the area.
- To identify the need of affordable housing for both existing residents and those wishing to return.
- To explore the views of current residents to help determine housing needs within the parish in the short, medium and long term.
- To target future affordable housing provision as identified in the recommendations of the report.
- To explore the needs and aspirations of the older population within the Parish.
- To provide evidence to inform the future Parish or Neighbourhood Plan.

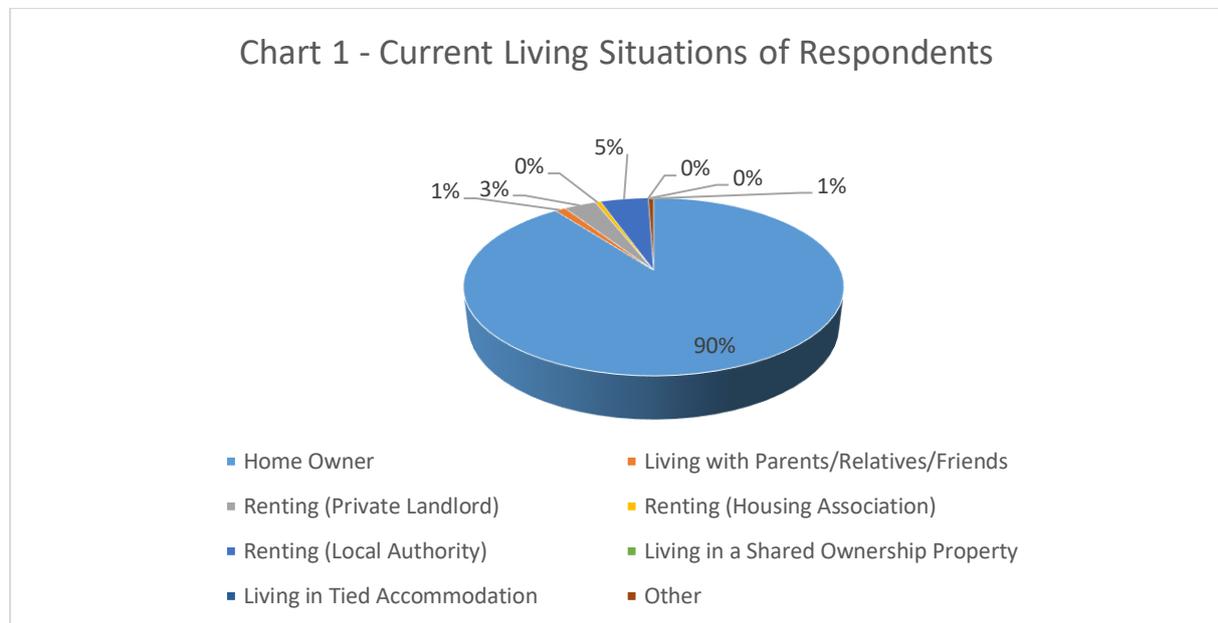
## **Methodology**

1. Check the number of properties in the Parish via the Council's Electoral Services Department and obtain address details of these.
2. Draft and amend the survey in conjunction with the Parish Council. In arranging the survey, the Housing Enabling Team worked closely with the Administrator of the Ruishton Neighbourhood Plan and Parish Council, explaining the procedure of the survey. Following this, a draft of the Housing Needs Survey and covering letter was sent to the Administrator/Parish Council, which was subsequently amended in accordance with the suggestions made. The Housing Needs Survey comprises four sections - All household were invited to complete section one of the survey, whereas only those requiring affordable housing were asked to complete section two, only those over the age of 55 were required to complete section three and any persons wishing to provide general comments were invited to complete section four.
3. Post surveys to all households. The dates for both posting out and returning the survey were agreed with the Parish Council. A total of 740 surveys were sent by post to all households in Ruishton, Thornfalcon and Henlade on 29 January 2018, along with a covering letter from the Housing Enabling Lead, explaining the survey in more detail. A copy of the Housing Needs Survey form is attached at Appendix 1. Further copies of the survey were made available from the Administrator or were downloadable from the Parish Council website for any other parties in need of affordable housing within the Parish.
4. The closing date for surveys to be returned was set as Friday 16 February 2018 and an additional two weeks was allowed for any latecomers. A return pre-paid envelope was also included within the survey pack. The return envelope was addressed to the Taunton Deane Borough Council for analysis to ensure full confidentiality and anonymity of the respondents. The covering letter set out clearly the date by which the survey should be returned.
5. Following the return of the surveys, the results were monitored, recorded and assessed. Tables of the results were prepared and the data also presented in graphical format. A total of 188 responses were received, giving a response rate of 25%. 15 people stated to be in need of affordable housing, by completing the second part of the survey.
6. The findings were assessed and a Housing Needs Survey report prepared and submitted to the Parish Council.

## General Survey Findings

### Current Living Situations of Respondents

A significant proportion of respondents (90%) are currently home owners, with 8% renting (3% privately and 5% through the Local Authority). Only a very small proportion were living with family or stated other.



Over 50% of respondents live in a 2 person household and 11% live in a single person household. Despite such a large proportion of single and 2 person households, 75% of respondents live in properties of three bedrooms or larger, with only 25% living in one or two bedroom properties.

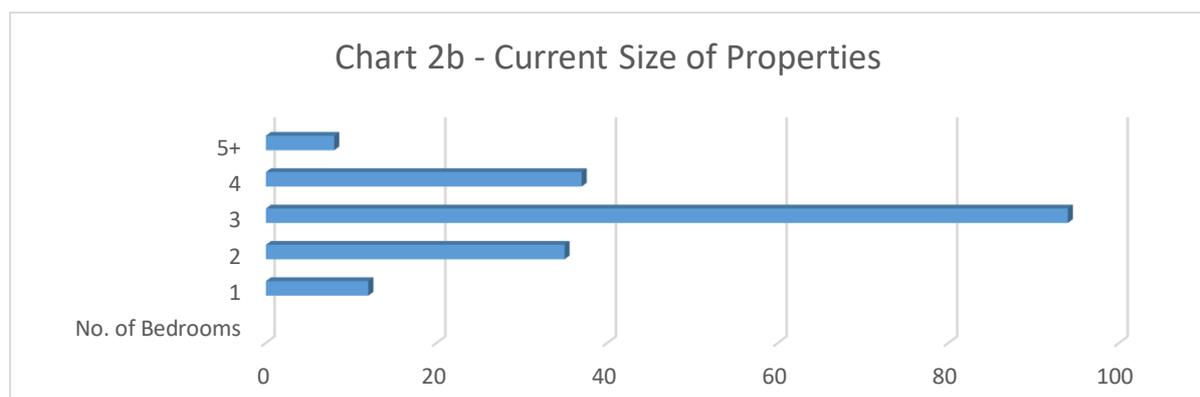
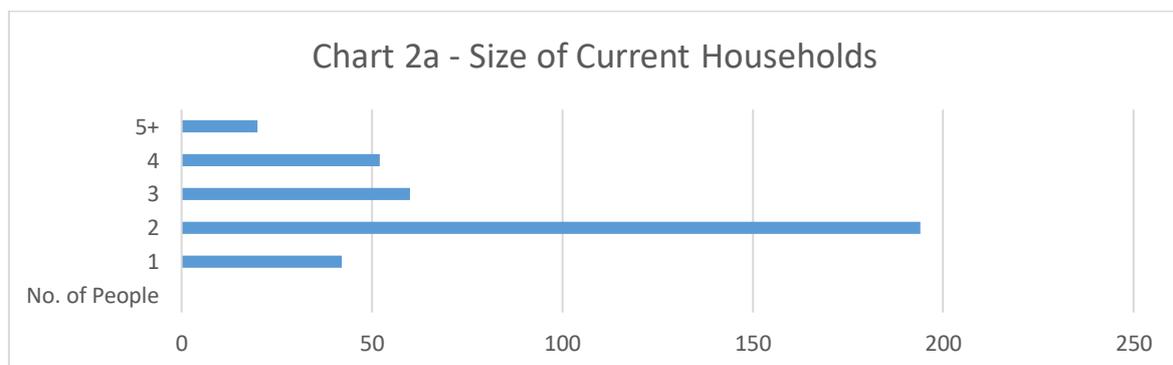
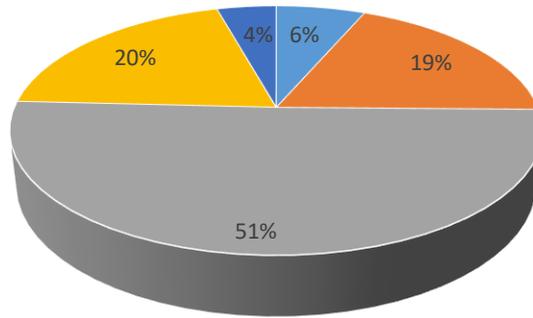


Chart 3 - Size of Property of Respondents

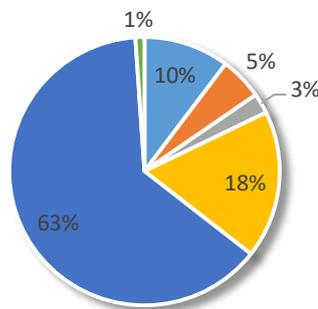


■ One ■ Two ■ Three ■ Four ■ Five (or more) ■ Unknown

### Age Groups of Respondents

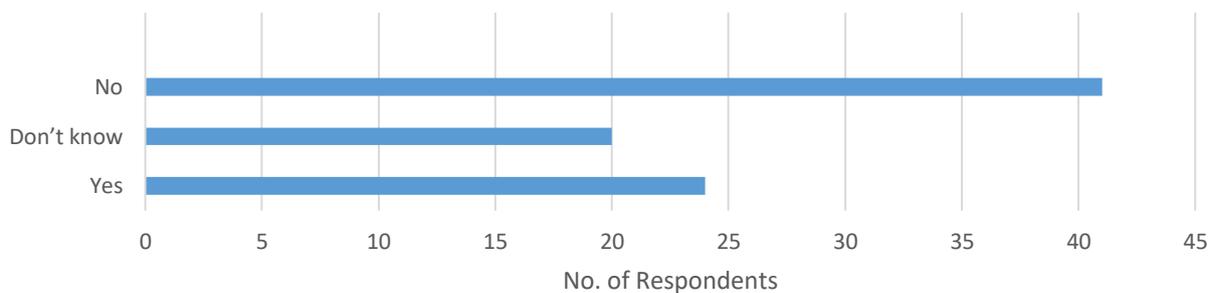
From the responses provided, it is evident from the survey that there are only a small proportion of younger people below 25 years old (15%), with a significant amount aged 55 and over (63%). Of these, 28% of respondents stated that special adaptations (e.g to accommodate a wheelchair, stair lift, etc) were likely to be needed in the future.

Chart 4 - Respondents Household Age Groups (respondents may have ticked more than one box)



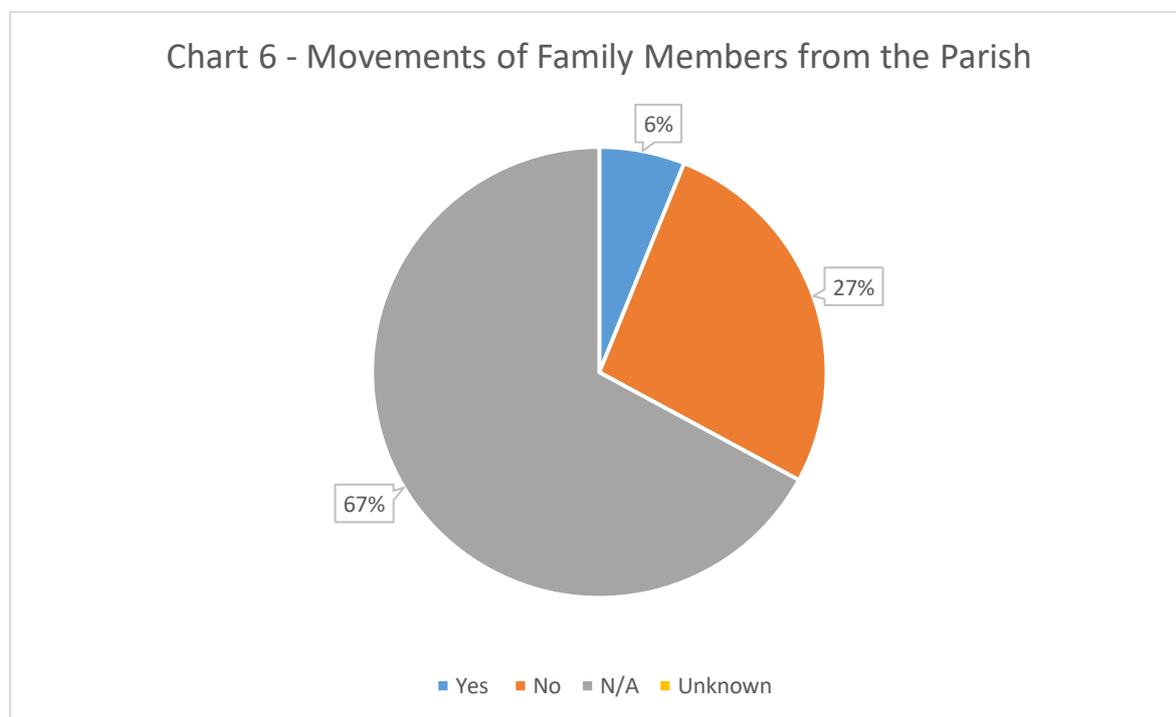
■ 0-15 ■ 16-25 ■ 26-35 ■ 36-55 ■ 55+ ■ Unknown

Chart 5 - Special Adaptation Requirements

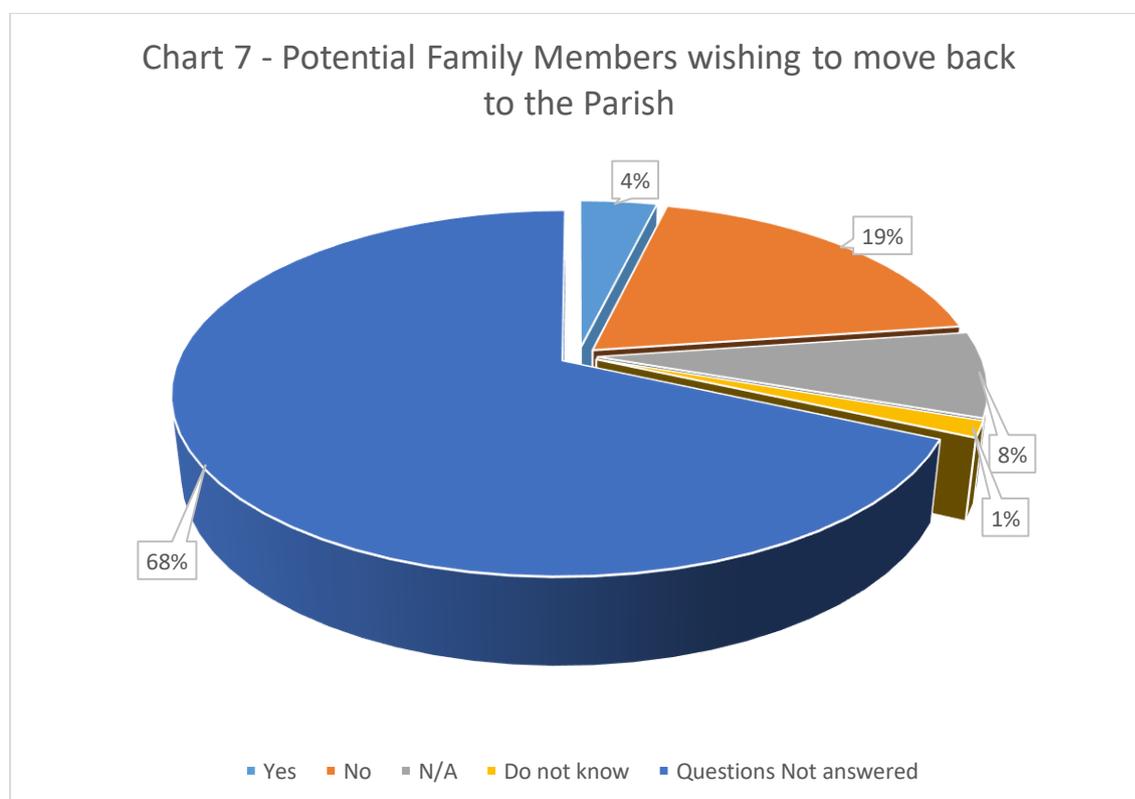


## Parish Movements

Of respondents, 6% stated that family members had moved away as they were unable to afford to buy or rent a property within the Parish. This may contribute to why there was a low level of respondents living in the village within the 16 – 35 age bracket (8%).

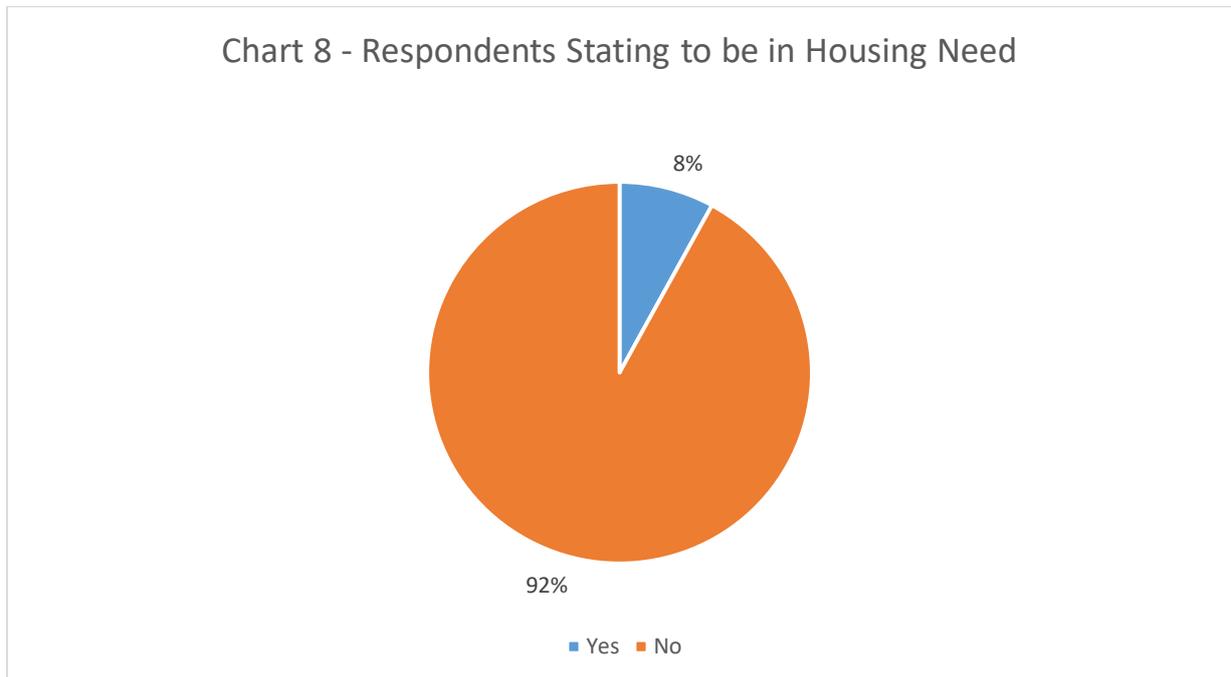


The majority of respondents did not answer the question regarding moving back, with only 4% that would wish to move back and 19% that would not wish to move back.

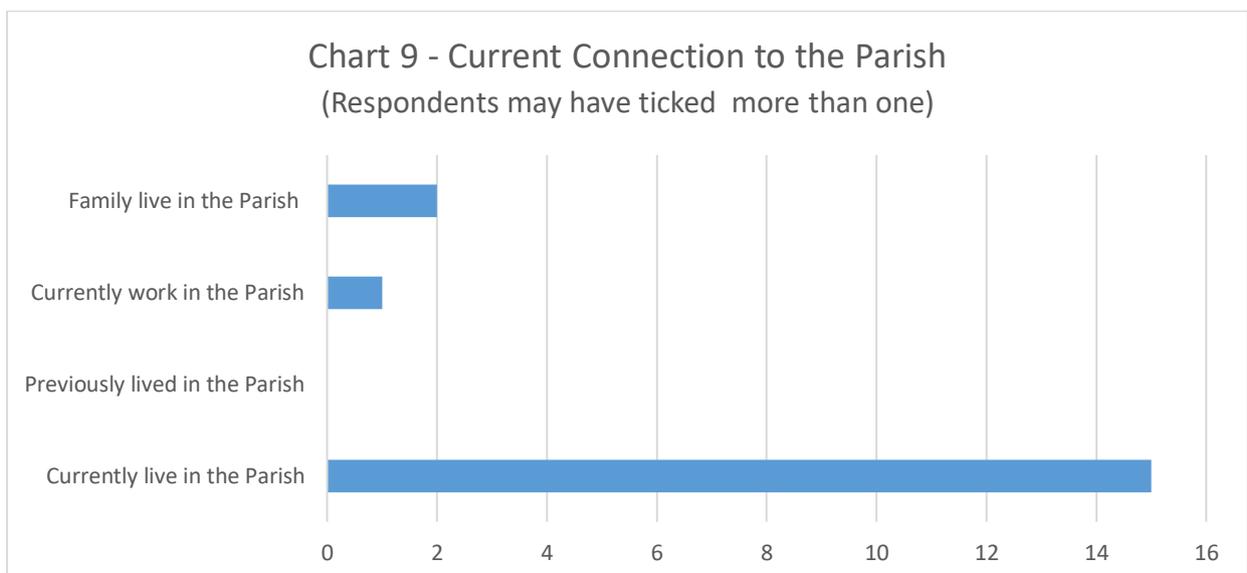


## Overview of Housing Needs in the Parish

Of all respondents, 92% did not consider themselves to be in need of affordable housing.

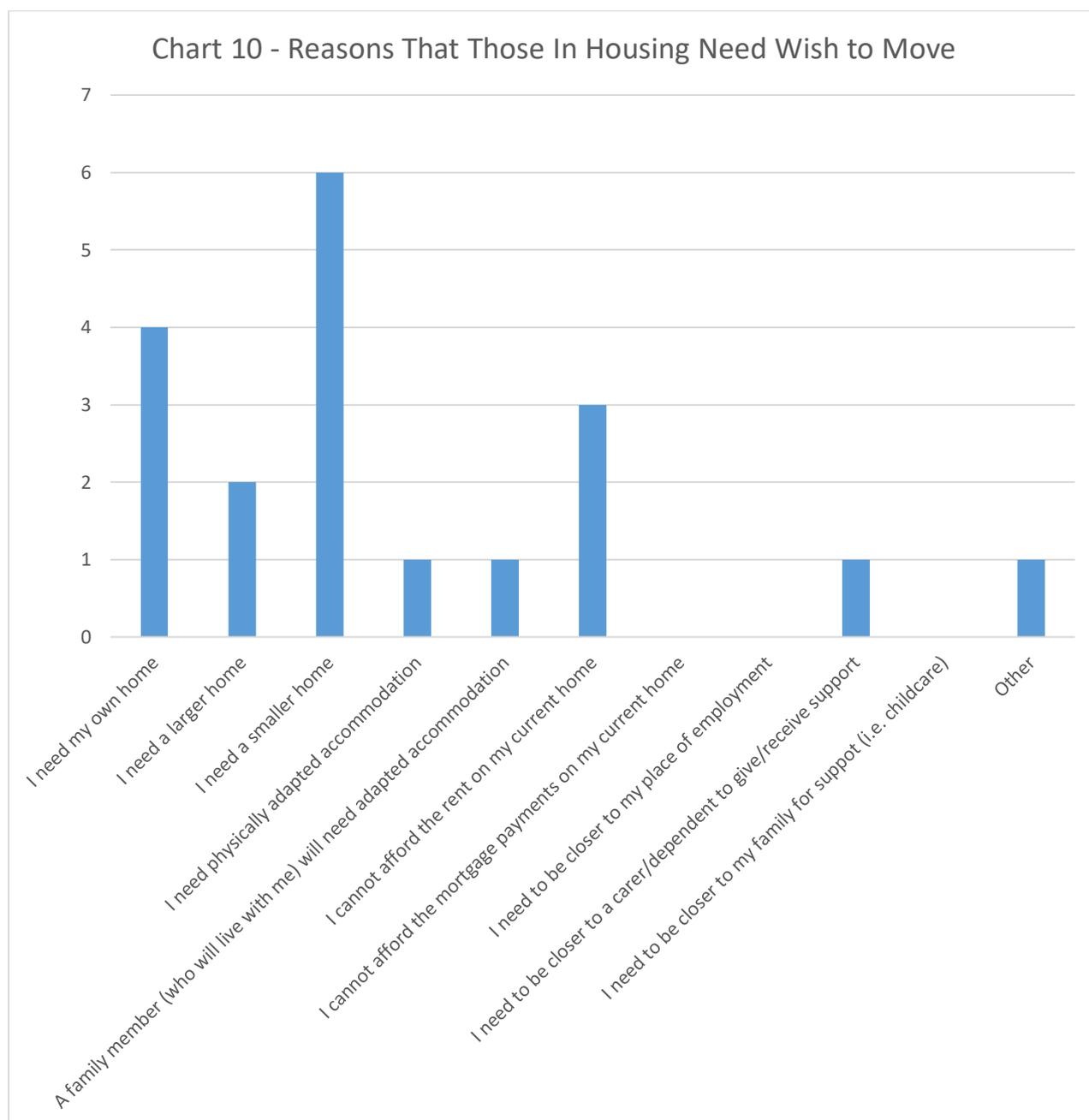


15 respondents (8%) stated to be in need of affordable housing by completing the second part of the questionnaire. Of these, all 15 currently live in the parish, 2 have family in the parish and 1 currently works in the parish.



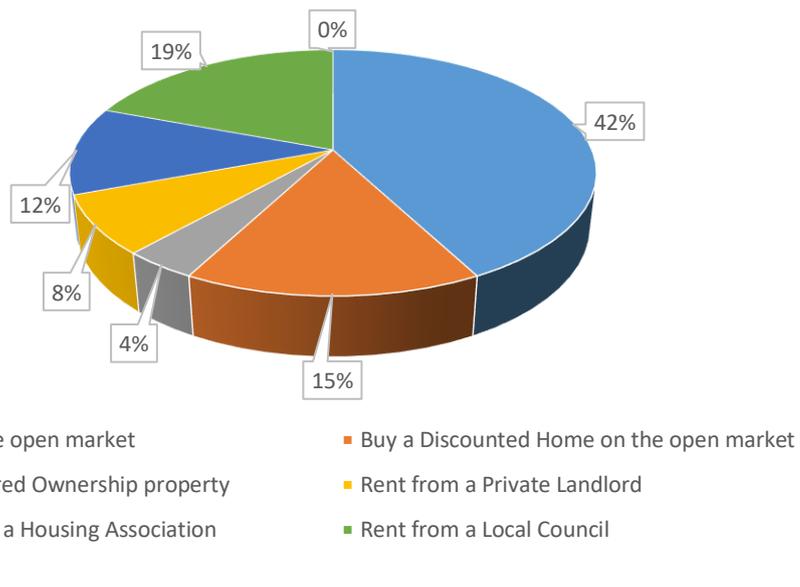
Some respondents gave more than one reason for wishing to move, which included the following: needing their own home, seeking a larger home, seeking a home with

special adaptations, needing a smaller home, unable to afford to stay in their current home and needing to be closer to a carer/dependent for support.



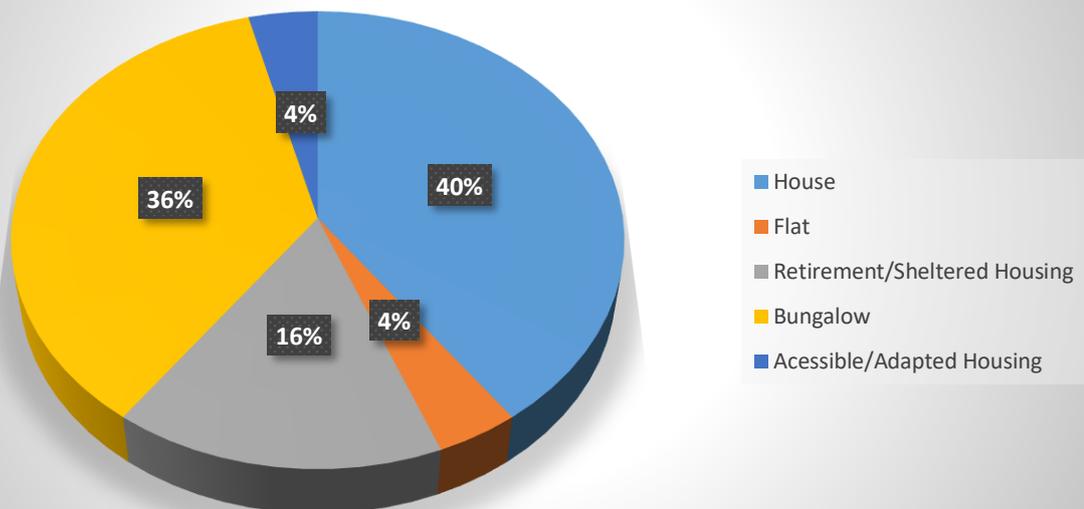
The respondents in affordable housing need were able to provide more than one housing option preference. 61% stated that they would be keen to buy a property (42% wished to buy on the open market and 19% favoured a low cost home ownership option (15% discounted open market and 4% shared ownership)). In terms of those wishing to rent, 19% favoured renting from the Council, 12% from a housing association and only 8% from a private landlord.

Chart 11 - Preferred Property Type For Those In Housing Need  
(respondents were able to tick more than one box)



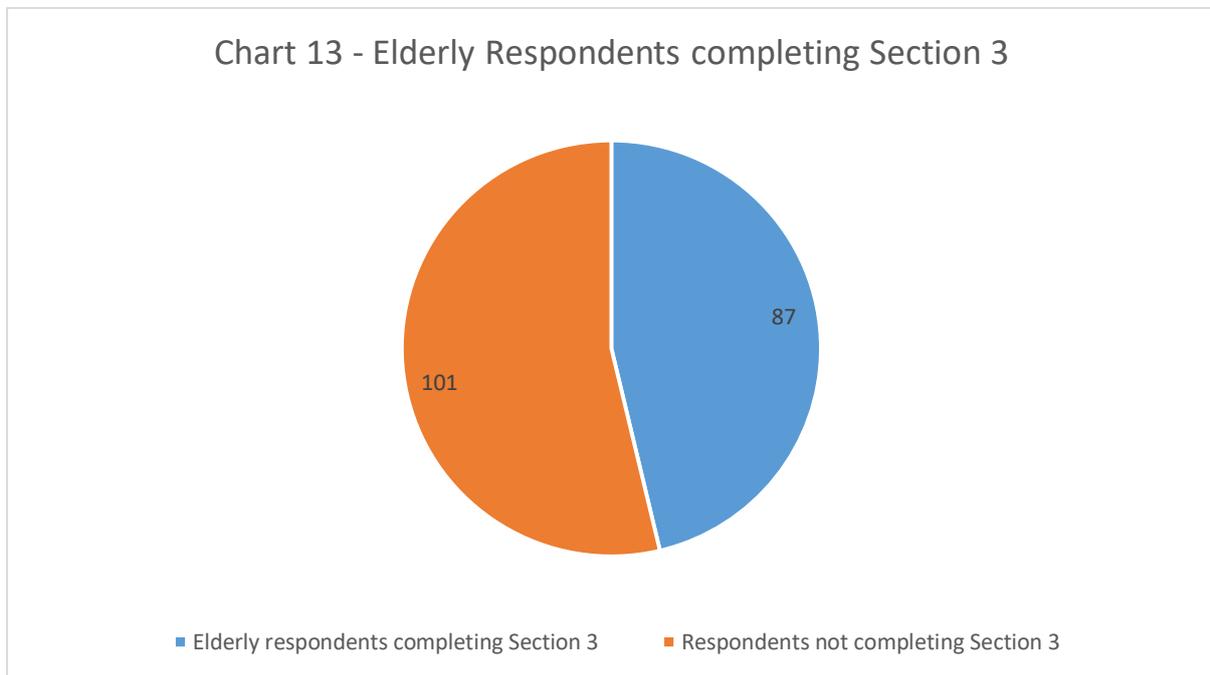
In terms of the type of property those in housing need sought, the main preference was for houses and bungalows, although some that identified bungalows also expressed an interest in flats, accessible/adapted housing and retirement/sheltered housing.

Chart 12 - Preferred Property Type of Those In Housing Need  
(Respondents may have ticked more than one box)



## Housing Needs of Older People in the Parish

Over half of the survey respondents completed Section 3, highlighting the large proportion of over 55s within the Parish.



69% of those completing this section were under the age of 75, with 9% being over 86. The large majority of respondents stated that they had no plans to move at the moment or that they had thought about it but did not expect to do so in the next 5 years, with only 14% anticipating moving within 5 years.

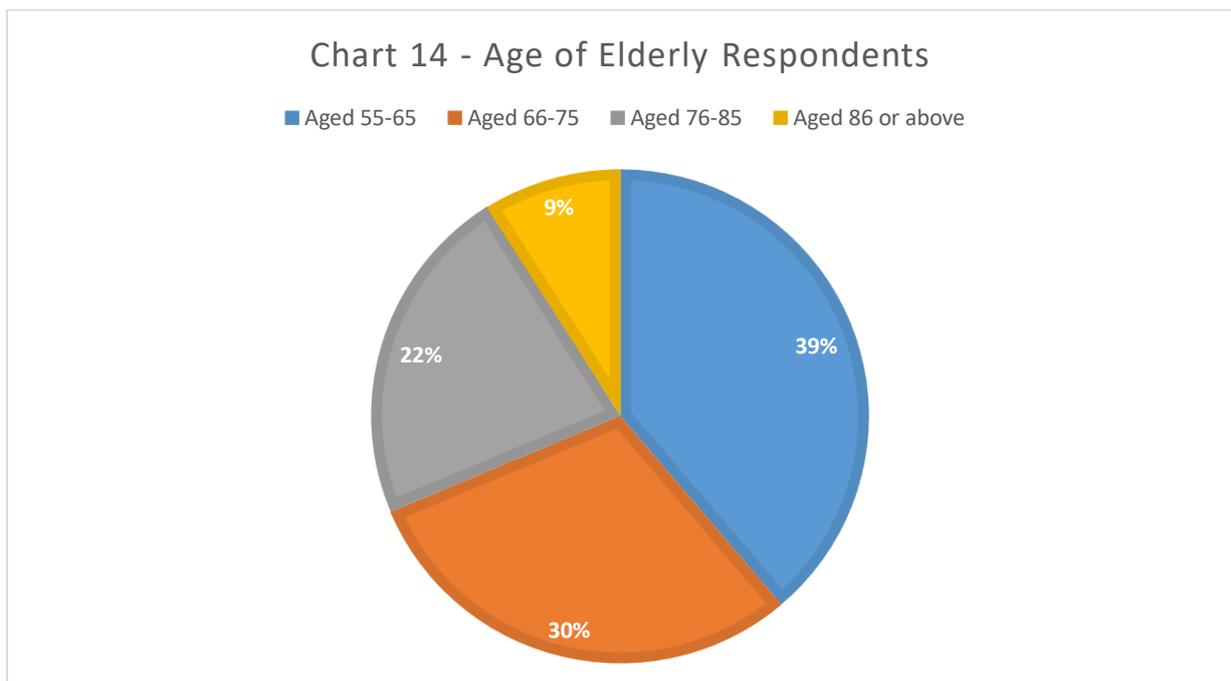
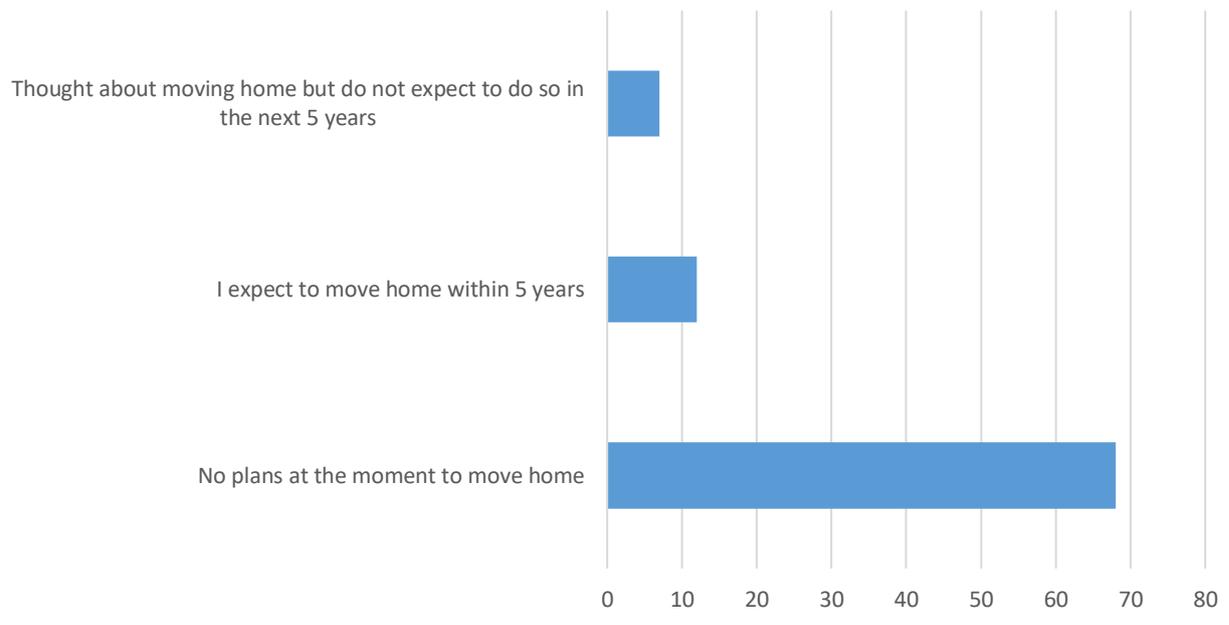
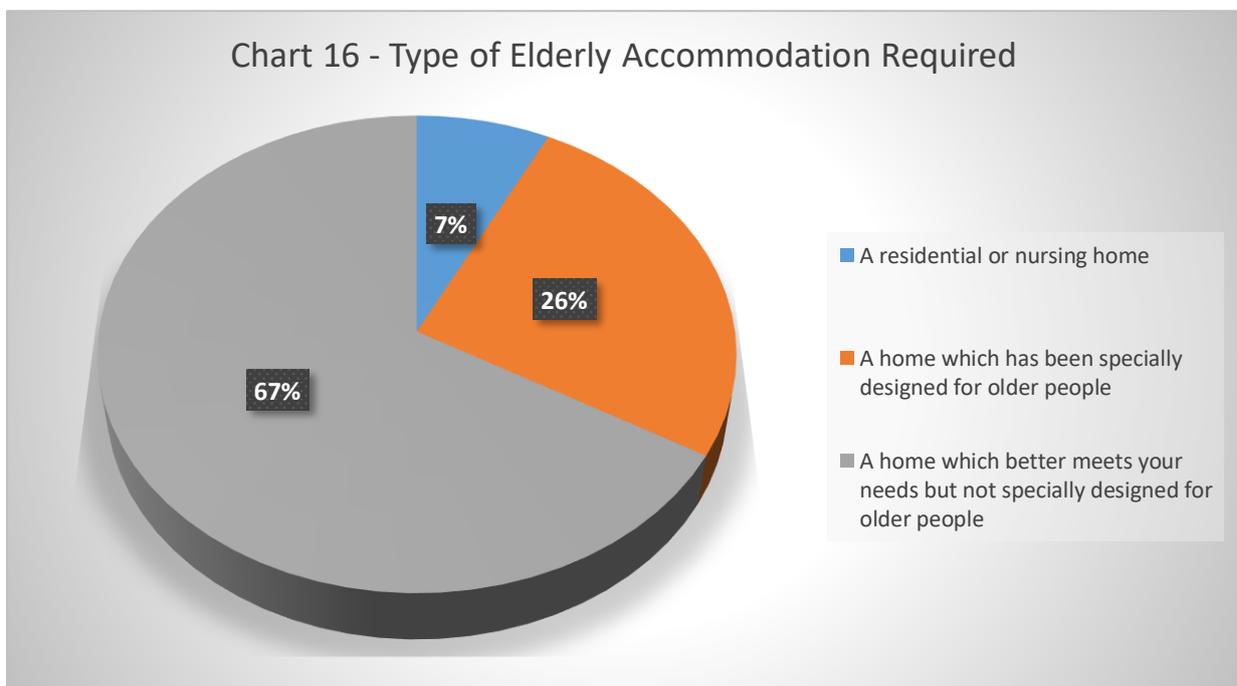


Chart 15 - Future Housing Plans of the Elderly



Of those anticipating moving within 5 years, the majority desired a home that would better meet their needs but was not specifically designed for older people. Only 26% sought a home specifically designed for older people, with only 7% stating a nursing home.

Chart 16 - Type of Elderly Accommodation Required



However, 72% of elderly respondents stated that their existing properties had the potential to be adapted to meet their needs.

## **Conclusion**

It is important to note that this Housing Needs Survey represents the findings at a set point in time. Personal circumstances are constantly changing and this should be taken into account when making any recommendations for the provision of affordable housing.

Based on the information received, none of the respondents were identified to be in high priority housing need.

It is noted that three respondents highlighted a preference for renting from the Local Authority or a Housing Association, plus a further two highlighted this option as a second choice. This is in line with the five applicants currently expressing Ruishton and Thornfalcon as their parish first choice on Homefinder Somerset. However, in view of the existing 67 rented properties offering a range of this accommodation type already within the Parish, of which 16 rented properties were provided within the last three years, it is considered that this level of need could be met within existing stock.

Four people indicated that they may be interested in Low Cost Home Ownership options, including Discounted Open Market and Shared Ownership properties. Of which, three provided financial information highlighting that they could be eligible. Upon further assessment of these financial details, it appears that shared ownership would be more affordable to the majority, than Discounted Open Market Housing.

There have been ten new shared ownership properties provided within the Parish over the last three years. Feedback from the housing association marketing these properties advised that they struggled to sell some homes to local people, despite intensively advertising within the local vicinity.

Despite the large proportion of elderly respondents in the Parish, a very low number wanted to move within the next five years and a large number stated that their current home was adaptable to changing needs.

Eight of the respondents were seeking non-affordable tenures and nine were already homeowners, who were looking for either larger or smaller homes to meet their specific needs.

There were five respondents who stated that they would be interested in a small bungalow in the future, which includes instances of specific adaptations. Whilst not within the affordable element of the report, it is important to note that this has nonetheless identified a desire for smaller open market bungalows to be provided.

In view of the information received through the survey, although a low level of affordable housing need has been identified, taking into consideration the existing housing options available within the Parish, it is not considered necessary to provide any additional affordable housing at this time. On this basis, no specific action is required to proceed to the next stage, which would be site identification. Should any future affordable housing be provided, this would supplement the existing level of stock.

It is important to note that future planning applications for residential development would generally have a policy requirement to provide a level of affordable housing. Therefore, in the event of any forthcoming planning application, affordable housing should be incorporated to provide a broad choice of homes for local people at a price they can afford. It is further recommended that a housing needs survey is undertaken every 3-5 years to reassess the housing need within the parish.

**Appendix 1**

**Copy of Housing Needs Survey Form**

Sent as a separate attachment

## Appendix 2

### Survey Results Summary Tables

**Which of the following best describes your current living situation (please tick only one):**

Home Owner	165
Living with Parents/Relatives/Friends	2
Renting (Private Landlord	6
Renting (Housing Association)	1
Renting (Local Authority)	9
Living in a Shared Ownership property	0
Living in Tied Accommodation	0
Other	1
<b>TOTAL</b>	<b>184</b>

**How many bedrooms does your property have (please tick only one):**

1 bed	12
2 beds	35
3 beds	94
4 beds	37
5 beds or more	8
<b>TOTAL</b>	<b>186</b>

**How many people live in your household?**

1 person	42
2 people	194
3 people	60
4 people	52
5 people	20
<b>TOTAL</b>	<b>368</b>

**Will you, or anyone in your household who will live with you, require any special adaptations, for example wheelchair access, a wet floor shower or a stair lift?**

Yes	5
No	22
Don't know	55
<b>TOTAL</b>	<b>82</b>

**What is the age of residents within your household? (Respondents may have ticked more than one)**

0-15	38
16-25	19
26-35	9
36-55	66

55+	235
Unknown	4
<b>TOTAL</b>	<b>371</b>

**Have any members of your family moved away as they were unable to afford to buy or rent a property in your village?**

Yes	5
No	22
N/A	55
<b>TOTAL</b>	<b>82</b>

**Would they move back to the village if they could afford to buy or rent a home there?**

Yes	8
No	40
N/A	16
Unknown	3
Not completed	144
<b>TOTAL</b>	<b>211</b>

**In need of affordable housing?**

Yes	15
No	173
<b>TOTAL</b>	<b>188</b>

**Current connection to the Village (Respondents may have ticked more than one)**

Currently live in the Village	15
Previously lived in the Village	0
Currently work in the Village	1
Family live in the Village	2
<b>TOTAL</b>	<b>18</b>

**Reasons that respondents wish to move (Respondents may have ticked more than one)**

I need my own home	4
I need a larger home	2
I need a smaller home	6
I need physically adapted accommodation	1
A family member (who will live with me) will need adapted accommodation	1
I cannot afford the rent on my current home	3
I cannot afford the mortgage repayment on my current home	0
I need to be closer to my place of employment	0
I need to be close to a carer/dependent to give/receive support	1
I need to be closer to my family for support (i.e. with childcare)	0
Other	1
<b>TOTAL</b>	<b>19</b>

**Which of the following housing options would you prefer? (Respondents may have ticked more than one)**

Buy on the Open Market	11
Buy a Discounted Home on the open market	4
Buy a Shared Ownership Property	1
Rent from a Private Landlord	2
Rent from a Housing Association	3
Rent from the Local Council	5
Other	0
<b>TOTAL</b>	<b>26</b>

**What type of property would you prefer? (Respondents may have ticked more than one)**

House	10
Flat	1
Family Housing	0
Retirement/Sheltered Housing	4
Eco-Friendly Housing	0
Bungalow	9
Single Occupancy Housing	0
Luxury Housing	0
Accessible/Adapted Housing	1
Self Build	0
Other	0
<b>TOTAL</b>	<b>25</b>

**Which of these statements best describes your future housing plans?**

No plans at the moment to move home	68
I expect to move home within 5 years	12
Do not expect to do so in the next 5 years	7
<b>TOTAL</b>	<b>87</b>

**If you expect to move, what type of accommodation do you think you will need?**

A residential or nursing home	2
A home which been specially designed for older people	7
Not specially designed for older people	18
<b>TOTAL</b>	<b>27</b>

**Is your current home adaptable to meet changing needs?**

Yes	56
No	22
<b>TOTAL</b>	<b>78</b>

## Appendix 3

### Summary of Additional Comments Received

<b>Comments on special adaptations required</b>
How can I answer this? Who knows what we may need in the next 5 years. What happens if one of us dies? Becomes disabled? If we need wheelchair access. I doubt this could be achieved as the doors are too narrow, the bathroom would need changing.
Eventually I will need some help, as I have medical conditions but I am managing at the moment
Some comments regarding need for a stair lift, hand rails in the future or adapting a room downstairs too sleep
Some comments regarding wheelchair access. Wet room, wide doorways, stair lift if living in a house, or a flat

<b>Comments on people forced to move away due to affordability</b>
Son and daughter did move away but have been fortunate to come back with their families
Daughter was able to buy/rent shared ownership house at new development at Henlade Close
Daughter moved to Wellington
Daughter moved to purchase a new affordable property

<b>Comments on people wishing to move back</b>
Son and daughter did move away but have been fortunate to come back with their families

<b>Comments on any suitable sites</b>
Continuation of Affordable Housing opposite Lipe Lane
There are not suitable sites in Ruishton
Fields to the south west of Bushy Cross Lane
The park and ride site, huge area. Hidden with banks and trees. Road structure already there, Park and Ride not making any money and costly
Any further development will be extremely detrimental to the village. We have enough flood and drainage problems now.
Land behind Bushy Cross Lane/Land behind Lipe Lane
I think it would be very difficult to build any sort of housing affordable or not as the A358 is so congested. It would be difficult for anyone to take children to school, nursery, doctors surgery. I can't walk to the GP/Surgery so people who don't have a car would find it difficult. If they do have a car congestion makes it difficult.
All along the A358 from Henlade to Thornfalcon.
Creech St Michael, Henlade, Thornfalcon

By Village Hall? Up Ruishton Lane heading towards P&R site
Any proposed development should include a significant proportion of affordable housing and a process to ensure they remain so.
Needs to be within the Parish - but for families it should be within walking distance of the Ruishton Primary School (eg. Top of Woodlands Drive or opposite Playing field).
Extention to new affordable housing development at Stoke Road, Henlade, Cross Roads
No, there is no need for affordable housing in Lower Henlade - enough has been built.
At the top end of Bushy Cross Lane where it meets with the A358 (left hand side).
No more housing. Do not spoil Ruishton. We do not need any more housing in Ruishton.
No more housing should be built in or around Ruishton until Henlade has an operational by-pass. The A358 is a logistics/ infrastructure nightmare that must not be made worse either by building new properties or having a new employment site behind Henlade Park & Ride.

<b>Comments on Reasons applicants wish to move</b>
At present both my wife and I enjoy reasonably good health (fortunately). We have lived in Ruishton for 15 years and have no plans to move unless forced to do so by some catastrophic event.
Currently living in a park home with no intention of moving
We are very happy where we live now and can drive to access everything we need. However this will probably change in the future. We could well need sheltered accommodation but would need to be in a place with easier access to shops etc. move to Taunton or another town. Not stay at Ruishton.

<b>Comments on Housing Option Preferred</b>
My son is private renting, paying more than he would with a mortgage. Discounted homes would probably be affordable and enable young families to get on the property ladder.
We really need some help with affordable rent so we can save more to be able to buy our own home in the future, at present we are on the waiting list as a bronze band.

<b>Comments on Type of Property Preferred</b>
There is a shortage of properties for elderly people living in inappropriate/too big properties, to move into.
Lack of small bungalows. They seem to be building houses, but never consider elderly or disabled. Poorly designed bungalows which are usually too big as well and unaffordable.

<b>Additional General Comments</b>
A shop would be marvellous plus more buses too.
Ruishton is an ideal residential area for home owners. Turning it into overflow housing estate of low value houses will ruin it both for existing long standing residents and for new comers and change the whole character of the village
The problem with the village is that the Junior School has expanded and the Pre-School has been added. There is insufficient parking for the staff so parking in the village in the vicinity of the school can be chaos, even dangerous. Additional housing needs to take this into account. My driveway is often obstructed by parked cars.
The recreation facilities, school and road system in the parish will not support further housing development in the village.
Too much housing will bury the villages. You only have to look at Bathpool/West Monkton. We need to look after our green spaces.
We are very happy with where we live now and can drive to access everything we need. However this will probably change in the future. We could well need sheltered accommodation but would need to be in a place with easier access to shops etc. move to Taunton or another town. Not stay at Ruishton.
No homes to aspire towards - very limited supply
Having reused the Nexus site for OAP bungalows. Send the park and ride buses there to cut out the need for cars. Move Nexus to Junction 26 which can cope with the traffic.
One way system in village. Widen Bushy Cross lane to two bus widths. Bus and cars cannot pass each other when driving in different directions, fit traffic lights for single line. People walking along Bushy Cross Lane in danger. More houses/people would make above worse.
There is currently an urgent need for a proper footpath along Ruishton Lane before someone is seriously injured or killed. There is a considerable increase in traffic coming through Ruishton from Creech St Michael Area.
We need general store in the village. Those without own transport are very restricted, with dire bus service that we have. Taunton Bus no longer stops or picks up from Hankridge
Have recently moved into present accommodation which is a bungalow. Too many of the bungalows in Ruishton had rooms in the roof - not easy to get one with more than 2 bedrooms on the ground floor, so we were lucky to find one.
It is essential for elderly people to have access to public transport. Hopefully a bus service will be maintained.
Old nursing home next to Park and Ride could be developed. Hedgerows should be kept if further development is approved. Old Henlade Hotel could be used for land or affordable housing. Possibly if the plant nursery is closing down land could be used for housing next to the Premier Inn, already buildings in the area.
I have rented this cottage for over 50 years. I love it here but I am aware that when I can no longer drive I will be isolated and may want to move. However so far so good.
Mix and match prevents an area/street/road being categorised. Private builders do not like this as they claim it helps to decrease the price. However it is far better for the community and the self-respect of those in low cost housing. (They are not confined to an area).
Impossible to answer questions 18.19.20. As we don't know at all what our future will be.

We believe land should be made available for affordable housing and also for small scale development i.e. self-build, in order to enhance Taunton's "Green Town" status, otherwise will turn into Milton Keynes with lots of brand new housing developments. Also transport infrastructure is seriously lacking.

We need to have properties that may be provided for elderly people who wish to move from 3 storey homes to ground floor living bungalows with gardens, not flats. Whilst not all elderly want to be self-sufficient, being able to access outdoor space is essential for Vit D production & better health.

I and my partner will both be over 50 this year (2018). We know that we cannot afford our current rent for much longer and will have to move home within next couple of years.

I will be moving into a retirement flat when health gets bad. One year or 10 years - unknown.

Sadly, although residents of Ruishton for nearly 50 years our future needs (of a flat possibility) will be easier met by moving into Taunton. This is because of the increasing traffic through the village and the difficulties in negotiating through the Junction 25 roundabout.

If there is further development it should be mainly affordable housing. There is a problem with flooding and the access road are narrow - Ruishton Lane cannot cope with the current traffic. The bus transport is very limited and has been unreliable which is a problem for older people.

Please think carefully about the impact more housing will have on the flooding in Ruishton and the rat run along Ruishton Lane, as it has now become since the new housing in Creech St Michael. The school situation with over 200 children causing chaos on the area around the road near the school with all the cars parking on the pavements, junction etc. New houses with the mix of private and rental with good access to the A358 without having to come through Ruishton.

New Housing should come with better infrastructure and services. Larger school. Highways improvement on the affected roads and junctions. Better Bus services, pavements, footpaths/cycle ways to access nearby services and places.

Please, do not build any more houses until you have a road network/infrastructure capable of dealing with it!

Any measures to prevent the continuation of escalating housing prices should be strongly considered. I believe many of society's current issues are to do with over inflated property prices. Also measures must be put in place to ensure that any social housing sold to the private sector is guaranteed to be replaced by at least an equivalent stock.

Lacking a convenient bus service to Taunton & Musgrove Hospital. Too much traffic already going through Ruishton village.

Affordable Housing is essential to keep young people and families within the village and keep community young and vibrant, otherwise change of village becoming just for pensioners many of whom are widowed etc. still living in large 3 bed houses. Needs to be more smaller bungalows, etc available for these people to move on to and so release the bigger family houses back onto the market

No more housing should be built in or around Ruishton until Henlade has an operational by-pass. The A358 is a logistic/infrastructure nightmare that must not be made worse either by building new properties or having a new employment site behind Henlade Park & Ride.

Traffic/Parking around school hours is awful due to the position of the school & lack of parking/pick up/drop off facilities. If more affordable housing is built consideration needs to be given to this issue or no one will want to live in Ruishton.

I support the need for affordable housing for young adults who may want to stay in the parish and would be unable to do so .

This survey doesn't look at the needs of housing in the parish

We do not have sufficient infrastructure to cope with the current level of houses in the Parish of Ruishton at present, any further development will exacerbate the current problems. Our roads are always overrun and the village is always flooding. Further development on "Green belt" land will only make things worse. I would prefer to see more facilities for children in our community, more green spaces, etc.

Please note that some of the above comments above may have been edited or amended to preserve anonymity.