



Auckley Housing Needs Assessment (HNA)

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Quality information

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List of acronyms used in the text:

AH	Affordable Housing (NPPF definition)
AMH	Affordable Market Housing
APC	Auckley Parish Council
DC	Doncaster Council
HNA	Housing Needs Assessment
HRF	Housing Requirement Figure
HRP	Household Reference Person
LHN	Local Housing Need
LPA	Local Planning Authority
LQAR	Lower Quartile Affordability Ratio
MAR	Median Affordability Ratio
MHCLG	Ministry for Housing, Communities and Local Government (formerly DCLG)
NA	Neighbourhood Plan Area
NDP	Neighbourhood Development Plan
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
PPG	Planning Practice Guidance
PRS	Private Rented Sector
RQ	Research Question
SHMA	Strategic Housing Market Assessment

1. Executive Summary

Introduction

1. This report provides Auckley Parish Council (APC) with information about the amount and mix of housing they should plan for going forward. The information provided can be used to inform debate within the group, local understanding of the needs and the justification for any site allocation and site mix policies within the neighbourhood plan.
2. The approach taken here recognises that the Neighbourhood Plans will need to meet the statutory 'basic conditions', the fulfilment of which is tested through an independent examination. One of these, Basic Condition E, requires the Neighbourhood Plan to be in 'general conformity with the strategic policies' of the Local Plan.
3. The National Planning Policy Framework indicates that the level of housing development is a strategic policy.¹ As such, this formal Housing Need Assessment (HNA) investigates specific local needs that are relevant to the neighbourhood whilst supporting the strategic development needs set out in the current Local Plan. This means a Neighbourhood Plan can propose more housing where there is demonstrable need, but not less than the Local Plan.
4. In terms of the types of housing needed, there is generally more flexibility on what Neighbourhood Plan can cover. In order to understand the types of housing needed in the Neighbourhood Area (NA), we have gathered a wide range of local evidence and distilled this into policy recommendations designed to inform decisions on housing characteristics.
5. The information is produced using reputable sources of the most recent data available and tested ways of analyzing such data.
6. 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 on its own and must therefore be assessed in its wider context.
7. Our brief was to advise on data at this more local level to help APC understand the tenure, type, and size of housing needed to inform Neighbourhood Plan policies including allocations. The analysis also responds to important background information given to the researchers by the APC which resulted in a number of agreed research questions:

RQ1: What quantity of housing in the Neighbourhood Plan Area (NA) is appropriate over the Plan period?

RQ2: What Affordable Housing (Social Rented, Affordable Rented, and affordable routes to home ownership) and market tenures should be included in the housing mix?

RQ3: What type (terrace, semi, bungalows, flats, and detached) and size (number of habitable rooms) of housing is appropriate?

RQ4: What provision should be made for:

- i. Newly forming households
- ii. Older people seeking to down-size
- iii. Elderly people no longer able to remain in their own home.

Headlines

8. On account of the need to deduct completed dwellings from the start of the Plan period, Auckley Parish's Housing Requirement Figure (HRF) is 0 dwellings.

Tenure

9. Based on CACI Paycheck data compared with price paid data from the Land Registry, an estimated Median and Lower Quartile Affordability Ratio for Auckley is 4.7 and 6.15 in 2017 respectively. This suggests a significant concern regarding affordability at the lower end of the income scale.
10. The affordability threshold calculations indicate that for those households earning around the median or less, the majority of tenures are not accessible. For these households, only Social Rent dwellings would be within their reach.
11. Having said this, property in Auckley is relatively inexpensive compared with elsewhere in the England. For this

¹ NPPF para 20

reason a wide range of tenures are affordable to households earning around £30,000. To afford entry-level market sale dwellings an income of around £38,600 is however required.

Type and size

12. Terraced homes have seen the greatest increase in prices over the period 2008 -2017 (38.9%) and semi-detached homes have also increased significantly (29.0%). This suggests strong demand for family housing, reinforcing the impression the area is attractive to these households. By contrast the prices of flats decreased by 25.0% over the period. Overall, this suggests a strong demand for terraced and semi-detached homes, as well as to a lesser extent detached homes in the NA.
13. The housing stock in Auckley is characterised by large properties with the majority of dwellings having more than five rooms. The share of very large dwellings (more than 8 rooms) is higher in Auckley than at the District level (18.7% compared to 9.5%).
14. Only 19% of the stock in Auckley consists of dwellings with one to four rooms, with one to three bedrooms making up only 2.2% of the stock compared to 8.0% at a District level. This points firmly to the existence of a preponderance of larger dwellings in the NA.
15. This scenario is compounded by 2001 Census findings that suggest that the number of very large properties increased in the NA, and there was a significant drop in two-room dwellings.
16. There are a lower proportion of terraced homes in the NA than in the District (14.7% v 23.7%), and roughly half the proportion of all dwellings are flats in the NA compared with the District. This points reflect the more rural character of the NA.

Demographic change

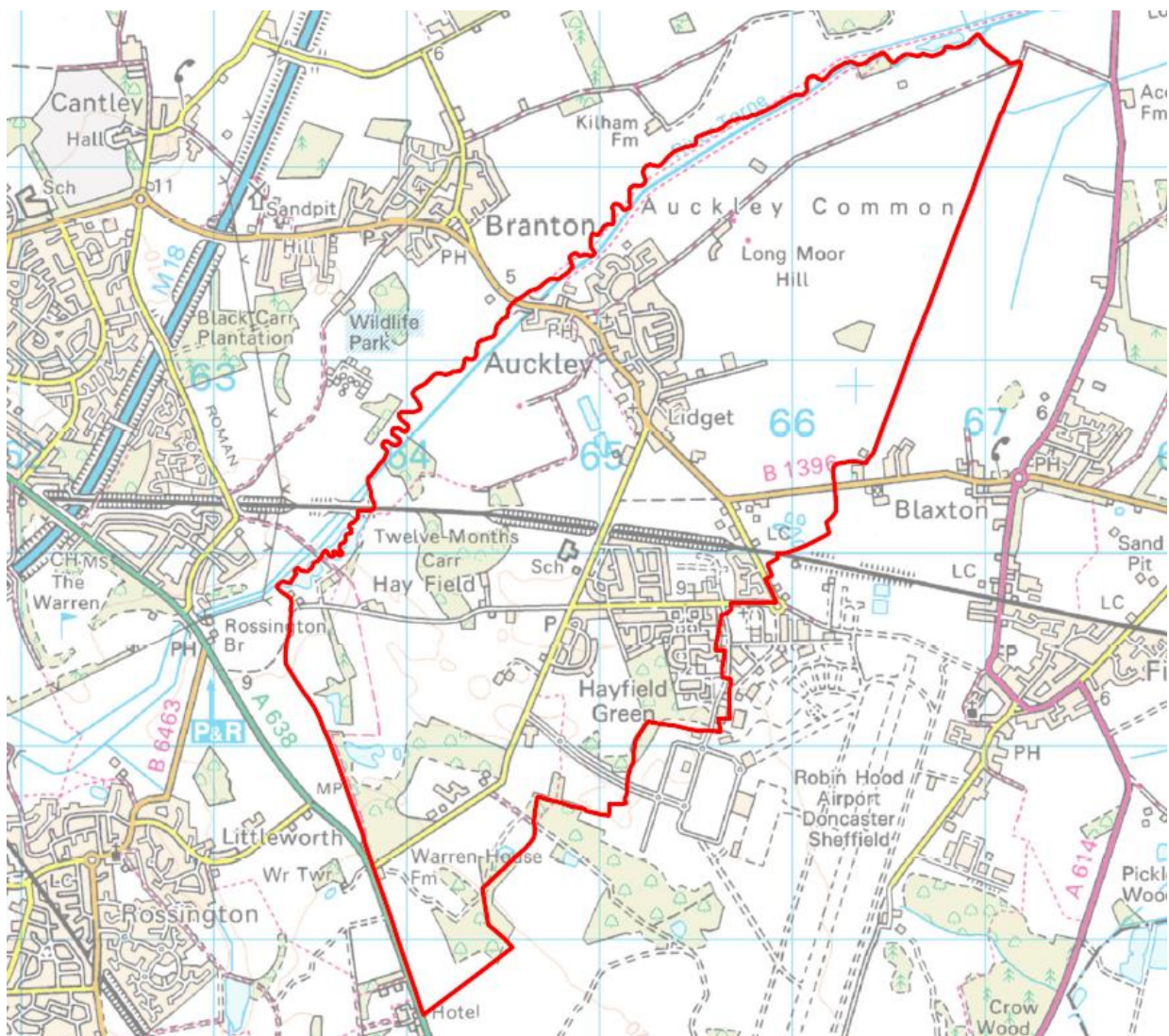
17. The NA has a smaller proportion of people in the age bands 65-84 and 85 and over, and a greater proportion in 0-15 compared with the District and England. This points to the area being popular with families.
18. The Census shows that since 2001 the proportion of the population aged over 85 has increased by 71.4% in Auckley, compared to 37.6% in the District, while the population aged 16-24 has increased by 43.1% compared with 18.8% in the District.
19. ONS projections over the Plan period to 2032 suggest there will be significant increases the proportion of the population in older age band. This compares to a decline in age groups 0-9, 24-34, and 50-59. This suggests that smaller dwellings, and those suited to the needs of the elderly should be treated as a priority.
20. Household composition in Auckley differs from the District in that there are around 10% fewer one person households and 10.9% more families with dependent children.
21. The number of single person households increased by 39.4% during the inter-censal period, which is 29.2% above the District. Of this, there was an increase in single person households aged 65 and over of 32.1% in Auckley compared to a decrease of 8.6% at the District level. It is also notable that family households with no children increased in by 23.9%, as against 7.3% in the District.
22. This HNA produces an overall requirement for 70 specialist dwellings for the elderly should exist in the NA come the end of the Plan period. This target may be met from current supply and new development over the period.
23. Following our life-stage modelling, by 2032, the distribution of dwellings should be weighted more towards the smaller end of the size spectrum, with a particular focus on entry-level and family dwellings of one, two, and three bedrooms.
24. To avoid misalignment between supply and demand and to re-equilibrate the stock over the plan period, we recommend that 11% of houses in new developments be one-bedroom homes, 36% two-bedroom, and 53% three-bedroom. Most of the communities need will be for two and three-bedroom homes and there will be no need to build further large properties with four or five more bedrooms.

2. Context

2.1 Local context

25. Auckley is a civil parish in the Metropolitan Borough of Doncaster, in South Yorkshire. The parish includes the villages of Auckley and Hayfield Green.
26. Auckley is located approximately six miles from central Doncaster and as such benefits from the larger town's transport connections, including its airport, mainline railway station, and road links to the M18 and A1(M).
27. Despite its location, the parish is largely rural in character. It is surrounded by agricultural land, and the northwest edge of the parish boundary runs along the River Tome. The Parish has a range of community amenities, including a Parish Centre, multiple schools, places of worship, and a pub. The majority of residents commute to employment opportunities in Doncaster as well as Sheffield and other nearby cities.
28. Auckley's population at the time of the 2011 Census was 3,745.
29. Doncaster Council (DC) designated Auckley Parish as a Neighbourhood Plan Area (NA) in June 2018. The boundary of the Parish and NA is shown in Figure 2-1 below.

Figure 2-1: Auckley Parish Neighbourhood Plan Area



Source: Auckley Neighbourhood Plan Area Designation Application

2.2 Planning policy context

30. In line with the basic conditions² of Neighbourhood Planning, Neighbourhood Development Plans (NDPs) are required to be in general conformity with adopted strategic local policies. Consequently, there is a requirement for the relevant Local Plan documents to be reviewed as part of this Housing Needs Assessment (HNA).
31. DC is in the process of producing a new Local Plan to replace the 1998 Unitary Development Plan and 2012 Core Strategy. A Housing Strategy covering the period 2015-2025 has been published more recently than the Core Strategy, but it sets out objectives rather than policies and sits below the Core Strategy in terms of its statutory importance.
32. The emerging Local Plan covers the period 2015-2032 and the most recent published version is, at the time of writing, undergoing consideration by DC following a consultation period. It is scheduled for adoption in Winter 2019.
33. Due to the advanced stage of the Plan's development, planning officers would be expected to accord it material weight when assessing planning applications. Additionally, the Auckley Neighbourhood Plan is intended to mirror the emerging Local Plan, and this policy review will therefore focus on the emerging Local Plan, with reference to how key policies depart from those of the adopted Core Strategy, where relevant.
34. The emerging Local Plan is informed by an HNA for the Metropolitan Borough of Doncaster, published in August 2015 and then updated in March 2016, and a more recent but smaller in scope Economic Forecasts and Housing Needs Assessment published in June 2018. A Settlement Profiles document and Settlement Background Paper are also part of the emerging Local Plan evidence base in support of the settlement hierarchy it lays out.
35. The evidence base for the Auckley Neighbourhood Plan will also include an online survey, which was completed in Spring 2018 and has since been published. It includes quantified responses to questions about the type and tenure of additional housing, and the scale of new developments, favoured by the community.

2.2.1 Policies in the emerging Local Plan (2015-2032)

36. The following policies are relevant to this HNA:
37. **Policy 2: Spatial Strategy and Settlement Hierarchy** – outlines how sustainable development is to be apportioned throughout the Borough in a way that is appropriate to the size of individual settlements.
38. At least 50% of new homes will go to the 'Main Urban Area', around 40% to the 'Main Towns', and 10% to the 'Service Towns and Larger Villages'. 'Defined Villages', 'Green Belt' settlements, and 'Countryside' are lower down on the settlement hierarchy and permit only limited development.
39. Auckley and Hayfield Green are classified together in the 'Service Towns and Larger Villages' category, in which nine other areas are included. These settlements are to accommodate an appropriate level of growth with priority given to renewing and regenerating run-down neighbourhoods.
40. It is worth noting that **Policy CS2: Growth and Regeneration** from the adopted Core Strategy classifies Auckley as a 'Larger Defined Village' where only quality infill will be permitted. The emerging Local Plan therefore represents a step change in the District's development ambitions for Auckley.
41. **Policy 3: Level and Distribution of Growth** – requires at least 920 net additional dwellings across the Borough each year over the Plan period 2015-2032, totaling 15,640 homes.
42. The policy then breaks down that figure among the various settlements classified within the settlement hierarchy set out in Policy 2. Auckley and Hayfield Green are together allocated 125 net additional homes over the Plan period.
43. In **Policy CS10: Housing Requirement, Land Supply and Phasing**, the Adopted Core Strategy puts forward an annual target of 1,230 homes for the 2011-2028 period, totaling 20,910 over the Plan period. No specific allocation for Auckley Parish is given.
44. **Policy 6: Housing Allocations** – identifies sites with and without planning permission that will help to deliver the housing requirement. These are listed in separate documents and include none within Auckley Parish.
45. **Policy 8: Delivering the Necessary Range of Housing** – requires new housing developments to deliver a mix of size, type, price, and tenure to address local needs and market demand as identified in the latest evidence, such as

² See Glossary

an HNA.

46. Sites of 15 or more homes in high value market areas are expected to include 25% Affordable Housing (AH) on site. They are expected to provide 15% AH elsewhere in the borough. Sites of fewer than 15 homes are not required to provide AH but this is encouraged where possible. This policy builds upon **Policy CS12: Housing Mix and Affordable Housing** in the Core Strategy, which only specifies that such sites will normally include onsite AH provision with their type and tenure split reflecting the latest evidence. The Core Strategy also permits 100% AH exception sites where need is identified in a 'Defined Village', and it is assumed that this criterion will no longer apply when the new Local Plan is adopted.
47. New development is encouraged to support the adaptation of existing housing stock to enable people to remain living independently and to include the provision of adaptable and accessible homes that are suitable for people with a wide range of needs, particularly elderly people.
48. **Policy 46: Housing Design Standards** – requires 30% of all new homes on housing developments of 10 or more units to be built to building regulations standards for adaptability and accessibility in order to support the needs of the elderly and disabled population.

3. Approach

3.1 Research Questions

49. Below we set out the RQs relevant to this study, as discussed and agreed with APC.
50. 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.

3.1.1 Quantity

51. Documents provided to us by APC state the following, *“the emerging Doncaster Local Plan, and its supporting evidence base, has identified Auckley-Hayfield Green as one of 10 Service Towns/Villages in the borough, The Homes and Settlements consultation (March 2016) proposed a housing allocation of 105 new homes over the plan period to 2032. The latest, and most up-to-date, evidence base now proposes a slightly higher target for Auckley-Kayfield Green of 125 homes during this same time-frame”*. For the avoidance of doubt the geography of Auckley-Hayfield Green is the same as that of the NA.
52. This allocation of 125 dwellings is in agreement with *“Policy 3: Level and Distribution of Growth (Strategic Policy)”* set out in the emerging Local Plan’s evidence base; this draft policy allocates 10% of the borough’s total housing need to service towns and larger villages (of which Auckley & Hayfield Green is one).
53. Finally, the target of 125 dwellings for Auckley-Hayfield Green has been re-asserted in an email received by AECOM from DC, which reads as follows, *“we have a target of 125 dwellings over the plan period and we believe that given the level of existing commitments etc. this can be met, although we were proposing to allocate a further site”*.
54. Nevertheless, APC wish the HNA to re-visit the quantity of housing needed in the NA over the Plan period.
RQ1: What quantity of housing in the Neighbourhood Plan Area (NA) is appropriate over the Plan period?

3.1.2 Tenure

55. While APC are at an early stage in the development of policy, the affordability of housing is a live topic. There is a perception of there being relatively little social housing and that households on lower incomes struggle to get access suitable housing.
RQ2: What Affordable Housing (Social Rented, Affordable Rented, and affordable routes to home ownership) and market tenures should be included in the housing mix?

3.1.3 Type and size

56. There is a perception that the current stock of housing tends towards larger dwellings, and there is therefore a mis-alignment between the supply of dwellings and the demand. The HNA should therefore consider what type and size of dwellings should be supported over the Plan period to address this issue.
RQ3: What type (terrace, semi, bungalows, flats, and detached) and size (number of habitable rooms) of housing is appropriate?

3.1.4 Specialist housing

57. Given the perception of a lack of affordable market properties, APC has identified a particular need for housing suited to newly forming households. In addition, there is a perception of a shortage of dwellings suited to those wishing to down-size from a family house to a smaller dwelling as well as institutional housing for the elderly.
RQ4: What provision should be made for:
 - i. Newly forming households*
 - ii. Older people seeking to down-size*
 - iii. Elderly people no longer able to remain in their own home.*

3.2 Relevant Data

3.2.1 Local Authority evidence base

58. Planning Practice Guidance (PPG) states that those bringing forward a Neighbourhood Plan (NP) can refer to existing needs assessment prepared by the Local Planning authority as a starting point. As Auckley Neighbourhood Area is located within the Doncaster District Council (DDC), we therefore turned to the relevant Strategic Housing Market Assessment (SHMA).
59. For the purpose of this HNA, data from DDC's own evidence base to support their housing policies has been considered applicable to it unless it conflicts with locally specific material. The Housing Market Evidence draws upon a range of data including population and demographic projections, housing market transactions, and employment scenarios. As such, it contains a number of points of relevance when determining housing need within the NA.
60. 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 (LPA) by enabling a comparison to be made with parish-level data (gathered as part of the preparation for this study), given that such an exercise reveals contrasts as well as similarities.

3.2.2 Other relevant data

61. In addition to the DDC evidence base, we have gathered a range of other data sources to ensure our study is robust for the purposes of developing policy at the NP level and is locally specific. These include Census data providing data into demographic shifts.
62. Further, to assess the housing in the NA, data from the Land Registry was analysed. This data provides prices paid, housing types, and date of transaction information, which allows housing market trends to be identified.
63. The material was collected for the postcodes that are contained within the NA boundary to create a database including all housing transactions registered with the Land Registry between 1 January 2008 and 31 December 2017. A similar exercise was carried out for the whole postcode areas and for the whole of Doncaster. These datasets were used to inform our response to RQ1 and RQ2.
64. Market rental data was collected from a range of sources including www.home.co.uk.

4. RQ 1. Quantity

RQ1: What quantity of housing in the Neighbourhood Plan Area (NA) is appropriate over the Plan period?

4.1 Introduction

65. As noted in the Policy Context section, the emerging Local Plan supplies a housing target of 125 dwellings for Auckley Parish over the Plan period. However, the current version of the emerging Local Plan was published in September 2018 and DC have advised that it will not be revised again until the Summer of 2019. In the meantime, updates to PPG introduced changes to the Standard Method of calculating housing need with which Local Authorities whose Local Plans will be adopted in future must comply. We have therefore produced an alternative Housing Requirement Figure (HRF) for Auckley that employs the most recent guidance.
66. It must be recognised, however, that when DC come to adopt their new Local Plan, the target it allocates to Auckley may supersede the figure derived here, and the Neighbourhood Forum are advised to liaise with DC at that point.
67. We have estimated the number of new dwellings that should be sought in the NA over the Plan period (the HRF) using a four-step approach in accordance with the latest National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).
68. According to the NPPF, the HRF for a designated NA, “*should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the planning authority*”.³
69. An HRF is a policy-off figure, which means that it is an expression of total housing demand unconstrained by the limits of the land available to build on or by the impact of policies that either facilitate or obstruct development. A policy-off figure can then be reviewed in light of relevant Local and Neighbourhood policies and site allocations to arrive at a policy-on understanding that reflects these factors.

Step 1: “the population of the neighbourhood area”

The HRF for the NA should take as its starting point the housing target for the local authority in which it sits. The baseline for our calculation for Auckley is therefore a share of the current LPA Local Housing Need (LHN) figure that reflects the share of the LPA population living in Auckley Parish.

In order to determine their housing targets, the NPPF requires LPAs to use the Standard Method. The 2014-based ONS household projections should be used as the demographic dataset for calculating housing targets based on the Standard Method.⁴ This is then adjusted using the most recent affordability ratios and weighed against a potential cap.

Step 2: “most recently available planning strategy of the planning authority”

We then follow the guidance presented in the NPPF which states that the initial HRF for neighbourhood plans should reflect “*the overall strategy for the pattern and scale of development and any relevant allocations*”⁵ and “*the most recently available planning strategy of the local planning authority*”.⁶ That means introducing LPA spatial policy, housing targets, and assessments of housing need at different scales to arrive at a more locally appropriate proportion of the LPA housing target that should be provided in Auckley Parish. This will usually be a slightly different figure to that produced in Step 1.

Step 3: dwelling completions

Next, any dwellings that have already been completed over the Plan period should be deducted from the HRF in order to provide an HRF for the remainder of the Plan period and an annual HRF that reflects past under- or over-delivery.

Step 4: the Local Planning Authority

The NPPF makes it clear that the LPA is under a duty to provide designated neighbourhood planning areas within their district with their housing target.⁷ In arriving at this HRF, AECOM is therefore providing an alternative figure to that of the LPA. With this in mind, it is important that the number and underlying methodology are shared with the LPA to confirm it is aligned with their current planning strategy and fit for this purpose.

70. Employing this methodology, the HRF for the NA may be calculated as follows:

³ NPPF, paragraph 66, page 18

⁴ Technical consultation on updates to national planning policy and guidance, October 2018, page 10

⁵ NPPF, paragraph 65, page 18

⁶ Ibid

⁷ Ibid

4.2 Standard method

71. Firstly, we calculate the LHN for the District using the standard method outlined in the PPG, before taking the population of the NA, and calculating the proportion of the total population of the District that it represents. This percentage will then be used to arrive at the share of the LPA's target that should be apportioned to the NA.
72. The Doncaster LHN figure, using the standard method, is calculated as follows:
- Step one is to set the baseline, by calculating the projected average annual household growth in the District over a 10-year period, beginning with the current year, using the most recent ONS household projections.
 - Doncaster's 2016-based household projection for 2019, the current year, is 131,335. Its projection for 2029, the end of the 10-year period, is 136,591. This represents total growth of 5,256 households which, divided by the number of years in the period (10), gives an annual average growth rate of 526 (rounded) households.
 - Step two is to adjust this annual average using the most recent ONS median workplace-based affordability ratios (released in April 2018), which provide the ratio of house prices to earnings for various geographies. For each 1% increase in the ratio above 4, projected household growth should be increased by a quarter of a percent.
 - Doncaster's 2017 affordability ratio is 5.21. Its adjustment factor is therefore $((5.21 - 4)/4) \times 0.25$, or 0.075625. The figure arrived at in step one is then multiplied by the adjustment factor of 1.075625 to give an adjusted annual projection of 566 households (rounded).
 - Step three is to cap the level of increase at 40% above whichever is higher of: the average annual household growth figure arrived at in step one; or the average annual housing requirement figure set out in the most recently adopted local strategic housing policies.
 - The adopted Core Strategy for the Metropolitan Borough of Doncaster contains the latest adopted strategic housing policy. (Though it is due to be replaced by the emerging Local Plan, no newer policy has yet been formally adopted). Policy CS 10 makes provision for a minimum of 1,230 net additional dwellings per year. 140% of the annual growth figure of 526 is 736, and 140% of the most recently adopted strategic housing policy of 1,722. As an additional check, if we were to use the strategic housing policy of the emerging Local Plan, 140% of 920 would be 1,288. The highest figure of 1,722 would therefore be the relevant cap. However, the capped figure (along with all of the other potential caps) is higher than the adjusted household projection figure of 566, and therefore does not apply.
 - Doncaster's LHN is therefore 566 dwellings per year.
73. Having derived Doncaster's LHN, we now calculate Auckley Parish's share of that target by looking at what proportion of Doncaster's population currently reside in Auckley and applying that percentage to the District's LHN. At the time of the last Census, there were 3,745 people in Auckley Parish, or 1.2% of the 302,402 people in Doncaster. Therefore, applying this percentage to Doncaster's LHN gives an HRF for the NA of 7 dwellings (rounded) per annum, or 105 dwellings over the entirety of the NP period, 2017-2032.

4.3 Latest LPA planning strategy

74. However, as stated in NPPF guidance, it is important to acknowledge the relevant policies in the most recently available development plan document for the District, which reflect the overall strategy for the pattern and scale of development and any relevant allocations. This requires producing an HRF for the NA that takes into account the LPA's spatial strategy, and therefore may differ slightly from the initial HRF calculated above.
75. In Doncaster, the most relevant document is the emerging Local Plan. Policy 2 classifies Auckley Parish as one of 10 'Service Towns and Larger Villages' which in total are expected to supply 10% of the District's housing target. Rather than employ the relatively crude measure of dividing that 10% allocation by the 10 settlements in that category to arrive at an allocation of 1% each, we continue to follow policy guidance and consult the next stage of the District's spatial strategy.
76. Policy 3 divides the District total of at least 15,640 net additional dwellings over the Plan period 2015-2032 among its component settlements according to the settlement hierarchy set out in Policy 2. Auckley and Hayfield Green are together allocated 125 net additional homes over the Plan period. DC have indicated that this figure was derived by looking at the number of existing dwellings in each of the relevant settlements and adding an 'economic' uplift to the larger towns.
77. The percentage of new development allocated to Auckley Parish is therefore 0.8% (125 / 15,640). This is logical in comparison with the crude calculation of 1% alluded to above, since Auckley Parish is likely to be one of the less

populous settlements in the 'Service Towns and Larger Villages' category in the settlement hierarchy and is allocated a smaller proportion of dwellings than would result from an even split.

78. Having now derived the proportion of the District's housing target allocated to Auckley Parish, we can apply this proportion to the District LHN figure calculated above. 0.8% of 566 is 5 dwellings (rounded) per year, or 75 over the Plan period, 2017-2032.
79. In summary, we have taken a number of additional steps to produce an HRF that is more locally-specific and aligned with policy than the relatively crude measure of deriving the ratio of the entire District population living in Auckley Parish. This has resulted in an annual HRF that is lower by three dwellings per year.
80. When the Doncaster emerging Local Plan is adopted, whether or not its housing target is revised according to the updated Standard Method, this figure may need to be updated.

4.4 Past dwelling completions

81. Since the Plan period begins in 2017, we now need to deduct any dwellings completed during the Plan period. The most recent available data provided by DC is for the year 2017/2018. There were four sites on which dwellings were completed during that period. The data given is for total completions to date on each site, so from the total completions to 2017/18 were deducted the total completions to 2016/17, with the remainder representing only those dwellings built during the first year of the Plan period:
 - The site at Hurst Lane had 335 total completions, minus 245 built in previous periods, resulting in 90 net additional dwellings.
 - The site at Club Impact had 24 total completions, minus 19 built in previous periods, resulting in 5 net additional dwellings.
 - The site at Hayfield Lane had 14 total completions, minus 12 built in previous periods, resulting in 2 net additional dwellings.
 - The site at Walnut Avenue had 1 total completion, which occurred during the period in question.
82. The total number of completions during the 2017/18 period was 98 dwellings. This figure already exceeds the HRF over the Plan period of 75 dwellings and is close to meeting Auckley's Parish's allocation of 125 dwellings in the emerging Doncaster Local Plan.
83. Although future commitments should not be deducted from housing targets, the site at Hurst Lane is delivering new homes consistently over time and is proposed to deliver a total of 450 units in total, leaving 115 units to be supplied in future years. If this site continues to supply new dwellings, it will lead Auckley Parish to significantly exceed its HRF over the course of the Plan period.
84. Having deducted completed dwellings since the start of the Plan period, Auckley Parish's HRF, both in total over the Plan period and on an annual basis, is reduced to 0 dwellings.

5. RQ 2. Tenure

RQ2. What Affordable Housing (social housing, affordable rented, shared ownership, intermediate rented) and market housing tenures should be included in the housing mix?

85. Tenure refers to the legal arrangements in place that enable a household to live in their home; it determines their rights and influences the level of payments to be made in return for these rights. Broadly speaking, tenure falls into two categories, Affordable Housing and Market Housing, depending on whether the household benefits from a subsidy of some sort to enable them to live in their home.
86. We will address this section by examining the tenure of dwellings in the current stock and recent supply.
87. Then, looking at affordability, we will make an assessment on whether continuation of these trends would meet future needs. We will also investigate whether there are misalignments between the supply of different tenures of housing and local need.
88. Such misalignments can justify policies that guide new development to prioritise certain tenures, to bring supply and demand into better alignment.⁸

5.1 Definitions

89. It is necessary at this stage of the study to make clear the distinction between Affordable Housing as planning terminology and the colloquial meaning of the phrase. In the course of this study, we refer to Affordable Housing, abbreviated to 'AH'. AH is those forms of housing tenure that fall within the definition of Affordable Housing set out in the current NPPF: Social Rent, Affordable Rent, Affordable Private Rent (brought forward by Build to Rent schemes), and forms of AH designed to offer affordable routes to home ownership.⁹ To distinguish this from the colloquial definition, we refer to the latter as Affordable Market Housing (AMH).
90. The definition of Affordable Housing set out in the NPPF makes clear the Government's commitment to home ownership, but recognises the important role of Social, Affordable, and Private Rent tenures for those not currently seeking home ownership.
91. The revisions seek to broaden the definition of AH to include a range of low-cost housing opportunities for those aspiring to own a home, including Starter Homes.
92. In Paragraph 64 of the NPPF, the Government introduces a recommendation that "*where major housing development is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership*". In line with PPG,¹⁰ the assumption should be that 'major housing development' can be defined as sites of more than 10 units, and that affordable home ownership includes Starter Homes, Shared Ownership homes, and homes available for discount market sale.

5.2 Current tenure profile

93. In order to set a baseline for our examination of tenure, it is necessary to present a picture in the NA based on the most recent reliable data. Table 5-1 below presents Census data from 2011; this table shows the distribution of how households occupy their homes within Auckley, compared to the rest of Doncaster and England.
94. It is worth noting the higher number of owner-occupied dwellings in Auckley (76.4%) compared to Doncaster (65.4%) and England (63.3%). There is a slightly higher number of shared ownership dwellings in Auckley (1.2%) compared to Doncaster (0.3%) and England (0.8%). When looking at the social rented sector, there is a lower proportion in Auckley (9.1%) when compared to Doncaster (17.7%) and the rest of England (17.7%), which is also seen, to a lesser extent, in the proportion of private rented dwellings in Auckley (12.4%) compared to the District (14.8%) and the rest of England (16.8%).

⁸ PPG Paragraph: 021 Reference ID: 2a-021-20160401

⁹ NPPF, July 2018

¹⁰ PPG 031 Reference ID: 23b-031-20161116

Table 5-1: Tenure (households) in Auckley, 2011

Tenure	Auckley	Doncaster	England
Owned; total	76.4%	65.4%	63.3%
Shared ownership	1.2%	0.3%	0.8%
Social rented; total	9.1%	17.7%	17.7%
Private rented; total	12.4%	14.8%	16.8%

Source: Census 2011, AECOM Calculations

95. In Table 5-2, we note the changes in the way households occupy their homes during the inter-censal period; the general uplift across all tenures is the result of the increase in dwellings (and therefore households) over the period from 1,212 in 2001 to 1,447 in 2011. It is important to note the percentages shown below can be misleading: the increase of 325.0% in shared ownership starts from a low base of 4, increasing to 17; although this is less so the case in the PRS where the 260% increase represents a base of 50 increasing to 180. Overall, the trends in Auckley show a much greater increase across all tenures than in either Doncaster or England and it is notable that Auckley saw an increase in social rented dwellings of 15.8% while both Doncaster and England saw a decrease.

Table 5-2: Rates of tenure change in Auckley, 2001-2011

Tenure	Auckley	Doncaster	England
Owned; total	9.0%	0.6%	-0.6%
Shared ownership	325.0%	24.8%	30.0%
Social rented; total	15.8%	-9.8%	-0.9%
Private rented; total	260.0%	173.3%	82.4%

Source: Census 2001 and 2011, AECOM Calculations

96. In conclusion, we can therefore note that:
- There are a substantially smaller proportion of dwellings in owner occupation in the District than the NA (65.4% v 76.4%)
 - There are proportionally more shared ownership dwellings in the NA than the District (1.2% v 0.3%)
 - the NA has a much smaller proportion of dwellings that are Social Rented than the District (9.1% v 17.7%)
97. Taking into account shifts over the inter-censal period,
- Owner-occupation remains the dominant tenure in the NA (the tenure for most households).
 - There has been a substantial increase in the Private Rented Sector (PRS) during the 2001-11 inter-censal period of 260%, or 130 homes.
 - The number of those socially renting has increased in the NA by 15.8%, but fell in the District by 9.8%.

5.3 Affordability

98. In order to understand whether the tenure profile of the current stock reflects the needs of the population currently and over the Plan period, an important starting point is to consider whether this profile provides different market segments access to dwellings of a suitable type and size given their household composition.
99. In line with the PPG, we have considered evidence of affordability by looking specifically at the relationship between lower quartile house prices and incomes, as expressed in the Lower Quartile Affordability Ratio¹¹ (LQAR) and the Median Affordability Ratio¹² (MAR). While this is a relatively crude measure of affordability, as it does not take account of the cost of servicing mortgage debt, it is a useful basic measure for benchmarking affordability changes over time. Further, the PPG makes clear that lower-quartile house prices should also be used as a benchmark for entry-level

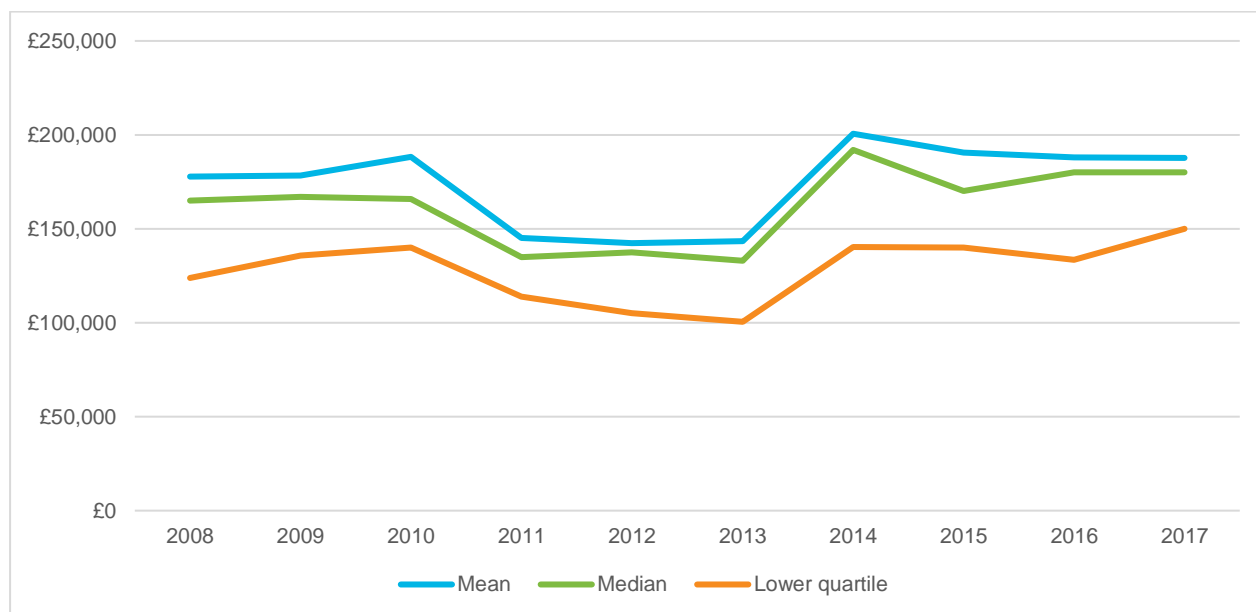
¹¹ See glossary

¹² See glossary

home prices.¹³

- 100. Figure 5-1 on the following page looks at selected measures of house prices in Auckley. This shows that price growth has been highest for the lower quartile (21.2%) and slightly lower for median prices (9.1%) and mean prices (5.6%). This suggests that price growth has been concentrated in the lower end of the market, while there has been slightly less growth in the upper end of the market, thus lifting the lower quartile figures.
- 101. It can be noted from Figure 5-1 below that house prices have fluctuated over this period, with house prices falling in 2010 before recovering to a peak in 2014. Since then house prices have been relatively stable.

Figure 5-1: House prices in Auckley 2008-2017



Source: Land Registry PPD

- 102. Table 5-3 below breaks down house prices by type of house, as recorded in the Land Registry. This shows that terraced homes have seen the greatest increase in prices over this period (38.9%) and semi-detached homes have also increased significantly (29.0%). By contrast the prices of flats decreased by 25.0% over the period. Overall, this suggests a strong demand for terraced and semi-detached homes, as well as to a lesser extent detached homes in the NA.

Table 5-3: House prices by type in Auckley, 2008-2017

Type	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Growth
Detached	£223,709	£211,229	£233,710	£199,199	£187,437	£193,500	£241,938	£245,142	£244,131	£239,214	6.9%
Semi-detached	£121,299	£127,744	£132,313	£128,995	£128,669	£126,430	£137,126	£145,441	£150,913	£156,516	29.0%
Terraced	£93,500	£94,625	£117,400	£80,000	£78,005	£92,333	£122,766	£108,740	£132,041	£129,905	38.9%
Flats	£131,450	£156,000	£125,000	£66,667	-	£67,500	£90,000	£84,214	£96,735	£98,600	-25.0%
All Types	£177,728	£178,472	£188,212	£145,036	£142,363	£143,380	£200,605	£190,487	£187,902	£187,654	5.6%

Source: Land Registry PPD

For the purposes of this HNA, given the inaccessibility of household income data at the neighbourhood level, we have used CACI paycheck data to identify mean, median and lower quartile income bands. Table 5-4 below sets out the household income for the NA; the median income is £38,071, while the lower quartile income is £22,759.

¹³ Planning Practice Guidance, Paragraph: 024 Reference ID: 2a-024-20180913

Table 5-4: Household Income, Auckley 2018

	Auckley	England
Mean Income	£44,842	£32,945
Median Income	£38,071	£26,336
Upper Quartile Income	£59,336	£43,728
Lower Quartile Income	£22,759	£14,968

Source: CACI paycheck data

103. From this it is possible to generate an estimated MAR of 4.7 (£180,000/£38,071) and LQAR of 6.15 (£140,000/22,759)

5.4 Affordability Thresholds

104. In order to gain a finer understanding of affordability, it is also useful to understand what levels of income are required to afford different tenures. This done using 'affordability thresholds'.

105. We have prepared thresholds for: market purchase; PRS; Shared Ownership at 25%, 50%, and 75%; Affordable Rent set at 80%, and estimated Social Rent levels across Auckley. These calculations are detailed in the Appendix A. The key assumptions made in assessing the affordability of different tenures are explained alongside the calculations. Table 5-4 below shows the annual cost of different tenures and the income required (excluding deposits saved) to support these costs within Auckley.

Table 5-4: Affordability Thresholds (Income required, £)

Tenure	Cost of purchase	Annual rent	Income Required
Entry-level Market Sale	£134,998	N/A	£38,571
Shared ownership (75%)	£101,248	£3,750	£32,678
Starter Homes	£107,998	N/A	£30,857
Entry-level Market Rent	£67,499	£7,500	£26,785
Shared ownership (50%)	N/A	£6,293	£25,171
Shared ownership (25%)	£33,749	£11,250	£20,893
Affordable Rent	N/A	£5,034	£20,137
Social Rent - 3 Bed Dwelling	N/A	£4,799	£19,194
Social Rent - 2 Bed Dwelling	N/A	£4,232	£16,927

Source: AECOM Calculations

106. The income required to afford the different tenures is then benchmarked against two measurements of household income: the median annual household income and the lower quartile household income for the District set out above of £20,098 and £13,104 respectively.

107. Taking into consideration the Affordability Thresholds set out above, it is immediately apparent for a large proportion of these households, the majority of tenures would not be suitable, depending on whether they are seeking to rent or adopt a pathway to home ownership. As a result, a varied mix of tenures is appropriate to meet the community's housing.

Conclusions

- Based on CACI Paycheck data compared with price paid data from the Land Registry, an estimated LQAR for Auckley is 4.7 and 6.15 in 2017.
- The affordability threshold calculations indicate that for those households earning around the median or less, the majority of tenures are not accessible. For these households, only Social Rent dwellings would be within their reach.

- Having said this, property in Auckley is relatively inexpensive compared with elsewhere in the England. For this reason a wide range of tenures are affordable to households earning around £30,000. To afford entry-level market sale however, an income of £38,571 is required.

6. RQ 3. Type and size

RQ3: What type (terraced semi, bungalows, flats and detached) and size (number of bedrooms) of housing is most appropriate to meet local needs?

108. The PPG recommends a consideration of the existing housing provision and its suitability, having regard to demographic shifts in age and household composition, 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 in Auckley. Demographic shifts in age and household composition will then be considered. Finally, the future demand for housing by size and type will be determined by the way different household types currently occupy their dwellings in the District.

6.1 Existing types and sizes

109. The 2011 Census shows that there were 1,482 households in Auckley, living in 584 detached houses, 627 semi-detached, 218 terraced houses, and 52 flats. Compared with the District, Auckley is characterised by a greater proportion of detached dwellings (16.4% higher than the District level), and smaller proportion of semi-detached and terraced dwellings. There are also a very limited number of flats compared to the District and National level (see Table 6-1 below).

Table 6-1: Accommodation type (households), 2011

Dwelling type		Auckley	Doncaster	England
Whole house or bungalow	Detached	39.4%	23.0%	22.4%
	Semi-detached	42.3%	44.8%	31.2%
	Terraced	14.7%	23.7%	24.5%
Flat, maisonette or apartment	Purpose-built block of flats or tenement	3.3%	6.2%	16.4%
	Parts of a converted or shared house	0.1%	1.1%	3.8%
	In commercial building	0.1%	0.8%	1.0%

Source: ONS 2011, AECOM Calculations

110. Table 6-2 below sets out the distribution of the number of rooms by household space. The housing stock in Auckley is characterised by large properties with the majority of dwellings having more than five rooms. The share of very large dwellings (more than 8 rooms) is higher in Auckley than at the District level (18.7% compared to 9.5%). Only 19% of the stock in Auckley consists of dwellings with one to four rooms, which could be considered entry-level homes,¹⁴ with one to three bedrooms making up only 2.2% of the stock compared to 8.0% at a District level.

Table 6-2: Number of rooms per household, 2011

Number of Rooms	2011	2011
	Auckley	Doncaster
1 Room	0.0%	0.3%
2 Rooms	0.1%	1.1%
3 Rooms	2.1%	6.6%
4 Rooms	16.8%	15.9%
5 Rooms	30.5%	31.9%
6 Rooms	20.5%	24.9%
7 Rooms	11.3%	9.9%
8 Rooms or more	8.8%	5.3%

¹⁴ Homes that are suitable for first-time buyers, sometimes also defined as lower quartile property price.

9 Rooms or more	10.0%	4.2%
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Source: ONS 2011, AECOM Calculations

111. It is also relevant to consider how the number of rooms occupied by households changed between the 2001 and 2011 censuses. The main change from the 2001 Census findings is that the number of very large properties increased, smaller family houses of four to five rooms increased slightly, while there was a significant growth in three-room dwellings. The biggest drop was in two-room dwellings, although this was from a low base of 3 dwellings.

Table 6-3: Rates of change in number of rooms per household in Auckley, 2001-2011

Number of Rooms	Auckley	Doncaster	England
1 Room	0.0%	-10.2%	-5.2%
2 Rooms	-66.7%	14.7%	24.2%
3 Rooms	55.0%	19.6%	20.4%
4 Rooms	3.8%	-1.3%	3.5%
5 Rooms	2.6%	-3.5%	-1.8%
6 Rooms	13.8%	4.5%	2.1%
7 Rooms	44.2%	28.8%	17.9%
8 Rooms or more	77.1%	47.6%	29.8%

Source: ONS 2001-2011, AECOM Calculations

112. At this point it is also useful to compare the data on numbers of rooms with Census estimates of the number of bedrooms for each household. Table 6-4 below summarises the proportion of households occupying each size of home in terms of the number of bedrooms. This data finds a clear lack of 1 bedroom homes in Auckley and an excess of 4 bedroom homes.

Table 6-4: Number of bedrooms in household spaces, 2011

Bedrooms	Auckley		Doncaster		England	
All categories: No of bedrooms	1,447	100.0%	126,487	100.0%	22,063,368	100.0%
No bedrooms	1	0.1%	204	0.2%	54,938	0.2%
1 bedroom	14	1.0%	8,887	7.0%	2,593,893	11.8%
2 bedrooms	330	22.8%	30,346	24.0%	6,145,083	27.9%
3 bedrooms	728	50.3%	69,266	54.8%	9,088,213	41.2%
4 bedrooms	295	20.4%	14,513	11.5%	3,166,531	14.4%
5 or more bedrooms	79	5.5%	3,271	2.6%	1,014,710	4.6%

Source: ONS 2011, AECOM Calculations

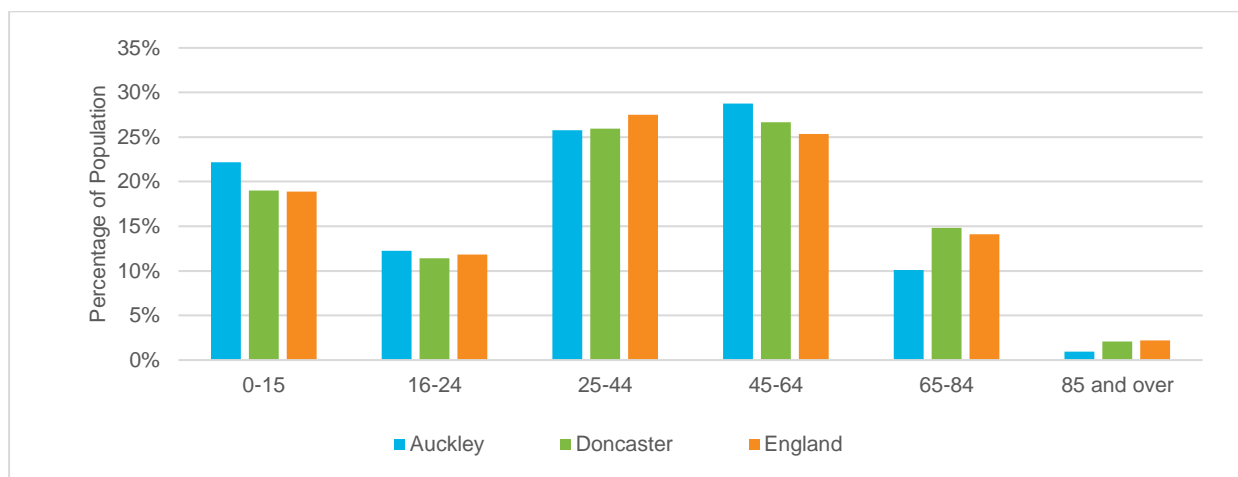
6.2 Household composition and age structure

113. We have established the current stock profile of Auckley and identified recent changes in its composition. The evidence assembled below examines the composition and age structure of households both now and in future years. Through a consideration of the types of households forming and the mix of age groups, it is possible to consider the type and size of housing needed in the NA.

6.2.1 Age structure

114. The 2011 Census data reveals that the age band 45-64 is the largest single group, which is also the case in the District, but not nationally, where the largest single group is the age band 25-44. The NA has a smaller proportion of people in the age bands 65-84 and 85 and over, and a greater proportion in 0-15 compared with the District and England (see Table 6-1/Figure 6-1 below).

Figure 6-1: Age structure, 2011



Source: ONS 2011, AECOM Calculations

115. The Census shows that since 2001 the proportion of the population aged over 85 has increased by 71.4% in Auckley, compared to 37.6% in the District, while the population aged 16-24 has increased by 43.1% compared with 18.8% in the District (see Table 6-5 below).

Table 6-5: Rate of change in the age structure of the population, 2001-2011

Age group	Auckley	Doncaster	England
0-15	-0.8%	-4.1%	1.2%
16-24	43.4%	18.8%	17.2%
25-44	-5.9%	-3.0%	1.4%
45-64	36.5%	15.3%	15.2%
65-84	37.5%	5.8%	9.1%
85 and over	71.4%	37.6%	23.7%

Source: ONS 2001-2011, AECOM Calculations

116. ONS population projections also reveal that by the end of the Plan period in 2032, there will be significant increases the proportion of the population in older age band. With the numbers of people aged over 60 all increasing significantly, particularly amongst those aged 70-74. This compares to a decline in age groups 0-9, 24-34, and 50-59. This is likely to lead to a significant increase in the demand for housing related support services. The ageing of the current 45-64 age band also has major implications for Auckley over the neighbourhood plan period.

6.2.2 Household composition

117. Household composition in Auckley differs from the District in that there are around 10% fewer one person households and 10.9% more families with dependent children. Single families with dependent children are the single largest household type in the NA (37.9%), accounting for the prevalence of large family dwellings identified earlier.

118. There are fewer households aged 65 and over in Auckley compared with the District, which echoes with the earlier finding that the NA has a slightly smaller proportion of older people (Table 6-6).

Table 6-6: Household composition (by household), 2011

Household composition		Auckley	Doncaster	England
One person household	Total	18.6%	28.5%	30.2%
	Aged 65 and over	7.1%	12.8%	12.4%
	Other	11.5%	15.8%	17.9%
One family only	Total	76.7%	65.0%	61.8%
	All aged 65 and over	6.8%	8.7%	8.1%
	With no children	21.8%	18.8%	17.6%
	With dependent children	37.9%	27.0%	26.5%
	All children Non-Dependent	10.2%	10.6%	9.6%
Other household types	Total	4.7%	6.4%	8.0%

Source: ONS 2011, AECOM Calculations

119. Since 2001, the main changes are the significant increase of single person households. The number of single person households increased by 39.4%, which is 29.2% above the District. Of this, there was an increase in single person households aged 65 and over of 32.1% in Auckley compared to a decrease of 8.6% at the District level (see Table 6-7). It is also notable that family households with no children increased in by 23.9%, as against 7.3% in the District.

Table 6-7: Rates of change in household composition, 2001-2011

Household type		Percentage change, 2001-2011		
		Auckley	Doncaster	England
One person household	Total	39.4%	10.2%	8.4%
	Aged 65 and over	32.1%	-8.6%	-7.3%
	Other	44.3%	32.3%	22.7%
One family only	Total	14.6%	2.3%	5.4%
	All aged 65 and over	11.4%	-5.0%	-2.0%
	With no children	23.9%	7.3%	7.1%
	With dependent children	11.4%	-1.8%	5.0%
	All children non-dependent	10.5%	11.5%	10.6%
Other household types	Total	19.3%	47.7%	28.9%

Source: ONS 2001-2011, AECOM Calculations

120. It is important to recognise that households of different ages are likely to have different housing needs. This relationship is examined in the following section.

6.1 Dwelling mix determined by life-stage modelling

121. In this section, we provide an estimate of the mix of size of homes needed by the end of the Plan Period by matching future household composition to current patterns of occupation by age. We are working from the assumption that the same household types are likely to wish to occupy the same size of homes in 2032 as they did in 2011.
122. First, we use household projections provided by MHCLG to achieve an understanding of the future distribution of households by the age of the Household Reference Person (HRP). This data is only available at the District level and for the years 2014 and 2039. Therefore, we have estimated what the distribution of households by the age of the HRP would be in 2032 (red in the table). The data is presented in Table 6-8 below.

Table 6-8: Projected distribution of Households by age of HRP (Doncaster)

Year	Age of HRP 24 and under	Age of HRP 25 to 34	Age of HRP 35 to 54	Age of HRP 55 to 64	Age of HRP 65 and over
2011	4,570	17,473	48,351	21,931	34,162
2014	4,800	17,935	46,362	21,864	37,361
2032	5,137	15,582	45,985	21,540	49,039
2039	5,268	14,666	45,839	21,415	53,580

Source(s): MHCLG 2014-based household projections, ONS 2011, AECOM Calculations

123. At this point, it is necessary to arrive at an estimate of the change to the age structure of the population in Auckley. To do so, the percentage of increase expected for each group in Doncaster, derived from the data presented in Table 6-8 was applied onto the population of Auckley. The results of our calculation are detailed in Table 6-9 below:

Table 6-9: Projected distribution of Households by age of HRP (Auckley)

Year	Age of HRP 24 and under	Age of HRP 25 to 34	Age of HRP 35 to 54	Age of HRP 55 to 64	Age of HRP 65 and over
2011	36	193	688	256	274
2014	38	198	660	255	300
2032	40	172	654	251	393

Source: AECOM Calculations

124. In Table 6-10 below, we set out the distribution of dwellings of different sizes according to the age of the HRP.

Table 6-10: Age of household reference person to size, grouped (Doncaster)

Size	Age of HRP 16 to 24	Age of HRP 25 to 34	Age of HRP 35 to 54	Age of HRP 55 to 64	Age of HRP 65 and over
1 bedroom	7.6%	5.8%	4.3%	6.8%	12.2%
2 bedrooms	39.9%	28.7%	17.8%	21.2%	30.0%
3 bedrooms	48.2%	57.0%	57.5%	56.0%	49.8%
4 bedrooms	3.0%	6.9%	16.6%	13.2%	6.5%
5+ bedrooms	1.2%	1.5%	3.8%	2.9%	1.5%

Source(s): MHCLG 2014-based household projections, ONS 2011, AECOM Calculations

125. We established the preference shown by households at different life-stages towards dwellings of different sizes, and the approximate number of households in Doncaster and Auckley falling into each of these stages at the end of the Plan period in 2032. It is now possible to put forward recommendations as to how the housing stock should evolve in terms of size over the Plan period to overcome any misalignments between supply of dwellings and demand (see Table 6-11 below).

Table 6-11: Ideal size distribution in Auckley in 2032, according to household life-stages

Size	Age of HRP 16 to 24	Age of HRP under 35	Age of HRP 35 to 54	Age of HRP 55 to 64	Age of HRP 65 and over	Total Households requiring dwelling sizes
Pop 2032	40	172	654	251	393	-
1 bedroom	3	10	28	17	48	106
2 bedrooms	16	49	117	53	118	353
3 bedrooms	20	98	376	141	196	831
4 bedrooms	1	12	109	33	26	181
5+ bedrooms	0	3	25	7	6	41

Source: Census 2011, AECOM Calculations

126. It is now possible to compare the housing mix in terms of size in 2011 with the projected requirement based on the estimates set out above in Table 6-11 as to the change in the age structure of the population in Auckley.
127. below indicates that, by 2032, the distribution of dwellings should be weighted more towards the smaller end of the size spectrum, with a particular focus on entry-level and family dwellings of one, two, and three bedrooms.

Table 6-12: Size distribution in 2011 compared to ideal distribution in 2032 (Auckley)

Number of bedrooms	2011		2032	
	Count	Percentage	Count	Percentage
1 bedroom	1	0.1%	106	7.0%
2 bedrooms	14	1.0%	353	23.4%
3 bedrooms	330	22.8%	831	54.9%
4 bedrooms	728	50.3%	181	12.0%
5 or more bedrooms	295	20.4%	41	2.7%
Total households	1,447	100.0%	1,512	100.0%

Source: Census 2011, AECOM Calculations

128. Table 6-13 below sets out in stark terms the dramatic misalignment between demand for housing, based on the preferences expressed by households at different life-stages, and the current stock in the NA.

Table 6-13: Misalignments of supply and demand for housing

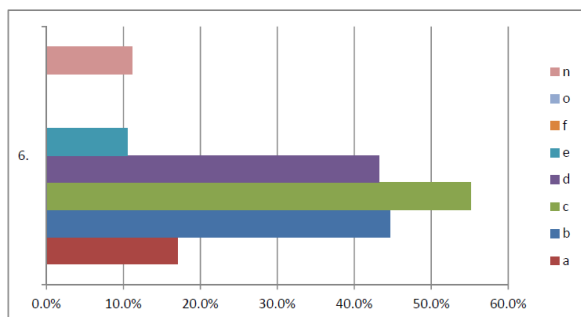
Number of bedrooms	2011	2030	Change to housing mix	Recommended split
1 bedroom	1	106	105	11.1%
2 bedrooms	14	353	339	35.9%
3 bedrooms	330	831	501	53.0%
4 bedrooms	728	181	-547	0.0%
5 or more bedrooms	295	41	-254	0.0%

Source: AECOM Calculations

129. In order to avoid misalignment between supply and demand and to re-equilibrate the stock over the plan period, we recommend that 11% of houses in new developments be one-bedroom homes, 36% two-bedroom, and 53% three-bedroom. The need of most people in the community will be for two and three-bedroom homes and there will be no justification to build further large properties with four or five more bedrooms.
130. In addition, Auckley Parish Council have conducted a household survey in which resident were asked about various aspects of life in the NA, and their opinion about future development. The survey attracted 504 responses; assuming one response per household, this equates to a response rate of around 35%. This included the question, "Doncaster Council may seek to build more homes in Auckley Parish over the next 15 years, which type of dwellings do you think are needed?" The responses are outlined below; this supports the findings set out in this study that there is strong support for smaller dwellings, in addition to the larger homes suitable for families.

Figure x: Resident housing preferences

	T	R		
a	86	17.1%	19.2%	a Housing for rent
b	225	44.6%	50.2%	b Retirement or sheltered housing
c	278	55.2%	62.1%	c Small houses for purchase (1 or 2 bed)
d	218	43.3%	48.7%	d Large houses for purchase (3+ bed)
e	53	10.5%	11.8%	e Flats for purchase or rent (1 or 2 bed)
f	0	0.0%	0.0%	f Accommodation for travelling community
o	0	0.0%	0.0%	o other...
n	56	11.1%	12.5%	n no reply



Source: Auckley Resident Survey

Conclusions

131. Bringing together the evidence related to type and size of dwellings, the following conclusions are relevant to plan-making moving forward:

- Terraced homes have seen the greatest increase in prices over this period (38.9%) and semi-detached homes have also increased significantly (29.0%). This suggest strong demand for family housing, reinforcing the impression the area is attractive to these households By contrast the prices of flats decreased by 25.0% over the period. Overall, this suggests a strong demand for terraced and semi-detached homes, as well as to a lesser extent detached homes in the NA.
- There are a substantially higher proportion of detached dwellings in the NA compared with the District (34.3% v 23.0%). In addition, the housing stock in Auckley is characterised by large properties with the majority of dwellings having more than five rooms. The share of very large dwellings (more than 8 rooms) is higher in Auckley than at the District level (18.7% compared to 9.5%). Only 19% of the stock in Auckley consists of dwellings with one to four rooms, which could be considered entry-level homes, with one to three bedrooms making up only 2.2% of the stock compared to 8.0% at a District level. This points firmly to the existence of a preponderance of larger dwellings in the NA.
- This scenario is compounded by 2001 Census findings that suggest that the number of very large properties increased, and there was a significant drop in two-room dwellings. This points to the conversion of smaller dwellings into larger homes over the course of the inter-censual period
- There are a lower proportion of terraced homes in the NA than in the District (14.7% v 23.7%), and roughly half the proportion of all dwellings are flats in the NA compared with the District. This points reflect the more rural character of the NA.
- The NA has a smaller proportion of people in the age bands 65-84 and 85 and over, and a greater proportion in 0-15 compared with the District and England. This points to the area being popular with families.
- The Census shows that since 2001 the proportion of the population aged over 85 has increased by 71.4% in Auckley, compared to 37.6% in the District, while the population aged 16-24 has increased by 43.1% compared with 18.8% in the District.
- ONS projections over the Plan period to 2032 suggest there will be significant increases the proportion of the population in older age band. This compares to a decline in age groups 0-9, 24-34, and 50-59. This suggests that smaller dwellings, and those suited to the needs of the elderly should be treated as a priority.
- Household composition in Auckley differs from the District in that there are around 10% fewer one person households and 10.9% more families with dependent children.

- The number of single person households increased by 39.4% during the inter-censal period, which is 29.2% above the District. Of this, there was an increase in single person households aged 65 and over of 32.1% in Auckley compared to a decrease of 8.6% at the District level. It is also notable that family households with no children increased in by 23.9%, as against 7.3% in the District.
- Following our life-stage modelling, by 2032, the distribution of dwellings should be weighted more towards the smaller end of the size spectrum, with a particular focus on entry-level and family dwellings of one, two, and three bedrooms.
- To avoid misalignment between supply and demand and to re-equilibrate the stock over the plan period, we recommend that 11% of houses in new developments be one-bedroom homes, 36% two-bedroom, and 53% three-bedroom. The need of most residents will be for two and three-bedroom homes and there will be no justification to build further large properties with four or five more bedrooms.

7. RQ 4. Specialist Housing

RQ4: What provision should be made for

i. Newly forming households

ii. Older people seeking to down-size

iii. Elderly people no longer able to remain in their own home

132. There are two parts to the research question addressed in this section of the report.

133. The first section sets out recommendations on providing specialist housing for newly forming households.

134. The second section sets out recommendations on providing specialist housing for elderly residents.

7.1 Newly forming households

135. This part of the research question relates to the housing needs of newly forming households in Auckley. For the purpose of this HNA, we define newly forming households as those where the HRP¹⁵ is aged between 18 and 35 and is looking to form their own independent household.

136. We start by looking at the ONS 'Age by single year' dataset. This reveals that there were 764 individuals aged between 18 and 35 in the NA in 2011. This represents 20.4% of the population. These individuals may or may not have formed their own households.

137. Table 7-1 below (Household lifestage) shows that there is a total of 229 households with an HRP aged below 35, or around 15.8% of all 1,447 households in Auckley. To estimate the number of individuals aged between 18 and 35 residents this represents, we use the following approach:

- i. We multiply the number of households under 35 by the average household size in the Parish (2.59 individuals per household), which results in 220 individuals. ($229 * 2.59 = 593$)
- ii. We then discount the number of individuals below 18. As 125 households live with at least one dependent child, we estimated there were about 125 children among these households. ($593 - 125 = 468$)
- iii. Therefore, among the 764 individuals who are between 18 and 35, 468 have formed their own household and 296 have not. ($717 - 468 = 249$)
- iv. This represents 114 households that could potentially be formed (249 is divided by 2.59).

138. We assume these households are still living with their parents. They will have not formed their own household for several reasons, including the absence of suitable affordable tenures.

139. Census data about household composition shows that 147 households have non-dependent children living in them. The figure of 114 above can therefore be seen as a broadly reasonable estimate.

140. Therefore, around 114 households in Auckley have the potential to form their own household at the time of the last Census in 2011 (7.9% of the total number of households).

Table 7-1: Household where age of HRP under 35

Household composition	Number
Age of HRP under 35: One person household	34
Age of HRP under 35: Two or more person household: No dependent children	70
Age of HRP under 35: Two or more person household: With dependent children	125
Age of HRP under 35: Total	229

Source: ONS, 2011

¹⁵ See glossary

141. Now that we have identified the number of newly forming households in need, we need to find out the type of tenures they are most likely to occupy. To do so, we look at tenure occupied by households aged 24 and under, and 25 to 49 in the NA. This is presented in Table 7-2 below.

142. An overwhelming majority of households below 24 are renting their home, the majority in the PRS (or living rent free). Between 25 and 49, the majority of households own their home via a mortgage, loan, or through Shared Ownership. By contrast, only 7.4% of them own their homes outright. There is roughly similar split between social and private rent, 12.1% and 19.1% respectively.

Table 7-2: Tenure by age of HRP, Auckley 2011

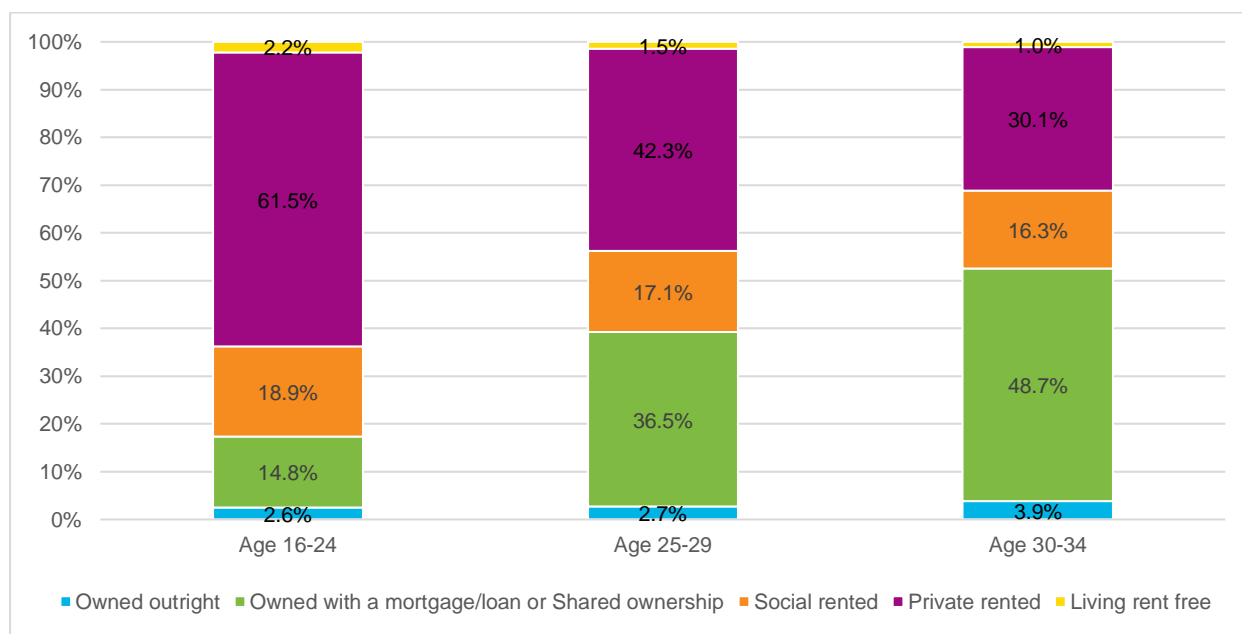
Tenure	Age 24 and under		Age 25 to 49	
	Number	Percent	Number	Percent
All categories: Tenure	36	100.0%	692	100.0%
Owned or shared ownership: Total	10	27.8%	476	68.8%
Owned: Owned outright	0	0.0%	51	7.4%
Owned: Owned with a mortgage or loan or shared ownership	10	27.8%	425	61.4%
Rented or living rent free: Total	26	72.2%	216	31.2%
Rented: Social rented	5	13.9%	84	12.1%
Rented: Private rented or living rent free	21	58.3%	132	19.1%

Source: ONS, 2011

143. This data we have just examined considers the tenure of HRP aged between 25 and 49 in one single group. However, the tenures occupied by different households can vary significantly between the ages of 25 and 49. This data does not capture the tenures occupied specifically by households where the HRP is aged below 35.

144. Therefore, we turned to data at the District level, as it provides the level of precision we are seeking. The data presented in Figure 7-1 below reveals that as households age from 16-24 to 25-29 and 30-34 the proportion in the PRS falls each time and the proportion owning housing with a mortgage, loan, or through Shared Ownership increases.

Figure 7-1: Tenure by age of HRP, Doncaster 2011



Source: ONS, 2011

145. Data on the tenures occupied by HRPs aged between 16 and 24 is available at both the NA and the District level. When comparing them, we see that trends differ between these two geographies. In both areas, HRP aged between

16 and 24 overwhelmingly rent. However, in the NA they are much more likely to own houses through a mortgage, loan, or shared ownership (27.8%) than at a District level (14.8%).

- 146. Based on ONS Census data 2011, we have estimated that about 296 individuals below 35 have not formed their own household by that year. This represents around 114 households with the potential to be formed.
- 147. Based on the average of the numbers in Table 7-2 and Figure 7-1, an estimated tenure split of new-build homes has been arrived at bearing in mind the needs of newly forming households specifically. We note this emphasizes the importance to these households of both entry-level market sales (including affordable routes to home ownership) and private rent.

Table 7-3: Recommended tenures in Auckley to meet the needs of newly forming households

Tenure	Recommended proportion
Home ownership	1%
Entry-level market sales/intermediate ownership product	21%
Social rent	16%
Private rent	61%

Source: AECOM calculations

7.2 Elderly residents

- 148. This section sets out AECOM’s estimate of the specialist housing needs of those aged 75+. We do this through two methods, one projection based on the tenure of dwellings typically occupied by people in this age group and, for the purposes of comparison, another based on the Housing Learning and Improvement Network’s (HLIN) recommended levels of provision per 1,000 head of population.
- 149. Older people typically occupy a broad range of accommodation, including both market housing and more specialist accommodation. Two main types of specialist accommodation for older people include sheltered housing and extra care housing (see Appendix B for definitions).
- 150. It is important to note that bed spaces in communal establishments such as live-in care homes are not included in the calculation below. Such dwellings occupy a different land-use class to other types of specialist housing for older people and are subject to separate need calculations that are outside of the scope of this study, which is confined to the needs of ‘private households’. That said, we will note the provision of such accommodation as it relates to the NA in question.

7.2.1 Tenure-led projections

- 151. Firstly, we review data on the tenure of households aged 55-75 across Doncaster. We take this cohort approach because it is these households which, over the next 20 years, will be reaching the age of 75+. This is considered the typical threshold age for specialist housing provision, and thus forms the basis for calculations of future housing need and provision within this age group using the HLIN toolkit. We will then use the tenure split within this cohort to project forward the need for specialist housing according to different tenure, based on the premise that those currently occupying their own home will wish to do so in future, even where downsizing or moving into specialist accommodation, and that those who currently rent, either in the private or social sectors, will need affordable rented accommodation of some kind.

Table 7-4: Tenure of households aged 55-75 in the District, 2011

All owned	Owned outright	Owned with a mortgage or loan or Shared Ownership	All Rented	Social rented	Private rented	Living rent free
74.9%	54.3%	20.5%	25.1%	18.4%	5.3%	1.5%

Source: Census 2011

152. Secondly we project how the overall number of older people in Auckley is likely to change in future based on the ONS' sub-national population projections for the year 2032.

Table 7-5: Projections of elderly population in the NA to end of plan period

Age group	2011		2032	
	Auckley (Census)	Doncaster (Census)	Auckley Projection (AECOM Calculation)	Doncaster Projection (ONS SNPP 2014)
All ages	3,745	302,402	3,899	314,873
75+	150	24,032	228	36,504
%	4.0%	7.9%	5.8%	11.6%

Source: ONS SNPP 2016, AECOM Calculations

153. The results of this exercise provide us with a projection of the number of people living in each tenure in the 55-75 cohort in 2011 as shown in the table below. A key assumption here is that, for the purposes of arriving at the proportion of households aged 75+ falling into different tenures in 2032, and the number of specialist units to be provided, the growth in the overall population of those aged 75 and over may be used. This is justified on the basis that many people over the age of 75 do live alone on account of, for example, the death of a partner, and encourages a conservative view of future provision. In the context of a rapidly aging population, this is not unreasonable.

Table 7-6: Projected tenure of households aged 75+ in the NA to the end of the Plan Period

Owned	Owned outright	Owned with a mortgage or loan or Shared Ownership	All Rented	Social rented	Private rented	Living rent free
171	124	47	57	42	12	3

Source: Census 2011, ONS SNPP 2013, AECOM Calculations

154. Thirdly we have considered the incidence of mobility limitations, as defined by the census, within each tenure group for those aged 65+ in Auckley. This allows us to link the levels of need (as defined by the levels of mobility limitations within the population) to tenure (based on the premise that such needs can be deemed a proxy for the need for specialist housing in this age group). The tendency for people in rented housing to have higher dependency levels is well established, and partly arises because people with higher dependency levels tend to have lower incomes and so are less able to afford to buy, even at earlier stages in their lives.

Table 7-7: Tenure and mobility limitations of those aged 65+ in the NA, 2011

Tenure	All categories: Long-term health problem or disability	Day-to-day activities limited a lot		Day-to-day activities limited a little		Day-to-day activities not limited	
All categories: Tenure	410	94	22.9%	101	24.6%	215	52.4%
Owned or shared ownership: Total	378	80	21.2%	91	24.1%	207	54.8%
Owned: Owned outright	333	73	21.9%	78	23.4%	182	54.7%
Owned: Owned with a mortgage or loan or shared ownership	45	7	15.6%	13	28.9%	25	55.6%
Rented or living rent free: Total	32	14	43.8%	10	31.3%	8	25.0%
Rented: Social rented	17	10	58.8%	4	23.5%	3	17.6%
Rented: Private rented or living rent free	15	4	26.7%	6	40.0%	5	33.3%

Source: DC3408EW Health status

155. If we focus on those whose activities are limited a lot, the calculations suggest that of the 57 renters and 171 owners in Auckley in this age group, there could be a need for 25 specialist homes for owner occupiers (21.2% x 171) and 80 for renters of all kinds (43.8% x 57), or 61 new specialist homes in total.

156. These outputs are shown in the table below, based on the assumption that those whose day-to-day activities are limited a lot will need housing with care (e.g. extra care housing, with significant on-site services, including potentially medical services), whilst those with their day to day activities limited only a little may need adaptations to their existing homes, or sheltered or retirement living providing some degree of oversight or additional services for older people.

Table 7-8: AECOM estimate of specialist housing need in the NA at the end of the Plan Period

Type	Affordable	Market	Total (rounded)
Housing with care (e.g. extra care)	Multiply the number of people across all rented (not just social rent as those aged 65+ who need to rent are overwhelmingly likely to need Affordable Housing) housing by the percent in that tenure who have day to day activity limitations limited a lot.	Multiply the number of people across all owned housing by the percent in that tenure who have day to day activity limitations limited a lot.	61
	25	36	
Adaptations, sheltered, or retirement living	Multiply the number of people across all rented housing by the percent who have day to day activity limitations limited a little.	Multiply the number of people across all owned housing by the percent in that tenure who have day to day activity limitations limited a little.	59
	18	41	
Total	43	77	120

Source: Census 2011, AECOM Calculations

7.2.2 HLIN recommended provision

157. It is worth comparing these findings with the recommendations of the HLIN, an authority on how to plan for the housing needs of the elderly. In Table 7-9 below we reproduce from their study 'Strategic Housing for Older People'. These serve as a guide as to the numbers of specialist dwellings for older people given the increase in their numbers over the Plan period, and how these should be split into the different tenures.

Table 7-9: Apportionment of Specialist Housing for Older People

FORM OF PROVISION	ESTIMATE OF DEMAND PER THOUSAND OF THE RELEVANT 75+ POPULATION
Conventional sheltered housing to rent	60
Leasehold sheltered housing	120
Enhanced sheltered housing (divided 50:50 between that for rent and that for sale) ³⁶	20
Extra care housing for rent	15
Extra care housing for sale	30
Housing based provision for dementia	6

Source: HLIN

158. As we have seen in, the NA is forecast to have a population of the over 75s of 228 by the end of the Plan period, an estimated increase of 78 people. This should mean there should be an additional need (assuming those in need in 2011 are properly housed).

- Conventional sheltered housing to rent = $60 \times .078 = 5$
- Leasehold sheltered housing = $120 \times .078 = 9$
- Enhanced sheltered housing (divided 50:50 between that for rent and that for sale) = $20 \times .078 = 2$
- Extra care housing for rent = $15 \times .078 = 1$
- Extra care housing for sale = $30 \times .078 = 2$
- Housing based provision for dementia = $6 \times .078 = 0$

159. This produces a total of 20 specialist dwellings (rounded).

160. Below are the equivalent HLIN recommendations, which produce a similar figure with regards to affordable provision (36.3% relative to 35.7%) and a much higher weighting towards lower care needs (71.7% relative to 49.1%). It is worth noting the tenure-led approach includes adapted dwellings which are typically mainstream housing.

Table 7-10: HLIN estimate of specialist housing need in the NA at the end of the Plan Period

Type	Affordable	Market	Total
Housing with care (e.g. extra care)	Includes: enhanced sheltered housing for rent + extra care housing for rent + housing based provision for dementia	Includes: enhanced sheltered housing for sale + extra care housing for sale	6
	2	3	
Sheltered housing	Conventional sheltered housing for rent	Leasehold sheltered housing	14
	5	9	
Total	7	12	85

Source: HLIN

7.2.3 Conclusions

161. Under the Tenure-led approach, this concludes 61 extra-care dwellings are required. In contrast the number generated by the Housing LIN approach amounts to 6 dwellings. We would suggest a mid-way point is appropriate and the Neighbourhood Plan should support **33** such dwellings to exist within the NA by the end of the Plan period, allowing for current supply.
162. As regards to sheltered homes and retirement living, a similar principle may be applied. The midway point between the tenure-led approach for 59 homes and the Housing LIN for 14 homes is 37 (rounded). Therefore, **37** such dwellings should come into existence in the NA over the Plan period, taking account of current supply.
163. This produces an overall requirement for **70** specialist dwellings for the elderly should exist in the NA come the end of the Plan period. This target may be met from current supply and new development over the period.
164. To respond to the specific query raised by the group as to how should the neighbourhood plan for older people seeking to down-size; this is first and foremost a question of planning for the right size of dwellings over the plan-period to cater to changing community needs. This has been discussed at length in the section of this document that deals with “type and size” of dwellings. In particular, this analysis picked up in the “life-stage modelling” section of the study. This concludes that by 2032, the distribution of dwellings should be weighted more towards the smaller end of the size spectrum, with a particular focus on entry-level and family dwellings of one, two, and three bedrooms.
165. As regards elderly people no longer able to remain in their own home, this HNA does not look into the likely growth of the institutional population beyond accessing the need for provision for dementia. This has concluded demand for housing of this kind is beneath the level at which is it feasible to plan in the context of a Neighbourhood Plan.

Supply of dwellings

166. In arriving at a final target, it is necessary to take account of current supply. There are a number of routes open to identifying supply. Data may be available within the Local Authority’s housing evidence base. Alternatively, data may be collated manually on the amount of specialist housing within a given area using the search function on the Elderly

Accommodation Councils Website: <http://www.housingcare.org>.

167. In identifying “current supply” it is necessary to bear in mind the split between the two principle types of specialist housing to arrive at an assessment of the degree to which supply of dwellings is aligned with demand. For example, if there is a clear under-supply of extra-care dwellings, this type should be a priority for future supply.

Affordable homes

168. In terms of an appropriate percentage of Affordable Housing, we would recommend an overall target of around X% [comment on whether this is in line with Local Plan policy]. It is however important to take into account the type of housing being brought forward on each particular site before arriving at an appropriate number of Affordable Housing units.

169. There is a greater need for Affordable Housing among those who require extra-care housing. However, due to the higher build costs associates with this type of housing a lower percentage may be appropriate so as to safeguard viability.

170. In addition, the Parish should then consider whether further evidence, for example a survey of older people in the area, might support the need for further specialist dwellings for those whose day to day activities may be limited only a little, or whether Lifetime Homes-standard dwellings or adaptations to existing homes would be suitable to meet their needs.

Relationship between specialist units and the Neighbourhood Plan’s over-all housing target

171. There is no obligation for the whole need to be provided within the Parish itself. As such, these specialist dwellings do not need to be provided within the neighbourhood plan housing target - rather, there will be some overlap between these dwellings and the target, depending on the number that could reasonably be provided within the parish itself. In many cases, it will be more appropriate for a ‘hub and spoke’ model to be developed i.e. a development of specialist care dwellings in a nearby larger, more accessible town, serving the needs of a number of smaller, more rural settlements such as Auckley. This approach takes account of larger settlement’s higher levels of accessibility to services and facilities. This is helpful in the recruitment and retention of specialist care staff and enable economies of scale (e.g. a centralised dementia care unit or enhanced sheltered development serving a widely dispersed rural population from a single location).

172. Partnership working with specialist developers is also recommended to introduce a greater degree of choice into the housing options for elderly people who wish to leave their family homes in their old age.

8. Conclusions

8.1 Overview

Table 8-1: Summary of local factors specific to APC with a potential impact on neighbourhood plan housing characteristics

Affordable Housing ¹⁶	CACI Paycheck data, Land Registry Price-paid data	The estimated Median and Lower Quartile Affordability Ratio for Auckley is 4.7 and 6.15 in 2017 respectively. Property in Auckley is relatively inexpensive compared with elsewhere in the England.	The Affordability Ratios suggest a significant concern regarding affordability at the lower end of the income scale. The affordability threshold calculations indicate that for those households earning around the median or less, the majority of tenures are not accessible. For these households, only Social Rent dwellings would be within their reach.
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¹⁶ The term ‘Affordable Housing’ denotes the planning definition set out on page 50 of the National Planning Policy Framework, https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

			For this reason a wide range of tenures are affordable to households earning around £30,000. To afford entry-level market sale dwellings an income of around £38,600 is however required.
Demand/need for smaller dwellings	Census, MHCLG Household Projections	<p>Only 19% of the stock in Auckley consists of dwellings with one to four rooms with one to three bedrooms making up only 2.2% of the stock compared to 8.0% at a District level.</p> <p>The number of very large properties increased over the inter-censal period, and there was a significant drop in two-room dwellings. This points to the conversion of smaller dwellings into larger homes over the course of the inter-censal period.</p> <p>ONS projections over the Plan period to 2032 suggest there will be significant increases the proportion of the population in older age band. This compares to a decline in age groups 0-9, 24-34, and 50-59.</p> <p>The number of single person households increased by 39.4% during the inter-censal period, which is 29.2% above the District. Of this, there was an increase in single person households aged 65 and over of 32.1% in Auckley compared to a decrease of 8.6% at the District level.</p> <p>It is also notable that family households with no children increased in by 23.9%, as against 7.3% in the District.</p>	<p>The demographic shifts identified in this report suggests that smaller dwellings, and those suited to the needs of the elderly should be treated as a priority.</p> <p>Following our life-stage modelling, by 2032, the distribution of dwellings should be weighted more towards the smaller end of the size spectrum, with a particular focus on entry-level and family dwellings of one, two, and three bedrooms.</p> <p>To avoid misalignment between supply and demand and to re-equilibrate the stock over the Plan period, we recommend that 11% of houses in new developments be one-bedroom homes, 36% two-bedroom, and 53% three-bedroom. The need of most residents will be for two and three-bedroom homes and there will be no justification for further large properties with four or five more bedrooms.</p>
Family-sized housing		<p>Terraced and semi-detached homes saw an increase in prices over the period 2008 - 2017 of 38.9% and 29.0% respectively.</p> <p>There are a substantially higher proportion of detached dwellings in the NA compared with the District (34.3% v 23.0%).</p> <p>The housing stock in Auckley is characterised by large properties with the majority of dwellings having more than five rooms.</p> <p>The proportion of all dwellings that are very large (more than 8 rooms) is higher in Auckley than at the District level (18.7% compared to 9.5%).</p> <p>Household composition in Auckley differs from the District in that there are around 10% fewer one person households and 10.9% more families with dependent children.</p>	<p>The evidence suggests strong demand for family housing, reinforcing the impression the area is attractive to these households.</p> <p>Overall, the evidence suggests a strong demand for terraced and semi-detached homes, as well as to a lesser extent detached homes in the NA.</p>

Housing for independent living for older people		The Census shows that since 2001 the proportion of the population aged over 85 has increased by 71.4% in Auckley, compared to 37.6% in the District, while the population aged 16-24 has increased by 43.1% compared with 18.8% in the District.	This HNA produces an overall requirement for 70 specialist dwellings for the elderly should exist in the NA come the end of the Plan period. This target may be met from current supply and new development over the period.

8.2 Recommendations for next steps

173. This neighbourhood plan housing needs advice has aimed to provide APC with evidence on housing trends from a range of sources. We recommend that the parish should, as a next step, discuss the contents and conclusions with DC with a view to agreeing and formulating draft housing policies, in particular the appropriate approach to identifying the level of need for new housing in the NP area, 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 DC – in particular in relation to the housing need figure that should be adopted;
 - the views of local residents;
 - the views of other relevant local stakeholders, including housing developers; and
 - the numerous supply-side considerations, including local environmental constraints, the location and characteristics of suitable land, and any capacity work carried out by the DC, including but not limited to the SHLAA
 - the recommendations and findings of this study; and
 - The impact of the new Government proposed standard methodology on calculating housing need on the district and its neighbourhoods.
174. 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.
175. 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).
176. Bearing this in mind, we recommend that the steering group should monitor carefully strategies and documents with an impact on housing policy produced by DC or any other relevant body and review the neighbourhood plan accordingly to ensure that general conformity is maintained.
177. 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 8-1) would help ensure relevance and credibility of its policies.

Appendix A : Calculation of Affordability Thresholds

A.1 Market housing

178. Given the limited quantity of Affordable Housing (AH) in the NA, the needs of the great majority of the people will be served by the market. People on higher incomes will be able to access a variety of market dwellings; their choices will be driven principally by how much they can afford to spend, the extent to which old age is driving their choice of home as well as personal taste.
179. The operation of the market is the best means of addressing the demand for different types of housing for sale. It is important planning policy does not place unnecessary burdens on the market preventing its ability to respond to demand; this is after all the principal way equilibrium is achieved in the housing market and house price growth kept in check. In this way, the notion of viability is essential. It is important not to deter development in the context of clear housing need; to do so will not only frustrate the delivery of new housing but also may deprive the community of resources for infrastructure improvements.
180. To determine affordability in market housing, we consider two primary indicators, 'Income Thresholds' (IT), which denotes the maximum share of a family's income that should be spent on accommodation costs, and thirdly 'Purchase Thresholds' (PT), which denotes the standard household income requirement to access mortgage products.

i) Market sales

181. The starting point for calculating the affordability of a for sale dwelling (Purchase Threshold) for a given household is the loan to value ratio to which most mortgage companies are prepared to agree. This is conservatively estimated to be 3.5. We note that to produce a more accurate assessment of affordability, both the savings available for a deposit and the equity in the home from which the buyer is moving (if not a first-time buyer) should be taken into account. However, this data is not available for Auckley, an assumption is therefore made that a 10% purchase deposit is available to the prospective buyer.
182. The calculation is therefore:
- Value of an 'entry level dwelling'¹⁷ = £149,998
 - Purchase deposit = £15,000 @10% of value
 - Value of dwelling for mortgage purposes = £134,998
 - Loan to value ratio = 3.5 of value of mortgage
 - **Purchase Threshold = £38,571**

ii) Private Rented Sector (PRS)

183. Income thresholds are used to calculate the affordability of other tenures of housing, rented, and AH tenures. Households are deemed able to afford private rent if the lower quartile private rent does not exceed 25% of gross household income for households with incomes of less than £40,000 per annum or 30% for households with incomes of more than £40,000 per annum.
184. For the purposes of arriving at an understanding of lower quartile private rent, an assumption is made this equates to the average rent paid for in the NA for a two-bedroom dwelling (enough space for two or three individuals). In order to conform with the Government guidance on overcrowding,¹⁸ such a home would require three habitable rooms (a flat or house with two bedrooms).
185. We have turned to the property website [Home.co.uk](http://www.home.co.uk) to establish the rental values for property in the NA. The best available data is derived from properties available for rent within the DN9. Postcode area, which covers a slightly larger area than the NA as there were no 2-bed properties for rent in the NA itself. Moreover, it forms a larger

¹⁷ Entry-level dwelling can be understood to mean the average value of dwellings falling into the lower quartile of house prices in the NA. For the purpose of this exercise, we have used the LQ house price in Table 5-3.

¹⁸ 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). See: http://england.shelter.org.uk/housing_advice/repairs/overcrowding

geography with a greater number of example properties; the larger sample size is likely to generate more robust findings.

186. According to this search there are five two-bed properties currently listed for rent in DN9 with an average price of £524 per month.

187. It is possible to derive from this data the estimated income threshold for PRS dwellings in the NA; the calculation is therefore

- Annual rent = £524 x 12 = £6,293
- Multiplied by 4 = £25,171
- **Income Threshold (PRS) = £25,171**

188. The new NPPF acknowledges that Build to Rent dwellings have a role to play in providing affordable market homes and may contribute to AH need where they include a component of Affordable Private Rent. It is therefore appropriate for policy in Auckley to support Build to Rent development.

A.2 Affordable Housing

189. We identified the various different tenures that constitute the new definition of Affordable Housing (AH) within the NPPF (2018 version): Social Rent and Affordable Rent, Starter Homes, Discounted market sales housing, and other affordable routes to home ownership.

190. This variety of AH tenures reflects an ambition by the Government to provide a pathway to home ownership to those who seek it, as well as introducing market principles into the provision of subsidised housing for rent. The aim is to divide AH into a series of products designed to appeal to different sectors of the market and, by changing eligibility criteria, bring rents closer in line with people's ability to pay.

191. A good example is, in 2012, the introduction of dwellings for Affordable Rent, rent for this tenure is set at up to 80% of market rent, with the intention that the additional income is used to help fund the development of new homes. Labelled an 'intermediate' product, this would be suitable for people with an income that precludes them from eligibility for the Social Rent dwellings (those dwellings where the rent is set in accordance with the Government's rent policy), but who cannot afford to access the private market.

192. The overall aim is to reduce the group who are eligible for Social Rent dwellings to those who have, relatively speaking, very low household incomes. However, within this segment, market principles also apply given the link between rents and size of dwelling, with a strong financial incentive for households to only occupy a dwelling deemed suited to their composition, based on an 'occupancy rating' formula set by the Government.

193. We consider each of the AH tenures in turn, before arriving at a recommendation for how the quota of AH yielded by development should be divided between these tenure types.

i) Social Rent

194. Rents in socially rented properties reflect a 'formula rent' based on a combination of individual property values and average earnings in each area, maintaining substantial discounts to market rents. As such, it is suitable for the needs of those on low incomes and is subject to strict eligibility criteria.

195. To determine social rent levels, we used the Data and Statistical Return from the HCA. This data is only available at the District level but operates as an acceptable proxy for Auckley given the shared demographic and employment characteristics identified in this study between the two geographies. DSR provides data about rents and the size and type of stock owned and managed by Private Registered Providers (PRPs) and is presented in the table below.

Table A-1: Social rent levels (£)

Size	1 bed	2 beds	3 beds	4 beds	All
Average social rent PCM	£70	£81	£92	£102	£82
Annual average	£3,618	£4,232	£4,799	£5,313	£4,264
Income needed	£14,471	£16,927	£19,194	£21,251	£17,054

Source: HCA, AECOM Calculations

196. Given the household income levels reported in the SHMA, it is appropriate that a substantial portion of the AH dwellings coming through the planning system are for Social Rent.

ii) Affordable Rent

197. Commentators have repeatedly raised concerns about Affordable Rent not constituting a realistic form of AH given that in many areas this reduces rent to levels that are still beyond the means of the target group: those on incomes substantially below the mean.

198. Affordable rent is controlled at no more than 80% of the local market rent; as we have seen the annual entry-level rent is £6,293. In the event of a 20% reduction in rent to £5,034, the IT would come down to an estimated **£20,137**.

iii) Intermediate Tenures

199. Intermediate housing includes 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. They can include shared equity (shared ownership and equity loans), other low-cost homes for sale and intermediate rent, but not affordable rented housing.

Starter Homes

200. The Housing and Planning Act 2016 (HPA) includes provisions to introduce a general duty on planning authorities in England to promote the supply of 'Starter Homes', and a specific duty to require a minimum number or proportion of 'Starter Homes' on certain residential development sites. In Paragraph 64 of the NPPF18, the Government introduces a recommendation that *"where major housing development is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership"*.

201. This is a fulfilment of the direction of travel set out in the Housing White Paper which states that, *"in keeping with our approach to deliver a range of affordable homes to buy, rather than a mandatory requirement for 'Starter Homes,' we intend to amend the NPPF to introduce a clear policy expectation that housing sites deliver a minimum of 10% affordable home ownership units. It will be for local areas to work with developers to agree an appropriate level of delivery of 'Starter Homes', alongside other affordable home ownership and rented tenures"*.

202. This is a substantial watering-down of the 'Starter Home' requirement as envisaged when policy contained in the Housing and Planning Act was first conceived. In effect, it leaves it to local groups, including neighbourhood plans, to decide an appropriate level of affordable home ownership products, while taking note of the 10% policy expectation.

203. A Starter Home is a new build home with a value not exceeding £250,000 outside London and £450,000 inside the city; they are eligible for first time buyers aged under 40.

204. The decision whether to treat Discounted Market Sale Homes (DMSH) as AH should be determined by whether lowering the asking price of new build homes of a size and type suitable to first time buyers by 20% would bring them within reach of people currently unable to access Affordable Market Housing for purchase.

205. To provide a conservative assessment of the suitability of DMSH, we propose to use the value we have estimated for an entry-level dwelling of £149,998.

206. Applying a discount of 20% arrives at the approximate selling price of £119,998. Allowing for a 10% deposit further reduces the value of the property to £107,998. The IT at a multiple of 3.5 is **£30,857**.

207. The income required is significantly higher than the median income for Auckley (£20,098) for households in need of housing, and although building Starter Homes would reduce affordability pressures, home ownership would still remain out of reach for many people.

208. Notwithstanding, for those earning over £30,000 who wish to purchase their own home, Starter Homes offer a route to do so.

Shared Ownership

209. As we have seen, there are relatively few shared ownership dwellings in Auckley (17 at the time of the last Census). Nevertheless, it is worth considering its future role.

210. Shared ownership involves the purchaser buying an initial share in a property typically of between 25% and 75% and paying rent on the share retained by the provider. Shared ownership is flexible in two respects, in the share which can be purchased and in the rental payable on the share retained by the provider. Both of these are variable. The share

owned by the leaseholder can be varied by 'stair casing'. Generally, stair casing will be upward, increasing thereby the share owned. In exceptional circumstances (as a result of financial difficulties, and where the alternative is repossession), and at the discretion of the provider, shared owners may staircase down, thereby reducing the share they own. Shared equity is available to both first-time buyers, people who have owned a home previously and council and housing association tenants with a good credit rating whose household income does not exceed £60,000.

211. To determine the affordability of shared ownership, calculations are based on the lower quartile house price of £149,998 in 2017.¹⁹ The amount of the deposit available to the prospective purchaser is assumed to be 10% of the value of the dwelling, and the standard loan to value ratio of 3.5 is used to calculate the income required to obtain a mortgage. The income required to cover the rental component of the dwelling is based on the assumption that a household spends no more than 25% of the income on rent (as for the IT for PRS).
212. A 25% equity share of £149,998 is £37,499, from which a 10% deposit of £3,750 is netted off. The mortgage value of £33,749 (£37,499 - £3,750) is then divided by 3.5. To secure a mortgage of £33,749, an annual income of £9,643 (£33,749 / 3.5) is therefore needed. In addition to the mortgage costs, rent is charged on the remaining 75% shared ownership equity, the unsold value of £112,498. An ongoing annual rent equivalent to 2.5% of the value of the unsold equity is assumed, which is £2,812 and requires an income of £11,250. Therefore, an income of around **£20,893** (£9,643 + £11,250) is required to afford a 25% shared equity purchase of an entry-level house with annual rent.
213. A 50% equity share of £149,998 is £74,999, from which we are netting off a 10% deposit of £7,500. The mortgage cost of £67,499 (£74,999 - £7,500) is then divided by 3.5. To secure a mortgage of £67,499, an annual income of £19,285 (£67,499 / 3.5) is therefore needed. In addition to the mortgage costs, rent is charged on the remaining 25% shared ownership equity, the unsold value of £74,999. An ongoing annual rent equivalent to 2.5% of the value of the unsold equity is assumed, which corresponds to £1,875, requiring an income of £7,500. Therefore, an annual income of around **£26,785** (£19,285 + £7,500) is required to afford a 50% shared equity purchase of an entry-level house with annual rent.
214. A 75% equity share of £149,998 is £112,498, from which we are netting off a 10% deposit of £11,250. The mortgage cost of £101,248 (£112,498 - £11,250) is then divided by 3.5. To secure a mortgage of £101,248, an annual income of £28,928 (£101,248 / 3.5) is therefore needed. In addition to the mortgage costs, rent is charged on the remaining 25% shared ownership equity, the unsold value of £37,499. An ongoing annual rent equivalent to 2.5% of the value of the unsold equity is assumed, which corresponds to £937, requiring an income of £3,750. Therefore, an annual income of around £32,678 (£28,928 + £3,750) is required to afford a 75% shared equity purchase of an entry-level house with annual rent.
215. Given these values, again noting where these values fall in relation to Affordable Rented dwellings, PRS, and for sale homes, Shared Ownership offers an alternative to people currently in rented accommodation seeking to move over to a tenure that offers a route to home ownership. For this reason, it is reasonable to include this tenure within the housing mix at Auckley.

¹⁹ It is important to note that this is based on new build sales only. The current shared ownership models are only available for new build homes, with the assumed cost therefore differing from the cost of open market housing, which also include resale properties.

Appendix B : Housing Needs Assessment Glossary

Adoption

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

Affordability²⁰

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 (LQAR) as well as median house price to median earnings by local authority (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 Housing²¹

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 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.

Basic Conditions

The basic conditions are the legal tests that are made at the examination stage of neighbourhood development plans. They need to be met before a plan can progress to referendum.

Backlog Need

The backlog need constitutes those households who are eligible for Affordable Housing, on account of homelessness, over-crowding, concealment or affordability, but who are yet to be offered a home suited to their needs.

²⁰ <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1918430.pdf>

²¹ <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

Bedroom Standard²²

A measure of occupancy (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. The Government has a range of support programmes for people interested in bringing forward community led housing.

Community Right to Build Order²³

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)²⁴

The 2011 Census defined a concealed family as one with 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.

Extra Care Housing²⁵

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.

Fair Share

'Fair share' is an approach to determining housing need within a given geographical area based on a proportional split according to the size of the area, the number of homes in it, or its population.

²² <https://www.gov.uk/government/publications/english-housing-survey-2011-to-2012-headline-report>

²³ <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

²⁴ http://webarchive.nationalarchives.gov.uk/20160107160832/http://www.ons.gov.uk/ons/dcp171776_350282.pdf

²⁵ <http://www.housingcare.org/jargon-extra-care-housing.aspx>

Habitable Rooms

The number of habitable rooms in a home is the total number of rooms, less bathrooms, toilets and halls.

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)²⁶

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

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 in terms 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.

Intercensal Period 2001-2011

²⁶ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

The period between the last two censuses, i.e. between years 2001 and 2011.

Intermediate Housing

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.

Life Stage Modelling

Life Stage modelling is forecasting need for dwellings of different sizes at the end of the Plan period on the basis of changes in the distribution of household types and key age brackets (life stages) within the NA. Given the shared behavioural patterns associated with these metrics, they provide a helpful way of understanding and predicting future community need. This data is not available at the parish level, so District level data is employed on the basis of the NA falling within a defined Housing Market Area.

Life-time 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/http://www.lifetimehomes.org.uk/>.

Life-time Neighbourhoods

Lifetime neighbourhoods extend the principles of Lifetime Homes into the wider neighbourhood to ensure the public realm is designed in such a way to be as inclusive as possible and designed to address the needs of older people, for example providing more greenery and more walkable, better connected places.

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.

Median Affordability Ratio

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

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 years²⁷, 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 Plan

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

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

²⁷ <https://www.which.co.uk/news/2017/08/how-your-income-affects-your-mortgage-chances/>

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.

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 are 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 Housing²⁸

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.

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 groups (usually 55+ or 65+). This could

²⁸ <http://www.housingcare.org/jargon-sheltered-housing.aspx>

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.²⁹

²⁹ <http://www.communities.gov.uk/documents/planningandbuilding/doc/1980960.doc#Housing>

Appendix C : Comments

AECOM Comment Actions

Date:

Comment No. or Summary	AECOM Action or Non-Action	Explanation

AECOM (NYSE: ACM) is a global provider of professional technical and management support services to a broad range of markets, including transportation, facilities, environmental, energy, water and government. With approximately 45,000 employees around the world, AECOM is a leader in all of the key markets that it serves. AECOM provides a blend of global reach, local knowledge, innovation, and collaborative technical excellence in delivering solutions that enhance and sustain the world's built, natural, and social environments. A Fortune 500 company, AECOM serves Clients in more than 100 countries and has annual revenue in excess of \$6 billion.

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