

Clapham cum Newby

Housing Needs Assessment (HNA)

June 2022 - CDC comments added

Quality information

Prepared by	Checked by	Approved by
Antonio Vinti Environmental Consultant	Paul Avery Principal Consultant	Paul Avery Principal Consultant

Revision History

Details	Revision date	Name	Position
First Draft	April 2022	Antonio Vinti	Environmental Consultant
Internal Review	May 2022	Paul Avery	Principal Consultant
Group Review	May 2022	Ann Sheridan	Councillor responsible for Neighbourhood Plan
Locality Review	June 2022	Annabel Osborne	Neighbourhood Planning Officer
Final Report	June 2022	Antonio Vinti	Environmental Consultant

Prepared for:

Clapham cum Newby Steering Group

Prepared by:

AECOM Infrastructure & Environment UK Limited
Aldgate Tower
2 Leman Street
London E1 8FA
United Kingdom
aecom.com

© 2022 AECOM Infrastructure & Environment UK Limited. All Rights Reserved.

This document has been prepared by AECOM Infrastructure & Environment UK Limited (“AECOM”) for sole use of our client (the “Client”) in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of AECOM.

Table of Contents

1. Executive Summary.....	7
Tenure and Affordability	7
Type and Size	8
Specialist Housing for Older People.....	9
2. Context.....	12
Local context.....	12
The Housing Market Area Context	14
Planning policy context.....	14
Policies in the adopted local plan	15
Quantity of housing to provide.....	17
3. Approach.....	18
Research Questions.....	18
Tenure and Affordability	18
Type and Size	18
Specialist Housing for Older People.....	19
Relevant Data	19
4. RQ 1: Tenure, Affordability, and the Need for Affordable Housing	20
Introduction	20
Current tenure profile	21
Affordability.....	22
House prices	22
Income	23
Affordability Thresholds.....	24
Clapham Neighbourhood Plan Survey Findings (2019) (CNPS)	28
Affordable housing- quantity needed.....	30
Affordable Housing policy guidance	35
Conclusions- Tenure and Affordability	41
5. RQ 2: Type and Size.....	43
Introduction	43
Existing types and sizes	43
Background and definitions	43
Dwelling type.....	44
Dwelling size	45
Age and household composition	46
Age structure.....	46
Household composition	48
Occupancy ratings.....	49
Dwelling mix determined by life-stage modelling.....	50
Suggested future dwelling size mix	50
The SHMA findings.....	54
Clapham Neighbourhood Plan Survey Findings (2019) (CNPS)	54
Conclusions- Type and Size.....	55
6. RQ3: Specialist housing for older people	57
Introduction	57
Current supply of specialist housing for older people	58

Tenure-led projections	58
Housing LIN-recommended provision	62
Conclusions- Specialist Housing for Older People	63
7. Recommendations for next steps	66
Appendix A : Calculation of Affordability Thresholds.....	67
A.1 Assessment geography	67
A.2 Market housing	68
i) Market sales	68
ii) Private Rented Sector (PRS).....	69
A.3 Affordable Housing	69
i) Social rent.....	69
ii) Affordable rent.....	70
iii) Affordable home ownership	71
Appendix B : Housing Needs Assessment Glossary	74

Figures

Figure 2-1: Map of the Clapham cum Newby Neighbourhood Area	13
Figure 4-1: House prices by quartile in CCN, 2012-2021	23
Figure 4-2: Affordability thresholds in CCN, income required (additional cost of deposit in black)	29
Figure 5-1: Age structure in Clapham cum Newby, 2011	48
Figure 5-2: Age of household reference person by dwelling size in Craven, 2011 ...	52

Tables

Table 4-1: Tenure (households) in Clapham Cum Newby, Craven, and England, 2011	22
Table 4-2: Median house prices by type in Clapham cum Newby, 2012-2021	23
Table 4-3: Affordability thresholds in Clapham cum Newby (income required, £)	25
Table 4-4 Discount on sale price required for households to afford First Homes	27
Table 4-5: Estimate of the potential demand for affordable housing for rent in Clapham cum Newby	32
Table 4-6: Estimate of the potential demand for affordable housing for sale in Clapham cum Newby	34
Table 4-7: Indicative tenure split (Affordable Housing)	39
Table 4-8: Estimated delivery of Affordable Housing in Clapham cum Newby based on CLP	40
Table 4-9: Estimated delivery of Affordable Housing in Clapham cum Newby based on AECOM recommendation	40
Table 5-1: Accommodation type, Clapham cum Newby, 2011	44
Table 5-2: Accommodation type, Clapham cum Newby, 2011	45
Table 5-3: Number of bedrooms in household spaces in Clapham cum Newby, 2011	45
Table 5-4: Number of bedrooms in household spaces in Clapham cum Newby, Craven, and England, 2011	46
Table 5-5: Age structure of Clapham cum Newby population, 2011 and 2020	47
Table 5-6: Household composition, CCN, 2011	49
Table 5-7: Occupancy rating by age in Clapham cum Newby, 2011	50
Table 5-8: Projected distribution of households by age of HRP, Clapham cum Newby	52
Table 5-9: Suggested dwelling size mix to 2032, Clapham cum Newby	53
Table 6-1: Tenure of households aged 55-75 in Craven, 2011	59
Table 6-2: Modelled projection of elderly population in Clapham cum Newby by end of Plan period	59
Table 6-3: Projected tenure of households aged 75+ in Clapham cum Newby to the end of the Plan period	60
Table 6-4: Tenure and mobility limitations of those aged 65+ in Clapham cum Newby, 2011	61
Table 6-5: AECOM estimate of specialist housing need in Clapham cum Newby by the end of the Plan period	62
Table 6-6: Recommended provision of specialist housing for older people from the SHOP toolkit	62
Table 6-7: HLIN estimate of specialist housing need in Clapham cum Newby by the end of the Plan period	63

List of acronyms used in the text:

AONB	Area of Outstanding Natural Beauty
CCN	Clapham cum Newby
CDC	Craven District Council
CLP	Craven Local Plan 2012 to 2032
CNPS	Clapham Neighbourhood Plan Survey Findings (2019)
DLUHC	Department for Levelling Up, Housing and Communities (formerly MHCLG)
HMA	Housing Market Assessment
HNA	Housing Needs Assessment
HRF	Housing Requirement Figure (the total number of homes the NA is expected to plan for, usually supplied by LPAs)
HLIN	Housing Learning and Improvement Network
HRP	Household Reference Person
LHN	Local Housing Need
LPA	Local Planning Authority
MSOA	Middle Layer Super Output Area
NA	Neighbourhood (Plan) Area
NP	Neighbourhood Plan
NPSG	Clapham cum Newby Neighbourhood Plan Steering Group
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
PPG	Planning Practice Guidance
PRS	Private Rented Sector
RQ	Research Question
SHMA	Strategic Housing Market Assessment
VOA	Valuation Office Agency
YDNP	Yorkshire Dales National Park
YDNPLP	Yorkshire Dales National Park Local Plan 2015-2030
YDNPPA	Yorkshire Dales National Park Planning Authority

1. Executive Summary

Tenure and Affordability

1. Ownership tenures are the most common tenure type in CCN, at approximately 69%. Private rent, Social Rent, and Shared Ownership accounted for approximately 26%, 3%, and <1% of tenures in CCN, respectively.
2. Whilst houses in CCN have experienced a modest rate of growth (the median house price has risen by approximately 11% between 2012 – 2021), a high rate of ownership tenures and insufficient average earnings in CCN has resulted in the civil parish becoming a challenging area to get onto the property ladder. In an area where the total housing stock is already limited, these factors mean that options are scarce, and that if any units become available on the market, they are out of reach for many - average income households would need to earn 85% more income to afford median house prices on market ownership tenures. Households of one and two lower quartile earners are also below the affordability threshold for any market ownership.
3. Market rent in CCN is more accessible than market ownership, although it is only affordable to average (or higher) earners. Households of two lower quartile earners can only afford entry-level market rents. Finally, households of one lower quartile earner are below the affordability threshold for any market rent.
4. An offering of Affordable Housing tenures will be necessary in CCN to bring housing to attainable prices for many households of varying ownership/renting aspirations:
 - First Homes at 50% would be useful for households aspiring for ownership and have a suitable deposit saved up. First Homes tenures at 50% discount levels are the only way that home ownership can become attainable for average earning households in CCN.
 - Shared Ownership at 25% or lower equity would also be valuable in bringing ownership tenures to within affordable levels for households on average incomes and lacking funds to put down a deposit required for market or First Homes tenures. Shared Ownership at 25% equity has a similar affordability threshold to First Homes at 50% discount but may be considered a less attractive option if applicants had a suitable deposit for the latter. However, Shared Ownership at 10% stands alone as the most affordable route to home ownership in CCN, making the ownership market available to households earning slightly under the average. Unfortunately, households of one and two lower quartile earners are below the affordability threshold for the maximum First Homes discount and all Shared Ownership tenures.
 - Rent to Buy may provide value to households on average income or households of two lower quartile earners who lack sufficient deposits rather than sufficient incomes, or struggle to attain a mortgage.
 - Both Affordable Rent and Social Rent packages may also be valuable for households of two individuals on lower quartile income, who without these

discounts would likely be priced out of the area if they cannot find a property on entry-level market rent.

5. According to CDC data, there are currently four applicants on the housing register in CCN. Over the NP period, our calculations suggest that one further household will fall into need. Overall, this creates a demand for five households over the NP period, however, some of this demand will be absorbed by Affordable Housing re-lets. Our calculations suggest that three dwellings are needed to satisfy the Affordable Rent need in CCN by the end of the NP period. A further potential demand for 59 dwellings over the NP period has been calculated to accommodate households aspiring to move from renting to ownership tenures (although this is much less of a priority compared to Affordable Renting need, and our estimate does not consider whether those 59 households would all be able to afford the available options).
6. A 65% rent to 35% ownership split is suggested for new Affordable Housing in the area to strike a balance between fulfilling the most important renting needs in the area, whilst also providing a smaller offering of Affordable Homes ownership tenures for households struggling with the affordability thresholds of ownership in the area.
7. Under a scenario where a 65% rent to 35% ownership split for Affordable Housing is achieved, and the maximum number of Affordable Housing units are delivered based on a total number of 50 dwellings over the NP period, CCN could expect to deliver 10 dwellings on Affordable/Social Rent tenures and five dwellings on affordable ownership tenures. This level of delivery would meet the total quantity of demand identified in estimates of the need for rented Affordable Housing but would fall short of the potential affordable ownership need. In addition, if the estimated housing delivery target of 50 is achieved mostly on sites that do not have Affordable Housing policy applied to them, it may be that the rented affordable need in CCN would not be addressed.

Type and Size

8. CCN's housing mix is heavily weighted towards the less dense housing types – with the area having more detached dwellings than all other dwelling types combined. This leaves CCN with over double the proportion of detached dwellings than the district and national equivalent mix. All other dwelling types in CCN account for lower proportions when making the same comparisons across both geographies – this is especially evident for flats, accounting for only 1% of CCN's total mix, a significantly smaller proportion than the district and nation.
9. CCN's size mix is dominated by intermediate dwelling sizes (three-bedroom). In addition, almost 90% of CCN's dwellings have a bedroom size between two and four bedrooms. Compared to the district and national size mix, CCN has a 'larger-sized' dwelling stock, owing to a higher proportion of three, four, and five-or-more-bedroom dwellings, but a lower proportion of two and one-bedroom dwellings than both geographies.
10. The most recently available data suggests that approximately 65% of CCN's population falls between the ages of 45-84, indicating the CCN has relatively older population. This is highlighted by comparisons to the district and nation, which reveal that CCN has a

higher proportion of its population in age bands between 45-84, but a lower proportion of all age bands below 44. The age band of 85-and-over in CCN was lower than the district, although this may be explained due to a lack of specialist accommodation for older people or necessary amenities in the area.

11. As with most areas in the UK, CCN's population is ageing – between 2011-2020, the proportion of people in all age bands between 0-64 decreased, whereas the age group of 65-and-over all grew. The population is expected to continue ageing into 2032, with CCN's household age bands at 65-and-over expected to grow around 53%, whilst all other age household age bands are expected to show comparatively modest changes.
12. In CCN there is a trend of underoccupancy, with approximately 87% of households under-occupying their dwelling.
13. Between 2001-2011, the proportion of families with non-dependent (older) children grew by 17%, a higher rate of growth than the district and nation. The growth in this household type may be an indicator that supports the previous chapter's conclusions regarding issues with affordability in the area limiting the ability of younger people and new families to get onto the property ladder.
14. The current type mix within CCN would benefit from diversifying its stock and offering a wider range of property types other than detached. Whilst the dominance of detached housing in less densely populated areas is common, it may be desirable to offer a wider range of types to suit people with different needs – especially as denser dwelling types are usually cheaper, and affordability is an issue already identified to be in the area.
15. Modelling based on population change and CCN's existing dwelling stock suggests that to achieve CCN's 'ideal' size mix by 2032 the civil parish needs to focus its housing delivery on one and two-bedroom dwellings to increase their position in the overall size mix. It is recommended that almost 60% of future developments should be two-bedroom dwellings. The remaining dwellings should be split between one-bedroom dwellings (25%) and three-bedroom dwellings (17%). However, whilst it is recommended that priority is given to smaller homes, this should be done to a degree that aligns with the wider objectives of the community and does not limit choice or threaten viability.

Specialist Housing for Older People

16. There are 0 specialist housing units for older people in CCN. It can, therefore, be understood that the current provision of specialist accommodation for individuals aged 75 or over in CCN is 0 per 1,000 of the 75+ population (a common measure of specialist housing supply). This means that if elderly individuals require specialist accommodation, they will be forced to move out CCN.
17. Future development of specialist units will be needed to serve arising future need, with population growth in CCN expected to be driven by the older population age bands (a theme that was also identified in the 'Type and Size' chapter). Specifically, the number of 75+ individuals in CCN is expected to almost double by 2031, and account for around six more percentage points of the total population compared to current levels. Without

development of specialist units in CCN, it is likely that those in need will be forced to move out of the area.

18. The potential need for specialist housing with some form of additional care for older people can be estimated by bringing together data on population projections, rates of disability, and what tenure of housing the current 55-75 cohort occupy in the NA. This can be sense-checked using a toolkit based on national research and assumptions.
19. These two methods of estimating the future need in CCN produce a range of 11 to 12 specialist accommodation units that might be required during the Plan period. These estimates are based on the projected growth of the older population, thereby assuming that today's older households are already well accommodated. If this is found not to be the case, it would justify aspiring to exceed the range identified here.
20. Regarding the tenure of new specialist housing units, the NP may not be able set the proportion that should be affordable, and therefore the tenure split should align with the relevant Local Plan (see 'Planning policy context' section).
21. Given that there is unlikely to be a large volume of additional specialist supply during the NP period, another avenue open to the Neighbourhood Planning groups is to discuss the standards of accessibility and adaptability in new development to be met in the Local Plan with the LPA. The local level evidence supplied in this report could be used to influence district/borough level policies. Groups may also be able to encourage the adaptation of existing properties through grant schemes and other means (though it is acknowledged that Neighbourhood Plans may have limited influence over changes to the existing stock).
22. Craven Local Plan policy ENV 3 provides explicit encouragement for development to accommodate specific groups such as older people. However, it does not set specific targets for the proportion of new housing that might be required to meet national standards for accessibility and adaptability (Category M4(2)), or for wheelchair users (Category M4(3)). The evidence gathered here would appear to justify the Steering Group approaching the LPA to discuss setting requirements on accessibility and adaptability at a district level. It is unclear whether NPs can set their own requirements for the application of the national standards of adaptability and accessibility for new housing and so discussions with the LPA are advised if this is a key priority.
23. It is relatively common for Local Plans to require that all or a majority of new housing meets Category M4(2) standards in response to the demographic shifts being observed nationwide, and the localised evidence gathered here would further justify this. The proportion of new housing that might accommodate those using wheelchairs might be set with reference to the proportion of affordable housing applicants in the district/borough falling into this category.
24. While it is important to maximise the accessibility of all new housing, it is particularly important for specialist housing for older people to be provided in sustainable, accessible locations, for several reasons, as follows:
 - so that residents, who often lack cars of their own, are able to access local services and facilities, such as shops and doctor's surgeries, on foot;

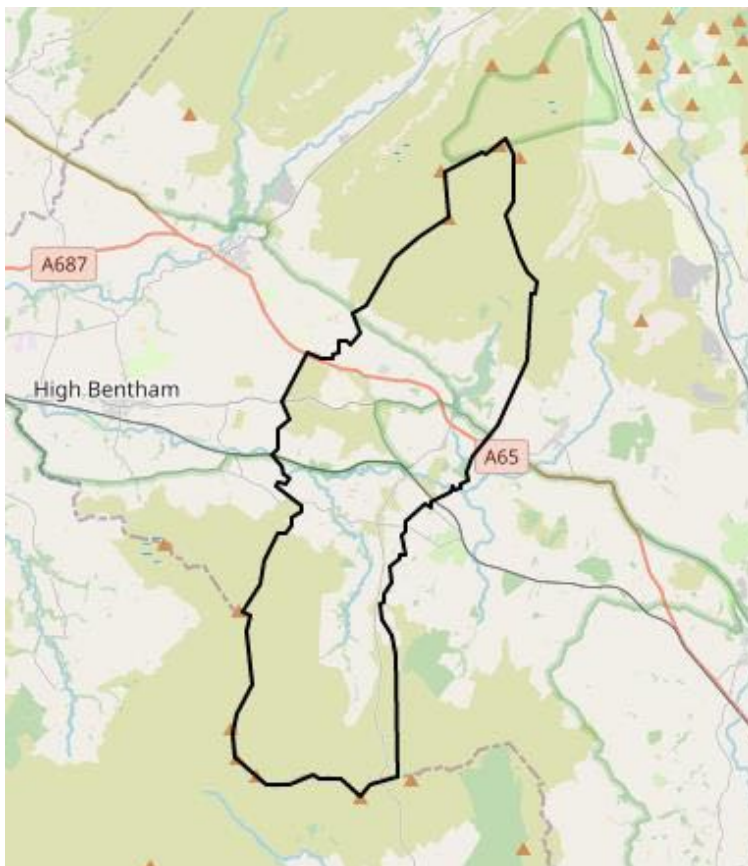
- so that any staff working there have the choice to access their workplace by more sustainable transport modes; and
 - so that family members and other visitors have the choice to access relatives and friends living in specialist accommodation by more sustainable transport modes.
25. Alongside the need for specialist housing to be provided in accessible locations, another important requirement is for cost effectiveness and economies of scale. This can be achieved by serving the specialist elderly housing needs arising from several different locations and/or Neighbourhood Areas from a single, centralised point (i.e. what is sometimes referred to as a 'hub-and-spoke' model).
26. It is considered that CCN's position in the settlement hierarchy makes it a relatively less suitable location for specialist accommodation based on the accessibility criteria and the considerations of cost-effectiveness above. As such, noting that there is no specific requirement or obligation to provide the specialist accommodation need arising from CCN entirely within the NA boundaries, it is recommended it could be provided in a 'hub and spoke' model. In the case of CCN, Skipton or Bentham may be considered to have potential to accommodate the specialist housing need arising from the NA (i.e. to be the hub in the hub-and-spoke model). If this were to take place, then the number of specialist dwellings to be provided and the overall dwellings target for the NA itself would not overlap. However, this method may create isolation amongst elderly people who are from CCN, many of whom may have lived in the area for the majority, if not all, of their lives.
27. Wherever specialist housing is to be accommodated, partnership working with specialist developers is recommended, to introduce a greater degree of choice into the housing options for older people who wish to move in later life.

2. Context

Local context

28. Clapham cum Newby is a Neighbourhood Area (NA) located in Craven and the Yorkshire Dales National Park (YDNP), North Yorkshire. The Neighbourhood Area (NA) boundary aligns with the civil parish of Clapham cum Newby (CCN) and was designated in September 2018. CCN falls under the jurisdiction of Craven District Council (CDC) and Yorkshire Dales National Park Planning Authority (YDNPPA).
29. The proposed Neighbourhood Plan (NP) period starts in 2022 and extends to 2032, therefore comprising a planning period of 10 years. The evidence supplied in this report will look forward to the NP end date of 2032, but where possible will also provide annualised figures which can be extrapolated to a different term if the NP period changes.
30. CCN is a rural parish, with a significant proportion of its area under a form of designated protection; most of the northern half of the NA falls within the YDNP, and most of the southern half falls within the Forest of Bowland Area of Outstanding Natural Beauty (AONB). Spatial development within CCN is therefore limited, and is concentrated in the central-eastern region of the NA in the limited area of land outside of a designation.
31. Within the NA there are a small number of villages (Clapham and Newby) and hamlets (Keasden and Clapham Station). The majority of CCN's amenities are in Clapham, these include: a village store, two places of worship, a village hall, several B&Bs, a hotel, a recreation ground, and a small selection of eateries. In addition to the two places of worship in Clapham there is also a church at Keasden and a chapel at Newby.
32. Vehicular access is generally limited across the NA, although the central region and the settlements are relatively well served by roads, including the A65. Public transport is also limited within the NA; CCN is served by one bus service (Craven Connection 581) running through the Clapham and the periphery of Newby, however, the service is infrequent, stopping once every hour in the morning and once every two hours during the day. There is no bus service for the hamlets of Keasden and Clapham Station. The parish does benefit from a Railway station; however, it is located at least a mile away from the two villages and has no disabled access on the southern side of the tracks.
33. CCN's boundary was identified from Office for National Statistics (ONS) boundary maps available on Nomis.
34. For Census purposes, the NA is made up, like the rest of England, of statistical units called Output Areas (OAs). The NA equates to the following OAs, which have been used throughout as a statistical proxy for the CCN's boundary and which can be interrogated for data from both the 2001 and the 2011 Censuses:
 - E00140336
 - E00140337

35. The statistics show that in the 2011 Census the NA had a total of 640 residents, formed into 272 households and occupying 300 dwellings. ONS produces mid-year population estimates for parishes and wards throughout the country. The mid-2020 population estimate for CCN is 621 – indicating a decline of around 19 individuals since 2011. It is worth noting that this figure is an estimate only, based on data which is mostly available at local authority level such as administrative registers of births and deaths, data on moves between local authorities, small-area population estimates and official population projections, and not based on a survey count.
36. According to data provided by YDNPPA and CDC (March 2022), since 2011, net housing completions in CCN have been zero, derived from one unit gained and one unit lost. The low number of completions between 2011 - 2021, combined with the ageing of the population, aligns with CCN's negative population growth figures in the previous paragraph.
37. CDC planning authority data for the period 1st April 2012 to 31st March 2021 shows a net housing completion figure of 24 dwellings, and 11 dwellings with extant planning consent, for the part of Clapham village that falls within the CDC local planning authority area (Source: . There have also been 15 dwellings completed and 7 dwellings with extant consent on sites which fall outside of the main built up area of Clapham Village (but within the CDC local planning authority) i.e. within the 'open countryside'. These dwellings feed into wider tier 5 and open countryside allowances as set out in policy SP4 of the Craven Local Plan.
38. A map of the NA appears in Figure 2-1.



Source: Nomis

The Housing Market Area Context

39. Whilst this HNA focuses on CCN, it is important to keep in mind that neighbourhoods are not self-contained housing market areas (HMAs). HMAs are usually wider than local authority areas and often stretch across several districts or boroughs. This is because HMAs are inherently linked to the labour market, employment patterns and travel to work areas. In the case of CCN, the civil parish sits within a housing market area which covers Craven and YDNP.¹ This means that when households who live in these authorities move home, the vast majority move within this geography. The housing market area also has links to other neighbouring areas however, including the nearby districts of Lancaster and Ribbles Valley.
40. At the neighbourhood scale it is not possible to be definitive about housing need and demand because neighbourhoods, including CCN, are closely linked to other areas. In the case of CCN, changes in need or demand in settlements nearby is likely to impact on the neighbourhood. For example, within Craven's local plan, Settle, Bentham, and Gargrave are listed as areas that will be allocated specific sites for '*residential accommodation to meet the housing needs of older people*' – this may have a knock-on effect and reduce the need for accommodation for older people in CCN. However, this particular example requires the assumption that older people would be happy to move away from CCN. It may be the case that there is a desire from older residents to remain in CCN.
41. In summary, CCN functions within a wider strategic area. As well as fostering good working relationships with the local planning authority (CDC and YDNPPA), it is useful to think about the role of the neighbourhood within the wider area. This HNA can provide evidence to understand this role and the specific features of the neighbourhood within this wider context. NPs can have a significant impact in shaping their neighbourhoods, enhancing the positive role the neighbourhood play within the wider housing market, or developing policies to change entrenched patterns and improve housing outcomes in the neighbourhood and wider area.

Planning policy context

42. NPs are required to be in general conformity with the strategic policies in the adopted local plan.² In the case of CCN, the relevant adopted Local Plans for Craven and YDNP consists of:
- Craven Local Plan 2012 to 2032 (CLP). Adopted November 2019.
 - Yorkshire Dales National Park Local Plan 2015-2030 (YDNPLP). Adopted December 2016. This is mostly relevant to the village of Clapham.

Comment from CDC: Is this last statement true? CDC LP provides a policy framework for a substantial part of the parish, including the southern part of Clapham village that has seen a lot of development in recent years, in comparison with the size of the village.

¹Craven Local Plan 2012 to 2032

²A description of the Basic Conditions of Neighbourhood Planning is available at <https://www.gov.uk/guidance/neighbourhood-planning-2#basic-conditions-for-neighbourhood-plan-to-referendum>

Policies in the adopted local plan

43. Table 2-1 summarises adopted Local Plan policies that are relevant to housing need and delivery in CCN.

Table 2-1: Summary of relevant adopted strategic plans and policies in the adopted Local Plans for Craven and Yorkshire Dales National Park

Policy	Provisions																								
CLP SP1: Meeting Housing Need	<p>A district wide housing delivery target of 4,600 net completions has been set for the CLP period. This equates to an annual delivery target of 230 net additional dwellings.</p> <p>A 2017 SHMA identified the need for 126 affordable homes per annum in Craven.</p> <p>The supporting text to policy SP1 also defines that ‘the minimum proportion for affordable housing that should be required on greenfield sites has been assessed as 30%’.</p>																								
CLP SP3: Housing Mix And Density	<p>New housing developments within Craven must ‘...provide an appropriate mix of housing having regard to the dwelling size and mix recommended in the SHMA, its successor or other appropriate and up to date evidence of local housing need’.</p> <p>The following table from the CLP summarises the SHMA’s recommendations for dwelling size and tenure type for new builds in Craven:</p> <table border="1" data-bbox="453 1021 1394 1431"> <thead> <tr> <th colspan="4">SHMA Update 2017</th> </tr> <tr> <th colspan="4">Suggested dwelling mix by market and affordable dwellings (Page 89, Table 7.3)</th> </tr> <tr> <th>Overall dwelling size mix</th> <th>Market (%)</th> <th>Affordable (%)</th> <th>Overall (%)</th> </tr> </thead> <tbody> <tr> <td>1/2 Beds</td> <td>18.9</td> <td>87.4</td> <td>39.4</td> </tr> <tr> <td>3 Beds</td> <td>57.3</td> <td>11.8</td> <td>43.7</td> </tr> <tr> <td>4 Beds</td> <td>23.8</td> <td>0.8</td> <td>16.9</td> </tr> </tbody> </table> <p>In summary, the SHMA recommendations lean towards smaller/intermediate sized dwellings, and that around a 70% market to 30% affordable tenure split should be sought.</p> <p>Policy SP3 also sets out that ‘in typical greenfield developments or in brownfield developments with no significant element of conversion, the appropriate housing density should be approximately 32 dwellings per hectare (net).’</p>	SHMA Update 2017				Suggested dwelling mix by market and affordable dwellings (Page 89, Table 7.3)				Overall dwelling size mix	Market (%)	Affordable (%)	Overall (%)	1/2 Beds	18.9	87.4	39.4	3 Beds	57.3	11.8	43.7	4 Beds	23.8	0.8	16.9
SHMA Update 2017																									
Suggested dwelling mix by market and affordable dwellings (Page 89, Table 7.3)																									
Overall dwelling size mix	Market (%)	Affordable (%)	Overall (%)																						
1/2 Beds	18.9	87.4	39.4																						
3 Beds	57.3	11.8	43.7																						
4 Beds	23.8	0.8	16.9																						
CLP SP4: Spatial Strategy and Housing Growth	<p>The settlements within CCN fall under Tier 4b (‘Villages with Basic Services Bisected by Yorkshire Dales National Park Boundary’) or Tier 5 (‘Small Villages and Hamlets’) of the district settlement hierarchy. The remaining area is designated as ‘Countryside’.</p> <p>The parish of Clapham cum Newby is designated as ‘rural area’.</p> <p>Rural exception sites will be supported in Tiers 4 and 5.</p> <p>Non-allocated sites may be released in areas that ‘adjoin the main built-up area’ of Tier 4 settlements (but not Tier 5) if several conditions are satisfied.</p> <p>Indicative housing delivery targets for the CLP period have been provided in SP4 for different settlement tiers:</p> <ul style="list-style-type: none"> • Tier 4b - Clapham: 37 • Tier 5 (district wide, including Newby): 69 • Open Countryside and Small Sites Allowance (district wide): 207 																								

Policy	Provisions
CLP ENV1: Countryside and Landscape	<p>Around a third of Craven is in the Forest of Bowland AONB, protected for ‘its exceptional landscape value and special qualities including its heather moorland, blanket bog and rare birds...’. The Craven Local Plan area also shares an extensive boundary with the YDNP. Policy ENV1 states that ‘In determining proposals which affect the Forest of Bowland Area of Outstanding Natural Beauty (AONB) and its setting or the setting of the Yorkshire Dales National Park, the Council will give great weight to conservation of their special qualities, including their landscape, scenic beauty and intrinsically dark landscapes (for the enjoyment and experience of dark skies).’</p> <p>In areas outside of the national landscape designations (Forest of Bowland AONB and YDNP), ENV1 sets out that proposals for development are expected to ‘...respect, safeguard, and wherever possible, restore or enhance the landscape character of the area’.</p>
CLP ENV3: Good Design	<p>New developments within Craven will be expected to fulfil ‘<i>good design</i>’ principles to ensure that they fit in within the wider landscape character. Two examples of these design principles include: sensitive design in relation to the development location’s context, and ensuring that buildings and spaces are accessible to all individuals.</p>
CLP H1: Specialist Housing For Older People	<p>Housing needs for older people are expected to be met by appropriate developments located within ‘<i>reasonable access to local services, facilities and public transport</i>’.</p> <p>The settlements of Settle, Bentham, and Gargrave have been specifically mentioned to be allocated specific sites for ‘<i>residential accommodation to meet the housing needs of older people</i>’.</p>
CLP H2: Affordable Housing	<p>Based on the 2017 SHMA, tenures for affordable housing in Craven should be ‘approximately 15%-25% intermediate tenure, and 75%-85% affordable rented...’. The SHMA also recommends that affordable housing delivery should be split ‘87.4% one- and two-bedroom dwellings and 12.6% three (or more) bedroom dwellings’.</p> <p>It is expected that 30% of developments of 11 dwellings or more on greenfield sites should be affordable housing. In designated rural areas, developments of 6 to 10 dwellings ‘will be required to make an equivalent financial contribution for affordable housing’.</p> <p>It is expected that on brownfield sites, developments of 11 dwellings or more, and developments with a combined gross floor area of more than 1000sqm will provide not less than 25% of new dwellings as affordable housing. In designated rural areas, developments on brownfield sites of 6 to 10 dwellings will be required to make an equivalent financial contribution for affordable housing.</p> <p>Rural exception sites may be approved to accommodate ‘households who are either current residents or have an existing family or employment connection’, upon which, a maximum of 30% of units could be for market housing, subject to certain policy criteria. Sites allocated for age restricted housing on greenfield sites should ‘provide not less than 30% new dwellings as affordable housing’. Sites allocated for age restricted housing on brownfield sites should ‘provide not less than 25% new dwellings as affordable housing’.</p> <p>Sites allocated for assisted living/extra care housing on greenfield sites should ‘provide not less than 12% new dwellings as affordable housing’. Sites allocated for assisted living/extra care housing on brownfield sites should ‘provide not less than 7% new dwellings on brownfield sites as affordable housing’.</p>
YDNPLP SP3: Spatial Strategy	<p>Within the YDNPLP settlement hierarchy Clapham is classed as a ‘Service Village’.</p> <p>The YDNPLP sets a housing delivery target of ‘<i>55 new dwellings per year</i>’, to be achieved through developments on ‘<i>allocated sites and inside the housing development boundaries of local service centres and service villages</i>’ and on exception sites for the purposes of affordable housing and local employment purposes.</p>
YDNPLP C1: Housing In Settlements	<p>The YDNPLP provides affordable housing proportions for different scenarios:</p> <ul style="list-style-type: none"> • ‘<i>On sites of 11 or more dwellings, 50% must be affordable housing or alternatively 33% affordable housing and 33% local occupancy restricted housing</i>’. • ‘<i>On sites of between six and 10 dwellings, the National Park Authority will require the payment of a commuted sum in lieu of the delivery of the relevant proportion of affordable housing above</i>’. • ‘<i>On sites of up to five dwellings, new housing will be restricted to local occupancy</i>’ <p>The area of Craven that falls within YDNP has been set a delivery target of 27 dwellings per annum.</p>

Policy	Provisions
YDNPLP C2: Rural exceptions sites	Exception sites for new builds or conversions in service villages and small settlements may be approved based on affordable housing and local connection needs in areas where there is no alternative site available.
YDNPLP C4: Sub-division	Sub-dividing existing dwellings is acceptable under the certain conditions, and in some circumstances is encouraged as a more suitable route to housing delivery in place of building on greenbelt land, subject to site appropriability. Any net dwellings gained will 'be directed toward local need by restricting their occupancy'.
YDNPLP C8: Accommodation for the elderly and vulnerable adults	Accommodation for older people will be expected to meet ' <i>...identified care and support needs, as demonstrated through an up-to-date elderly/vulnerable persons needs assessment and other relevant supporting evidence...</i> '.

Source: CDLP / YDNPLP

45. Yorkshire Dales have an emerging plan, proposed for the period 2023-2040. The emerging Yorkshire Dales Local Plan is currently in its consultation phase. Due to Local Government Reorganisation the local authority of Craven will cease to exist on 31st March 2023. The part of Craven that falls outside of the YDNP will become part of a wider North Yorkshire Authority. A formal decision about whether the Craven Local Plan review will continue to inform an updated local plan is yet to be made in light of LGR. It is considered however that current local plan policies are reviewed to see whether or not they are in line with the NPPF 2021, and that relevant evidence base documents are kept up to date. Preparation of a new local plan for the new North Yorkshire Authority will be carried out over the coming years and is expected to be in place by 2028.

Quantity of housing to provide

46. The NPPF 2021 (paragraphs 66 and 67) requires Local Authorities to provide neighbourhood groups upon request with a definitive or an indicative number of houses to plan for over the NP period.
47. CDC has fulfilled that requirement by providing CCN with an indicative figure of 37 dwellings specifically for the village of Clapham, a share of 69 dwellings across all Tier 5 areas in Craven, and a share of 207 dwellings in open countryside and small site allowances across Craven – all to be accommodated within the NA by the end of the Local Plan period [Craven Local Plan 2012-2032]. YDNPPA have also fulfilled this requirement, setting a delivery target of 27 dwellings per annum in the areas of overlap between YDNP and Craven [YDNP Local Plan 2015-2030] – in the case of CCN, this policy is only relevant to the village of Clapham.
48. Based on the information above, the calculations within this report will estimate that the combined indicative target for CCN will be roughly 50 dwellings (37 + a fraction of Tier 5 and open countryside targets). YDNPA have confirmed that no new builds have occurred within their part of CCN parish since 2011,
49. CDC quarterly settlement growth monitoring (position at 1st July 2022) shows that 24 dwellings have been completed in the main built up area of Clapham village which falls within the Craven local planning authority area, and that 11 sites have extant permission, leaving a residual negative balance of 2 dwellings against the tier 4b Clapham village target of 37 dwellings as set out in policy SP4 of the Craven Local Plan. There have also been 11 completions and 7 extant consents for dwellings on sites which fall outside of the main built up area of Clapham Village (but within the CDC local planning authority) i.e. within the 'open countryside'. Policy SP4 of the Craven LP includes a separate allowance for development in tier 5 settlements and the open countryside, so development in this part of the Clapham cum Newby parish contributes to that allowance.

3. Approach

Research Questions

49. The following research questions were formulated at the outset of the research through discussion with NPSG. They serve to direct the research and provide the structure for the HNA.

Tenure and Affordability

50. NPSG 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.
51. This evidence will allow CCN 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.
52. 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.

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

Type and Size

53. NPSG is seeking to determine what size and type of housing would be best suited to the local community. NPSG perceive that the area needs more smaller/intermediate-sized homes, as these provide opportunities for residents to downsize and are more suited towards younger households.
54. 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.
55. While this study is not able to advise on space standards or home configurations, it may reveal imbalances between the available stock and demographic trends.
56. Note, however, that the evidence gathered here takes the current population as its starting point and projects forward trends that exist today. It therefore risks embedding features of the housing stock and occupation patterns that the community may actually wish to change. In that sense, the findings in this report might be viewed as the baseline scenario on top of which the community's objectives and primary evidence should be layered to create a more complete picture and vision for the future.

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?

Specialist Housing for Older People

57. This chapter supplements the demographic evidence relating to Type and Size, including the potential demand for downsizing, to consider the quantity and characteristics of need for housing for older people with some form of additional care.

RQ 3: What provision should be made for specialist housing for older people over the Neighbourhood Plan period?

Relevant Data

58. This HNA assesses a range of evidence to ensure its findings are robust for the purposes of developing policy at the Neighbourhood Plan level and is locally specific. This includes data from the 2011 Census and a range of other data sources, including:

- Clapham Neighbourhood Plan Survey Results (June 2019).
- Land Registry data on prices paid for housing within the local market.
- Local Authority housing waiting list data.
- Office of National Statistics (ONS) population and household projections for future years.
- Other ONS datasets providing more up-to-date demographic information.
- Rental prices from Home.co.uk.
- Craven Strategic Housing Market Assessment (Update 2017).
- Yorkshire Dales National Park Authority Strategic Housing Market Assessment (2019).

59. More recent data sources for the population and existing housing stock will be used wherever possible in this report. However, Census datasets providing, for example, the breakdown of households (as opposed to individuals) by age and the tenure of dwellings, cannot accurately be brought up to date in this way. Such patterns are instead generally assumed to persist to the present day.

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

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

Introduction

60. This section approaches the question of affordability from two perspectives. First, it examines what tenure options are currently available in the civil parish and which of them might be most appropriate going forward, based on the relationship between how much they cost and local incomes. Second, it estimates the quantity of Affordable Housing that might be required during the NP period. The scale of need for these homes can justify planning policies to guide new development.
61. Tenure refers to the way a household occupies their home. Broadly speaking, there are two categories of tenure: market housing (such as homes available to purchase outright or rent from a private landlord) and Affordable Housing (including subsidised products like social rent and Shared Ownership). We refer to Affordable Housing, with capital letters, to denote the specific tenures that are classified as affordable in the current NPPF. A relatively less expensive home for market sale may be affordable but it is not a form of Affordable Housing.
62. The definition of Affordable Housing set out in the NPPF 2021 makes clear the Government's commitment to home ownership by broadening the definition 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 introduced a new product called First Homes.⁵
63. 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.

⁵ The shape that the new First Homes product will take is set out in a Ministerial Statement issued in May 2021, available here: <https://questions-statements.parliament.uk/written-statements/detail/2021-05-24/hlws48>. The relevant update to PPG is available here: <https://www.gov.uk/guidance/first-homes#contents>.

- 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 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.

Current tenure profile

64. The current tenure profile is a key feature of an NA. 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.
65. Table 4-1 presents data on tenure in CCN compared with Craven and England from the 2011 Census (the most recent available source of this information).
66. The data in Table 4-1 shows that the majority of CCN's dwellings are in ownership tenures (69%) - a percentage that is lower than the district mix (73%), but higher than the national mix (63%).
67. A higher degree of variance can be seen between the geographies when looking at the rates of Affordable Housing and market renting tenures. Whilst all three geographies have around 25%-35% of their dwellings on rented tenures (Affordable Housing and market tenures combined), CCN has a significantly higher proportion of private rent tenures (26%), and a significantly lower proportion of social rent tenures (3%) than the other two.
68. The extremely low proportion of dwellings in social rent tenures stands out as a particular area of concern with CCN's tenure profile. This is because for individuals who cannot afford market rent, it is probable that they will be forced to move out of the area. This issue is likely to affect the younger age groups or individuals whose financial circumstances change for the worse, who may be eligible for social rent tenures, but have no access to the due to there being no available stock.
69. The proportion of dwellings on Shared Ownership tenures is around the same for CCN, Craven, and England.

70. There is no current data on the proportion of housing that is rented because the choice to let out a property does not require planning permission or other changes that would be recorded centrally. The 2021 Census will provide the most robust and up-to-date picture of this when the results are released in the coming months.

Table 4-1: Tenure (households) in Clapham Cum Newby, Craven, and England, 2011

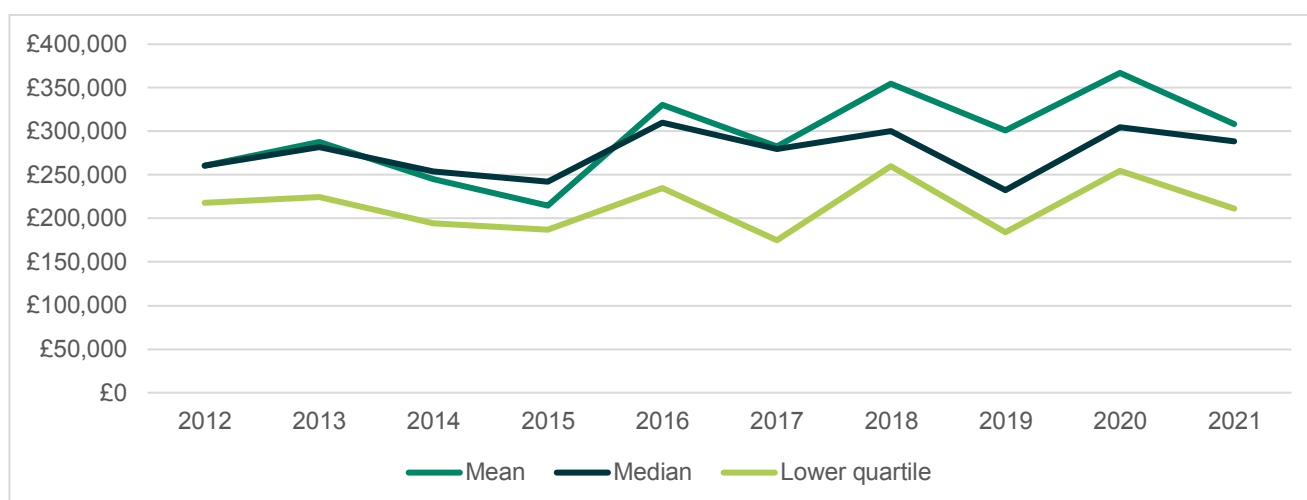
Tenure	Clapham cum Newby	Craven	England
Owned	68.8%	73.1%	63.3%
Shared Ownership	0.4%	0.5%	0.8%
Social rented	2.6%	9.0%	17.7%
Private rented	26.1%	15.4%	16.8%

Sources: Census 2011, AECOM Calculations

Affordability

House prices

71. 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.
72. Figure 4-1 looks at the change in mean (the average), median (the middle value), and lower quartile (the value below which the lowest 25% of values fall) for house prices in CCN. Over the 10-year period examined in the graph, house prices across all featured measures have experienced a fairly high level of fluctuation, especially for the period of 2015 -2021 which has not seen two consecutive years of gains or losses (the period is categorised by a cycle of one year of growth followed by one year of decline).
73. The mean and median house prices in 2021 have slightly risen from their 2012 values (18% and 11%, respectively), however, the lower quartile has slightly dropped over the same period (-3%). This leaves the 2021 mean at £308,417, the median at £288,750, and the lower quartile at £211,625.
74. The fluctuations in the graph can be explained by an overall low number of house sales in CCN in each year – the housing market’s figures are more likely a reflection of the housing size, condition, location and other characteristics, alongside general market conditions.

Figure 4-1: House prices by quartile in CCN, 2012-2021

Source: Land Registry PPD

75. Table 4-2 presents median house prices in CCN between 2012-2021, broken down by housing type. It shows that the median house price growth was not equal across house types. Looking closer at specific housing types reveals that detached housing saw the most growth, at 31%. Semi-detached and Terraced housing also grew, but at comparatively modest rates of around 8% and 5%, respectively. There were no sales of flats between 2012-2015 and in 2020-2021 – therefore, this housing type has no growth figure.

76. It should be noted that the same caveats discussed in relation to Figure 4-1 still apply when interpreting Table 4-2, with dwelling size and other characteristics specific to individual dwellings potentially influencing the growth rates of housing types.

Table 4-2: Median house prices by type in Clapham cum Newby, 2012-2021

Type	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Growth
Detached	£345,000	£356,000	£300,000	£270,000	£310,000	£352,500	£517,250	£435,000	£383,870	£451,500	30.9%
Semi-detached	-	£267,000	£203,750	£242,250	£430,000	£177,500	£299,995	£236,250	£322,000	£288,750	8.1%
Terraced	£176,000	£170,000	£137,000	£132,000	£312,500	£187,250	£275,000	£232,500	£185,000	£185,000	5.1%
Flats	-	-	-	-	£185,315	£149,155	£201,000	£150,000	-	-	n/a
All Types	£260,500	£282,000	£253,750	£242,250	£310,000	£280,000	£299,995	£232,500	£305,000	£288,750	10.8%

Source: Land Registry PPD

Income

77. 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.

78. The first source is ONS's estimates of incomes in small areas. This is locally specific but limited to the overall average income (i.e. it does not provide the average income of lower earners). The average gross household income locally was £40,200 in 2018 in Middle Layer Super Output Area (MSOA) 'Craven 001' – which includes CCN and other nearby areas. A map of the area to which this data applies is provided in Appendix A.

79. The second source is ONS's annual estimates of UK employee earnings. This provides lower quartile average earnings (i.e. the income of the lowest 25% of earners). However, it is only available at the Local Authority level. It also relates to individual earnings. While this is an accurate representation of household incomes where there is only one earner, it does not represent household income where there are two or more people earning. Craven's gross individual lower quartile annual earnings were £13,061 in 2020. To estimate the income of households with two lower quartile earners, this figure is doubled to £26,122.
80. It is immediately clear from this data that there is a large gap between the spending power of average earning households and those earning the lowest 25% of incomes, particularly where the household in question has one earner only.

Affordability Thresholds

81. To gain a clearer understanding of local affordability, it is useful to understand what levels of income are required to afford different tenures. This is done using 'affordability thresholds' - the estimated amount of annual income required to cover the cost of rent or a mortgage given local housing prices.
82. AECOM has determined thresholds for the income required in CCN 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 the NPPF. These calculations are detailed and discussed in more detail in Appendix A.
83. 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. These are standard assumptions across housing needs assessments at neighbourhood and local authority scale although different approaches are sometimes taken and a case can be made for alternatives. The mortgage multiplier is particularly variable, with multipliers up to 4.5 or even above 5 times income increasingly available, although the actual average in practice tends to be lower, particularly where applicants are dual earning. The Financial Conduct Authority uses 3.5 or more as its standard assumption for single applicants and 2.75 or more for dual applicants. The percentage of income to be spent on rent also varies considerably for individuals, and it is increasingly common for households to dedicate a larger proportion of their earnings to rent. When considering affordability it is considered good practice to be conservative, and the 30% benchmark is used as ONS's current standard assumption. While larger mortgages and higher rents may be feasible for individuals, this creates vulnerability to changing economic circumstances and may not be a possibility for many people with the most acute housing needs. Different assumptions would, however, alter the picture of affordability that emerges here. This is another reason interpret the findings with a degree of flexibility.
84. Table 4-3 summarises the estimated cost of each tenure, the annual income required to support these costs within the NA, and whether local incomes are sufficient. The income required column assumes the household already has access to a deposit (which we have

assumed to be 10% of the value to be purchased) but does not reflect the possibility that households may already hold equity from an existing property. Although these factors may be crucial to whether housing will be affordable, they are highly dependent on individual circumstances that cannot be anticipated here.

85. The same information is presented as a graph in Table 4-3 on a subsequent page, with selected measures from the table presented for clarity.

Table 4-3: Affordability thresholds in Clapham cum Newby (income required, £)

Tenure	Mortgage value (90% of price)	Annual rent	Income required	Affordable on average incomes? £40,200	Affordable on LQ earnings (single earner)? £13,061	Affordable on LQ earnings (2 earners)? £26,122
Market Housing						
Median House Price	£259,875	-	£74,250	No	No	No
LA New Build Median House Price (2020 and 2021)	£300,211	-	£85,775	No	No	No
LQ/Entry-level House Price	£190,463	-	£54,418	No	No	No
Average Market Rent	-	£9,408	£31,360	Yes	No	No
Entry-level Market Rent	-	£6,696	£22,320	Yes	No	Yes
Affordable Home Ownership						
First Homes (-30%)	£181,913	-	£51,975	No	No	No
First Homes (-40%)	£155,925	-	£44,550	No	No	No
First Homes (-50%)	£129,938	-	£37,125	Yes	No	No
Shared Ownership (50%)	£129,938	£3,609	£49,156	No	No	No
Shared Ownership (25%)	£64,969	£5,414	£36,609	Yes	No	No
Shared Ownership (10%)	£25,988	£6,497	£29,081	Yes	No	No
Affordable Rented Housing						
Affordable Rent	-	£4,912	£16,357	Yes	No	Yes
Social Rent	-	£4,604	£15,330	Yes	No	Yes

Source: AECOM Calculations

86. Before considering each tenure category in turn, it is important to stress that these affordability thresholds have been calculated to give a sufficiently robust indication of the costs of various tenures to inform Neighbourhood Plan policy choices. These figures rely on existing data and assumptions, and it is not possible to estimate every possible permutation. The income figures also disguise a large degree of variation. For simplicity, the analysis speaks in terms of tenure products being 'affordable' or 'not affordable' for different groups, but individual circumstances and the location, condition, and other factors of specific properties in each category have a large impact. These conclusions should therefore be interpreted flexibly.

Market housing for purchase and rent

87. Thinking about housing for purchase on the open market, it appears that local households on average incomes are unable to access even entry-level homes unless they have the advantage of a very large deposit. Market housing, even with the benefit

of a higher-than-average income, is likely to remain out of reach to most. The median house price would require an annual income 85% higher than the current average.

88. Average private renting is generally only affordable to average (and above) earners. Households made up of two lower quartile earners can access entry-level rent, but not average market rent. Affordability is improved if households are able or willing to dedicate a larger proportion of their incomes to rental costs, although this has repercussions for other quality of life aspects and cannot be assumed to suit all individuals' circumstances. All forms of market housing are unaffordable to individuals on lower quartile earnings. The implication of these market conditions means that households on lower incomes (which is likely to include most of the younger population) may be forced out of the area.

Affordable home ownership

89. There is a relatively large group of households in CCN who may be able to afford to rent privately but cannot afford home ownership. They are typically earning between around £22,320 per year (at which point entry-level rents become affordable) and £54,418 (at which point entry-level market sale homes become affordable). This 'can rent, can't buy' cohort may benefit from the range of affordable home ownership products such as First Homes and Shared Ownership.
90. First Homes are to be offered at a discount of at least 30% on equivalent market prices (i.e. new build, entry-level properties). Local authorities and neighbourhood plan qualifying bodies will have discretion to increase the discount on First Homes to 40% or 50% where there is evidence to suggest this is appropriate.
91. This report has estimated the income required to afford First Homes and tested the implications of 30%, 40% and 50% discount levels. For these calculations, the data suggests that only a 50% discount would reduce house prices to within affordable levels for average earners in the area. However, even with a 50% discount, households made up of two lower quartile earners would still be unable to afford First Homes in the area.
92. Table 4-4 shows the discounts required for First Homes to be affordable to the three income groups. Because it is not possible to estimate the cost of a typical First Home due to a lack of data on new build entry-level house prices in the NA, it is worth considering the discounts required for some additional price benchmarks. Table 4-3 uses median house prices in the NA as the best proxy for the cost of a newly built entry-level home in the area, because this reflects the local market and accounts for the price premium usually associated with newly built housing (which would bring the price closer to the price of median existing homes than existing entry-level homes). However, it is worth thinking about First Homes in relation to the cost of new build prices in the wider area, and of entry-level existing prices locally to get a more complete picture. The discount levels required for these alternative benchmarks are given in Table 4-4.

Table 4-4 Discount on sale price required for households to afford First Homes

Tenure/product	Mean Income	LQ Income x1	LQ Income x2
NA Median house price	46%	82%	65%
LA New build median house price	13%	72%	44%
NA Entry-level house price	26%	76%	52%

Source: Land Registry PPD; ONS MSOA total household income

93. Shared Ownership appears to be more affordable than First Homes but is broadly accessible to the same groups. Government has recently announced that the minimum equity share for Shared Ownership will fall to 10% of the property value.⁶ If this is delivered in the NA, it will make Shared Ownership easier to access for more people. However, while the income threshold for a 10% equity Shared Ownership home is lower, this product may not necessarily be more attractive than the alternatives (such as Shared Ownership at higher equity shares and First Homes) for those who can afford them.
94. The transition from 10% to 100% ownership would be long, and during this period the rent on the 90% unsold value would not be subsidised, meaning that monthly costs for occupants will remain relatively high and the build-up of equity will be relatively slow. This product would therefore only be a realistic route to full ownership for households prepared to take a long-term view.
95. The income required to access Rent to Buy is assumed to be the same as that required to afford market rents. On that basis, Rent to Buy appears to be a more affordable option than First Homes and Shared Ownership at 25% or more equity.
96. These three products need to be considered in relation to what they offer occupants in the long term beyond simply being affordable to access or not:
- First Homes allow for a greater ownership stake in the property, enabling occupants to benefit from price appreciation over time. Monthly outgoings are also limited to mortgage costs alone, which tend to be cheaper than renting.
 - Shared Ownership at high equity shares performs a similar function to First Homes, but there are additional costs associated with the rented portion.
 - Shared Ownership at low equity shares can usually be accessed by lower earning households (than First Homes) and requires a smaller deposit. However, this is a potentially less attractive route to eventual ownership because monthly outgoings remain high. The occupant must pay a significant monthly rent as well as service charges and other costs, so it can be harder for them to save funds to buy out a greater share in the property over time.
 - Rent to Buy requires no deposit, thereby benefitting those with sufficient incomes but low savings. It is more attractive than renting but results in a much slower

⁶ The previous minimum equity share was 25%. This change took effect from 28 June 2021 and transitional arrangements are in place for planning policy documents that are prepared during the implementation timeframe. Changes are also introduced to make the process of staircasing to full ownership more gradual with lower minimum increments of 1%. The ministerial statement confirming and detailing the changes is available here: <https://questions-statements.parliament.uk/written-statements/detail/2021-05-24/hws48>.

accumulation of the funds that can provide an eventual route to ownership than the other tenures discussed above.

97. In conclusion, all these products would provide value to different segments of the local population, with Shared Ownership at a 25% or lower equity share potentially allowing average and lower earning households to get a foot on the housing ladder, while Rent to Buy is helpful to those with little or no savings for a deposit, and First Homes (at 50% discount) may provide a better long-term investment to those who can afford to access it.

Affordable rented housing

98. Affordable rented housing is generally affordable to households with two lower earners depending on their household size (average earning households are unlikely to be eligible). However, households with a single lower earner appear unable to afford any of the tenures considered including the smallest socially rented units. Many such individuals will, if unable to secure a social rented dwelling require additional subsidy through Housing Benefit to access housing.
99. The evidence in this chapter suggests that the affordable rented sector performs a vital function in CCN as the only option for a large segment of those in the greatest need. Social Rents are cheaper than Affordable Rents and would therefore leave households on lower earnings more able to afford their other living costs, such as food and fuel etc. Where households are supported by housing benefit the difference in the cost of affordable and social rents may be irrelevant as the level of housing benefit flexes according to the rent. This mean that households supported by housing benefit may be no better off in social rented accommodation because they receive a lower rate of housing benefit to cover their rent.

Clapham Neighbourhood Plan Survey Findings (2019) (CNPS)

100. The CNPS identifies that the issue of housing and affordability is one of the most pressing concerns amongst CCN's population. When survey participants were asked '*what is not done well [in CCN]?*', the most common response related to the theme of '*housing/planning*'. The CNPS summarise the issue by saying that '*there are several concerns about the development of new housing, and about the lack of affordable housing for younger residents*'.
101. Aligning with the sentiments above, other results within the CNPS show clear support for building more homes offered on affordable tenures (74% support for affordable rent and 82% for affordable ownership), rather than market tenures.
102. Finally, reflecting on CCN's overall housing market, the CNPS concludes that '*there are concerns about the lack of reasonably priced smaller properties and the need for family homes that are affordable and would encourage young people to stay in the area...much of the recent housing development has been priced way beyond the means of anyone who is working in the typical lower wage jobs in the tourism and agricultural sectors that are typically found in this area*'.

Figure 4-2: Affordability thresholds in CCN, income required (additional cost of deposit in black)



Source: AECOM Calculations

Affordable housing- quantity needed

103. The starting point for understanding the need for affordable housing in CCN is the relevant Strategic Housing Market Assessment (SHMA). Two separate SHMAs were undertaken for Craven in 2017, and YDNP in 2019. These SHMAs estimate the need for Affordable Housing in their districts based on analysis of the council waiting list and analysis of other data sets in line with Planning Practice Guidance at the time. The Craven SHMA identifies the need for 126 additional affordable homes each year for the relevant Local Plan period (2012-2032). The YDNP SHMA identifies the need for 27 additional affordable homes each year for the relevant Local Plan period (2015-2030). These two targets should be considered as overlapping, rather than to be combined. **[Comment from CDC: Is this true? Further explanation could be included here as to why]** This need is largely for Social Rent as it relates to households who live in unsuitable housing and who cannot afford to access market rents. A small proportion of these households may be able to afford Shared Ownership because in some cases it is more affordable than market rents, especially when available at a share of 10%.
104. Focussing on Craven's affordable housing delivery, when the SHMA figures are pro-rated to CCN based on its fair share of the population (1% of Craven's population), this equates to one home per annum (predominately for Social/Affordable Rent) or 10 homes over the NP period (2022-2032). However, pro-rating District level estimates of affordable housing need to rural areas presents problems in practice. The District level figures are likely to represent higher needs in the urban areas of the District where there is a large social housing stock and larger numbers of households living in the PRS on housing benefit. Both factors tend to generate higher needs. By contrast, in rural villages like Clapham, the lack of social housing means there is no need generated from households already living in the sector. Similarly, households who may need social housing often move away to areas where their needs are more likely to be met (either because there is social housing available or more private rented housing). This means it is difficult to identify need for Social Rent housing within CCN.
105. The data for needed to pro-rate the YDNP affordable housing target to CCN is not available, so an estimate for CCN's share of the total target cannot be generated. However, it can be assumed that the figure is low and would be subject to the same caveats mentioned in the previous paragraph.
106. In Table 4-5 we have calculated, using PPG as a starting point,⁷ an estimate of the total need for affordable rented housing in CCN over the NP period. It should, however, be noted that the accuracy of the findings generated by the model is only as strong as the evidence we have available to us. For example, Census 2011 data is increasingly out-of-date. However, given the test of proportionality for evidence supporting neighbourhood plans, and the need to be in conformity with Local Authority strategic policies, the calculations set out here are considered

⁷Paragraphs 024-026 Reference ID: 2a-026-20140306, at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

a reasonable basis for understanding and planning for neighbourhood-level affordable housing need.

107. The figures in Table 4-5 are largely dependent on information provided by CDC in its capacity as manager of the local housing waiting list. As of March 2022, the following figures have been confirmed:

- The current number of residents on CCN's Affordable Housing register with active applications is four. These fall under the following needs:
 - 1 x two-bedroom house
 - 3 x one-bedroom bungalow
- Quantity of Affordable Housing re-lets in CCN:
 - 2021 – 2022: 1 x three-bedroom house (carried over from previous year)
 - 2020 - 2021: 2 x three-bedroom house
 - 2011 – 2020: no vacancies

108. Table 4-5 shows that there are currently four households in CCN unable to access affordable rented homes suitable to their needs (based on data provided by CDC in March 2022). The table also suggests that, over the NP period, one additional household in the NA will fall into need. Whilst a turnover of affordable rented accommodation will satisfy some of CCN's need, the calculations in Table 4-5 suggest that there will be a total need for three new affordable rented homes over the NP period.

Table 45: Estimate of the potential demand for affordable housing for sale in Clapham cum Newby

Stage and Step in Calculation	Total	Description
STAGE 1: CURRENT NEED		
1.1 Current households in need	4.0	Data provided by YDNPPA in February 2022.
1.2 Per annum	0.4	1.1 divided by the plan period 2022-2032
STAGE 2: NEWLY ARISING NEED		
2.1 New household formation	19.2	MHCLG 2018-based household projections for the LA between start and end of plan period. % increase applied to NA
2.2 Proportion of new households unable to rent in the market	7.4%	(Steps 1.1 + 2.2.1 + 2.2.2) divided by number of households in NA
2.2.1 Current number of social renters in NA	8.0	2011 Census + LA-level % increase
2.2.2 Number of private renters on housing benefits	10.1	Housing benefit caseload May 2018. Pro rata for NA.
2.3 New households unable to rent	1.4	Step 2.1 * Step 2.2
2.4 Per annum	0.1	Step 2.3 divided by plan period 2022-2032
STAGE 3: SUPPLY OF AFFORDABLE HOUSING		
3.1 Supply of social/affordable re-lets (including transfers) %	3.0%	Assumed proportion of stock re-let each year
3.2 Supply of social/affordable re-lets (including transfers)	0.2	Step 3.1 x NA social rented stock (2.2.1)
NET SHORTFALL (OR SURPLUS) OF RENTED UNITS PER ANNUM		
Overall shortfall (or surplus) per annum	0.3	Step 1.2 + Step 2.4 - Step 3.2
Overall shortfall (or surplus) over the plan period	3.0	(Step 1.1 + Step 2.3) - Step 3.2 * plan period

Source: AECOM model, using Census 2011, English Housing Survey 2018, DLUHC 2018 based household projections and net additions to affordable housing stock. 2018 is the latest reliable data for some datasets so is used throughout for consistency. Figures may not sum due to rounding.

109. Turning now to Affordable Housing providing a route to home ownership, Table 46 estimates the potential demand in CCN. This model aims to estimate the number of households might wish to own their own home but cannot afford to – the ‘can rent, can’t buy’ group described in the previous section. The model is consistent with methods used at Local Authority scale in taking as its starting point households currently living in or expected to enter the private rented sector who are not on housing benefit.
110. 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 also discounts 25% of households potentially in need, assuming a proportion will be renting out of choice. This assumption is based on consistent results for surveys.

and polls at the national level which demonstrate that most households (typically 80% or more) aspire to home ownership.⁸ No robust indicator exists for this area or a wider scale to suggest aspirations may be higher or lower in the NA.

111. The result of the calculation is six households per annum who may be interested in affordable home ownership (or 59 for the entirety of the NP period).
112. Again, this assumes a rate of turnover in the existing stock will satisfy some need, though this is extremely minimal because of the lack of Shared Ownership in the NA currently.
113. It is important to keep in mind that the households identified in this estimate are, by and large, adequately housed in the private rented sector, Affordable Housing, or living in other circumstances. They do not necessarily lack their own housing but would prefer to buy rather than rent. They have been included in the national planning definition of those in need of Affordable Housing, but their needs are less acute than those on the waiting list for affordable rented housing.

⁸ <http://www.ipsos-mori-generations.com/housing.html>

Table 4-6: Estimate of the potential demand for affordable housing for sale in Clapham cum Newby

Stage and Step in Calculation	Total	Description
STAGE 1: CURRENT NEED		
1.1 Current number of renters in NA	86.5	Census 2011 number of renters * national % increase to 2018
1.2 Percentage renters on housing benefit in LA	11.6%	% of renters in 2018 on housing benefit
1.3 Number of renters on housing benefits in NA	10.1	Step 1.1 * Step 1.2
1.4 Current need (households)	57.4	Current renters minus those on HB and minus 25% assumed to rent by choice
1.5 Per annum	5.7	Step 1.4 divided by plan period
STAGE 2: NEWLY ARISING NEED		
2.1 New household formation	19.2	LA household projections for plan period (2018 based) pro-rated to NA
2.2 % of households unable to buy but able to rent	20.0%	(Step 1.4 + Step 3.1) divided by number of households in NA estimated in 2020
2.3 Total newly arising need	3.8	Step 2.1 * Step 2.2
2.4 Total newly arising need per annum	0.3	Step 2.3 divided by plan period
STAGE 3: SUPPLY OF AFFORDABLE HOUSING		
3.1 Supply of affordable housing	1.8	Number of shared ownership homes in NA (Census 2011 + LA new build to 2018/19 pro-rated to NA)
3.2 Supply - intermediate resales	0.1	Step 3.1 * 5% (assume rate of resale)
NET SHORTFALL (OR SURPLUS) PER ANNUM		
Overall shortfall (or surplus) per annum	5.9	(Step 1.5 + Step 2.4) - Step 3.2
Overall shortfall (or surplus) over the plan period	59.4	(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, DLUHC 2018 based household projections and net additions to affordable housing stock. 2018 is the latest reliable data for some datasets so is used throughout for consistency.

114. There is no policy or legal obligation on the part either of the Local Authority or Neighbourhood Plan to meet affordable housing needs in full, though there are tools available to the Steering Group that can help ensure that it is met to a greater extent if resources permit (e.g. the ability to allocate sites for affordable housing).
115. It is also important to remember that even after the NP 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 the neighbourhood planning group.

Affordable Housing policy guidance

116. Craven's adopted policy on this subject (Policy H2) states that 30% of all new housing on greenfield sites and 25% of all new housing on brownfield sites should be affordable. Given that there has been a minimal amount of development in CCN over the last decade, it is unsurprising that there have been no Affordable Housing completions in the area.
117. The overall proportion of housing that must be affordable is not an area of policy that a NP can usually influence, but it is worth emphasizing that the HNA finds there to be robust evidence of need for some Affordable Housing in the NA, and every effort should be made to maximise delivery where viable.
118. How the Affordable Housing that comes forward through mainstream development sites is broken down into specific tenures – such as the balance between rented tenures and routes to home ownership – is specified in the SHMAs and Local Plans. The HNA can supply more localized evidence, and this section summarises the factors that might be taken into account before proposing a suggested Affordable Housing tenure mix that might be suitable for CCN specifically.
119. The following evidence and considerations may be used as a starting point in the development of policy concerning the Affordable Housing mix:

A. Evidence of need for Affordable Housing: This study estimates that CCN requires roughly three units of affordable rented housing and could accommodate demand for around 59 units of affordable home ownership over the NP period. Both forms of Affordable Housing appear to be valuable in meeting the needs of people on various incomes.

The relationship between these figures suggests that 5% of Affordable Housing should be rented and 95% should offer a route to ownership. However, as noted above, these figures are not directly equivalent: the former expresses the identified need of a group with acute needs and no alternative options; the latter expresses potential demand from a group who are generally adequately housed in rented accommodation and may not be able to afford the deposit to transition to ownership.

If the quantity of new housing overall were unlimited, 5% to 95% may be an appropriate affordable tenure mix. However, this is certainly not the case in CCN, and therefore would not be an appropriate mix.

B. Can Affordable Housing needs be met in full? How far the more urgently needed affordable rented housing should be prioritised in the tenure mix depends on the quantity of overall housing delivery expected.

If the CLP target of 30% (of all housing to be affordable) were achieved on every site (based on our estimated target of 50 dwellings), up to around 15 affordable homes might be expected in the NA. If the majority of CCN's HRF is expected to come forward in the form of small infill developments,

those schemes are unlikely to be large enough to meet the threshold of 11 dwellings on greenfield sites or six dwellings in rural areas, above which the Affordable Housing policy applies. If that is the case, the potential delivery of Affordable Housing is likely to be lower still. This may not be sufficient to satisfy the total potential demand for Affordable Housing identified here.

As a result, affordable rented housing should have a higher weighting in the tenure mix to ensure that the most acute needs are met as a priority. Given the historic delivery rates and the expected volume of future delivery it is reasonable to assume that supply will be limited, and affordable rented accommodation should be prioritised. The 15%-25% ownership/ intermediate to 75%-85% rented guideline mix in the CLP may offer an appropriate benchmark.

- C. **Government policy (e.g. NPPF) requirements:** current NPPF policy requires 10% of all homes to be delivered for affordable home ownership. For 10% of all housing to be affordable ownership in Craven, where 30% of all housing should be affordable, 33% of Affordable Housing should be for affordable ownership. The guideline tenure split sought in the CLP does not appear to comply with this requirement.

There can be exceptions to this requirement if it would prevent the delivery of other forms of Affordable Housing. *[CDC: Suggest that a reference to para 65 of the NPPF is included, which actually states that ‘Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership (footnote 31), unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.’ The para also lists exemptions to this requirement].* Based on the findings of this HNA there is no evidence that meeting the 10% threshold in CCN would prejudice the provision of much needed affordable rented homes. *[CDC: The CLP was examined against the 2012 NPPF and the Council’s evidence on local housing need in the 2017 SHMA and addenda is largely based on that version of the NPPF and the definitions of AH need included. The 2012 NPPF did not include the requirement for 10% affordable home ownership for major development and therefore this is not a requirement of adopted LP policy H2. The requirement set out in the 2021 NPPF is a material planning consideration. This explanation should be included.]*

- D. **Local Plan policy:** As noted above, the adopted CLP seeks a tenure split for Affordable Housing in the ranges of 15%-25% ownership/intermediate to 75%-85% rented.
- E. **First Homes 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 enacted through a written ministerial statement. A minimum of 25% of all Affordable Housing secured through developer contributions are now required to be First Homes.

This new minimum requirement 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. Based on CLP recommended tenure split, this will have an impact on the delivery of new homes in CCN.

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

CLP. The remaining units should then be allocated to other tenure products in the relative proportions set out in the CLP.

AECOM is aware that some Local Planning Authorities are considering 'top slicing' their affordable housing quota to provide 25% First Homes and then allocating the remaining proportion according to their existing policy tenure split. If this was done in Craven, the remaining 75% of the affordable housing provision would then be apportioned 75-85% to affordable rent and 15-25% to affordable home ownership. If this approach is taken, all other things being equal, it would reduce the provision of rented forms of affordable housing since it would effectively protect the provision of other forms of affordable home ownership alongside First Homes. Some LPAs are considering this approach because of the existing business models of registered providers which have relied on Shared Ownership to cross subsidise affordable rented housing and uncertainty over whether First Homes could replace this model.

This guidance generally applies to district-level policy, and there may still be potential for a NP tenure mix to deviate from how the other tenures are rebalanced if appropriate.

[CDC Comments: Craven has produced a First Homes in Craven document which explains how FHs will be implemented in Craven. It sets out Craven's approach to an adjusted tenure split of AH i.e., 25% FHs, 10-15% affordable home ownership and 60-65% social/affordable rent. This split is in line with the requirements of the FH WMS and NPPG of delivering affordable housing tenures in line with the proportions set out in adopted LP policy H2. We suggest that you provide a link to the FH in Craven document and the accompanying Arc4 evidence once they are published on the CDC website.]

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 planning 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 CCN: According to the 2011 Census data, approximately 69% all dwellings in CCN are on ownership tenures - the most common tenure type within the parish. Private rent, Social Rent, and Shared Ownership accounted for approximately 26%, 3%, and <1% of tenures, respectively. Comparing Affordable Housing tenures to the district's rates, CCN has an equivalent proportion of Shared Ownership tenures, but a significantly lower rate of Social Rent tenures.

Since 2011, new build completions data suggests that no houses were offered in Affordable Housing tenures. Overall, ownership and market tenures dominate CCN's housing stock in the present day. 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. Social rent would seem to be particularly under-supplied.

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 the parish. The funding arrangements available to housing associations will determine rent levels.

J. Wider policy objectives: the neighbourhood planning group may wish to take account of broader policy objectives for CCN and/or the wider district. These could include, but are not restricted to, policies to attract younger households, families or working aged people to the NA. These wider considerations may influence the mix of Affordable Housing provided.

120. Based on the considerations above, Table 4-7 proposes an indicative Affordable Housing tenure mix of 35% ownership to 65% rented tenures that might be sought through NP policy.
121. This indicative mix is chiefly a response to the expectation that the delivery of Affordable Housing will be lower than the needs identified here. In this context, affordable rented tenures should be prioritised. Whilst the CLP guideline mix of 15%-25% rented to 85%-75%% rightly emphasises rented tenures, it does not comply with the various minimum requirements mandated nationally. This HNA therefore recommends a 35% rented to 65% ownership tenure split for new Affordable Housing in CCN as it conforms with nationally mandated requirements, but also would cater for a wider proportion of the population in CCN. This mix still places a priority towards the acute needs for Affordable Rent tenures, whilst still providing some options to locals who cannot afford the step up from renting to ownership (which has been identified as a serious issue in CCN).
122. Since First Homes appears the most affordable and helpful option locally, assuming it can be offered at the appropriate discount level, national policy that First Homes should represent 25% of the affordable mix is suitable in CCN. In the interests of diversity and maximizing choice, both Shared Ownership and Rent to Buy have been allocated 5%. **[CDC comment: Suggest you include an explanation as to why FHs appear to be the most affordable. This para states ‘assuming it (FHs) can be offered at the appropriate discount level’. The WMS & NPPG are clear that any local requirements should be justified by evidence in the form of a local housing needs assessment. Can this LHNA recommend an appropriate discount level for FH in Clapham?]**
123. This mix should be viewed as a starting point, based primarily on secondary evidence, which should be reconsidered in light of considerations F to J above, and in particular the views and objectives of the community.
124. Where the neighbourhood planning group wish to develop policy that deviates from that outlined in the Local Plan – either by differing from the headline split between renting and ownership or by specifying a greater level of detail around sub-tenures - it is important that they liaise with Craven to gather more detailed income and viability information, and to ensure that departures from the local policy context have their support. **[CDC comment: NP policy should be in conformity with LP policy.]**
125. Another option when developing NP 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 based on site-by-site circumstances in addition to this evidence.

Table 4-7: Indicative tenure split (Affordable Housing)

Tenure	Indicative mix	Considerations and uncertainties
Routes to home ownership, of which	35%	
First Homes	25%	Product untested so uncertainties around viability, developer, lenders, and buyer appetite etc.
Shared Ownership	5%	Recently confirmed changes to the model to allow purchases of 10% share - impact on viability unknown. RPs business plans currently reliant on Shared Ownership model. Impact of displacement by First Homes unknown.
Rent to Buy	5%	Emerging product with popularity and effectiveness as yet unknown. Impact of displacement by First Homes unknown.
Affordable Housing for rent, of which	65%	
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

126. Table 4-8 summarises CCN's position with regards to the expected delivery of Affordable Housing, and how this might ideally be apportioned among sub-categories of tenure to meet local needs over the NP period. This exercise simply applies the estimated housing requirement figure for the area from the CLP (see 'Quantity of housing to provide' section) and shows the quantities of Affordable Housing for rent and sale that would be delivered if the Local Plan's tenure mix were to be rigidly enforced. In this sense it is hypothetical, and the outcomes in practice may differ, either because of measures taken in the NP (e.g. if the group plan for more housing, and therefore more Affordable Housing, than the Local Plan), or if the group decide to influence the tenure mix in other ways, or because of site-specific constraints.

127. Note that none of these scenarios would comply with Government minimum affordable ownership requirements of 10% of the total housing delivery.

Table 4-8: Estimated delivery of Affordable Housing in Clapham cum Newby based on CLP

	Step in Estimation	Expected delivery		
A	Provisional capacity figure	50		
B	Affordable housing quota (%) in LPA's Local Plan	30%		
C	Potential total Affordable Housing in NA (A x B)	15		
D	Rented % (e.g. social/ affordable rented)	75%	80%	85%
E	Rented number (C x D)	11	12	13
F	Affordable home ownership % (e.g. First Homes, Rent to Buy)	25%	20%	15%
G	Affordable home ownership number (C x F)	4	3	2

Source: AECOM estimate based on LPA's affordable housing policies, AECOM's indicative tenure mix

128. Finally, following the same method used in Table 4-8, Table 4-9 provides an estimate for the expected delivery of Affordable Housing, split between ownership and renting tenures based on the newly suggested tenure split recommended in this report.

Table 4-9: Estimated delivery of Affordable Housing in Clapham cum Newby based on AECOM recommendation

	Step in Estimation	Expected delivery
A	Provisional capacity figure	50
B	Affordable housing quota (%) in LPA's Local Plan	30%
C	Potential total Affordable Housing in NA (A x B)	15
D	Rented % (e.g. social/ affordable rented)	65%
E	Rented number (C x D)	10
F	Affordable home ownership % (e.g. First Homes, Rent to Buy)	35%
G	Affordable home ownership number (C x F)	5

Source: AECOM estimate based on LPA's affordable housing policies, AECOM's indicative tenure mix

Conclusions- Tenure and Affordability

129. Beginning with housing tenures, this chapter finds that ownership tenures are the most common tenure type in CCN, at approximately 69%. Private rent, Social Rent, and Shared Ownership accounted for approximately 26%, 3%, and <1% of tenures in CCN, respectively.
130. Whilst houses in CCN have experienced a modest rate of growth (the median house price has risen by approximately 11% between 2012 – 2021), a high rate of ownership tenures and insufficient average earnings in CCN has resulted in the civil parish becoming a challenging area to get onto the property ladder. In an area where the total housing stock is already limited, these factors mean that options are scarce, and that if any units become available on the market, they are out of reach for many - average income households would need to earn 85% more income to afford median house prices on market ownership tenures. Households of one and two lower quartile earners are also below the affordability threshold for any market ownership.
131. Market rent in CCN is more accessible than market ownership, although it is only affordable to average (or higher) earners. Households of two lower quartile earners can only afford entry-level market rents. Finally, households of one lower quartile earner are below the affordability threshold for any market rent.
132. An offering of Affordable Housing tenures will be necessary in CCN to bring housing to attainable prices for many households of varying ownership/renting aspirations:
- First Homes at 50% would be useful for households aspiring for ownership and have a suitable deposit saved up. First Homes tenures at 50% discount levels are the only way that home ownership can become attainable for average earning households in CCN.
 - Shared Ownership at 25% or lower equity would also be valuable in bringing ownership tenures to within affordable levels for households on average incomes and lacking funds to put down a deposit required for market or First Homes tenures. Shared Ownership at 25% equity has a similar affordability threshold to First Homes at 50% discount but may be considered a less attractive option if applicants had a suitable deposit for the latter. However, Shared Ownership at 10% stands alone as the most affordable route to home ownership in CCN, making the ownership market available to households earning slightly under the average. Unfortunately, households of one and two lower quartile earners are below the affordability threshold for the maximum First Homes discount and all Shared Ownership tenures.
 - Rent to Buy may provide value to households on average income or households of two lower quartile earners who lack sufficient deposits rather than sufficient incomes, or struggle to attain a mortgage.
 - Both Affordable Rent and Social Rent packages may also be valuable for households of two individuals on lower quartile income, who without these discounts would likely be priced out of the area if they cannot find a property on entry-level market rent.

133. According to CDC data, there are currently four applicants on the housing register in CCN. Over the NP period, our calculations suggest that one further household will fall into need. Overall, this creates a demand for five households over the NP period, however, some of this demand will be absorbed by Affordable Housing re-lets. Our calculations suggest that three dwellings are needed to satisfy the Affordable Rent need in CCN by the end of the NP period. A further potential demand for 59 dwellings over the NP period has been calculated to accommodate households aspiring to move from renting to ownership tenures (although this is much less of a priority compared to Affordable Renting need, and our estimate does not consider whether those 59 households would all be able to afford the available options).
134. A 65% rent to 35% ownership split is suggested for new Affordable Housing in the area to strike a balance between fulfilling the most important renting needs in the area, whilst also providing a smaller offering of Affordable Homes ownership tenures for households struggling with the affordability thresholds of ownership in the area.
135. Under a scenario where a 65% rent to 35% ownership split for Affordable Housing is achieved, and the maximum number of Affordable Housing units are delivered based on a total number of 50 dwellings over the NP period, CCN could expect to deliver 10 dwellings on Affordable/Social Rent tenures and five dwellings on affordable ownership tenures. This level of delivery would meet the total quantity of demand identified in estimates of the need for rented Affordable Housing but would fall short of the potential affordable ownership need. In addition, if the estimated housing delivery target of 50 is achieved mostly on sites that do not have Affordable Housing policy applied to them, it may be that the rented affordable need in CCN would not be addressed.

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?

Introduction

136. The evidence in this chapter is intended to give a snapshot of the existing dwelling stock in CCN in terms of type and size, as well as some of the population characteristics that tend to influence housing needs. From this, it is possible to develop an understanding of what sort of housing would be appropriate going forward.
137. It is worth emphasising that this evidence assumes that existing demographic and occupation patterns will persist into the future. It can therefore be thought of as the baseline or default scenario, into which the community may wish to intervene – for example to attract a different or more balanced demographic. The recommendations in this chapter, particularly the final suggested size mix, are a starting point that may be adjusted considering other community objectives and primary evidence.

Existing types and sizes

Background and definitions

138. Before beginning to explore issues of dwelling type and size, it is important to note that the demand for housing by size and type tends to be determined primarily by wealth – with those having more buying power choosing to occupy larger homes, and often preferring detached properties to denser types, such as flats.
139. This study is concerned primarily with need rather than demand. Need for homes of different sizes is chiefly determined by the number of people occupying the home. In the strict sense, there is no ‘need’ for dwellings of any particular type, other than the specific needs of those with certain disabilities for level access properties, for example.
140. The best proxy for the number of people in a household is age or ‘life stage’, with younger and then older households tending to have one or two people, and those in between these poles more likely to have larger families including children. Life stage is therefore a main indicator considered here for the size of housing needed. But it is worth pointing out that wealth is also correlated with age, so it is not possible to attain a pure view of what is needed from the secondary data alone.
141. It is also useful to clarify the terminology around dwellings and households. Dwellings are counted in the Census by combining address information with Census returns on whether people’s accommodation is self-contained. As such,

all dwellings are classified as either shared or unshared dwellings. Households are groups of people who live together as a coherent unit (such as a family), and a dwelling is shared where there is more than one household occupying it (e.g. two families or a group of individual students). Hence, there is usually a different number of households and dwellings in any given area. The number of dwellings can also exceed that of households in areas with large numbers of holiday or second homes.

142. As noted in the Context section of this report, there is no perfect data source for the current mix of dwellings in the NA. Due to CCN being a small civil parish, made up of the smallest output areas, the number of usable data sources are limited. Most of the analysis in this chapter will use 2011 Census data, however it can be assumed that due to the low number of completions in CCN since 2011, the figures are likely to be similar to the current profile of the area's housing stock (other than any extensions or other changes to existing dwellings). The 2021 Census may confirm these assumptions on its release.

Dwelling type

143. Table 5-1 presents the recorded dwelling type mix in CCN using 2011 Census data.

Table 5-1: Accommodation type, Clapham cum Newby, 2011

Dwelling type	2011 (Census)
Bungalow	-
Flat	4
Terrace	55
Semi-detached	56
Detached	185
Unknown/other	-
Total	300

Source: ONS 2011, AECOM Calculations

144. The data in Table 5-1 shows that CCN's housing type mix is heavily weighted towards less dense housing types. Detached dwellings are the most common type by a distance, accounting for over three times more units than the next most common house type. There are a similar number of terrace and semi-detached homes in CCN - both in the mid-50s. Finally, there is a notable absence of flats in CCN, with only four units recorded in the 2011 Census. These trends are unsurprising for an NA of CCN's size, population, and rural profile; however, this type profile still has room to increase the quantity of units of denser housing types which tend to be most affordable (especially flats) in its overall mix.
145. To understand the mix further, it is useful to look at the percentage breakdown of accommodation types, and compare these to the wider district and country, provided in Table 5-2.

Table 5-2: Accommodation type, Clapham cum Newby, 2011

Dwelling type		Clapham cum Newby	Craven	England
Whole house or bungalow	Detached	61.7%	25.2%	22.4%
	Semi-detached	18.7%	27.9%	31.2%
	Terraced	18.3%	37.1%	24.5%
Flat, maisonette or apartment	Purpose-built block of flats or tenement	0.3%	5.4%	16.4%
	Parts of a converted or shared house	0.7%	2.1%	3.8%
	In commercial building	0.3%	1.3%	1.0%

Source: ONS 2011, AECOM Calculations

146. The data in Table 5-2 shows that the trends discussed in relation to CCN's housing type profile in Table 5-1 are not comparable to Craven or England's housing profiles. For example, CCN's mix of detached houses is over two times the proportion of Craven and three times the proportion of England. The heavy weighting of detached housing in CCN means that the proportions of all other housing types are lower than the district and nation. This is particularly evident for the proportion of flats – all flat types have significantly lower proportions than the district and nation.

Dwelling size

147. Table 5-3 presents the recorded dwelling bedroom size mix in CCN using 2011 Census data.

Table 5-3: Number of bedrooms in household spaces in Clapham cum Newby, 2011

Number of Bedrooms	2011 (Census)
No bedrooms	1
1 bedroom	7
2 bedrooms	48
3 bedrooms	118
4 bedrooms	75
5 or more bedrooms	23

Source: ONS 2011

148. The most common dwelling size in CCN is three-bedroom, at 118 units. The next two most common dwelling sizes are four-bedrooms at 75 units and two-bedrooms at 48 units. The housing sizes on both ends of the size spectrum account for the smallest number of units within the total stock – 23 units for five-or-more-bedrooms and seven for one-bedroom. There is also one dwelling classed as having no bedrooms. In summary, CCN's housing size stock is concentrated towards the intermediate to larger sized units.

149. To understand the mix further, it is useful to look at the percentage breakdown of house sizes, and compare these to the wider district and country, provided in Table 5-4.

Table 5-4: Number of bedrooms in household spaces in Clapham cum Newby, Craven, and England, 2011

Bedrooms	Clapham cum Newby		Craven		England	
All categories: no. of bedrooms	272	100.0%	24,583	100.0%	22,063,368	100.0%
No bedrooms	1	0.4%	59	0.2%	54,938	0.2%
1 bedroom	7	2.6%	1,845	7.5%	2,593,893	11.8%
2 bedrooms	48	17.6%	7,042	28.6%	6,145,083	27.9%
3 bedrooms	118	43.4%	10,333	42.0%	9,088,213	41.2%
4 bedrooms	75	27.6%	3,979	16.2%	3,166,531	14.4%
5 or more bedrooms	23	8.5%	1,325	5.4%	1,014,710	4.6%

Source: ONS 2011, AECOM Calculations

150. Table 5-4 shows that all three geographies share a common trait - the proportion of three-bedroom dwellings is just above 40% and is also the most common dwelling size. However, the size profile of CCN for all other sizes (except for 'no bedrooms') is less alike when making the same geographical comparisons. This is because CCN has a higher proportion of four or five-or-more-bedroom household spaces, but a smaller proportion of one and two-bedroom household spaces, when compared to Craven and England. Overall, this makes means that the civil parish has a 'larger-sized' housing stock compared to both Craven and England.

Age and household composition

151. Having established the current stock profile of CCN and identified recent changes to it, the evidence gathered in this report examines the composition and age structure of households living in the NA. Many of these indicators have a bearing on what housing might be needed in future years.

Age structure

152. Table 5-5 shows the most recent estimated age structure of CCN's population, alongside 2011 Census figures.

153. Between 2011 and 2020, CCN's total population has reduced by around 3%.

154. In 2011, the most common age band for an individual in CCN was 45-64, accounting for 35% of the total mix. The two age bands either side of 45-64 shared a similar proportion of the total population's age mix, both accounting for around 20% each. The 16-24 and 85 and over categories accounted for under 10% of the population.

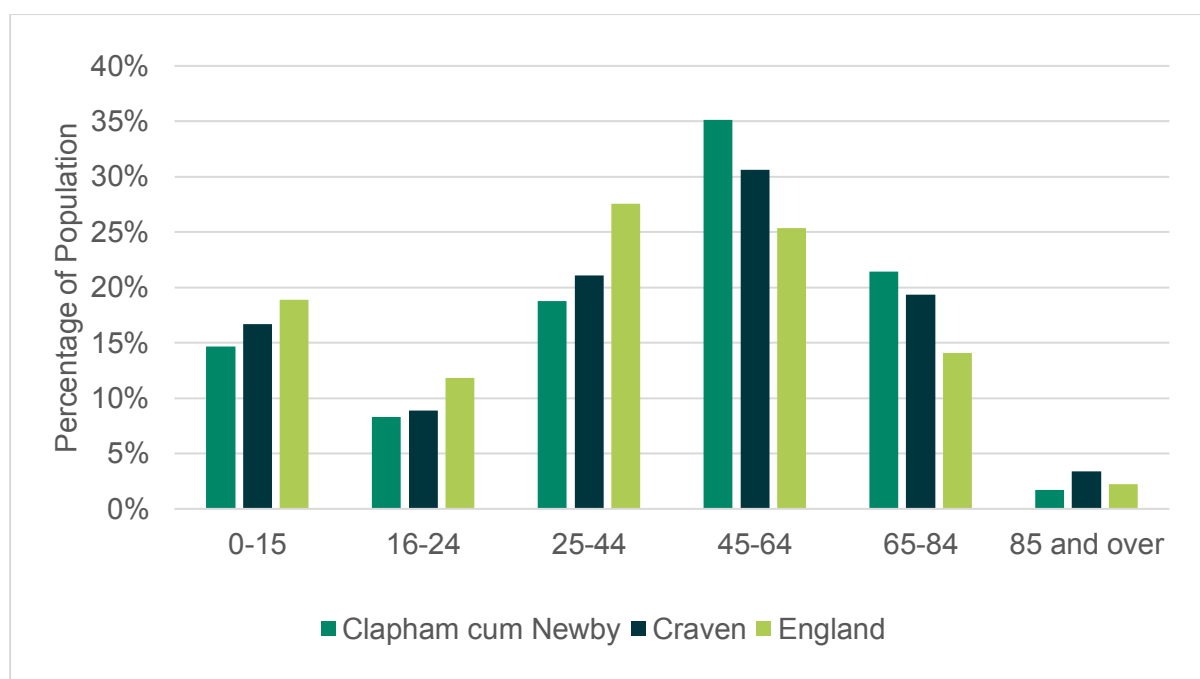
155. The updated figures from 2020 indicate a shift towards the older age bands, and thus suggest that CCN's population is ageing. Whilst the 45-64 age band remained in a relatively similar proportion as it did in 2011, both older age bands above it grew, whereas both younger age bands below it declined.
156. Note that ONS advises exercising caution with population estimates by single year of age (from which this 2020 data has been derived), as patterns of variance and bias make it relatively less accurate compared to Census data.
157. It is also worth noting that only the age structure of the population (individuals) can be brought up to date in this way. The life stage of households, which forms the basis of the subsequent analysis of future dwelling size needs, is not estimated each year. The 2011 Census therefore remains the most accurate basis to use in those areas, and the brief comparison here demonstrates that the change from 2011-2020 has not been so significant as to invalidate the 2011 household data used in modelling later in this chapter.

Table 5-5: Age structure of Clapham cum Newby population, 2011 and 2020

Age group	2011 (Census)		2020 (ONS, estimated)	
0-15	94	15%	70	11.3%
16-24	53	8%	47	7.6%
25-44	120	19%	84	13.5%
45-64	225	35%	212	34.1%
65-84	137	21%	190	30.6%
85 and over	11	2%	18	2.9%
Total	640		621	

Source: ONS 2011, ONS mid-2020 population estimates, AECOM Calculations

158. For context, it is useful to look at the civil parish's population structure alongside that of the district and country. Figure 5-1 (using 2011 Census data) shows that CCN's high proportion of individuals in the 45-64 and 65-84 category is significantly higher than the national equivalent proportion, and slightly higher than the district proportions. The opposite trend can be seen in the age bands below 45-64, with the proportion of each band lower in CCN compared to the district and nation. Finally, the proportion of 85 and over is lower than the district and nation – it is possible that this is due to an insufficient number of specialist accommodation units for older people or appropriate facilities and amenities in the area, forcing them to move out.
159. Based on the 2020 population estimates, it is likely that there have not been any changes in the trends identified in Figure 5-1 since 2011. In fact, it is probable that the differences have become more pronounced.

Figure 5-1: Age structure in Clapham cum Newby, 2011

Source: ONS 2011, AECOM Calculations

Household composition

160. Household composition (i.e. the combination and relationships of adults and children in a dwelling) is an important factor in the size (and to an extent, the type) of housing needed over the NP period.
161. Table 5-6 presents household composition data for CCN, Craven, and England from the 2011 Census.
162. Almost three quarters of CCN's households are families – a higher rate than the district and the nation. Consequently, CCN's proportion of one person households is much lower when making the same comparisons.
163. Looking at the household type sub-categories reveals that CCN's household composition is slightly older than the district and nation, having a higher proportion of 'One family only - All aged 65 and over' and 'One family only - All children Non-Dependent' households. In addition, CCN has a lower proportion of younger families, indicated by the lower proportion of 'One family only - With dependent children' households. However, whilst the households of CCN can generally be considered 'older' than Craven and England, CCN does have a lower proportion of 'One person household - Aged 65 and over' than both wider geographies – this may again be explained by an insufficient number of specialist accommodation units in the area forcing older people in the area to move away, particularly as single older people are likely to have less support from partners.
164. Note that non-dependent children refer to households in which adult children are living at home, or which students still call their primary residence despite living for most of the year near to university. A marked increase in this category can be taken to indicate the relative unaffordability of entry-level homes, where

young people are financially unable to move out and form their own households. While the data is quite old at this point, it is interesting to observe that this category grew by 17% between 2001 and 2011 in the civil parish – a faster rate than the district and national average.

Table 5-6: Household composition, CCN, 2011

Household composition		Clapham cum Newby	Craven	England
One person household	Total	21.7%	31.1%	30.2%
	Aged 65 and over	12.1%	16.0%	12.4%
	Other	9.6%	15.1%	17.9%
One family only	Total	73.9%	65.1%	61.8%
	All aged 65 and over	14.7%	11.7%	8.1%
	With no children	25.0%	21.4%	17.6%
	With dependent children	21.3%	23.3%	26.5%
	All children Non-Dependent ⁹	12.9%	8.8%	9.6%
Other household types	Total	4.4%	3.8%	8.0%

Source: ONS 2011, AECOM Calculations

Occupancy ratings

165. The tendency of households to over- or under-occupy their homes is another relevant consideration to the future size needs of the NA. A person is considered to under-occupy their home when there are more bedrooms in their home than a family of their size and composition would normally be expected to need. This is expressed as an occupancy rating of +1 or +2, indicating that there is one surplus bedroom or at least two surplus bedrooms (respectively). Over-occupancy works in the same way, with a rating of -1 indicating at least one bedroom too few.

166. The occupancy rating data, presented in Table 5-7, reveals an overall trend of underoccupancy in CCN, with approximately 87% of households having at least one unused bedroom. The 'Family 65+' and 'Family under 65 – no children' households are most likely to have a +2-occupancy rating. These statistics point towards the possibility that larger housing within CCN is being occupied by the people with the most wealth and/or by older people who have remained within family homes after children have moved out to other locations or smaller properties.

⁹ Refers to households containing children who are older than 18 e.g students or young working people living at home.

Table 5-7: Occupancy rating by age in Clapham cum Newby, 2011

Household type	+2 rating	+1 rating	0 rating	-1 rating
Family 65+	80.0%	12.5%	7.5%	0.0%
Single person 65+	57.6%	39.4%	3.0%	0.0%
Family under 65 - no children	79.4%	16.2%	4.4%	0.0%
Family under 65 - dependent children	27.6%	43.1%	27.6%	1.7%
Family under 65 - adult children	20.0%	57.1%	22.9%	0.0%
Single person under 65	69.2%	26.9%	3.8%	0.0%
All households	55%	32%	13%	0%

Source: ONS 2011, AECOM Calculations

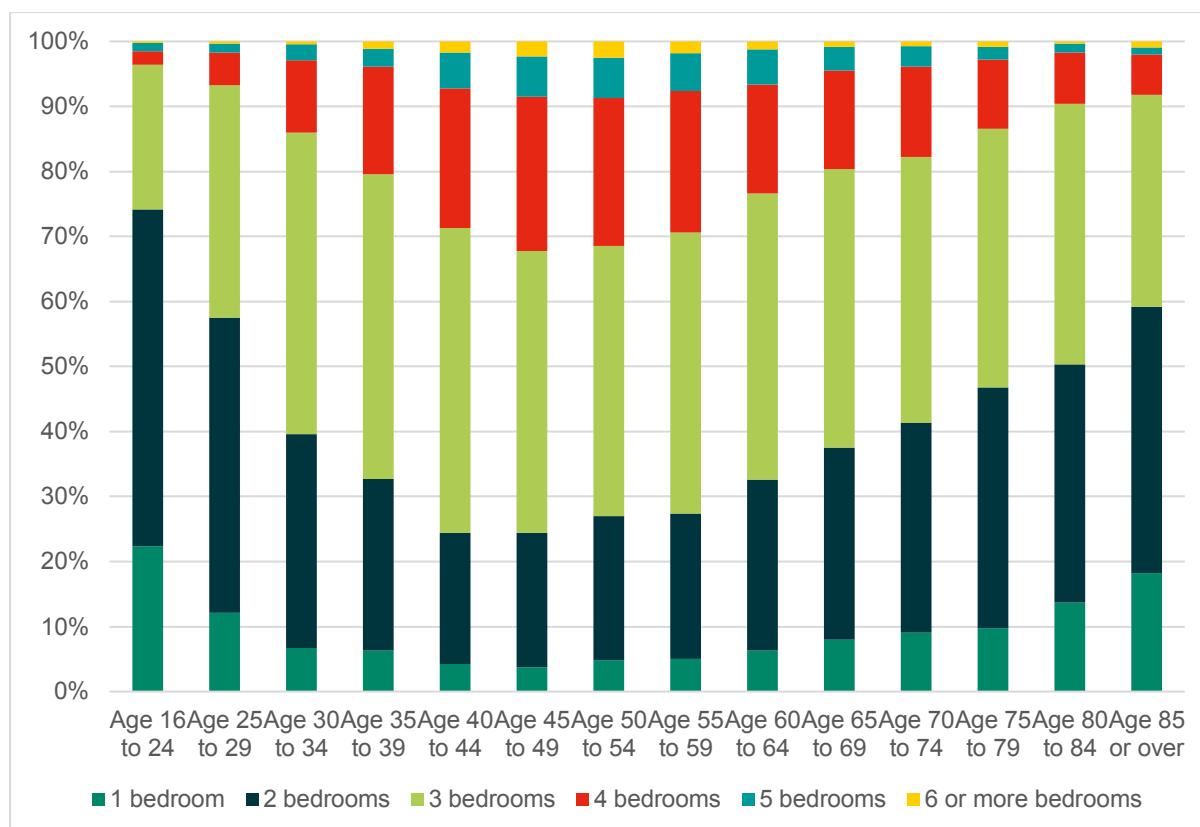
Dwelling mix determined by life-stage modelling

Suggested future dwelling size mix

167. As noted above, there is a strong link between the life stage of a household and the size of dwelling that household can be expected to need. The final part of this chapter presents the results of a model that aims to estimate the dwelling size needs of the civil parish at the end of the NP period. The steps involved in this model are not presented in full, but can be summarised – along with the underpinning assumptions and some limitations – as follows:

- The starting point is the age distribution of CCN households in 2011.
 - The life stage of a household is determined by the age of the household reference person (HRP), a more modern term for the head of household.
 - As noted above, household life stages are not estimated annually, so the older Census data must be used.
- This life stage data is then projected forward to the end of the Plan period by applying the growth rates for each household age group as suggested by the latest household projections. This allows for an estimate of how the civil parish population might evolve in future.
 - ONS household projections are produced every two years but are only available at Local Authority level. The growth rates are therefore applied to the 2011 starting household age profile of the NA.
- Next, we turn to a Census dataset that shows the occupation patterns or preferences of each household life stage (e.g. what proportion of households aged under 24 tend to live in one-bedroom homes as opposed to two-, three- or four-bedroom homes). This data is mapped to the distribution of the projected NA population for each life stage and each dwelling size category to form a picture of what mix of homes might be appropriate in future.
 - This occupation data is again only available at Local Authority scale, so it does risk embedding any unusual characteristics present in the area.

- The model also assumes that today's occupation patterns persist into the future, which is not a given, particularly with the change in preferences for home working space and other features arising from the Covid-19 pandemic. However, there is no better indication of what those patterns might look like. It is considered more appropriate to adjust the end mix that results from this model to reflect such trends than to build further speculative assumptions into the model.
 - Finally, this 'ideal' future mix of dwelling sizes can be compared to the current stock of housing in the NA. From this we can identify how future development might best fill the gaps.
 - The 2011 dwelling size mix is used for consistency, so any imbalances in new development since then may justify adjustments to the final results.
168. It is important to keep in mind that housing need is not an exact science and 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 tendency of households to occupy more or less space than they 'need'. It also does not anticipate changes in how people may wish to occupy their homes in response to social and technological change.
169. The approach therefore embeds existing patterns of occupancy which may or may not be desirable. As such, it is appropriate for the result of this model to be taken as a baseline scenario – what would occur if current trends persisted. It may well be the intention of the community to intervene to produce a different outcome more in line with their interpretation of emerging trends and their place- and community-shaping objectives. Layering these factors on top of the indicative picture provided by this model is considered entirely appropriate for the purpose of drafting neighbourhood plan policy.
170. Before presenting the results of this exercise, it may be interesting to review two of the inputs described above.
171. The first, given as Figure 5-2, sets out the relationship between household life stage and dwelling size for Craven in 2011. This shows how the youngest households occupy the smallest dwellings, before rapidly taking up larger homes as their families expand, and then more gradually downsizing to smaller homes again as they age.

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

Source: ONS 2011, AECOM Calculations

172. The second dataset of note is the result of applying Local Authority level household projections to the age profile of CCN households in 2011 and the updated estimates of household numbers described in the bullets above. Table 5-8 suggests that population growth can be expected to be driven by the oldest households, especially the '65 and over' age band, which is expected to increase 53% by 2032. The other age bands are expected to show comparatively smaller changes.

173. The only age band expected to decline is '35-54', expected to decrease by 11% - this may be explained by households in this age category ageing into the older age bands by 2032, but not being replaced by the same quantity as the number of young households in 2011 in CCN is relatively low.

Table 5-8: Projected distribution of households by age of HRP, Clapham cum Newby

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	3	9	102	58	100
2032	3	10	91	59	153
% change 2011-2032	0%	11%	-11%	2%	53%

Source: AECOM Calculations

174. The result of this size modelling exercise is presented in Table 5-9. The model suggests that CCN would benefit from an increase in the proportions of smaller

dwellings in the area. Table 5-9 suggests that the proportion of one and two-bedroom dwellings should both be increased by a significant amount, whereas it is recommended that all other sized dwellings reduce their proportion in the civil parish's size mix.

175. To achieve CCN's ideal dwelling size mix by 2032, almost 60% of future f developments should be two-bedroom dwellings. The remaining housing delivery should be split between one-bedroom dwellings (25%) and three-bedroom dwellings (17%). The calculations suggest that CCN does not need any more four and five-or-more-bedroom dwellings for the period up to 2032.

Table 5-9: Suggested dwelling size mix to 2032, Clapham cum Newby

Number of bedrooms	Current mix (2011)	Target mix (2032)	Balance of new housing to reach target mix
1 bedroom	2.6%	8.3%	25.0%
2 bedrooms	17.6%	29.4%	57.9%
3 bedrooms	43.4%	41.7%	17.1%
4 bedrooms	27.6%	15.6%	0.0%
5 or more bedrooms	8.5%	5.1%	0.0%

Source: AECOM Calculations

176. It is never advisable to restrict future housing delivery to selected size categories only. The result of this model is a relatively blunt measure of what could be beneficial given population change and existing imbalances in housing options. It is a starting point for thinking about how best to address the more nuanced needs of the future population.

177. For example, the young starter families and downsizing older households mentioned above may both need 'mid-sized' homes, but are likely to have extremely different requirements and degrees of purchasing power. There is limited scope for Neighbourhood Planning policy to influence the more detailed characteristics of new housing, but additional guidance and prioritisation could be informed by further primary research. **[CDC: Disagree with last sentence. This is the type of policy a NP can directly influence, i.e. design, sustainable construction, materials, layout, parking arrangements etc, as long as it is in accordance with overarching LP policy]**

178. The preceding chapter found that affordability is a serious and worsening challenge in the NA. While the provision of Affordable Housing (subsidised tenure products) is one way to combat this, another is to ensure that homes come forward which are of an appropriate size, type, and density for local residents' budgets. Continuing to provide smaller homes with fewer bedrooms would help to address this situation.

179. To best meet the needs of the large cohort of older households expected to be present by the end of the Plan period, it should be considered whether the existing options are well tailored to older people's requirements in terms of

space, flexibility, quality, location, and accessibility. Variety should be sought within the mid-sized homes that come forward in future to attract both newly forming households on lower budgets and older households with substantial equity from their existing larger homes. Facilitating downsizing among older households may release those larger homes for use by families who need more bedrooms.

180. That said, it may not be realistic to expect growing families to be able to afford the larger detached homes that are currently under-occupied in CCN. Reducing the issue of dwelling size to a number of bedrooms is potentially unhelpful in this case. There may be a strong justification to continue supplying larger homes despite their abundance because a different kind of larger home is needed to accommodate growing families with less buying power. This is too speculative to quantify in a percentage size mix, but is among the good reasons not to inhibit any size of dwelling entirely.

The SHMA findings

181. More generally, it would be unwise for any new housing that does come forward to be delivered in an unbalanced way. Those wishing to move within or relocate to the area will have a range of circumstances and preferences, and they should be offered a range of choices. As such, it is recommended that priority is given to smaller homes but that this is done to a degree that aligns with the wider objectives of the community and does not limit choice or threaten viability. The evidence in this section represents a starting point for further thought and consultation. **[CDC comments: Any NP policy on housing mix should be broadly in line with existing/emerging strategic LP policy – as set out in paras below.]**

182. The Craven SHMA proceeds to state that 39% of all new housing developments of all tenure types in the district should be one or two-bedroom dwellings, 44% to three-bedroom dwellings, and 17% to four-or-more-bedroom dwellings.

183. Overall, the SHMA indicates a desire for new dwellings in Craven to have an emphasis on smaller/intermediate housing for all housing, but a particular emphasis on just small for Affordable Housing units. This broadly aligns with the calculations offered in Table 5-9.

184. The CNPS identified that there is strong support within CCN for converting redundant farm buildings '*into several smaller dwellings*' – this response was the joint most preferred use for redundant farm buildings alongside '*Create live/work accommodation in the property*'.

Clapham Neighbourhood Plan Survey Findings (2019) (CNPS)

185. The CNPS identified that there is strong support within CCN for converting redundant farm buildings '*into several smaller dwellings*' — this response was the joint most preferred use for redundant farm buildings alongside '*Create live/work accommodation in the property*'.

186. The CNPS also asks about respondents' '*need*' and '*wants*' for housing. The responses indicate a '*need*' for mostly two-bedroom dwellings and a '*want*' for mostly two-to-three-bedroom dwellings.

Conclusions- Type and Size

187. This chapter provides an indication of the likely need for different types and sizes of homes based on demographic change in CCN. It is important to remember that other factors should be considered in determining the dwelling mix that is desirable in the civil parish or on any particular site. These include the specific characteristics of the nearby stock of housing (such as its condition and design), the role of the NA or site within the wider HMA (linked to any Local Authority strategies or plans) and site-specific factors which may justify a particular dwelling mix.
188. Beginning with housing type, this chapter finds that CCN's housing mix is heavily weighted towards the less dense housing types – with the area having more detached dwellings than all other dwelling types combined. This leaves CCN with over double the proportion of detached dwellings than the district and national equivalent mix. All other dwelling types in CCN account for lower proportions when making the same comparisons across both geographies – this is especially evident for flats, accounting for only 1% of CCN's total mix, a significantly smaller proportion than the district and nation.
189. This chapter also finds that CCN's size mix is dominated by intermediate dwelling sizes (three-bedroom). In addition, almost 90% of CCN's dwellings have a bedroom size between two and four bedrooms. Compared to the district and national size mix, CCN has a 'larger-sized' dwelling stock, owing to a higher proportion of three, four, and five-or-more-bedroom dwellings, but a lower proportion of two and one-bedroom dwellings than both geographies.
190. The most recently available data suggests that approximately 65% of CCN's population falls between the ages of 45-84, indicating the CCN has relatively older population. This is highlighted by comparisons to the district and nation, which reveal that CCN has a higher proportion of its population in age bands between 45-84, but a lower proportion of all age bands below 44. The age band of 85-and-over in CCN was lower than the district, although this may be explained due to a lack of specialist accommodation for older people or necessary amenities in the area.
191. As with most areas in the UK, CCN's population is ageing – between 2011-2020, the proportion of people in all age bands between 0-64 decreased, whereas the age group of 65-and-over all grew. The population is expected to continue ageing into 2032, with CCN's household age bands at 65-and-over expected to grow around 53%, whilst all other age household age bands are expected to show comparatively modest changes.
192. In CCN there is a trend of underoccupancy, with approximately 87% of households under-occupying their dwelling.
193. Between 2001-2011, the proportion of families with non-dependent (older) children grew by 17%, a higher rate of growth than the district and nation. The growth in this household type may be an indicator that supports the previous chapter's conclusions regarding issues with affordability in the area limiting the

ability of younger people and new families to get onto the property ladder.

194. The current type mix within CCN would benefit from diversifying its stock and offering a wider range of property types other than detached. Whilst the dominance of detached housing in less densely populated areas is common, it may be desirable to offer a wider range of types to suit people with different needs – especially as denser dwelling types are usually cheaper, and affordability is an issue already identified to be in the area.
195. Modelling based on population change and CCN's existing dwelling stock suggests that to achieve CCN's 'ideal' size mix by 2032 the civil parish needs to focus its housing delivery on one and two-bedroom dwellings to increase their position in the overall size mix. It is recommended that almost 60% of future developments should be two-bedroom dwellings. The remaining dwellings should be split between one-bedroom dwellings (25%) and three-bedroom dwellings (17%). However, whilst it is recommended that priority is given to smaller homes, this should be done to a degree that aligns with the wider objectives of the community and does not limit choice or threaten viability.

6. RQ3: Specialist housing for older people

RQ 3: What provision should be made for specialist housing for older people over the Neighbourhood Plan period?

Introduction

196. This chapter considers in detail the specialist housing needs of older and disabled people in CCN. The level of care associated with specialist housing products can vary widely, and is broadly categorised, in descending order from highest to lowest care level, as follows

- Specialist schemes that have 24-hour onsite care and support, typically including onsite catering (e.g. extra care, flexicare, and enhanced care);
- Specialist housing that is designed with the relevant group in mind. This may be suitable for receiving care or support, but this is not typically provided onsite or at all times of day (e.g. sheltered housing); and
- Mainstream housing that is adapted or capable of adaptation so that the inhabitant can live independently and care or support can be provided in the home.

197. People experience ageing differently. Much depends on their health, lifestyle, and relationship with work. Some people live healthy and active lives into advanced old age while others may need support and care much earlier in their lives. Some will be interested in moving to a suitable home closer to services while for others ageing independently in place will be key to their wellbeing.

198. Because of the wide variation in the level of support needed, as well as the financial capabilities of those affected, the estimates of need presented here should be viewed with caution – as an idea of the broad scale of potential need rather than an obligatory target that must be met.

199. The specialist housing needs of older people (75+) are assessed below using two methods. The first is a tenure-led projection, based on rates of mobility limitation among this age group and the tenure of housing they currently occupy. The second, included for the purposes of comparison, is based on the Housing Learning and Improvement Network (HLIN) Strategic Housing for Older People (SHOP) tool,¹⁰ which is based on best practice nationally and sets a recommended level of provision per 1,000 head of population.

200. It is important to note that the need for housing for particular groups of people may well exceed, or be proportionally high in relation to, the total housing need or requirement. This is because the needs of particular groups will often be calculated having consideration to the whole population of an area as a baseline

¹⁰ Available at <https://www.housinglin.org.uk/Topics/browse/HousingExtraCare/ExtraCareStrategy/SHOP/SHOPv2/>

as opposed to the projected new households which form the baseline for estimating housing need overall.¹¹

201. This study covers the need for housing, i.e. buildings that the planning system classifies as Use Class C3 (private dwellings).¹² Residences that fall into Use Class C2 (institutions including prisons, boarding schools, and some care homes for the elderly) are not within the scope of this research. Unfortunately, however, the dividing line between care homes for older people that fall into use class C2 and those where accommodation is counted as C3 is blurred. As such, the findings of this chapter may justify the provision of extra-care C3 housing and/or C2 care home units, but it is not possible to state definitively how much of each would be required.

Current supply of specialist housing for older people

202. Firstly, when determining a final target for the need for specialist dwellings, it is necessary to take account of current supply. Information on the current stock is collated manually using the search function on the Elderly Accommodation Counsel's Website: <http://www.housingcare.org>.
203. A search on HousingCare.org reveals that there are no units of specialist accommodation in the NA at present. The nearest units of specialist accommodation can be found in Bentham Village, approximately 7.5km west of Clapham Village. It can, therefore, be understood that the current provision of specialist accommodation for individuals aged 75 or over in CCN (ONS 2020 population estimates suggest that there are currently around 90 individuals aged 75 or over in CCN) is 0 per 1,000 of the 75+ population (a common measure of specialist housing supply). This means that if elderly individuals require specialist accommodation, they will be forced to move out CCN.

Tenure-led projections

204. Turning to determining future need for specialist housing, the first step is to review data on the tenure of households aged 55-75 across Craven, as this is the most recent and smallest geography for which tenure by age bracket data is available.
205. The 2011 55-75 age bracket is considered the best proxy for the group likely to fall into need for specialist accommodation during the Plan period to 2032. It is assumed that those currently occupying their own home will wish to do so for as long as practicably possible in future, even where downsizing or moving into specialist accommodation. Equally, those who currently rent, either in the private or social sectors, are projected to need affordable rented specialist accommodation.
206. According to Table 6-1, most households within the 55-75 age bracket outright own their homes, at a proportion of around 62%. A further 20% of households

¹¹ See Paragraph: 017 Reference ID: 2a-017-20190220, at <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>)

¹² For a full description of Planning Use Classes, please refer to https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

own their home through mortgages/Shared Ownership schemes. This leaves around 18% of households in the 55-75 age bracket having a renting tenure.

Table 6-1: Tenure of households aged 55-75 in Craven, 2011

All owned	Owned outright	Owned with a mortgage or loan or Shared Ownership	All Rented	Social rented	Private rented	Living rent free
82.0%	61.8%	20.1%	18.0%	7.7%	8.8%	1.5%

Source: Census 2011

207. The next step is to project how the overall number of older people in CCN is likely to change in future, by extrapolating from the ONS Sub-National Population Projections for Craven at the end of the Plan period. The figure must be extrapolated from the Local Authority level data because such projections are not available at neighbourhood level. The results are set out in Table 6-2.

208. The data in Table 6-2 reinforces conclusions made throughout this report suggesting that the future population of CCN will grow older towards the end of the NP period. This is demonstrated by the number of individuals aged 75+ expecting to almost double in size between 2011 and 2032 and account for a larger share of the population mix, increasing by six percentage points.

Table 6-2: Modelled projection of elderly population in Clapham cum Newby by end of Plan period

Age group	2011		2032	
	Clapham cum Newby	Craven	Clapham cum Newby	Craven
All ages	640	55,409	685	59,341
75+	61	6,105	104	10,402
%	9.5%	11.0%	15.2%	17.5%

Source: ONS SNPP 2020, AECOM Calculations

209. A key assumption for the next stages of the calculation is that the older people living in the NA currently are already suitably accommodated, either because they occupy the existing stock of specialist accommodation, have made appropriate adaptations to their own homes, or do not require support or adaptations. This is unlikely to be completely true, but it is not possible to determine how many such individuals are inadequately housed without evidence from a household survey (which itself may not give a complete picture).

210. The people whose needs are the focus of the subsequent analysis are therefore the additional 43 individuals expected to join the 75+ age group by the end of the Plan period. This figure should also be converted into households with reference to the average number of people per household with a life stage of 75+ in Craven in 2011 (the smallest and most recent dataset to capture households). In 2011 there were 6,105 individuals aged 75+ and 4,319

households headed by a person in that age group. The average household size is therefore 1.4, and the projected growth of 43 people in CCN can be estimated to be formed into around 31 households.

211. The next step is to multiply this figure by the percentages of 55–75-year-olds occupying each tenure (shown in the table above). This is set out in Table 6-3. This provides a breakdown of which tenures those households are likely to need.

Table 6-3: Projected tenure of households aged 75+ in Clapham cum Newby to the end of the Plan period

Owned	Owned outright	Owned with a mortgage or loan or shared ownership	All rented	Social rented	Private rented	Living rent free
25	19	6	6	2	3	1

Source: Census 2011, ONS SNPP 2020, AECOM Calculations

212. Next, rates of disability by tenure are considered. The tendency for people in rented housing to have higher disability levels is well established. It arises partly because people with more limiting disabilities tend to have lower incomes. It also reflects the fact that as people develop support and care needs, they may find that the only suitable and affordable option to them is available in the social rented sector. Table 6-4 presents this data for CCN from the 2011 Census. Note that the closest proxy for the 75+ age group in the Census is the 65+ age group.

Table 6-4: Tenure and mobility limitations of those aged 65+ in Clapham cum Newby, 2011

Tenure	All categories: Long-term health problem or disability	Day-to-day activities limited a lot		Day-to-day activities limited a little		Day-to-day activities not limited	
All categories: Tenure	148	21	14.2%	35	23.6%	92	62.2%
<i>Owned or shared ownership: Total</i>	127	19	15.0%	30	23.6%	78	61.4%
Owned: Owned outright	121	19	15.7%	29	24.0%	73	60.3%
Owned: Owned with a mortgage or loan or shared ownership	6	0	0.0%	1	16.7%	5	83.3%
<i>Rented or living rent free: Total</i>	21	2	9.5%	5	23.8%	14	66.7%
Rented: Social rented	4	0	0.0%	1	25.0%	3	75.0%
Rented: Private rented or living rent free	17	2	11.8%	4	23.5%	11	64.7%

Source: DC3408EW Health status

213. It is now possible to multiply the projected number of 75+ households occupying each tenure by the rates of mobility limitation for that tenure to arrive at the final tenure-led estimate for specialist housing needs. The number of households falling into potential need for specialist accommodation over the Plan period is 12.

214. These findings are set out in Table 6-5, based on the assumption that those whose day-to-day activities are limited a lot may need housing with care (e.g. extra care housing, with significant on-site services, including potentially medical services), while those with their day-to-day activities limited only a little may simply need adaptations to their existing homes, or alternatively sheltered or retirement living that can provide some degree of oversight or additional services. However, it is important to note that, even those people who have high support or care needs can often be supported to live in their own homes. This is often reflected in policy of local authorities, with explicit aim to reduce the need to commission increasing numbers of care home beds.

Table 6-5: AECOM estimate of specialist housing need in Clapham cum Newby by the end of the Plan period

Type	Affordable	Market	Total (rounded)
Housing with care (e.g. extra care)	Multiply the number of people across all rented tenures (not just social rent as those aged 65+ who need to rent are overwhelmingly likely to need Affordable Housing) by the percent of occupiers in that tenure who have day to day activity limitations limited a lot	Multiply the number of people across all owner-occupied housing by the percent of occupiers in that tenure who have day to day activity limitations limited a lot	5
	1	4	
Adaptations, sheltered, or retirement living	Multiply the number of people across all rented housing by the percent of occupiers in that tenure who have day to day activity limitations limited a little	Multiply the number of people across all owned housing by the percent of occupiers in that tenure who have day to day activity limitations limited a little	7
	1	6	
Total	2	10	12

Source: Census 2011, AECOM Calculations

Housing LIN-recommended provision

215. It is worth comparing these findings with the recommendations of the Housing Learning and Improvement Network (HLIN), one of the simplest and widely used models estimating for the housing needs of older people. Table 6-6 reproduces the key assumptions of HLIN's Strategic Housing for Older People (SHOP) toolkit. The table serves as a guide to the numbers of specialist dwellings for older people that should be provided given the increase in their numbers over the Plan period, and how these should be split into the different tenures.

216. It is worth highlighting that the HLIN model suggests that the level of unmet demand for specialist housing for older people of all kinds is approximately 251 units per 1,000 of the population aged 75+.

Table 6-6: Recommended provision of specialist housing for older people from the SHOP toolkit

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

Source: *Housing LIN SHOP Toolkit*

217. As Table 6-6 shows, CCN is forecast to see an increase of 11 individuals aged 75+ by the end of the Plan period. According to the HLIN tool, this translates into need as follows:

- Conventional sheltered housing to rent = $60 \times 0.043 = 3$
- Leasehold sheltered housing = $120 \times 0.043 = 5$
- Enhanced sheltered housing (divided 50:50 between that for rent and that for sale) = $20 \times 0.043 = 1$
- Extra care housing for rent = $15 \times 0.043 = 1$
- Extra care housing for sale = $30 \times 0.043 = 1$
- Housing based provision for dementia = $6 \times 0.043 = 0$

218. This produces an overall total of 11 specialist dwellings which might be required by the end of the plan period.

219. Table 6-7 sets out the HLIN recommendations in the same format as Table 6-6. It is important to stress that the SHOP toolkit embeds assumptions that uplift the provision of specialist accommodation compared to current rates.

Table 6-7: HLIN estimate of specialist housing need in Clapham cum Newby by the end of the Plan period

Type	Affordable	Market	Total
Housing with care (e.g. extra care)	Includes: enhanced sheltered housing for rent + extra care housing for rent + housing-based provision for dementia	Includes: enhanced sheltered housing for sale + extra care housing for sale	3
	1	2	
Sheltered housing	Conventional sheltered housing for rent	Leasehold sheltered housing	8
	3	5	
Total	4	7	11

Source: *Housing LIN, AECOM calculations*

Conclusions- Specialist Housing for Older People

220. To begin with, this chapter finds that there are 0 specialist housing units for older people in CCN. It can, therefore, be understood that the current provision of specialist accommodation for individuals aged 75 or over in CCN is 0 per 1,000 of the 75+ population (a common measure of specialist housing supply). This means that if elderly individuals require specialist accommodation, they will be forced to move out CCN.

221. This chapter determines that future development of specialist units will be needed to serve arising future need, with population growth in CCN expected to be driven by the older population age bands (a theme that was also identified in the 'Type and Size' chapter). Specifically, the number of 75+ individuals in CCN is expected to almost double by 2031, and account for around six more percentage points of the total population compared to current levels. Without

development of specialist units in CCN, it is likely that those in need will be forced to move out of the area.

222. The potential need for specialist housing with some form of additional care for older people can be estimated by bringing together data on population projections, rates of disability, and what tenure of housing the current 55-75 cohort occupy in the NA. This can be sense-checked using a toolkit based on national research and assumptions.
223. These two methods of estimating the future need in CCN produce a range of 11 to 12 specialist accommodation units that might be required during the Plan period. These estimates are based on the projected growth of the older population, thereby assuming that today's older households are already well accommodated. If this is found not to be the case, it would justify aspiring to exceed the range identified here.
224. Regarding the tenure of new specialist housing units, the NP may not be able set the proportion that should be affordable, and therefore the tenure split should align with the relevant Local Plan (see 'Planning policy context' section).
225. Given that there is unlikely to be a large volume of additional specialist supply during the NP period, another avenue open to the Neighbourhood Planning groups is to discuss the standards of accessibility and adaptability in new development to be met in the Local Plan with the LPA. The local level evidence supplied in this report could be used to influence district level policies. Groups may also be able to encourage the adaptation of existing properties through grant schemes and other means (though it is acknowledged that Neighbourhood Plans may have limited influence over changes to the existing stock).
226. Craven Local Plan policy ENV 3 provides explicit encouragement for development to accommodate specific groups such as older people. However, it does not set specific targets for the proportion of new housing that might be required to meet national standards for accessibility and adaptability (Category M4(2)), or for wheelchair users (Category M4(3)). The evidence gathered here would appear to justify the Steering Group approaching the LPA to discuss setting requirements on accessibility and adaptability at a district level. It is unclear whether NPs can set their own requirements for the application of the national standards of adaptability and accessibility for new housing and so discussions with the LPA are advised if this is a key priority. **[CDC: Categories M4(2) and M4(3) are set out in building regulations and are monitored through that process. Please refer to para 2.11.5 of Craven's adopted Affordable Housing SPD, which provides further guidance on Part M4(2) and M4(3) of the Building regulations 2010, (as amended). As set out above, due to LGR Craven will cease to exist in April 2023, and the area will be subsumed into a wider NY Authority. Discussions about future local plan policy development in terms of accessibility and adaptability for new housing should therefore take place with the new NY Spatial Planning Team, following LGR, as part of the development of the new NY wide Local Plan.]**
227. It is relatively common for Local Plans to require that all or a majority of new housing meets Category M4(2) standards in response to the demographic shifts being observed nationwide, and the localised evidence gathered here would further justify this. The proportion of new housing that might accommodate those using

wheelchairs might be set with reference to the proportion of affordable housing applicants in the district falling into this category.

228. While it is important to maximise the accessibility of all new housing, it is particularly important for specialist housing for older people to be provided in sustainable, accessible locations, for several reasons, as follows:
- so that residents, who often lack cars of their own, are able to access local services and facilities, such as shops and doctor's surgeries, on foot;
 - so that any staff working there have the choice to access their workplace by more sustainable transport modes; and
 - so that family members and other visitors have the choice to access relatives and friends living in specialist accommodation by more sustainable transport modes.
229. Alongside the need for specialist housing to be provided in accessible locations, another important requirement is for cost effectiveness and economies of scale. This can be achieved by serving the specialist elderly housing needs arising from several different locations and/or Neighbourhood Areas from a single, centralised point (i.e. what is sometimes referred to as a 'hub-and-spoke' model).
230. It is considered that CCN's position in the settlement hierarchy makes it a relatively less suitable location for specialist accommodation based on the accessibility criteria and the considerations of cost-effectiveness above. As such, noting that there is no specific requirement or obligation to provide the specialist accommodation need arising from CCN entirely within the NA boundaries, it is recommended it could be provided in a 'hub and spoke' model. In the case of CCN, Skipton, Settle, Bentham, Gargrave and Ingleton may be considered to have potential to accommodate the specialist housing need arising from the NA (i.e. to be the hubs in the hub-and-spoke model). If this were to take place, then the number of specialist dwellings to be provided and the overall dwellings target for the NA itself would not overlap. However, this method may create isolation amongst elderly people who are from CCN, many of whom may have lived in the area for the majority, if not all, of their lives.
231. Wherever specialist housing is to be accommodated, partnership working with specialist developers is recommended, to introduce a greater degree of choice into the housing options for older people who wish to move in later life.

7. Recommendations for next steps

232. This Neighbourhood Plan housing needs assessment aims to provide CCN 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 the YDNPA and CDC with a view to agreeing and formulating draft housing policies, bearing the following in mind:
- All Neighbourhood Planning Basic Conditions, but in particular 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 CDC and YDNP.
 - 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 CDC and YDNP.
233. This assessment has been provided in good faith by AECOM consultants based on housing data, national guidance, and other relevant and available information current at the time of writing.
234. Bearing this in mind, it is recommended that the Neighbourhood Plan steering group should carefully monitor strategies and documents with an impact on housing policy produced by the Government, CDC, YDNP or any other relevant party and review the Neighbourhood Plan accordingly to ensure that general conformity is maintained.
235. 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

236. As noted in the Tenure and Affordability chapter above, affordability thresholds can only be calculated on the basis of data on incomes across the NA. Such data is available at MSOA level but not at the level of NAs.

237. As such, when calculating affordability thresholds, an MSOA needs to be selected that is a best-fit proxy for the NA. In the case of CCN, it is considered that MSOA Craven 001 is the closest realistic proxy for the NA boundary, and as such, this is the assessment geography that has been selected. A map of Craven 001 appears in Figure A-1.

Figure A-1: MSOA 'Craven 001' used as a best-fit geographical proxy for the Neighbourhood Area



Source: ONS

A.2 Market housing

238. Market housing is not subsidised and tends to be primarily accessible to people on higher incomes.
239. To determine affordability in market housing, this 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

240. 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.
241. To produce a more accurate assessment of affordability, the savings required for a deposit should be considered in addition to the costs of servicing a mortgage. However, unlike for incomes, data is not available for the savings available to households in CCN, and the precise deposit a mortgage provider will require of any buyer will be determined by their individual circumstances and the state of the mortgage market. An assumption is therefore made that a 10% purchase deposit is required and is available to the prospective buyer. In reality it is possible that the cost of the deposit is a greater barrier to home ownership than the mortgage costs.
242. The calculation for the purchase threshold for market housing is as follows:
- Value of a median NA house price (2021) = £288,750.
 - Purchase deposit at 10% of value = £28,875.
 - Value of dwelling for mortgage purposes = £259,875.
 - Divided by loan to income ratio of 3.5 = purchase threshold of £74,250.
243. The purchase threshold for an entry-level dwelling is a better representation of affordability to those with lower incomes or savings, such as first-time buyers. To determine this threshold, the same calculation is repeated but with reference to the lower quartile rather than the median house price. The lower quartile average in 2020 was £211,625, and the purchase threshold is therefore £54,418.
244. Finally, it is worth assessing the purchase threshold for new build homes, since this most closely represents the cost of the new housing that will come forward in future. Land Registry records one sale of new build properties in the NA in 2020 and 2021. This sample is too small to use in our calculations; therefore, the £288,750 figure for median house price in CCN will be used as a proxy for entry-level new build prices. This method assumes that new build entry-level

homes will cost around the same as a median existing home, because of the premium usually associated with new housing.

ii) Private Rented Sector (PRS)

245. Income thresholds are used to calculate the affordability of rented and affordable housing tenures. It is assumed here that rented housing is affordable if the annual rent does not exceed 30% of the household's gross annual income.
246. This is an important assumption because it is possible that a household will be able to afford tenures that are deemed not affordable in this report if they are willing or able to dedicate a higher proportion of their income to housing costs. It is becoming increasingly necessary for households to do so. However, for the purpose of planning it is considered more appropriate to use this conservative lower benchmark for affordability on the understanding that additional households may be willing or able to access housing this way than to use a higher benchmark which assumes that all households can afford to do so when their individual circumstances may well prevent it.
247. The property website [Home.co.uk](https://www.home.co.uk) shows rental values for property in the Neighbourhood Area.
248. According to [home.co.uk](https://www.home.co.uk), there were 14 properties for rent at the time of search in April 2022, with an average monthly rent of £784. There were three two-bed properties listed, with an average price of £558 per calendar month.
249. The calculation for the private rent income threshold for entry-level (2 bedroom) dwellings is as follows:
- Annual rent = £558 x 12 = £6,696.
 - Multiplied by 3.33 (so that no more than 30% of income is spent on rent) = income threshold of £22,320.
250. The calculation is repeated for the overall average to give an income threshold of £31,360.

A.3 Affordable Housing

251. There are a range of tenures that constitute the definition of Affordable Housing within the NPPF 2021: social rent and affordable rent, discounted market sales housing, and other affordable routes to home ownership. More recently, a new product called First Homes has been introduced in 2021. Each of the affordable housing tenures are considered in the following sections.

i) Social rent

252. Rents in socially rented properties reflect a formula based on 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 the lowest incomes and is subject to strict eligibility criteria.

253. 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 CCN. This data provides information about rents and the size and type of stock owned and managed by private registered providers and is presented for Craven in Table A-1.

254. To determine the income needed, it is assumed that no more than 30% of income should be spent on rent. This is an assumption only for what might generally make housing affordable or unaffordable – it is unrelated to the eligibility criteria of Affordable Housing policy at Local Authority level. The overall average across all property sizes is taken forward as the income threshold for social rent.

Table A-1: Social rent levels (£)

Size	1 bed	2 beds	3 beds	4 beds	All
Average social rent per week	£79.19	£89.02	£96.96	£122.16	£88.53
Annual average	£4,118	£4,629	£5,042	£6,352	£4,604
Income needed	£13,713	£15,415	£16,790	£21,153	£15,330

Source: Homes England, AECOM Calculations

ii) Affordable rent

255. 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).

256. Even an 80% discount on the market rent may not be sufficient to ensure that households can afford this tenure, 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 50-60% of market levels rather than 80%.

257. Data on the most realistic local affordable rent costs is obtained from the same source as social rent levels for Craven. Again it is assumed that no more than 30% of income should be spent on rent, and the overall average is taken forward.

258. Comparing this result with the average two-bedroom annual private rent above indicates that affordable rents in the NA are closer to 73% of market rates than the maximum of 80%, a feature that is necessary to make them achievable to those in need.

Table A-2: Affordable rent levels (£)

Size	1 bed	2 beds	3 beds	4 beds	All
Average affordable rent per week	£84.78	£97.35	£105.75	£118.82	£94.46
Annual average	£4,409	£5,062	£5,499	£6,179	£4,912
Income needed	£14,681	£16,857	£18,312	£20,575	£16,357

Source: Homes England, AECOM Calculations

iii) Affordable home ownership

259. Affordable home ownership tenures include products for sale and rent provided at a cost above social rent, but below market levels. The three most widely available are discounted market housing (a subset of which is the new First Homes product), Shared Ownership, and Rent to Buy. These are considered in proceeding sections.

260. In paragraph 65 of the NPPF 2021, 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 recently issued Ministerial Statement and updates to PPG state 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% affordable home ownership requirement referenced above may be replaced by the First Homes requirement.

First Homes

261. Whether to treat discounted market housing as affordable 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 buy market housing.

262. The starting point for these calculations is therefore the estimated cost of new build housing in CCN, derived from the 2021 median house price, noted above as £288,750.

263. For the minimum discount of 30% the purchase threshold can be calculated as follows:

- Estimated value of a new home = £288,750.
- Discounted by 30% = £202,125.
- Purchase deposit at 10% of value = £20,213.
- Value of dwelling for mortgage purposes = £181,913.
- Divided by loan to income ratio of 3.5 = purchase threshold of £51,975.

264. The income thresholds analysis in the Tenure and Affordability chapter also compares local incomes with the costs of a 40% and 50% discounted First

Home. This would require an income threshold of £44,550 and £37,125 respectively.

265. All the income thresholds calculated here for First Homes are below the cap of £80,000 above which households are not eligible.
266. Note that 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 two-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. This would not appear to be an issue in CCN.

Shared Ownership

267. Shared Ownership involves the purchaser buying an initial share in a property, typically of between 25% and 75% (but now set at 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 occupant can be increased over time through a process known as 'staircasing'.
268. 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.
269. To determine the affordability of Shared Ownership, calculations are again based on the estimated costs of new build housing as discussed above. 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 rental component is estimated at 2.5% of the value of the remaining (unsold) portion of the price. 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).
270. The affordability threshold for a 25% equity share is calculated as follows:
- A 25% equity share of £288,750 is £72,188.
 - A 10% deposit of £7,219 is deducted, leaving a mortgage value of £64,969.
 - This is divided by the loan to value ratio of 3.5 to give a purchase threshold of £18,563.
 - Rent is charged on the remaining 75% Shared Ownership equity, i.e. the unsold value of £216,563.
 - The estimated annual rent at 2.5% of the unsold value is £5,414.

- This requires an income of £18,047 (annual rent multiplied by 3.33 so that no more than 30% of income is spent on rent).
- The total income required is £36,609 (£18,047 plus £36,609).

271. The same calculation is repeated for equity shares of 10% and 50% producing affordability thresholds of £29,081 and £49,156 respectively.

272. The data above shows that Shared Ownership options at 10%, 25%, and 50% equity are all below the £80,000 income threshold cap.

Rent to Buy

273. Rent to Buy is a relatively new and less common tenure, which through subsidy allows the occupant to save a portion of their rent, which is intended to be used to build up a deposit to eventually purchase the home. It is therefore estimated to cost the same as private rents – the difference being that the occupant builds up savings with a portion of the rent.

Help to Buy (Equity Loan)

274. The Help to Buy Equity Loan is not an affordable housing tenure but allows households to afford market housing through a loan provided by the government. With a Help to Buy Equity Loan the government lends up to 20% (40% in London) of the cost of a newly built home. The household must pay a deposit of 5% or more and arrange a mortgage of 25% or more to make up the rest. Buyers are not charged interest on the 20% loan for the first five years of owning the home.

275. It is important to note that this product widens access to market housing but does not provide an affordable home in perpetuity.

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 = $\frac{£200,000}{£25,000} = 8$, (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 methods¹³.

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.

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, over-crowding, concealment or affordability, but who are yet to be offered a home suited to their needs.

Bedroom Standard¹⁴

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.

¹³ The Tenant Services Authority has issued an explanatory note on these methods at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1918430.pdf>

¹⁴ See <https://www.gov.uk/government/statistics/english-housing-survey-2011-to-2012-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 principal 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 Order¹⁵

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)¹⁶

The 2011 Census defined a concealed family as one with young adults living with a partner and/or child/children in the same household as their parents, older couples living with an adult child and their family or unrelated families sharing a household. A single person cannot be a concealed family; therefore one elderly parent living with their adult child and family or an adult child returning to the parental home is not a concealed family; the latter are reported in an ONS analysis on increasing numbers of young adults living with parents.

Equity Loans/Shared Equity

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

¹⁵ See <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

¹⁶ See http://webarchive.nationalarchives.gov.uk/20160107160832/http://www.ons.gov.uk/ons/dcp171776_350282.pdf

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 has recently confirmed the introduction of First Homes as a new form of discounted market housing which will provide a discount of at least 30% on the price of new homes. These homes are available to first time buyers as a priority, but other households will be eligible depending on agreed criteria. New developments will be required to provide 25% of Affordable Housing as First Homes. A more detailed explanation of First Homes and its implications is provided in the main body of the HNA.

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 years¹⁷, 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 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

¹⁷ See <https://www.which.co.uk/news/2017/08/how-your-income-affects-your-mortgage-chances/>

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% (though this was lowered in 2021 to a minimum of 10%), 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 to save/increase the deposit level

Sheltered Housing¹⁸

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 schemes, both to rent and to buy. They usually contain between 15 and 40 properties, and range in size from studio flats (or 'bedsits') through to 2 and 3 bedroomed. Properties in most schemes are designed to make life a little easier for older people - with features like raised electric sockets, lowered worktops, walk-in showers, and so on. Some will usually be designed to accommodate wheelchair users. And they are usually linked to an emergency alarm service (sometimes called 'community alarm service') to call help if needed. Many schemes also have their own 'manager' or 'warden', either living on-site or nearby, whose job is to manage the scheme and help arrange any services residents need. Managed schemes will also

¹⁸ See <http://www.housingcare.org/jargon-sheltered-housing.aspx>

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.

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.¹⁹

¹⁹ See <http://www.communities.gov.uk/documents/planningandbuilding/doc/1980960.doc#Housing>

