

The top portion of the page features a photograph of a rural landscape. In the background, a church with a tall, dark spire is visible against a pale sky. The middle ground is filled with a dense line of trees, some with autumn-colored foliage. In the foreground, there are green fields and a few scattered houses. A large, solid blue triangle covers the bottom two-thirds of the page, creating a modern, graphic design.

Hartfield Housing Needs Assessment (HNA)

August 2021

Quality information

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List of acronyms used in the text:

AH	Affordable Housing (NPPF definition)
AMH	Affordable Market Housing
HNA	Housing Needs Assessment
HNF	Housing Need Figure
Housing LIN	Housing Learning and Improvement Network
HRP	Household Reference Person
LHN	Local Housing Need
LPA	Local Planning Authority
LQAR	Lower Quartile Affordability Ratio
LTHPD	Long-Term Health Problem or Disability
MAR	Median Affordability Ratio
MH	Market Housing
MHCLG	Ministry for Housing, Communities and Local Government (formerly DCLG)
NA	Neighbourhood (Plan) Area
NDO	Neighbourhood Development Order
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
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
VOA	Valuation Office Agency

1. Executive Summary

1.1 Tenure and Affordability

1. Hartfield has higher rates of home ownership than in Wealden and England. The percentage of shared ownership is slightly higher than in Wealden but relatively lower than in England. The overall percentage of social rent is much lower than in both Wealden and England. There is a very limited stock of affordable housing within Hartfield. Rates of private renting are similar in Hartfield and Wealden but are much lower than in England as a whole.
2. Between 2001-2011, the percentage of home ownership in Hartfield decreased by 16.1%, and increased by 2.6% in Wealden. There was also a significant change in the share of social rented housing in Hartfield. The percentage of social rented housing decreased by 65.5%, whereas the share of social housing increased in Wealden (4.7%). In England as a whole, there was a slight decline in the amount of social housing. There was also a large percentage increase in private renting over the 10 year period, and no change in the percentage of shared ownership. The findings of a research report undertaken by Hartfield Parish Council further demonstrated the lack of shared ownership in the neighbourhood area, stating that there is currently no shared ownership in the Parish at all. It is crucial to note, however, that since 2011 Census data shows the presence of shared ownership in Hartfield, it may be that owners have staircased over time and bought their own properties since 2011. However, without conclusive evidence, it is not possible to ascertain the same.
3. In terms of house prices, there was a 75.3% increase in median house prices, 68.3% increase in mean house prices and a 65.1% increase in lower quartile house prices. In terms of house prices by type, there was a substantial increase in the price of detached homes between 2011-2020, which increased by roughly 81% over the ten year period.
4. The overall increase in prices suggests that the affordability of home ownership has worsened in Hartfield, which aligns with the finding that private renting has become a significantly more common in the neighbourhood area.
5. By benchmarking the incomes required to afford the different tenures in the neighbourhood area, we determined the following:
 - While market rents are affordable to households on mean average incomes, both market rents and market sale prices are higher than what households with even two lower quartile earners could afford.
 - The discount on the median average house price required to enable households on average incomes to afford to buy is 72%. Meanwhile, in order for lower quartile households to be able to afford median price homes, a discount of 93% is required for single earners or 86% for a household with two earners.
 - Whether discounted market sale is affordable will depend on whether properties are priced in relation to average, new build or entry level homes so developers will view discounts differently. New build homes are often more expensive than properties for sale in the second-hand stock.
 - Discounts on new build or average prices may make homes no more affordable than entry level properties in the existing stock. This is the case in Hartfield where a discount of 30% on mean house prices is more expensive (at £497,000) than the lower quartile house price in the existing stock (£468,000).
 - Discounted market sale homes may be unviable to develop if the discounted price is close to (or below) build costs. Build costs vary across the country but as an illustration, the build cost for a 2 bedroom home (assuming 70 sq m and a build cost of £1,500 per sq m) would be around £105,000. This cost excludes any land value or developer profit.
 - In Hartfield, a 30% discount on average prices would not be sufficient to extend home ownership to households on average incomes, so a higher discount level would be justified in this case. As stated above, a minimum discount of 72% would be required for households on average incomes to be able to afford median priced homes. The Government has announced that the price of First Homes will be capped at £250,000 outside London. This cap is likely to apply if these properties are developed in Hartfield and could therefore extend home ownership further, but would not make these homes affordable to Hartfield households on average incomes.
 - It is also worth noting that while existing shared ownership options (25% and 50% shares) extend home ownership to households on average and lower quartile incomes, it is still worth including these products in the final tenure mix as they would extend home ownership substantially. Government has also confirmed that

shared ownership will be offered at 10% shares in the future. This may extend home ownership to more households.

- The income required to access Rent to Buy is the same as that required to afford market rents. In this case, the income required to access average rents is £40,450. Given average rents are affordable to those on mean incomes, Rent to Buy is likely to be a suitable option for those on average incomes who wish to access home ownership. However, given average rents are not affordable to households on LQ incomes, even with two earners, Rent to Buy is still not enough for LQ income households, who are likely to require affordable rented provision.
6. In terms of the quantity of affordable housing needed, AECOM's estimate of the potential demand for affordable home ownership options suggest there may be a need for these homes in Hartfield to address the aspirations of households who can rent but can't buy. AECOM's estimate identified the potential demand for 3 homes per year or 48 homes over the plan period. Furthermore, if Hartfield was to meet its share of Wealden's need for social/affordable rented housing this would imply this equates to 4 homes per annum (predominately for social/affordable rent) or 64 homes over the Neighbourhood Plan period [2022 - 2036]. In sum, our estimates determined a need for 4 affordable homes for rent per year (64 over the plan period) and 3 affordable homes for sale per annum (which is 48 over the plan period).
 7. It is also relevant to add here that a recent survey carried out by Action in Rural Sussex found that 61.1% of local residents were in favour of one or more small developments in order to meet affordable housing needs of local people.
 8. Affordable housing is typically provided and made financially viable by its inclusion as a proportion of larger market developments, as guided by Local Plan policy, and implemented by the LPA. However, if the community wishes to boost the supply of affordable housing, there are other, more proactive routes available for its provision. For example, using community development orders, identifying exception sites or developing community land trusts are all tried and tested ways of boosting the supply of affordable housing above the minima indicated by Local Plan policy.
 9. Two indicative tenure mixes have been provided, which could serve as a guideline for the breakdown of Affordable Housing tenures in Hartfield based on various considerations and evidence. Based on the findings presented in this chapter, a headline split of 80% rented and 20% ownership is proposed. Mix 1 (indicative mix based on local needs) proposes that 80% of affordable homes be provided as rented tenures, and the remaining 20% delivered as affordable routes to home ownership. This mix aligns with the Core Strategy in prioritising the most acute needs as far as possible. Mix 2 (indicative mix with 25% First Homes requirement) proposes the broad priority, but with the mandated minimum of 25% First Homes and the other tenures rebalanced accordingly. Given that First Homes have now been confirmed, Mix 2 is the key recommendation here.

1.2 Type and Size

10. This analysis provides an indication of the likely need for different types and sizes of homes based on demographic change. It is important to remember that other factors should be considered in determining the dwelling mix that is desirable in the NA or on any particular site. These include the characteristics of the existing stock of housing, the role of the NA or site within the wider housing market area (linked to any LA strategies or plans) and site specific factors which may justify a particular dwelling mix.
11. In terms of dwelling types, 2011 Census shows that there were 674 households in Hartfield, living in 361 detached houses, 226 semi-detached, 88 terraced houses, and 9 flats.
12. The housing stock by size in Hartfield is dominated by homes with five or more rooms, and a low percentage of homes with 1-3 rooms. According to the 2014 survey conducted by Action in Rural Sussex, over 87% of existing homes in Hartfield have three bedrooms or more, and that Hartfield Parish has a need for more smaller properties for purchase or rental on the open market (e.g., starter homes, downsizing, and "independent living" retirement). This finding is consistent with the 2011 Census findings, as Hartfield has a large percentage of homes with 5 or more rooms and many of these homes have three or more bedrooms.
13. 2011 Census data reveals that Hartfield has an older bias to its population compared to the local authority area. In 2011, Wealden and Hartfield had similar levels of people in the age bands 16-25 and 25-44, and it is likely that some of the individuals in those groups have entered older groups since the last Census. Furthermore, a share of Hartfield's residents in the 45+ age groups may have entered into older age groups as well and some of those residents may require different housing requirements through the plan period, potentially involving some demand for downsizing and

accessible housing. This confirms the Parish Council's concern about the importance of providing options for smaller homes.

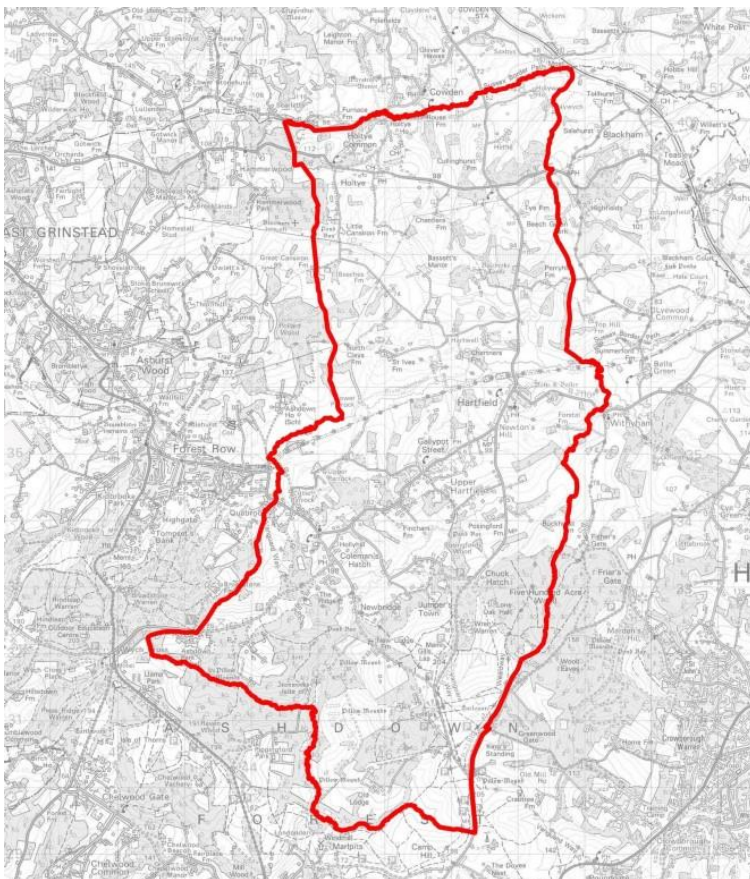
14. In terms of household composition, the largest percentage of households in Hartfield are families with dependent children (25.4%) followed by couples with no children (23.7%). Compared to Wealden and England both, Hartfield has a higher percentage of family households.
15. The results of a life-stage modelling exercise, which looks at the sizes of dwelling occupied by different age groups and projects the growth and decline of those age groups over the Plan period in order to understand what should be built, suggests that new development might benefit from a focus on medium sized dwellings.
16. The result of this life-stage modelling exercise is to suggest that, in terms of demographic change, new development might involve the following share of dwelling sizes: 10% as 1 bedroom, 50.5% as two bedrooms, 33.9% as three bedrooms, 5.5% as four bedrooms and 0.0% as 5 or more bedrooms.
17. The latest draft of the Hartfield neighbourhood plan identifies the shortage of smaller houses in the parish as a key issue. Small houses, available for sale or rent, to meet the needs of first time buyers or those wishing to downsize from larger houses are presently missing from the type and size mix, and the Parish Council wants to ensure the needs of those belonging to this group are met. The findings of this HNA are consistent with the Parish Council's requirements, and the Council can adjust the recommended size mix to change and adapt the number of one-three bedroom dwellings to their suiting following a local housing needs survey or on the basis of their knowledge of local needs.

2. Context

2.1 Local context

18. Hartfield is a Neighbourhood Plan area located in Wealden. The Neighbourhood Area (NA) boundary comprises the parish boundary and was designated in 2013.
19. The proposed Neighbourhood Plan period starts in 2022 and extends to 2038 therefore comprising a planning period of 16 years.
20. Hartfield Parish lies in the north of the district of Wealden in the County of East Sussex mid-way between East Grinstead, Tunbridge Wells and Crowborough. A plan of the parish boundaries can be found in Figure 2-1 below.
21. Hartfield is a rural parish in the High Weald Area of Outstanding Natural Beauty (AONB), with part of the Ashdown Forest, a Site of Special Scientific Interest (SSSI) to the south. Hartfield Parish Council is the area's first tier of local government.
22. Hartfield Village is the largest population centre, with a range of pubs, small shops, and local services such as a doctor's office, playschool, primary school, and a 13th-century church. The historic High Street has been listed as a Conservation Area and dates back to the fourteenth century. The parish also includes smaller population centres such as Holtye, Upper Hartfield and Coleman's Hatch, in addition to hamlets at Newbridge, Marsh Green and Chuck Hatch.
23. The statistics show that in the 2011 Census the Neighbourhood Plan area had a total of 2,179 residents.
24. A map of the Plan area appears below in Figure 2.1.

Figure 2-1: Map of the Hartfield Neighbourhood Plan area¹



¹ Available at <https://www.wealden.gov.uk/planning-and-building-control/planning-policy/neighbourhood-planning/neighbourhood-plan-area-designations/>

25. The neighbourhood planners are interested in exploring the need for Affordable Housing for sale (also known as affordable home ownership) and are therefore eligible for support under the Affordable Housing for sale element of the Neighbourhood Planning Technical Support programme. Analysis and commentary on this issue has been provided where relevant and possible in the HNA.

2.2 Planning policy context

27. 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.³ Consequently, the relevant elements of the Local Plan are reviewed as part of this Housing Needs Assessment (HNA).
28. In the case of Hartfield, the relevant local planning context is as follows:
29. On 19 February 2020, Wealden District Council formally withdrew its draft Wealden Local Plan 2019 following its Stage One examination process. The Council's current statutory development plan consists of the adopted Wealden District Core Strategy Local Plan (February, 2013), the 'saved' policies of the adopted Wealden Local Plan (1998) and the Affordable Housing Delivery Local Plan (May, 2016).
30. Three key documents have been considered here for review:
 - The **Affordable Housing Delivery Local Plan**, which supersedes policy WCS8 in the adopted Core Strategy Local Plan concerning Affordable Housing. Following examination by an Independent Planning Inspector, the Affordable Housing Delivery Local Plan was adopted on 18 May 2016,
 - **Saved policies from the adopted local plan 1998**: As of 27 September 2007 a number of policies in the Wealden Local Plan were saved by approval of the Secretary of State under paragraph 1(3) of Schedule 8 of the Planning and Compulsory Purchase Act 2004, and
 - The **Core Strategy Local Plan**, which comprises a long-term spatial vision and strategic objectives for the Wealden District area for the period 2013 to 2027. All subsequent documents produced as part of the Local Plan will build on the objectives set out in the Core Strategy.

2.2.1 Policies in the adopted local plan⁴

Table 2-2: Summary of Wealden adopted policies having relevance to Hartfield Neighbourhood Plan Housing Needs Assessment

Policy	Document	Provisions
Policy AHF1: Affordable Housing	Affordable Housing Delivery Local Plan	<p>This policy states that affordable housing must be provided at a rate of 35% of the total number of dwellings on construction sites with 5 (net) dwellings or more. When sites are allocated in a Local Plan, the document can specify a different, and possibly higher, housing goal, taking into account the results of the related viability assessment as well as any site-specific considerations. It also states that affordable housing provision should include a mix of tenures.</p> <p>The policy also states that for development sites of 49 dwellings or less, roughly 80% of the total number of affordable homes provided should be for social rented accommodation, with the remainder being for intermediate accommodation. For sites of 50 dwellings or more, around 40% of the total number of affordable homes should be social rented accommodation, 40% should be affordable rent and 20% should be intermediate accommodation.</p>
Policy WCS1: Provision of Homes and Jobs 2006-2027	Adopted Core Strategy	This policy provides that 4,525 net additional dwellings will be planned to provide 9,440 dwellings over the period 2006-2027.

² Available at <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

³ However, this does not affect the potential for the evidence base underpinning the emerging local plan to inform or form part of the evidence base for the neighbourhood plan.

⁴ Note that only those policies considered relevant to this Housing Needs Assessment have been reviewed, and that the policies reviewed may have been edited for relevance and/or clarity. As such, this summary of relevant policies should not be considered a full summary of the Local Plan in question.

Policy WCS2: Distribution of Housing Growth 2006-2027	Adopted Core Strategy	This policy sets out a plan for future housing developments and how land will be allocated to meet the housing provision set out in Policy WCS1.
Policy WCS4: Strategic Development Areas	Adopted Core Strategy	This policy outlines the strategic development areas that are considered vital to the overall strategy's delivery, and provide new housing, jobs, and community amenities in the Wealden district.

31. It is also relevant to make note of the sites located in Hartfield:

- Land adjoining Little Tye, Upper Hartfield
- Land at Old Crown Farm, Edenbridge Road, Hartfield (2 sites)
- Land at Castle Farm (2sites)
- Stairs Farm, High Street, Hartfield,
- Land adjacent Jib Jacks Hill, Hartfield

2.2.2 Quantity of housing to provide

32. The NPPF 2019 requires, through paragraphs 65 and 66, Local Authorities to provide neighbourhood groups with a definitive or an indicative number of houses to plan for over the Neighbourhood Plan period.
33. Wealden has not fulfilled that requirement by providing Hartfield with figure to be accommodated within the Neighbourhood Plan area by the end of the Plan period.⁵ The Neighbourhood Group has decided to request a figure at a later date and the question of the overall quantity of housing to be provided in the Parish has not been included as one of our research questions.

⁵ As confirmed in a phone conversation with the Parish Council.

3. Approach

3.1 Research Questions

34. Research Questions, abbreviated to 'RQ,' are formulated at the start of the project through discussion with the neighbourhood group. They serve to direct the research and provide the structure for the HNA.
35. The RQs relevant to this study, as discussed and agreed with Hartfield, are set out below.

3.1.1 Tenure and Affordability

36. The neighbourhood planning group would like to understand the needs of the community for housing of varying tenures, as well as the relative affordability of those tenures that should be provided to meet local need now and into the future.
37. This evidence will allow Hartfield to establish the right conditions for new development to come forward that is affordable, both in the broader sense of market housing attainable for first-time buyers, and as Affordable Housing for those who may be currently priced out of the market.

RQ 1: What quantity and tenures of Affordable Housing should be planned for over the Neighbourhood Plan period?

3.1.2 Type and Size

38. The neighbourhood planning group is seeking to determine what size and type of housing would be best suited to the local community.
39. The aim of this research question is to provide neighbourhood planners with evidence on the types and sizes needed by the local community. This will help to shape future development so that it better reflects what residents need.

RQ 2: What type (terrace, semi, bungalows, flats and detached) and size (number of bedrooms) of housing is appropriate for the Plan area over the Neighbourhood Plan period?

3.2 Relevant Data

3.2.1 Local authority evidence base

40. It is appropriate for neighbourhood planners to refer to existing needs assessments prepared by the Local Planning Authority (LPA) as a starting point. As Hartfield Neighbourhood Area is located within Wealden's planning area, we therefore turned to the relevant Strategic Housing Market Assessment (SHMA) which is known as Wealden Strategic Housing Market Assessment (2016). We have also consulted, where appropriate, the document presenting Wealden Objectively Assessed Need (OAN) (2017) conducted by Regeneris Consulting Ltd.
41. For the purpose of this HNA, data from Wealden's own evidence base to support their housing policies has been considered applicable and relevant unless it conflicts with more locally specific and/or more recently-produced evidence. 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 Neighbourhood Plan area and has been referenced as appropriate.

3.2.2 Other relevant data

42. In addition to the Wealden's evidence base, we have assessed other evidence to ensure our study is robust for the purposes of developing policy at the NP level and is locally specific. This includes data from both Census 2001 and 2011, as well as from a wide range of other data sources, including:
 - Land Registry data on prices paid for housing within the local market;
 - Population and household projections produced by the Office of National Statistics (ONS);
 - Information on current property asking prices, for housing for sale or rent, from [home.co.uk](https://www.home.co.uk);
 - Valuation Office Agency (VOA) data on local housing stock by dwelling type;
 - The Housing Learning and Improvement Network (LIN)'s SHOP@ tool for estimating the need for differing types of specialist dwellings for older people; and
 - Neighbourhood-level survey and consultation work giving further detail. In the case of Hartfield, this comprises the latest draft of the neighbourhood plan and also, the OAN document produced by Regeneris Consulting Ltd.

4. RQ 1: Tenure, Affordability and the Need for Affordable Housing

RQ 1: What Affordable Housing (eg social housing, affordable rented, shared ownership, discounted market sale housing, intermediate rented) and other market tenures should be planned for in the housing mix over the Neighbourhood Plan period?

4.1 Introduction

43. This section examines the tenure of dwellings in the current stock and recent supply. It then considers the affordability of housing within the area to local households. Drawing on existing evidence and AECOM's estimates for the neighbourhood area, this section quantifies the need for affordable housing within the NA. This includes Affordable Housing for rent (typically social or affordable rents) and Affordable Housing to buy. The scale of need for these homes can justify policies that guide new developments to provide Affordable Housing.⁶

4.2 Definitions

44. Tenure refers to the legal arrangements in place that enable a household to live in their home; it determines householder 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.
45. 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, with capital letters, to denote 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 products designed to offer affordable routes to home ownership.⁷
46. The definition of Affordable Housing set out in the NPPF makes clear the Government's commitment to home ownership (broadening a definition which had previously referred only to social and intermediate housing to include a range of low-cost housing opportunities for those aspiring to own a home). As part of this effort, the Government has recently confirmed the introduction of First Homes to provide at least a 30% discount on new market housing for sale. However, the NPPF and Homes England funding for Affordable Housing recognises the important role of affordable rent tenures for those unable to afford home ownership.
47. Because the First Homes product is new and expected to be an important part of the strategy for improving access to home ownership, it is worth summarising its key features and implications:
- First Homes should be available to buy with a minimum discount of 30% below their full market value (i.e. the value of an equivalent new home);
 - The discount level can be set higher than 30% – at 40% or 50% – where this can be suitably evidenced. The setting and justifying of discount levels can happen at neighbourhood as well as local authority scale;
 - After the discount is applied the initial sale price must not exceed £250,000 (or £420,000 in Greater London), and lower caps can be set locally;
 - Purchasers must be first-time buyers with an income less than £80,000 (or £90,000 in Greater London), and First Homes can be prioritised for local people and/or key workers;
 - They will be subject to legal restrictions ensuring the discount is retained for future occupants, and renting out or sub-letting will not normally be permitted;
 - In addition to setting the discount level, local authorities and neighbourhood planning groups can apply additional criteria, such as a lower income cap, local connection test or prioritisation for key workers through adopted plans, emerging policy or Supplementary Planning Documents.
 - 25% of all homes delivered through section 106 developer contributions on sites enabled through the planning

⁶ PPG Paragraph: 021 Reference ID: 2a-021-20160401, available at <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

⁷ NPPF 2019.

process should be sold as First Homes. In simpler terms, 25% of all subsidised Affordable Housing on mainstream housing developments should be First Homes. This is likely to mean that First Homes will take the place of shared ownership housing in many circumstances, and in some cases may also displace social or affordable rented homes.

4.3 Current tenure profile

48. The current tenure pattern is a key characteristic of the local neighbourhood area. Patterns of home ownership, private renting and affordable/social renting reflect demographic characteristics including age (with older households more likely to own their own homes), and patterns of income and wealth which influence whether households can afford to rent or buy and whether they need subsidy to access housing. Table 4-1 below presents Census data from 2011; this table shows the distribution of how households occupy their homes within Hartfield, compared to the rest of Wealden and England.
49. Hartfield has higher rates of home ownership than in both comparator geographies. The percentage of shared ownership is slightly higher than in Wealden but relatively lower than in England. The overall percentage of social rent is much lower than in both Wealden and England. Furthermore, rates of private renting are similar in Hartfield and Wealden but are much lower than in England as a whole.

Table 4-1: Tenure (households) in Hartfield, 2011

Tenure	Hartfield	Wealden	England
Owned; total	83.4%	78.7%	63.3%
Shared ownership	1.0%	0.8%	0.8%
Social rented; total	3.0%	7.7%	17.7%
Private rented; total	11.0%	11.1%	16.8%

Sources: Census 2011, AECOM Calculations

50. In Table 4-2, we note the changes in tenure during the intercensal period. Between 2001-2011, the following observations can be made:
 - Despite having the highest percentage of home ownership in 2011, between 2001-2011 the percentage of home ownership in Hartfield decreased by 16.1%, and increased by 2.6% in Wealden.
 - There was no change in the amount of shared ownership in the intercensal period. However, the percentage of shared ownership increased slightly in Wealden and significantly in England as a whole.
 - There was a significant change in the share of social rented housing in Hartfield. The percentage of social rented housing decreased by 65.5%, whereas the share of social housing increased in Wealden (4.7%). In England as a whole, there was a slight decline in the amount of social housing.
 - In terms of private renting, there was an increase of 64.4% between 2001-2011. However, compared to Wealden and England, the increase in private renting was relatively lower than in both those geographies. In terms of raw data, the number of private rented homes in Hartfield increased from 45 to 74 between 2001-2011. In Wealden, the number of private rent homes increased from 3,278 to 6,973.

Table 4-2: Rates of tenure change in Hartfield, 2001-2011

Tenure	Hartfield	Wealden	England
Owned; total	-16.1%	2.6%	-0.6%
Shared ownership	0.0%	5.0%	30.0%
Social rented; total	-65.5%	4.7%	-0.9%
Private rented; total	64.4%	112.7%	82.4%

Sources: Censuses 2001 and 2011, AECOM Calculations

4.4 Affordability

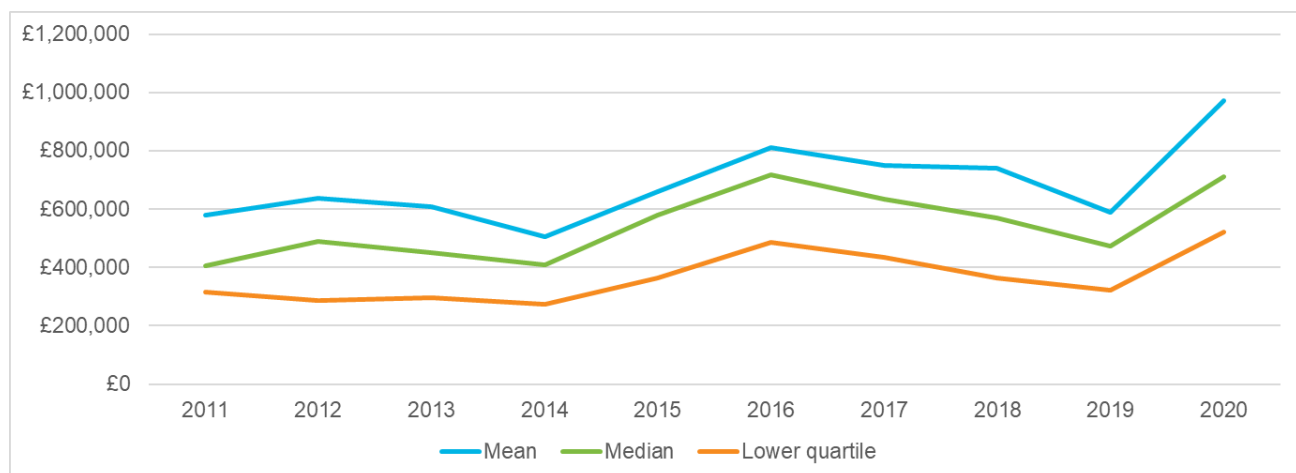
51. Having reviewed the tenure of the existing housing stock in Hartfield this report assesses the affordability of homes to those living in the Neighbourhood Plan area.

52. The following analysis considers house prices and rents in the neighbourhood area and whether these are affordable to local households on the basis of their incomes or earnings. Poor or worsening affordability or homes to rent or buy can indicate the need to provide Affordable Housing.

4.4.1 House prices

53. House prices provide an indication of the level of demand for homes within an area. The relationship between house prices and incomes determines whether housing is affordable to local households and, to a large extent, what tenure, type and size of home they occupy. Changes in affordability over time can indicate pressures in the housing market. As such, it is useful for the evidence base for plans to examine trends in prices and consider what this reveals about the local housing market.
54. Figure 4-1 on the following page looks at selected measures of house prices in Hartfield. The following observations can be made:
- Between 2011-2020, there was a 75.3% increase in median house prices, 68.3% increase in mean house prices and a 65.1% increase in lower quartile house prices.
 - Mean house prices experienced a steady rate of growth from 2011 until 2014, when there was a dip in prices. From 2014-2016, prices increased and from 2017-2019 then decreased rapidly. In 2020, the mean price was £973,296 and was a drastic increase from the mean price in the previous year.
 - In terms of median house prices, there was a relatively steady decrease in prices from 2012-2015. In 2016, median house prices increased sharply, from £580,000 to £718,950 in 2016. There was another sharp drop from 2016-2019. In 2020, the median price increased to £710,000.
 - The overall trend for lower quartile house prices largely follows the trends observed for mean and median house prices. From 2011 to 2015, house prices decreased steadily, experiencing some fluctuation in 2013. Prices increased in 2015 and increased with mild fluctuation until 2018, where prices decreased again. There was a further reduction in prices from 2018-2019. In 2020, however, lower quartile prices increased to £520,000, following the wider trend observed with mean and median prices in the same year.
55. PPG makes clear that lower-quartile house prices may be used as a benchmark for entry-level home prices.⁸ Entry-level properties are typically those with one or two bedrooms – either flats or houses.

Figure 4-1: House prices by quartile in Hartfield between 2011 and 2020



Source: Land Registry PPD

56. Table 4-3 below breaks down house prices by type of house, as recorded by Land Registry Price Paid Data (PPD). The following key observations can be made:
- Detached houses saw the most substantial price increases. Over a ten-year span, detached property prices

⁸ See Paragraph: 021 Reference ID: 2a-021-20190220, available at <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

grew by 81%.

- Semi-detached and terraced home prices rose between 2011 and 2020, albeit at a far slower rate than detached home prices.
- The price of flats in Hartfield has dropped by 50.3% over the time period. While prices rose between 2017 and 2019, the price of flats decreased drastically towards the end of 2020.
- There was an overall price growth of 68.3% across house types in Hartfield.

Table 4-3: House prices by type in Hartfield, 2011-2020, 000's

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	PRICE GROWTH
Detached	£761k	£950k	£756k	£727k	£824k	£838k	£899k	£1,100k	£801k	£1,377k	81.0%
Semi-Detached	£398k	£481k	£494k	£432k	£545k	£546k	£581k	£529k	£431k	£559k	40.4%
Terraced	£390k	£263k	£525k	£361k	£263k	£289k	£474k	£347k	£350k	£511k	31.1%
Flats	£199k	£184k	-	£169k	£200k	£193k	£258k	£257k	£175k	£99k	-50.3%
All Types*	£578k	£638k	£608k	£505k	£661k	£811k	£751k	£739k	£588k	£973k	68.3%

Source: Land Registry PPD

4.5 Evidence Base – Hartfield Neighbourhood Plan

57. Research undertaken by Hartfield Parish Council to support the neighbourhood plan highlighted two key housing issues in the neighbourhood area: first, the lack of shared ownership in the neighbourhood area and second, the need for smaller homes for downsizing and 'adjusted' living. Data relating to the former has been included as part of the discussion in the Type and Size chapter of this report.

4.5.1 Shared Ownership

58. In 2014, 201 households completed the housing needs survey carried out by Action in Rural Sussex, which included questions about both need for new housing and the types of development that residents would consider acceptable or desirable.
- 61.1% indicated that they would be in favour of one or more small developments of affordable housing for local people if there was a proven need, and 18 respondents identified a need for affordable housing, demonstrating an unmet need for affordable housing.
59. In Hartfield parish there is current provision of affordable housing for rent in the following locations:
- Local authority housing at Castlefield and Mottefield
 - Housing association properties at Old Crown Farm and Station Cottages
 - And parish Almshouses at Newbridge and Holtye.
60. The Neighbourhood Plan draft states that there is currently no shared ownership in Hartfield.

4.5.2 Income

61. Household incomes determine the ability of households to exercise choice in the housing market, and consequently the level of need for affordable housing products. Two sources of data are used to examine household incomes in the NA.
62. The first source is locally specific but limited to the average total household income and the median net annual household income before housing costs (or take-home pay). This is the average household income estimates

published by ONS⁹ at the level of the Middle-layer Super Output Area (MSOA)¹⁰. In the case of Hartfield the MSOA most suitable for use as a proxy for the Neighbourhood Plan area boundary is MSOA E02004403. Further details on the extent of this MSOA, including a map, and why it was selected as a proxy for the Neighbourhood Plan area, are set out in Appendix A.

63. The average total household income before housing costs (equalised) across E02004403 in 2018 was £50,400. This figure is typically used by mortgage lenders to assess a household's ability to afford to borrow.¹¹
64. The second source of data is Lower Quartile (LQ) average earnings. This is helpful for understanding affordability challenges among those with lower than average earnings. However, this data relates to individual earnings and whilst this is an accurate representation of household incomes where households have one earner, it does not represent household income where there are two people earning. It is also only available at the District level.
65. It is derived from ONS annual estimates of paid hours worked and earnings for UK employees to local authority level. Although 2019 provisional data has been published, the revised 2018 data is considered more robust and is therefore used here.
66. Wealden's gross LQ weekly earnings for 2017 was £239, or approximately £12,466 per year. This is the LQ income before taxes (or benefits) for individual earners and so only correlates with the measure of household incomes above for single-person households. To estimate the income of LQ-earning households with two earners, the annual income is doubled, to £24,932.

4.5.3 Affordability Thresholds

67. In order to gain a clearer understanding of local affordability, it is also useful to understand what levels of income are required to afford different tenures. This is done using 'affordability thresholds'. Purchase thresholds denote the standard household income needed to access mortgage products, and income thresholds denote the maximum share of a family's income that should be spent on accommodation costs.
68. AECOM has determined thresholds for the income required to buy a home in the open market (average and entry-level prices), and the income required to afford private rent and the range of Affordable Housing tenures as set out in NPPF. These calculations are detailed in Appendix A. The key assumptions made in assessing the affordability of different tenures are explained alongside the calculations, but it is worth noting here that we have assumed that the maximum percentage of household income that should be spent on rent is 30% and that mortgage financing will be offered at a maximum of 3.5 times household income.
- 69.
70. Table 4-4 shows the cost of different tenures and the annual income required to support these costs within Hartfield. The income required column is the annual income needed to support ongoing housing costs, but does not reflect the cost of a deposit (which we have assumed to be 10% of the value to be purchased) or the possibility that households able to access market housing for purchase may already hold equity from an existing property.

Table 4-4: Affordability thresholds in Hartfield (income required, £)

Tenure	Mortgage Value	Rent	Income required	Affordable on mean incomes?	Affordable on LQ 1 incomes?	Affordable on LQ 2 incomes?
Market Housing						
Median House Price	£639,000	-	£182,571	No	No	No
LA New Build Mean House Price	£386,360		£110,389	No	No	No

⁹ Available at

<https://www.ons.gov.uk/peoplepopulationandcommunity/personalandhouseholdfinances/incomeandwealth/bulletins/smallareamodelbasedincomeestimates/financialyearending2016>

¹⁰ An MSOA is a statistical area defined for Census purposes. For further information on MSOAs, see

<https://www.ons.gov.uk/methodology/geography/ukgeographies/censusgeography>

¹¹ Total annual household income is the sum of the gross income of every member of the household plus any income from benefits such as Working Families Tax Credit.

LQ/Entry-level House Price	£468,000	-	£133,714	No	No	No
Average Market Rent	-	£12,168	£40,560	Yes	No	No
Entry-level Market Rent ¹²	-	£12,636	£42,120	Yes	No	No
Affordable Home Ownership						
Discounted Market Sale (-20%)	£568,000	-	£146,057	No	No	No
Discounted Market Sale (-30%)	£497,000	-	£127,800	No	No	No
Discounted Market Sale (-40%)	£426,000	-	£109,543	No	No	No
Discounted Market Sale (-50%)	£355,000	-	£91,286	No	No	No
Shared Ownership (50%)	£355,000	£8,875	£120,869	No	No	No
Shared Ownership (25%)	£159,750	£13,313	£90,018	No	No	No
Affordable Rented Housing						
Affordable Rent	-	£7,539	£30,156	Yes	No	No
Social Rent	-	£5,583	£22,331	Yes	No	Yes

Source: AECOM Calculations

71. The income required to afford the different tenures is then benchmarked, in Figure 4-2 against the three measurements of household income set out above. These are the average total household income for E02004443 at £50,400 and the lower quartile gross earnings for Wealden for single-earners at £12,466 and dual-earning households at £24,932.
72. Taking into consideration the affordability thresholds set out above, it is apparent that the income required to buy an average market home for sale is higher than what would be expected to be available to those on average household incomes. The income required to buy an average entry-level home for sale is higher than the average income of those on lower quartile household incomes. Market and average entry-level (2 bedroom) rents are affordable to average earning households. It is key to note here that market level and entry-level rents are similar, which while unusual, is a result of there being a small number of properties in the neighbourhood
73. Social and affordable rents are affordable to those on mean incomes but are not accessible options for households on lower quartile incomes. Households with two lower quartile earners can afford social rent, but are unable to access any other tenures, including any of the routes to affordable home ownership. Moreover, households in which there is only one lower quartile earner appear unable to afford any tenures at all. Many such individuals will, if unable to secure a small social rented dwelling or secure additional subsidy through housing benefit, need to live in a room in a shared house.
74. Government policy aimed at tackling the housing crisis continues to attach high priority on helping those on modest incomes and others who are unable to afford market housing for purchase, such as younger buyers, to access affordable routes towards homeownership.¹³
75. Table 5-4 shows that households with incomes between £42,120 and £133,714 are able to rent in the market but unable to buy. These households may need affordable home ownership options. There are a range of affordable routes to home ownership tenures, i.e. those aimed at households unable to afford to buy in the market. With regard to these products and the discounts required, the following observations can be made:
 - While market rents are affordable to households on mean incomes, both market rents and market sale prices are higher than what households with even two lower quartile earners could afford.

¹² While it is unusual for Entry-level Market Rent to be higher than Average Rents, in cases such as this one, entry-level rents may be higher because there might be a larger number of 1 and 2 beds to rent in the neighbourhood. As a result of this, the overall average is dominated by the cheaper end. As such, the average rent thus falls below the 2-bed only (entry-level) average.

¹³ See the White Paper 'Fixing Our Broken Housing Market', at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/590464/Fixing_our_broken_housing_market_-_print_ready_version.pdf

- The discount on the median house price required to enable households on average incomes to afford to buy is 72%. Meanwhile, in order for lower quartile households to be able to afford median price homes, a discount of 93% would be required for single earners or 86% for a household with two earners. Table 4-5 below shows what discounts are required in order for properties to be affordable to households on average incomes.
 - Discounts on new build or average prices may make homes no more affordable than entry level properties in the existing stock. This is the case in Hartfield where a discount of 30% on mean house prices is more expensive (at £497,000) than the lower quartile house price in the existing stock (£468,000).
 - Discounted market sale homes may be unviable to develop if the discounted price is close to (or below) build costs. Build costs vary across the country but as an illustration, the build cost for a 2 bedroom home (assuming 70 sq m and a build cost of £1,500 per sq m) would be around £105,000.¹⁴ This cost excludes any land value or developer profit.
 - Table 4-5 below shows what discounts are required in order for properties to be affordable to households on average incomes. The new First Homes product will provide a minimum discount of 30% on new homes. New build prices are not available at the neighbourhood level because the number of transactions is too low. However, median average prices provide a reasonable proxy for the price of new homes. In Hartfield, a 30% discount on average prices would not be sufficient to extend home ownership to households on average incomes, so a higher discount level would be justified in this case. As stated above, a minimum discount of 72% would be required for households on average incomes to be able to afford median priced homes. The Government recently announced that First Homes prices would be capped at £250,000 (after discount) in areas outside of London. Any First Homes developed in Hartfield are likely to be subject to this cap because of the high prices and large discounts required in this area. Assuming households have a 10% deposit, households would need an income of around £64,300 to afford a First Home priced at £250,000. This is still substantially above average incomes in Hartfield (£50,400) but would extend home ownership beyond the standard discount of 30-50%.
 - It is also worth noting that while neither of the shared ownership options extend home ownership to households on average and lower quartile incomes, it is worth noting it is still worth including these products in the final tenure mix as they would extend home ownership substantially. Furthermore, Government has announced the introduction of shared ownership at 10% which will improve the affordability of this product further. The income required at a 10% equity share would be £71,507 – potentially the only level that would bring shared ownership beneath the cap.
 - The income required to access Rent to Buy is the same as that required to afford market rents. In this case, the income required to access average rents is £40,450. Given average rents are affordable to those on mean incomes, Rent to Buy is likely to be a suitable option for those on average incomes who wish to access home ownership. However, given average rents are not affordable to households on LQ incomes, even with two earners, Rent to Buy is still not enough for LQ income households, who are likely to require affordable rented provision.
76. Local authorities and neighbourhood plans will have discretion to increase the discount on First Homes to 40% or 50% where there is evidence to suggest this is appropriate. The evidence gathered here suggests that seeking the highest possible discount of 50% would be justified in Hartfield. In many cases, First Homes delivered in Hartfield are likely to be subject to the cap of £250,000. Whether it is possible to deliver such discounts in Neighbourhood Plan policies may also depend on other factors, including viability considerations. The table below considers the income that would be required based on different ways of benchmarking the likely cost of First Homes.

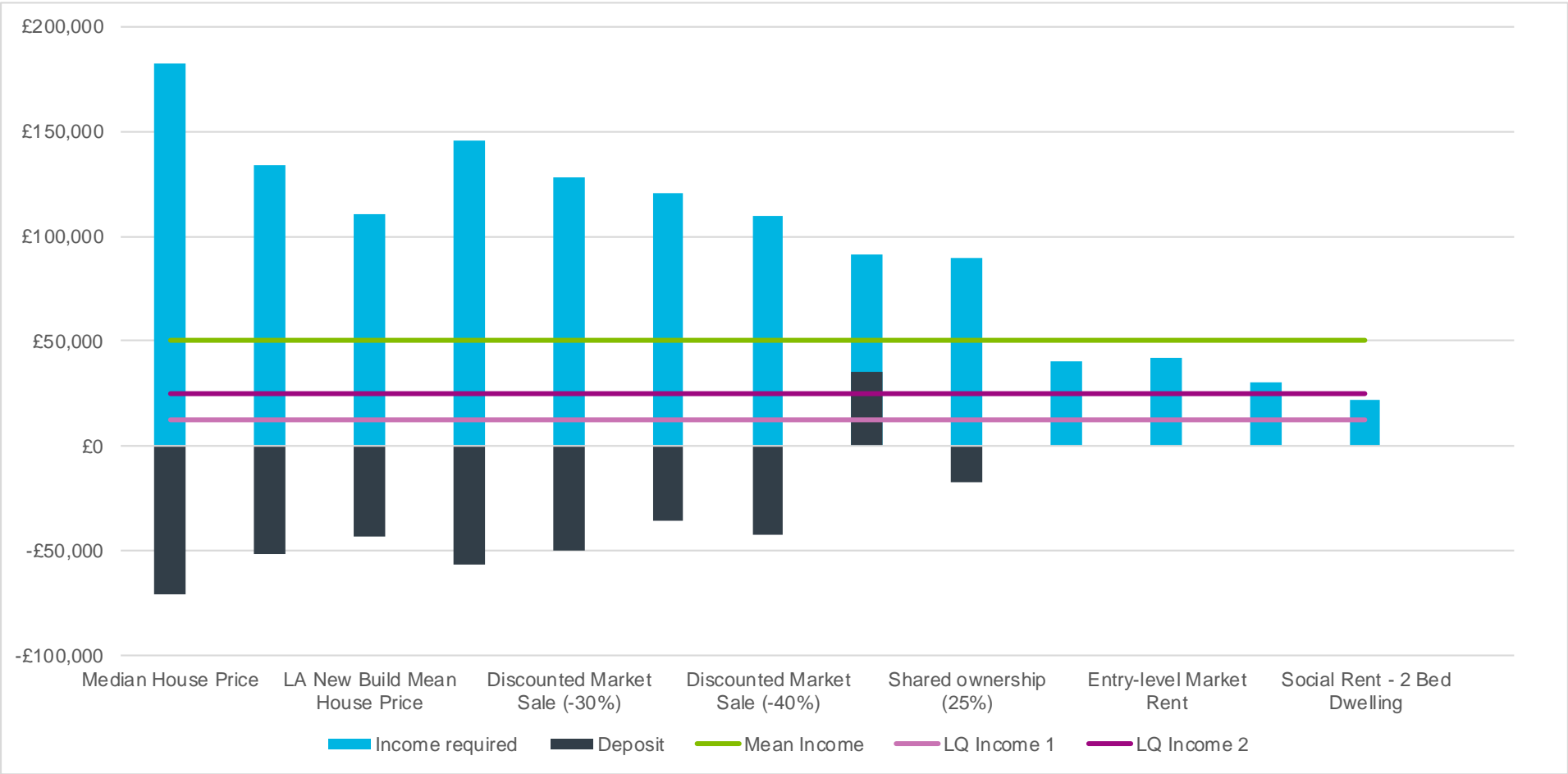
Table 4-5: % Discount on Sale Price Required for Households on Mean Incomes to Afford First Homes

Mean household income in NA:	£50,400
Tenure/ product:	Discount on sale price required:
• <i>Market sale (Average)</i>	72%
• <i>New build market sale (Average for LA)</i>	54%
• <i>Entry level sale (LQ)</i>	62%

Source: Land Registry PPD; ONS MSOA total household income

¹⁴ This estimate is included for illustration purposes. £1,500 build cost per sq m is a reasonable estimate of current costs (mid 2020); 70 sq m for a 2 bedroom property is consistent with the Government's Nationally Described Space Standards

Figure 4-2: Affordability thresholds in Hartfield (income required, £)



Source: AECOM Calculations

4.6 Affordable housing- quantity needed

77. The starting point for understanding the need for affordable housing in Hartfield is the relevant Strategic Housing Market Assessment. A SHMA was undertaken for Wealden District Council in 2016. This study estimates the need for affordable housing in the District based on analysis of the Council's waiting list and analysis of other data sets in line with Planning Practice Guidance at the time.
78. The SHMA identifies the need for 322 additional affordable homes each year in Wealden as a whole. The SHMA estimates that 6,436 households will need affordable housing until 2033, which equates to 4,506 households over the Core Strategy plan period of 2013-2027 and 322 households on an annualised basis. This implies that any backlog is cleared completely by the end of each year.
79. When the SHMA figures are pro-rated to Hartfield based on its fair share of the population (1.22% of the LPA's population), this equates to 4 homes per annum (predominately for social/affordable rent) or 64 homes over the Neighbourhood Plan period [2022 - 2036].
80. In terms of the current number of households on the Affordable Housing register who live in the Hartfield neighbourhood planning area or have a local connection, there are currently 8 households with a local connection on the Housing Register. 4 of these households have a local connection while the other 4 have family living in Hartfield.
81. The needs of the households on the register are presented in Figure 4-3a below:

Figure 4-3a: Households on Housing Register¹⁵

Band	Description	Households
A	Band A includes statutory homeless, key worker status, urgent social need, under occupation, welfare and medical needs, HM forces personnel	0
B	Band B includes medical priority, redevelopment and regeneration, homeless prevention, families in lodging/rough sleepers, overcrowding/unfit properties, service tenants and armed forces, under occupation and social need.	3
C	Band C includes under occupation, all members who do not need any of the criteria set out in Bands A, B and D.	3
D	Band D includes all other applicants that do not meet the above criteria, including those without local connection and social housing tenants with no housing need.	2
Total		8

Source: Wealden District Council

82. While the figure above shows there are currently no households that fall into Band A (critical need), less than half of the people on the register belong to Band B.
83. It is also useful to supplement this with data on dwelling completions in Hartfield. The table shows that between 2011-2021, there were 13 dwelling completions, of which 11 were market housing and 2 were social rented housing.

¹⁵ Available at: <https://www.wdh.co.uk/Tenant/FAQ/?QID=292>

Figure 4-3b: Net Dwelling Completions, Hartfield

	Financial Year								
	2011/2012	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2019/2020	2020/2021	Total
Affordability	Net dwellings completed	Net dwellings completed	Net dwellings completed	Net dwellings completed	Net dwellings completed	Net dwellings completed	Net dwellings completed	Net dwellings completed	Net dwellings completed
Market		0	0	3	2	2	2	2	11
Social Rented Housing	2								2
Total	2	0	0	3	2	2	2	2	13

Source: Wealden Housing Needs Register

84. Figure 4-4 estimates potential demand for affordable home ownership products within Hartfield. This estimate broadly counts households living in the private rented sector (PRS) who are not on housing benefit and new households likely to form over the plan period who are likely to enter the private rented sector (but not require housing benefit). The model aims to estimate the number of households who can rent but can't buy on the basis of their incomes. There may be other barriers to these households accessing home ownership on the open market, including being unable to save for a deposit, or being unable to afford a home of the right type/size or in the right location. The model discounts 25% of these households, assuming a proportion will be renting out of choice. This leaves around 3 households per annum who may be interested in affordable home ownership (48 over the plan period).

Figure 4-4: Estimate of the potential demand for affordable housing for sale in Hartfield

Stage and Step in Calculation	Total	Description
STAGE 1: CURRENT NEED		
1.1 Current number of renters in NA	90.2	Census 2011 number of renters * national % increase to 2018
1.2 Percentage renters on housing benefit in LA	26.9%	% of renters in 2018 on housing benefit
1.3 Number of renters on housing benefits in NA	24	Step 1.1 * Step 1.2
1.4 Current need (households)	49.5	Current renters minus those on HB and minus 25% assumed to rent by choice
1.5 Per annum	3.1	Step 1.4 divided by plan period
STAGE 2: NEWLY ARISING NEED		
2.1 New household formation	93.3	LA household projections for plan period (2018 based) pro rated to NA
2.2 % of households unable to buy but able to rent	8.0%	(Step 1.4 + Step 3.1) divided by number of households in NA estimated in 2020
2.3 Total newly arising need	7.5	Step 2.1 * Step 2.2
2.4 Total newly arising need per annum	0.6	Step 2.3 divided by plan period
STAGE 3: SUPPLY OF AFFORDABLE HOUSING		
3.1 Supply of affordable housing	11	Number of shared ownership homes in NA (Census 2011 + LA new build to 2018/19 pro rated to NA)
3.2 Supply - intermediate resales	0.6	Step 3.1 * 5% (assume rate of re-sale)

NET SHORTFALL (OR SURPLUS) PER ANNUM		
Overall shortfall (or surplus) per annum	3.1	(Step 1.5 + Step 2.4) - Step 3.2
Overall shortfall (or surplus) over the plan period	48	(Step 1.4 + Step 2.3) - Step 3.2 * number of years to end of plan period

Source: AECOM model, using Census 2011, English Housing Survey 2018, CLG 2014 based household projections and net additions to affordable housing stock. Figures may not sum due to rounding.

85. It is important to keep in mind that the households identified in the estimate in Figure 4-4 are, by and large, adequately housed in the private rented sector. They do not lack their own housing but would prefer to buy rather than rent.
86. There is no policy or legal obligation on the part either of the Local Authority or neighbourhood planners to meet affordable housing needs in full, either within or outside the Neighbourhood Plan area, though there are tools available to neighbourhood planners that can help ensure that it is met to a greater extent if resources permit (eg the ability to allocate sites for affordable housing).
87. It is also important to remember that even after the Hartfield, or indeed any other, Neighbourhood Plan is adopted, the assessment of need for Affordable Housing, the allocation of affordable rented housing to those in need and the management of the housing waiting list all remain the responsibility of the local authority rather than neighbourhood planners.
88. In this sense, it must be acknowledged that neighbourhood plans are by their nature relatively constrained in terms of the extent to which they can meet affordable housing need, unless there is a specific policy on the housing supply - side (e.g. the identification of one or more housing exception sites over and above those required by the Local Plan).

4.6.1 Affordable Housing Policies in Hartfield

89. The Parish Council may wish to develop policies in relation to the delivery of Affordable Housing within Hartfield. Policy AHF1 within the Affordable Housing Delivery Plan requires that affordable housing must be provided at a rate of 35% of the total number of dwellings on construction sites with 5 (net) dwellings or more.
90. Table 4-6 at the end of this chapter estimates the number of affordable homes likely to come forward based on the overall housing requirement for the NA and the application of affordable housing policies.
91. On small scale developments, such as those expected to come forward over the plan period, only small numbers of affordable homes are likely to be delivered through the application of this policy. For this reason, the neighbourhood group may wish to consider identifying sites specifically for the provision of affordable housing. This would enable more substantial provision of Affordable Housing.
92. The neighbourhood group may wish to develop policies on the mix of Affordable Housing delivered in Hartfield. It is not the role of the HNA to develop policy, as there are a wider set of factors which apply and need to be considered by the neighbourhood planners. However, the following evidence and considerations may be used as a starting point in the development of policy. On the balance of the evidence in this HNA, AECOM set out a judgement on the starting point for an appropriate tenure mix in Hartfield.
 - A. **Evidence of need for Affordable Housing:** AECOM's estimate of the potential demand for affordable home ownership options suggest there may be a need for these homes in Hartfield to address the aspirations of households who can rent but can't buy. AECOM's estimate identified the potential demand for 3 homes per year or 48 homes over the plan period. Furthermore, if Hartfield was to meet its share of Wealden's need for social/affordable rented housing this would imply this equates to 4 homes per annum (predominately for social/affordable rent) or 64 homes over the Neighbourhood Plan period [2022 - 2036]. **In sum, our estimates suggest a need for 4 affordable homes for rent per year (64 over the plan period) and 3 homes affordable homes for sale per annum (which is 48 over the plan period).** These estimates are also consistent with the findings from Wealden District Council (provided in Figures 4-3a and b) that show the current number of households requiring affordable housing.
 - B. **Can Affordable Housing needs be met in full?** There is currently no HRF for the NA and it is not possible to determine whether affordable housing needs can be met in full.
 - C. **Government policy (eg NPPF) requirements:** current NPPF policy requires 10% of all homes to be delivered for affordable home ownership. There can be exceptions to this requirement if it would prevent the delivery of other forms of Affordable Housing. Since the Local Plan requires 35% of all homes delivered to

be affordable, at least 29% of Affordable Housing would need to be routes to home ownership in order for such products to total more than 10% of all housing. Based on the findings of this HNA, going beyond the 10% threshold could impact on the ability to deliver social/affordable rented homes for Hartfield residents, especially those currently in Band B on the waiting list. Our calculations demonstrate that there seems to be some demand for affordable housing for sale in the neighbourhood area, thus potentially increasing the supply of such homes can provide more options for young buyers, such as for families and newly forming households. However, the need for affordable rent is considered to be a priority by the LPA.

- D. **Emerging policy:** the Government recently concluded a consultation on the introduction of First Homes (to provide at least 30% discount on new build home prices). The proposals have now been confirmed through a ministerial statement. A minimum of 25% of all Affordable Housing secured through developer contributions should be First Homes. This may have the effect of displacing other products in any established tenure mix, and will reduce the amount of social or affordable rent if this was proposed to be more than 75% of Affordable Housing.

After the 25% First Homes requirement has been met, the remaining 75% of Affordable Housing units should as a first priority protect the provision for social rent set out in the Local Plan. The remaining units should then be allocated to other tenure products in the relative proportions set out in the Local Plan.

- E. **Local Plan policy:** The Local Plan for Wealden does not specify a tenure split. The Core Strategy states that the affordable housing should include a combination of tenures, with the Council negotiating the exact tenure split on each site. However, the presumption is that around 80% of the total number of affordable homes provided will be for social rented accommodation with the remainder being for intermediate accommodation.
- F. **Viability:** HNAs cannot take into consideration the factors which affect viability in the neighbourhood area or at the site-specific level. Viability issues are recognised in the Council's adopted/emerging Local Plan and it is acknowledged that this may affect the provision of affordable housing, the mix of tenures provided and the discounts that can be sought on First Homes properties.
- G. **Funding:** the availability of funding to support the delivery of different forms of Affordable Housing may also influence what it is appropriate to provide at a particular point in time or on any one site. The neighbourhood group may wish to keep this in mind so that it can take up any opportunities to secure funding if they become available.
- H. **Existing tenure mix in Hartfield:** There is presently a high percentage of home ownership in the neighbourhood area. There is a very small proportion of affordable housing overall at 3% social rent and 1% shared ownership. The Action in Rural Sussex survey conducted in Hartfield highlighted the lack of shared ownership in the neighbourhood area and there is a need for smaller homes for downsizing and 'adjusted' living. This suggests that some provision of Affordable Housing would offer a wider choice of homes for local residents and, importantly, may allow those on lower incomes including newly forming households and younger families to remain in or move to the area.
- I. **Views of registered providers:** it is not within the scope of this HNA to investigate whether it would be viable for housing associations (registered providers) to deliver and manage affordable rented homes in this area.
- J. **Wider policy objectives:** the neighbourhood group may wish to take account of broader policy objectives for Hartfield and/or the wider District. These could include, but are not restricted to, policies to attract younger households, families or working age people to the Neighbourhood Area. These wider considerations may influence the mix of Affordable Housing provided.

- 93. In Table 4-5 below, the recommended tenure mix for Affordable Housing in London Colney is presented. This takes into account the requirement that First Homes form 25% of all Affordable Housing.
- 94. Note that we assume, in accordance with current practice, that most Affordable Housing will be brought forward through developer contributions. If the neighbourhood planners are considering delivering Affordable Housing through other means, such as exception sites, the national policy requirements reflected here may not apply.
- 95. It is considered prudent to prioritise affordable rented housing to a high degree, while remaining within the bounds of the NPPF requirement for affordable home ownership. This should help to meet the requirements of those with no other suitable housing options, in line with the previous finding that those on lower quartile incomes can afford nothing

else in Hartfield. However, a proportion of affordable home ownership properties would help to widen housing access for those with around average incomes, but this should not come at the expense of more urgent and acute needs.

96. Where the neighbourhood planners wish to develop policy that requires a different mix to that set out in the Local Plan, it is important that they liaise with the LPA to gather more detailed income and viability information, and to ensure that departures from the district-level policy context have the LPA's support. Liaising with the LPA will be particularly important where the Local Plan tenure split can be expected to be adjusted in light of the latest Government proposals, to ensure that the Neighbourhood Plan's approach in reflecting these changes is in line with the LPA approach. Another option when developing Neighbourhood Plan policies on tenure splits is to add caveats to the policy in question, to the effect that the precise mix of affordable housing will be considered on the basis of site-by-site circumstances in addition to this evidence.
97. AECOM cannot provide guidance on the appropriate share of social/affordable rented homes as this will depend on the level of funding available to housing associations which will determine at what level rents can be set. Registered providers (eg housing associations) may be reluctant to deliver small numbers of homes where there are ongoing management costs involved. For this reason, the proportion of rented homes which can be secured may depend on the willingness of local housing association to maintain and manage small numbers of homes.

Table 4-5: Indicative tenure split (Affordable Housing)

Tenure	Mix	Considerations and uncertainties
Routes to home ownership, of which	25%	Government proposing min 25% requirement for First Homes. Uncertainty over extent of requirement until policy finalised.
First Homes	25%	Product untested so uncertainties around viability, developer, lenders and buyer appetite etc
Shared ownership	-	Proposed changes to the model to allow purchases of 10% share ¹⁶ - impact on viability unknown RPs business plans currently reliant on shared ownership model. Impact of displacement by First Homes unknown.
Rent to buy	-	Emerging product with popularity and effectiveness as yet unknown Impact of displacement by First Homes unknown
Affordable Housing for rent, of which	75%	
Social rent	To be set by Registered Providers	Uncertain how much funding available to support this tenure in local area Uncertain whether RPs willing to own/manage stock in this area
Affordable rent	To be set by Registered Providers	Uncertain whether RPs willing to own/manage stock in this area

Source: AECOM calculations

98. It is recommended that consideration is also given to alternative mechanisms capable of helping to meet local need, where appropriate (i.e. rural/entry-level exception sites or community led housing etc.).
99. However, the neighbourhood planners should note that the First Homes product has not been formally implemented, and should await the outcome of the Government consultation.

¹⁶ <https://www.gov.uk/government/news/jenrick-unveils-huge-12-billion-boost-for-affordable-homes>

4.7 Conclusions- Tenure and Affordability

100. Hartfield has higher rates of home ownership than in both comparator geographies. The percentage of shared ownership is slightly higher than in Wealden but relatively lower than in England. The overall percentage of social rent is much lower than in both Wealden and England. Furthermore, rates of private renting are similar in Hartfield and Wealden but are much lower than in England as a whole.
101. Between 2001-2011, the percentage of home ownership in Hartfield decreased by 16.1%, and increased by 2.6% in Wealden. There was also a significant change in the share of social rented housing in Hartfield. The percentage of social rented housing decreased by 65.5%, whereas the share of social housing increased in Wealden (4.7%). In England as a whole, there was a slight decline in the amount of social housing. There was also a large percentage increase in private renting over the 10 year period, and no change in the percentage of shared ownership.
102. The findings of a research report undertaken by Hartfield Parish Council further demonstrated the lack of shared ownership in the neighbourhood area. It is crucial to note, however, that since Census data shows there is shared ownership in Hartfield, it may be that owners have staircased over time and bought their own properties since 2011. However, without conclusive evidence, it is not possible to ascertain the same.
103. In terms of house prices, there was a 75.3% increase in median house prices, 68.3% increase in mean house prices and a 65.1% increase in lower quartile house prices. In terms of house prices by type, there was a substantial increase in the price of detached homes between 2011-2020, which increased by roughly 81% over the ten year period.
104. The overall increase in prices suggests that the affordability of home ownership is becoming out of reach in Hartfield, which aligns with the finding that private renting has become a significantly more common option in the neighbourhood area.
105. By benchmarking the incomes required to afford the different tenures in the neighbourhood area, we determined the following:
 - While market rents are affordable to households on mean incomes, both market rents and market sale prices are higher than what households with even two lower quartile earners could afford.
 - The discount on the median house price required to enable households on average incomes to afford to buy is 72%. Meanwhile, in order for lower quartile households to be able to afford median price homes, a discount of 93% is required for single earners or 86% for a household with two earners.
 - Whether discounted market sale is affordable will depend on whether properties are priced in relation to average, new build or entry level homes so developers will view discounts differently. New build homes are often more expensive than properties for sale in the second-hand stock.
 - Discounts on new build or average prices may make homes no more affordable than entry level properties in the existing stock. This is the case in Hartfield where a discount of 30% on mean house prices is more expensive (at £497,000) than the lower quartile house price in the existing stock (£468,000).
 - Discounted market sale homes may be unviable to develop if the discounted price is close to (or below) build costs. Build costs vary across the country but as an illustration, the build cost for a 2 bedroom home (assuming 70 sq m and a build cost of £1,500 per sq m) would be around £105,000. This cost excludes any land value or developer profit.
 - In Hartfield, a 30% discount on average prices would not be sufficient to extend home ownership to households on average incomes, so a higher discount level would be justified in this case. As stated above, a minimum discount of 72% will be required for households on average incomes to be able to afford median priced homes. It is likely that the cap of £250,000 on the price of First Homes outside of London would apply if these properties are developed in Hartfield.
 - It is also worth noting that while neither of the shared ownership options extend home ownership to households on average and lower quartile incomes, it is worth noting it is still worth including these products in the final tenure mix as they would extend home ownership substantially.
 - The income required to access Rent to Buy is the same as that required to afford market rents. In this case, the income required to access average rents is £40,450. Given average rents are affordable to those on mean incomes, Rent to Buy is likely to be a suitable option for those on average incomes who wish to access home ownership. However, given average rents are not affordable to households on LQ incomes, even with two earners, Rent to Buy is still not enough for LQ income households, who are likely to require affordable rented provision.
106. In terms of the quantity of affordable housing needed, AECOM's estimate of the potential demand for affordable home ownership options suggest there may be a need for these homes in Hartfield to address the aspirations of households who can rent but can't buy. AECOM's estimate identified the potential demand for 3 homes per year or 48 homes over

the plan period. Furthermore, if Hartfield was to meet its share of Wealden's need for social/affordable rented housing this would imply this equates to 4 homes per annum (predominately for social/affordable rent) or 64 homes over the Neighbourhood Plan period [2022 - 2036]. In sum, our calculations determined a need for 4 affordable homes for rent per year (64 over the plan period) and 3 affordable homes for sale per annum (which is 48 over the plan period).

107. It is relevant to note that a survey carried out by Action in Rural Sussex found that 61.1% of local residents were in favour of one or more small developments in order to meet affordable housing needs of local people.
108. Affordable housing is typically provided and made financially viable by its inclusion as a proportion of larger market developments, as guided by Local Plan policy, and implemented by the LPA. However, if the community wishes to boost the supply of affordable housing, there are other, more proactive routes available for its provision. For example, using community development orders, identifying exception sites or developing community land trusts are all tried and tested ways of boosting the supply of affordable housing above the minima indicated by Local Plan policy.
109. An indicative tenure mix for Affordable Housing has been provided, which could serve as a guideline for the breakdown of Affordable Housing tenures in Hartfield based on various considerations and evidence. This proposes to prioritise affordable rented housing as far as possible while complying with the mandated minimum of 25% First Homes.

5. RQ 2: Type and Size

RQ 2: What type (terrace, semi, bungalows, flats and detached) and size (number of bedrooms) of housing is appropriate for the Plan area over the Neighbourhood Plan period?

5.1 Introduction

111. The Hartfield Neighbourhood Plan may benefit from the inclusion policies informed by evidence on what sizes and types of housing would be best suited to the local community. This will help ensure that future developments give local people options within the housing market at all stages of life.
112. 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 firstly consider the type and size of the existing housing stock in Hartfield. Demographic shifts in age and household composition will then be considered. Finally, the future demand for housing by size and type is determined by the way different household types currently occupy their dwellings in the wider Local Authority area, and then applying demographic projections of how the Neighbourhood Plan area population is likely to change by the end of the Plan period.

5.2 Existing types and sizes

5.2.1 Background and definitions

113. Before beginning our consideration of dwelling type and size, it is important to understand how different types of households occupy their homes. Crucially, and unsurprisingly, household 'consumption' of housing (in terms of housing size) tends to increase alongside wages, with the highest earning households consuming relatively more (i.e. larger) housing than those on lower incomes. Similarly, housing consumption tends to increase, alongside wealth, income, and age, such that older households tend to have larger homes than younger households, often as a result of cost and affordability.
114. In this context, even smaller households (those with fewer than three inhabitants) may be able to choose to live in larger homes than they require, and would be defined in Census terms as under-occupying their homes. This is a natural feature of the housing market, and can distort considerations of future housing needs, with market dynamics and signals giving a very different picture to demographics, household type and size.
115. In order to understand the terminology surrounding dwelling size analysis, it is important to note that the number of rooms recorded in Census data excludes some rooms such as bathrooms, toilets and halls. Dwelling size data is collected by determining the number of rooms being occupied by each household. In the section that follows, 'dwelling sizes' can be translated as follows¹⁷:
- 1 room = bedsit
 - 2 rooms = flat/house with one bedroom and a reception room/kitchen
 - 3 rooms = flat/house 1-2 bedrooms and one reception room and/or kitchen
 - 4 rooms = flat/house with 2 bedroom, one reception room and one kitchen
 - 5 rooms = flat/house with 3 bedrooms, one reception room and one kitchen
 - 6 rooms = house with 3 bedrooms and 2 reception rooms and a kitchen, or 4 bedrooms and one reception room and a kitchen
 - 7+ rooms = house with 4 or more bedrooms
116. It is also useful to clarify the Census terminology around dwellings and households spaces. These can be confusing where different terminologies such as flats, apartments, shared and communal dwellings, and houses in multiple occupation, are used. Dwellings are counted in the Census by combining address information with Census returns on whether people's accommodation is self-contained.¹⁸ As such, all dwellings are classified into either "shared" or

¹⁷ At <https://www.nomisweb.co.uk/census/2011/qs407ew>

¹⁸ At <https://www.gov.uk/guidance/dwelling-stock-data-notes-and-definitions-includes-hfr-full-guidance-notes-and-returns-form>

“unshared” dwellings. Household spaces make up the individual accommodation units forming part of a shared dwelling.

117. The key measure of whether a dwelling is shared or unshared relates to the Census’ definition of a household. A household is defined as “One person living alone or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area.”¹⁹ On this basis, where unrelated residents of a dwelling share rooms other than a kitchen, this would be considered a single household in an unshared dwelling, whilst where only a kitchen is shared, each resident would be considered their own household, and the dwelling would be considered shared.

5.2.2 Dwelling type

118. The 2011 Census shows that there were 674 households in Hartfield, living in 361 detached houses, 226 semi-detached, 88 terraced houses, and 9 flats. From Table 5-1 below, Hartfield has a relatively higher percentage of detached homes, semi-detached homes and a correspondingly lower percentage of flats, maisonettes or apartments than in both wider geographies. Hartfield’s share of detached and semi detached dwellings is larger than Wealden as a whole and substantially higher than England.

Table 5-1: Accommodation type (households), Hartfield 2011

Dwelling type		Hartfield	Wealden	England
Whole house or bungalow	Detached	50.4%	44.6%	22.4%
	Semi-detached	31.6%	30.1%	31.2%
	Terraced	12.3%	12.7%	24.5%
Flat, maisonette or apartment	Purpose-built block of flats or tenement	1.3%	8.5%	16.4%
	Parts of a converted or shared house	1.1%	1.9%	3.8%
	In commercial building	0.4%	1.1%	1.0%

Source: ONS 2011, AECOM Calculations

5.2.3 Dwelling size

119. Table 5-2 below sets out the distribution of the number of rooms by household space. The housing stock in Hartfield is characterised as follows:
- There is a low percentage of homes with 1-3 rooms in Hartfield, relative to Wealden.
 - Hartfield has a higher percentage share of homes with six or more rooms compared with Wealden.
 - Both geographies have roughly the same percentage of four room homes.
 - Wealden has a slightly higher percentage of five room homes than Hartfield.
120. It is also relevant to note here that according to the 2014 survey conducted by Action in Rural Sussex, over 87% of existing homes in Hartfield have three bedrooms or more, and that Hartfield Parish has a need for more smaller properties for purchase or rental on the open market (e.g., starter homes, downsizing, and “independent living” retirement).
121. This information is consistent with the data presented in Table 5-2, which shows a large percentage of homes in Hartfield have 5 or more rooms. Many of these homes may have three or more bedrooms.

Table 5-2: Number of rooms per household in Hartfield, 2011

Number of Rooms	Hartfield	Wealden
1 Room	0.0%	0.2%
2 Rooms	0.1%	1.5%
3 Rooms	1.6%	6.3%

¹⁹ Ibid.

4 Rooms	16.5%	16.6%
5 Rooms	17.8%	22.6%
6 Rooms	21.1%	17.8%
7 Rooms	14.5%	12.3%
8 Rooms or more	12.8%	9.6%
9 Rooms or more	15.6%	13.2%

Source: ONS 2011, AECOM Calculations

122. It is also relevant to consider how the number of rooms occupied by households changed between the 2001 and 2011 Censuses. The main changes from the 2001 Census findings are as follows:

- In Hartfield, there was a 100% decrease in one room households between 2001-2011, a 83% decrease in two room households and a 74.4% decrease in three room households over the same period. In raw numbers, the number of one room households decreased from 3 to 0, while the number of two- and three-room households decreased from 6 to 1 and from 43 to 11.
- While the number of one room households decreased in all three geographies, there was an increase in the number of two- and three-room households in both Wealden and England.
- The number of four-room households in Hartfield (27.6%) and England (3.5%) whereas the number of four-room households decreased in Wealden.
- In Hartfield, the number of seven and eight room households decreased by 16.9% and 31.8% respectively. However, the number of seven and eight room households increased in both Wealden and England.

Table 5-3: Rates of change in number of rooms per household in Hartfield 2001-2011

Number of Rooms	Hartfield	Wealden	England
1 Room	-100.0%	-23.6%	-5.2%
2 Rooms	-83.3%	10.0%	24.2%
3 Rooms	-74.4%	12.8%	20.4%
4 Rooms	27.6%	-9.5%	3.5%
5 Rooms	-9.1%	4.5%	-1.8%
6 Rooms	-3.4%	9.5%	2.1%
7 Rooms	-16.9%	14.4%	17.9%
8 Rooms or more	-31.8%	20.6%	29.8%

Source: ONS 2001-2011, AECOM Calculations

123. Returning to the most recent Census data, it is also useful to compare the figures for number of rooms with figures for the number of bedrooms for each household. Table 5-4 below summarises the proportion of households occupying each size of home in terms of the number of bedrooms. This data shows that Hartfield's stock of dwellings by size is broadly similar to that of Wealden, with a large number of three-four bedroom homes, and similar proportions of most other sizes except for a smaller proportion of two-bedroom homes in Hartfield and higher proportions of five (or more) bedroom homes.

Table 5-4: Number of bedrooms in household spaces in Hartfield, 2011

Bedrooms	Hartfield		Wealden		England	
All categories: Number of bedrooms	892	100.0%	62,676	100.0%	22,063,368	100.0%
No bedrooms	2	0.2%	94	0.1%	54,938	0.2%
1 bedroom	56	6.3%	4,783	7.6%	2,593,893	11.8%
2 bedrooms	161	18.0%	17,670	28.2%	6,145,083	27.9%
3 bedrooms	282	31.6%	22,213	35.4%	9,088,213	41.2%
4 bedrooms	202	22.6%	12,647	20.2%	3,166,531	14.4%

5 or more bedrooms	189	21.2%	5,269	8.4%	1,014,710	4.6%
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Source: ONS 2011, AECOM Calculations

5.3 OAN report findings

124. In 2017, a review of Wealden's SHMA was undertaken in order to provide an updated assessment of the objectively assessed housing need based on the most recent (2014-based) population and household projections released by the Office for National Statistics (ONS) and Department for Communities and Local Government (DCLG) respectively in June 2016. The study focused on their district's proposed plan period of 2013-2037. A summary table showing the report's main findings is presented below:

Table 1.1 OAN for Wealden District, 2013-2028			
		Total Dwellings (2013-2028)	Dwellings per Annum
Demographic Projections	Starting point projection	13,700	913
	Long-term migration trends	9,400	625
	Short-term migration trends	12,900	862
Economic Forecasts	Cambridge Econometrics	13,700	916
	Experian Local Market Forecasts	13,100	876
OAN for Wealden District (following market signals adjustments)			
10% uplift	Starting point projection	15,100	1,005
Household Formation Rates return to 2001 conditions	Starting point projection	14,500	968
	Cambridge Econometrics	14,600	972
	Experian Local Market Forecasts	13,900	930
LPEG method	Based on SNPP 2014 (as per LPEG)	18,500	1,233
	Based on long-term migration	14,200	946

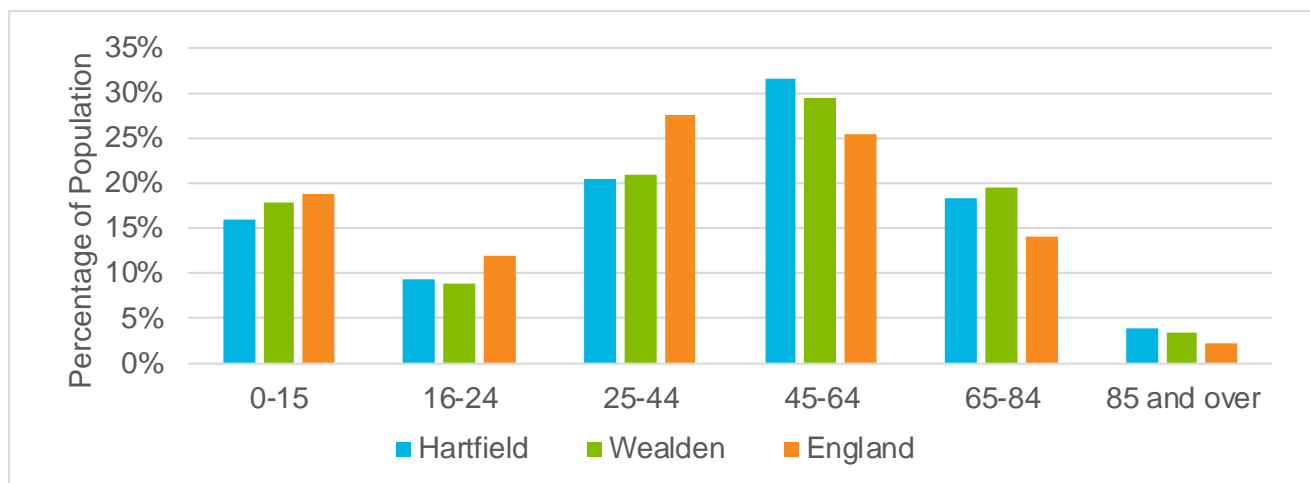
5.4 Household composition and age structure

125. Having established the current stock profile of Hartfield and identified recent changes in its composition, the evidence assembled below examines the composition and age structure of households in the 2011 Census and in future years. Through a consideration of the types of households projected to form over the Neighbourhood Plan period, and the mix of age groups suggested by demographic projections, it becomes possible to consider the type and size of housing needed in the Neighbourhood Plan area by the end of the planning period.

5.4.1 Age structure

126. The 2011 Census data reveals that Hartfield had a large segment of the population aged 45-64 with correspondingly lower proportions of the population falling into both younger and older age bands. It is particularly important to note that the number of individuals in the 85 and over category was much higher in Hartfield than in Wealden and England (see Figure 5-1 below).
127. In summary, Hartfield has an older bias to its population compared to the local authority area. In 2011, Wealden and Hartfield had similar levels of people in the age bands 16-25 and 25-44, and it is likely that some of the individuals in those groups have entered older groups since the last Census. Furthermore, a share of Hartfield's residents in the 45+ age groups may have entered into older age groups as well and some of those residents may require different housing requirements through the plan period, potentially involving some demand for downsizing and accessible housing. This confirms the Parish Council's concern about the importance of providing options for smaller homes.

Figure 5-1: Age structure in Hartfield, 2011



Source: ONS 2011, AECOM Calculations

128. In terms of the changing age structure of the Neighbourhood Plan area population, Census data shows that since 2001 NA population has changed in the follow manner (see Table 5-5 below):

- From looking at Table 5-5, it appears as though there has been a decline in the percentage of people in every age band, except the final group. This suggests there has been a net decrease in the number of people that entered each age band between 2001-2011.
- The table shows the percentage of people in the age band 85 and over increased by 141.4%. In raw numbers, this was an increase from 29 people in 2001 to 71 in 2011.
- An especially significant decrease was experienced in the population of individuals between the ages of 0-15, particularly when compared with Wealden and England. In raw numbers, this figure decreased from 387 to 292 between 2001-2011.
- It is also relevant to note that while the population of individuals in the 16-24 age band decreased in Hartfield, the population of individuals in this group increased in Wealden and England. This trend also applies in the case of the age bands 25-44 as well as 64-84.
- In the case of the age band 45-64, while the population of this group decreased in Hartfield, the population of this age band increased in both other geographies.

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

Age group	Hartfield	Wealden	England
0-15	-24.5%	-1.8%	1.2%
16-24	-16.5%	20.6%	17.2%
25-44	-19.9%	-9.3%	1.4%
45-64	-11.0%	15.0%	15.2%
65-84	-6.7%	15.2%	9.1%
85 and over	141.4%	17.0%	23.7%

Source: ONS 2001-2011, AECOM Calculations

5.4.2 Household composition

129. Household composition (i.e the mix of adults and children in a dwelling) is a critical factor in driving the size (and to an extent, the type) of housing needed over the Neighbourhood Plan period.

130. In assessing Census data on household composition, we can make the following observations:

- The largest percentage of households in Hartfield are families with dependent children (25.4%) followed by couples with no children (23.7%). Compared to Wealden and England both, Hartfield has a higher percentage of family households.
- Compared to Wealden and England, there is a relatively lower percentage of family households with both members aged over 65 in Hartfield. Similarly, Hartfield has a lower percentage of one person households over the age of 65 compared to its wider geographies.
- Compared to Wealden, Hartfield has a lower percentage of one-person households and a higher percentage of 'Other' households (such as students and house sharers). Compared just with England, Hartfield has a relatively lower percentage of both one person households and 'other' households.

131. Note that non-dependent children refer to households in which adult children are living at home, or students still call their primary residence despite living for most of the year near to university. Though this category can often indicate the relative unaffordability of entry-level homes in an area as many such young people may wish to move out and form their own households if they were financially able.

Table 5-6: Household composition (by household), Hartfield, 2011

Household type		Hartfield	Wealden	England
One person household	Total	20.6%	27.6%	30.2%
	Aged 65 and over	8.8%	15.3%	12.4%
	Other	11.9%	12.3%	17.9%
One family only	Total	72.8%	67.2%	61.8%
	All aged 65 and over	10.4%	12.6%	8.1%
	With no children	23.7%	20.0%	17.6%
	With dependent children	25.4%	25.3%	26.5%
	All children Non-Dependent	13.4%	9.3%	9.6%
Other household types	Total	6.5%	5.2%	8.0%

Source: ONS 2011, AECOM Calculations

132. Again, it is relevant to consider rates of change in this indicator during the period between Censuses. Between 2001 and 2011, the main changes in household composition were as follows:

- The percentage of one-person households decreased by 21.9% over the time period. Within this category, the percentage of older households decreased by 44% and 'Other' households increased by 11.1%. While Hartfield experienced a net decrease in this category, there were increases in the overall percentage of one person households both in Wealden and nationally.
- The percentage of older couples (aged 65 and over) decreased by 35.2% while the percentage of households (younger couples) without children decreased by 17.1%.
- Households with dependent children decreased by 19.7% over the period, which is a deviation from the trend observed in either wider geography. Both in Wealden and England, there was an increase in the percentage of this group.
- Households with non-dependent children increased by 9.8% over the time period, which is lower than the changes observed in St Albans and England.
- Finally, in Hartfield, the percentage of 'Other' household types decreased by 18.5% over the time period whereas a percentage increase was seen in both wider geographies.

Table 5-7: Rates of change in household composition, Hartfield, 2001-2011

Household type		Hartfield	Wealden	England
One person household	Total	-21.9%	10.4%	8.4%

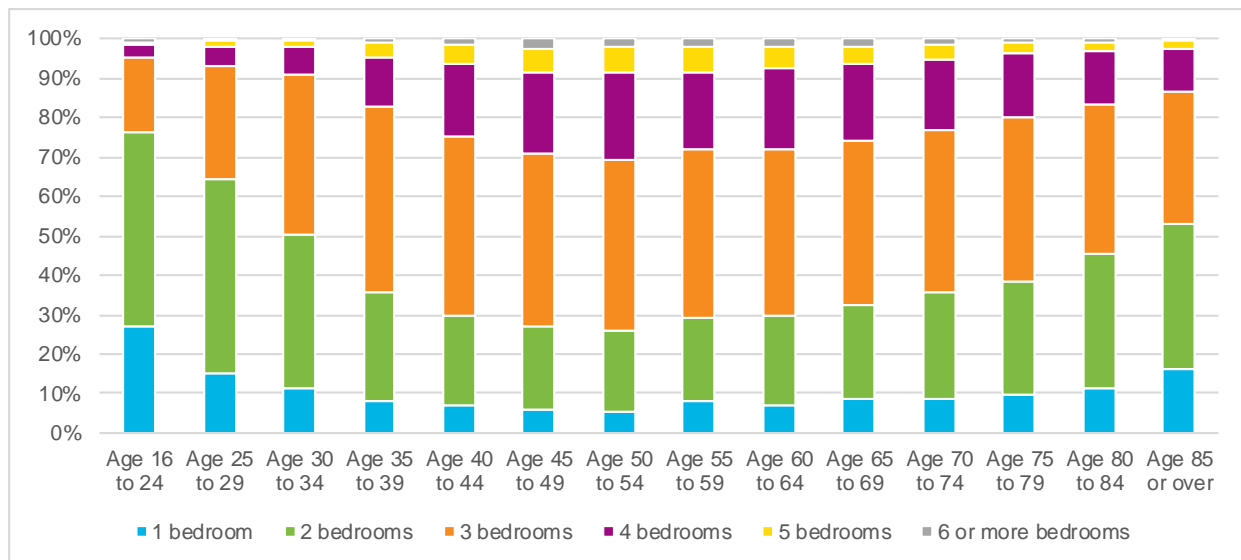
	Aged 65 and over	-44.3%	-3.3%	-7.3%
	Other	11.1%	34.0%	22.7%
One family only	Total	-17.6%	5.4%	5.4%
	All aged 65 and over	-35.2%	0.8%	-2.0%
	With no children	-17.1%	4.6%	7.1%
	With dependent children	-19.7%	3.0%	5.0%
	All children non-dependent	9.8%	22.8%	10.6%
Other household types	Total	-18.5%	23.9%	28.9%

Source: ONS 2001-2011, AECOM Calculations

5.5 Dwelling mix determined by life-stage modelling

133. Recognising the fact that households of different ages may have different housing needs, the housing mix needed to meet demographic change by the end of the Plan period is estimated by an approach based on current occupation patterns – that is, the propensity of households of different ages to occupy different types of accommodation – will persist into the future. For example, projected growth in households aged under 24 will lead to an increase in the need for the type of housing currently occupied by households of that age.
134. It is important to keep in mind that this exercise provides an estimate based on demographic trends and occupancy patterns alone. It does not take into account income and wealth, other than in an indirect way through the propensity of households to occupy more or less space than they 'need'. This approach also embeds existing patterns of occupancy which may or may not be desirable. This is particularly important to keep in mind in areas where housing affordability has worsened because it means that many households are forced to occupy less space than they need or want.
135. However, no data on housing size occupation by age of the Household Reference Person (HRP- a more modern term for 'head of household') is available at neighbourhood level. For this reason, LA-level data needs to be used as the closest proxy.
136. Figure 5-2 below sets out the relationship in the 2011 Census at LA level between the age of the HRP and the size of dwelling occupied. This provides the starting point for determining the most appropriate dwelling size mix by the end of the Neighbourhood Plan period.
137. The data shows that while the majority of Wealden residents live in 1- and 2-bedroom properties until the age of 30, the preference turns to dwellings of 3 bedrooms for every other life stage. The preference for 4-bedroom dwellings largely follows the trend of 3-bedroom dwellings, with a concentration between the ages of 40 and 64. The preference of 4-bedroom dwellings decreases steadily after the age of 64. The preference for 1-bedroom homes is relatively low for age groups ranging from 40-55 but can be considered to be somewhat popular amongst both younger and older age groups. Finally, homes with five and six or more bedrooms are relatively less common in Hartfield, with some popularity amongst middle to older age groups, that is, largely people above the age of 35.

Figure 5-2: Age of household reference person by dwelling size in Wealden, 2011



Source: ONS 2011, AECOM Calculations

138. Household projections provided by MHCLG are then used to understand the future distribution of households by the age of the HRP. Again, this data is only available at the Local Authority level and for the years 2014 and 2039. Therefore, the distribution of households by the age of the HRP would be in 2038 is estimated, i.e. the end of the Neighbourhood Plan period (red in the table). The data is presented in Table 5-8 below.

Table 5-8: Projected distribution of households by age of HRP, Wealden

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	895	4,712	22,797	12,348	21,924
2018	1,023	5,018	22,400	13,192	26,477
2038	914	5,318	21,606	14,014	37,005
2043	887	5,393	21,407	14,219	39,637

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

139. It is then necessary to extrapolate from this Local Authority-level data an estimate of the corresponding change in the age structure of the population in Hartfield. To do so, the percentage increase expected for each group across Wealden, derived from the data presented above was mapped to the population of Hartfield. The results of this calculation are detailed in Table 5-9 below:

Table 5-9: Projected distribution of households by age of HRP, Hartfield

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	9	55	342	203	283
2018	10	59	336	217	342
2038	9	62	324	230	478
% change 2011-end of Plan period	2%	13%	-5%	13%	69%

Source: AECOM Calculations

140. Finally, having established the likelihood shown by households at different life-stages towards dwellings of different sizes in Figure 5-2, and the approximate number of households in Wealden and Hartfield falling into each of these stages by the end of the Plan period in 2038, it is possible to estimate how the housing stock might evolve in terms of size over the Neighbourhood Plan period in response to demographic change (see Table 5-10 below).

141. The table takes in turn each projected age group in 2038 estimating how many of the households in that age bracket will want or need to occupy each size of dwelling. This is repeated for each age bracket and added together to arrive at an estimation of what proportion of each size of dwelling will be required overall.

Table 5-10: Ideal dwelling size distribution in Hartfield by the end of the Plan period, based on modelled household life-stages (totals may not sum due to rounding)

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	22.7%	13.6%	5.2%	5.4%	10.0%
2 bedrooms	50.5%	40.8%	20.6%	22.9%	35.4%
3 bedrooms	20.4%	34.1%	38.3%	35.8%	33.1%
4 bedrooms	3.6%	8.8%	24.7%	24.8%	15.9%
5+ bedrooms	2.8%	2.7%	11.1%	11.0%	5.5%

Source: Census 2011, AECOM Calculations. Figures may not sum due to rounding

142. It is now possible to compare the 2011 housing mix in terms of size with the projected requirement based on the estimates set out in Table 5-10 above modelling the change in the age structure of the population in Hartfield.
143. Table 5-11 below indicates that, by 2038, the size distribution of dwellings should be as follows: there should be a higher percentage of one-three-bedroom homes, a slightly lower percentage of four bedroom homes and a much lower overall percentage of five or more bedroom homes. This thus suggests that the new developments may benefit from a focus on smaller dwellings.

Table 5-11: 2011 housing sizes compared to ideal distribution at end of Plan period, Hartfield

Number of bedrooms		2011		2038
1 bedroom	56	6.3%	87	7.9%
2 bedrooms	161	18.0%	319	28.9%
3 bedrooms	282	31.6%	388	35.2%
4 bedrooms	202	22.6%	219	19.9%
5 or more bedrooms	189	21.2%	90	8.1%
Total households	892	100.0%	1,103	100.0%

Source: Census 2011, AECOM Calculations

144. Table 5-12 below sets out the estimated misalignment between future demand for housing, based on the modelled preferences of households at different life-stages, and the current stock available in the Neighbourhood Plan area.

Table 5-12: Future potential misalignments of supply and demand for housing, Hartfield

Number of bedrooms	2011	2038	Change to housing mix	Recommended split
1 bedroom	56	87	31	10.0%
2 bedrooms	161	319	158	50.5%
3 bedrooms	282	388	106	33.9%
4 bedrooms	202	219	17	5.5%
5 or more bedrooms	189	90	-99	0.0%

Source: AECOM Calculations

145. The result of this life-stage modelling exercise is to suggest that, in terms of demographic change, new development might involve the following share of dwelling sizes: 10% as 1 bedroom, 50.5% as two bedrooms, 33.9% as three bedrooms, 5.5% as four bedrooms and 0.0% as 5 or more bedrooms.
146. The latest draft of the Hartfield neighbourhood plan identifies the shortage of smaller houses in the parish as a key issue. Small houses, available for sale or rent, to meet the needs of first time buyers or those wishing to downsize from larger houses are presently missing from the type and size mix, and the Parish Council wants to ensure the needs of those belonging to this group are met. The findings of this HNA are consistent with the Parish Council's requirements,

and the Council can adjust the recommended size mix to change and adapt the number of one-three bedroom dwellings to their suiting following a local housing needs survey or on the basis of their knowledge of local needs.

147. Note that the changes to the housing mix given above for five or more-bedroom dwellings are negative numbers. Because in light of the national and local housing shortage, it is rarely advisable or practicable to remove dwellings from the available stock, as would otherwise be suggested here for dwellings with three or more bedrooms, we have instead set the recommended split at 0% rather than a negative number, and rebalanced the other sizes as percentages of the additional dwellings they represent in total. In other words, the interim results of the life-stage modelling suggest that there will be no need for further five or more-bedroom dwellings over the Neighbourhood Plan period. It is important to stress that there may be other good reasons to provide a particular size or type of dwelling in the NA, for example the need to improve the mix of homes in a particular location, improving choice or meeting needs in the wider housing market area.
148. Note that only the percentage mix in the right-hand column is relevant to the purposes of this HNA and the neighbourhood planning process. The actual numbers of dwellings required to adjust the size mix do not reflect that actual quantity of housing needed in the NA and are simply a step in the calculation necessary to produce a percentage split. As a general point, this dwelling mix in percentage terms stands alone from the overall quantity of housing needed or allocated over the Plan period, and could equally apply to windfall development, allocations beyond the plan period, or any other source of housing supply.

5.6 Conclusions- Type and Size

149. This analysis provides an indication of the likely need for different types and sizes of homes based on demographic change. It is important to remember that other factors should be considered in determining the dwelling mix that is desirable in the NA or on any particular site. These include the characteristics of the existing stock of housing, the role of the NA or site within the wider housing market area (linked to any LA strategies or plans) and site specific factors which may justify a particular dwelling mix.
150. In terms of dwelling types, 2011 Census shows that there were 674 households in Hartfield, living in 361 detached houses, 226 semi-detached, 88 terraced houses, and 9 flats.
151. The housing stock by size in Hartfield is dominated by homes with five or more rooms, and a low percentage of homes with 1-3 rooms. According to the 2014 survey conducted by Action in Rural Sussex, over 87% of existing homes in Hartfield have three bedrooms or more, and that Hartfield Parish has a need for more smaller properties for purchase or rental on the open market (e.g., starter homes, downsizing, and “independent living” retirement). This finding is consistent with the 2011 Census findings, as Hartfield has a large percentage of homes with 5 or more rooms and many of these homes have three or more bedrooms.
152. 2011 Census data reveals that Hartfield has an older bias to its population compared to the local authority area. In 2011, Wealden and Hartfield had similar levels of people in the age bands 16-25 and 25-44, and it is likely that some of the individuals in those groups have entered older groups since the last Census. Furthermore, a share of Hartfield’s residents in the 45+ age groups may have entered into older age groups as well and some of those residents may require different housing requirements through the plan period, potentially involving some demand for downsizing and accessible housing. This confirms the Parish Council’s concern about the importance of providing options for smaller homes.
153. In terms of household composition, the largest percentage of households in Hartfield are families with dependent children (25.4%) followed by couples with no children (23.7%). Compared to Wealden and England both, Hartfield has a higher percentage of family households.
154. The results of a life-stage modelling exercise, which looks at the sizes of dwelling occupied by different age groups and projects the growth and decline of those age groups over the Plan period in order to understand what should be built, suggests that new development might benefit from a focus on medium sized dwellings.
155. The result of this life-stage modelling exercise is to suggest that, in terms of demographic change, new development might involve the following share of dwelling sizes: 10% as 1 bedroom, 50.5% as two bedrooms, 33.9% as three bedrooms, 5.5% as four bedrooms and 0.0% as 5 or more bedrooms.
156. The latest draft of the Hartfield neighbourhood plan identifies the shortage of smaller houses in the parish as a key issue. Small houses, available for sale or rent, to meet the needs of first time buyers or those wishing to downsize from larger houses are presently missing from the type and size mix, and the Parish Council wants to ensure the needs of those belonging to this group are met. The findings of this HNA are consistent with the Parish Council’s

requirements, and the Council can adjust the recommended size mix to change and adapt the number of one -three bedroom dwellings to their suiting following a local housing needs survey or on the basis of their knowledge of local needs.

6. Conclusions

6.1 Overview

157. Table 6-1 below sets out in full the conclusions and recommendations of this Neighbourhood Plan housing needs assessment, based on the evidence reviewed and analysed.

Table 6-1: Summary of study findings specific to Hartfield with a potential impact on Neighbourhood Plan housing policies

Issue	Summary of evidence and data assessed	Conclusions and recommendations
Quantity of affordable housing to plan for	When SHMA figures are prorated to Hartfield based on its share of the population, Furthermore, if Hartfield was to meet its share of Wealden's need for social/affordable rented housing this would imply this equates to 4 homes per annum (predominately for social/affordable rent). Furthermore, AECOM's calculations identified the potential demand for 3 homes per year.	In sum, our calculations determined a need for 4 affordable homes for rent per year (64 over the plan period) and 3 affordable homes for sale per annum (which is 48 over the plan period).

<p>Housing tenure and affordability</p>	<p>Hartfield has higher rates of home ownership than in both comparator geographies. The percentage of shared ownership is slightly higher than in Wealden but relatively lower than in England. The overall percentage of social rent is much lower than in both Wealden and England. Furthermore, rates of private renting are similar in Hartfield and Wealden but are much lower than in England as a whole.</p> <p>Between 2001-2011, the percentage of home ownership in Hartfield decreased by 16.1%, and increased by 2.6% in Wealden. There was also a significant change in the share of social rented housing in Hartfield. The percentage of social rented housing decreased by 65.5%, whereas the share of social housing increased in Wealden (4.7%). In England as a whole, there was a slight decline in the amount of social housing. There was also a large percentage increase in private renting over the 10 year period, and no change in the percentage of shared ownership.</p> <p>In terms of house prices, there was a 75.3% increase in median house prices, 68.3% increase in mean house prices and a 65.1% increase in lower quartile house prices. In terms of house prices by type, there was a substantial increase in the price of detached homes between 2011-2020, which increased by roughly 81% over the ten year period.</p> <p>The overall increase in prices suggests that the affordability of home ownership is becoming out of reach in Hartfield, which aligns with the finding that private renting has become a significantly more common option in the neighbourhood area.</p>	<p>By benchmarking the incomes required to afford the different tenures in the neighbourhood area, we determined the following:</p> <p>While market rents are affordable to households on mean incomes, both market rents and market sale prices are higher than what households with even two lower quartile earners could afford.</p> <p>The discount on the median house price required to enable households on average incomes to afford to buy is 72%. Meanwhile, in order for lower quartile households to be able to afford median price homes, a discount of 93% is required for single earners or 86% for a household with two earners.</p> <p>Whether discounted market sale is affordable will depend on whether properties are priced in relation to average, new build or entry level homes so developers will view discounts differently. New build homes are often more expensive than properties for sale in the second-hand stock.</p> <p>Discounts on new build or average prices may make homes no more affordable than entry level properties in the existing stock. This is the case in Hartfield where a discount of 30% on mean house prices is more expensive (at £497,000) than the lower quartile house price in the existing stock (£468,000).</p> <p>Discounted market sale homes may be unviable to develop if the discounted price is close to (or below) build costs. Build costs vary across the country but as an illustration, the build cost for a 2 bedroom home (assuming 70 sq m and a build cost of £1,500 per sq m) would be around £105,000.²⁰ This cost excludes any land value or developer profit.</p> <p>In Hartfield, a 30% discount on average prices would not be sufficient to extend home ownership to households on average incomes, so a higher discount level would be justified in this case. As stated above, a minimum discount of 72% will be required for households on average incomes to be able to afford median priced homes. It is likely that the cap of £250,000 on the price of First Homes outside of London would apply if these properties are developed in Hartfield.</p> <p>It is also worth noting that while neither of the shared ownership options extend home ownership to households on average and lower quartile incomes, it is worth noting it is still worth including these products in the final tenure mix as they would extend home ownership substantially.</p>
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Issue	Summary of evidence and data assessed	Conclusions and recommendations
		<p>The income required to access Rent to Buy is the same as that required to afford market rents. In this case, the income required to access average rents is £40,450. Given average rents are affordable to those on mean incomes, Rent to Buy is likely to be a suitable option for those on average incomes who wish to access home ownership. However, given average rents are not affordable to households on LQ incomes, even with two earners, Rent to Buy is still not enough for LQ income households, who are likely to require affordable rented provision.</p>

²⁰ This estimate is included for illustration purposes. £1,500 build cost per sq m is a reasonable estimate of current costs (mid 2020); 70 sq m for a 2 bedroom property is consistent with the Government's Nationally Described Space Standards

Issue	Summary of evidence and data assessed	Conclusions and recommendations
Housing type and size	<p>In terms of dwelling types, 2011 Census shows that there were 674 households in Hartfield, living in 361 detached houses, 226 semi-detached, 88 terraced houses, and 9 flats.</p> <p>The housing stock by size in Hartfield is dominated by homes with five or more rooms, and a low percentage of homes with 1-3 rooms. According to the 2014 survey conducted by Action in Rural Sussex, over 87% of existing homes in Hartfield have three bedrooms or more, and that Hartfield Parish has a need for more smaller properties for purchase or rental on the open market (e.g., starter homes, downsizing, and “independent living” retirement). This finding is consistent with the 2011 Census findings, as Hartfield has a large percentage of homes with 5 or more rooms and many of these homes have three or more bedrooms.</p> <p>2011 Census data reveals that Hartfield has an older bias to its population compared to the local authority area. In 2011, Wealden and Hartfield had similar levels of people in the age bands 16-25 and 25-44, and it is likely that some of the individuals in those groups have entered older groups since the last Census. Furthermore, a share of Hartfield’s residents in the 45+ age groups may have entered into older age groups as well and some of those residents may require different housing requirements through the plan period, potentially involving some demand for downsizing and accessible housing. This confirms the Parish Council’s concern about the importance of providing options for smaller homes.</p> <p>In terms of household composition, the largest percentage of households in Hartfield are families with dependent children (25.4%) followed by couples with no children (23.7%). Compared to Wealden and England both, Hartfield has a higher percentage of family households.</p>	<p>The result of this life-stage modelling exercise is to suggest that, in terms of demographic change, new development might involve the following share of dwelling sizes: 10% as 1 bedroom, 50.5% as two bedrooms, 33.9% as three bedrooms, 5.5% as four bedrooms and 0.0% as 5 or more bedrooms.</p> <p>The latest draft of the Hartfield neighbourhood plan identifies the shortage of smaller houses in the parish as a key issue. Small houses, available for sale or rent, to meet the needs of first time buyers or those wishing to downsize from larger houses are presently missing from the type and size mix, and the Parish Council wants to ensure the needs of those belonging to this group are met. The findings of this HNA are consistent with the Parish Council’s requirements, and the Council can adjust the recommended size mix to change and adapt the number of one-three bedroom dwellings to their suiting following a local housing needs survey or on the basis of their knowledge of local needs.</p>

6.2 Recommendations for next steps

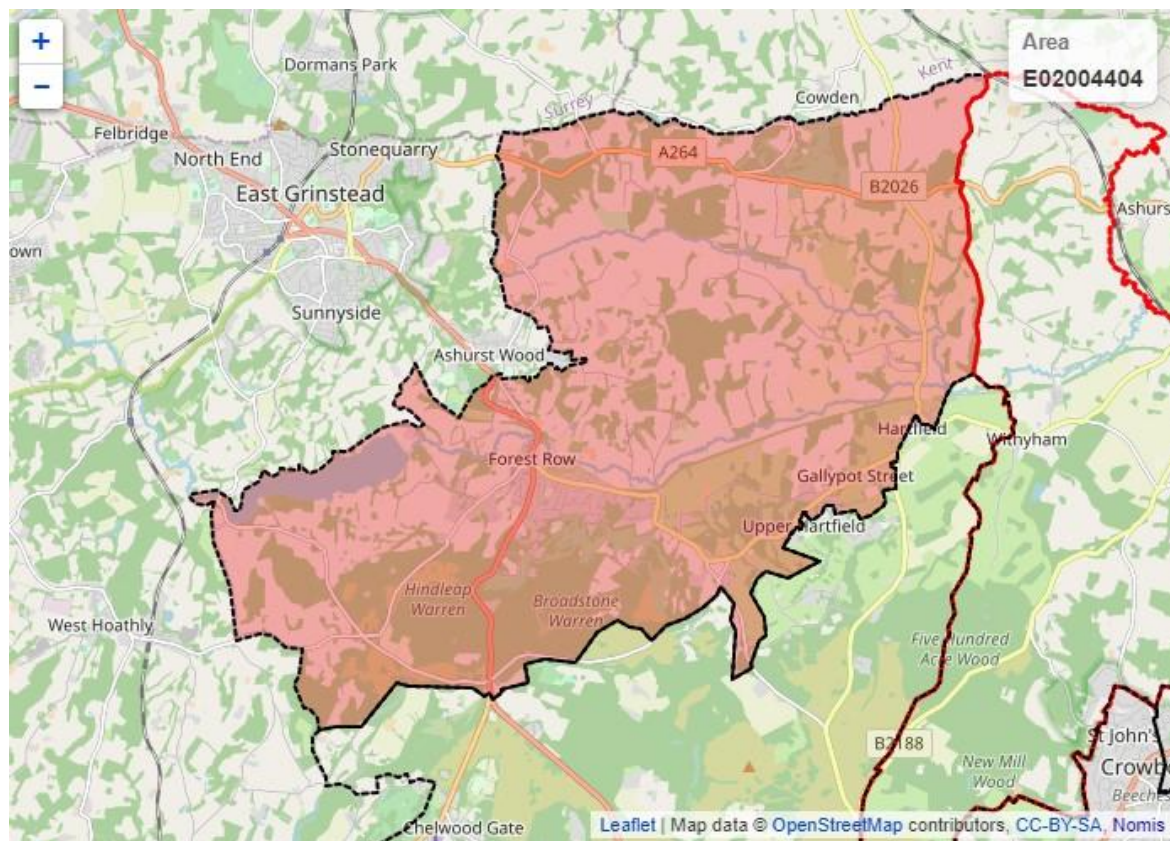
158. This Neighbourhood Plan housing needs assessment aims to provide Hartfield with evidence on a range of housing trends and issues from a range of relevant sources. We recommend that the neighbourhood planners should, as a next step, discuss the contents and conclusions with Wealden with a view to agreeing and formulating draft housing policies, bearing the following in mind:
- All Neighbourhood Planning Basic Conditions, but in particular the following: Condition A, namely that the Neighbourhood Plan 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 strategic policies of the adopted development plan;
 - The views of Wealden – in particular in relation to the quantity of housing that should be planned for;
 - The views of local residents;
 - The views of other relevant local stakeholders, including housing developers and estate agents;
 - The numerous supply-side considerations, including local environmental constraints, the location and characteristics of suitable land, and any capacity work carried out by Wealden, including but not limited to the Strategic Housing Land Availability Assessment (SHLAA);
 - The recommendations and findings of this study; and
 - The impact of the Government's Standard Methodology on calculating housing need for Wealden and the neighbourhood plan areas within it.
159. This assessment has been provided in good faith by AECOM consultants on the basis of housing data, national guidance and other relevant and available information current at the time of writing.
160. Bearing this in mind, it is recommended that the Neighbourhood Plan steering group should monitor carefully strategies and documents with an impact on housing policy produced by the Government, Wealden or any other relevant party and review the Neighbourhood Plan accordingly to ensure that general conformity is maintained.
161. At the same time, monitoring on-going demographic or other trends over the Neighbourhood Plan period will help ensure the continued relevance and credibility of its policies.

Appendix A : Calculation of Affordability Thresholds

A.1 Assessment geography

162. As noted in the Tenure and Affordability chapter above, affordability thresholds can only be calculated on the basis of data on incomes across the Neighbourhood Plan area. Such data is available at MSOA level but not at the level of neighbourhood plan areas.
163. As such, when calculating affordability thresholds, an MSOA needs to be selected that is a best-fit proxy for the Neighbourhood Plan area. In the case of Wealden, it is considered that MSOA E02004403 is the closest realistic proxy for the Neighbourhood Plan area boundary, and as such, this is the assessment geography that has been selected. A map of MSOA E02004403 appears below in Figure A-1.

Figure A-1: MSOA E02004403 used as a best-fit geographical proxy for the Neighbourhood Plan area



Source: ONS

A.2 Market housing

164. Market dwellings are accessible to people on higher incomes. Choices in the housing market are driven principally by spending power, life stage, and personal taste.
165. The operation of the housing market is, in most circumstances, the best means of addressing the demand for different types of housing for sale. For this reason, it is important that planning policy does not place unnecessary burdens on the market preventing its ability to respond to demand, because this is the principal way equilibrium is achieved in the market and thus house price growth kept in check.
166. In this sense, the notion of development 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.
167. To determine affordability in market housing, the assessment considers two primary indicators: income thresholds, which denote the maximum share of a family's income that should be spent on accommodation costs, and purchase

thresholds, which denote the standard household income required to access mortgage products.

i) Market sales

168. The starting point for calculating the affordability of a dwelling for sale (i.e. the purchase threshold) from the perspective of a specific household is the loan to income ratio which most mortgage companies are prepared to agree. This ratio is conservatively estimated to be 3.5.
169. 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.
170. However, this data is not available for Hartfield. As such, a reasonable assumption is therefore made that a 10% purchase deposit is available to the prospective buyer.
171. The value of an entry-level dwelling is considered the best representation of the segment of market housing most likely to be accessible to those on lower incomes.²¹ The value of an entry level dwelling used here is the lower quartile average house price from sales data from Land Registry over the year 2019.
172. The calculation is therefore:
- Value of an 'entry level dwelling' = £520,000
 - Purchase deposit = £52,000 @10% of value;
 - Value of dwelling for mortgage purposes = £468,000
 - Loan to income ratio = value of dwelling for mortgage purposes divided by 3.5;
 - **Purchase threshold = £133,714**

ii) Private Rented Sector (PRS)

173. Income thresholds are used to calculate the affordability of rented and affordable housing tenures. Households are deemed able to afford a private rented property if the lower quartile private rent does not exceed 30% of gross household income.
174. It is assumed that lower quartile private rent equates to the average rent paid in the Neighbourhood Plan area for a two-bedroom dwelling (enough living space for two or three individuals). In order to be in conformity with the Government guidance on overcrowding,²² such a home would require three habitable rooms (a flat or house with two bedrooms).
175. The property website Rightmove shows rental values for property in the Neighbourhood Plan area. The best available data is derived from properties available for rent within the postcode area, which covers a larger area than the Plan area itself but can be used as a reasonable proxy for it. Moreover, because it forms a larger geography with a greater number of rental properties offered, the larger sample size is likely to generate more robust findings.
176. It is worth noting that we used a search radius of 5 miles, since there were no properties listed within a smaller radius.
177. According to properties listed on Rightmove, there are 15 two-bed properties currently listed for rent across the postal area, with an average price of £1,053 per calendar month.
178. It is possible to derive from this data the estimated income threshold for private rental sector dwellings in the Neighbourhood Plan area; the calculation is therefore:
- Annual entry-level rent = £1053 x 12 = £12,636
 - Multiplied by 3.33 (so that no more than 30% of income is spent on rent) = £42,120
 - **Income threshold (private rental sector) = £42,120**

²¹ 'Entry-level dwelling' can be understood to comprise a property that costs the average value of dwellings falling into the lower quartile of house prices in the Neighbourhood Plan area, as set out in the Tenure and Affordability chapter above.

²² This is based on the concept of the 'room standard', which 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

179. The NPPF 2019 acknowledges that build-to-rent dwellings have a role to play in providing affordable market homes and may meet affordable housing need where they include a component of affordable private rent.

A.3 Affordable Housing

180. There are a range of tenures that constitute the definition of Affordable Housing within the 2019 NPPF: social rent and affordable rent, discounted market sales housing, and other affordable routes to home ownership.
181. This variety of tenures reflects an ambition by the Government to provide a pathway to home ownership for more households, as well as introducing market principles into the provision of subsidised housing for rent. The aim is to divide affordable housing 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.
182. We consider each of the affordable housing tenures in turn.

i) Social rent

183. Rents in socially rented properties reflect a 'formula rent' based on a combination of individual property values and average earnings in each area, resulting in substantial discounts to market rents. As such, this tenure is suitable for the needs of those on low incomes and is subject to strict eligibility criteria.
184. To determine social rent levels, data and statistical return from Homes England is used. This data is only available at the LPA level so must act as a proxy for Hartfield. This data provides information about rents and the size and type of stock owned and managed by private registered providers and is presented for Wealden in the table below.
185. To determine the income needed, it is assumed that no more than 30% of income should be spent on rent. This HNA uses two bedroom homes in the main report tables to illustrate affordability of this tenure. These homes are a good proxy for affordability in this tenure as they are typically the most numerous property size.

Table A-1: Social rent levels (£)

Social Rent	1 bed	2 beds	3 beds	4 beds	All
Average Social Rent per week	£90.22	£103.43	£113.29	£138.01	£107.36
Annual average	£4,691	£5,378	£5,891	£7,177	£5,583
Income needed	£18,766	£21,513	£23,564	£28,706	£22,331

Source: Homes England, AECOM Calculations

ii) Affordable rent

186. Affordable rent is controlled at no more than 80% of the local market rent. However, registered providers who own and manage affordable rented housing may also apply a cap to the rent to ensure that it is affordable to those on housing benefit (where under Universal Credit the total received in all benefits to working age households is £20,000). Even an 80% discount on the market rent may not be sufficient to ensure that households can afford it, particularly when they are dependent on benefits. Registered Providers in some areas have applied caps to larger properties where the higher rents would make them unaffordable to families under Universal Credit. This may mean that the rents are actually 50-60% of market levels rather than 80%.
187. Data on the most realistic local affordable rent costs is obtained from the same source as social rent levels for Wealden (above). Again it is assumed that no more than 30% of income should be spent on rent.

Table A-2: Affordable rent levels (£)

Size	1 bed	2 beds	3 beds	4 beds	All
Gross Rent	£111.31	£138.87	£163.98	£200.31	£144.98
Annual average	£5,788	£7,221	£8,527	£10,416	£7,539
Income needed	£23,152	£28,885	£34,108	£41,664	£30,156

Source: Homes England, AECOM Calculations

iii) Intermediate tenures

188. 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.

Discounted Market Homes

189. In paragraph 64 of the NPPF 2019, 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”. The ministerial statement introducing First Homes confirms that 25% of all Affordable Housing should be First Homes – the Government’s new flagship discounted market sale product. When the NPPF is next updated, it is expected that the 10% requirement referenced above may be replaced by the First Homes requirement.
190. Whether to treat discounted market sale homes as affordable housing or not depends on whether discounting the asking price of new build homes of a size and type suitable to first time buyers would bring them within reach of people currently unable to access market housing for purchase.
191. Applying a discount of 30% – the minimum level for First Homes – provides an approximate selling price of £269,500 (30% discount on median average prices of £385,000). Allowing for a 10% deposit further reduces the value of the property to £242,550. This is below the cap on First Homes (£250,000 after the discount is applied, outside of Greater London). The income threshold at a loan to income ratio of 3.5 is £69,300. This is below the income cap for purchasers of First Homes (£80,000 outside of Greater London).
192. Developers are entitled to price these homes in relation to new build prices of equivalent (likely entry -level) properties. When new build prices are discounted by 30% they may not offer any discount on existing entry level prices.

Shared ownership

193. Shared ownership involves the purchaser buying an initial share in a property typically of between 25% and 75% , but now lowered to a minimum of 10%, 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 'staircasing'. Generally, staircasing will be upward, thereby increasing the share owned over time.
194. In exceptional circumstances (for example, 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 first-time buyers, people who have owned a home previously and council and housing association tenants with a good credit rating whose annual household income does not exceed £80,000.
195. To determine the affordability of shared ownership, calculations are based on the median house price of £710,000²³. The deposit available to the prospective purchaser is assumed to be 10% of the value of the dwelling, and the standard loan to income 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 30% of the income on rent (as for the income threshold for the private rental sector).
196. A 25% equity share of £710,000 is £177,500, from which a 10% deposit of £17,750 is deducted. The mortgage value of £159,750 (£177,500- £17,750) is then divided by 3.5. To secure a mortgage of £159,750, an annual income of £45,643 (£45,643/3.5) is therefore needed. In addition to mortgage costs, rent is charged on the remaining 75% shared ownership equity, i.e. the unsold value of £532,500. An ongoing annual rent equivalent to 2.5% of the value of the unsold equity is assumed, which is £13,313 and requires an income of £44,375 (multiplied by 3.33 so that no more than 30% of income is spent on rent). Therefore, an income of around £90,018 (£45,643 + £44,375) is required to afford a 25% shared equity purchase of an entry-level home. The same calculations were undertaken for equity shares of 50% and 75%, producing income thresholds of £120,869 and £151,720 respectively.

²³ It is important to note that current shared ownership models are only available for new build homes, which are assumed to cost more than this average taken from all open market housing, which also includes property re-sale.

Appendix B : Housing Needs Assessment Glossary

Adoption

This refers to the final confirmation of a local plan by a local planning authority.

Affordability

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 housing 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)

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

c) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

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 methods²⁴.

Age-Restricted General Market Housing

A type of housing which is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens but does not include support or care services.

²⁴ The Tenant Services Authority has issued an explanatory note on these methods 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 considered 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, overcrowding, concealment or affordability, but who are yet to be offered a home suited to their needs.

Bedroom Standard²⁵

The bedroom standard is 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 Order²⁶

A community right to build order is a special kind of neighbourhood development order, granting planning permission for small community development schemes, such as housing or new community facilities. Local community organisations that meet certain requirements or parish/town councils are able to prepare community right to build orders.

Concealed Families (Census definition)²⁷

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

²⁵ See <https://www.gov.uk/government/statistics/english-housing-survey-2011-to-2012-household-report>

²⁶ See <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

²⁷ See http://webarchive.nationalarchives.gov.uk/20160107160832/http://www.ons.gov.uk/ons/dcp171776_350282.pdf

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 Housing or Housing-With-Care

Housing which usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are included in retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.

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.

First Homes

The Government is consulting on the introduction of First Homes as a new form of discounted market homes which will provided a discount of at least 30% on the price of new homes. The intention is that these homes are available to first time buyers as a priority but other households will be eligible depending on agreed criteria. New developments are likely to be required to provide 25% of Affordable Housing as First Homes.

Habitable Rooms

The number of habitable rooms in a home is the total number of rooms, excluding 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

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

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

Housing Needs

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

Housing Needs Assessment

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

Housing Products

Housing products simply refers to different types of housing as they are produced by developers of various kinds (including councils and housing associations). Housing products usually refers to specific tenures and types of new build housing.

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 more than one household, 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 (i.e. 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

This means 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 by 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 neighbourhood level so LPA level data is employed on the basis of the NA falling within its 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/>.

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 housing need (NPPF definition)

The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 60 of this Framework).

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 or the Greater London Authority, to the extent appropriate to their responsibilities.

Local Plan

This is 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 form part of the Local Plan and are known as 'Development Plan Documents' (DPDs).

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

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.

Mean (Average)

The mean or the average is, mathematically, the sum of all values divided by the total number of values. This is 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 years²⁸, i.e. the total value of the mortgage was less than 4 times the annual income of the person who was granted the mortgage.

Neighbourhood Development Order (NDO)

An NDO will grant planning permission for a particular type of development in a particular area. This could be either a particular development, or a particular class of development (for example retail or housing). A number of types of development

²⁸ See <https://www.which.co.uk/news/2017/08/how-your-income-affects-your-mortgage-chances/>

will be excluded from NDOs, however. These are minerals and waste development, types of development that, regardless of scale, always need Environmental Impact Assessment, and Nationally Significant Infrastructure Projects.

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 single agreed definition of overcrowding, however, utilising the Government's bedroom standard, overcrowding is deemed to be in households where there is more than one person in the household per room (excluding kitchens, bathrooms, halls and storage areas). As such, a home with one bedroom and one living room and one kitchen would be deemed overcrowded if three adults were living there.

Planning Condition

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

Planning Obligation

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

Purchase Threshold

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

Proportionate and Robust Evidence

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.

Retirement Living or Sheltered Housing

Housing for older people which usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.

Residential Care Homes and Nursing Homes

Housing for older people comprising of individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes.

Rightsizing

Households who wish to move into a property that is a more appropriate size for their needs can be said to be rightsizing. This is often used to refer to older households who may be living in large family homes but whose children have left, and who intend to rightsize to a smaller dwelling. The popularity of this trend is debatable as ties to existing communities and the home itself may outweigh issues of space. Other factors, including wealth, health, status and family circumstance also need to be taken into consideration, and it should not be assumed that all older households in large dwellings wish to rightsize.

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 dwellings 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 Housing²⁹

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 bed roomed. 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

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 LAAs (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.

²⁹ See <http://www.housingcare.org/jargon-sheltered-housing.aspx>

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 under the 2012 version of the NPPF, 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 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.). Guideline target rents for this tenure 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.³⁰

³⁰ See <http://www.communities.gov.uk/documents/planningandbuilding/doc/1980960.doc#Housing>

