Feering Parish Council
Housing Needs Assessment

July 2018

Quality information

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Revision History

Revision	Revision date	Details	Authorised	Name	Position
V1	16/03/18	Draft	EP	Emily Pugh	Senior Planner
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List of acronyms used in the text:

AH Affordable Housing (National Planning Policy Framework (NPPF) definition)

AMH Affordable Market Housing

BDC Braintree District Council

BLP Braintree Local Plan

FPC Feering Parish Council

GT Gypsy and Traveller

GTAA Gypsy and Traveller Accommodation Assessment

HNA Housing Needs Assessment

LPA Local Planning Authority

MHCLG Ministry for Housing, Communities and Local Government (formerly DCLG)

NDP Neighbourhood Development Plan

NP Neighbourhood Plan

NA Neighbourhood Area

NPPF National Planning Policy Framework

ONS Office for National Statistics

PPG Planning Practice Guidance

PRS Private Rented Sector

SHLAA Strategic Housing Land Availability Assessment

SHMA Strategic Housing Market Assessment

Executive Summary

Headlines

1. Given the dominance of owner occupied dwellings within the neighbourhood area (NA) there is a need for Affordable Housing tenures such as **intermediate**[1], **affordable and social rent**.
2. There is also a significant need for **small and medium sized housing of 2-3 bedrooms** in the future.
3. Finally, there is a need for additional specialist housing for the elderly in the NA totalling 33 **units over the Plan period**, which should be of sufficient size to make a dedicated scheme feasible.

Introduction

4. Feering Parish Council is designated as a Qualifying Body (QB) and has decided to prepare a Neighbourhood Plan for the Parish area, referred to here as the NA. The 2011 Localism Act introduced neighbourhood planning, allowing parishes, town councils or neighbourhood forums across England to develop and adopt legally binding development plans for their NA. We have been asked to prepare a Housing Needs Assessment (HNA) by the Parish Council, based on a robust methodology, local data, and focussed on a number of research questions agreed with the Parish Council.
5. As more and more towns and parish councils and forums seek to address housing growth, including tenure and type of new housing, it has become evident that housing policies need to be underpinned by robust, objectively assessed housing data.
6. In the words of the national Planning Practice Guidance (PPG), establishing future need for housing is not an exact science, and no single approach will provide a definitive answer[2]. The process involves making balanced judgements based on the qualitative and statistical evidence gathered as well as having regard for relevant national and local planning policies and guidance.
7. At a neighbourhood planning level, one important consideration is determining the extent to which the neighbourhood diverges from the local authority average, reflecting the fact that a single town, village, or neighbourhood almost never constitutes a housing market area[3] on its own and must therefore be assessed in its wider context.
8. The guidance quoted above on HNA is primarily aimed at local planning authorities preparing Strategic Housing Market Assessments (SHMAs), which are used to determine housing need at a local authority and/or housing market area level. However, it helpfully states that those preparing neighbourhood plans can use the guidance to identify specific local needs that may be relevant to a neighbourhood, but that any assessment at such a localized level should be proportionate[4].
9. Our brief was to advise on data at this more local level to help **Feering Parish Council** understand the tenure, type, and size of housing needed to inform neighbourhood plan policies.

PPG-based assessment

10. This objective and independent HNA follows the PPG approach where relevant. This ensures our findings are appropriately evidenced. The PPG advises that assessment of development needs should be thorough but proportionate and does not require planners to consider purely hypothetical future scenarios, only future scenarios that could be reasonably expected to occur.

Summary of methodology

11. HNA at neighbourhood plan level can be focused either on quantity of housing needed, type of housing needed, or both.
12. Feering Parish Council has been allocated a quantity of housing by Braintree District Council, which is not in dispute. Therefore, the issue of quantity question has been not been addressed within this report.
13. In terms of the types of housing needed, there is generally more flexibility on what neighbourhood plans can cover. In order to understand the types of housing needed in Feering, we have gathered a wide range of local evidence and distilled this into policy recommendations designed to inform decisions on housing characteristics.

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[1] 'Affordable Housing' is the umbrella term to denote the various forms of subsidised housing; the full definition is set out on page 62 National Planning Policy Framework (consultation draft). See Glossary at the end of this document under 'Affordable Housing'
[2] PPG Paragraph: 014 Reference ID: 2a-014-20140306 Revision date: 06 03 2014
[3] See Glossary
[4] See Glossary

Focus on demand rather than supply

14. Our approach is based on best practice and is to advise on housing required based on need and/or demand rather than supply.

15. For this reason, we advise that the conclusions of this report should be assessed against supply-side considerations (including, for example, factors such as land, transport infrastructure, landscape constraints, flood risk and so on) as a separate and follow-on exercise[5].

16. The table below outlines a summary of the factors specific to Feering NP that are considered to have an impact on the future housing requirements of the NA.

Table 1. Summary of factors specific to Feering NP with a potential impact on neighbourhood plan housing type

Factor	Source(s)	Possible impact on housing needed	Conclusion
Affordable Housing(AH)	SHMA, ONS	Lead indicators (LQAR and MAR) suggest Feering for sale dwellings are unaffordable in Feering. In addition, the Parish has little incidence of social rented or shared ownership housing with tenure dominated by ownership.	This HNA therefore recommends the increased provision of Affordable Housing across the Parish, with an additional focus on Shared Ownership[6]/Starter Homes to reduce entry requirements to the local housing market.
Demand/need for smaller dwellings	SHMA, ONS	The Feering NA has displayed signs of an ageing population between 2001 and 2011, which is projected to increase across the Plan period to 2030. Furthermore, there is evidence of demographic changes towards smaller households.	Demographic trends and rising affordability ratios point conclusively in the direction of smaller homes in an area dominated by large dwellings which command comparatively high prices. Therefore, the increased provision of 2-3 bedroom units across the NA is recommended to enable to people to find the size of dwelling that is right for them and increase the affordability of entry-level market homes.
Demographic Change	SHMA, ONS	The SHMA and the DCLG data indicate the future proportion of those aged over 75 will increase over the Plan period. This exacerbates population change trends between 2001 and 2011, which show Feering has experienced a reduction of those within the 0-15 and 24-44 age brackets and an increase in the older population.	This HNA highlights the existing demographic changes across the NA and incorporates population projections, recommending the provision of specialist housing to cater to the needs of older people. This is advocated through the introduction of Life Time Homes[7] design principles but also the introduction of housing suitable for smaller household sizes to encourage 'right sizing'. Furthermore, following the Housing Learning and Improvement Network's methodology, a total of 48 sheltered and extra care units across the Plan period is advocated to address the needs of the Parish's ageing population.
Family-sized housing	SHMA, ONS, Feering Housing Needs Survey	Census data for the Feering NA shows the Parish has lower levels of dependent children, a higher proportion of households without children and a larger amount of one person households aged 65 and over compared to the District. Furthermore, the NA has a higher proportional incidence of concealed families[8] and a reduction in both the 0-15 and 24-44 age brackets, indicating the potential for young families to be/being displaced from the NA.	This HNA recommends the greater provision of 2-3 bedroom units, as well as Affordable Housing tenures, to reduce barriers to home ownership in Feering.

[5] Such an approach, clearly separating housing need assessment from dwelling capacity assessment, was endorsed by the Government for calculating housing need at local authority level in the ministerial statement and press release 'Councils must protect our precious green belt land' (DHCLG, 4 October 2014, available at https://www.gov.uk/government/news/councils-must-protect-our-precious-green-belt-land)
[6] See Glossary
[7] See Glossary
[8] See Glossary

17. Table 2 below indicates the different market segments, and the degree to which they are a growing, stable or declining group within the local population. One ‘up’ arrow indicates this grouping is growing modestly in the NA; two ‘up’ arrows indicates strong growth, three ‘up’ arrows suggests very rapid growth in years to come. Where segments are falling in numbers, or not growing, neutral or down arrows are shown; this information is used to inform recommendations about the overall size and tenure required within the NA.

Table 2. Market Segments

Market segments	Income range	Presence in Plan Area	Conclusion
Young family where parents are aged 24-44 with 1+ children aged 0-15	Median	↔	Requirement for larger homes in the following tenures: - Private rental - Shared Ownership - Affordable market housing
Professional Head of Household Young family where parents are aged 24-44 with 1+ children aged 0-15	Mean	↔	Requirement for larger homes in the following tenures: - Market Housing - Affordable market housing
Professional Head of Household family where parent are aged 44-64 with non-dependent children living at home	>Mean (equity rich)	↑↑	Requirement for larger homes in the following tenures: - Market Housing
Lone parent (with 1+ children)	Lower Quartile (equity poor)	↑↑	Requirement for smaller homes in the following tenures: - Social rent
One person household aged under 65	Median (equity poor)	↑↑↑	Requirement for smaller homes in the following tenures: - Private rental - Discount market housing
One person household aged 65+ with wealth	Median (equity rich)	↑↑↑	Requirement for smaller homes in the following tenures: - Market housing
One person household aged 65+ without wealth	Lower Quartile (equity poor)	↑↑↑	Requirement for smaller homes in the following tenures: - Social rent
Young couple no children	>Mean (equity poor)	↑↑	Requirement for larger homes in the following tenures: - Market housing - Discount market housing (e.g., ‘Starter Homes’ - Shared Ownership
Concealed households	Lower Quartile (equity poor)	↑↑↑	Requirement for smaller homes in the following tenures: - Social rent

Recommendations for next steps

18. This HNA has aimed to provide FPC with evidence on housing trends from a range of sources. It is recommended that the parish should, as a next step, discuss the contents and conclusions with BDC with a view to agreeing and formulating draft housing policies, bearing the following in mind:

- it has regard to the neighbourhood planning basic conditions that will be tested at examination;
- the views of BDC;
- the views of local residents;
- the views of other relevant local stakeholders, including housing developers;
- the numerous supply-side considerations, including local environmental constraints, the location and characteristics of suitable land, and any work carried out by the LPA to understand the capacity of the NA to absorb housing, including but not limited to the SHLAA;
- the recommendations and findings of this study;
- the impact of the new Government proposed standard methodology[9] on calculating housing need on the District and its neighbourhoods;
- The new draft NPPF[10].

19. Recent changes to the planning system, the new draft NPPF, as well as the implementation of the Housing and Planning Act, will continue to affect housing policies at a local authority and, by extension, a neighbourhood level.

20. This HNA has been provided in good faith by AECOM consultants on the basis of housing data and national guidance current at the time of writing (alongside other relevant and available information).

21. Bearing this in mind, we recommend that the steering group should monitor carefully strategies and documents with an impact on housing policy produced by the BDC or any other relevant body and review the neighbourhood plan accordingly to ensure that general conformity is maintained.

22. At the same time, monitoring on-going demographic or other trends over the period in which the neighbourhood plan is being developed (factors summarised in Table 1) would help ensure relevance and credibility of its policies.

[9] See Glossary. In the course of this study we provide housing needs figure based on the standard method; this is to ensure this HNA, as and when the method is introduced with the next version of the National Planning Policy Framework, is not rendered out of date.
[10] Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/685289/Draft_revised_National_Planning_Policy_Framework.pdf

1. Context

1.1 Local context

23. Feering is a village located in a rural setting within the administrative area of Braintree District which is located within the country of Essex in the East of England. The village, which lies at the south-west edge of the parish, is conjoined to the neighbouring village of Kelvedon. Also within the parish are the hamlets of Skye Green and Langley Green. The parish is located between Braintree (11 miles) and Colchester (9 miles) and is North of Witham (5.4 miles) and Chelmsford (27 miles).

24. The A12 links Feering to Chelmsford, Colchester and Witham. The A12 also links Feering to London, which is approximately 60 miles away.

25. The NA for the Feering Parish Neighbourhood Plan (NP) was designated by Braintree District Council (BDC) on 30th March 2015; the NA covers the area of Feering Parish and is depicted in Figure 1 below.

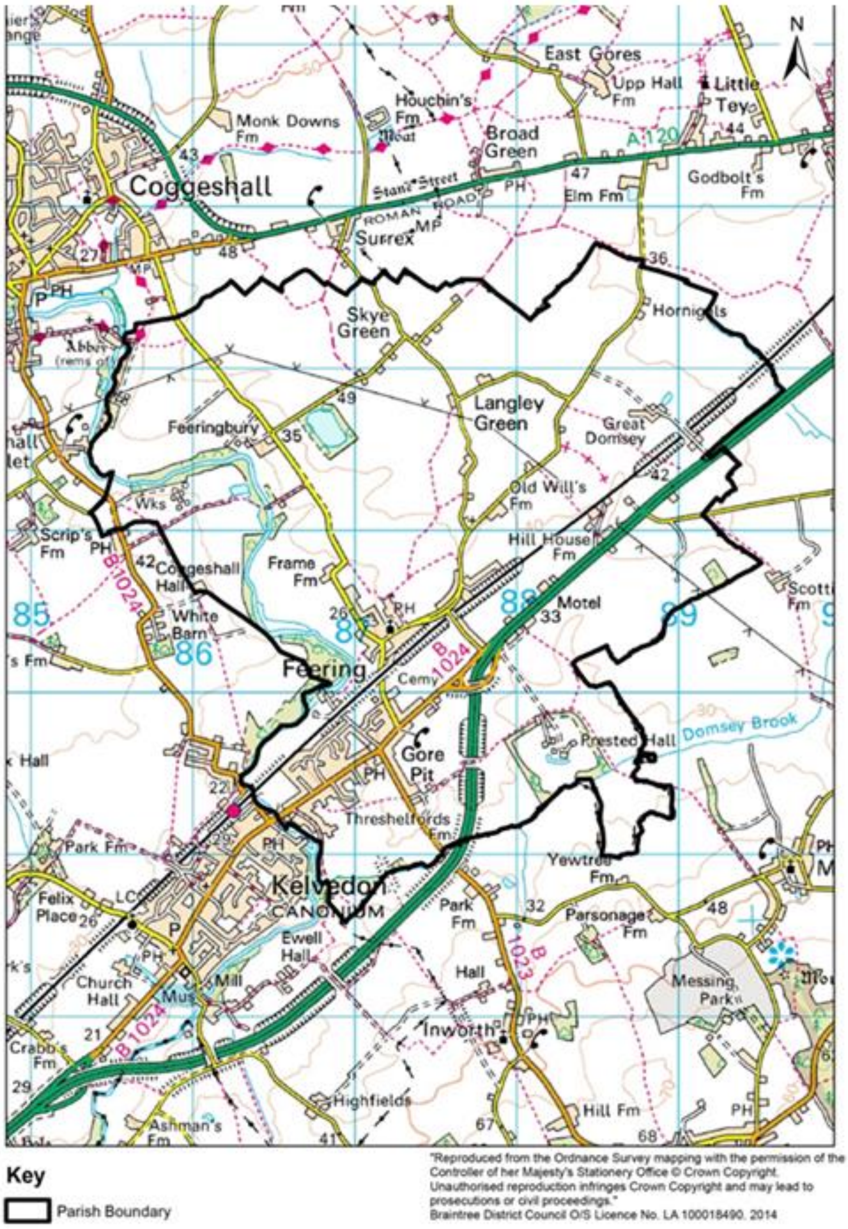

Figure 1. Feering Neighbourhood Area

(Source: Braintree District Council)

1.2 Planning policy context

26. The current development plan for BDC comprises the Braintree District Core Strategy Local Development Document which was adopted on 19 September 2011 and covers the period 2011 to 2026.

27. The adopted development plan was prepared and adopted prior to the publication of the National Planning Policy Framework (NPPF). Following the publication of the NPPF due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

28. The Council is in the process of preparing the new Braintree Local Plan (BLP) which is forecast to be adopted in 2018, after which it will replace both the Core Strategy (2011) and the Local Plan Review (2005).

29. On the 5th June the Publication Draft BLP was approved for a Regulation 19 consultation[11] to be followed by submission to the Secretary of State for Examination-in-Public under Regulation 22.

30. Paragraph 216 of the NPPF requires that decision-takers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan. Generally, the more advanced the preparation, the greater the weight that may be given; although other factors that influence this are: the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given). Given the advanced stage of preparation of the BLP it is reviewed within this study.

31. The Publication Draft BLP (June 2017) is formed of two parts:

    - Section 1 – Strategic Plan for North Essex (shared with Colchester District Council and Tendering District Council); and
    - Section 2 – Policies, maps and sites for development, housing, employment, regeneration etc. within Braintree District.

32. The Strategic Plan for North Essex sets out the objectively assessed housing need for the three local authority areas. For Braintree this figure is 716 new homes per year across the Local Plan period 2013 – 2033. This equates to a requirement to build 14,320 new homes for the Plan period.

33. The Spatial Strategy contained within Section 2 defines a Settlement Hierarchy which directs development towards the most sustainable locations and provides the framework in which the Local Plan growth is provided. The settlement hierarchy ranks areas of the District in order of their sustainability merits and the size, function and services that each of the areas can offer.

34. Feering is included in the ‘Key Service Villages’ category. This category refers to large villages which serve a wider rural hinterland and are able to meet day to day needs.

35. Within the BLP, Feering and neighbouring Kelvedon are treated as one key service village although they are two separate villages which function as one, with services and facilities serving the population of both villages.

36. The Publication Draft BLP provides the following six policies which are of relevance to this HNA; these are set out below.

37. **Policy LPP17 – Housing Provision and Delivery** – states that new homes will be primarily located in the Main Towns and Key Service Villages on eight Strategic Growth Locations. Feering is a Key Service Village and has been allocation 750 dwellings during the Plan period.

38. Each of the strategic growth locations has an individual policy to accompany it which sets out the expectations for the delivery of the site.

39. **Policy LLP22 – Strategic Growth Location – Land at Feering**. The policy has been reproduced in Figure 2 below, 750 new homes are allocated to Feering. The extent of the Strategic Growth Location at land south-east of Feering is shown on the policies map (Figure 2 and Figure 3 below). The policy does not define a specific mix for the type, size or tenure split of dwellings that have been allocated to Feering.

[11] Second stage of the consultation process when forming a Local Plan, it includes the proposed policies for an area.

Policy LPP 22

Strategic Growth Location - Land at Feering

A Strategic Growth Location has been identified at land south east of Feering and is shown on the Proposals Map. Development will be expected to provide;

- Up to 750 new homes of a mixed size and type appropriate to the area
- Affordable housing as per the Council's requirement
- Appropriate employment uses to support the new community
- Location for a new primary school or community centre
- Financial contributions to primary and secondary education provision as required by the Local Education Authority through S106 Planning Obligations
- Two new 56 place early years and childcare facilities, potentially co-located with any new primary school
- Community facilities including a contribution to or location for new NHS facilities
- Retail Provision
- Public open space, and informal and formal recreation including a new country park to the south of the current A12.
- Safe cycle and pedestrian access between all parts of the development and Kelvedon and Feering
- Provision for a Gypsy and Traveller site
- Contributions to an all directions A12 junction at Feering

Development must be designed to ensure no substantial harm to the Conservation Areas, Scheduled Ancient Monument and other heritage assets located in the vicinity of the site

The delivery of each facility shall coincide with the completion of different phases of development to ensure that local services are in place when they are needed. Development proposals which would compromise the delivery of an identified Strategic Growth Location will be resisted.

Figure 2. Publication Draft BLP Policy LPP22

(Source: Publication Draft BLP, 2017: pp. 61)

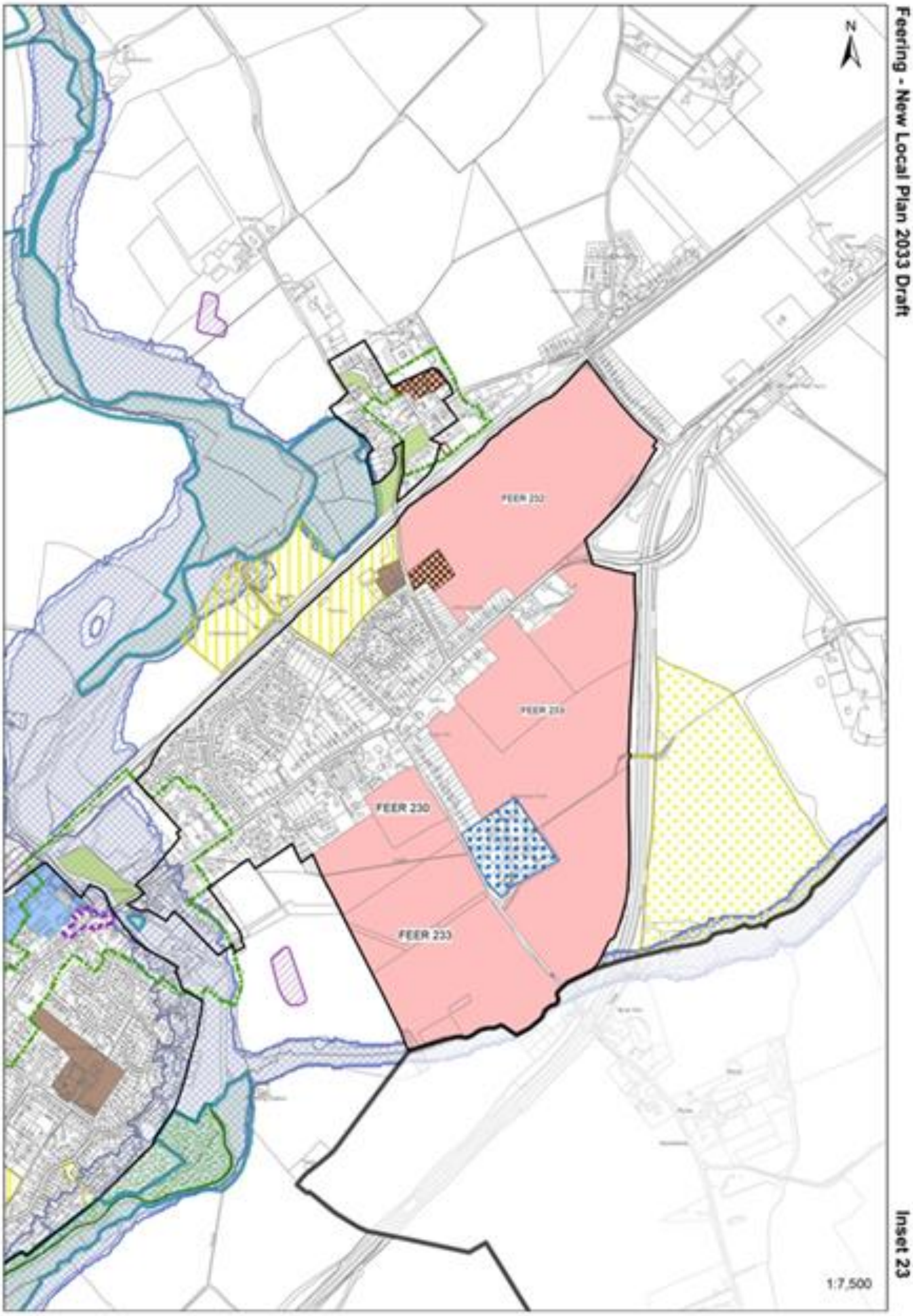
Feering - New Local Plan 2033 Draft
Inset 23
N
FEER 230
FEER 233
1:7,500

Figure 3. Publication Draft BLP Key
(Source: Braintree District Council)

40. **Policy LPP33 – Affordable Housing**–sets a target of 40% Affordable Housing of the total number of residential unit sites in all areas outside of the main towns, with a threshold of 11 dwellings or more with a maximum combined gross internal floor space of 1,000sqm. The policy further adds that 10% of all homes on individual sites should be affordable home ownership products including starter homes and shared ownership. The mix of ownership options will be subject to identified local needs as well as the mix of units.

41. **Policy LPP35 – Specialist Housing** – proposals for specialist housing provision are allocated on the Proposals Map. No such site has been identified on the Proposal map for Feering. New specialist housing on unallocated sites in the countryside will not be supported.

42. **Policy LPP36 – Gypsy and Traveller and Travelling Showpersons' Accommodation** –states that pitches for Gypsy and Traveller accommodation will be allocated at Strategic Growth Locations although none has been allocated for Feering. However, additional proposals may be considered through the planning application process if additional need is identified in future. Policy LPP22 expects the provision for a Gypsy and Traveller site in Feering.

43. **Policy LLP37 – Housing Type and Density** –states that housing mix should be in line with the identified local need as set out in the 2015 SHMA Update unless material considerations indicate otherwise. Additionally, 2% of homes will be required to be available for self or custom builders on sites of 500 dwellings or more.

44. Evidence carried out for Braintree District Council by independent consultants indicates that the need for open market housing in the District is 4% one bedroom, 31% two bedrooms, 45% three bedrooms and 20% four bedrooms. All new developments are expected to meet this broad range of sizes for open-market housing.

2. Approach

2.1 Research Questions

45. Housing Needs Assessments (HNAs) at neighbourhood plan level can be focused either on quantity of housing needed, type of housing need, or both. Research Questions, abbreviated to 'RQ' are arrived at the start of the project through discussion with the parish. They serve to direct our research and provide the structure for the HNA. The key research questions can be summarised as follows:

2.2 Quantity

46. The District Council are in the process of developing the BLP; this has reached a mature stage of development, and a Publication Draft version is available for review on BDC's website. At the time of writing BDC has concluded the Regulation 19 consultation before it is submitted to the Secretary of State and goes through an Examination-in-Public.

47. Policy LPP17 of the BLP deals with Housing Provision and Delivery and allocates dwellings to a number of 'Main Towns and Key Service Villages.'

48. Feering is defined as one such settlement, and has been set a target for homes to be delivered over BLP's Plan period of 2013 to 2033 of 750 dwellings[12]. Given this clarity, there is no requirement within this HNA to provide FPC with a housing needs figure.

2.3 Tenure

49. BDC have drafted a policy to guide the tenure split of forthcoming development; however, it is important to establish whether the split as recommended is appropriate for the NA. In addition, FPC are conscious that rural poverty exists within the NA. Given this perception of need, FPC wishes the HNA to provide an estimate of the need for Affordable Housing in the parish, and how this may be addressed through a division of the affordable homes that arise as a result of development into different tenures. FPC is also considering whether to develop a local connections test for eligibility for affordable housing.

50. Moreover, given that affordable homes may neither be suitable nor available for all households, the HNA should consider the role of market housing, both for sale and rent, in addressing need. As a result the following research questions will be addressed:

    1. *What Affordable Housing (social housing, affordable rented, shared ownership, intermediate rented) and market tenures should be included in the housing mix? In answering this affordability (based on income levels) will be given particular attention.*

    2. *Is there sufficient evidence of need available to support a local connection policy?*

2.4 Type and Size

51. There is a perception that a misalignment exists between the distribution of sizes of dwellings in the housing stock and the needs of the community. In particular there exists an over-supply of larger homes. A key question for the HNA is to put forward a recommendation as to the size and type of new build homes bearing in mind demographic trends and affordability. As a result the following research question will be addressed:

    3. *What type (terrace, semi, bungalows, flats and detached) and size (number of habitable rooms) of housing is appropriate over the Plan period?*

2.5 Housing for Specialist Groups

52. FPC feels that the needs of two groups within the community should be given particular attention, firstly, people looking to 'right-size' into another home (people nearing retirement and older people) and, secondly, first time buyers. The HNA will therefore consider:

    4. *What provision should be made for…*

        – housing for older people

[12] Braintree District Council Local Plan, Publication Draft for consultation, June 2017, page 54

  - Open market but smaller properties for those looking to right-size
  - Specialist housing (including independent living and onsite care)
- first time buyers

  …within the NA?

2.6 Study Objectives

53. The objectives of this report can be summarised as:

- Collation of a range of data with relevance to housing need in Feering within the administrative boundary of BDC;
- Analysis of that data to determine patterns of housing need and demand; and
- Setting out recommendations based on our data analysis that can be used to inform the Neighbourhood Plan's housing policies.

54. The remainder of this report is structured around the research questions set out above and Section 6 sets out our conclusions and recommendations based on our data analysis that can be used to inform the NP's housing policies.

2.7 Relevant Data

2.7.1 Strategic Housing Market Area

55. The PPG states that neighbourhood planners can refer to existing needs assessments prepared by the local planning authority as a starting point. As Feering Parish NP is located within the Braintree Housing Market Area (HMA), we therefore turned to the Braintree District Council Strategic Housing Market Assessment Update 2015 (SHMA) which covers the housing market area (HMA) and informs emerging housing policies at a local authority level, including any Affordable Housing policies.

56. While SHMAs are credible sources, and their statistical robustness can be assumed, their usefulness also depends on whether the HMA that the SHMA studies address as their subject area can be used as a proxy for the NA. This requires an assessment of the extent to which the demographic characteristics and economic trends that it identifies are common to the NA. Shared characteristics emerge as a result of internal linkages fundamental to the notion of a HMA.

57. PPG defines a HMA as a geographical area 'defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work.'[13] It goes on to remark that 'establishing the assessment area may identify smaller sub-markets with specific features, and it may be appropriate to investigate these specifically in order to create a detailed picture of local need. It is important also to recognise that there are 'market segments,' i.e. not all housing types or economic development has the same appeal to different occupants.'[14]

58. PPG therefore sets two principle tests for identifying a functional HMA: patterns of demand for housing and commuting relationships. The first can be denoted by the concept of 'self-containment,' the degree to which household moves are 'contained' within a certain geographical area, and the second by 'travel to work areas.' It is generally assumed that a strong HMA will show at least 70% of household moves and commuting journeys taking place within its area.

59. The 2001 Census revealed that 74.3% of household moves were within the boundary of the Braintree District. 61.3% of residents who live within the area also work within the boundary of the Braintree District which is relatively high for an authority area close to London with good transport links. The data suggests that the Braintree District can be considered to be a single market area given the degree to which household moves and 'travel to work areas' are 'contained' within the boundaries of the district.

60. Within the SHMA Braintree District has been divided into five sub-areas outlined in Figure 5; the Feering NA is part of the Kelvedon and Feering Ward and both are within the Southern and Western Rural Sub-Area.

[13] PPG Paragraph: 010 Reference ID: 2a-010-20140306 Revision date: 06 03 2014
[14] PPG Paragraph: 008 Reference ID: 2a-008-20140306 Revision date: 06 03 2014

Table 3. Braintree Market Sub-Area Breakdown

Sub-Areas	Wards contained within
Braintree Town	Braintree Central, Braintree East, Braintree South, Bocking North, Bocking South, Bocking Blackwater and Great Notley
Witham Town	Witham Chipping Hill & Central Witham North, Witham South and Witham West
Halstead Town	Halstead St Andrews and Halstead Trinity
Southern and Western Rural	Three Fields, Panfield, Rayne Black Notley & Terling, Hatfield Peverel, Cressing & Stisted, Bradwell, Silver End & Rivenhall, Coggeshall & North Feering and Kelvedon
Northern Rural	Bumpstead, Upper Colne, Yeldham, Stour Valley North, Hedingham & Maplestead, Gosfield & Greenstead Green, Stour Valley South, Three Colnes

(Source: BDC SHMA 2014)

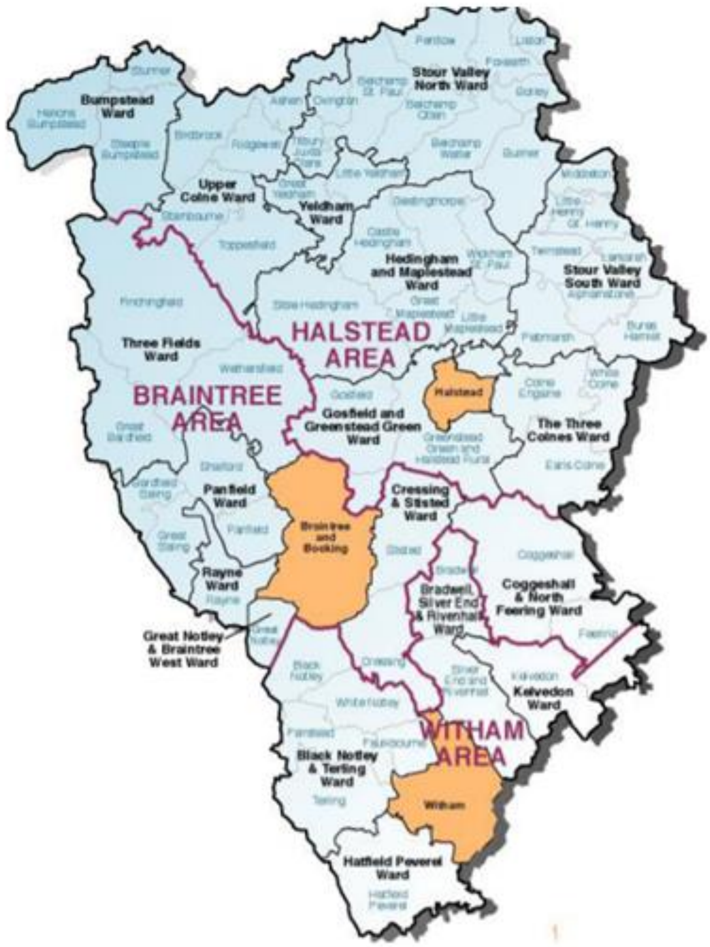

Figure 4. Ward map of Braintree District

61. The SHMA 2015 Update follows on from the Objectively Assessed Housing Needs Study (OAHN) (Peter Brett Associates, July 2015) for Braintree, Chelmsford, Colchester and Tendring[15] and forms part of the overall SHMA. The OAHN study identified the Housing Market Area (HMA) as incorporating the aforementioned Council areas and calculates the Objectively Assessed Need for housing across the HMA. The SHMA 2015 Update report focuses, principally, on the calculation on the level of Affordable Housing need and the size and tenure of all dwellings required within the overall OAHN Study. As such, it contains a number of points of relevance when determining housing need within the NA.

[15] Available at: https://www.braintree.gov.uk/downloads/file/5208/objectively_assessed_housing_need_study_july_2015

62. This provides a strong starting point for policy development that aims to build on and add local specificity to those of the Local Planning Authority by enabling a comparison to be made with parish-level data (gathered as part of the preparation of this study), given that such an exercise reveals contrasts as well as similarities.

2.7.2 Other relevant data (from LPA or NP group, e.g. housing survey)

63. To help supplement the research undertaken by AECOM, a Housing Needs Survey[16] undertaken in Feering Parish was also considered. The survey was delivered to each dwelling within the parish in January 2016. Part 1 of the survey included questions on household composition and property type and everyone was asked to complete, regardless of housing need but only those who were experiencing, or expecting to be in, housing need in the future were asked to respond to part 2. Approximately 815 surveys were distributed with 220 completed or partially completed surveys being returned.

64. In addition, BDC has also supplied housing completions data for the parish; data about the Affordable Housing register and data about the self-build register.

[16] Available at: https://www.essexinfo.net/feeringparishcouncil/assets/documents/survey

3. Tenure

RQ1. What Affordable Housing (social housing, affordable rented, shared ownership, intermediate rented) and market tenures should be included in the housing mix; in answering this affordability (based on income levels) will be given particular attention?

3.1 Introduction

65. The provision of Affordable Housing is critical to the continuation of most communities as viable settlements; it needs, however, to be understood in relation to other tenures. The PPG states that HNAs should investigate household tenure in the current stock and recent supply. They should then make an assessment, based on the evidence gathered, whether the continuation of recent trends would meet future needs or whether policies should support a change to the profile of tenure within the NA's housing stock[17].

66. In line with PPG, it is necessary to explain the current tenure profile of the NA. Table 4 below presents the tenure profile of households in the NA at the time of the last Census. In 2011 owner occupied was the dominant tenure type and there was a very low percentage of social rented tenures, particularly when compared to the District and nationwide. The Housing Needs Survey (2016) commissioned by the Parish Council broadly corroborates the data outlined below.

Table 4. Tenure (households)

Tenure	Feering	Braintree	England
Owned; total	81.8%	68.6%	63.3%
Shared ownership; total	0.5%	0.6%	0.8%
Social rented; total	5.6%	16.5%	17.7%
Private rented; total	11.3%	13.2%	16.8%

(Source: ONS 2011)

67. In 2011 there were 815 households within Feering, accounting for 1.3% of the household within the administrative area of Braintree. Most of the households were owner-occupied (667 households) and the percentage of owner-occupation was higher within the parish than the percentage of owner-occupation at District and national levels. The private rental sector accounted for the second largest percentage of tenure within the parish (92 households) but the percentage of households who rent in the private sector was lower than the percentages at District and national level. 45 households were social rented which accounts for a much smaller percentage of the households within the parish than the percentages at District and national level. Four households were shared ownership within the parish.

[17] PPG Paragraph: 021 Reference ID: 2a-021-20160401

Table 5. Rates of Tenure change between 2001 and 2011

Tenure	Feering	Braintree	England
Owned; total	-0.1%	7.1%	-0.6%
Shared ownership; total	-50.0%	43.1%	30.0%
Social rented; total	15.0%	-3.2%	-0.9%
Private rented; total	95.7%	157.5%	82.4%

(Source: ONS)

68. In 2001 there were 777 households within the parish which had increased to 815 in 2011, an increase of approximately 5%. In this time the percentage of owner-occupation saw a decrease from 86% of households in 2011 to 81.8% of households in 2011. This change was similar to changes at national level, although the District saw an increase of home-ownership in the same period. Shared-ownership decreased from 1% in 2001 to 0.5% in 2011, a reduction from 8 to 4 households. This decrease is vastly different to the changes witnessed at District and national level which saw notable increases in this tenure. This change and difference is likely to be due to a lack of supply of this type of tenure within Feering as well as existing households buying out of the shared ownership situation. The private rental tenure type increased from 6% in 2001 to 11.3% in 2011 (increasing from 47 households to 92 households) and the number of households whose tenure is social rent also increased from 40 to 46 households. This increase in percentage was greater than the change at District and national levels.

3.2 Definitional issues

69. It is necessary at this stage of the study to make clear the distinction between affordable homes as planning terminology and the colloquial meaning of the phrase. In the course of this study, we refer to Affordable Housing, abbreviated to 'AH'. We mean by this those forms of housing tenure that fall within the definition of Affordable Housing set out in the National Planning Policy Framework (NPPF): social, affordable rented and various forms of intermediate housing. To distinguish this from the colloquial definition, we refer to the latter as Affordable Market Housing (AMH).

70. In this paragraph we briefly review the proposed reforms to the definition of AH set out in the Government's Housing White Paper published in February 2017. These reforms make clear its commitment to home ownership but recognise the important role of affordable rent for those not currently seeking home ownership. The changes proposed broaden the definition of AH to include a range of low cost housing opportunities for those aspiring to own a home, including starter homes. Subject to further consultation, MHCLG intends to publish a revised definition of Affordable Housing as part of their revised changes to the National Planning Policy Framework.[18]

71. The Housing and Planning Act 2016 made provision for a new simplified definition of Affordable Housing as 'new dwellings…to be made available for people whose needs are not adequately served by the commercial housing market'[19]. Secondary legislation is required to implement this definition, necessitating further parliamentary debate[20].

72. The Housing White Paper[21] confirms that a revised definition of AH will be brought forward through changes to the NPPF early 2018, proposing a definition as 'housing that is provided for sale or rent to those whose needs are not met by the market (this can include housing that provides a subsidised route to home ownership' and which 'meets the criteria' for one of the following models)[22]:

- **Social rented housing**, as currently defined, owned by local authorities and private registered providers (usually housing associations) with guideline target rents determined through the national rent regime. It may be owned by other persons and provided under equivalent rental arrangements, as agreed with the local authority or Homes England (formerly the Homes and Communities Agency);
- **Affordable rented housing**, as currently defined, and let by local authorities or private registered providers of social housing to households eligible for social rented housing. Affordable rent is controlled at no more than 80% of the local market rent including service charges where applicable;

[18] MHCLG (2017) Fixing our Broken Housing Market (para A.119/A121)
[19] Housing and Planning Act 2016, part 6, section 159 (4)
[20] Section 159(2) of the Act inserts '(3ZB) No regulations may be made under section 106ZB [which contains the updated definition of affordable housing] unless a draft of the instrument containing the regulations has been laid before, and approved by a resolution of, each House of Parliament'
[21] DHCLG (2017) Fixing our Broken Housing Market (para A.120)
[22] https://www.gov.uk/guidance/definitions-of-general-housing-terms

- **Various forms of intermediate housing,** defined to include discounted market sales and intermediate rented housing considered affordable rented (as above) – and other housing that is 'provided for sale and rent at a cost above social rent, but below market levels'. Examples include:
    - **Starter Homes**, as defined in the Housing and Planning Act 2016 constitutes a form of intermediate housing and are expected to provide a new low cost market housing product for first time buyers between the ages of 23 and 40 with a mortgage, sold for no more than 80% of open market value and capped at £250,000 outside London.;
    - **Other discounted market sales housing**, such as those eligible for Help to Buy and other shared or fixed equity schemes, usually sold at a discount of at least 20% below market value with provision to remain at a discount for future eligible households. Eligibility is determined with regard to local incomes and house prices. This category also includes **shared ownership housing**, a form of affordable home ownership allowing households to buy a share in a property, whilst renting the remainder, usually from a local authority or private registered provider such as a housing association;
    - **Intermediate rented housing**, made available for rent at a level which is usually 20% below local market rent with provision to ensure that rent remains at a discounted level or alternative Affordable Housing provision is made if the discount is withdrawn. This is viewed as particularly suited to the provision of Affordable Housing in Build to Rent schemes.

73. Government also intends to introduce a requirement for sites of 10 units or more to ensure that at least 10% of all homes are affordable home ownership products, including Starter Homes, shared ownership homes and homes available for discount market sale. At present, it is difficult to differentiate between affordable and intermediate rented housing, partly because this is an emerging sector, however, the Government has made clear that these should be considered two separate tenure categories.

74. The evidence assembled to answer RQ1 seeks to populate a series of 'key indicators'; these are the age structure of the population, household composition and income both now and how they are forecast to change in future years. Through a consideration of these trends and how they interrelate to each other, it is possible to arrive at recommendations as to how not only the tenure of housing in the plan area, but also type and size should be modified through planning policy.

3.3 Affordability

75. To understand the need for Affordable Housing (AH) in the NA it is necessary to identify the proportion of the population who are unable to access AMH without subsidy. To do this the affordability of housing, expressed as a multiple of household income, known as the 'Affordability Ratio' is considered. In addition, the income and purchase thresholds and the extent of overcrowding are considered. The housing waiting list for Braintree District Council is also reviewed.

3.3.1 Income

76. Income has a core effect on the level of choice a household has when determining their future accommodation. The mean earned income for full-time employees resident (rather than household income) in Braintree in 2014 was £34,476, according to the ONS Annual Survey of Hours and Earnings. In comparison, the regional figure was £34,185 and the national average was £32,765; both of these figures are individual incomes rather than household incomes.

77. The SHMA Update 2015 details that CACI Paycheck estimates that the mean gross annual household income in the HMA is £38,688, which is 1.0% below the regional equivalent (£39,071) and 5.6% above the England and Wales figure (£36,636). The same data source indicates that the mean gross annual household income in Braintree District is £41,078.

78. Households within Braintree District are more affluent than the eastern region and also fare better than England and Wales, see Figure 5 below.

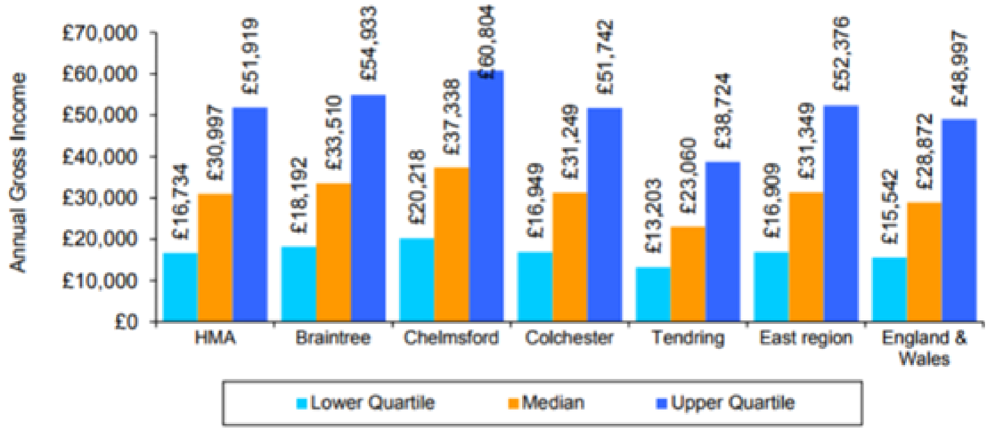

Figure 5. Distribution of annual gross household income, by housing market area, local authority area, region and national

(Source: SHMA Update 2015)

3.3.2 Affordability Ratio

79. In order to assess homeownership, which accounts for the greatest tenure type within the NA, in line with the PPG, evidence of affordability has been examined by looking specifically at the relationship between lower quartile house prices and incomes, using an indicator called the Lower Quartile Affordability Ratio (LQAR). This indicator is helpful both as a way of understanding the extent to which those on lower incomes can access entry-level houses for sale and the relative affordability of housing in the NA compared to other places.

80. Entry-level dwellings may be understood as one suitable for a household comprising two or three individuals. Moreover, as is demonstrated in following sections, these types of household (for example childless couples, couples with one dependent child, and lone parents) are projected to increase in the NA. In order to conform to the Government's guidance on overcrowding[23], such a home would require three habitable rooms (a flat or house with two bedrooms).

81. To ascertain the value of an entry-level property in Feering, data has been drawn from the website home.co.uk. Seven dwellings were advertised for sale in March 2018 and are set out in the table below. One is within a Grade II listed building and is considerably more expensive than the other properties and one is for over-65's and these two do not offer modest family accommodation and therefore do not conform with the working definition of an 'entry-level' dwelling set out above and have been excluded. The mean value of the remaining five properties is £241,300.

Table 6. Value of two-bedroom dwellings in Feering (March 2018)

Property	Price
Maldon Road, Kelvedon	£510,000*
Rosslyn Terrace, Kelvedon	£250,000
High Street, Kelvedon	£250,000
London Road, Kelvedon	£242,500
High Street, Kelvedon	£239,000
Glebe Road, Kelvedon	£225,000
High Street, Kelvedon	£157,740*
Mean average	**£241,300**

*dwellings discounted as they do not meet the definition of an entry-level' dwelling

(Source: home.co.uk)

[23] This is based in the notion of the 'room standard'. This indicates a dwelling is legally overcrowded if two people of the opposite sex have to share a room to sleep in (this does not apply when couples share a room). http://england.shelter.org.uk/housing_advice/repairs/overcrowding

82. The LQAR is arrived at by dividing entry level house-prices by the lower quartile household income; the higher the ratio the less affordable an area is. Income data is not publically available but BDC's SHMA Update 2015 details that CACI Paycheck estimates that the mean gross annual household income in Braintree District is £41,078.

83. The Office for National Statistics (ONS) produces data which details the house price, earnings and affordability ratios for the lower quartile and median average at Local Authority level; this data has provided the starting point for the assessment of the affordability ratio for the District and the NA.

84. Feering Neighbourhood Plan Steering Group commissioned a Housing Needs Survey in 2016 which had a good response rate of 27% and of those respondents 18% completed Part 2 relating to households in housing need. The survey provides an indication of gross monthly income for new households. In answer to question 11 on income, 25 (modal average) responded that their household had a gross monthly income of £1,501 - £2,000 (annualized to £18,012 - £24,000); the mid-point of this range is £21,006 and this information has been fed into the Table below to verify the use of the lower quartile gross income for Braintree District as detailed within the ONS data.

85. Table 7 sets out the Affordability Ratio for Feering and for Braintree District; 11.84 and 10.17 respectively. The Affordability Ratio for Feering is higher than the Affordability Ratio for the wider District; both are very high which indicate a problem with affordability at both NA and District levels.

Table 7. LQAR Braintree District and Feering NA

	Feering (Lower quartile income for Braintree District from ONS)	Feering (income from Feering Housing Needs Survey)	Braintree (Lower quartile income for Braintree District from ONS)
Lower quartile income	£20,363	£21,006	£20,363
Lower quartile house price	£241,300	£241,300	£207,000
Affordability ratio	**11.84**	**11.48**	**10.17**

(Source: ONS, Feering Housing Needs Survey, AECOM calculations)

3.3.3 Income threshold

86. Income threshold is the required level of income (per annum) to rent in the private rental market. Income threshold has been calculated on the assumption that rent may account for approximately a third of a household's gross annual income. The first step is to identify the average rental income for the NA.

87. The current rental market was reviewed using the websites Home.co.uk and Rightmove.co.uk. The search revealed that there are no dwellings with one bedroom to rent in the NA but there are two no. two bedroom dwellings to rent which are available for £725pcm (Feering Hill, Feering) and £800pcm (Bridge Meadow, Feering). Given the lack of dwellings with one bedroom, it is considered appropriate to calculate income threshold on the basis of dwellings with two-bedrooms. The mean average of the two dwellings with two bedrooms available for rent within the NA is £762.50.

88. Home.co.uk provides a rental price analysis for Braintree District based on the advertised rents for homes to let, calculated daily from the rental properties found by the Home.co.uk Property Search Engine. The data in Table 8 was based on 43 two-bedroom properties to rent on 30th April 2018.

Table 8. Income threshold Braintree District and Feering NA

	Braintree District	Feering
Average rent for a two bedroom dwelling	£799pcm	£762.50pcm
Annual average rent for a two bedroom dwelling	£9,588	£9,150
Income threshold	£28,764	£27,450

(Source: AECOM calculations)

89. Table 8 outlines the income threshold required for households to access dwellings with two bedrooms within Braintree District and the Feering NA. The data shows that the income threshold is currently slightly higher across the District as

a whole (£28,764) compared to the NA (£27,450) which is consistent with the fact that properties with two bedrooms to rent within the District are more expensive than properties with two bedrooms to rent within the NA.

90. The SHMA Update 2015 details the entry-level property private rent by size (lower quartile house price). These figures show that private rental properties are likely to be more expensive in the NA (which is within the Southern and Western Rural area as defined within the SHMA) than the District which is different to the current market evidence.

Table 9. Entry-level property private rent by *size*

Number of bedrooms	Southern and Western Rural	Braintree District
One	£555pcm	£525pcm
Two	£740pcm	£680pcm
Three	£960pcm	£875pcm
Four	£1,200pcm	£1,100pcm
Average	£865pcm	£795pcm

(Source: SHMA Update 2015)

3.3.4 Purchase threshold

91. Purchase threshold is the required level of income (per annum) to buy an entry level dwelling in the area. The purchase threshold has been calculated on the assumption of a 95% mortgage and a 3.5 x gross income lending ratio for single earner households which is consistent with the SHMA.

92. In Table 10 below purchase thresholds for the District of Braintree, the Feering NA and the Southern and Western Rural sub-area are presented, using data available in the SHMA (2014) and from the Land Registry. The purchase threshold for a terraced dwelling within the NA is £62,400 which is greater than the purchase threshold required for a similar property across the District a whole which is £56,200. The evidence in the table below shows that the purchase threshold has increased since 2014.

93. The SHMA Update 2015 indicates that the mean gross annual household income in Braintree is £41,078 which means that households that earn even the mean gross annual income cannot buy an entry level dwelling in the area without subsidy.

Table 10. Purchase Thresholds (Source: SHMA, 2014, Land Registry data, AECOM calculations)

	SHMA (2014)		Land Registry (2017)	
	Braintree	Southern and Western Rural	Braintree	Feering NA
Lower Quartile House Price	£148,500	£155,000	£207,000	£230,000
Purchase Threshold	£40,300	£42,000	£56,200	£62,400

(Source: SHMA, 2014, Land Registry data, AECOM calculations)

3.3.5 Overcrowding and Concealment

94. Other indicators are also helpful in gaining a clear understanding of AH need in the NA. These include overcrowded households and concealed households, that that is those households who do not have sole use of basic facilities such as kitchen or bathroom, either living with a host household, often made up of family members, or living with other households, who would prefer to occupy their own home, but cannot do so for reasons of affordability[24].

95. The PPG suggests that another indicator of demand in the housing market is the prevalence of overcrowding in the NA; 'persons per room' data from the Census is used as an indicator for over-crowding. This is because demand for housing in the area can manifest itself in the over-occupation of housing stock.

96. In Table 11 below the number of households within the NA and the District is presented and split by the number of persons per room, in 2001 and in 2011 using data available from the Census. Table 12 shows the percentage change in the households with a specified number of people per room between 2001 and 2011. Table 11 shows that in 2001 three households had more than 1 person per room (5% of households within the NA); by 2011 this number had

[24] Available at: http://webarchive.nationalarchives.gov.uk/20160105222237/http://www.ons.gov.uk/ons/rel/census/2011-census-analysis/what-does-the-2011-census-tell-us-about-concealed-families-living-in-multi-family-households-in-england-and-wales-/summary.html

decreased to two households (2.5% of households within the NA). Given this very small proportion of the community that live in households of more than one person per habitable room, over-crowding is uncommon within the NA.

Table 21. Number of people per room

	Feering (2001)	Braintree (2001)	Feering (2011)	Braintree (2011)
Up to 0.5 persons per room	606	39,872	648	45,400
Over 0.5 and up to 1.0 persons per room	166	13,956	165	15,058
Over 1.0 and up to 1.5 persons per room	3	427	1	488
Over 1.5 persons per room	0	77	1	97

(Source: Census 2011)

Table 12. Trends in number of people per room 2001-2011

Persons per room	Feering	Braintree	England
Up to 0.5 persons per room	6.9%	13.9%	7.9%
Over 0.5 and up to 1.0 persons per room	-0.6%	7.9%	7.0%
Over 1.0 and up to 1.5 persons per room	-66.7%	14.3%	27.3%
Over 1.5 persons per room	Increase of 1 household recorded	26.0%	2.5%

(Source: Census 2011)

97. A further indicator of increased housing demand is the presence of concealed families in the NA. As shown in Table 13, the 2011 Census identified five households considered to be concealed, defined by the Census as “a multi-family household...such as young couple living with parents”. Whilst overall these households make up a smaller proportion of all households in Feering than in the District, it is important to note that these households represent a growing generation of young people reaching maturity and seeking to leave the family home. If they are unable to access suitable housing within Feering, they are likely to move elsewhere, most moving within one year, a phenomenon called ‘displacement’. The five households can therefore be seen as the most obvious indicator of households who would perhaps prefer to form their own households.

Table 13. Concealed families in Feering, 2011

Concealed families	Feering	Braintree	England
All families: total	623	43,890	14,885,145
Concealed families: total	5	491	275,954
Concealed families as % of total	0.8%	1.1%	1.9%

(Source: Census 2011)

98. A truer picture of ‘concealed households’ can be seen in data for households with non-dependent children, i.e. those with children living in the household over the age of 18, and some aged 16-18. For Feering, at the time of the last Census (2011), 9.9% of all households fell into this type against 9.8% in the District (81 households), suggesting the phenomenon of adult children living with their parents is not uncommon in the NA (see Table 22). Moreover, these findings should be considered together with an increase of 1% of that group over the inter-censual period within the NA (8.9% in 2001). Whilst not all of these children are considered ‘concealed’, clearly the vast majority have the potential to form their own household, and thus represent a significant source of local housing need in Feering. In the context of an ageing population, it is important planning policy makes every effort to stem the leakage of younger households so as to maintain balanced communities in future years.

99. Furthermore, the 2011 Census showed Feering as having two households experiencing overcrowding, defined here as those households with an occupancy rating of more than one person per room. Given the worsening of affordability

it is not unreasonable to suggest this trend, together with concealment, may have and might become more pronounced in the future.

3.3.6 Housing waiting list

100. So far, housing need has been considered on the basis of a statistical understanding of affordability derived from household income and from calculated affordability ratios. A necessary additional component to quantify need for AH in the NA is identifiable demand expressed through entries on the housing needs register.

101. In July 2017 Braintree published data from 'Housing StatNav'[25]; this data shows that there were seven households with current addresses within the village of Feering registered on BDC's system at July 2017. Table 14 shows the priority of households in need of Affordable Housing within the NA and its nearest settlements; only Feering is within the NA. There are four households currently with addressed within the NA in need of affordable housing. The data also reveals that there were five households on the list in need of Affordable Housing who currently reside in the nearest smaller village, Rivenhall (excluding neighbouring Kelvedon).

102. Kelvedon is a larger village located to the west of Feering; the District Council has advised it is likely that if new homes are built in Feering then households would move from Kelvedon to Feering. The Housing Waiting List data available for Kelvedon shows that there were 20 households with current addresses within Kelvedon registered on BDC's system at July 2017. Each of the households are categorised into Bands: applications in Bands A to C are those that the Council has awarded some priority to; applications in Band D are those that the Council acknowledges have a need but are households who have been 'demoted' (could be due to arrears or have caused other problems in their current or former tenancy); applications in Band E are judged to have no immediate need to move and Band F is used for people who have care needs and are applying to specialist accommodation only. 10 of the households have some degree of priority. In addition, there are two households living in Bradwell (to the west of Kelvedon) on the Housing Waiting List. Figure 6 shows the locations of the settlements included in Table 14.

103. The Housing StatNav data also includes details on households that the Council acknowledges have a need but are households who have been 'demoted'; this could be because they have arrears (that have to be cleared before they can move) or have caused other problems in their current or former tenancy. It also includes households that do not have an immediate need to move and households who have care needs and are applying to specialist accommodation only. The numbers of households in these bands are detailed in Table 15 below.

Table 14. Households in need of Affordable Housing

Priority	Feering	Rivenhall	Kelvedon	Bradwell
A	2	0	8	0
B	1	2	2	0
C	1	3	10	2
Total	4	5	20	2

(Source: Housing StatNav)

Table 15. Other housing in need of Affordable Housing

Priority	Feering	Rivenhall	Kelvedon	Bradwell
D-F	3	3	16	3

(Source: Housing StatNav)

[25] Available at: https://www.braintree.gov.uk/housingstatnav/info/4/parishes

Figure 6. Locations of households in need of Affordable Housing

104. Within Feering there are 36 housing association homes (available to rent) and within Kelvedon there are 290 housing association homes (available to rent). **Error! Reference source not found.** and Figure 7 below show the number of bids made for each property type which became available on the Council's lettings system between April 2009 and March 2017. Within Feering (**Error! Reference source not found.**) the highest number of bids for a property was made for a house with three bedrooms. Within Kelvedon (Figure 7) the highest number of bids for a property was made for dwellings with 2 bedrooms, with houses receiving the highest number of bids. This could indicate a low supply of family-sized accommodation (with two or three bedrooms) within the NA and surrounding settlements or a high demand for this type of accommodation.

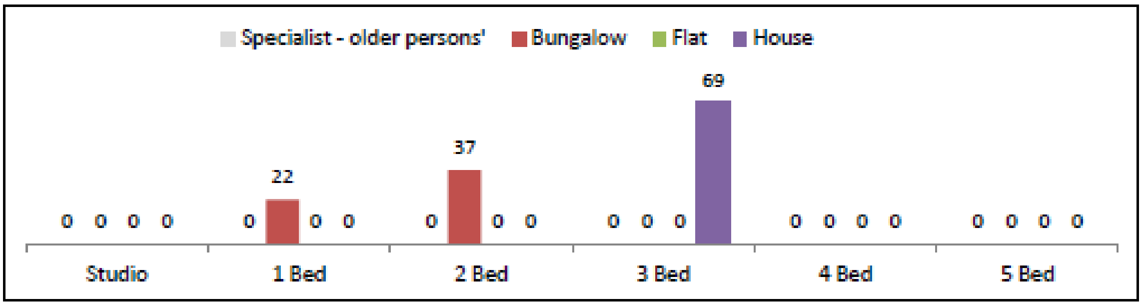

Figure 8. Number of bids per property in Feering

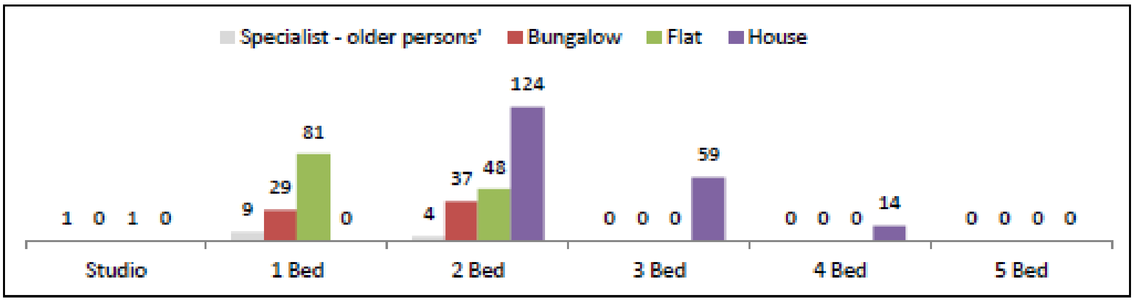

Figure 7. Number of bids per property in Kelvedon

105. The emerging Braintree Local Plan allocated 750 dwellings to the NA. The emerging Braintree Local Plan also includes a recommended tenure split between market housing and Affordable Housing (60:40) – splitting the Affordable Housing between social rent and intermediate tenures (70:30).

106. Table 16 assumes that the strategic allocation of 750 dwellings delivers the Affordable Housing split outlined in the emerging plan. This will result in the delivery of 300 affordable houses including 90 intermediate dwellings and 210 social rented dwellings. Given the number of 31 households in need of Affordable Housing identified above, the target for AH set by the LPA in the emerging local plan will be sufficient to address the current backlog of need within the NA and also the surrounding villages.

Table 16. Forecast tenure change for Feering

Tenure	2011 tenure split expressed as a % (Census)	2011 tenure split expressed as a no. (Census)	Strategic allocation	Future tenure split expressed as a no.	Future tenure split expressed as a %	Change in tenure expressed as a %
Open market housing	93.1%	775	450	1,225	77.7%	-15.4%
Affordable Housing-Intermediate housing	0.5%	5	90	95	6.0%	+5.5%
Affordable Housing-Social rent	5.6%	47	210	257	16.3%	+10.7%

(Source: AECOM calculations)

3.4 Tenure Conclusions

107. The existing housing stock within the NA is dominated by owner-occupied housing (81.8%), followed by dwellings available for private rent (11.3%). The Affordable Housing tenures of social rent (5.6%) and intermediate products (0.5%) account for a small percentage of the current housing stock.

108. Various indicators of affordability have been considered and have generally suggested affordability pressure within the NA. Particularly the affordability ratio of 11.84, which in the context of the affordability ratio for England of 7.16, shows that lower quartile homes are not affordable to those on lower quartile incomes. In addition, the lower quartile income for the NA is insufficient to access private rental or private purchase sector entry-level housing and the mean income is also insufficient to access entry-level housing for sale. The indicators of affordability suggest that there is generally marginally more affordability pressure within the NA than at the District or and more prominently more affordability pressure than at the national level suggesting that the supply and demand for housing within the NA are not aligned.

109. Issues of overcrowding and concealment appear to affect a small proportion of the population, but are present nonetheless. Whilst overall these households make up a small proportion of all households in Feering, it is important to note that these households include a growing generation of young people reaching maturity and seeking to leave the family home. If they are unable to access suitable housing within Feering, they are likely to move elsewhere, most moving within one year, a phenomenon called ‘displacement’. By way of confirmation of this phenomenon the Housing Needs Survey (2016) undertaken by the neighbourhood planning group identified 20 (9%) respondents who had family members who moved out of the Parish due to difficulties in finding a suitable home locally. The five households can therefore be seen as the most obvious indicator of households who would perhaps prefer to form their own households.

110. The NA benefits from a strategic allocation within the emerging draft Braintree Local Plan. Should the Affordable Housing split outlined in the emerging plan be delivered then 300 affordable homes will be provided. This will meet and significantly exceed the current back-log of households identified in need of Affordable Housing within the NA.

111. On this basis it is advised that the policy requirements of draft Policies LPP22 and LPP33 contained within the emerging Braintree Local Plan will meet the needs of the community within the NA on the assumption that the Plan periods for the NP and the Braintree Local Plan are similar. This is because 750 dwellings will be delivered which will yield at total of 300 affordable houses comprising 90 intermediate dwellings and 210 social rented dwellings, which exceeds the needs of the identified households both within the NA and in the nearest settlements that are currently in need of affordable housing. Therefore, we consider that it is not necessary for the Parish Council to include a policy within the Feering NP to specify an amended tenure split for future development.

RQ2. Is there sufficient evidence of need available to support a local connection policy?

112. Many local authorities undertake a 'local connection test' as part of their housing allocation policy for social rented and other forms of affordable housing. They have the right to do this under Section 199 of the Housing Act 1996, which defines a 'local connection' as place of normal residence (current or previous), employment, family connections or special circumstances[26]. There is no obligation for such a policy, and it is up to local authorities to decide how they wish to apply these policies, although specific exceptions exist for members of the armed forces and their relations.

113. Braintree District is part of the Choice Based Lettings system (CBL) - 'Gateway to Home choice' scheme allows people from outside of the NA and District to 'bid' for affordable houses.

114. The NP can include a Local Connection Test policy, with the expectation the S106 agreement will be used as the mechanism for its realisation, if appropriate and require any future developer to comply with this policy, but only if the evidence exists of local need.

115. There is evidence of Affordable Housing need within the NA, and as such the evidence exists to justify a local connections test policy in relation to Affordable Housing in Feering. However, more detailed evidence produced as part of a new housing needs survey for the NA would be required to make the case for such a policy to BDC. This could capture household income and the key drivers for need in the NA, for example homelessness and unsuitable dwellings.

116. The Chartered Institute of Housing (CIH) provides useful guidance for local authorities establishing a local lettings policy, which suggests that proposals should set out clear objectives backed up by evidence, how the proposals will achieve those objectives, as well as any impact assessments including in relation to equalities regulations, review and reporting mechanisms, and evidence of consultation with local people on the proposals[27]. The approach of the group will be different to this, in particular there is a need for proportionality. Nevertheless, it will provide the group with a sense of the evidence to be assembled when developing a policy of their own.

117. The Group could explore whether Rural Exception Sites could be allocated to address Affordable Housing need but detailed advice on allocating sites is outside the scope of this HNA.

[26] Available at: http://righttobuildtoolkit.org.uk/briefing-notes/local-connection-issues/#
[27] Available at: http://www.cih.org/resources/PDF/Policy%20free%20download%20pdfs/Allocations%20and%20Local%20Flexibility.pdf

4. Type and size

RQ3. What type (terrace, semi, bungalows, flats and detached) and size (number of habitable rooms) of housing is appropriate over the Plan period?

119. As identified earlier in this study, PPG recommends a consideration of the existing housing provision and its suitability, having regard for demographic shifts in age and household composition as well as affordability, to address future as well as current community need. For this reason, we start with a consideration of type and size within the existing housing stock.

4.1 Current Type and Size profile

4.1.1 Dwelling Type

120. Table 17 below presents the range of dwelling types in the NA in 2011; 87.8% of households in Feering lived in either detached or semi-detached dwellings (respectively 46.3% and 41.5%). This echoes the survey data which revealed that 83% of respondents lived in a 'house'.10% of households lived in terraced dwellings, which is less than half of the level observed at the district or national level. Finally, although there are a number of households living in flats in the NA, they are close to being insignificant (7 flats in total) compared to Braintree or England.

121. Detached and semi-detached dwellings are prevalent in the District as well (62.6%), but to a much lower extent than in the NA, with a higher number of households living in terraces and flats.

Table 17. Accommodation type (households) in Feering, 2011

Dwelling type		Feering	Braintree	England
Whole house or bungalow	Detached	46.3%	28.7%	22.4%
	Semi-detached	41.5%	33.9%	31.2%
	Terraced	10.1%	24.0%	24.5%
Flat, maisonette or apartment	Purpose-built block of flats or tenement	0.8%	11.3%	16.4%
	Parts of a converted or shared house	0.7%	1.2%	3.8%
	In commercial building	0.5%	0.6%	1.0%

(Source: ONS, AECOM calculations)

4.1.2 Dwelling Size

122. Turning to the size of dwellings, Table 18 below shows the range of dwellings sizes in Feering and Braintree.

123. The overwhelming majority of households (97.6%) occupied houses with 4 rooms or more in 2011, while only 2.30% of households lived in homes with 3 rooms or smaller. This finding is not unanticipated, given the prevalence of detached and semi-detached dwellings evidenced above. Furthermore, results from the Housing Needs Survey corroborate this finding, as 83% of the households responded they lived in homes with three bedrooms or more (which corresponds to dwellings with 4 rooms or more).

124. Evidence for the District also points towards larger properties (47.7%), although this is less pronounced than in the NA, where dwellings of 6 rooms or more represent 64.6% of the housing stock. The District has a higher proportion of 3 to 4 rooms-dwellings, which can both be considered entry-level dwellings.

Table 18. Number of rooms per household in Feering and Braintree (%), 2011

	2011	2011
Number of Rooms	**Feering**	**Braintree**
1 Room	0.1%	0.3%
2 Rooms	0.2%	1.6%
3 Rooms	2.0%	7.6%
4 Rooms	11.4%	18.7%
5 Rooms	**21.6%**	**24.0%**
6 Rooms	**19.5%**	**19.5%**
7 Rooms	17.3%	11.0%
8 Rooms or more	12.6%	8.2%
9 Rooms or more	15.2%	9.0%

(Source: ONS, AECOM calculations)

125. Table 19 below brings out the changes that have taken place in dwelling sizes between the Censuses. From this, it can be seen that there has been an increase in the number of 4, 7 or 8 rooms' dwellings, while 3, 5 and 6 rooms' dwellings have decreased. The number of 1 and 2 rooms' dwellings remains insignificant.

126. The largest increase recorded over the period was for homes with 7 rooms or larger. Noteworthy also is the 18% (rounded) increase in medium sized family homes of 4 rooms, an increase which is proportionally more significant than the one observed in the District.

Table 19. Rates of change in number of rooms per household in Braintree, 2001-2011

Number of Rooms	Feering	Braintree	England
1 Room	0.0%	-20.4%	-5.2%
2 Rooms	0.0%	18.7%	24.2%
3 Rooms	-15.8%	30.4%	20.4%
4 Rooms	17.7%	9.5%	3.5%
5 Rooms	-10.2%	0.0%	-1.8%
6 Rooms	-2.5%	7.6%	2.1%
7 Rooms	10.2%	22.9%	17.9%
8 Rooms or more	21.4%	30.0%	29.8%

(Source: ONS, AECOM calculations)

Conclusion

127. We have shown that the overwhelming majority of households reside in large properties, detached or semi-detached with 5 rooms or more. This differs from the District where smaller properties are more common and where there is more diversity in terms of dwellings types. We will now consider factors affecting the size of housing needed, before considering indicators of type of housing preferred by residents.

4.2 Factors affecting size of housing needed

4.2.1 Age structure

128. Figure 8 below shows the banded age structure of the Feering NA compared to Braintree and England. Whilst the different age bands are shown to be in relative parity with the wider District and England, there is a relative under-representation of those in the age bands below 45 years-old and a relatively higher proportion of those in the 45-64 and 65-84 age brackets. The elderly population is also slightly higher in the NA (17.5%) than in the District (16.6%). This is reflected by a higher median age in Feering (43) than in Braintree (41)[28]. Results from the Housing Needs Survey[29] corroborate this finding, 42% of the households responding to the survey were aged over 56.

129. The combined population of those aged between 25-44 and 45-64 is around 45% of the population. Heads of households falling into these age categories are most likely to have children, which suggest the most significant household type will be families with children. The fact that around 19% of the population are aged between 0-15 supports this finding. It should also be noted that residents aged between 30 and 60 years-old form the most significant group both in the NA (43.3%) and in the District (41.2%).

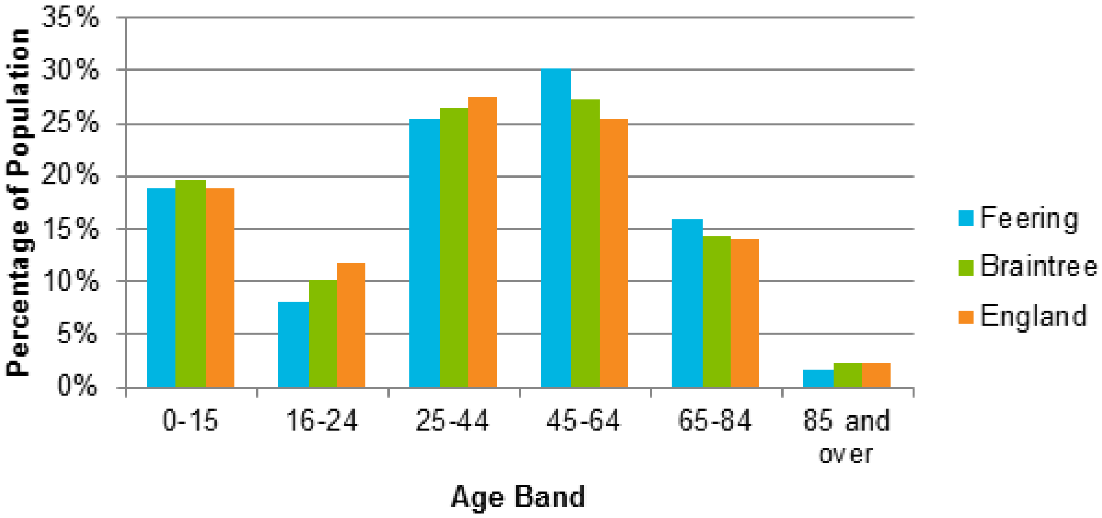

Figure 8. Age Structure (2011)
(Source: ONS, AECOM calculations)

130. Table 20 below shows how the age structure has changed between 2001 and 2011. This suggests that the number of 0-15 and 25-44 years-old has reduced in the NA. This decrease suggests a significant downward trend of this age band. The fall in numbers of those aged between 0-15 corresponds with the reduction in adults of parental age.

131. The most substantial increase seen in the NA is that of those in the 65-84 and 85 and over age band, increasing by 36.7% and 68.4% compared to 22.2% and 32%% in Braintree and 9.1% and 23.7% in England. This suggests that the NA is experiencing a phenomenon of ageing, more pronounced than in the District or in England.

[28] KS102EW - Age structure, ONS 2011
[29] Housing Needs Survey Feering April 2016, Rural Community Council of Essex

Table 20. Rate of change in the age structure of the population of Feering, 2001-2011

Age group	Feering	Braintree	England
0-15	-5.2%	4.8%	1.2%
16-24	2.5%	19.1%	17.2%
25-44	-10.6%	-0.1%	1.4%
45-64	5.7%	19.7%	15.2%
65-84	36.7%	22.2%	9.1%
85 and over	68.4%	32.1%	23.7%

(Source: ONS, AECOM calculations)

132. The SHMA is helpful in providing forecasts of how the age structure of the population will change over the Plan period, see Figure 9 below. This is District-level data and not NA specific.

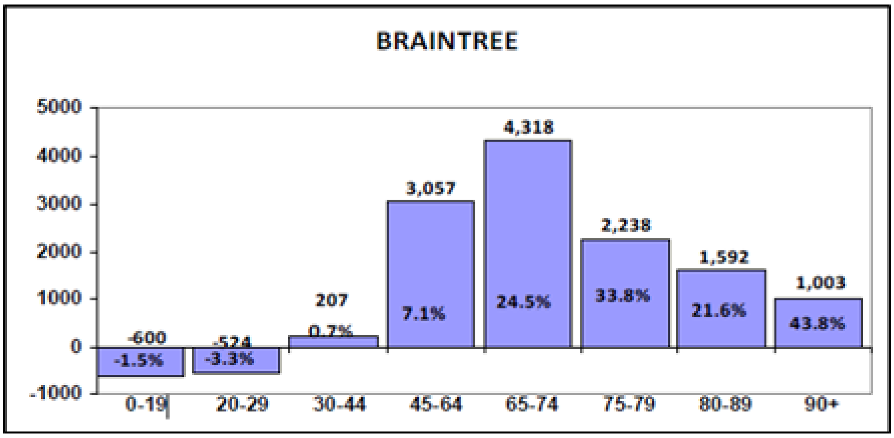

Figure 9. Population change by age band to 2011-2021
(Source: SHMA, 2014)

133. The findings from the SHMA regarding age structure projections can be summarised below:
    - The 0-19 and 20-29 (which comprises new households forming) decrease.
    - The most significant feature is the growth of the population in the over 65 age group
    - The largest increase in the Braintree District is seen in the 90+ age bracket, a 43.8% increase over the period 2011-2021.

134. Given that population growth in the NA was already driven by older age groups between 2001 and 2011, we can assume the phenomenon of ageing to be even more pronounced in the NA.

135. In the graph above, the population growth is projected under the 2011-based sub-national population projections (SNPP) published by the ONS. However, since then a new population projection was published by the ONS; the 2014-based subnational population projections (October 2015). We have used this dataset to calculate the rate of change in age profile in Braintree, presented in Table 21 below. The data shows that population growth will mainly be driven by older age groups, with a 264% (rounded) increase of the population aged over 85 and 74% (rounded) of the population aged between 65 and 84.

Table 21. Rate of change in the age structure of the population of Braintree, 2011-2032

Age Groups	2011	%	2032	%	Rate of change
All Ages	147,084		170,356		
0-15	289,86	19.7%	28,461	16.7%	-1.81%
16-24	14,779	10.0%	16,995	10.0%	14.99%
25-44	38,860	26.4%	27,969	16.4%	-28.03%
45-64	40,046	27.2%	41,464	24.3%	3.54%
65-84	20,905	14.2%	36,327	21.3%	73.77%
85 and over	3,508	2.4%	12,778	7.5%	264.25%

(Source: Census 2011, 2014-based SNPP)

Conclusion

136. The data clearly evidences the extent of, and expected increase in, the ageing of the population (i.e. that the 65-84 and 85+ age groups increased by 36.7% and 68.4% respectively during the inter-censual period against 22.2% and 32.1% in the District; and that the 65-84 and 85+ age groups are expected to grow respectively by 73.77% and 264.25% between 2011 and 2032 in the overall District). This will translate into a reduction of the working age population (from 63.7% to 50.7%) – but which will continue to form the majority of the population, and a reduction of the young population. Finally, the elderly population will form 28.8% of the population compared to 16.6% in 2011.

137. According to the SHMA, the change in population structure, especially the increase in the number of people in the 65+ age group, will impact on the demand for market and affordable sheltered and supported accommodation, as well as the viability of local services such as schools.

4.2.2 Household composition

138. Different types of households occupy different types and sizes of housing, partly as a result of their age and the stage in life which they have reached.

139. In Table 22 below, we present data relating to household composition drawn from the Census 2011. The NA and the District have a relatively similar household composition. The largest household type is families with children; the combined total of those with children, dependent and non-dependent, comes to 37.9% in Feering, whilst it comes to 38.8% in Braintree. This reflects the family-oriented profile of the NA. It is important to point out, however, the presence of a substantial minority of childless couples; those families without children, both aged 65+ and younger than 65, amount to 34.9% of all households in Feering whilst it amounts to 29.10% of all households in Braintree. Finally, one person households are less significant in Feering (22%) than in Braintree (27.1%).

Table 22. Household composition (by household) in Feering, 2011

		Feering	Braintree	England
One person household	Total	22.0%	27.1%	30.2%
	Aged 65 and over	10.7%	11.8%	12.4%
	Other	11.3%	15.3%	17.9%
One family only	Total	72.9%	67.9%	61.8%
	All aged 65 and over	**10.9%**	8.7%	8.1%
	With no children	**24.0%**	20.4%	17.6%
	With dependent children	28.0%	29.0%	26.5%
	All children Non-Dependent	9.9%	9.8%	9.6%
Other household types	Total	5.2%	5.0%	8.0%

(Source: ONS, AECOM calculations)

140. The household composition of the population is identified in the Feering Housing Needs Survey and is presented in Figure 10 below. However, the results from the survey indicate a higher proportion of two-person households, forming

the largest household group (49% against 35% which consists of the ‘One family only’, ‘All aged 65 and over’ and ‘With no children’ groups combined). Bearing in mind that the survey only gives a snapshot based on the respondents’ responses, we can interpret this discrepancy in two different ways. First, it could be argued that the 49% includes lone parent households with one dependent child, a category not taken into account in Table 22 above. Another interpretation is that an increasing number of children have left the family home between 2011 and 2016, resulting in an increase of two-person households in older age groups.

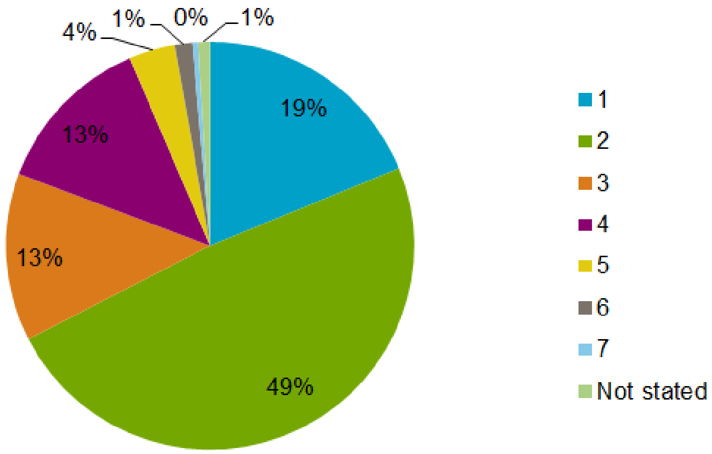

Figure 10. Size of households *(Adapted from Housing Needs Survey Feering April 2016, Rural Community Council of Essex)*

141. It is also possible to consider how household composition has shifted over the inter-censual period. Households with dependent children have declined by 6.6% in the NA whilst they have increased by 10.2% in the District. The most significant uplift in the NA was that of families all aged 65 and over (34.8%). Finally, one person households have barely increased in Feering, most of them being younger than 65, whilst they grew by 14.5% in the District. These trends substantiate the hypothesis discussed above of children having left the family home.

142. As we have seen, the ‘all children non-dependent’ category should be considered in the context of concealed households. Growth in this category acts as an indicator of depressed household formation rates as young people are unable to move out of the parental home as a result of a weak supply of suitable affordable accommodation.

Table 23. Household Composition rate of change 2001 – 2011

Household type			Percentage change, 2001-2011	Household type
		Feering	**Braintree**	**England**
One person household	Total	1.1%	14.5%	8.4%
	Aged 65 and over	-7.4%	1.9%	-7.3%
	Other	10.8%	26.6%	22.7%
One family only	Total	5.9%	9.9%	5.4%
	All aged 65 and over	**34.8%**	7.2%	-2.0%
	With no children	7.1%	7.8%	7.1%
	With dependent children	-6.6%	10.2%	5.0%
	All children non-dependent	**19.1%**	15.9%	10.6%
Other household types	Total	40.0%	41.9%	28.9%

(Source: ONS, AECOM calculations)

143. Below we reproduce Figure 6.17 from the SHMA that provides a picture of how household size is forecast to change over the Plan period. In 2011 the household size in Feering was 2.50. This is slightly higher than the household size in

Braintree which was 2.42. The SHMA assumes a decline in household size. In Braintree the household size falls from 2.42 in 2011 to 2.36 in 2021. According to the SHMA[30], a decline in household size can be linked to:

- Significant predicted growth in the over 65 population;
- Impact of relationship breakdown;
- Increase in the number of single / couple households.

144. Given the evidence collected, it can be assumed that the growth in the over 65 population in Feering will also lead to a decline in household size.

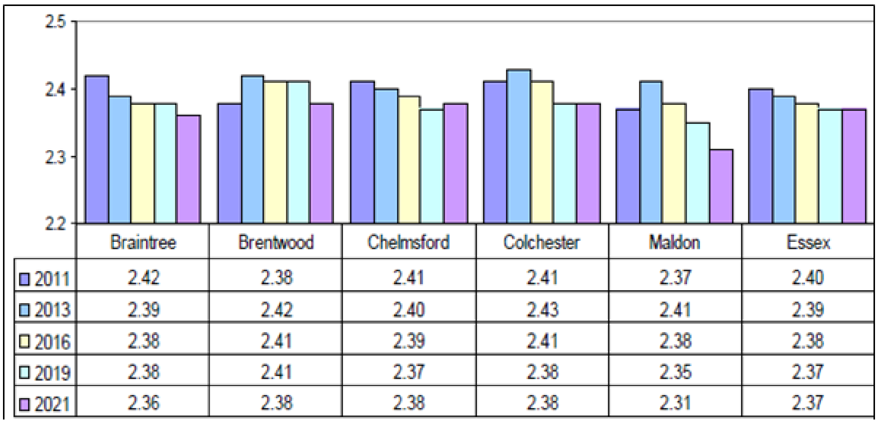

Figure 11. Household Size (2011-2021)

(Source: SHMA, 2014)

145. Table 24 presents data from the SHMA Update 2015 showing households projections broken down into different household groups. It indicates that the number of lone parent households is expected to increase the most in Braintree, followed by 'other' households. Couples with children are projected to fall in number.

Table 24. Projected household population in 2037 by household type

Household type	2015 Number	2015 %	2037 Number	2037 %	Rate of change
One person	17,428	27.3%	25,169	30.7%	43%
Couple with no children	19,102	29.9%	25,183	30.7%	33.8%
Couple with child/children	17,342	27.2%	16,143	20.0%	-6.7%
Lone parent	6,507	10.2%	10,114	12.3%	20%
Other	3,455	5.4%	5,227	6.4%	9.8%
Total	63,833	100.0%	82,106	100.0%	

(Source: SHMA Update 2015)

146. Figure 12, taken from the SHMA Update 2015, indicates the change in these household types that will occur between 2015 and 2037 in the District of Braintree.

[30] SHMA p.41

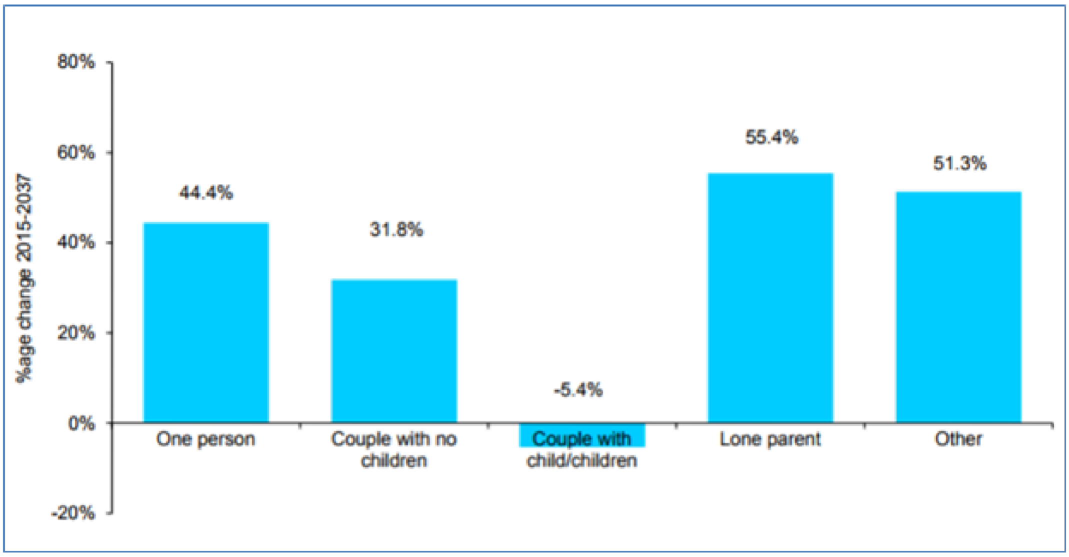

Figure 12. Change in household structure in Braintree 2015-2037

(Source: SHMA Update 2015)

147. Bringing the evidence from demographic change together it can be concluded that there is a split between three substantial groups: families with children (27.4%), childless couples (18.6%) and one person households (29.8%). Whilst these groups have all grown over the inter-censual period, single person households aged younger than 65 and childless couples have seen the greatest increase over the last Census decade.

148. The growth of households including non-dependent children points to depressed household formation rates.

149. The SHMA Update 2015 identifies that 43% of the future households within Braintree will be occupied by single people, 33.8% will be occupied by couples with no children and 20% will be occupied by lone parents. Given the similarity in the data between Feering and the wider District, these trends are likely to impact on the NA.

4.2.3 Housing Needs Survey

150. Feering's Housing Needs Survey identifies that the majority of those in housing need require dwellings with 2 bedrooms which according to the Census 2011 currently only represents 2% (19 houses of the 772 in the NA) of the stock.

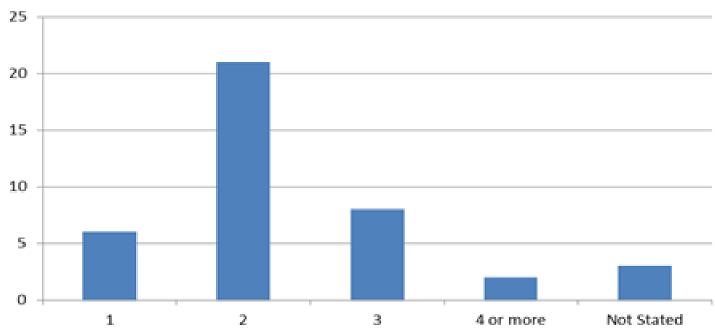

Figure 13. Number of bedrooms required

(Source: Feering Housing Needs Survey 2016)

4.2.4 Bringing the evidence together: Market Segmentation

151. Bringing together the evidence from our consideration of age structure and household composition, in line with PPG, we have sought to identify the different market segments in the population of Feering. We then use this understanding to put forward recommendations for policy relating to Affordable Housing as well as and size and tenure of dwelling.

152. In order to understand the terminology surrounding size of dwellings, it is important to note the number of rooms recorded in the Census excludes kitchen, bathrooms and toilets. In the market segments table that follows, 'dwelling size' should be translated as follows:

- 1 room = Bedsit
- 2 rooms = flat/house with one bedroom
- 3 rooms = flat/house 2 bedrooms
- 4 rooms = flat/house with 2 bedroom and 2 reception rooms, or 3 bedrooms and 1 reception room
- 5 rooms = flat/house with 3 bedrooms and 2 reception rooms
- 6 rooms = house with 3 bedrooms and 3 reception rooms or 4 bedrooms and 2 reception rooms
- 7+ rooms = house with 4, 5 or more bedrooms house

153. Table 25 below indicates the different market segments, and the degree to which they are a growing, stable or declining group within the local population. One 'up' arrow indicates this grouping is growing modestly in the NA; two 'up' arrows indicates strong growth, three 'up' arrows suggests very rapid growth in years to come. Where segments are falling in numbers, or not growing, neutral or down arrows are shown.

154. It is important to note that, as we have seen, the housing market is generally good at picking up growth trends in the market. For this reason, policy intervention is only justified in the case of market failure (where the market is unable, for reasons of viability, or there are insufficient incentives, deliberate or otherwise, that drive the market not to respond to trends). Examples include the failure of the market to provide homes to those on low incomes and the under-supply of dwellings for the elderly.

155. Similarly, because we believe in the capacity of the market to deliver the homes required for the majority of residents (either through for-sale dwellings or for-rent), policy intervention is only required where the evidence is both compelling and the circumstances it describes serious. This is because policies carry both costs and risks; this can distort the market, preventing it from providing homes (and encouraging a position of market equilibrium in which homes are accessible to target markets).

Table 25. *Market Segments*

Market segments	Income range	Tenure	Presence in Plan Area	Rationale	Size of home required
Young family where parents are aged 24-44 with 1+ children aged 0-15	Median	PRS, Social housing, shared equity, AMH	↔	Those of parental age form a large part of the population (25%), supporting a school age population that accounts for roughly 19% of all residents. The largest household type is family with dependent children (28%) Over the inter-censual period there has been a fall in the 0-15 population by 5.2%, together with a fall of 10.6% of those of parental age. In Braintree, the school age population and people of parental age are expected to decrease.	5 rooms
Professional Head of Household Young family where parents are aged 24-44 with 1+ children aged 0-15	Mean	AMH, Market Housing (MH)	↔	Those of parental age form a large part of the population (25%), supporting a school age population that accounts for roughly 19% of all residents. The largest household type is family with dependent children (28%) Over the inter-censual period there has been a fall in the 0-15 population by 5.2%, together with a fall of 10.6% of those of parental age. In Braintree, the school age population and those of parental age are expected to decrease.	5 rooms
Professional Head of Household family where parent are aged 44-64 with non-dependent children living at home	>Mean (equity rich)	Market Housing	↑↑	The number of non-dependent children has increased. The group 44-64 is projected to increase and has increased. Ideally enough entry-level affordable dwellings should be built to avoid concealment in the future.	6+ rooms
Lone parent (with 1+ children)	Lower Quartile (equity poor)	Social Housing	↑↑	A large increase in lone parent households has been identified in the SHMA Update 2015. According to Census data there were 28 lone parent households in Feering in 2001 and 35 in 2010.	3 rooms
One person household aged under 65	Median (equity poor)	PRS, DMH	↑↑↑	One person households (22%) are split equally between those over 65 and those under. There are fewer households in Feering who have a head of household who is younger than 65 and single than in the District. Growth of 10.8% during the inter-census period. Decline of household size.	2 rooms

Market segments	Income range	Tenure	Presence in Plan Area	Rationale	Size of home required
One person household aged 65+ with wealth	Median (equity rich)	Market Housing	↑↑↑	Feering exhibits a higher proportion of people falling into the 65-84 age bracket than England. There has been a substantial uplift in older cohorts (aged 65-84 and 85+). The increase in the latter group is particularly striking, increasing by 68.4% over the decade. Although it has not increased during the inter-censual period, given that older age groups are projected to increase, together with a decreasing household size, this group is expected to grow. In Braintree, households headed by people aged 65+, as a proportion of all households, will increase from 29.4% in 2014, to 41.6% in 2033. The housing stock should give these people the ability to right-size.	2-3 rooms
One person household aged 65+ without wealth	Lower Quartile (equity poor)	Social Housing	↑↑↑	Feering exhibits a higher proportion of people falling into the 65-84 age bracket than England. There has been a substantial uplift in older cohorts (aged 65-84 and 85+). The increase in the latter group is particularly striking, increasing by 68.4% over the decade. Although it has not increased during the inter-censual period, given that older age groups are projected to increase, together with a decreasing household size, this group is expected to grow. In Braintree, households headed by people aged 65+, as a proportion of all households, will increase from 29.4% in 2014, to 41.6% in 2033. The housing stock should provide these people the ability to right-size.	2 rooms
Young couple no children	>Mean (equity poor)	Market Housing, Shared Equity, DMH	↑↑	Over the inter-censual period there has been a small increase in younger adults (2.5%). In contrast to the decrease in the numbers of people aged 25 to 44 and school age group, people aged between 16 and 24 are forecast to increase (15%). Key constituency: couples with no children (24%).	4+ rooms
Concealed households	Lower Quartile (equity poor)	Social Housing	↑↑↑	Over the inter-censual period there has been a small increase in younger adults (11.4%); Over the inter-censual period there has been an increase of 19.1% of households with non-dependent children.	1-3 rooms

(Source: AECOM)

4.3 Indicators of type of housing needed

156. As opposed to size of housing needed, demographic data is not a sole indicator for types of housing needed. This is because type reflects household demand and preferences, and as such, cannot be inferred purely from looking at age and household projections. Therefore, in this section, we will review local insights (from the 2016 Housing Needs Survey) and look at market trends to identify anticipated types of housing needed.

4.3.1 Housing Needs Survey

157. The Housing Needs Survey reveals demand for smaller properties; with question 8 of the survey asking for the main reason for needing to move (one of the answers is 'Need smaller home/downsizing'). 'Houses' (which we identify as large family property types such as detached or semi-detached dwellings) are still the most required single house type, which reflects the prevalence of families with children within the NA. However, there is also a substantial demand for bungalows (20%) and flats (20%), suggesting the current dwelling type distribution presented in Table 17 does not satisfy the residents' requirements.

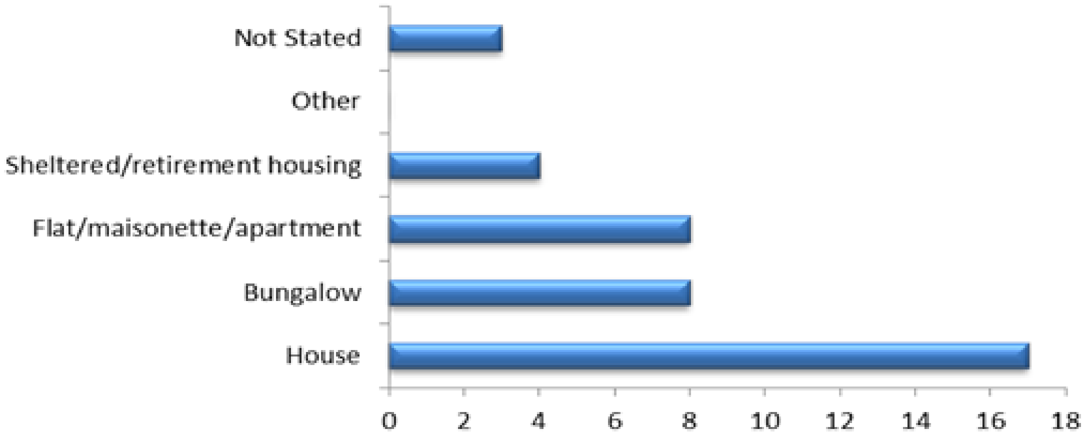

Figure 14. Accommodation required *(Housing Needs Survey Feering April 2016, Rural Community Council of Essex)*

4.3.2 Transactions (Sales vs Stock)

158. We now review market trends to determine whether there is a deficit or surplus of a particular housing type in the NA. Assessing housing sales overtime is an important indicator in assessing demand for different types of housing. Figure 15 on the next page presents Land Registry data for housing sales for different dwelling types in the Feering NA.

159. The data suggests that the volume of property sales has fluctuated for all dwelling types between 2008 and 2017, with detached and semi-detached dwellings forming the majority of total sales with 122 and 102 total sales respectively between 2008 and 2017, and terraced dwellings totalising 53 sales. Only 1 flat was sold in Feering during the 9 years period. This reflects both the low numbers (tables 16 and 18) and, possibly, their popularity in terms of affordability.

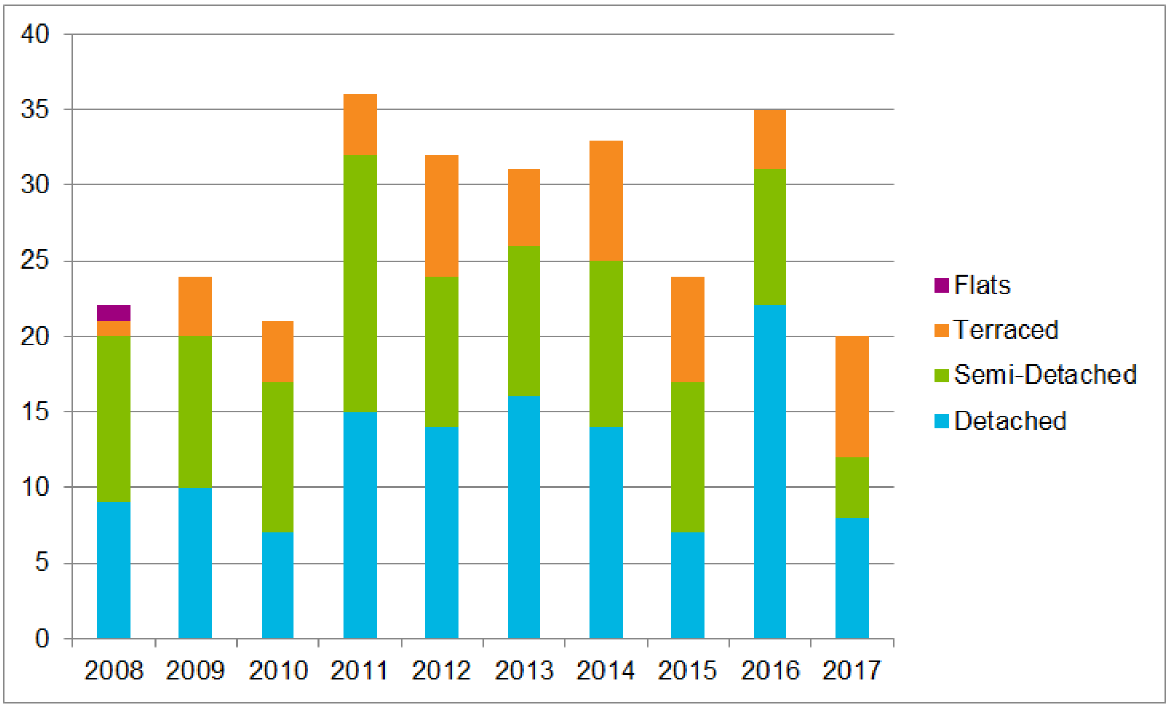

Figure 15. Volume of Property Sales in Feering by Property Type (2007-2016) ***(Source: Land Registry PPD, ONS)***

160. Another approach to benchmarking whether sales volumes represent a clear market signal indicating inflated or depressed demand across different housing types is to compare the proportion of sales of each type of housing (excluding any new builds, which would introduce supply side factors) with the proportion of the existing housing stock that falls into each category. This allows conclusions to be drawn about whether the sale of homes of each type is occurring proportional to their availability, or whether there is unmet demand.

161. This comparison is presented in Table 26 below, with figures for the housing stock in Braintree as a whole presented alongside for reference. The table shows discrepancy between sales and stock. Whilst the percentage of sales and stock are roughly the same for detached semi-detached dwellings, more terraces are being sold than are in the existing stock. This suggests that there is an increased demand for terraced relative to supply (emphasizing demand for smaller houses), versus a decreased demand for detached houses. Flats are not taken into account because it's a very small proportion of the stock.

Table 26. Sales volumes versus stock of different housing types in Feering and Braintree

	SALES (PPD)	STOCK (ONS)	STOCK(ONS)
	Feering	Feering	Braintree
Detached	44%	46%	29%
Semi-Detached	38%	41%	34%
Terraced	17%	10%	24%
Flats	0%	2%	13%

(Source: ONS 2001/2011, Land Registry PPD, AECOM calculations)

4.4 Conclusion

162. The existing housing stock is dominated by large, open market dwellings which are predominantly owner occupied. The indicators of affordability suggest that there is more affordability pressure within the NA than at the District or national level suggesting that the supply and demand for housing within the NA are not aligned. According to the indicators of demographic change it is acknowledged that families will continue to account for a large proportion of the community, however, they also indicate that there will be a big increase in single person households (across all ages, but predominantly older people). A shift towards smaller households and smaller gross household incomes is also likely. The Market Segmentation analysis has highlighted the need for a majority of dwellings to be between 1 and 3 rooms together with the need for smaller family homes of 4 rooms. Feering's Housing Needs Survey identifies that the majority of the community requires dwellings with 2 bedrooms which currently represents just 2% of the stock. In addition, the Housing Needs Survey identifies high demand for bungalows and flats. The demographic data reinforces that and suggests that the demand is primarily for smaller properties.

163. On this basis the following recommendations may be made:

- With respect to open market dwellings (for rent and sale) a range of dwelling sizes should be encouraged to create a more mobile housing market and reduce affordability pressures. There should be an emphasis on smaller units with 2-3 bedrooms to reflect the need for people to right-size but larger units should not be resisted altogether.
- With respect to intermediate tenures there will be a need for dwellings with between 1 and 3 bedrooms to accommodate the needs of newly forming households.
- With respect to socially rented properties it is likely that the largest need is for smaller dwellings with 1 to 3 bedrooms.

5. Specialist Housing

RQ4. What provision should be made for housing for older people (open market but smaller properties for those looking to right-size, specialist housing (including independent living and onsite care)) and first time buyers within the NA?

165. Before considering the data on Feering specifically in more detail, it is useful to understand the national context for specialist housing for the elderly across England (e.g. sheltered and extra care, see Appendix A for definitions). Between 1974 and 2015, the population aged 65 and over in England grew 47% and the population aged 75 and over grew by 89%.[31] A Demos survey of over 60s conducted in 2013 found a "considerable appetite" amongst this age group to move to a new property, with one quarter of all those surveyed suggesting they would be interested in buying a specialist property, and one quarter considering renting.[32]

166. Indeed, 76% of those in homes of three or more bedrooms wished to downsize, and this rose to 99% of those in homes of five or more bedrooms, with two bedrooms the preferred choice for both.[33] However, in spite of evidence of high demand, currently only 5% elderly people's housing is made up of specialist homes,[34] with Demos suggesting that "the chronic undersupply of appropriate housing for older people is the UK's next housing crisis",[35] and local authorities often "accused of reluctance to approve development plans for specialist housing….out of fear of increased care costs".[36]

167. In 2014 there were approximately 450,000 units of sheltered social rented and private sector retirement housing in England, with approximately one quarter of these in private sector and the rest provided at social rent levels.[37] However, this is likely to be a result of constraints on the supply of private sector retirement housing rather than a lack of demand. Indeed, whilst older people are increasingly healthier for longer than in the past, the supply of specialist housing for the elderly could be considered to be somewhat constrained. For example, the population aged 65 and over in England grew by 11% in England between 2001 and 2011, but the population living in actual residential care homes, those providing comprehensive care out with the sheltered housing sector, grew by just 0.3%, to about 291,000 people.[38]

168. The following sections consider the existing provision of specialist housing for the elderly in Essex as a whole, and for Feering and Braintree, and make projections of how needs might change in the future based on existing provision rates and demographic projections. These are then compared with rates of provision that have been recommended by the Housing Learning and Improvement Network (HLIN).

5.1 Sheltered and extra-care housing

169. As we have seen, given the significant forecast increases in people aged 75+, it is appropriate for policy to provide support for a significant quantum of sheltered and extra care housing as part of the delivery of new housing. Table 27 below identifies the growth in the population of over 75s between 2011 and 2031.

[31] Available at: http://researchbriefings.files.parliament.uk/documents/CBP-7423/CBP-7423.pdf
[32] Available at: https://www.demos.co.uk/files/TopoftheLadder-web.pdf?1378922386
[33] Ibid.
[34] Available at: https://www.housinglin.org.uk/_assets/Resources/Housing/OtherOrganisation/for-future-living_Oct2014.pdf
[35] Available at: https://www.demos.co.uk/files/TopoftheLadder-web.pdf?1378922386
[36] Available at: http://researchbriefings.files.parliament.uk/documents/CBP-7423/CBP-7423.pdf
[37] Available at: https://www.ageuk.org.uk/globalassets/age-uk/documents/reports-and-publications/reports-and-briefings/safe-at-home/rb_july14_housing_later_life_report.pdf
[38] Available at: https://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/ageing/articles/changesintheolderresidentcarehomepopulationbetween2001and2011/2014-08-01

Table 27. Change in the population of over 75s between 2011 and 2033

Age band	2011			2033		
	Population Feering	Population Braintree	Percentage of population	Population Braintree	Population Feering	Percentage of population
All ages	2,035	147,084	1.4%	170,000	2,380	1.4%
75+	167	12,000	8.2%	24,000	196	8.2%

(Source: 2014-based Sub-national population projections, MHCLG and Census 2011 (ONS) AECOM calculations)

170. In arriving at an appropriate level of housing for older people of different types, we have applied the Housing Learning and Improvement Network's suggested numbers per 1,000 of the 75+ population[39].

171. The table above shows an estimate of the increase in the numbers of older people aged 75+ of 29.

172. The method we use to calculate this number can only be an estimate given that MHCLG population projections do not provide data at the Parish level. It is based on two assumptions:

- That the percentage of the population of Braintree District residing in Feering Parish is the same in 2011 and 2033 (i.e. 1.4% of the population of Braintree District); and
- That the percentage of the population Feering who are aged 75+ is the same in 2011 and 2033 (i.e. 8.2% of the population of Feering).

173. Our method results in an estimate (using the housing LIN approach), over the Plan period, in a Parish need for:

- additional conventional sheltered housing units = 12
- additional leasehold sheltered housing units = 24
- additional 'enhanced' sheltered units, split 50:50 between those for rent and those for sale = 4
- additional extra care housing units for rent =3
- additional extra care housing units for sale = 6
- additional specialist dementia care homes = 1

174. Note that there is no obligation for these all to be provided within the Parish itself and clearly in some cases, such as providing a single specialist dementia care dwelling, it would not be economically feasible to do so. As such, this specialist dwelling need not be thought of as being needed within the neighbourhood plan housing target – rather, that there will be some overlap between this dwelling and the target, depending on the number that could be provided within the Parish itself.

175. Feering is unlikely to be able to provide the specialist housing types needed within its own boundaries, but there is potential for these to be provided within the larger settlements of Braintree, Colchester or Witham.

5.2 Retirement villages

176. Given the small number of units that result from the LIN analysis, it would be inappropriate to consider this approach to the delivery of housing for the elderly in Feering. However, this could be an option to explore through the strategic allocation through joint working with BDC and other Parishes to identify sites that could address collective need.

5.3 Senior Co-housing

177. Co-housing has been identified as being particularly suited to the needs of older residents. It offers a way for a group of people with similar interests and needs to come together to create an environment suited specifically to their requirements. Moreover, it can be designed to help address one of the most important issues for older people:

[39] Housing LIN (2011) Strategic Housing for Older People: Planning, designing and delivering housing that older people want, available online at: http://www.housinglin.org.uk/_library/Resources/Housing/SHOP/SHOPResourcePack.pdf

isolation and loneliness. A number of successful case studies exist of both projects developed specifically with the needs of older people in mind, and others that encourage multi-generational housing, such as Featherstone Lodge in Forest Hill[40] and LILAC in Leeds[41]. In the first example, the design facilitated the creation of public areas that encouraged social interaction between members of the community, moreover, a ‘common house’ was built in the grounds of the scheme that provided a shared space in which people could come together for meeting and shared activities.

5.4 Multi-generational homes

178. Multi-generational living has been identified as a possible solution not only for older people, but all generations where it makes financial sense to share accommodation, particularly younger people who are struggling to set up their own households. This gives rise not only to designs for new homes, but conversions to existing dwellings, introducing internal subdivisions and peripheral extensions to create internal layouts that balance the private needs of different generations with the benefits of over-lapping, shared communal spaces.[42]

179. The phenomenon of the aging population has an up-side; with increases in the quality of health-care, older people are able to live active lives for longer, the so-called ‘third age’ after retirement when people still want to live fully active lives. Within a household or community where tasks and facilities are shared, they are in a good position to take on both voluntary and paid work, for example looking after grandchildren or taking care of the elderly.

5.5 Lifetime Homes

180. Many local authorities incorporate policy into their Local Plans that a proportion of new homes should be built according to ‘lifetime homes’ principles; these are ordinary homes incorporating a number of design criteria that can be universally applied to new homes at minimal cost, for example parking that makes getting in and out of the car as simple and convenient as possible and ensuring movement in hallways and through doorways as convenient as possible to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects.[43]

5.6 Right-sizing

181. As we have identified earlier, there is a need for a greater number of the type of dwellings that facilitate ‘right-sizing’ for older people. It is important to note, this does not necessarily imply moving to a smaller home. Many older people have the wealth (and the choice that comes with it) to purchase a home suited to having visitors and accommodating care staff, who may need to make over-night stays. For this reason, it is important to recognise that different ages have different needs, thus in the provision of housing, choice is critical, catering for those with relatively modest requirements, to those who are more dependent on help. The provision of choice that responds to need is part of creating a smoothly operating local housing market in which older people are able move out of family homes when they wish, thus freeing up these properties for others[44].

5.7 Planning flexibility

182. Planning policy can be mobilised to help properties (and indeed the public realm) to become more adaptable in the context of an increasingly elderly population. This includes allowing the conversion of conventional dwellings or groups of dwellings (for example terraced housing) into adaptable homes, particularly where additional features are included to address ‘lifetime homes’ criteria and to encourage interaction with the wider community. This can incorporate bigger community open space as a result of joining up different gardens.[45] This is not dissimilar to the practice of ‘alley-gating’ where alleyways between the backs of terraced housing have been gated off, and turned into shared community spaces.

[40] Available at: http://www.featherstonecohousing.co.uk/ (visited 12/04/17)
[41] Available at: http://www.lilac.coop/ (visited 12/04/17)
[42] RIBA, Silver Linings, The Active Third Age and the City, Page 17-18
[43] Available at: http://www.lifetimehomes.org.uk/pages/about-us.html
[44] Housing LIN, New Approaches to Housing for Older People, June 2014, page 6
[45] Gobber, S, A Bright Grey Future, Urban Design Group Journal, Spring 2016, page 29

5.8 Lifetime neighbourhoods

183. Creating an environment in which older people feel both welcome and comfortable does not end at the front door. Research exists that considers life-time neighbourhoods, in which the public realm is designed to address the needs of older people, and activates the benefits they can bring in supporting local businesses and encouraging improved public realm for everyone, for example providing more greenery and more walkable, better connected places.

184. Given the expanded role of neighbourhood planning around design outlined in the Housing White Paper of 2017[46] and the new draft NPPF[47], a compelling notion is that of 'the amplification of impact of micro-environmental features' to describe that particular way in which we become more sensitive to the ordinary, smallest features of urban space as we age. This places a particular emphasis on care and reflection in how we design, for example paths and public seating; this, in turn, calls for the participation of older people in the process of design.

185. Design approaches exist that provide a starting point for locally informed policy development in this area, these include Manchester's Design for Access 2 and the work of Inclusive Design for Getting Outdoors (IDGO); IDGO have identified material features that make everyday negotiation of urban space that much easier for older people; these include wide and flat tarmac footways, easy transition level changes, clear, simple and visible signage, frequent warm and supportive seating and well-maintained, safe and open toilets.[48]

186. In addition, the notion of 'pensioner play-grounds,' 'green-gyms,' community gardens and various forms of guerrilla gardening (for example the Edible Todmorden project) encourage active use of public space and facilities on the part of an older demographic.

5.9 Age-friendliness

187. Since the millennium policy at the international level has been directed towards a more holistic appreciation of what an 'age-friendly' urban environment looks like. It has been remarked this should extend beyond physical installations, such as public seating and access to WCs, but embrace means mobilising civic agency among older group to forestall incipient marginalisation, enabling them to continue to make a full and active contribution to community life.[49]

188. In 2006 the World Health Organisation (WHO) began developing the 'Age-Friendly Cities' movement, now a worldwide network of over 200 member cities around the world. They have produced a guide that offers a way of analysing the city from the perspective of older people, using a framework of inter-related domains: transportation, housing, social participation, respect and social inclusion, communication and information, civic participation and employment, health and community services.

189. Considering the housing domain, the WHO study identifies a check list of attributes necessary to foster a sense of belonging and well-being among older people. In addition to affordability and designing accommodation with the needs of older people in mind, the adaptability of dwellings is important, for example their capacity to accommodate chair-lifts that enable older people to continue to live in two-storey homes[50].

190. The WHO also identified access to services, particularly those that become increasingly important as people get older, such as places of worship and community centres.[51] Moreover, optimising well-being has much to do with being able to maintain links with existing networks, which is best achieved by enabling people to remain in their existing communities for as long as possible. In the Australian city of Melville small clusters of senior's housing with small gardens are made available throughout the city, so that older people are not isolated from the community and particularly from children.[52]

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[46] HMG, Fixing our broken housing market, page 29
[47] Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/685289/Draft_revised_National_Planning_Policy_Framework.pdf
[48] RIBA/Age UK, An Alternative Age-Friendly Handbook, page 54/55
[49] RIBA/Age UK, An Alternative Age-Friendly Handbook, page 16
[50] World Health Organisation: Global age-friendly cities: a guide, page 32
[51] Ibid, page 33
[52] Ibid, page 35

5.10 Housing for people with Dementia

191. Enabling people with dementia to live in their own homes for longer is critical to their quality of life as a result of the familiarity of surroundings and the help with retaining memories this facilitates[53]. The challenge with this is two-fold; firstly the lack of appropriate adaptations in properties and, secondly, the support required to ensure a home is safe and suitable.

192. Selwood Housing in the South West has pioneered approaches that help overcome these, for example the installation of property exit sensors to inform a monitoring centres when tenants leave their home but then do not return within a pre-determined time.

193. In Figure 16 below a chart showing the impact that early and appropriate intervention can have on the prospect of people with dementia remaining in their own home for longer is reproduced.

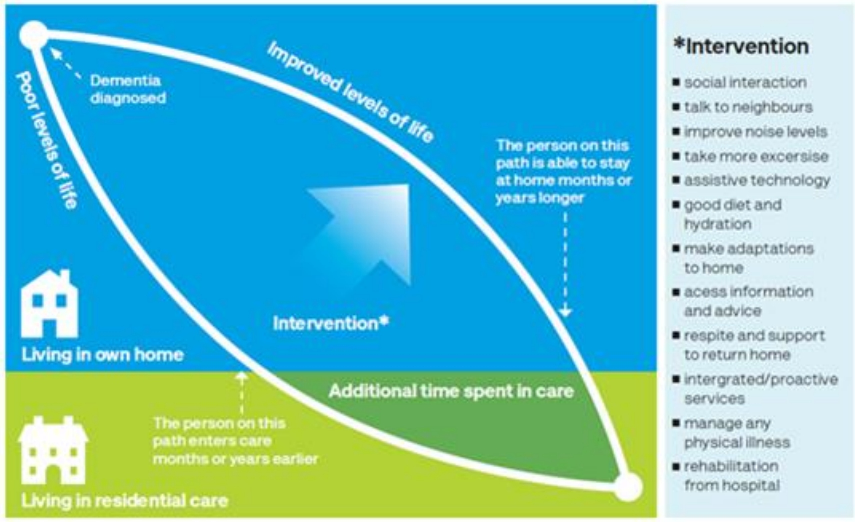

Figure 16. Dementia care chart

(Source: Dementia Services Development Centre, 2013)

5.11 The role of the Local Authority

194. As suggested above, it is appropriate for the neighbourhood group to work closely with the LPA to develop detailed policy and approaches to addressing the need for housing for elderly people in the area. The LPA is under an obligation through national policy to address the needs of older people,[54] it is therefore appropriate they should play the strategic role in co-ordinating new efforts by housing providers, adult care services, primary care and health trusts, private and third sector organisations to meet the housing needs of older people across the District.

[53] Alzheimer's Society, Dementia-friendly housing charter, page 13
[54] NPPF, para 50

6. Conclusions

6.1 Overview

195. In Table 28 below a summary of the evidence related to market signals is provided. As explained earlier, these are used to inform recommendations about the overall size and tenure required within the NA. To do this, professional judgment has been applied on the scales of increase and decrease associated with each factor on a scale from one to three, where one arrow indicates 'some impact', two arrows 'stronger impact' and three arrows indicates an even stronger impact.

Table 28. Summary of factors specific to Feering NP with a potential impact on future housing requirements in the NA

Market segments	Income range	Presence in Plan Area	Conclusion
Young family where parents are aged 24-44 with 1+ children aged 0-15	Median	↔	Requirement for larger homes in the following tenures: - Private rental - Shared equity - Affordable market housing
Professional Head of Household Young family where parents are aged 24-44 with 1+ children aged 0-15	Mean	↔	Requirement for larger homes in the following tenures: - Market Housing - Affordable market housing
Professional Head of Household family where parent are aged 44-64 with non-dependent children living at home	>Mean (equity rich)	↑↑	Requirement for larger homes in the following tenures: - Market Housing
Lone parent (with 1+ children)	Lower Quartile (equity poor)	↑↑	Requirement for smaller homes in the following tenures: - Social rent
One person household aged under 65	Median (equity poor)	↑↑↑	Requirement for smaller homes in the following tenures: - Private rental - Discount market housing
One person household aged 65+ with wealth	Median (equity rich)	↑↑↑	Requirement for smaller homes in the following tenures: - Market housing
One person household aged 65+ without wealth	Lower Quartile (equity poor)	↑↑↑	Requirement for smaller homes in the following tenures: - Social rent
Young couple no children	>Mean (equity poor)	↑↑	Requirement for larger homes in the following tenures: - Market housing - Discount market housing - Shared equity
Concealed households	Lower Quartile (equity poor)	↑↑↑	Requirement for smaller homes in the following tenures: - Social rent

Table 29. Summary of factors specific to Feering NP with a potential impact on neighbourhood plan housing type

Factor	Source(s)	Possible impact on housing needed	Conclusion
Affordable Housing(AH)	SHMA, ONS	The Feering NA is shown to have a Lower Quartile Affordability Ratio of approximately 15.96, and a median affordability ratio of 14.09. In addition, the Parish has little incidence of social rented or shared ownership housing products, with tenure dominated by ownership.	This HNA therefore recommends the increased provision of affordable/social rent across the Parish, with an additional focus on Shared Ownership/Starter Homes to reduce entry requirements to the local housing market.
Demand/need for smaller dwellings	SHMA, ONS	The Feering NA has displayed evidence of an ageing population between 2001 and 2011, which is projected to increase across the Plan period to 2030. Furthermore, there is evidence of demographic changes towards smaller households.	Demographic trends and rising affordability ratios point conclusively in the direction of smaller homes in an area dominated by large dwellings which command comparatively high prices. Therefore, the increased provision of 2-3 bedroom units across the NA is recommended to aid the 'right sizing' of ageing populations and increase the affordability of market entry homes.
Demographic Change	SHMA, ONS	The SHMA and the DCLG live tables indicate the future proportion of those aged over 75 will increase over the Plan period. This exacerbates population change trends between 2001 and 2011, which show Feering has experienced a reduction of those within the 0-15 and 24-44 age brackets and an increase in the older population.	This HNA highlights the existing demographic changes across the NA and incorporates population projections, recommending the provision of specialist housing to cater to the needs of older people. This is advocated through the introduction of Life Time Homes design principles but also the introduction of housing suitable for smaller household sizes to encourage 'right sizing'. Furthermore, following the Housing Learning and Improvement Network's methodology, a total of 48 sheltered and extra care units across the Plan period is advocated to address the needs of the Parish's ageing population.
Family-sized housing	SHMA, ONS, Feering Housing Needs Survey	Census data for the Feering NA shows the Parish has lower levels of dependent children, a higher proportion of households without children and a larger amount of one person households aged 65 and over compared to the District. Furthermore, the NA has a higher proportional incidence of concealed families and a reduction in both the 0-15 and 24-44 age brackets, indicating the potential for young families to be/being displaced from the NA.	This HNA recommends the greater provision of 2-3 bedroom units, as well as Affordable Housing formats, to reduce barriers to home ownership in Feering.

6.2 Recommendations for next steps

196. This neighbourhood plan housing needs advice has aimed to provide Feering Parish Council with evidence on housing trends from a range of sources. It is recommended that the Parish should, as a next step, discuss the contents and conclusions with BDC with a view to agreeing and formulating draft housing policies, bearing the following in mind:

- Neighbourhood Planning Basic Condition A, that it has regard to national policies and advice contained in guidance issued by the Secretary of State; Condition D, that the making of the neighbourhood plan contributes to the achievement of sustainable development; and Condition E, which is the need for the neighbourhood plan to be in general conformity with the adopted strategic development plan;
- the views of BDC;
- the views of local residents;
- the views of other relevant local stakeholders, including housing developers;
- the numerous supply-side considerations, including local environmental constraints, the location and characteristics of suitable land, and any capacity work carried out by the BDC, including but not limited to the SHLAA;
- the recommendations and findings of this study;
- the impact of the new Government proposed standard methodology on calculating housing need on the District and its neighbourhoods; and
- The new draft NPPF and in particular policies relating to housing design.

197. Recent changes to the planning system, forthcoming changes to the NPPF, as well as the implementation of the Housing and Planning Act, will continue to affect housing policies at a local authority and, by extension, a neighbourhood level.

198. This advice note has been provided in good faith by AECOM consultants on the basis of housing data and national guidance current at the time of writing (alongside other relevant and available information).

199. Bearing this in mind, we recommend that the steering group should monitor carefully strategies and documents with an impact on housing policy produced by the BDC or any other relevant body and review the neighbourhood plan accordingly to ensure that general conformity is maintained.

200. At the same time, monitoring on-going demographic or other trends over the period in which the neighbourhood plan is being developed would help ensure relevance and credibility of its policies.

Appendix A : Glossary

A, B, C, D, E

A, B, C, D, E is standard classification of households denoting socio-economic status.

Adoption

The final confirmation of a local plan by a local planning authority.

Affordability[55]

The terms 'affordability' and 'affordable housing' have different meanings. 'Affordability' is a measure of whether housing may be afforded by certain groups of households. 'Affordable housing' refers to particular products outside the main housing market.

Affordability Ratio

Assessing affordability involves comparing house costs against the ability to pay. The ratio between lower quartile house prices and the lower quartile income or earnings can be used to assess the relative affordability of housing. The Ministry for Housing, Community and Local Governments publishes quarterly the ratio of lower quartile house price to lower quartile earnings by local authority district (LQAR) as well as median house price to median earnings by local authority district (MAR) e.g. income = £25,000, house price = £200,000.   House price: income ratio = £200,000/£25,000 = 8, (the house price is 8 times income).

Affordable Housing (NPPF Definition)/Intermediate Housing[56]

Affordable Housing is the umbrella term to denote the various forms of subsidised housing; the full definition is set out in the National Planning Policy Framework. Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.

Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with Homes England.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as "low cost market" housing, may not be considered as affordable housing for planning purposes.

Affordable rented housing

Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime** but is subject to other rent controls that require a rent of no more than 80% of the local market rent (Including service charges, where applicable)*** ** The national rent regime is the regime

[55] http://www.communities.gov.uk/documents/planningandbuilding/pdf/1918430.pdf
[56] https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary

under which the social rents of tenants of social housing are set, with particular reference to the Guide to Social Rent Reforms (March 2001) and the Rent Influencing Regime Guidance (October 2001). *** Local market rents are calculated using the Royal Institution for Chartered Surveyors (RICS) approved valuation methods. The Tenant Services Authority has issued an explanatory note on these at http://www.communities.gov.uk/documents/planningandbuilding/pdf/1918430.pdf

Annual Monitoring Report

A report submitted to the Government by local planning authorities assessing progress with and the effectiveness of a Local Development Framework.

Bedroom Standard[57]

A measure of whether a property is overcrowded or under-occupied, based on the number of bedrooms in a property and the type of household in residence. The Census overcrowding data is based on occupancy rating (overcrowding by number of rooms not including bathrooms and hallways). This tends to produce higher levels of overcrowding/ under occupation. A detailed definition of the standard is given in the Glossary of the EHS Household Report

Co-living

Co-living denotes people who do not have family ties sharing either a self-contained dwelling (i.e. a 'house share') or new development akin to student housing in which people have a bedroom and bathroom to themselves, but share living and kitchen space with others. In co-living schemes each individual represents a separate 'household'.

Community Led Housing/Community Land Trusts

Housing development, provision and management that is led by the community is very often driven by a need to secure affordable housing for local people in the belief that housing that comes through the planning system may be neither the right tenure or price-point to be attractive or affordable to local people. The principle forms of community-led models include cooperatives, co-housing communities, self-help housing, community self-build housing, collective custom-build housing, and community land trusts. By bringing forward development which is owned by the community, the community is able to set rents and/or mortgage payments at a rate that it feels is appropriate. Both Locality and the Government have a range of support programmes for people interested in bringing forward community led housing.

Community Right to Build Order[58]

An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.

Concealed Families (Census Definition)[59]

The 2011 Census defined a concealed family as a couple or single parent family, living in a multi- family household, where the Family Reference Person (FRP) is not the Household Reference Person (HRP). Each family living in a household includes a FRP identified on the basis of economic activity and age characteristics (lone parents are automatically the FRP). In a one-family household the FRP is also the HRP. In households where there is more than one family, the HRP is selected from the FRPs based on economic activity, age and then order on the census form. Concealed families will include: young adults living with a partner and/or child/children in the same household as their parents, older couples living with an adult child and their family or unrelated families sharing a household. A single person cannot be a concealed family; therefore one elderly parent living with their adult child and family or an adult child returning to the parental home is not a concealed family; the latter are reported in an ONS analysis on increasing numbers of young adults living with parents.

Equity Loans/Shared Equity

An equity loan which acts as a second charge on a property. For example, a household buys a £200,000 property with a 10% equity loan (£20,000). They pay a small amount for the loan and when the property is sold e.g. for £250,000 the lender receives 10% of the sale cost (£25,000). Some equity loans were available for the purchase of existing stock. The current scheme is to assist people to buy new build.

[57] https://www.gov.uk/government/publications/english- housing- survey- 2011- to- 2012- headline- report
[58] https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary
[59] http://webarchive.nationalarchives.gov.uk/20160107160832/http://www.ons.gov.uk/ons/dcp171776_350282.pdf

Extra Care Housing[60]

New forms of sheltered housing and retirement housing have been pioneered in recent years, to cater for older people who are becoming more frail and less able to do everything for themselves. Extra Care Housing is housing designed with the needs of frailer older people in mind and with varying levels of care and support available on site. People who live in Extra Care Housing have their own self-contained homes, their own front doors and a legal right to occupy the property. Extra Care Housing is also known as very or enhanced sheltered housing, assisted living, or simply as 'housing with care'. It comes in many built forms, including blocks of flats, bungalow estates and retirement villages. It is a popular choice among older people because it can sometimes provide an alternative to a care home. In addition to the communal facilities often found in sheltered housing (residents' lounge, guest suite, laundry), Extra Care often includes a restaurant or dining room, health & fitness facilities, hobby rooms and even computer rooms. Domestic support and personal care are available, usually provided by on-site staff. Properties can be rented, owned or part owned/part rented. There is a limited (though increasing) amount of Extra Care Housing in most areas and most providers set eligibility criteria which prospective residents have to meet.

Fair share

'Fair share' denotes the exercise of identifying a housing needs projection based on the proportion of dwellings in the reference geography represented by the subject geography, for example dwellings in the Neighbourhood Area as a proportion of all dwellings in the District.

Household Reference Person (HRP)

The concept of a Household Reference Person (HRP) was introduced in the 2001 Census (in common with other government surveys in 2001/2) to replace the traditional concept of the head of the household. HRPs provide an individual person within a household to act as a reference point for producing further derived statistics and for characterising a whole household according to characteristics of the chosen reference person.

Housing Market Area (PPG Definition)[61]

A housing market area is a geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work. It might be the case that housing market areas overlap.

The extent of the housing market areas identified will vary, and many will in practice cut across various local planning authority administrative boundaries. Local planning authorities should work with all the other constituent authorities under the duty to cooperate.

Housing Needs

There is no official definition of housing need in either the National Planning Policy Framework or the National Planning Practice Guidance. Clearly, individuals have their own housing needs. The process of understanding housing needs at a population scale is undertaken via the preparation of a Strategic Housing Market Assessment (see below).

Housing Needs Assessment

A Housing Needs Assessment (HNA) is an assessment of housing needs at the Neighbourhood Area level.

Housing Products

Housing products simply refers to different types of housing as they are produced by developers of various kinds (including councils and housing associations). Housing products usually refers to specific tenures and types of new build housing, such as Starter Homes, the Government’s flagship ‘housing product’.

[60] http://www.housingcare.org/jargon-extra-care-housing.aspx
[61] https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments

Housing Size (Census Definition)

Housing size can be referred to either in terms of the number of bedrooms in a home (a bedroom is defined as any room that was intended to be used as a bedroom when the property was built, any rooms permanently converted for use as bedrooms); or interms of the number of rooms, excluding bathrooms, toilets halls or landings, or rooms that can only be used for storage. All other rooms, for example, kitchens, living rooms, bedrooms, utility rooms, studies and conservatories are counted. If two rooms have been converted into one they are counted as one room. Rooms shared between a number of households, for example a shared kitchen, are not counted.

Housing Type (Census Definition)

This refers to the type of accommodation used or available for use by an individual household, including detached, semi-detached, terraced including end of terraced, and flats. Flats are broken down into those in a purpose-built block of flats, in parts of a converted or shared house, or in a commercial building.

Housing Tenure (Census Definition)

Tenure provides information about whether a household rents or owns the accommodation that it occupies and, if rented, combines this with information about the type of landlord who owns or manages the accommodation.

Income Threshold

Income thresholds are derived as a result of the annualisation of the monthly rental cost and then asserting this cost should not exceed 35% of annual household income.

Intermediate housing

Intermediate housing is the collective terms for various Affordable Housing Tenures targeted at households on middling incomes. These are defined to include discounted market sales and intermediate rented housing considered affordable rented and other housing that is 'provided for sale and rent at a cost above social rent, but below market levels'. Examples include:

- Starter Homes, as defined in the Housing and Planning Act 2016 constitutes a form of intermediate housing and are expected to provide a new low cost market housing product for first time buyers between the ages of 23 and 40 with a mortgage, sold for no more than 80% of open market value and capped at £250,000 outside London;
- Other discounted market sales housing, such as those eligible for Help to Buy and other shared or fixed equity schemes, usually sold at a discount of at least 20% below market value with provision to remain at a discount for future eligible households. Eligibility is determined with regard to local incomes and house prices. This category also includes shared ownership housing, a form of affordable home ownership allowing households to buy a share in a property, whilst renting the remainder, usually from a local authority or private registered provider such as a housing association;
- Intermediate rented housing, made available for rent at a level which is usually 20% below local market rent with provision to ensure that rent remains at a discounted level or alternative affordable housing provision is made if the discount is withdrawn. This is viewed as particularly suited to the provision of affordable housing in Build to Rent schemes.

Lifetime Homes

Dwellings constructed to make them more flexible, convenient adaptable and accessible than most 'normal' houses, usually according to the Lifetime Homes Standard, 16 design criteria that can be applied to new homes at minimal cost: http://www.lifetimehomes.org.uk/.

Local Development Order

An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.

Local Enterprise Partnership

A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local Planning Authority

The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

Local Plan

The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Lower Quartile

The bottom 25% value, i.e. of all the properties sold, 25% were cheaper than this value and 75% were more expensive. The lower quartile price is used as an entry level price and is the recommended level used to evaluate affordability; for example for first time buyers.

Lower Quartile Affordability Ratio

The Lower Quartile Affordability Ratio reflects the relationship between Lower Quartile Household Incomes and Lower Quartile House Prices, and is a key indicator of affordability of market housing for people on relatively low incomes.

Market Housing (PPG Definition)

Market housing is housing which is built by developers (which may be private companies or housing associations, or Private Registered Providers), for the purposes of sale (or rent) on the open market. It is the opposite of affordable housing.

Mean (Average)

The sum of all values divided by the number of values.   The more commonly used "average" measure as it includes all values, unlike the median

Median

The middle value, i.e. of all the properties sold, half were cheaper and half were more expensive. This is sometimes used instead of the mean average as it is not subject to skew by very large or very small statistical outliers.

Mortgage Ratio

The mortgage ratio is the ratio of mortgage value to income which is typically deemed acceptable by banks. Approximately 75% of all mortgage lending ratios fell below 4 in recent years[62], i.e. the total value of the mortgage was less than 4 times the annual income of the person who was granted the mortgage.

Neighbourhood Development Plan

A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

[62] https://www.which.co.uk/news/2017/08/how-your-income-affects-your-mortgage-chances/

Older people

People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

Output Area/Lower Super Output Area/Middle Super Output Area

An output area is the lowest level of geography for publishing statistics, and is the core geography from which statistics for other geographies are built. Output areas were created for England and Wales from the 2001 Census data, by grouping a number of households and populations together so that each output area's population is roughly the same. 175,434 output areas were created from the 2001 Census data, each containing a minimum of 100 persons with an average of 300 persons. Lower Super Output Areas consist of higher geographies of between 1,000-1,500 persons (made up of a number of individual Output Areas) and Middle Super Output Areas are higher than this, containing between 5,000 and 7,200 people, and made up of individual Lower Layer Super Output Areas. Some statistics are only available down to Middle Layer Super Output Area level, meaning that they are not available for individual Output Areas or parishes.

Overcrowding

There is no one agreed definition of overcrowding, however, utilising the Government's bedroom standard, overcrowding is deemed to be in households where there is more than one person in the household per room (excluding kitchens, bathrooms, halls and storage areas). As such, a home with one bedroom and one living room and one kitchen would be deemed overcrowded if three adults were living there.

Planning Condition

A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning Obligation

A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Purchase Threshold

Purchase thresholds are calculated by netting 10% off the entry house price to reflect purchase deposit. The resulting cost is divided by 4 to reflect the standard household income requirement to access mortgage products.

Proportionate and Robust Evidence (PPG Definition)

Proportionate and robust evidence is evidence which is deemed appropriate in scale, scope and depth for the purposes of neighbourhood planning, sufficient so as to meet the Basic Conditions, as well as robust enough to withstand legal challenge. It is referred to a number of times in the PPG and its definition and interpretation relies on the judgement of professionals such as Neighbourhood Plan Examiners. More guidance can be obtained from Planning Aid England: https://www.ourneighbourhoodplanning.org.uk/storage/resources/documents/How_to_gather_and_use_evidence.pdf.

Private Rented

The Census tenure private rented includes a range of different living situations in practice, such as private rented/ other including households living "rent free". Around 20% of the private rented sector is in this category, which will have included some benefit claimants whose housing benefit at the time was paid directly to their landlord. This could mean people whose rent is paid by their employer, including some people in the armed forces. Some housing association tenants may also have been counted as living in the private rented sector because of confusion about what a housing association is.

Rural Exception Sites

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Shared Ownership

Housing where a purchaser part buys and part rents from a housing association or local authority. Typical purchase share is between 25% and 75%, and buyers are encouraged to buy the largest share they can afford. Generally applies to new build properties, but re-sales occasionally become available. There may be an opportunity to rent at intermediate rent level before purchasing a share in order to save/increase the deposit level

Sheltered Housing[63]

Sheltered housing (also known as retirement housing) means having your own flat or bungalow in a block, or on a small estate, where all the other residents are older people (usually over 55). With a few exceptions, all developments (or 'schemes') provide independent, self-contained homes with their own front doors. There are many different types of scheme, both to rent and to buy. They usually contain between 15 and 40 properties, and range in size from studio flats (or 'bedsits') through to 2 and 3 bedroomed. Properties in most schemes are designed to make life a little easier for older people - with features like raised electric sockets, lowered worktops, walk-in showers, and so on. Some will usually be designed to accommodate wheelchair users. And they are usually linked to an emergency alarm service (sometimes called 'community alarm service') to call help if needed. Many schemes also have their own 'manager' or 'warden', either living on-site or nearby, whose job is to manage the scheme and help arrange any services residents need. Managed schemes will also usually have some shared or communal facilities such as a lounge for residents to meet, a laundry, a guest flat and a garden.

Standard Methodology

The Standard Methodology provides Local Planning Authorities with a starting point for the calculating their Objectively Assessed Need (OAN) for Housing, a key metric LPAs use to set their housing targets. It envisages using Sub-national Household Projections (SNHP) as the basis for the OAN, adjusted solely by the median affordability ratio (MAR), in indicator of affordability.

Starter Homes

Starter Homes constitutes a form of intermediate housing and are expected to provide a new low cost market housing product for first time buyers between the ages of 23 and 40 with a mortgage, sold for no more than 80% of open market value and capped at £250,000 outside London. Applicant households are subject to an income cap of £80,000 outside London.

Strategic Housing Land Availability Assessment (NPPF Definition)

A Strategic Housing Land Availability Assessment (SHLAA) is a document prepared by one or more local planning authorities to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period. SHLAAs are sometimes also called LAA (Land Availability Assessments) or HELAAS (Housing and Economic Land Availability Assessments) so as to integrate the need to balance assessed housing and economic needs as described below.

Strategic Housing Market Assessment (NPPF Definition)

A Strategic Housing Market Assessment (SHMA) is a document prepared by one or more local planning authorities to assess their housing needs, usually across administrative boundaries to encompass the whole housing market area. The NPPF makes clear that SHMAs should identify the scale and mix of housing and the range of tenures the local population is likely to need over the plan period. Sometimes SHMAs are combined with Economic Development Needs Assessments to create documents known as HEDNAs (Housing and Economic Development Needs Assessments).

Specialist Housing for the Elderly

Specialist housing for the elderly, sometimes known as specialist accommodation for the elderly, encompasses a wide range of housing types specifically aimed at older people, which may often be restricted to those in certain older age

[63] http://www.housingcare.org/jargon-sheltered-housing.aspx

groups (usually 55+ or 65+). This could include residential institutions, sometimes known as care homes, sheltered housing, extra care housing, retirement housing and a range of other potential types of housing which has been designed and built to serve the needs of older people, including often providing care or other additional services. This housing can be provided in a range of tenures (often on a rented or leasehold basis).

Social Rented Housing

Social rented housing is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008.) for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with Homes England.[64]

[64] http://www.communities.gov.uk/documents/planningandbuilding/doc/1980960.doc#Housing

Appendix B Definitions of Specialist Housing

B.1 Sheltered Housing

Sheltered housing (also known as retirement housing) means having your own flat or bungalow in a block, or on a small estate, where all the other residents are older people (usually over 55). With a few exceptions, all developments (or 'schemes') provide independent, self-contained homes with their own front doors. There are many different types of scheme, both to rent and to buy. They usually contain between 15 and 40 properties, and range in size from studio flats (or 'bedsits') through to 2 and 3 bedroomed. Properties in most schemes are designed to make life a little easier for older people - with features like raised electric sockets, lowered worktops, walk-in showers, and so on. Some will usually be designed to accommodate wheelchair users. And they are usually linked to an emergency alarm service (sometimes called 'community alarm service') to call help if needed. Many schemes also have their own 'manager' or 'warden', either living on-site or nearby, whose job is to manage the scheme and help arrange any services residents need. Managed schemes will also usually have some shared or communal facilities such as a lounge for residents to meet, a laundry, a guest flat and a garden. Source: http://www.housingcare.org/jargon-sheltered-housing.aspx (accessed 11/11/17)

B.2 Extra Care Housing

New forms of sheltered housing and retirement housing have been pioneered in recent years, to cater for older people who are becoming frailer and less able to do everything for themselves. Extra Care Housing is housing designed with the needs of frailer older people in mind and with varying levels of care and support available on site. People who live in Extra Care Housing have their own self-contained homes, their own front doors and a legal right to occupy the property. Extra Care Housing is also known as very or enhanced sheltered housing, assisted living, or simply as 'housing with care'. It comes in many built forms, including blocks of flats, bungalow estates and retirement villages. It is a popular choice among older people because it can sometimes provide an alternative to a care home. In addition to the communal facilities often found in sheltered housing (residents' lounge, guest suite, laundry), Extra Care often includes a restaurant or dining room, health & fitness facilities, hobby rooms and even computer rooms. Domestic support and personal care are available, usually provided by on-site staff. Properties can be rented, owned or part owned/part rented. There is a limited (though increasing) amount of Extra Care Housing in most areas and most providers set eligibility criteria which prospective residents have to meet. http://www.housingcare.org/jargon-extra-care-housing.aspx (accessed 11/11/17)

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