

# MINUTES OF PILTON PARISH COUNCIL

## FULL COUNCIL MEETING held at Pilton Village Hall Wednesday 18<sup>th</sup> February 2026

**Present:** Cllrs: R Noble, C Connock, N Hall, R Woodhouse, K Sumner (Chairman), T Moulder, L Roberts, A Wynn

**In Attendance:** 5 members of the public present and Mrs H Richardson (Clerk)

### PUBLIC QUESTION TIME

- A member of public asked for an update on the car parked by the playing fields. The Chair reported that it is currently taxed and within MOT (expires in May) and therefore no action could be taken. A Van at this location, and another van on Bread Street have been removed as they were not taxed.
- Cllr Wynn, speaking on behalf of a member of public, raised concern about parking on Top Street as the school bus couldn't get through due to inconsiderate parking. The Chair reported that all the vehicles involved are taxed and MOT'd but one has a flat tyre. They have twice been reported to the police, but no action can be taken as it is parked badly but not illegally.  
It was reported that the government were making changes to legislation regarding parking on pavements and it would be worth contacting Somerset Council to see how this could help to deal with such incidents.
- The applicant for the planning application at Shutwell lane presented the application and was able to answer any questions from the Parish Council regarding biodiversity and access, parking & storage arrangements.

**164. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN:** Cllr O Powell sent his apologies as he is on holiday for half term.

**RESOLVED:** To accept apologies from Cllrs Powell and his reasons for absence. Proposed Cllr Moulder. 2<sup>nd</sup> Cllr Roberts. Approved with abstentions from Cllrs Hall and Noble.

**RESOLVED:** To remove the requirement to take a vote to accept reasons given for apologies at future meetings. It is divisive and should be left to the individual councillor to make the decision.  
Proposed Cllr Wynn. Approved

**165. DECLARATIONS OF INTEREST:** Cllr N Hall (176 Glastonbury Trainlink Project)

**166. DISPENSATIONS:** Cllr N Hall (1176 Glastonbury Trainlink Project)

### 167. MINUTES OF PREVIOUS MEETING

**RESOLVED:** To confirm and sign the minutes of the Pilton Parish Council meeting of 21<sup>st</sup> January 2026.  
Proposed: Cllr Woodhouse, 2<sup>nd</sup> Cllr Roberts. Approved

### 168. EXTERNAL REPORTS

- a. Somerset Council -Written report circulate.

### 169. CHAIRMAN'S ANNOUNCEMENTS

- It was reported that we were waiting on a couple of quotes for the maintenance of the Noticeboards and will be able to discuss them next month.
- Cllr Noble will keep trying to book the Buglar for Remembrance Sunday
- It was agreed that the Annual Village Meeting would take place at 6pm on the 15<sup>th</sup> April, prior to the monthly Parish Council Meeting. Topics discussed would be the results of the Housing Needs Survey, the format of future Annual Village Meetings, and an opportunity for residents to raise issues they would like to discuss.

### 170. PLANNING & LICENCING

- a. To consider the Planning Applications below and any that arise before the meeting.  
[2026/0152/TCA](#) : Land To The North Of The Bridge, Cumhill Lane, Pilton. T1 - Poplar - Remove lateral branches over lane. NOTIFICATION ONLY

[2026/0093/HSE](#): Bella Vista, Shutwell Lane, Pilton. Erection of first floor extension, replacement garage and widening of vehicular access.

RESOLVED: TO SUPPORT the application as it is policy compliant. The design of the extension fits well into its surroundings, and the applicant is looking at ways to improve biodiversity on the site. The applicant has consulted neighbours and appears to be working with them to minimise disruption on the narrow access lane. Proposed: Cllr Hall, 2<sup>nd</sup> Cllr Noble. Approved

- b. To create a triad or working group to lead on the application 2018/1843/OTS at Mid Somerset Showground, Cannards Grave Road (Shepton Mallet 620-dwelling development).

Cllr Hall reported that there has been no further information since last month's meeting. It is too premature to create a triad but Cllr Hall was asked to approach residents in East Compton to ask if they would be interested in joining a working group. The Clerk will circulate the s106 to councillors to inform discussions about the S106 funds available.

171. To receive information (Notification Only) from Glastonbury Festival for;
- the intention to seek a minor variation in moving two pedestrian gates, B and C.
  - the intention this year to seek planning permission to make some small changes to the pyramid stage. Deferred to next month. Cllr Hall requested that we ask for clarification on the managed use of Cockmill Lane during the festival period.

**172. GRANT REQUEST**

RESOLVED: To approve a grant application from Crimestoppers for £200 to support their campaign to increase reporting of crime, improve public confidence to report and increase community safety.

Proposed: Cllr Woodhouse, 2<sup>nd</sup> Cllr Moulder. Approved with one against, Cllr Noble.

**173. POLICY & PROCEDURE**

RESOLVED: To approve the IT Policy

Proposed: Cllr Roberts, 2<sup>nd</sup> Cllr Woodhouse. Approved.

The clerk will re-issue the set up details for the Parish Council email to Cllr Roberts, Moulder, Noble & create an email for cllr Wynn.

**174. HOUSING NEEDS SURVEY**

The parish council reviewed the draft report from the Housing Needs Survey.

RESOLVED: To approve the draft report with a small amendment to details about location. Approved.

**175. BROADBAND**

The Parish Council discussed potential options for improved broadband for residents.

Vodafone have said that they will be putting in a permanent 5G booster prior to the next festival.

The company that provides broadband to worthy farm has offered to extend it to residents if at least 100 residents commit to the service.

More details will be available at the next meeting, it should be established whether this is just available to Pilton, or the whole parish.

**176. GLASTONBURY TRAIN LINK PROJECT**

From the large grant that was given to Somerset Council £150,000 has been proposed for the pilot of the Glastonbury Train Link, but the decision is still to be finalised. It was agreed that the Parish Council would write to Richard Wilkins at Somerset Council in support of the scheme.

RESOLVED: To agree the terms of the pledge as follows; The Parish Council would pledge £2000 towards the cost of the Glastonbury Train Link Project on the condition that the route provides a 7 day service between Pilton and Castle Cary train station, and stops in Pilton a minimum of 5 times per day in each direction. That the existing pledges totalling £19,000 from other organisations (Glastonbury Town Council, Glastonbury Festival), remain valid through the process. The pledge is dependent on the commencement of the bus service and will be valid until April 30<sup>th</sup> 2027.

Proposed: Cllr Woodhouse, 2<sup>nd</sup> Cllr Moulder. Approved.

**177. OVERGROWN VEGETATION**

To review the updated priority list of overgrown vegetation and actions required

Deferred to next month in order to review the updated priority list, graded A-D.

The footpath 16/48 is still blocked by a fallen tree and Somerset Rights of way have stated that it will take some time for them to attend to it, also confirming that the Parish Council can remove it if they are able.

The Parish Council will contact a local contractor to get it cleared as soon as possible.

**178. JUMBLE TRAIL**

The Parish Council discussed taking on the organisation of the Jumble Trail as the current organiser has left the Parish. It was agreed that the Jumble Trail was a valued community event, but that it did not need to be a Parish Council event. Volunteers from within the Parish Council agreed to contact other residents to lead a group to continue the Jumble Trail independent of the Parish Council.

**179. TO RECEIVE REPORTS FROM WORKING GROUPS/TRIADS AND RESOLVE ANY ACTIONS ARISING**

- a. Affordable Housing Triad - Housing Needs Survey already discussed
- b. Biodiversity Triad  
They have bought seeds to give to Children to grow. They need spare toilet roll inners if anyone has any available. It was suggested that they contact Rocky Mountain & Dobbies to see if they would donate seeds/plants.  
The Triad will arrange to meet to progress the implementation plan and to provide an update for Roundabout.  
Cllr Hall has written to the environment agency regarding the ammonia spike
- c. Burial Ground Triad  
The stone has been removed, and the snowdrops are coming through. Cllr Noble suggested that someone digs a drain above the burial ground to divert the water which currently runs down. Cllr Sumner will have a look.  
The Parish Council needs to arrange a contract to empty the bin in the burial ground, to be discussed next month.
- d. Flooding Triad -  
Foxes Bottom flooding has been reported, and will attend to it once finances permit. Cllr Hall will raise it with the LCN. Cllr Sumner will look to see what can be done in the meantime.  
Cllr Noble thanked Cllr Sumner for all the litter picking he does.
- e. Footpath Working Group-Nothing further to report
- f. Highways Triad - Nothing further to report
- g. LCN update - Cllr Hall attended meeting on 26<sup>th</sup> January where there was a presentation on the Community Car Scheme and there will be another meeting on the scheme next week which will go into more detail.  
The safer route for heavy goods vehicles was discussed focussing mainly north of Shepton.  
There was a presentation on the Glastonbury Train link.  
There are still SALC community health & wellbeing grants available, and it was agreed that the Parish Council would put together a grant application for a health & wellness pilot to pay for the rent of the village hall. It was suggested that a triad was created next month to progress the project.  
The next LCN Meeting is on the 27<sup>th</sup> April.

**180. FINANCE**

RESOLVED: To note payments & receipts listed.

Proposed: Cllr Woodhouse, 2<sup>nd</sup> Cllr Sumner. Approved

**181. CLERKS REPORT-** The report was circulated

**182. MATTERS OF REPORT**

The next litter pick will take place on Saturday 28<sup>th</sup> February meet at the Village Hall Car Park from 9am.  
The abandoned road signs have still not been collected.

Notices for Roundabout: Crimestoppers, Biodiversity report, Annual Village Meeting, Jumble Trail

**NEXT MEETINGS:** Council Meeting -18<sup>th</sup> March 2026 The meeting closed at 8.44pm

February 2026

## Mendip South Lib Dem Councillor Monthly Report

### **Flooding in Somerset: why a "major incident" was declared**

Somerset Council declared a major incident after Storm Chandra because exceptionally heavy rain fell on already saturated ground, causing rapid rises in river and moorland water levels and localised flooding across the county. Calling a major incident is used as a precautionary, multi-agency trigger: it allows councils, emergency services, the Environment Agency and voluntary partners to pool resources quickly, run a central incident cell, redeploy staff, share information, stand up rest centres if needed, and prioritise support for the most vulnerable. The declaration does not automatically mean mandatory evacuations, but it signals the heightened risk and ensures a coordinated, scalable response while further warnings and flood alerts remain in force.

Storm Chandra followed multiple recent storms, producing new short-duration rainfall records in the south-west and rapid flooding across previously less-affected areas.

[Experts argue the pattern is directly linked to global heating \(warmer air → more water vapour → heavier downpours\)](#) and that communities are already experiencing impacts earlier than expected.

Local leaders and flood scientists warn that emergency, short-term measures (pumps, cranes, contractors) are necessary but insufficient without sustained funding, maintenance and nature-based interventions; some voices even raise the difficult prospect that, without major investment, some settlements may become increasingly hard to protect long term.

This is a rapidly changing situation for updates please see links below:

<https://www.somerset.gov.uk/beaches-ports-and-flooding/flooding-information-and-advice/>  
<https://www.somersetiversauthority.org.uk/news/>  
[https://www.facebook.com/travelsomerset/?locale=en\\_GB](https://www.facebook.com/travelsomerset/?locale=en_GB)

### **Somerset opens new eco-homes in Minehead as national commentary highlights political significance**

Somerset Council and Homes in Somerset have completed and officially opened 54 zero-carbon council homes on Seaward Way/Rainbow Way in Minehead — 33 flats and 21 houses — all let to local people with strong connections to the area. The development is the first council housing scheme in West Somerset for a generation.

Council leaders describe the scheme as a milestone for Somerset, delivering energy-efficient, affordable homes that support local jobs and wellbeing and were allocated under the council's local lettings policy.

"The Seaward Way development opening marks the first council homes to come to Minehead in 30 years. This is a huge achievement by everyone involved, bringing the types of home to the area that residents can be proud of," says Cllr Bill Revans, Leader of Somerset Council.

[A Guardian opinion piece frames the Minehead project](#) as part of a wider revival in publicly led council housebuilding, arguing developments like this carry national significance for housing policy and politics.

## **Mendip South Lib Dem Councillor Monthly Report**

### **Council delays budget meetings after Government postpones funding announcement**

Somerset Council has revised its budget timetable after the Government confirmed the Final Local Government Settlement will be published on the 9<sup>th</sup> of February 2026, a week later than expected. The delay reduces the time available to analyse the settlement, complete approvals and prepare statutory budget papers.

The 9<sup>th</sup> of February announcement is also expected to confirm whether councils may set Council Tax above the 4.99% referendum limit and whether financial support will be provided for the accumulated Dedicated Schools Grant deficit. Decisions on Exceptional Financial Support via a Capitalisation Directive — which last year arrived in late February — may also be delayed.

Revised meeting timetable for budget decision making:

- 11<sup>th</sup> of February: Executive
- 25<sup>th</sup> of February: Extraordinary Executive
- 4<sup>th</sup> of March: Rescheduled Full Council — Budget and Council Tax setting

### **Nearly two-thirds of Somerset residents back council tax rise to protect services**

Nearly two-thirds of residents (62%) said they would accept a council tax increase to avoid cuts, according to Somerset Council's December 2025 budget consultation of more than 1,400 people who responded to the survey. Of those, 27% favoured a rise below 4.99%, 21% supported 4.99% and 15% favoured a larger increase; 36% opposed any rise.

A strong 86% want the council to lobby central government for more funding and reform. Top priorities were roads and pavements (55%), followed by crime (29%), public transport and schools (28% each); 83% opposed cuts to road maintenance and 68% opposed cuts to waste services.

Fewer residents now back giving the council more local control over council tax (38%, down from 49%), citing concerns about perceived waste on consultants and regeneration.

### **Drug seizure near Watchwell Drove**

Street and Glastonbury neighbourhood officers recovered approximately 0.5kg of Class A drugs near Watchwell Drove, close to the villages of Butleigh, Baltonsborough and just outside Glastonbury. The drugs have been seized and an investigation is underway. If you have any information that will help this police investigation:

Report anonymously: CrimeStoppers 0800 555 111

**February 2026**

## **Mendip South Lib Dem Councillor Monthly Report**

### **Somerset recognised for road condition with green ratings for condition and maintenance**

Somerset Council earns green ratings for the condition of its A, B, C and unclassified roads and for its preventative maintenance under the Department for Transport's new traffic-light gradings. In 2025/26 the council plans to resurface 55 km and apply preventative treatments to 185 km of road; of nearly £45m capital and just under £5m revenue funding, around 89% is earmarked for preventative work. Despite strong condition and maintenance ratings, the council receives an overall amber rating because it is graded red for capital spend, even though it is on track to use 98% of its DfT capital allocation this year. The council says it will keep prioritising preventative work to maintain road standards. [Report problems via the council's online portal](#) and follow [@TravelSomerset](#) on Facebook and on [X \(formally Twitter\)](#) for live updates.

### **Residents to shape Somerset's adult social care future**

Somerset Council has launched a short consultation to refresh its Adult Social Care strategy for 2026–2029 and is inviting residents, unpaid carers and organisations to contribute. The council will combine face-to-face engagement with an online survey to gather views on recent experiences of care, barriers faced, what good care looks like and priorities for the next three years. Responses will inform the revised strategy and a continuous improvement plan. The consultation closes on 27 March 2026.

Have your say: Somerset Adult Social Care Strategy (2026–2029) consultation page — <https://www.somerset.gov.uk/consultations/>

### **Have your say on Green Lane proposals**

Somerset Council is consulting on trial changes at five rural/edge-of-residential routes (Burcott Lane, Wells; Comeytrowe Road, Taunton; Neville's Batch, Gurney Slade; Downend Road, Puriton; Touches Lane, Chard) to improve access for walkers, cyclists, horse riders and wheeling users by removing through motor traffic where appropriate. Trials would be followed by further consultation before any permanent changes. Nearby residents and businesses will be notified by letter.

Take part: <https://www.somerset.gov.uk/consultations/green-lanes-consultation>

### **Changes to recycling collections for people in flats**

Somerset Council will roll out expanded communal recycling collections from the end of March for about 13,000 households in flats and other communal properties. New collections will include plastic bottles, pots/tubs/trays, tins/cans/foil/aerosols, glass bottles and jars, cartons, food waste, and plastic bags/wrappers. A leaflet with start dates will be posted to affected residents; if you do not receive a letter, your collection remains unchanged. The scheme is funded by the Government's Simpler Recycling programme.

More information: <https://www.somerset.gov.uk/waste-recycling-and-environment/recycling/>

## Mendip South Lib Dem Councillor Monthly Report

### **Bus service improvements proposed**

Somerset Council is considering how to spend a government Bus Service Fund award (around £11.4m capital to 2029/30 and £13.1m revenue to 2028/29) to boost bus services, better integrate with rail, expand Digital Demand Responsive Transport (DDRT), improve links to employment and health, develop transport hubs, and prepare for Project Coral multi-operator ticketing. Decisions on measures and costings will be taken by the Council's Executive in early March.

More information: <https://www.somerset.gov.uk/transport-and-travel/buses/>

### **Dawn French Sitcom and Agatha Christie A-List Drama Put Somerset on Screen**

Somerset is enjoying a screen moment as two high-profile productions showcase the county and boost the local economy.

Can You Keep a Secret?, a new sitcom starring Dawn French largely filmed around Axbridge and Cheddar, is now available on BBC One and iPlayer, with viewers enjoying scenes of Axbridge's medieval town square, Cheddar Gorge and local cafés. Agatha Christie's Seven Dials, a lavish three-part adaptation that filmed key scenes on the West Somerset Railway at Blue Anchor and Minehead and at The Bottle Yard Studios, is currently riding high on Netflix's must-watch list, drawing attention to Somerset's coastal and heritage locations.

Both productions receive support from Screen Somerset, the council's film office, and film and TV work is estimated to bring £4.2m to the Somerset economy last year, supporting local businesses and tourism as audiences take in the county's scenery on screen. Somerset is continuing to reap benefits as filming activity keeps shops, cafés and tourism businesses busy and raises the county's profile, with local streets and heritage sites remaining in demand for future productions.

### **Somerset joins national Holocaust Memorial Day "80 candles"**

Somerset took part in the national Holocaust Memorial Day "80 candles for 80 years" initiative in January, hosting the memorial candle in a handcrafted willow holder at Taunton Library from 5th to 16<sup>th</sup> of January. The display, chosen as one of 80 across the UK to mark the 80th anniversary of Auschwitz-Birkenau's liberation and the 30th anniversary of the Srebrenica genocide, became a countywide community project: the travelling candleholder collected ribbon flowers representing persecuted groups and prompted residents to share personal and family stories. The project highlighted Somerset's historical links to global conflicts and encouraged reflection, listening and dialogue as the holder continued its journey around the county.

February 2026

## Mendip South Lib Dem Councillor Monthly Report

### Report it first: useful Links to share with your communities

**Visit - Report a Problem on the Road:** - A list of all reporting pages to do with roads, pavements, lighting:  
[Report a problem on the road](#)

**Potholes and road damage** - Somerset Council repair potholes and other road defects, and maintain our roads, for the safe access of all road users:  
[Potholes, road damage and edge loss](#)

**Report a problem with a street light** - We maintain and repair street lights to national standards to provide safe access to all road users:  
[Report a problem with a street light](#)

**Roads, travel and parking, road signs, markings and lighting** - Includes information about non-illuminated bollards, pedestrian crossings, requesting a village nameplate or a new road sign:  
[Road signs, bollards and road markings](#)

**Speed limits** - Request information about new or existing traffic calming measures:  
[Speed limits](#)

**Traffic lights** - We maintain over 200 traffic light locations throughout the County:  
[Traffic lights](#)

**Street and roadworks** - We maintain the roads and pavements that are managed at public expense in Somerset:  
[Street and roadworks problems](#)

**Traffic - updates and roadworks follow:**  
[Travel Somerset on X](#) and [Travel Somerset on Facebook](#).

**All ongoing roadworks** - available on the Somerset Council website interactive map  
[Roadworks and travel information](#)

**Somerset Waste** - collection days, replacement bins or recycling bags and missed collection reporting:  
[Bins, recycling and waste](#)

**Travel and Tourist Information**  
[Travel Somerset - Art, Culture, Events, History & More](#)

**Sign-up for the latest climate news from across Somerset:**  
[Climate newsletter sign-up](#)

**Open Somerset Council Consultations** - which anyone can complete and take part in shaping the future of Somerset  
[Somerset Council - Citizen Space - Consultations](#)

**SOMERSET COUNCIL TELEPHONE NO - 0300 123 2224**

# Programme Resources & Grant Applications



## Community Health & Wellbeing Programme Update:

The Community Health & Wellbeing Programme is now **closed** to new applications.

The programme has awarded **60 Grants from £600 to £35,000** and **totalling over £565,000**.

We have awarded **48\* Grants to individual Councils** and **8\* Grants to Local Community Networks**, representing **169 separate parishes**.

(\*4 Seed/ Scoping Grants were awarded followed by Project Grants)

## What Next?

The grant programme has closed to applications. However, the Community Health & Wellbeing Team are still here to support City, Town and Parish Councils to develop and deliver any projects related to health and wellbeing.

The Team have expertise in a number of different fields, including:

- **Community Engagement**
- **Community Plan Development & Information Gathering**
- **Event Organisation**
- **Fundraising & Writing Grant Applications**
- **Developing Connections with Outside Organisations**
- **Evaluation Techniques**

There is a small amount of funding available to help support your projects. This will be available initially for parishes with a population of under 1000 who haven't previously received a grant.

**Grants will be up to a maximum of £1000.**

To be compliant with Assertion 10, all councillors need training in Data Protection and Freedom of Information.

### Data Protection

<https://nimble-elearning.com/courses/data-protection-essentials/>

50 minute webinar – self paced £14 each with a £50 minimum order

Any company that works with personal data has a legal duty to ensure staff understand the principles of safe, secure and lawful data handling, and that they know how to follow the latest guidelines on best practice.

This course aims to increase awareness of data protection principles and day-to-day best practice to ensure employees know how to handle personal data safely, respectfully and lawfully as part of their role.

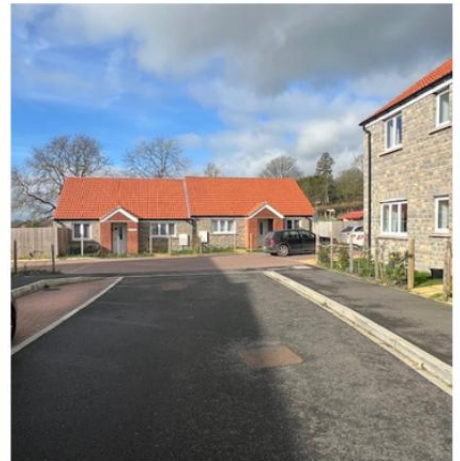
### Freedom of Information

[Freedom of Information Act \(FOIA\) and Environmental Information Regulations \(EIR\) | ICO](#) - watch the first two videos, Free of charge on the Information Commissioner Website

Then email the clerk to say that you have completed the two videos.



# Pilton Parish Council Housing Needs Survey 2025 Report



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# 1 Summary: Affordable Housing Need and Other Findings

1.1 The number of households who qualify for an affordable home in the parish is assessed on household income, savings, and respondents' local connection to Pilton in this Housing Needs Survey.

16 people who plan to move in the next 5 years and remain in Pilton parish have been assessed for their eligibility for affordable housing. Of these:

- 9 respondents are either deemed to have adequate resources to meet their own needs based on current homeownership status or income, or did not provide sufficient details on their income and household size to assess their needs.
- **7 respondents do not have sufficient resources to either purchase or rent in the private market in Pilton, meaning they are eligible for affordable housing.**

1.2 **Of the respondents eligible for affordable housing, the housing need is for 7 dwellings of the following size.**

- **3 x 2-bedroom properties**
- **4 x 3-bedroom properties**

None of the respondents required level access or adaptations.

1.3 5 of the 7 respondents who are eligible for affordable housing are registered on Homefinder Somerset, the County's choice-based lettings system. The other 2 respondents had not applied as they perceived the waiting list to be too long or that there is a lack of affordable housing in the parish.

## 1.4 Other evidence of housing need

In addition to this survey, Homefinder Somerset provides other evidence of housing need. Applicants are given a banding between Emergency, Gold, Silver, and Bronze based on their level of need. They may also choose a first, second and third area that they prefer to live in.

1.5 There are 59 applicants registered on Homefinder Somerset who have expressed a preference for living in Pilton. **31 of them have a local connection to the parish** and have expressed an interest in moving to Pilton.

1.6 **Pilton is the first area of preference for 4 registrants with a local connection. 9 registrants with a local connection chose Pilton as a second area of**

**preference** and Pilton is the third choice for the remaining 18 applicants with a local connection.

- 1.7 Data produced through Arc4's Rural Affordable Housing Model <sup>1</sup> identifies rural affordable housing need through secondary indicators. **Their model indicates a gross annual need of 11 dwellings, and a net annual need of 1 dwelling.**

The Housing Needs Survey findings are a snapshot in time, and represents 12% of households in Pilton, while the Arc4 model includes all households using a range of economic and social indicators. Personal circumstances are constantly changing, and the need for affordable social rented housing in the future may change.

As the needs of households are constantly evolving the level and mix of need in this report should be taken as a guide, and it may be appropriate to vary the mix of sizes provided. This report remains appropriate evidence of need for up to five years.



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<sup>11</sup> <https://www.arc4.co.uk/sectors/housing-needs-surveys-and-assessments>

## Other findings

1.8 **There is a significant level of support for affordable housing for local people, with 31 respondents in agreement.** 11 respondents were unsure, and 11 said they did not support more affordable housing.

- **30 respondents** thought the parish would benefit from **affordable housing for families.**
- **28 respondents** thought there was a need for homes for **young people.**
- **24 respondents** thought there was a need for **social rented properties.**
- **15 respondents** would like homes for **older, retired people.**
- **14 people** support **self build.**
- **12 respondents** said they would like to see **shared ownership properties** available, and **9** would like homes for sale at **discounted market value.**
- **6 respondents** would like more **private rental properties.**
- **2 respondents** cited **open market properties.**
- **9 people** said **no new homes.**

## 1.9 Affordability

High house prices and a limited and expensive private rental market have meant that most properties in Pilton are unaffordable to those on a low to medium income. Young people and those working in occupations such as health and social care, hospitality and agriculture can only afford to meet their own housing needs elsewhere.



## 2. Introduction

- 2.1 The parish is comprised of Pilton and the surrounding hamlets of East and West Compton, Upper and Lower Westholme, East Town, Steanbow and other outlying properties such as Beardly Batch and Platterwell Lane.

The A361 main road runs through the village, connecting to Shepton Mallet (2 miles) and Glastonbury (6 miles), both of which are commercial and employment centres. Pilton is considered within commuting distance for Yeovil, Bath, and Bristol, although none are easily reached through public transport. A six-days-a-week bus connects to the nearest towns. Village facilities include a church, village hall, a pub, and shop/post office. There is a pre-school in the village, however there is no primary school in the parish.

The area is largely rural farmland with a scattering of orchards and pockets of ancient woodland and specie- rich grassland.

- 2.2 Pilton is a vibrant village, famous as home of the Glastonbury Festival. It offers key facilities, including the Co-op store with Post Office and EV chargers, a refurbished pub, (The Crown Inn) a social club, a coffee shop, a village hall, and a historic Tithe Barn, and is home to numerous community groups. It also has a Recreation Ground with playing fields, skate park, and playground, plus a Methodist Chapel and Parish Church.

Pilton School closed in 1967, although a Pre-School runs in the Methodist Church.

- 2.3 The most recent census update in 2024 shows a population of 1,132 in 454 households (a 2021 figure).<sup>2</sup> The 2021 Census also shows that Pilton has a higher level of homeowners with 75.5% compared with 62.3% in England, and the majority are homes are owned outright without a mortgage. A small number live in privately rented property (15.2%), well below the average in England (20.6%). 9.3% of all households live in social housing, compared to the average in England of 17.1%.

### 2.4 Earnings and Affordability

The Eastern area of Somerset Unitary Authority (formerly Mendip District) has historically had one of the highest disparities between average earnings and average house prices in Somerset.<sup>3</sup> House prices in Pilton parish are high in relation to average incomes – £574,000 average for the last five years (2020-

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<sup>2</sup> Office for National Statistics, <https://www.ons.gov.uk/visualisations/customprofiles/build/#E04008577> [Accessed 26.11.25]

<sup>3</sup> Somerset Council, Somerset Trends: Economy & Planning Team (Research & Intelligence) <https://www.somersetrends.org.uk/topics/wages-wellbeing/housing-affordability/> [Accessed 26.11.25]

2024)<sup>4</sup> compared to estimated median earnings for Somerset £36,816 (ASHE 2025)<sup>5</sup>. Even considering the cheapest 25% (lower quartile) house prices in the area – typically £404,000 - the income required to afford this type of house would be £103,886.

The ratio of median house price in Pilton parish to median annual earnings in Somerset is 16.82. Put simply, a typical house in Pilton costs nearly than seventeen times the typical annual wage in Somerset (figures are only available for the Somerset Unitary Authority). This means that owning a house is out of reach of many, particularly younger people, women, or families wishing to remain in the area.

## 2.5 Current Property Prices and Rent

The latest information on house prices in England shows that average house prices continue to rise in the South West, up by 0.9% over the year to September 2025.<sup>6</sup>

There were thirteen residential properties for sale in Pilton parish in October 2025. (12 x 3-bedroom houses, 1 x 5-bedroom house). The cheapest 3-bedroom house is semi-detached at £270,000 and the most expensive a 5-bedroom detached house at £1,175,000. In the year to October 2025 eight residential property sales were completed: 3 x 3-bedroom properties at an average of £433,000 and 4 x 4-bedroom property at £628,000 and a 5-bedroom property at £940,000.<sup>7</sup>

To see if a household can afford to buy on the open market, we look at the price of an entry-level property in the local area. Table 1 provides a snapshot of the typical prices a resident would currently expect to pay to buy or privately rent a property in the lowest priced 25% of homes (based on Land Registry sales in the last year, current open market prices, and average rents). Owing to the limited availability of smaller and 4-bedroom properties in Pilton and the wider rural area, the search area was extended to a 5-mile radius and included properties in Shepton Mallet, Glastonbury and Wells.

**Table 1 – Typical property prices and rent levels: cheapest 25% (lower quartile)**

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<sup>4</sup> Using ARC4 Rural Affordable Housing Needs Model & Rightmove data [accessed 26.11.25]

<sup>5</sup> Office for National Statistics, Annual Survey of Hours and Earnings: April 2025, <https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/earningsandworkinghours/bulletins/annualsurveyofhoursandearnings/2025> and <https://www.ons.gov.uk/visualisations/dvc3068/fig06/index.html> [Somerset] [accessed 4.9.25]

<sup>6</sup> HM Land Registry, <https://www.gov.uk/government/news/uk-house-price-index-for-september-2025> [accessed 26.11.25]

<sup>7</sup> HM Land Registry, <https://landregistry.data.gov.uk/> [accessed 26.11.25]

Property size	Sale price	Private rent monthly (weekly £ rounded)	Maximum monthly Local Housing Allowance that can be claimed <sup>8</sup>	Lower quartile monthly rent Pilton <sup>3</sup>	Income required to afford lower quartile monthly rent Pilton <sup>3</sup>
1-bedroom	£120,000	£738 (£170 pw)	£598.35	£1,359	£65,208
2-bedrooms	£245,000	£1,150 (£265 pw)	£772.89		
3- bedrooms	£425,000	£1,375 (£317 pw)	£972.31		
4- bedrooms	£613,750	£1,550 (£358 pw)	£1,346.28		

## 2.6 Affordable homes availability

At the time of this research there were no properties to bid on in Pilton or nearby towns on the Homefinder Somerset website, the county's choice-based lettings system (housing register).<sup>9</sup>

There appear to be around 59 socially rented homes in the parish.<sup>10</sup> They comprise mixed developments of 2 bed and 3 bed houses, bungalows, and flats. Between February 2023 to September 2024, 28 new properties were let in the affordable housing stock with an average application rate of 155 households per property.<sup>11</sup>

2.7 There are 59 applicants registered on Homefinder Somerset. **31 of them have strong local connection to the parish** and have expressed an interest in moving to Pilton. Pilton is the first area of preference for 4 applicants on Homefinder Somerset. 9 applicants chose Pilton as a second area of preference and Pilton is the third choice of place to live for 18 applicants.

<sup>8</sup> UK Government Local House Allowance rates, <https://lha-direct.voa.gov.uk/> [accessed 26.11.25]

<sup>9</sup> Homefinder Somerset Website, <https://www.homefindersomerset.co.uk/choice/homes.aspx> [accessed 26.11.25]

<sup>10</sup> Somerset Council <https://www.somerset.gov.uk/news/affordable-housing-success-in-somerset/> and The Guinness Partnership Housing Association <https://www.guinnesspartnership.com/development/maggies-farm-pilton/> [accessed 26.11.25]

<sup>11</sup> Homefinder Somerset Co-ordinator email to Thrive, 31.10.25)

### **3 Survey Background**

3.1 The Community Plan produced in 2024 did not cover housing issues specifically. Pilton Parish Council therefore took the opportunity offered through Thrive to conduct a Housing Needs Survey the following year. The research was funded by DEFRA through ACRE's Rural Housing Enablers (RHE) Programme in which Thrive is a delivery partner.

3.2 Pilton Parish Council promoted the survey widely through social media, posters, and the parish newsletter. The survey was conducted online between 7 November and 8 December 2025 and paper copies were available. In total 53 valid responses were received, all online, giving a 12% response rate.

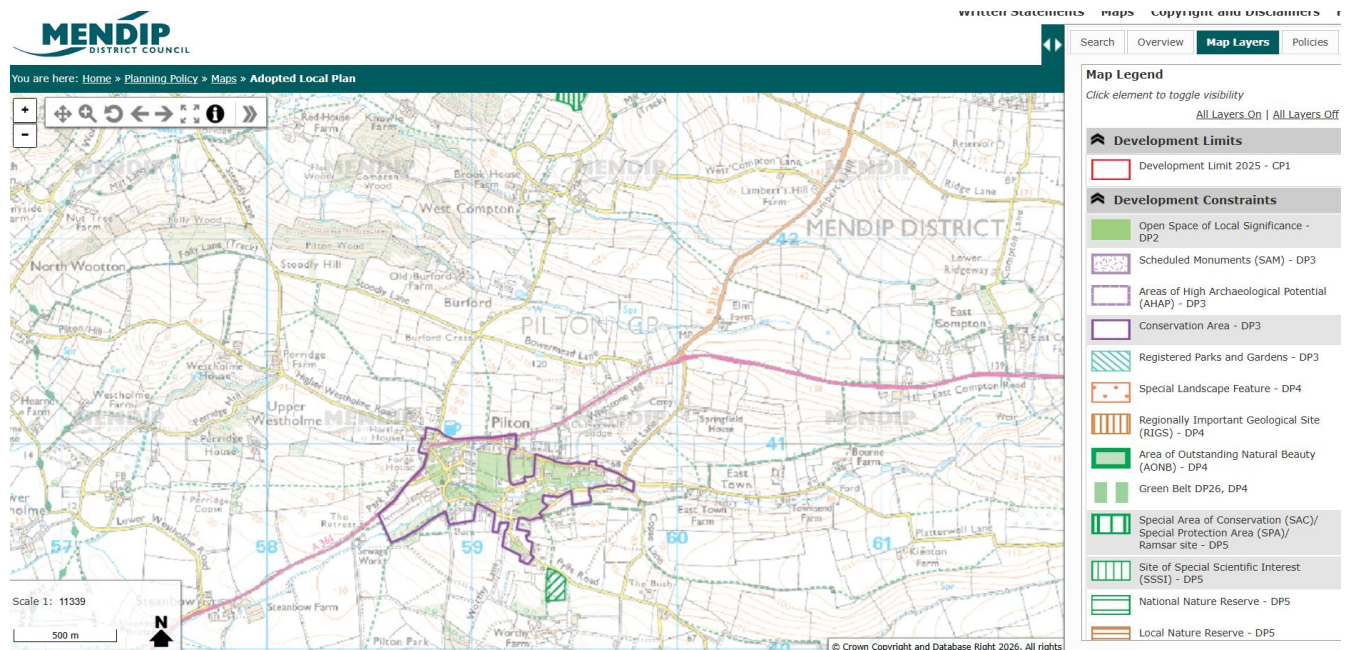
#### **3.3 Aims of the Housing Needs Survey**

- To find out what kinds of homes local people will need over the next five years – including sizes, types and tenures – for those living or working in the parish, and for anyone with local connections who wishes to return.
- To understand how many people need affordable housing and what challenges they face when trying to find a suitable home in Pilton.
- To listen to local views on affordable housing and see how much support there is for new homes for local people if a need is shown.
- To help inform future planning for the parish.

#### **3.4 Planning considerations**

Much of the village of Pilton is within a Heritage Conservation area in the Mendip Local Plan (DP3). Somerset Council have adopted the Mendip Local Plan 2014, until the new unitary authority has adopted a comprehensive Somerset Local Plan due in 2029. The plan also identifies Open Space of Local Significance (DP2) within the village, and the Recreation Ground in Pylle Road is protected as a formal and informal Recreation Space and allocated as Open Space and Green Infrastructure (DP16), as shown in the map below.

## Map 1: Somerset Council's Planning Policies: Mendip Local Plan 2014<sup>12</sup>



<https://www.planvu.co.uk/mdc/index.php>

## 4 Survey Methodology

4.1 The survey was available for completion online and promoted with a web link and QR code. Paper surveys were also available on request from Pilton Parish Council and were distributed with a postage paid envelope for return to Thrive.

The survey was widely promoted through all the available communications channels in the parish. There was an added incentive of a prize draw to encourage residents to participate - a meal for two at Pilton Stage.

4.2 Research was conducted between 7 November – 8 December 2025. In total 53 responses were received giving a 12% response rate. A large number of invalid and duplicate responses were removed from survey results.

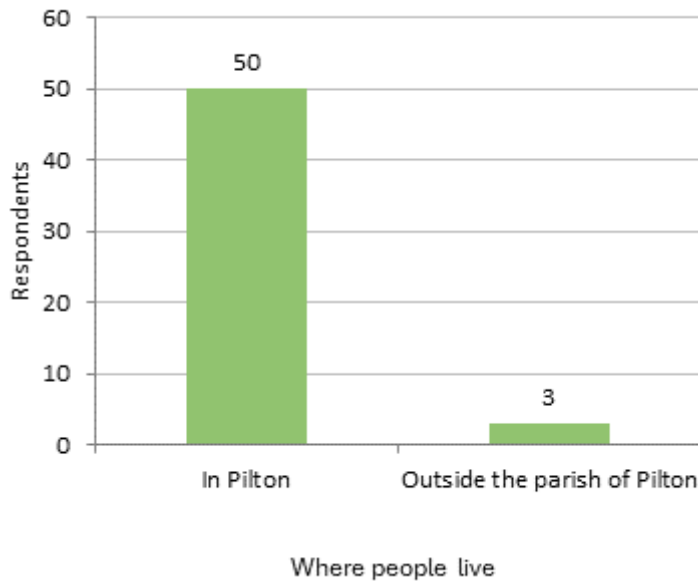
<sup>12</sup> <https://www.planvu.co.uk/mdc/index.php>

## 5 Survey Findings

### Part 1: Completed by all households

#### 1. Where do you live?

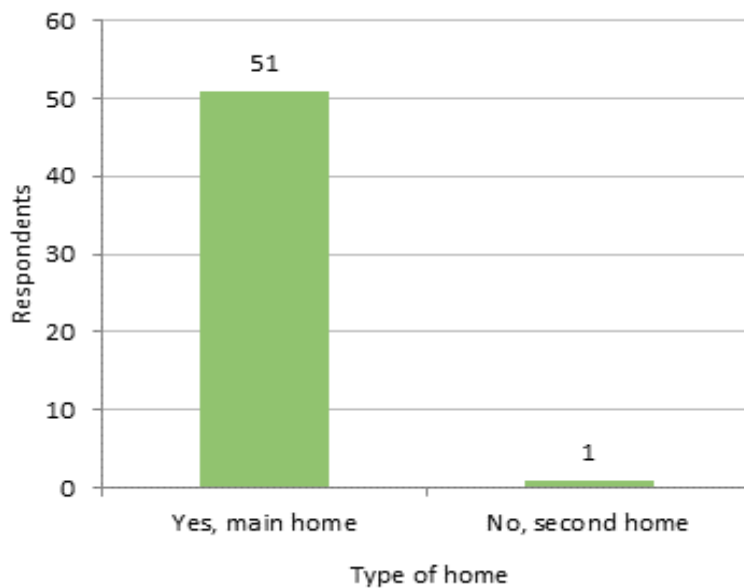
Answered: 53 Did not answer: 0



50 of the 53 respondents live in the parish of Pilton, whereas 3 respondents live elsewhere.

#### 2. Is this your main home?

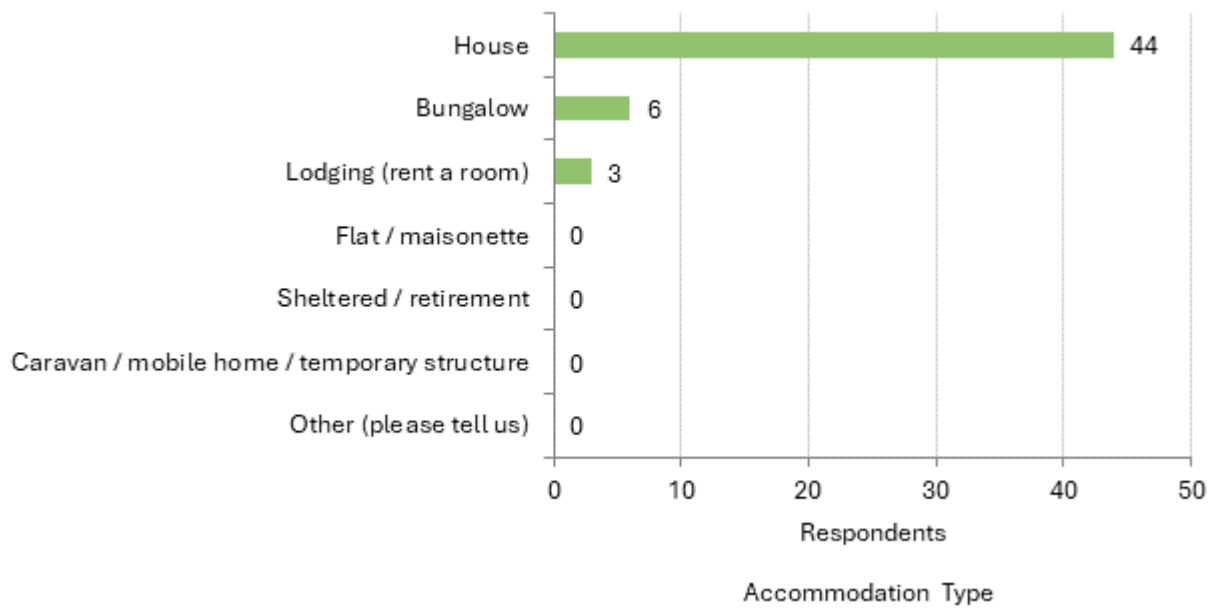
Answered: 52 Did not answer: 1



1 respondent acknowledged they had a second home in the parish.

### 3. What type of home do you live in?

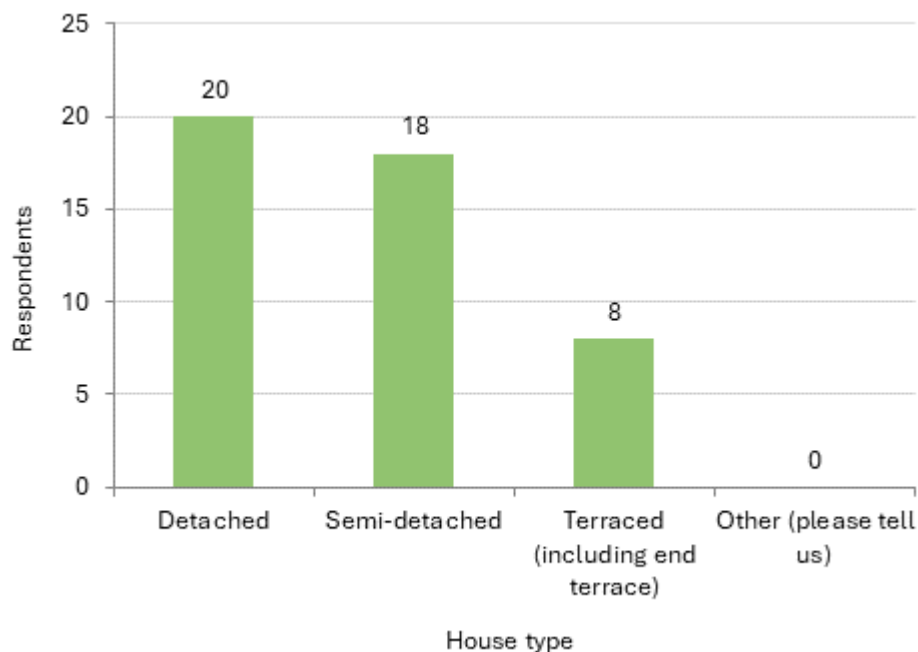
Answered: 53 Did not answer: 0



- 44 respondents live in a house and 6 in a bungalow.
- 3 respondents said they were renting a room.

### 4. If you ticked house or bungalow, is it?

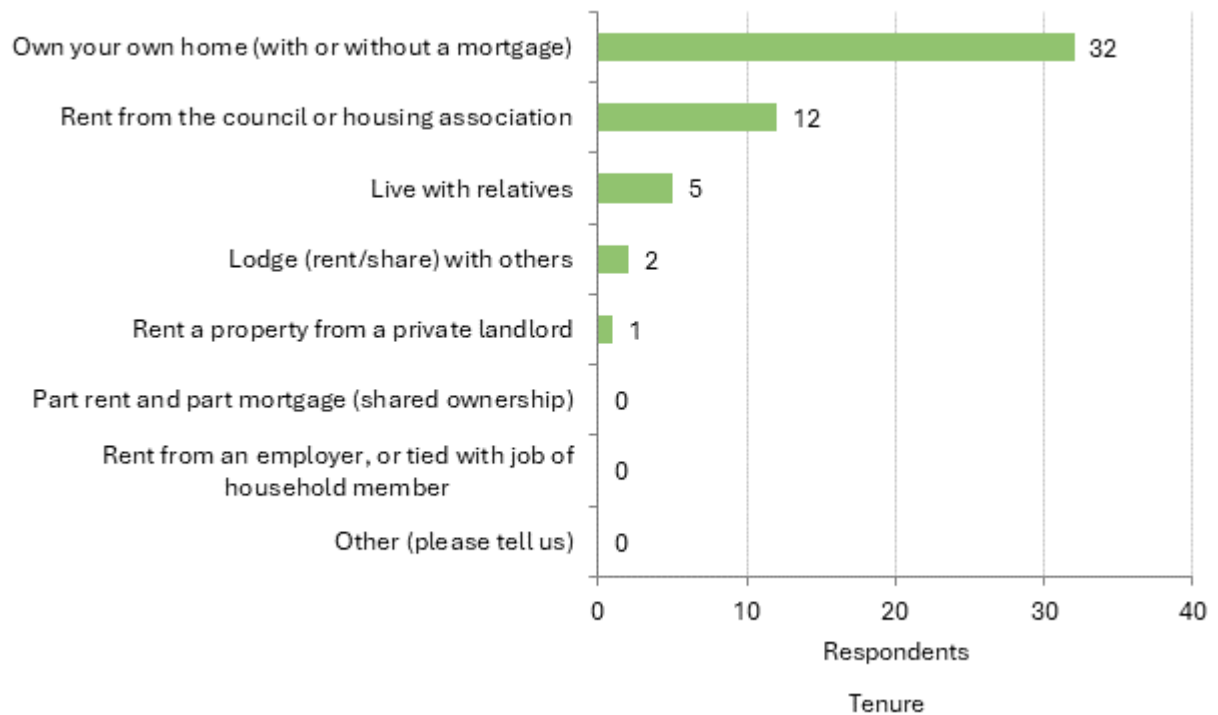
Answered: 46 Did not answer: 7



Of 46 respondents to this question, 20 live in a detached house, 18 in a semi-detached house and 8 in a terraced house.

## 5. Current tenure: Do you?

Answered: 52 Did not answer: 1

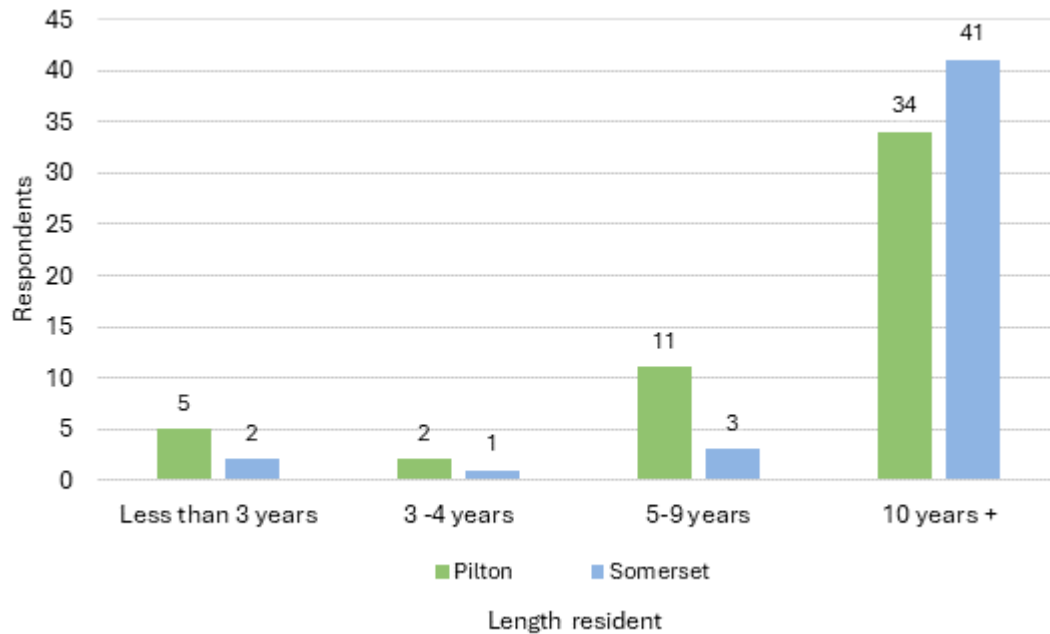


- Most respondents (32) own their own home with or without a mortgage.
- 12 respondents rent from the council or housing association.
- 5 respondents live with relatives while 2 rent or share with others.
- Only 1 respondent rented privately.



## 6. How long have you lived in Pilton/Somerset?

Answered: 53 Did not answer: 0



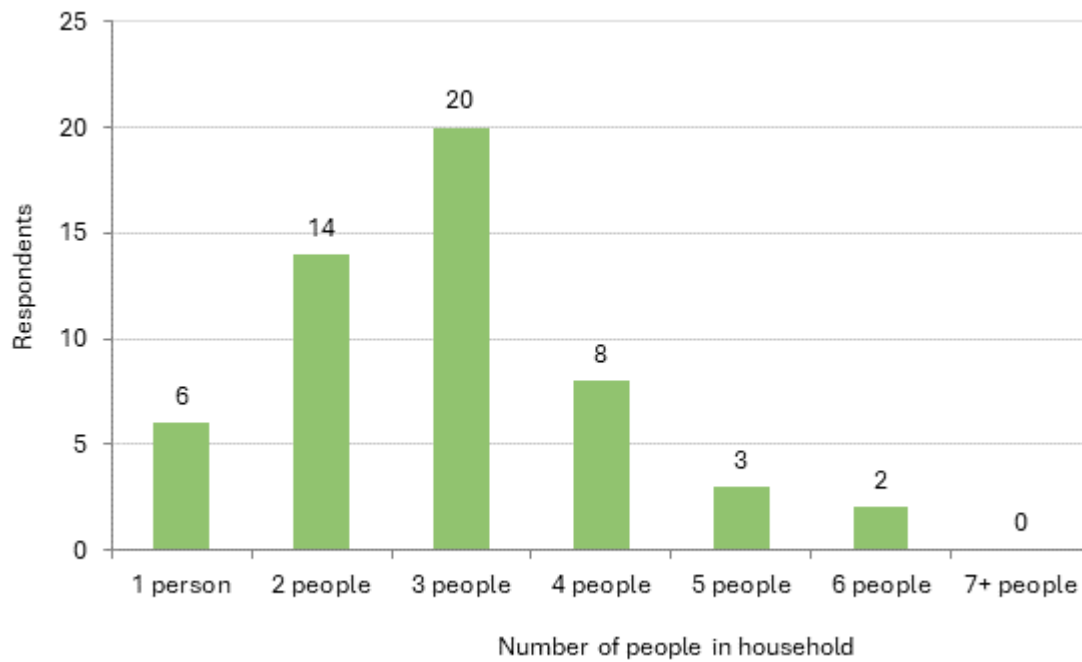
- The majority of respondents (41) have lived in the parish for over 10 years.
- 11 respondents have lived in the parish for 5-9 years.
- Relatively few respondents (7) have lived in the parish for less than 4 years.

This may indicate that it is difficult to find smaller homes within the parish.



**7. How many people live in your household? (adults and children)**

Answered: 53 Did not answer: 0

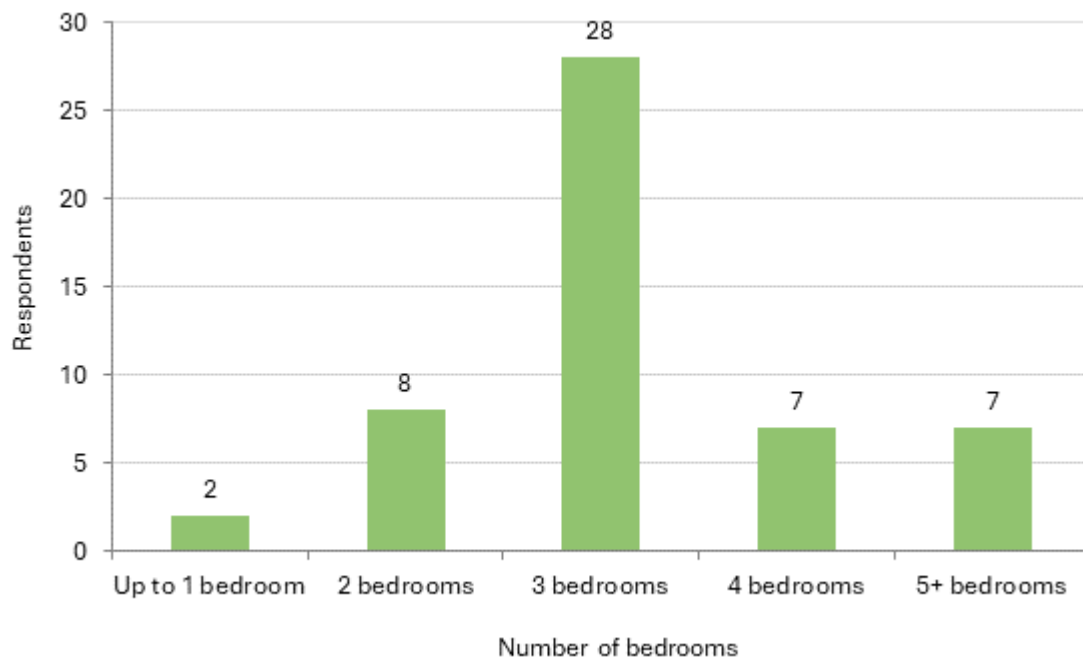


- 20 respondents lived in households of 3 people.
- 14 respondents live in households of 2 people.
- 6 respondents live alone.
- 13 respondents live in households of 4 to 6 people.



**8. How many bedrooms does your household have?**

Answered: 53 Did not answer: 0



28 respondents live in a 3-bedroom property.

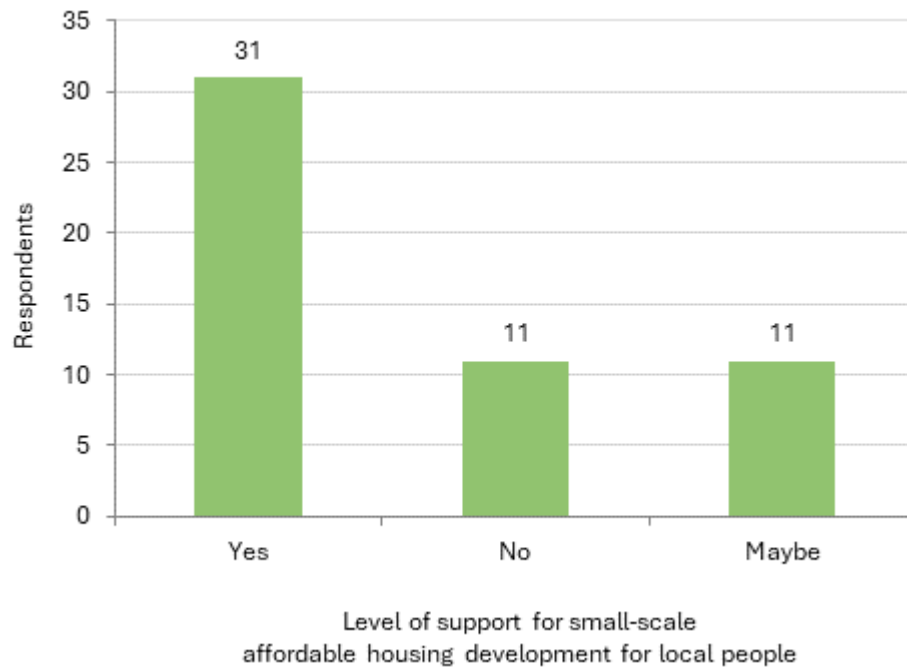
- 8 respondents live in a 2-bedroom property.
- Only 2 people live in a 1-bedroom property indicating that if 6 people live alone then at least 4 people are under-occupying their house.
- 7 people live in a 4 bedroomed house, and 7 in a 5-bedroomed house.



## Views on affordable housing

### 9. If a need is identified, would you support a small development of affordable housing for local people in Pilton?

Answered: 53 Did not answer: 0

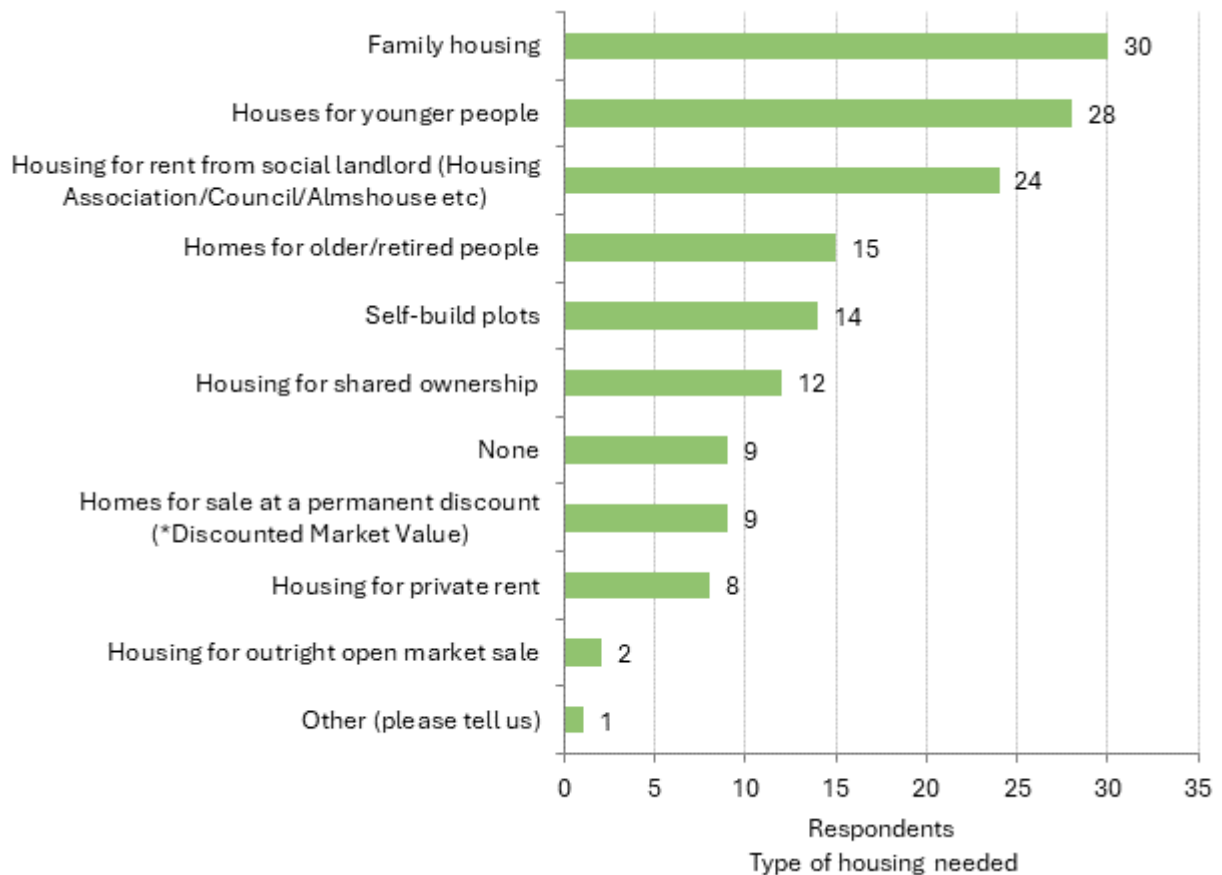


There is a significant level of support for affordable housing for local people, with 31 respondents in agreement. 11 respondents were unsure, and 11 said they did not support more affordable housing.



## 10. What type of housing for you believe the parish would benefit from?

Answered: 52 Did not answer: 1



- 30 respondents thought the parish would benefit from affordable housing for families.
- 28 respondents thought there was a need for homes for young people.
- Housing for social rent was also popular with 24 respondents.
- 15 people would like homes for older, retired people.
- There was also interest in self build by 14 respondents.
- 14 people are interested in self build.
- 12 respondents said they would like to see shared ownership properties available, and 9 would like homes for sale at discounted market value.
- 6 respondents would like more private rental properties.
- Only 2 respondents cited open market properties.
- 9 said they don't want any new homes.
- The other comment was not valid.

### **Favourable comments towards affordable housing for local people**

1. "Because property in Pilton is expensive young people from the village struggle to afford to stay here."
2. "Because there is always the need for affordable homes. However, 'affordable' homes to buy seem only to be affordable on the first sale."
3. "Because we need a bigger house due to the limited bedroom space with have and we also don't want to leave the village due to our family being here."
4. "For local people only - not just first dibs, then thrown open to anyone deemed more needy from anywhere else."
5. "I think it's unfair that people who have local connections or grew up here, do not have the opportunity or the funds to live here as rents are stupidly high."
6. "I would not support the development proposed Mid way up Whitstone Hill (directly behind Colverwell Cottages) unless the development was halved in size, it is not practical with current infrastructure. Maybe six or seven max dwellings would suit this site. Generally, there is definitely a need for social housing... I think lots of small developments (less than 10 dwellings) for social housing dotted around the village would be a great idea..."
7. "If it's for people with connections to Pilton or people that currently rent in Pilton then yes."
8. "If there is a need then more homes should be built."
9. "If they really are for local people, as in people born or lived in Pilton for many years and maybe can't afford to buy or rent privately in the village. Not necessarily those who have lived or worked in the village for a short time."
10. "If we there is a need we should all support it."
11. "It is important for everyone to have a home to live in that they can afford in a place that they want to live."
12. "It would be good for youngsters and people within the village. Current social housing allows people without a village connection."
13. "Local people should have the opportunity to live locally  
A community is for all."
14. "Lots of people in the village including myself cannot afford to buy in the village."
15. "My son lives with us and desperately wants to stay in Pilton I was born here and would love to see my children settled here before i pass."
16. "Need somewhere to live."
17. "Small- development to keep younger people in the village."
18. "So, my children can return to the village."
19. "Speaking from a person who has all her family living in Pilton... I would love to live in Pilton and be close to my family, but it is priced so high."
20. "The children of people living in Pilton should have the chance to build a life here too."

21. "The house prices are not affordable for most people."
22. "The need for affordable housing is great my adult children can not afford to buy/rent in Pilton."
23. "The village isn't accessible for young families /couples'/ singles/anyone without buckets of cash."
24. "We are fortunate to have homes in Pilton at an affordable rent, but people tend to stay in those houses so new stock will always be required."
25. "We need to enable our young people to stay in the village where they grew up and where their extended families are."

**Those who maybe or unsure**

26. "It depends where."
27. "Only with links to village as we need people who care about Pilton and keeping it the beautiful place to stay. Feel there has been increase in feeling a little less safe at times due to the village increasing in size."
28. Combined comment from duplicate incomplete survey\] Worry about safety... even though I live in social housing feel it's losing something with all the houses being built."
29. "Rent so expensive husband 69".
30. "Why?"

**Comments from respondents who do not want affordable housing.**

31. "I believe there are enough affordable houses already."
32. "I don't believe that young people currently living in Pilton would be able to buy these houses."
33. "I think we have enough affordable housing - any more and the East Town end of Pilton will start looking like a 'sink estate'. The removal of green spaces... Why not let other villages provide affordable housing?"
34. "The reason regularly quoted for a need for more housing is the number of people on the electoral register... A change in the allocation of festival tickets... would see the housing need slashed to zero. Furthermore, the roads... cannot cope with more traffic."
35. "The village already has social housing provided by Glastonbury Festival."
36. "The village have more than enough affordable housing!"
37. "There has already been mass development in the village."
38. "There is adequate housing within the village... There is no such housing need within Pilton."
39. "There is already adequate affordable housing provided in the village."
40. "There is already social housing in Pilton. There are many towns within a local distance also with social housing and more to be built."

41. "There is plenty of social housing in Pilton, I had to fight to get my house... Local people are not being put at the top of the housing list for these houses!"
42. "Think we have quite a lot already, and not sure they are always allocated to people with strong Pilton connections. Not sure we need any more..."
43. "We have over 50 social houses in the village. I think this is plenty for a small village like ours."
44. "When does it end? Already had two estates built of late and understand many of the houses did not go to locals in any case."

**11. Please give any suggestions for potential housing sites that could be considered:**

Answered: 20 Did not answer: 33

**Specific site suggestions**

- Fields above Top Street
- Field back of Culverwell Cottages
- Platerwell Lane
- Just along from Hartley Cottages
- Flat fields near Hartley Cottages
- Higher Westholme Road, past Hartley Cottages
- Land adjacent to John Burns Cottages & Margaret Bondfield Close
- Land between Top & Lower Street
- Near to Margaret Bondfield Close
- North of Hartley Cottages
- Opposite around the latest estate. Behind the pub. Off Whitstone Hill
- Mid Whitstone Hill (behind Colverwell Cottages, Top Street)
- Behind the Crown Pub, Totterdown Lane
- North of Margaret Bondfield
- West of Margaret Bondfield and John Burns
- Neat Lane
- East Town Lane
- The field next to Kelly Sumner's place
- Top Street / Neat Lane as development already begun.
- West Pennard or North Wootton

**General suggestions**

- The village has few smaller bungalows for older people.

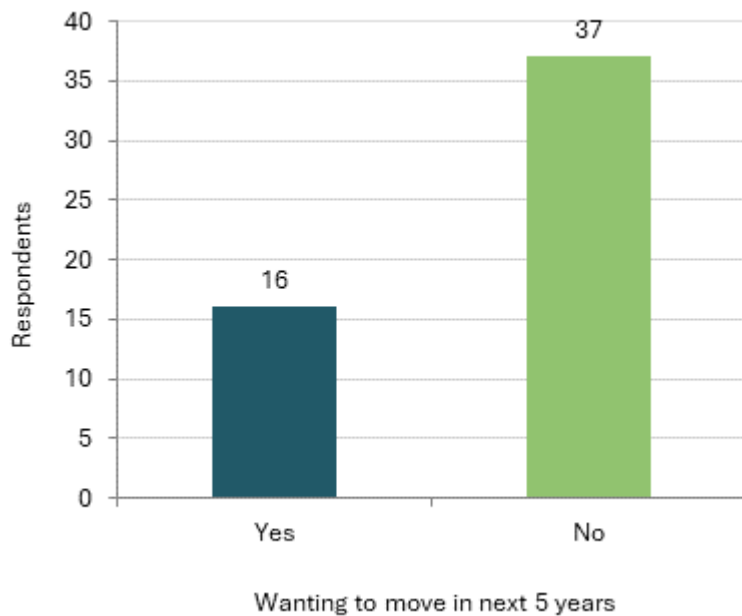
**No suggestion / opposed / unsure**

- Don't know.

- I have no idea who owns what land or even what land is suitable for housing.
- I'm not up to date with building areas so I couldn't really suggest.
- None as everything around us is green belt.
- None!!
- Not sure
- Pilton as a village has a very delicate landscape... suggests more housing at nearest towns instead.
- The village has already had mass development over the last 10 years. The village doesn't require more housing just because people want to stay in the village.

**12. In the next 5 years, do you want to move to a new home in Pilton?**

Answered: 53 Did not answer: 0

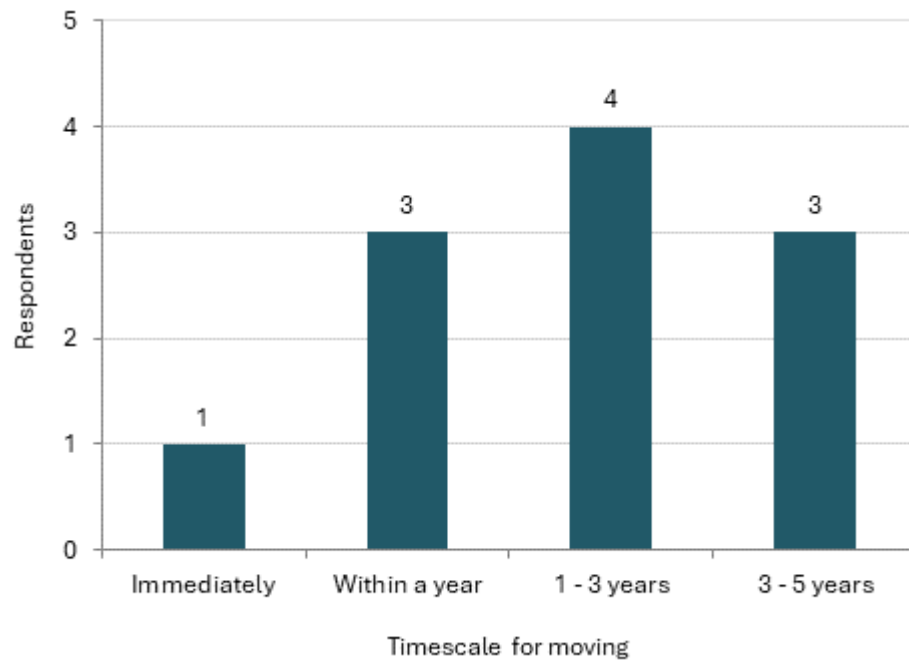


16 respondents said they would like to move over the next 5 years.

## Part 2: All households who want to move in the next five years (16 respondents.)

### 13. When do you think you will need to move house?

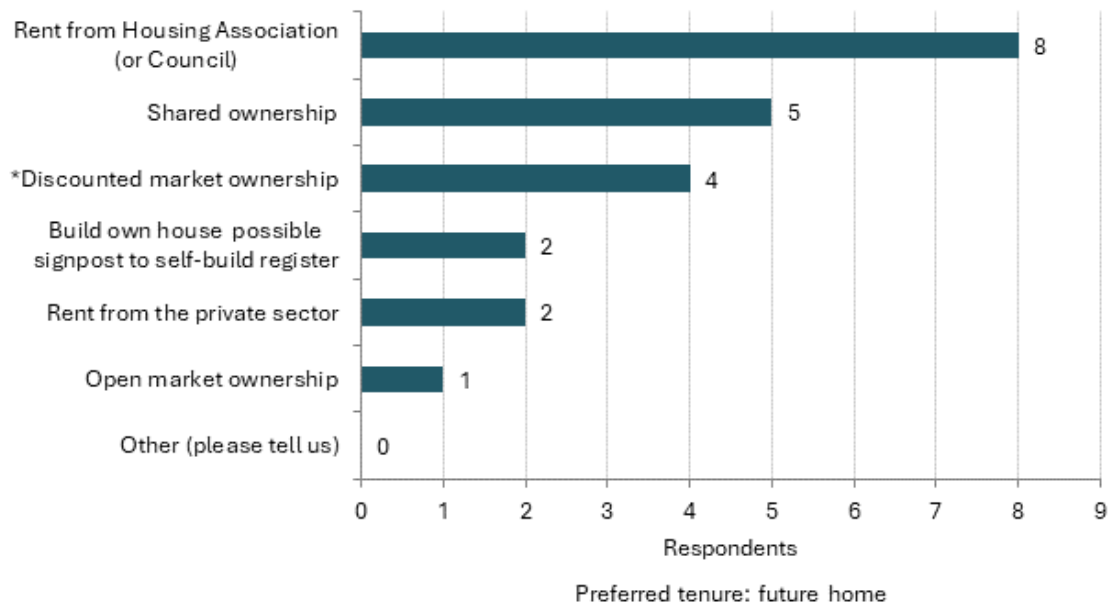
Answered: 11 Did not answer: 5



- Of the 16 respondents who said they would like to move within Pilton, 11 said they would like to move in the next 3-5 years.
- Of these, 1 respondent must move immediately, 3 within a year, 4 within 1 to 3 years, and 3 within 3 to 5 years.

**14. What type of housing are you interested in? Tick all that apply.**

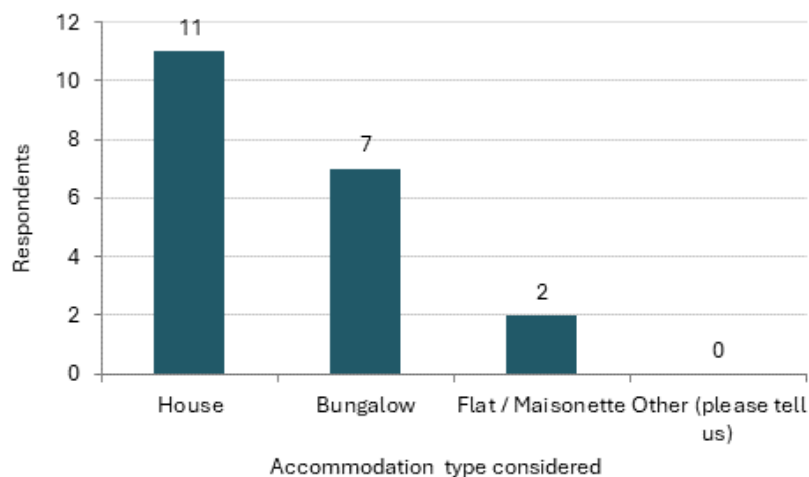
Answered: 11 Did not answer: 5



- The most popular option of the 11 respondents was to rent from Housing Association or Council (8).
- Shared ownership would be of interest to 5 respondents.
- Discounted market ownership interested 4 respondents.
- 2 people said they have an interest in self-building.
- 2 people said they would like rent from the private sector.
- 1 respondent said they are interested in open market ownership.

**15. Would you consider?**

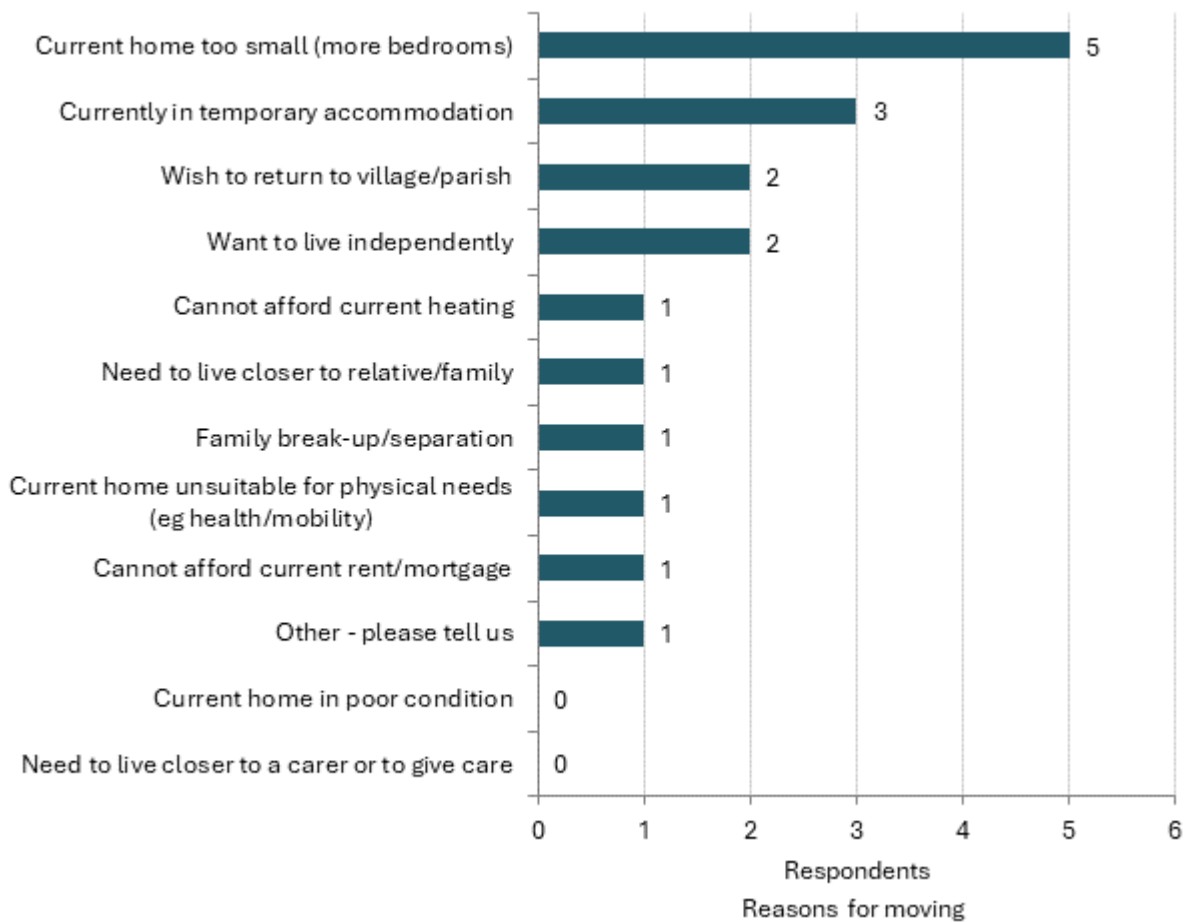
Answered: 11 Did not answer: 5



- 11 respondents would like a house.
- 7 would like a bungalow.
- 2 would consider a flat or maisonette.

**16. Why do you need to move?** Tick all that apply.

Answered: 11 Did not answer: 5



- The most common reason respondents need to move in the next 5 years is that their current home is too small (5 respondents).
- 3 respondents are in temporary accommodation.
- 2 respondents wish to return to the village.
- 2 respondents said they want to live independently.
- Affordability of rent/ mortgage or heating was factor for 2 people.
- Current home is no longer suitable for one respondent's health needs.
- Needing to be nearer family was cited by 1 respondent.
- However, 1 respondent was experiencing a family breakup.

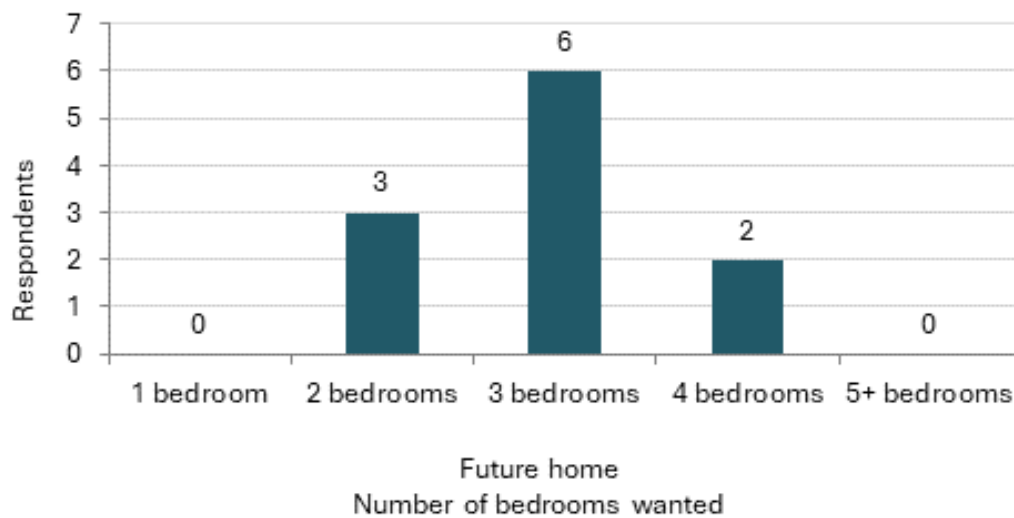
### 17. Who would be moving with you?

Answered: 9 Did not answer: 7

We used this confidential information to help in our overall assessment of for housing need. Results cannot be published in this report.

### 18. How many bedrooms do you expect to have?

Answered: 11 Did not answer: 5

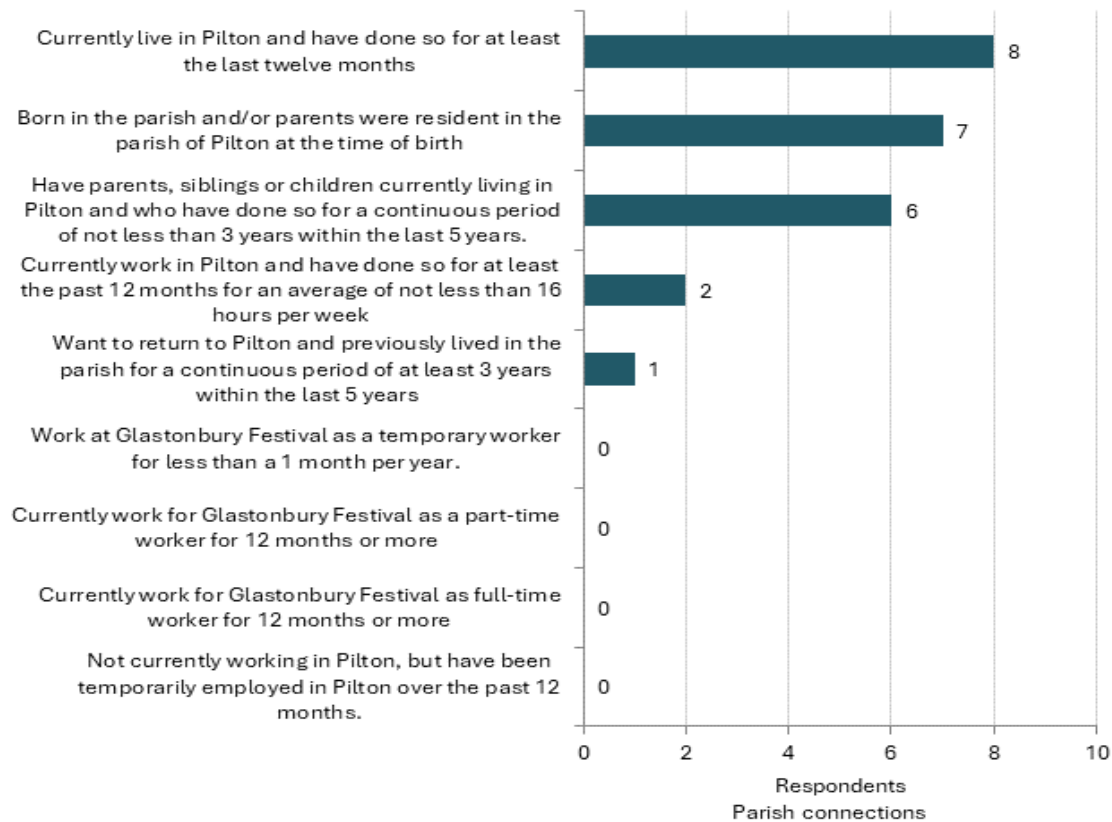


- 6 respondents said they need a 3 bed-roomed property.
- 3 respondents said they need 2 bedrooms.
- 2 respondents said they would like 4 bedrooms.
- Nobody said they needed a 1- bedroom property.

This indicates a need for more sizeable homes for those looking to move.

## 19. What is your connection to Pilton?

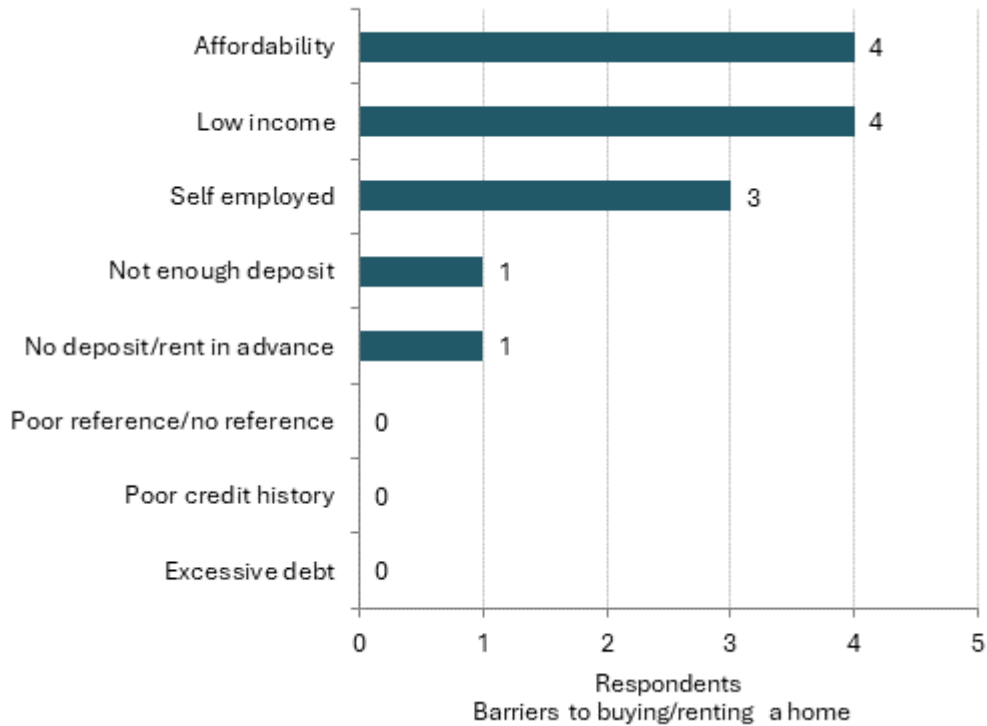
Answered: 11 Did not answer: 5



- 7 of the 11 respondents looking to move in the next 5 years, were born in the parish.
- 6 respondents have family currently living in Parish for over 3 of the past 5 years.
- 2 people have been working in Pilton for at least a year.
- 1 person said they had previously lived in Pilton for at least 3 of the past 5 years and wanted to return.
- No respondents worked for Glastonbury Festival.

**20. What, if anything, is currently stopping you from buying or renting a home? Tick all that apply.**

Answered: 8      Did not answer: 8



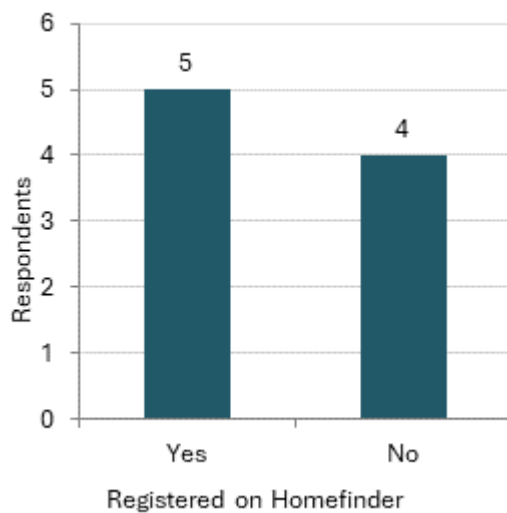
- Affordability and low income are the key barriers to buying or renting a home in the parish, with 4 responses to both categories. This impacts on being able to afford enough deposit to buy (1 response) or rent (1 response).
- However, no respondents were in more challenging financial difficulties or could not offer a reference.

**Questions 21-24** asked for confidential information to help in our overall assessment of for affordable housing need and establish overlap between this survey and Homefinder Somerset data. Results cannot be published in this report. The questions asked:

- What is your household's approximate total income per year (before tax)?
- Do you have savings, investments or equity in your current home or gifts.
- How much rent/ mortgage / lodgings do you pay per month for your current home?
- If renting, do you currently receive Housing Benefit or UC to help towards this?

**25. Are you registered on Homefinder Somerset (the housing register)?**

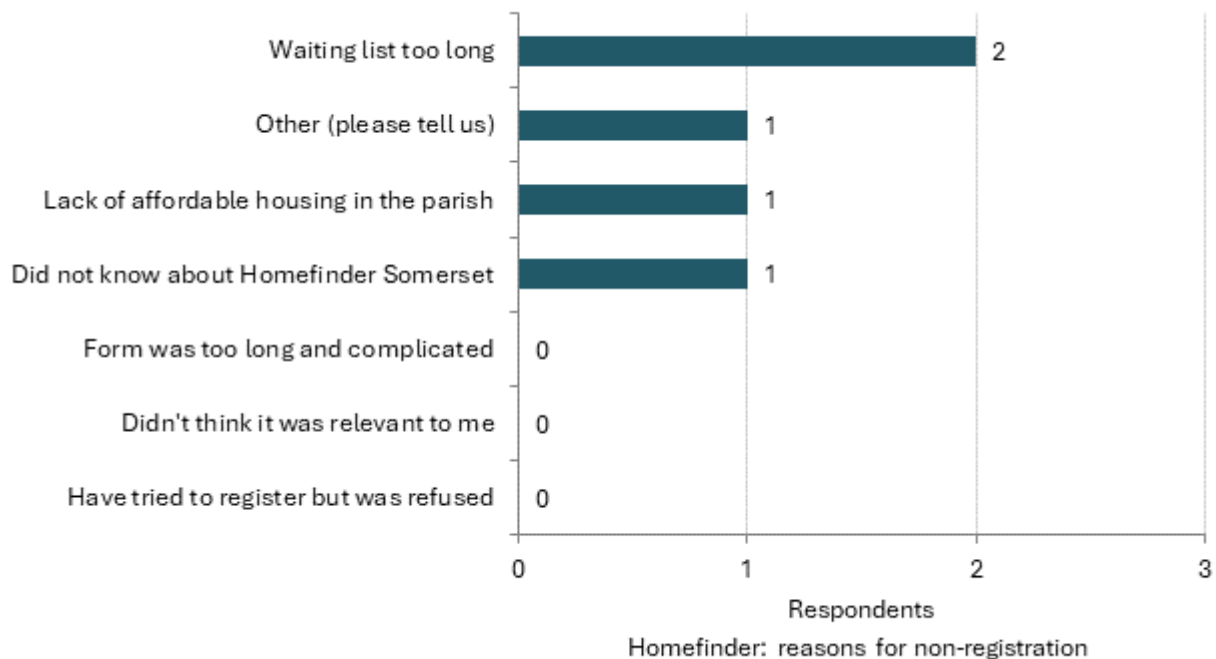
Answered: 9     Did not answer: 7



- 5 respondents state they are registered on Homefinder Somerset.
- 4 respondents are not registered.

**26. If you have not registered with Homefinder Somerset, please tick reasons why.**

Answered: 5      Did not answer: 11



- Reasons given for not registering on Homefinder Somerset include their expectation that the waiting list is too long (2 respondents) and there is a lack of affordable housing in the parish (1). This perception is known to defer applicants to register for social housing.
- 1 respondent was going on to further education and did not know where they would be living in the future so had not registered.
- 1 respondent did not know about Homefinder Somerset.

## **6 Assessment of Affordable Housing Need**

6.1 The assessment of the number of households who would qualify for an affordable home in the parish is based on their household income, savings, and local connection.

16 people say they plan to move in the next 5 years and remain in Pilton parish. 9 respondents were excluded from further assessment for affordable housing as they are deemed to have adequate resources to meet their own needs based on current homeownership status or income, or have not provided sufficient detail.

6.2 This leaves **7 households who qualify for affordable housing**. Of these, 5 respondents are registered on Homefinder Somerset, the County’s choice-based lettings system. The other 2 respondents, who are currently renting, had not registered as they perceive the waiting list to be too long or that there is a lack of affordable housing in Pilton.

**6.3 Local Connection**

To qualify for affordable housing, people must primarily have a proven local connection to Pilton parish. Local connections are defined by Homefinder Somerset as:

- The applicant has lived in the parish for the last two years or for three out of the last five years.
- They have employment in parish on a permanent basis (>16hrs pw for longer than three months) or moving to the parish for permanent employment.
- They have strong family connection in the parish, and the family member or members have lived in the parish for a minimum of five years.
- They need to provide critical medical or other support where significant harm would result if not provided.

The family members who give a family connection are parent, siblings, and nondependent children. In some exceptional circumstances other family members may be considered.

**The 7 households who qualify for affordable housing meet the local connection criteria.**

**6.4 Preferred tenure**

Renting from a Housing Association was the preferred option for all the respondents looking to move in the next 5 years. (Table 2.)

**Table 2: Preferred Tenure of those people wanting to move in the next 5 years.**

Preferred Tenure	Respondent numbers
<b>Rent from a Housing Association or Council</b>	<b>8</b>
<b>Shared ownership</b>	<b>5</b>
<b>Discounted market ownership</b>	<b>4</b>
<b>Self Build</b>	<b>2</b>
<b>Rent from the private sector</b>	<b>2</b>
<b>Open market housing</b>	<b>1</b>

## 6.5 Assessment of affordability of tenure

An assessment of what each household can afford to pay for their tenure was made for those respondents who provided sufficient financial detail.

Given the financial information provided including savings and access to a deposit, only 1 household can clearly be able to afford a house on the open market or a shared ownership home. 6 respondents already own their own home but gave no further detail, so there is an assumption that they have sufficient resources to meet their own needs. The others gave insufficient detail.

### 7 households would be eligible for social housing, requiring:

- 3 x 2-bedroom properties
- 4 x 3-bedroom properties

## 6.6 Respondents registered on Homefinder Somerset

5 of those who are eligible for social housing are already registered on Homefinder Somerset. The other 2 respondents who have not registered thought the waiting list was too long or that there is a lack of affordable housing in Pilton.

## 6.7 Other evidence of housing need

### Homefinder Somerset

In addition to this survey, Homefinder Somerset provides other evidence of housing need. Applicants are given a banding between Emergency, Gold, Silver, and Bronze based on their level of need. They may also choose as first, second and third area that they prefer to live in.

There are 59 applicants registered on Homefinder Somerset. **31 of them have strong local connection to the parish** and have expressed an interest in moving to Pilton. Pilton is the first area of preference for 4 applicants. Pilton is the second area of preference for 9 applicants, and the third choice of place to live for 18 applicants. (Table 3).

**Table 3a – All Homefinder Somerset registrants: November 2025**

Somerset Homefinder band	1- bedroom	2-bedrooms	3-bedrooms	4-bedrooms	Total
Emergency	0	0	0	0	0
Gold (high)	2	3	0	0	5
Silver (medium)	9	6	8	1	24

Somerset Homefinder band	1- bedroom	2-bedrooms	3-bedrooms	4-bedrooms	Total
Bronze (low)	21	8	1	0	30
Total	32	17	9	1	59

**Table 3b: Homefinder Somerset registrants with local connection: November 2025**

Somerset Homefinder band	1- bedroom	2-bedrooms	3-bedrooms	4-bedrooms	Total
Emergency	0	0	0	0	0
Gold (high)	2	2	0	0	4
Silver (medium)	5	2	6	1	14
Bronze (low)	10	3	0	0	13
Total	17	7	6	1	31

#### **Arc4 Secondary Data**

6.8 Arc4’s Rural Affordable Housing Model <sup>13</sup>, identifies rural affordable housing need through secondary indicators. **Their model indicates a gross annual need of 11 dwellings, and a net annual need of 1 dwelling.**

6.9 The Housing Needs Survey findings are a snapshot in time, and represents 12% of households in Pilton, while the Arc4 model includes all households using a range of economic and social indicators. Personal circumstances are constantly changing, and the need for affordable social rented housing in the future may change.

#### **Housing mix for respondents**

6.10 The suggested mix of housing for each survey respondent who want to move is shown in Table 4. This takes account of the family makeup declared in the survey and the type of housing required.

9 of the 16 people who plan to move did not provide enough information on their household size or finances to identify their needs.

<sup>1313</sup> <https://www.arc4.co.uk/sectors/housing-needs-surveys-and-assessments>

**Table 4: Realistic affordable housing mix for those needing affordable housing**

<b>Property type or size</b>	<b>Current situation</b>	<b>Future tenure they can afford</b>	<b>Anticipated Homefinder Banding</b>
<b>2-bedrooms</b>	<b>Rents from relatives</b>	<b>Social Rent</b>	<b>Silver if current household too small with relatives</b>
<b>2-bedrooms</b>	<b>Rents 1 bed from Housing Association</b>	<b>Social Rent</b>	<b>Silver probably if health condition deteriorated needs Adult Social Care reassessment</b>
<b>2-bedrooms</b>	<b>Rents outside Pilton</b>	<b>Social Rent</b>	<b>Bronze</b>
<b>3-bedrooms</b>	<b>Rents 2 bed from Housing Association</b>	<b>Social Rent</b>	<b>Silver</b>
<b>3-bedrooms</b>	<b>Owner occupier</b>	<b>Owner occupier/Discounted Open Market/ Shared ownership</b>	
<b>3-bedrooms</b>	<b>Rents from private landlord</b>	<b>Social rent</b>	<b>Bronze</b>
<b>3-bedrooms</b>	<b>Rents from HA/council outside the parish</b>	<b>Social rent</b>	<b>Bronze</b>

## **7 Conclusion – Future affordable housing need in Pilton**

- 7.1 16 respondents who plan to move in the next 5 years and remain in Pilton parish have been assessed for their housing need. 7 households are eligible for affordable housing.
- 7.2 Of the 7 identified households who would be eligible for social housing, 5 say they are on the Homefinder register.
- 9 respondents are deemed to have adequate resources to meet their own needs based on current homeownership status or income.
  - 7 respondents do not have sufficient resources to either purchase or rent in the private market in Pilton, meaning they are eligible for affordable housing.
- 7.3 Of the respondents eligible for affordable housing, the housing need is for 7 dwellings of the following size.**
- **3 x 2-bedroom properties**
  - **4 x 3-bedroom properties**
- 7.4 It is worth noting that this Housing Needs Survey represents the findings at a snapshot in time. Personal circumstances are constantly changing, and the need for affordable social rented housing in the future may change.
- As the needs of households are constantly evolving, the level and mix of need in this report should be taken as a guide, and it may be appropriate to vary the mix of sizes provided. This report remains appropriate evidence of need for up to five years.
- 7.5 With high house prices outstripping affordability income and a lack of private rented accommodation, there are very few options for people on a low to medium income to remain in the parish. This means many local younger people and families rely on social housing to stay in Pilton.
- 7.6 With most respondents indicating they would support affordable housing for local people, these findings provide evidence and the mandate to consider identifying a small site and potentially developing a small affordable housing scheme in the parish.

## **Recommendations for action**

- 8.1 It is recommended that Pilton Parish Council consider these report findings, and its potential use as evidence for making the case for further affordable housing in the parish, when private development applications come forward.
  
- 8.2 Pilton Parish Council could also consider setting up an Affordable Housing Working Group to progress the concept of providing further affordable homes with the community, and to collaborate with stakeholders to develop interest and plans.

This working group could then:

- Explore the establishment of a CLT or alternative legal model.
- Identify potential sites (there are suggestions in the findings).
- Undertake site assessments and identify any satisfactory solutions to development opportunities.
- Consult with Somerset Council about affordable housing plans.
- Start discussions with Housing Associations to discuss potential construction costs, investment options, and management of an affordable housing scheme.

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Produced by Thrive for Pilton Parish Council  
Version 2 030226

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# Appendix 1: Housing Needs Survey



## Pilton Housing Needs Survey 2025

### We need your help to plan housing for Pilton's future

#### Closing date: Sunday 7 December 2025

This survey is for **everyone aged 18 or over** who lives in the parish of Pilton.

Please complete **one survey per household** - either online or by returning the form in the envelope provided.

- If someone in your household (aged 18 or over) hopes to set up their own home in the parish, they should complete a separate form.
- If you've moved away from Pilton but would like to return, you can complete this survey too — please share this with anyone you know in that situation.
- If you're registered with Homefinder Somerset\*, it's especially important that you complete the survey.

If you would like to enter the **prize draw for a Thai meal for two at The Stage**, please leave your email at the end of the survey.

**Your information is confidential.** This survey is being conducted by **Pilton Parish Council** with **Thrive** to help plan future housing, especially affordable homes for local people. Responses will be anonymised in the final report, which will be shared with the Parish Council, Somerset Council, and relevant housing providers.

Our **Privacy Statement** is at the end of this survey.

\***Homefinder Somerset** is a lettings scheme for people to apply for social housing in Somerset.

## Your home and your household

1. Where do you currently live?

- In Pilton
- Outside the parish of Pilton

2. Is this your main home?

- Yes, main home
- No, second home

3. What type of home do you live in?

- House
- Bungalow
- Flat / maisonette
- Lodging (rent a room)
- Caravan / mobile home / temporary structure
- Sheltered / retirement
- Other (please tell us)

4. If you ticked house or bungalow, is it?

- Terraced (including end terrace)
- Semi-detached
- Detached
- Other (please tell us)

5. Do you?

- Own your own home (with or without a mortgage)
- Part rent and part mortgage (shared ownership)
- Rent a property from a private landlord
- Rent from the council or housing association
- Rent from an employer, or tied with job of household member
- Live with relatives
- Lodge (rent/share) with others
- Other (please tell us)

6. How long have you lived

	Less than 3 years	3 -4 years	5-9 years	10 years +
In Pilton	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
In Somerset	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

7. How many people live in your household? (adults and children)

- 1
- 2
- 3
- 4
- 5
- 6
- 7 or more

If more than 7 please state the number below.

8. How many bedrooms does your household have?

- Up to 1 bedroom
- 2 bedrooms
- 3 bedrooms
- 4 bedrooms
- 5 or more bedrooms

## Views on local affordable housing

This section is to find out about local people's views on new housing in the area. All replies will be treated in the strictest confidence, however anonymised comments and reasons may be included or directly quoted in reports.

9. If a need is identified, would you support a small development of affordable housing for local people in Pilton?

- Yes
- No
- Maybe

**Please tell us your reasons:**

10. What type of housing do you believe the parish would benefit from?

- Houses for younger people
- Family housing
- Homes for older/retired people
- Housing for private rent
- Housing for rent from social landlord (Housing Association/Council/Almshouse etc)
- Housing for shared ownership
- Homes for sale at a permanent discount (\*Discounted Market Value)
- Housing for outright open market sale
- Self-build plots
- None
- Other (please tell us)

\* **Discounted Market Value:** Where homes are bought at a discounted rate, but on sale this discount has to be passed on to the new purchaser and may be limited to local residents and other eligibility criteria. The equity on the discount is not realised on resale.

11. Please give any suggestions for possible housing sites that could be considered:

\* 12. In the next 5 years, do you want to move to a new home in Pilton?

- Yes
- No



Pilton Housing Needs Survey 2025

**Part 2 - Housing Need (for those looking to move)**  
**Please complete if you answered yes to Q12.**

**This section is for any household that expects to need to move within Pilton in the next five years, the size of home needed and how it will be paid for.**

**A separate form/survey for each household that wants to move should be completed. For example, each grown up child (18 years of age or over) in a family, who wants to set up their own home, should complete a separate form, giving their own financial details and personal circumstances, not that of the main household.**

**IMPORTANT: To accurately assess affordable housing need, we have to ask for some sensitive information. Please see our Privacy Statement at the end of this survey.**

13. When do you think you will need to move house?

- Immediately
- Within a year
- 1 - 3 years
- 3 - 5 years

14. What type of housing are you interested in? *Tick all that apply*

- Rent from the private sector
- Rent from Housing Association (or Council)
- Shared ownership
- \*Discounted market ownership
- Open market ownership
- Build own house possible signpost to self-build register
- Other (please tell us)

**\* Discounted market ownership:** Where homes are bought at a discounted rate of the market value, but on sale this discount has to be passed on to the new purchaser and may be limited to local residents and other eligibility criteria. The equity on the discount is not realised on resale.

15. Would you consider? *Tick all that apply*

- House
- Flat / Maisonette
- Bungalow
- Other (please tell us)

16. Why do you need to move? *Tick all that apply.*

- Current home too small (more bedrooms)
- Current home too large (less bedrooms)
- Cannot afford current rent/mortgage
- Want to live independently
- Current home unsuitable for physical needs (eg health/mobility)
- Currently in temporary accommodation
- Been asked to leave current home
- Family break-up/separation
- Need to live closer to employment
- Need to live closer to relative/family
- Need to live closer to a carer or to give care
- Wish to return to village/parish
- Cannot afford current heating
- Current home in poor condition
- Other - please tell us

17. Who would be moving in with you?

*Please complete the table below including each member of your household, whether they currently live together or not.*

*Scroll sideways for all questions.*

	Age	Gender	Level Access needed?	Wheelchair Accommodation needed?	Relationship to you
Person 1	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Person 2	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Person 3	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Person 4	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Person 5	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Person 6	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Person 7	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Person 8	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Person 9	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

**If a member of the household has a specific need which is not covered above please provide details below:**

18. How many bedrooms would you expect to have?

- 1 bedroom
- 2 bedrooms
- 3 bedrooms
- 4 bedrooms
- 5 or more bedrooms

19. What is your connection to Pilton? *Tick all that apply.*

- Currently live in Pilton and have done so for at least the last twelve months
- Want to return to Pilton and previously lived in the parish for a continuous period of at least 3 years within the last 5 years
- Have parents, siblings or children currently living in Pilton and who have done so for a continuous period of not less than 3 years within the last 5 years.
- Born in the parish and/or parents were resident in the parish of Pilton at the time of birth
- Currently work in Pilton and have done so for at least the past 12 months for an average of not less than 16 hours per week
- Not currently working in Pilton, but have been temporarily employed in Pilton over the past 12 months.

**NOTE: If you intend to purchase an open market property and believe that you have sufficient resources - please go to Q29, in the next section.**

20. What, if anything, is currently stopping you from buying or renting a home?

- Low income
- Self employed
- Excessive debt
- No deposit/rent in advance
- Affordability
- Poor credit history
- Poor reference/no reference
- Not enough deposit

21. Income

What is your household's approximate total income per year (before tax)?

*For couples this should be the combined income.*

*You should include benefits and pensions - but NOT housing benefit.*

- Less than £20,000
- £20,001 - £25,000
- £25,001 - £30,000
- £30,001 - £35,000
- £35,001 - £40,000
- £40,001 - £45,000
- £45,001 - £50,000
- £50,001 - £55,000
- £55,001 - £60,000
- £60,001 - £70,000
- £70,001 - £80,000
- £80,000 and above

22. Do you have savings, equity in your current home or will someone gift you money towards a new home? If yes, please indicate amounts to the nearest £1,000.

Yes - Savings /  
Investments £

Yes - Equity £

Yes - Gift £

None

23. How much rent / mortgage / lodgings do you pay per month for your current home?

- Nothing weekly / Nothing monthly
- Under £92 weekly/ Under £400 monthly
- £92 - £138 weekly / £400 - £599 monthly
- £139 - £184 weekly / £600 - £799 monthly
- £185 - £230 weekly / £800 - £999 monthly
- £231 - £276 weekly / £1,000 - £1,199 monthly
- £277- £323 weekly / £1,200 - £1,399 monthly
- £324 or above weekly / £1,400 or above monthly

24. If renting, do you currently receive Housing Benefit or Universal Credit to help towards this?

- Yes
- No
- Unsure

25. Are you registered on Homefinder Somerset (the housing register)?

- Yes  
 No

What is your Homefinder reference number, if known?

26. If you have not registered with Homefinder Somerset, please give reasons why:

- Did not know about Homefinder Somerset  
 Do not understand Homefinder Somerset  
 Have tried to register but was refused  
 Waiting list too long  
 Didn't think it was relevant to me  
 Form was too long and complicated  
 Lack of affordable housing in the parish  
 Other (please tell us)



## Pilton Housing Needs Survey 2025

### Contact details and prize draw

#### AFFORDABLE HOUSING

Please provide your contact details below. Your details will not be passed to any other organisation unless you have given your consent. This will only be to Somerset Council and other housing providers such as a Housing Association as it is their duty to provide such housing. This information will not be passed to any other organisations in accordance with our Privacy Statement below.

#### \* 27. AFFORDABLE HOUSING: PERMISSION

I give my permission for the information I have supplied to be passed in confidence in discussions of my specific housing need with to Somerset Council and other housing providers for discussions of my specific housing needs.

- Yes  
 No

**28. Affordable Housing: Contact details**

Your name

Telephone

Email

**29. PRIZE DRAW (open to 18 years and over only).**

**To enter the prize draw for ....., please confirm your age and provide your contact details below.**

Please enter me for the prize draw. I am 18 years or older.

No thanks

**30. Contact details for the prize draw, if not given above:**

Name

Telephone

Email

***Thank you for taking the time to complete this survey.***

## **Privacy Statement**

Analysis will be conducted by Thrive, the operating name for Community Council for Somerset (CCS). Data is captured for legitimate and contractual purposes. Information is collected and analysed under Thrive's role as a Data Controller and Data Processor. Thrive uses personal/sensitive data to provide information for the Housing Needs Survey Report and summary information on rural housing needs.

Digital copies are retained for 12 months and deleted after this period. Any personal data that is captured is anonymised with the report and held securely for the purposes of analysis. Hard copies of consultation surveys are kept for the duration of the consultation period and destroyed after the final report is signed off by the commissioner of the survey.

No data will be published which can identify an individual. The anonymised report will be shared with Pilton Parish Council, Somerset Council, and other appropriate housing providers.

If you would like to find out more about how we use your data or want to see a copy of information about you that we hold, please contact [info@thrivesomerset.org.uk](mailto:info@thrivesomerset.org.uk) or call 01823 331222. Protecting your Personal Data is important and we fully comply and adhere to the Principles of Data Protection set out in our Data Protection / Privacy Statement visit: <https://thrivesomerset.org.uk/privacy-notice/>.

## **Appendix 2: Promotional Poster & Social Media**



**We need your views**

## **Looking for a new home in Pilton? Have your say on affordable housing in Pilton.**

We're planning for the future of our village – and we need your views!

- Do you live in Pilton?
- Are you over 18?
- Do you know someone who had to move away but would love to return?

It helps us understand what local people need and want – whether that's homes to rent, buy or build.

**[www.surveymonkey.com/r/PiltonHousingSurvey](http://www.surveymonkey.com/r/PiltonHousingSurvey)**

Call 07592945085 for delivery of a paper copy, your answers are completely confidential.

**Housing Survey Opens: 7th November**

**Closes: 7<sup>th</sup> December 2025**



Prize draw – for a chance to win a Thai meal for two at The Stage in Pilton.

**Let's shape the future of our housing – together! Thank you**

**Pilton Parish  
Council**

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**Funded by  
UK Government**

**Looking for a new home in Pilton?  
Have your say on affordable  
housing in Pilton.**



supported by:



Funded by  
UK Government

**Have your say on housing in Pilton**

- Do you live in Pilton?
- Are you over 18?
- Do you know someone who had to move away but would love to return?

**Please complete  
our housing  
needs survey**

**Closing on 7<sup>th</sup>  
December 2025**

# Pilton Parish Council

## Payments

March 18th

Voucher	Code	Date	Ref	Description	Supplier	VAT Type	Net	VAT	Total
91	Staff Costs	18/03/2026	Month 12	H Richardson	Pilton Parish Council	X	£552.92		£552.92
92	Office Costs	18/03/2026	inv-16461	Scribe	Starboard Systems Ltd t/a	S	£31.00	£6.20	£37.20
93	Working from Home allowa	18/02/2026	Month 12	H Richardson	Pilton Parish Council	X	£26.00		£26.00
94	Grant	18/03/2026	min-172	Grant	Crimestoppers	X	£200.00		£200.00
95	Training	18/03/2026	inv-2733	Councillor Essentails	SALC	X	£25.00		£25.00
96	Insurance	18/03/2026	inv-LCO01995	Insurance Renewal	Clear Councils	X	£895.32		£895.32
97	Training	18/03/2026	inv-20888	Cemetery Managemer	ICCM	S	£105.00	£21.00	£126.00
98	Staff Costs	18/02/2026	Month 12	Burial Groundsman	Pilton Parish Council	X	£22.54		£22.54
99	Staff Costs	18/02/2026	Month 9-12	PAYE	HMRC	X	£944.95		£944.95
100	Meeting Costs	18/02/2026	January & Feb	Room Hire	Pilton Stage	X	£100.00		£100.00
<b>Total</b>							<b>£2,902.73</b>	<b>£27.20</b>	<b>£2,929.93</b>