

Whissendine Housing Needs Assessment (HNA)

April 2022

Quality information

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List of acronyms used in the text:

DLUHC	Department for Levelling Up, Housing and Communities (formerly MHCLG)
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
NA	Neighbourhood (Plan) Area
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
PPG	Planning Practice Guidance
PRS	Private Rented Sector
RQ	Research Question
SHMA	Strategic Housing Market Assessment
VOA	Valuation Office Agency

1. Executive Summary

1. Whissendine is a Neighbourhood Plan area located in Rutland County, East Midlands. The Neighbourhood Area (NA) boundary corresponds with the parish boundary and was designated in July 2020.
2. The evidence in this report covers the period 2018 to 2036, comprising a period of 18 years, consistent with the emerging (withdrawn) Local Plan for Rutland. However, the Neighbourhood Plan period is yet to be confirmed and may cover the period 2023-2037. The evidence in this report provides annualised figures that can be adapted to the final plan period.
3. The statistics show that in the 2011 Census the NA had a total of 1,253 residents, formed into 525 households and occupying 562 dwellings. The Office for National Statistics (ONS) produces mid-year population estimates for parishes and wards throughout the country. The mid-2020 population estimate for Whissendine is 1,233 – indicating a fall in population of around 20 individuals since 2011.
4. The Valuation Office Agency data on dwelling stock in the parish in 2020, suggests that the number of dwellings has remained broadly stable since 2011. The VOA data records 560 (rounded) dwellings in 2020, compared to 562 dwellings recorded in the Census 2011.
5. Whissendine parish sits within a strategic housing market area which is centred on Peterborough and covers Rutland, South Holland and South Kesteven. This means that when households who live in these authorities move home, the vast majority move within this geography. The housing market area and specifically, Whissendine, also has links to other neighbouring areas, including the Leicestershire housing market and sub market of Melton Mowbray to the west and the Lincoln housing market area to the north with an area of overlap at Grantham.

Overall Housing Need

6. This HNA suggests an indicative overall Housing Need Figure of up to 90 dwellings, which equates to up to 5 dwellings per year between 2018 and 2036, or a remaining HNF of up to 72 dwellings between 2022 and 2036 when recent completions and existing commitments are factored in. This equates to 4 (rounded) dwellings per annum. This is likely to be the upper end of any housing requirement for Whissendine since it is not identified for substantial growth in either the adopted Local Plan or the emerging (withdrawn) Local Plan.
7. This estimate of overall housing need is derived from the Government's 'Standard Method' figure for Rutland which has been broken down with the aim of allocating an appropriate share to Whissendine with reference to the strategy for the pattern and scale of new development across the district as expressed in the latest local development plan. This process relies on interpretations and assumptions made by AECOM.

8. The housing figure for Rutland is derived from the Government's Standard Methodology and is likely to change annually as the Government publish new affordability data each year and new household projections approximately every two years. This could impact on the number of homes required in Rutland and any indicative housing requirement figure provided by Rutland for neighbourhood areas.
9. At the time the final Neighbourhood Plan housing requirement figure is provided by Rutland, it can be considered to supersede the provisional calculation within this study. Consequently, there is a need for the neighbourhood group to continue to engage with the LPA to confirm the final housing figure for the Neighbourhood Plan.

Tenure, Affordability and Affordable Housing Need

10. Whissendine has a high proportion of home ownership (78.7%), with limited levels of social (11.6%) and private renting (8.8%) compared to Rutland and England as a whole. This is not unusual for a rural parish but has implications for the ability of local households and those moving to the area in terms of the affordability and accessibility of housing in Whissendine.
11. House prices have increased considerably over the last 10 years with median average prices £450k in 2021. With limited options to rent affordably in the private and affordable rented sectors, the nature of the housing stock in Whissendine is likely to constrain opportunities for younger and lower income households.
12. House prices in the market are unaffordable to households on average incomes (£46,000). These households are able to afford private rents but supply is limited.
13. There is scope for affordable home ownership products to improve the choice available to households in Whissendine but discounts would need to be maximised to reach households on average incomes.
14. Social/affordable rents are critical to supporting households on the lowest incomes and in acute housing need. These are the only type of homes affordable to households on lower quartile incomes.
15. Drawing on the Rutland SHMA 2019 and AECOM's own estimates, this HNA estimates the need for 25 affordable rented homes (1.4 pa) and 40 affordable home ownership homes (2.2 pa) in Whissendine.
16. This quantity of Affordable Housing is unlikely to be delivered given that the Rutland Local Plan (adopted) and emerging new (withdrawn) Local Plan only envisages small scale new housing development in Whissendine.
17. The potential level of delivery overall is unlikely to meet the quantity of demand identified in estimates of the need for affordable housing. It is therefore important to maximise the provision of Affordable Housing through new development, ensuring that the policy requirement be met wherever possible, and for further avenues for delivering greater quantities of Affordable Housing (such as exception sites) to be explored. It is relevant to note that a number of respondents (3%) to the Whissendine Parish Community Survey (January 2022) identified Affordable Housing as an additional requirement for the parish, however this did not appear to feature as a high priority for most respondents.

18. Where new housing development in Whissendine qualifies to provide Affordable Housing, AECOM suggest a mix of 60% affordable rented and 40% affordable home ownership. This reflects the priority likely to be given to affordable rented homes to meet acute needs, but also scope to provide First Homes as required by Government policy and some flexibility to provide other forms of affordable home ownership such as shared ownership and rent to buy.

Mix of Housing

19. This study provides an indication of the likely need for different types and sizes of homes based on demographic change. It is important to remember that other factors should be considered in determining the dwelling mix that is desirable in the 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 housing market area (linked to any Local Authority strategies or plans) and site-specific factors which may justify a particular dwelling mix.
20. Whissendine has an older population compared to Rutland and England as a whole and the population is ageing in line with national trends. Growth in households in the future is expected to be driven by the older age groups.
21. Nevertheless, there is a substantial proportion of family households with children, albeit at a lower share than in the wider County. The needs of younger and family households therefore need to be factored in to plan for new development. The Parish Survey responses also highlighted the importance than many residents attach to having access to a good school within the village and this is likely to be a key factor in retaining family households in the parish.
22. The dwelling stock is biased towards detached and larger dwellings with 4 or more bedrooms. A comparison of Census data from 2011 and VOA data from 2021 appears to show some shift between 2011 and 2021 with a growth in the share of 2-3 bedroom dwellings and a fall in the share of 4+ bedroom properties. This is not a pattern which is recognised by the Neighbourhood Plan Steering Group but can be verified when the Census 2021 results are released.
23. AECOM's modelling of future dwelling requirements suggests prioritisation of smaller and mid-sized dwellings to meet demographic needs and rebalance the stock. The type (eg flat, terraced, semi detached, bungalows) and design of such properties would need to be considered through the design and planning of specific sites. This could also provide a helpful contribution to affordability and greater choice for both younger and older households.
24. This modelling is broadly consistent with the evidence in the Rutland SHMA for the County as a whole. However, it is likely that the need for Affordable Housing reflects a smaller bias and market housing for larger homes, based on affordability and allocation policies.

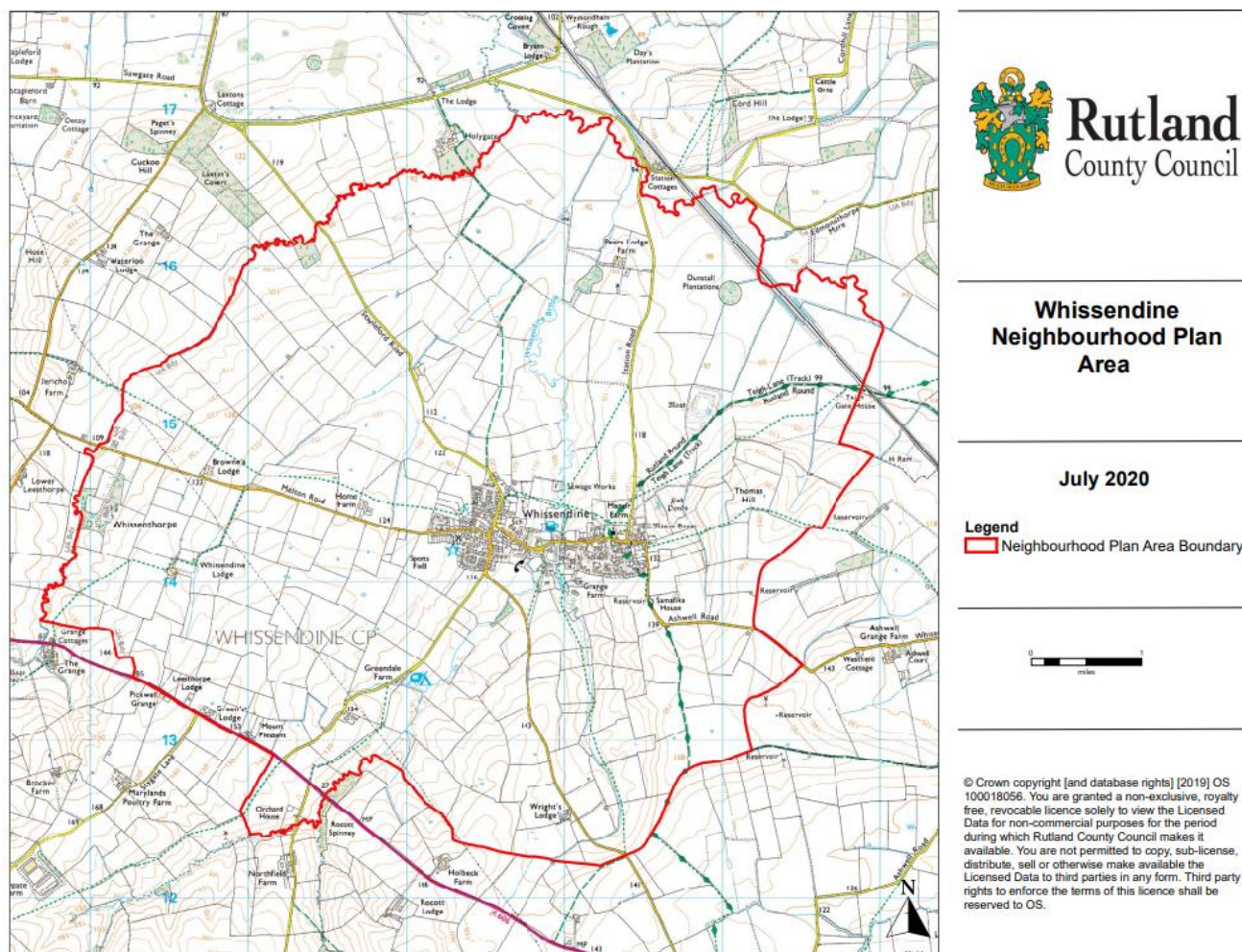
2. Context

Local context

1. Whissendine is a Neighbourhood Plan area located in Rutland County, East Midlands. The Neighbourhood Area (NA) boundary corresponds with the parish boundary and was designated in July 2020.
2. The evidence in this report covers the period 2018 to 2036, comprising a period of 18 years, consistent with the emerging (withdrawn) Local Plan for Rutland. However, the Neighbourhood Plan period is yet to be confirmed and may cover the period 2023-2037. The evidence in this report provides annualised figures that can be adapted to the final plan period.
3. Whissendine is a village and civil parish in the north west of Rutland (England's smallest County). The village lies under 5km from Oakham, the county town of Rutland and a similar distance from Melton Mowbray in Leicestershire. Both towns are accessed by the A606, to the west of Whissendine village on the edge of the parish.
4. Whissendine has a primary school (Whissendine Church of England Primary School) at the centre of the village. There is also a church, pub, village hall and Grade II listed working windmill.
5. This housing need assessment draws on data available at the parish level, where available. Where past trends are presented, parish data is not always available and so the parish geography is made up of statistical areas called 'Output Areas'.
6. Whissendine Neighbourhood Plan area is made up, like the rest of England, of statistical units called Output Areas (OAs). The Plan area equates to the following Lower Super Output Area (LSOA) which matches the NA boundary and which can be interrogated for data from both the 2001 and the 2011 Censuses:
 - E01013809
7. The statistics show that in the 2011 Census the NA had a total of 1,253 residents, formed into 525 households and occupying 562 dwellings. The Office for National Statistics (ONS) produces mid-year population estimates for parishes and wards throughout the country. The mid-2020 population estimate for Whissendine is 1,233 – indicating a fall in population of around 20 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.
8. The Valuation Office Agency data on dwelling stock in the parish in 2020, suggests that the number of dwellings has remained stable since 2011. The VOA data records 560 (rounded) dwellings in 2020, compared to 562 dwellings recorded in the Census 2011. The population estimates are therefore consistent with a stable dwelling stock. It is likely that the ageing of the population over the period has resulted in a decline in household size, consistent with a small decline in the overall population. This pattern can be confirmed once 2021 Census data is released in the course of this year.

9. A map of the Plan area appears below in Figure 2-1.

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



Source: Rutland County Council

The Housing Market Area Context

10. Whilst this HNA focuses on Whissendine neighbourhood area it is important to keep in mind that neighbourhoods are not self contained housing market areas. Housing market areas are usually wider than local authority areas and often stretch across a number of districts or boroughs. This is because housing market areas are inherently linked to the labour market, employment patterns and travel to work areas. In the case of Whissendine, the parish sits within a strategic housing market area which is centred on Peterborough and covers Rutland, South Holland and South Kesteven.¹ This means that when households who live in these authorities move home, the vast majority move within this geography. The housing market area and specifically, Whissendine, also has links to other neighbouring areas however, including the Leicestershire housing market and sub

¹ Available at <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/neighbourhood-planning/whissendine-neighbourhood-plan/#:-:text=Whissendine%20Neighbourhood%20Plan%20Rutland%20County%20Council%20designated%20the,designated%20Neighbourhood%20Plan%20area.%20Whissendine%20Neighbourhood%20Plan%20Stages>

market of Melton Mowbray to the west and the Lincoln housing market area to the north with an area of overlap at Grantham.²

11. At the neighbourhood scale it is not possible to be definitive about housing need and demand because neighbourhoods, including Whissendine, are closely linked to other areas. In the case of Whissendine, changes in need or demand in settlements nearby, such as Oakham in Rutland, or Melton Mowbray in Leicestershire is likely to impact on the neighbourhood. Growth in Peterborough City is also likely to have a knock on impact on the housing needs and demands in Whissendine, albeit the NA is located on the periphery of this strategic housing market area.
12. In summary, Whissendine functions within a wider strategic area. As well as fostering good working relationships with the local planning authority (Rutland County Council), it is therefore 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. Neighbourhood Plans 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

13. Neighbourhood Plans are required to be in general conformity with adopted strategic local policies.³ In the case of Whissendine, the relevant adopted Local Plan for Rutland consists of:
 14. Rutland Local Plan 2006-2026 remains the adopted plan for the County with the new Local Plan to cover 2018-2036 now withdrawn by the Council.

² CLG 2010 study on sub regional housing market areas available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/6348/1775485.pdf

³ A 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

15. Table 2-1 below summarises adopted Local Plan policies that are relevant to housing need and delivery in Whissendine.

Table 2-1: Summary of relevant adopted policies in the Rutland adopted Local Plan

Policy	Provisions (in bold where specific reference to Whissendine)
Policy CS3 - The Settlement Hierarchy	<p>The Settlement Hierarchy for Rutland is:</p> <p>Main Town – Oakham. This is the main town with a range of job opportunities, higher order services including retail, leisure and health facilities for the surrounding rural area and has good public transport links.</p> <p>Small Town – Uppingham. This is the second largest town with a range of job opportunities, convenience shopping, education, community and health facilities but with more limited public transport links.</p> <p>Local Service Centres – Cottesmore, Edith Weston, Empingham, Greetham, Ketton, Market Overton, Ryhall. These comprise of seven of the largest villages with a range of facilities and access to public transport.</p> <p>Smaller Service Centres – Barrowden, Belton-in-Rutland, Caldecott, Essendine, Exton, Glaston, Great Casterton, Langham, Lyddington, Manton, Morcott, North Luffenham, South Luffenham, Tinwell, Whissendine, Wing. These comprise of sixteen of the smaller villages with a more limited range of facilities than the Local Service Centres.</p> <p>Restraint Villages – Ashwell, Ayston, Barleythorpe, Barrow, Belmesthorpe, Bisbrooke, Braunston-in-Rutland, Brooke, Burley, Clipsham, Egleton, Hambleton, Little Casterton, Lyndon, Pickworth, Pilton, Preston, Ridlington, Seaton, Stoke Dry, Stretton, Teigh, Thistleton, Thorpe by Water, Tickencote, Tixover, Toll Bar, Wardley, Whitwell. These comprise of the smallest villages with few services and facilities.</p> <p>Countryside – Open countryside and villages not identified in settlement categories.</p>

Policy	Provisions (in bold where specific reference to Whissendine)
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Policy CS4 - The location of development	<p>In order to contribute towards the delivery of sustainable development and meet the vision and the strategic objectives of the Core Strategy:</p> <p>Development in Rutland will be directed towards the most sustainable locations in accordance with the settlement hierarchy of Oakham, Uppingham, Local Service Centres, Smaller Service Centres and Restraint Villages. The rest of Rutland, including settlements not identified in settlement categories will be designated as countryside.</p> <p>Oakham will be the key focus for new development mostly on land allocated to the north west of the town. This is considered to be the most sustainable location to accommodate significant levels of growth, about 69 dwellings per annum up to 2026.</p> <p>Uppingham will be a focus for more moderate growth mostly on allocated sites to the west or north west of the town. Uppingham has the capacity to accommodate about 16 dwellings per annum up to 2026.</p> <p>The Local Service Centres can accommodate a level of growth mainly through small scale allocated sites, affordable housing sites, infill developments and conversion or reuse of redundant suitable rural buildings, approximately 24 dwellings per annum in this settlement category up to 2026.</p> <p>The Smaller Service Centres can accommodate a minor scale level of development mainly on previously developed land on a limited scale appropriate to the character and needs of the village concerned, comprising affordable housing sites, infill developments and conversion or reuse of redundant suitable rural buildings.</p> <p>The Restraint Villages are not considered sustainable locations to accommodate further development unless it is development normally acceptable in the countryside. Development in the Countryside will be strictly limited to that which has an essential need to be located in the countryside and will be restricted to particular types of development to support the rural economy and meet affordable housing needs.</p> <p>The conversion and re-use of appropriately located and suitably constructed rural buildings for residential and employment-generating uses in the countryside will be considered adjacent or closely related to the towns, local services centres and smaller services centres provided it is of a scale appropriate to the existing location and consistent with maintaining and enhancing the environment and would contribute to the local distinctiveness of the area.</p> <p>New development will be prioritised in favour of the allocation and release of previously developed land within or adjoining the planned limits of development where it can support sustainable patterns of development and provides access to services by foot, public transport and cycling.</p>
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Policy CS9 – Provision and distribution of new housing	<p>Provision will be made for 3,000 new dwellings over the period 2006-2026. As at 1st April 2010 at least 1,930 new dwellings will be made available in accordance with the following distribution:</p> <p>About 70% of new housing (about 1,350 new dwellings) will be located within and adjoining Oakham and Uppingham, of which: 80% will be in Oakham (about 1,100 dwellings or 69 per annum) 20% in Uppingham (about 250 dwellings or 16 dwellings per annum)</p> <p>About 20% of new housing will be located within and adjoining the Local Service Centres (about 390 dwellings or 24 per annum)</p> <p>The remaining 10% new housing will be located within the Smaller Service Centres and Restraint Villages in the form of affordable housing, conversion and re-use of buildings and on previously developed land (about 190 dwellings or 12 per annum).</p> <p>Greenfield sites within or adjoining the planned limits of development in Oakham, Uppingham and the Local Service Centres will only be allocated and released where needed to maintain a sufficient and phased supply of deliverable and developable land.</p> <p>Sites outside or adjoining the smaller service centres and restraint villages will not generally be allocated or released.</p> <p>The target is for about 25% of dwellings to be built on previously developed land.</p>
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Policy	Provisions (in bold where specific reference to Whissendine)
Policy CS10 - Housing density and mix	<p>New housing developments of 10 dwellings or more or sites of 0.3 hectares or more will be expected to achieve the following densities having regard to the character of the surroundings and other design principles set out in Policy CS19:</p> <ul style="list-style-type: none"> • 30 dwellings per hectare in the villages; • 40 dwellings per hectare within the built-up area of Oakham and Uppingham town and the proposed sustainable urban extension to Oakham although developers will be encouraged to achieve higher densities where this can be achieved without adversely affecting the character of the area. <p>New housing developments of 10 dwellings or more will be expected to provide a range of housing types, sizes and tenures, to meet the general and specialist needs for housing as identified in the Strategic Housing Market Assessment. The precise details of housing mix will be set out for larger sites through master planning or in the Site Allocations and Policies DPD.</p>
Policy CS11 - Affordable housing	<p>In order to address the need for affordable housing in Rutland, the target for the provision of affordable housing is at least 40 affordable homes per year through developer contributions and other opportunities in the period 2009-2026.</p> <p>A minimum target of 35% affordable housing provision will apply to all new housing developments. The Council will expect this requirement to be met where it considers evidence indicates that this would be viable. In some cases a higher requirement may be expected where this is evidenced as economically viable. Where there is disagreement as to viability between the Council and the applicant the lesser provision would need to be justified through clear evidence set out in a viability assessment and the Council will need to be satisfied that all public subsidy funding sources have been explored.</p> <p>The provision of affordable housing should be made on site with the exception of developments of 5 dwellings or less or sites of 0.15 hectares or less where an equivalent commuted sum payment towards affordable housing may be made.</p> <p>Commuted sum payments may also be made in exceptional circumstances where provision of affordable housing is considered by the Council to be detrimental environmental, demographic or other reasons. Commuted sum payments will be used where possible for the provision of affordable housing within the vicinity of the development site within a reasonable time frame. In other circumstances contributions will be pooled to provide affordable housing elsewhere in Rutland.</p> <p>As a general guideline approximately 80% of affordable housing should be for rent and 20% intermediate housing. This may be varied to reflect local circumstances and national economic conditions and/or where evidenced by local housing needs studies.</p> <p>Small sites for affordable housing may be permitted within or adjoining villages as an exception to normal policies of restraint provided that they: a) are justified by evidence of need from a local needs survey; b) meet the needs for affordable housing of households who are currently resident, or have a local connection as defined in the Council's published housing allocations policy; c) wherever possible have reasonable access to at least a basic range of services appropriate to the form of housing proposed; d) have appropriate safeguards in place to ensure that the housing will remain affordable to successive occupiers in perpetuity.</p>

Source: Rutland adopted Local Plan 2006-2026

Policies in the emerging local plan

16. Table 2-2 below summarises emerging Local Plan policies that are relevant to housing need and delivery in Rutland. Note that the emerging Local Plan was withdrawn by the Council and so the policies contained within in it may change. Nevertheless, it is a useful guide to the direction of new housing policies within the County until a revised plan is published.

Table 2-2: Summary of relevant emerging policies in the Withdrawn Local Plan 2018-2036

Policy	Provisions (in bold where specific reference to Whissendine)
Policy SD2 – The spatial strategy for development	<p>In order to contribute towards the delivery of sustainable development and meet the vision and strategic objectives of the Local Plan, new development in Rutland will be located as set out below. The scale of development will reflect:</p> <ul style="list-style-type: none"> • the settlement’s role, as defined in the settlement hierarchy; • the settlement’s character and setting; • the need to deliver homes and jobs; • the need to maintain or enhance services and facilities in villages; • the capacity of infrastructure within the settlement and the timeframe for any necessary investment and improvement; • any environmental and policy constraints. <p><i>Main town Oakham (including Barleythorpe):</i> Major allocations of land to deliver new homes, employment land and other uses where necessary.</p> <p><i>Small town Uppingham:</i> Allocations of land will provide for new homes and employment opportunities in accordance with the intentions of the existing and emerging revised Neighbourhood Plan.</p> <p><i>Local service centres</i> Small scale growth to support their service role through the allocation of sites and infill developments, redevelopment of vacant or previously development land and conversion or reuse of suitable redundant rural buildings. Local Service Centres are: Cottesmore, Edith Weston, Empingham, Great Casterton, Greetham, Ketton, Langham, Market Overton, Ryhall and Whissendine.</p> <p><i>Smaller villages</i> Small scale development on infill sites, redevelopment of previously developed land and the conversion or reuse of existing buildings. Development which is demonstrated to be necessary to support and/or enhance community facilities that are considered important to the maintenance or enhancement of a sustainable community will be supported. Smaller Villages are: Ashwell, Ayston, Barrow, Barrowden, Belmesthorpe, Belton, Braunston, Burley, Caldecott, Clipsham, Egleton, Essendine, Exton, Hambleton, Glaston, Little Casterton, Lyddington, Lyndon, Manton, Morcott, North Luffenham, Preston, Ridlington, South Luffenham, Seaton, Stretton, Teigh, Tickencote, Tinwell, Toll Bar, Whitwell and Wing.</p> <p>Places not identified in the settlement hierarchy above are considered to be part of the wider countryside where development will only be appropriate if permitted by other policies of this plan, a neighbourhood plan or national policy.</p>

- Policy SD4 – Residential development in the countryside
- New housing development will be supported in the countryside where it provides:
- A) Affordable housing to meet an identified local housing need as set out in Policy H9 (Affordable housing) and H10 (Rural Exception Housing).
- B) New housing to meet essential operational needs Applications for rural workers’ dwellings will only be permitted where it can be clearly demonstrated that:
- there is clearly an established existing functional need in accordance with advice set out at Appendix 3 paragraph 4;
 - the need relates to a full-time worker, or one solely or mainly employed locally in agriculture, forestry or an established enterprise requiring a rural location;
 - the proposed dwelling is of a size commensurate with the functional requirement and financial capabilities of the enterprise;
 - wherever possible, the dwelling is sited within, and designed in relation to the main building complex, or a nearby group of dwellings. Further guidance on the application of the Council’s ‘needs test’ and advice on how the Council will apply this policy is set out at Appendix 3 to this plan.
- C) Re-use or adaptation of rural buildings for residential use
- The re-use or adaptation of buildings for residential use will only be permitted in the countryside where:
- the vacant building to be converted and re-used is a permanent structure capable of being converted without major re-construction;
 - the building relates well to a town, local service centre or smaller service centre or is close to public transport service to such settlements;
 - the creation of a residential curtilage does not have a detrimental impact on the character of the countryside. Any historical, cultural or architectural contribution the building makes to the character of the area will be taken into account in the overall assessment of the proposal. The development itself, or cumulatively with other development, should not adversely affect any nature conservation sites, or the character and landscape of the area, or cultural heritage.
- D) Replacement of dwellings
- Proposals for the replacement dwelling in the countryside with a new dwelling will be permitted provided that, in the case of replacement:
- the existing property is completely removed and that the proposal does not significantly increase the volume or footprint of the original dwelling and is not visually intrusive in the landscape; and
 - is accommodated within the existing curtilage of the dwelling being replaced, unless an acceptable significantly less visually intrusive location within the site is available.
- E) Subdivision of dwellings
- Proposals for the subdivision of an existing dwelling in the countryside will only be permitted provided that:
- the existing property is of sufficient scale to allow subdivision without a significant increase in the volume or footprint of the original dwelling; and
 - provision of sufficient amenity space to serve the number of dwellings provided.
- F) Exceptional quality
- The Council is fully satisfied, through independent review, that the design is of exceptional quality, in that it:
- is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas;
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area;
 - the cost of the independent review will be borne by the applicant.
- G) Extensions to dwellings
- Proposals to extend dwellings, or for development which is ancillary to an existing dwelling in the countryside will be permitted where development:
- is within the existing curtilage;
 - results in a modest increase in the volume of the original dwelling;

Policy	Provisions (in bold where specific reference to Whissendine)
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- is in keeping with the character, footprint, size and design of the original dwelling; and
- is not visually intrusive in the landscape.

H) Extensions to the curtilage of dwellings

Extensions to the existing curtilage of a residential property in the countryside will only be permitted if it is necessary to provide adequate levels of amenity for the occupancy of the dwellings and there is no adverse impact on the character of the area or on any adjacent built development, landscape, cultural heritage or wildlife.

All development proposals must also demonstrate that they meet the requirements of Policy EN1 Landscape Character Impact

Policy H1 - Sites for residential development	The following sites are proposed for residential development over the plan period:
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H1.17 Land off Melton Road, Whissendine -12 dwellings

H1.18 South Lodge Farm, Whissendine – 25 dwellings

Policy H6 - Meeting all housing needs	Development proposals for sites of 10 or more dwellings should provide a range of house types, sizes and tenures to meet the general and specialist needs for housing in Rutland as identified in the latest Strategic Housing Market Assessment or other up-to-date evidence of local housing need.
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New housing proposals shall also:

- a) Enable older people to promote, secure and sustain their independence in a home appropriate to their circumstances, through the provision of specialist housing across all tenures in sustainable locations. New housing proposals shall take account of meeting identified needs for a growing ageing population by providing appropriate accommodation, including extra care and other forms of supported housing; and
- b) Enable the provision of high quality family housing that meets changing household needs and responds to market demand; and
- c) Enable the provision of high quality and affordable housing for all and accommodation that considers specialist needs and ensures that people can choose to live close to their families and work opportunities within the district; and
- d) Increase choice in the housing market, including new build private sector rented accommodation (Build to Rent) across both rural and urban parts of the County.

Policy H7 – Accessibility standards	Development proposals for all specialist housing for older people and people with disabilities and at least 50% of all new residential development on sites of 10 dwellings or more is required to be adaptable and accessible as defined in part M4(2) Category 2 Accessible and adaptable dwellings of the Building Regulations.
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On sites totalling 100 or more dwellings, a minimum of 3% of affordable rented dwellings is required to meet part M4(3) of the Building Regulations

Policy H8 – Self-build and custom housebuilding	Proposals for self and custom build housing, to be occupied as homes by those individuals, will be supported by the Council where they are in conformity with all other relevant local and national policies. On sites of 50 dwellings or more, developers will be required to supply at least 2% of the site capacity as serviced plots for sale to self-builders and/or custom house building. Where evidence is provided demonstrating that a plot has been appropriately marketed for a minimum period of 12 months but has failed to be sold for self-build development the Council will consider whether the plot(s) may be built out as conventional market housing by the developer
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Policy	Provisions (in bold where specific reference to Whissendine)
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Policy H9 - Affordable housing	An affordable housing target for each allocated housing site is set out in the Development Principles policies (Chapter 10 in the withdrawn Plan), these targets reflect the conclusions of the whole plan viability report and are assumed to be viable in all cases.
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All major residential developments comprising 10 or more dwellings (or greater than 1000m2 gross internal area (GIA)) within the parishes of Oakham and Uppingham will be required to make provision, on site, for 30% of the scheme's total capacity as affordable housing.

In the Designated Rural Areas (all parishes outside Oakham and Uppingham) developments of six or more dwellings will be required to make affordable housing provision for 30% of the schemes total capacity. Developments of between 6 and 9 inclusive dwellings may make contributions in the form of off-site contributions in line with the national Planning Practice Guidance. Otherwise, in accordance with the NPPF, the Council will only accept affordable housing provision off site; or as a commuted sum in lieu of onsite provision, where it is robustly justified and where the agreed approach contributes towards creating mixed and balanced communities.

The affordable housing requirement together with all other policy requirements in this plan have been assessed as being viable for the development types and sites allocated in this plan, therefore it is assumed that all development proposals will be viable. In exceptional circumstances, where robust evidence demonstrates that the specifics of an individual site and scheme justify the need for a viability assessment, consideration may be given to the viability assessment at the planning application stage. The Council will follow national guidance (set out in NPPG) to determine the exceptional circumstances where a site specific viability appraisal might be accepted. In such cases the viability assessment should be prepared in accordance with the approach set out in national planning guidance and will be made publicly available. Independent verification of the viability assessment will be sought by the Local Planning Authority and the cost of this work will be borne by the applicant. The Council will determine how much weight it gives to the viability assessment in each case.

Affordable housing must:

- a) be of a combination of sizes and affordable tenure which meets the proven local and affordability housing need, including the number of bedrooms, property type and floor space;
- b) where affordable home ownership is included, ensure the properties meet a range of relevant local demand and local affordability;
- c) be equivalent in standard and siting to typical open market properties of the same floorspace/number of bedrooms/general type;
- d) be well integrated with the open market housing through layout, siting, design and style (to promote sustainable communities, the size and location of groups of affordable homes should be discussed and agreed with the Council);
- e) on very large sites (of 100 or more homes) affordable homes should be in groups of no more than 10 homes in different locations around the site;
- f) homes for ownership, other than flats, should be available on a freehold basis and not subject to leasehold arrangements; and
- g) be supported by appropriate nomination agreements to be agreed with the Council.

The Council may refuse development proposals which, in its opinion, seek to under-develop or split sites in a way that is likely to reduce the affordable housing contribution and/or promote off-site provision.

Policy	Provisions (in bold where specific reference to Whissendine)
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<p>Policy H10 - Rural exception housing</p>	<p>Small sites for affordable housing (which meets the NPPF definition of affordable housing) may be permitted within or adjoining villages as an exception to normal policies of restraint provided that they:</p> <ul style="list-style-type: none"> i) are justified by evidence of need from a local housing needs survey; ii) meet the needs for affordable housing of households who are currently resident, or have a local connection as defined in the Council's published housing allocations policy; iii) should have access to a basic range of services appropriate to the form of housing proposed; iv) have appropriate safeguards in place to ensure that the housing will remain affordable to successive occupiers in perpetuity; and v) are supported by appropriate nomination agreements to be agreed with the Council. <p>Exceptionally the Council will consider provision of market housing as a means of cross subsidising affordable housing as part of a rural exception sites where:</p> <ul style="list-style-type: none"> a) the provision of market housing to cross-subsidise the affordable housing is essential and proportionate; and b) the development meets the identified affordable housing requirement on site and not additional needs from elsewhere; and c) the land value for the affordable homes does not exceed the level that would have normally been paid for a rural exception site (to be confirmed by an independent valuer commissioned by the Council at the applicant's expense); and d) the land value for the market homes is not (adjusting for the size of the plot) 50% or more greater than the level that would normally have been paid for land on a rural exceptions site (to be confirmed by an independent valuer commissioned by the Council at the applicant's expense); and e) the proposal has not and will not receive any public subsidy for its development; and f) the site must be within, or immediately adjacent to, the Planned Limits of Development of a local service centre, a smaller service centre or a small village, as defined in Policy SD2 and the number of market homes must in no circumstances exceed 30% of the overall homes on the site and that the total internal floor area of the market homes does not exceed the total internal floor area of the affordable homes for rent g) all sites must include affordable homes for rent; and h) the number of market homes must not exceed the number of rented homes that are affordable; and i) they are supported by appropriate nomination agreements to be agreed with the Council.
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3. Approach

Research Questions

1. The following research questions were formulated at the outset of the research through discussion with the Whissendine Neighbourhood Plan Steering Group. They serve to direct the research and provide the structure for the HNA.

Quantity

2. Whissendine does not currently benefit from a specific housing requirement figure (HRF) provided by Rutland through the Local Plan process.
3. Under NPPF 2021's paragraphs 66 and 67, Rutland County is responsible for providing Whissendine with an HRF. However, the emerging Local Plan 2018-2036 has been withdrawn by the County Council. The proposed policies in the withdrawn Local Plan do not provide a definitive or indicative housing requirement for Whissendine. As such, the neighbourhood planners have asked if AECOM to calculate an indicative, interim housing need figure, in line with national policy and best practice, and Rutland have indicated they have no in-principle objection to this element of the HNA.
4. As such, a quantity figure does need to be caveated in the sense that it has the potential to differ from any HRF provided by Rutland County Council after the completion of this report, and that in line with national policy, any HRF provided by the Council at a later date will supersede that calculated by AECOM (if it comes to a different figure).
5. With all this in mind, an appropriate RQ for this study is as follows:

RQ 1: What quantity of housing in the Neighbourhood Area should be planned for over the Plan period?

Tenure and Affordability

6. The neighbourhood planning group would like to understand the needs of the community for housing of varying tenures, as well as the relative affordability of those tenures that should be provided to meet local need now and into the future. There is perceived to be a lack of Affordable Housing in the parish, including market housing which is *affordable* as well as Affordable Housing as defined in planning policy.
7. This evidence will allow Whissendine 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.
8. 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 2: What quantity and tenures of Affordable Housing should be planned for over the Neighbourhood Plan period?

Type and Size

9. The neighbourhood planning group is seeking to determine what size and type of housing would be best suited to the local community. The neighbourhood planning group are concerned about high house prices in the parish and a perceived lack of small homes which may limit the choices of both younger and older residents.
10. 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.
11. 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.
12. 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 3: 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?

Relevant Data

13. 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:
 - Other Office of National Statistics (ONS) datasets providing more up-to-date demographic information from 2020 estimates;
 - ONS population and household projections for future years;
 - Valuation Office Agency (VOA) data on the current stock of housing (2021);
 - Land Registry data on prices paid for housing within the local market (2021);
 - Rental prices from [Home.co.uk](https://www.home.co.uk) (current);
 - Local Authority housing waiting list data; and
 - Rutland SHMA 2019, updated 2020 by Justin Gardner Consulting
14. More recent data sources for the population and existing housing stock is 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 be

accurately be brought up to date in this way. As such, 2011 Census data is used alongside commentary on how patterns may have changed up to the present day.

15. Results from the Census 2021 are expected to be released throughout 2022 but data at the localised level is unlikely to be available until later in the year. The group may wish to review and update this HNA when Census 2022 data is available. The main data and analysis which would benefit from the Census 2022 is the population age structure and household composition. Whilst current estimates of the population are available it is not possible to update more detailed household characteristics without the Census data.

4. RQ 1: Quantity

RQ 1: What quantity of housing in the Neighbourhood Area should be planned for over the Plan period?

Introduction

16. The NPPF (paragraph 66) states that strategic policy-making authorities “should establish a housing requirement figure for their whole area which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the Plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations”.
17. NPPF paragraph 67 states that “Where it is not possible to provide a requirement figure for a neighbourhood area⁴ the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body”. This ‘indicative’ figure should (amongst other things) “take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the planning authority.”⁵
18. Given that no indicative housing requirement figure has been provided to Whissendine at the time of writing AECOM has agreed to calculate an objectively assessed Housing Need Figure (HNF) for the Neighbourhood Plan area.
19. In calculating this HNF, it should be noted that paragraphs 66 and 67 place specific obligations on strategic or local planning authorities and no other parties (i.e. AECOM is not obliged to follow directly paragraphs 66 and 67). That said, AECOM’s calculation will be of most use as a starting point if it can seek to mirror the NPPF suggested approach as closely as possible, and so this is the reasonable approach that has been taken
20. The Planning Practice Guidance⁶ states “Housing need is an unconstrained assessment of the number of homes needed in an area. Assessing housing need is the first step in the process of deciding how many homes need to be planned for. It should be undertaken separately from assessing land availability, establishing a housing requirement figure and preparing policies to address this such as site allocations”.
21. A housing need figure is a ‘policy-off’ figure. This means that, while it takes account of the factors set out paragraph 67 of the NPPF and dwelling completions over the course of the Plan period, it is an expression of total housing demand unconstrained by the limits of the land available to build on. It is also unconstrained by the impact of policies that either facilitate or obstruct development. A policy-off figure can then be reviewed in light of further evidence including environmental constraints, land availability, relevant Local and

⁴ For example, this could be where a neighbourhood area has been designated at a late stage in the strategic policy-making process, or after strategic policies have been adopted; or in instances where strategic policies for housing are out of date.

⁵ NPPF, paragraph 67, available at <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁶ Paragraph: 001 Reference ID: 2a-001-20190220 at <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

Neighbourhood Plan objectives and policies, to formulate a 'policy-on' Neighbourhood Plan housing requirement figure.

22. This is the difference between the Housing Need Figure (HNF) calculated here and the Housing Requirement Figure (HRF) that the Neighbourhood Plan may take forward based upon it, or which may be provided by the LPA. The HNA figure represents need rather than a requirement.
23. The number of new dwellings that should be planned for in the Neighbourhood Plan area over the Plan period (the Housing Need Figure or HNF) is estimated using a four-step approach seeking to reflect to the maximum extent the National Planning Policy Framework (NPPF) 2021, Planning Practice Guidance (PPG) advice, and the April 2021 Government response to its consultation on 'Changes to the current planning system'.⁷ This is set out in the box overleaf.

⁷ Available at: <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system/outcome/government-response-to-the-local-housing-need-proposals-in-changes-to-the-current-planning-system>.

Step 1: “the population of the neighbourhood area”

The HNF for the Neighbourhood Plan area should take as its starting point the housing target for the Local Planning Authority (LPA) in which it sits. The baseline for our calculation for NA is therefore a share of the current LPA Local Housing Need (LHN) figure that reflects the share of the district population living in the Plan area.

NPPF requires Local Authorities, and anyone calculating LHN in their place, to use the ‘standard method’ for calculating the minimum number of homes that a local authority should plan for in an area. The standard method is a simple and transparent way of calculating a baseline of need that can be applied consistently across the country using publicly available datasets. It produces a starting point for planning and not the final housing requirement.

The standard method was set out in PPG in February 2019.⁸ In August 2020, the Government released a consultation document detailing proposed changes to the standard method that aim to make use of more recent data, achieve a better distribution of homes across the country, and smooth out potential areas of volatility.⁹ However, the majority of these changes were abandoned following the consultation. The only change made was an ‘urban centres uplift’ which increases the need figures for the most densely populated urban districts in the country, which is not relevant in this case.

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

The NPPF guidance then states that the initial needs figure for neighbourhood plans should reflect “the overall strategy for the pattern and scale of development and any relevant allocations,”¹⁰ and “the most recently available planning strategy of the local planning authority.”¹¹

This means introducing Local Authority spatial policy, housing targets, and assessments of housing need at different scales to estimate a more locally appropriate proportion of the LHN that should be provided in NA. This will often result in a slightly different figure to that produced in Step 1.

Step 3: Dwelling completions

Next, any dwellings that have already been completed over the Plan period to the present date should be deducted from the total in order to provide a HNF for the remainder of the Plan period and an annual HNF that reflects past under- or over-delivery. While it is appropriate to consider existing commitments (i.e. dwellings with planning permission, but not yet completed) at this point, they should not be deducted from the total until they are completed.

Step 4: the Local Authority

The NPPF makes it clear that the Local Authority should provide housing numbers to designated neighbourhood planning areas within their area where requested to do so. To this extent, AECOM is performing a similar role to that required of the Local Authority in providing a HNF to the Neighbourhood Plan area. With this in mind, it is important the group share the HNF and underlying methodology once they have received the final version of this document with the LPA to seek confirmation it is aligned with their current planning strategy, in particular those circumstances which may justify an uplift to the HNF set out in PPG.¹²

⁸ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

⁹ <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>, pages 8-18.

¹⁰ NPPF, paragraph 65, page 18.

¹¹ Ibid.

¹² Paragraph: 010 Reference ID: 2a-010-20190220, at <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

24. Employing this methodology, the Housing Needs Figure for the Neighbourhood Area may be calculated as follows:

Standard method (Step 1)

25. Firstly, the Local Housing Need (LHN) for the district is calculated using the standard method outlined in Planning Policy Guidance, before taking the population of the Neighbourhood Plan area, and calculating the proportion of the total population of the LPA area that it represents. This percentage will then be used to determine the share of the LPA target that should be apportioned to the Neighbourhood Plan area.

26. The Rutland LHN figure, using the standard method, is calculated as follows¹³:

27. **Stage one** is to set the baseline, by calculating the projected average annual household growth in Rutland over a 10-year period, beginning with the current year, using the most recent ONS household projections:

- According to Rutland's 2014-based household projection, total household growth will be 1,234 households between 2022 and 2032. This equates to an annual average of 123 dwellings.

28. **Stage two** is to adjust this annual average using the most recent ONS median workplace-based affordability ratios,¹⁴ which provide the ratio of house prices to earnings in various geographies. For each 1% increase in the ratio above 4, projected household growth should be increased by a quarter of a percent:

- Rutland's 2020 median affordability ratio is 10.03. Using the formula outlined in PPG to calculate the adjustment factor¹⁵ results in a minimum annual figure of 170 dwellings (rounded).

29. **Stage three** is to apply a cap which limits the magnitude of increase an LPA can face. How this is calculated depends on the current status of relevant strategic policies for housing. There are two options depending on whether those policies were adopted within the last five years or are older:

- Option 1: where the relevant strategic policies were adopted within the last five years (at the point of making the calculation), the LHN is capped at 40% above the average annual housing requirement figure set out in the existing policies. This also applies where the relevant strategic policies have been reviewed by the authority within the 5-year period and have been found not to require updating.
- Option 2: where the relevant strategic policies for housing were adopted more than 5 years ago (at the point of making the calculation), the LHN is capped at 40% above whichever is the higher of:

¹³ Paragraph: 004 Reference ID: 2a-004-20190220, at <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

¹⁴ Available at <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

¹⁵ Paragraph: 004 Reference ID: 2a-004-20190220, at <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

- a) the annual average projected household growth for the area over the 10-year period identified in Stage One above; or
- b) The average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).

- The relevant strategic policy in this case is policy CS9 'Provision and distribution of new housing' in Rutland Local Plan 2006-2026 (adopted 2011). As this document was not adopted within the last five years, the second option above is applied and the LHN capped at 210 (Local Plan annual requirement of 150 dwellings plus 40%).
- For a) the average annual projected household growth is 123, as identified above.
- For b) the housing requirement figure in Policy CS9 of the Rutland Local Plan is for 3,000 new homes over the Plan period 2006-2026, which equates to an annual average of 150.
- Thus, the cap is applied to (b) and not (a). A cap of 40% above 150 is therefore $150 \times 1.4 = 210$.
- The cap of 210, is greater than the figure of 170 dwellings, and therefore does not limit the adjustment for affordability. The minimum LHN for Rutland is therefore 170 net additional dwellings per year.

30. Having derived Rutland's LHN, we now calculate Whissendine's share of that target, by determining what proportion of Rutland's population currently reside in Whissendine and applying that percentage to Rutland's LHN.

31. According to the latest ONS mid-year population estimates for 2020, there were 1,233 people living in Whissendine, or 3.1% of the 40,387 people in Rutland.¹⁶ Therefore, applying this percentage to Rutland's LHN of 170 gives an indicative HNF for Whissendine of 5 dwellings (rounded) per annum, or 93 dwellings over the period 2018-2036 (consistent with the (withdrawn) Local Plan period).

Latest available LPA planning strategy (Step 2)

32. However, as stated in NPPF guidance, it is important to acknowledge the relevant policies in the most recently available¹⁷ development plan document for the LPA. The policies reflect the overall strategy for the pattern and scale of development and any relevant allocations. This requires producing a HNF for the Neighbourhood Plan area that takes into account the Local Authority's spatial strategy, and therefore may differ from the initial HNF calculated above.

33. In Rutland, this document is the withdrawn Local Plan (2018-2036). Although the plan has recently been withdrawn by the Council it is useful to consider the emerging strategy. However, given the uncertainty over how the plan will now progress, it is also useful to

¹⁶ Whissendine population in 2020 provided by ONS parish population estimates (2020). Rutland population for 2020 provided by the ONS 2018 based population projections.

¹⁷ This is the exact word used in the NPPF, i.e. not necessarily 'adopted'. In the case of Rutland, the most recently 'available' planning strategy is the Withdrawn Local Plan 2018-2036. However, given that this has been withdrawn by the Council it is uncertain which policies in the Plan will remain and/or be amended. As such AECOM has reviewed the adopted Local Plan 2006-2026 as this remains the current planning strategy for the area.

review the existing adopted Local Plan (2006-2026) and its strategy for the distribution of new homes in the County. The overall strategy for the pattern and scale of development in Rutland is outlined in the following emerging and adopted policies:

34. In the emerging (Withdrawn) Local Plan (policy SD2), Whissendine is identified as a local service centre. In these centres, small scale growth is anticipated to support their service role through the allocation of sites and infill developments, redevelopment of vacant or previously development land and conversion or reuse of suitable redundant rural buildings. The Withdrawn Local Plan proposes two sites for housing within Whissendine:
- H1.17 Land off Melton Road, Whissendine WHI/06b 0.48 hectares for 12 dwellings
 - H1.18 South Lodge Farm, Whissendine WHI/09a 1.03 hectares for 25 dwellings
35. The Withdrawn Local Plan therefore suggests small scale development in the NA, with a total of 37 dwellings proposed in the Plan. This equates to 2 dwellings per annum over the plan period. This is lower than the NA's share of the County's housing requirement (on the basis of its population) which is to be expected given the focus of development in the towns. However, small scale additional infill development and exception sites are also likely to be brought forward over the plan period, supported in the emerging Local Plan policy, which is likely to mean that housing provision in the parish is higher than the quantity proposed on sites identified in the plan.
36. The adopted Local Plan (2006-2026) defines Whissendine as a Smaller Service Centre (Policy CS4) which can accommodate a minor scale level of development mainly on previously developed land on a limited scale appropriate to the character and needs of the village concerned, comprising affordable housing sites, infill developments and conversion or reuse of redundant suitable rural buildings. The change in Whissendine's position in the settlement hierarchy from the adopted to the emerging (Withdrawn) Local Plans implies the parish will be expected to provide more housing than in the past, albeit a shift from 'minor scale' to 'small scale' development.
37. Taken together, the adopted and emerging (Withdrawn) Local Plans suggest that Whissendine will have a role in providing small scale development of new housing. The NA's share of Rutland's housing requirement would imply the delivery of around 5 homes per annum over the plan period. AECOM would suggest this is likely to be the higher end of an overall housing need figure for Whissendine given its current and proposed position in the settlement hierarchy. However, it is of a similar scale of provision to that proposed in the Withdrawn Local Plan on two sites within the parish, equating to 2 dwellings per annum or 37 dwellings during the plan period. On this basis, AECOM suggest a housing need figure of up to 5 dwellings per annum (up to 90 dwellings overall) for Whissendine between 2018-2036.

Past dwelling completions (Step 3)

38. The next step is to subtract any net completions of new dwellings that have occurred since the beginning of the period under consideration, i.e. the period between 2018 and present, as well as considering commitments.

39. There have been 10 dwelling completions in Whissendine between 2018 and present (February 2022), as confirmed by Rutland County Council. There have been 8 dwelling commitments (i.e. planning permissions that are yet to be implemented) over the same period. However, AECOM recommends that commitments should not yet be discounted from the overall quantity figure; it is only once they are completed that this can take place.
40. Therefore, after deducting the completions (10 dwellings) a residual HNF of up to 80 dwellings can be calculated for the remainder of the Plan period to 2036, equating to 6 (rounded) dwellings per year. Of these 80 dwellings, 8 are already committed, leaving an outstanding figure of up to 72 uncommitted dwellings to be accommodated. It is important to stress that AECOM suggest this is the upper end of a housing need figure for Whissendine on the basis of its share of Rutland's housing requirement.

Final Housing Need Figure

41. Based on the evidence above, this HNA recommends an indicative overall HNF of up to 90 dwellings, which equates to up to 5 dwellings per year between 2018 and 2036, or a remaining HNF of up to 72 dwellings between 2022 and 2036 when recent completions and existing commitments are factored in. This equates to 4 (rounded) dwellings per annum. The figure would be up to 70 dwellings (5 per annum) if the Neighbourhood Plan period of 2023-2037 is adopted. As this time period is in the future, there are no completions to factor in.
42. The housing figure for Rutland is derived from the Government's Standard Methodology and is likely to change annually as the Government publish new affordability data each year and new household projections approximately every two years. This could impact on the number of homes required in Rutland and any indicative housing requirement figure provided by Rutland for neighbourhood areas.
43. That figure has been broken down with the aim of allocating an appropriate share to Whissendine with reference to the strategy for the pattern and scale of new development across the district as expressed in the latest local development plan, which takes into account the sustainability and suitability of the district's various settlements for growth. This process relies on interpretations and assumptions made by AECOM.
44. At the time the final Neighbourhood Plan housing requirement figure is provided by Rutland, it can be considered to supersede the provisional calculation within this study. Consequently, there is a need for the neighbourhood group to continue to engage with the LPA to confirm the final housing figure for the Neighbourhood Plan.

5. RQ 2: Tenure, Affordability and the Need for Affordable Housing

RQ 2: What Affordable Housing (eg 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

1. This section approaches the question of affordability from two perspectives. First, it examines what tenure options are currently available in the 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 Neighbourhood Plan period. The scale of need for these homes can justify planning policies to guide new development.
2. 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 National Planning Policy Framework. A relatively less expensive home for market sale may be affordable but it is not a form of Affordable Housing.
3. 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.¹⁸
4. 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;

¹⁸ 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

5. The current tenure profile is a key feature of the Neighbourhood Plan Area (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.
6. Table 5-1 below presents data on tenure in Whissendine compared with Rutland and England from the 2011 Census, which is the most recent available source of this information.
7. The vast majority of households in Whissendine own their own homes (78.7%). The share of home owners in the population is higher than in Rutland (70.4%) and England as a whole (63.3%). There is an additional 1% of households in shared ownership housing, similar to Rutland (1.1%) and higher than England (0.8%).
8. There is a small social rented sector in the parish, with 11.6% of households living in this tenure. However, this is comparable to levels of social renting in the County as a whole. By contrast, on average in England, 17.7% of households live in the social rented sector.
9. The private rented sector is also small in Whissendine, at 8.8% of households (including those living rent free with friends or family). Private renting levels are substantially higher in Rutland as a whole (17.4%) and England (18.2%). Taken together, the small social rented and private rented sectors means there is more limited opportunity to rent within Whissendine.
10. Completions data suggests that there has only been very small scale new housing development since 2011 in Whissendine. 18 new homes have been recorded as completed since 2011, on sites of 1-5 dwellings. The majority of these are on windfall sites

or involve redevelopment of existing dwellings. There has been no new affordable housing provided through these developments.

11. 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. However, it is interesting to observe the change recorded between the 2001 and 2011 Census: in Whissendine the private rented sector expanded by 61% in that period (from 26 to 42 households living in the PRS), a rate of growth that is more substantial than the growth in other tenures, but lower than in Rutland (110%) and England (82%) as a whole. The growth of the PRS is largely due to homes changing tenure, primarily owner occupied homes being rented out, rather than new development, although the growth of the buy to let sector was significantly nationally during this period, particularly in urban areas with apartment style development.
12. There was also some growth in the social rented sector between 2001-2011, suggesting some delivery of new affordable housing in this period. This equated to 20 homes in total (growth of 48%) and contrasts with very limited growth in Rutland (5%) and a decline in the number of social rented properties in England a whole (-1%).
13. The private rented sector has continued to growth in England as a whole since 2011 and this pattern is likely to have been replicated to some extent in Whissendine and Rutland. However, the owner occupied sector is likely to remain the dominant tenure

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

Tenure	Whissendine	Rutland	England
Owned	78.7%	70.4%	63.3%
Shared ownership	1.0%	1.1%	0.8%
Social rented	11.6%	11.2%	17.7%
Private rented (inc rent free)	8.8%	17.4%	18.2%

Sources: Census 2011, AECOM Calculations

Affordability

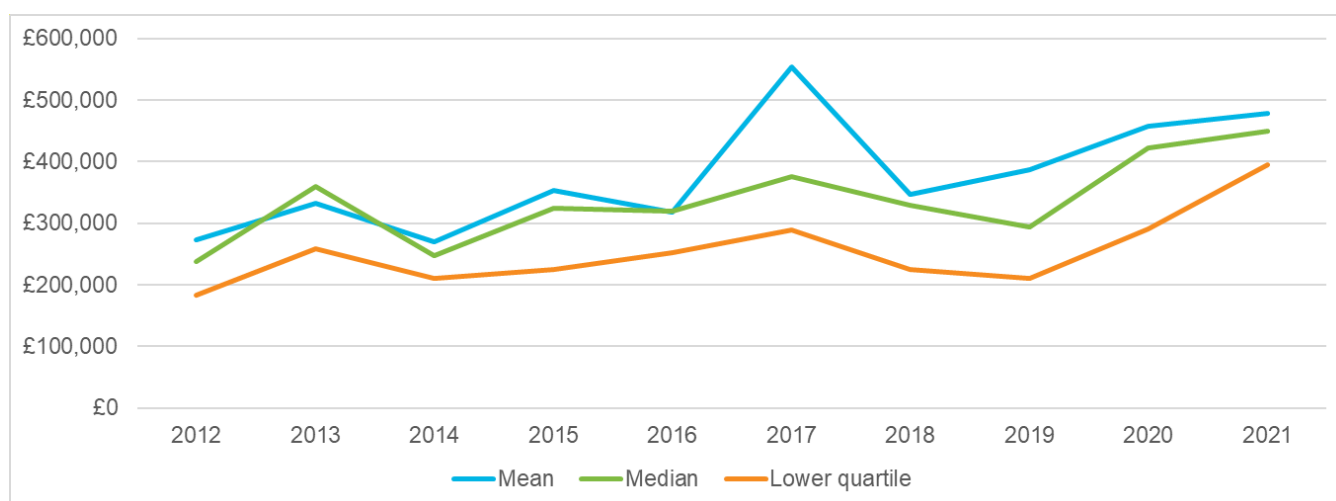
House prices

14. 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.
15. Figure 5-1 below looks at selected measures of house prices in Whissendine. These prices relate to sales within Whissendine parish. It shows that prices are higher in 2021 than in 2012. Average (median) prices in 2021 were £450,000 in the neighbourhood area. Mean average prices were higher at £478,900 but the mean captures the average of all the house prices, both high and low, with the few outlying data points on the high end

causing the mean to increase, making it higher than the median. The median, which is the middle number when you sort the data from smallest to largest is generally considered a more accurate reflection of average prices.

16. Lower quartile prices in 2021 were £395,000. These represent the cheapest 25% of house prices in Whissendine. Lower quartile prices have increased 115.7% over the 10 year period, with lower quartile prices being £212k higher in absolute terms in 2021 than in 2012. These price increases, in absolute and percentage terms underline, the challenge of affordability for households wishing to purchase their first home in Whissendine.
17. Average (mean) prices in Whissendine in 2021 were almost 10% higher than in Rutland County as a whole. The average for Rutland in 2021 was £410,600, compared to £450,000 in Whissendine.

Figure 5-1: House prices by quartile in Whissendine, 2012-2021



Source: Land Registry PPD

18. Table 5-2 below breaks down house prices by type, presenting the median within each type. It shows that detached and semi detached properties are the highest priced homes in Whissendine and account for the high median average prices in the area. These properties also experienced the highest growth in prices over the 10 year period. Terraced properties are cheaper – on average £245k in 2021. There were very few flats sold over the last 10 years.

Table 5-2: Median house prices by type in Whissendine, 2012-2021

Type	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Growth
Detached	£263k	£303k	£327k	£325k	£320k	£365k	£370k	£370k	£460k	£478k	81.9%
Semi-detached	£156k	£443k	£228k	£275k	£213k	£248k	£229k	£165k	£255k	£423k	171.7%
Terraced	£185k	-	£149k	£253k	£145k	-	£198k	-	£209k	£245k	32.4%
Flats	-	-	£85k	-	-	-	-	£160k	-	-	~
All Types	£238k	£360k	£248k	£325k	£320k	£375k	£330k	£294k	£423k	£450k	89.5%

Source: Land Registry PPD

Income

19. 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.
20. 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 total household income before housing costs locally was £46,000 in 2018 (the latest available estimate). A map of the area to which this data applies is provided in Appendix A. This area is wider than the parish as data is not available at a more localised level. However, AECOM consider this to provide a reasonable estimate of average incomes in Whissendine.
21. 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. Data for Rutland was not available, however, data for neighbouring authorities is available and so a proxy figure has been used. Lower quartile earnings in neighbouring Melton District were £12,600 in 2020. To estimate the income of households with two lower quartile earners, this figure is doubled to £25,200.
22. 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

23. 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.
24. AECOM has determined thresholds for the income required in Whissendine 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. As noted above, the prices are based on sales in Whissendine parish. Average incomes relate to a slightly wider area than the parish and LQ earnings are based on the County.
25. 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.
26. Table 5-3 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.

27. The same information is presented as a graph in Fig on a subsequent page, with selected measures from the table presented for clarity.

Table 5-3: Affordability thresholds in Whissendine (income required, £)

Tenure	Mortgage value (90% of price)	Annual rent	Income required	Affordable on average incomes? £46,000	Affordable on LQ earnings (single earner)? £12,600	Affordable on LQ earnings (2 earners)? £25,200
Market Housing						
Median House Price	£380,250	-	£108,643	No	No	No
LA New Build Median House Price	£277,766		£79,362	No	No	No
LQ/Entry-level House Price	£261,900	-	£74,829	No	No	No
Average Market Rent	-	£10,440	£34,800	Yes	No	No
Entry-level Market Rent	-	£10,740	£35,800	Yes	No	No
Affordable Home Ownership						
First Homes (-30%)	£266,175	-	£76,050	No	No	No
First Homes (-40%)	£228,150	-	£65,186	No	No	No
First Homes (-50%)	£190,125	-	£54,321	No	No	No
Shared Ownership (50%)	£190,125	£5,281	£71,926	No	No	No
Shared Ownership (25%)	£95,063	£7,922	£53,567	No	No	No
Shared Ownership (10%)	£38,025	£9,506	£42,552	Yes	No	No
Affordable Rented Housing						
Affordable Rent	-	£5,778	£19,242	Yes	No	Yes
Social Rent	-	£4,748	£15,810	Yes	No	Yes

Source: AECOM Calculations

28. 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 below 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

29. 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. The income required to afford an entry level (lower

quartile priced property) in Whissendine would be almost £75,000. Market housing, even with the benefit of a higher than average income, is likely to remain out of reach to most. To be able to afford the median house price, Whissendine households on average incomes would require an annual income 63% higher than the current average (£46,000).

30. Private renting is generally affordable to households on average incomes. Accessing average rental prices in the NA requires an income of around £35,000. However, it is worth noting that the number of properties available to let is very limited and so the LE15 postcode area has been used as a proxy for the area. As noted earlier in this section, the size of the private rented sector in the NA is small.
31. Households made up of one or two lower quartile earners cannot afford the rental prices on the basis of their incomes. 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.

Affordable home ownership

32. There is a relatively large group of households in Whissendine who may be able to afford to rent privately but cannot afford home ownership. They are typically earning between around £35,000 per year (at which point entry-level rents become affordable) and £74,800 (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.
33. 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.
34. This report has estimated the income required to afford First Homes and tested the implications of 30%, 40% and 50% discount levels. It is important to note that discounts above 30% would extend home ownership in Whissendine to households currently unable to afford to buy because these properties would be likely to be cheaper than entry level homes in the existing stock. However, even discounts of 50% would not be sufficient to ensure these properties are affordable to local households on average incomes. These households would require discount in excess of 50% to be able to afford to buy.
35. Table 5-4 shows the discount required for First Homes to be affordable to the three income groups. Because it is not possible to estimate accurately 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. The table above 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 below.

36. If First Home prices reflect the price of new homes in Rutland as a whole, discounts of 42% or more would make these properties affordable to households on average incomes in Whissendine. If First Homes properties reflect median house prices in Whissendine, even the highest discount of 50% would not make these properties affordable to those on average incomes. Whilst it is unlikely that First Homes prices will reflect entry level house prices (because First Homes are new build properties), if they are priced at similar levels to current entry level properties in the existing stock, then discounts of 40% would be sufficient to enable households on average incomes to afford them.
37. The discounts required to make First Homes affordable to households on lower incomes are very substantial (around 70-80%) and in excess of what the First Homes policy provides for. First Homes are unlikely to be a product which supports lower income households into affordable housing.

Table 5-4: Discount on sale price required for households to afford First Homes

Tenure/product	Mean Income	LQ x1	Income LQ x2
NA Median house price	58%	88%	77%
LA New build median house price	42%	84%	68%
NA Entry-level house price	39%	83%	66%

Source: Land Registry PPD; ONS MSOA total household income

38. Shared ownership appears to be more affordable than First Homes, but is broadly accessible to the same groups. Again, it would extend home ownership to some households in Whissendine but only shares of 10% would be affordable to households on average incomes. Government has recently announced that the minimum equity share for shared ownership will fall to 10% of the property value.¹⁹ 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.
39. 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.
40. 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 potentially provides an affordable option for households on average incomes. These households can, in theory, afford private rents.

¹⁹ 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/hlws48>.

Rent to Buy would offer a discounted rent to allow households to save for a deposit to purchase the home within a defined period (usually within around 5 years).

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

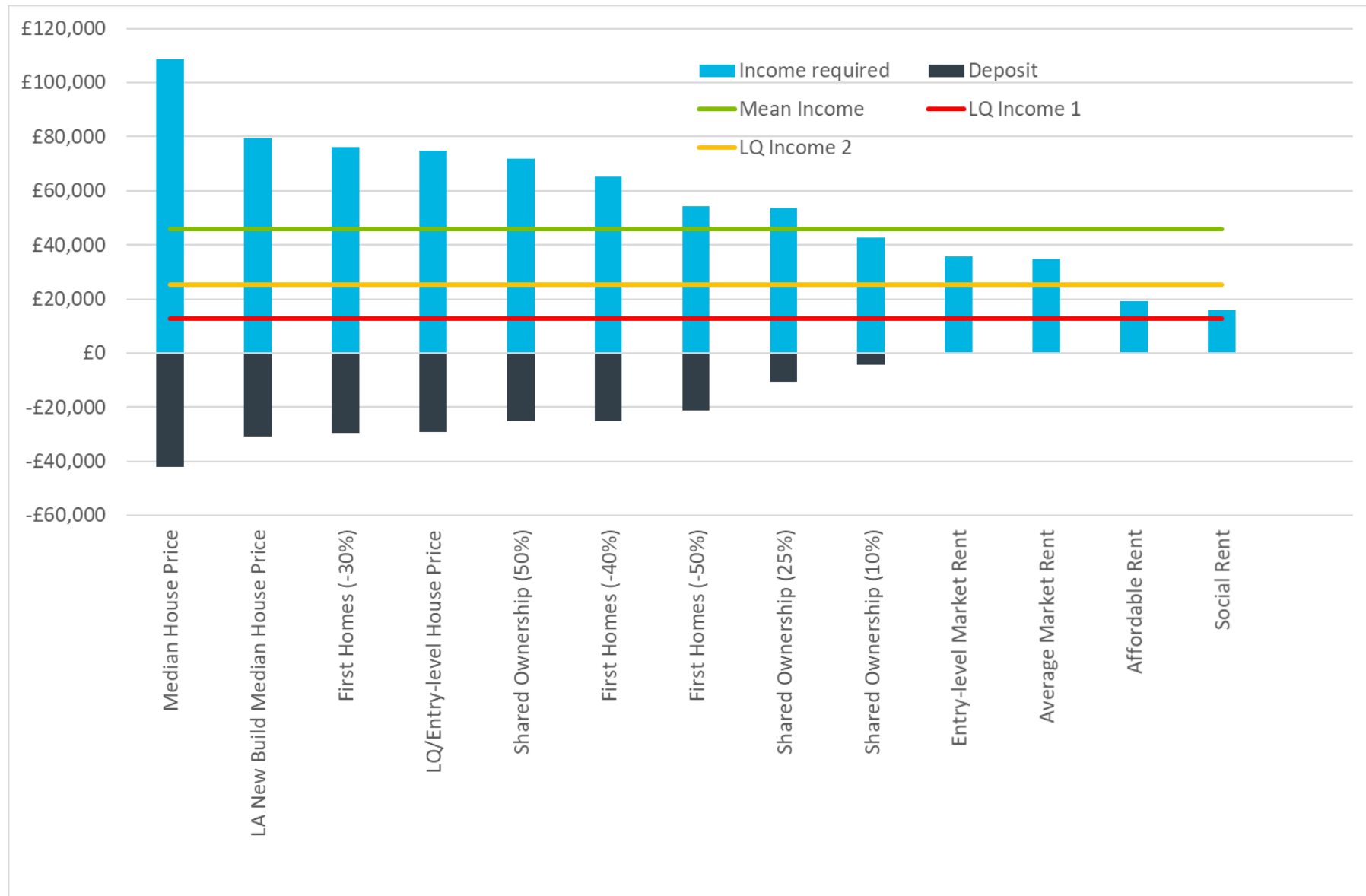
42. In conclusion, all of these products could provide value to different segments of the local population, with shared ownership at a lower than 25% equity share potentially allowing lower earning households to get a foot on the housing ladder, while Rent to Buy would appear affordable to those on average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

Affordable rented housing

43. 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.

44. The evidence in this chapter suggests that the affordable rented sector performs a vital function in Whissendine as the only option for a large segment of those in the greatest need. Social rents are cheaper and would therefore leave households on lower earnings better off and better 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 means 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.

Figure 5-2: Affordability thresholds in Whissendine, income required (additional cost of deposit in black)



Source: AECOM Calculations

Affordable housing - quantity needed

45. The starting point for understanding the need for affordable housing in Whissendine is the relevant Strategic Housing Market Assessment. A SHMA was undertaken for Rutland 2019 and updated in 2020 by Justin Gardner Consulting. This study estimates the need for affordable housing in the County based on analysis of the Council's waiting list and analysis of other data sets in line with Planning Practice Guidance at the time.
46. The SHMA identifies the need for 44 additional affordable homes each year in Rutland as a whole. This need is described as 'traditional' affordable housing need and is largely for social/affordable 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 shares below 25%.
47. When the SHMA figures are pro-rated to Whissendine based on its share of the population (3.1% of the LPA's population), this equates to 1.4 homes per annum (predominately for social/affordable rent) or 25 (rounded) homes over the period 2018-2036. However, pro-rating local authority level estimates of affordable housing need to rural areas presents problems in practice. The County level figures are likely to represent higher needs in the larger towns where there is a larger social housing stock and larger numbers of households living in the PRS on housing benefit. Both of these factors tend to generate higher needs. By contrast, in rural villages like Whissendine the limited social housing means there is limited 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 more difficult to accurately identify need for social/affordable rented housing within Whissendine on the basis of the County level estimates.
48. Turning to Affordable Housing providing a route to home ownership, the SHMA 2019 examined the potential need for affordable home ownership products and found that in Rutland, there was no excess need for affordable home ownership. On the basis of the County level study, an estimate of the need for affordable home ownership products in Whissendine cannot be provided.
49. However, AECOM suggest that higher prices in Whissendine compared to the County, limited rented stock and low average household incomes, indicate need for affordable home ownership options locally. AECOM has produced an estimate for Whissendine to supplement the evidence in the Rutland SHMA.
50. Table 5-5 below estimates the potential demand in Whissendine. 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.

Table 5-5: Estimate of potential demand for affordable home ownership, Whissendine

Stage and Step in Calculation	Total	Description
STAGE 1: CURRENT NEED		
1.1 Current number of renters in parish	51.2	Census 2011 number of renters x national % increase to 2018.
1.2 Percentage renters on housing benefit in LA	8.4%	% of renters in 2018 on housing benefit.
1.3 Number of renters on housing benefits in parish	4.3	Step 1.1 x Step 1.2.
1.4 Current need (households)	35.2	Current renters minus those on housing benefit and minus 25% assumed to rent by choice. ²⁰
1.5 Per annum	2.0	Step 1.4 divided by plan period.
STAGE 2: NEWLY ARISING NEED		
2.1 New household formation	114.2	LA household projections for plan period (2018 based) pro rated to NA.
2.2 % of households unable to buy but able to rent	7.6%	(Step 1.4 + Step 3.1) divided by number of households in NA.
2.3 Total newly arising need	8.7	Step 2.1 x Step 2.2.
2.4 Total newly arising need per annum	0.7	Step 2.3 divided by plan period.
STAGE 3: SUPPLY OF AFFORDABLE HOUSING		
3.1 Supply of affordable housing	9.1	Number of shared ownership homes in parish (Census 2011 + LA new build to 2018/19 pro rated to NA).
3.2 Supply - intermediate resales	0.5	Step 3.1 x 5% (assumed rate of re-sale).
NET SHORTFALL (OR SURPLUS) PER ANNUM		
Overall shortfall (or surplus) per annum	2.2	(Step 1.5 + Step 2.4) - Step 3.2.

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.

51. 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.²¹ No robust indicator exists for this area to suggest aspirations may be higher or lower in the NA.

²⁰ The assumption of approximately 25% preferring to rent and 75% preferring to buy is AECOM's judgement, based on national level polls which consistently reveal that most households who prefer home ownership eg <http://www.ipsos-mori-generations.com/housing.html> and informed by our experience across numerous neighbourhood level HNAs. The assumption is based on the fact that some households choose to rent at certain stages in their life (e.g. when young, when needing flexibility in employment market, or when new migrants move into an area). While most households prefer the added security and independence of owning their own home, private renting is nevertheless a tenure of choice at a certain points in many households' journey through the housing market. The actual percentage of preference will differ between areas, being higher in large metropolitan areas with younger households and more new migrants, but lower in other areas. 25% is used as a reasonable proxy and for consistency across HNAs and similar assumptions are used in some larger scale assessments such as LHNA and SHMA. If the neighbourhood planning group feel this is not an appropriate assumption in their particular locality they could use the results of a local residents survey to refine or confirm this calculation.

²¹ <http://www.ipsos-mori-generations.com/housing.html>

52. The result of the calculation is 2 (rounded) households per annum who may be interested in affordable home ownership (or 40 (rounded) for the entirety of the period 2018-2036).
53. Again, this assumes a rate of turnover in the existing stock will satisfy some need, though this is extremely minimal because of the limited size of the shared ownership stock in the NA currently.
54. 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.
55. 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).
56. It is also important to remember that even after the Neighbourhood Plan is adopted, the assessment of need for Affordable Housing, the allocation of affordable rented housing to those in need, and the management of the housing waiting list all remain the responsibility of the Local Authority rather than the neighbourhood planning group.

Affordable Housing policy guidance

57. Rutland's adopted policy on this subject CS11 requires 35% of all new housing to be affordable. Given that there does not appear to have been any Affordable Housing delivered in Whissendine over the last decade according to Rutland's completions figures, it is understood that this target is not usually met on sites in the NA. Any new completions have been on sites of 1-5 units and will therefore not have been eligible to provide Affordable Housing in line with Policy CS11 which only applies to sites of more than 5 dwellings.
58. The overall proportion of housing that must be affordable is not an area of policy that a Neighbourhood Plan can usually influence, but it is worth emphasising that the HNA finds there to be robust evidence of need for Affordable Housing in the NA, and every effort should be made to maximise delivery where viable.
59. Policy CS11 in the current adopted Local Plan states that as a 'general guideline' 80% of affordable housing should be for rent and 20% intermediate housing. The policy goes on to clarify that this may be varied to reflect local circumstances and national economic conditions and/or where evidenced by local housing needs studies.
60. As such, the Local Plan policy provides scope for neighbourhood level evidence in the HNA to provide more localised evidence on needs. This section summarises the factors that might be taken into account before proposing a suggested Affordable Housing tenure mix that might be suitable for Whissendine specifically.

61. 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 Whissendine requires around 25 units of affordable rented housing (1.4 per annum) and 40 units of affordable home ownership (2.2 per annum) over the period 2018-2036. 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 affordable home ownership needs may be higher than affordable rented. 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, 38% rented to 62% affordable home ownership may be an appropriate affordable tenure mix. However, this is not likely and provision is likely to need to be prioritised.

- 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 Local Plan target of 35% were achieved on every site, up to around 13 affordable homes might be expected in the NA (assuming the two sites in the new (withdrawn) Local Plan deliver 37 homes in total. However, if the majority of Whissendine's new housing comes forward in the form of small infill developments, those schemes are unlikely to be large enough to meet the threshold for Affordable Housing provision (more than 5 dwellings), above which the Affordable Housing policy applies. If that is the case, the potential delivery of Affordable Housing is likely to be limited to that which comes forward on the two proposed Local Plan sites. This is 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 expected volume of future delivery and historic delivery rates it is reasonable to assume that supply will be limited and affordable rented accommodation should be prioritised.

- C. **Government policy (eg 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 Rutland, where 35% of all housing should be affordable, 28.5% of Affordable Housing should be for affordable ownership. This does not comply with the guideline tenure split sought in the adopted Local Plan.

There can be exceptions to this requirement if it would prevent the delivery of other forms of Affordable Housing. Based on the findings of this HNA delivery 10% or more of homes as affordable home ownership could impact on the ability to deliver social/affordable rented homes. This is because of the limited scope for delivering Affordable Housing overall in Whissendine and the larger the share of affordable home ownership within the Affordable Housing that is delivered would erode the capacity to provide social/affordable rented homes.

- D. **Local Plan policy:** As noted above, the adopted Local Plan seeks a tenure split of 80% rented, 20% intermediate but this is provided as a guide which can be altered on the basis of local evidence.
- 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 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. Given the Local Plan policy suggests that 80% of Affordable Housing should be provided as rented housing, the First Homes provision is likely to impact on the provision of social/affordable rented housing.

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

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 Rutland, the remaining 75% of the affordable housing provision would then be apportioned 80% to affordable rent and 20% to affordable home ownership (if following the guideline mix in Policy CS11). 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 neighbourhood plan tenure mix to deviate from how the other tenures are rebalanced if appropriate.

- F. **Viability:** HNAs cannot take into consideration the factors which affect viability in the neighbourhood area or at the site-specific level. Viability issues are recognised in the Local Plan and it is acknowledged that this may affect the provision of affordable housing, the mix of tenures provided and the discounts that can be sought on First Homes properties.
 - G. **Funding:** the availability of funding to support the delivery of different forms of Affordable Housing may also influence what it is appropriate to provide at a particular point in time or on any one site. The neighbourhood 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 Whissendine:** there is limited provision of Affordable Housing in Whissendine. The NA has a small social rented stock with an additional small number of shared ownership properties (around 5 in total). This suggests that some provision of Affordable Housing would offer a wider choice of homes for local residents and, importantly, may allow those on lower incomes including newly forming households and younger families to remain in or move to the area.
 - I. **Views of registered providers:** it is not within the scope of this HNA to investigate whether it would be viable for housing associations (registered providers) to deliver and manage affordable rented homes in 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 Whissendine and the County of Rutland. These could include, but are not restricted to, policies to attract younger households, families or working age people to the NA. These wider considerations may influence the mix of Affordable Housing provided.
62. On the basis of the considerations above, Table 5-7 proposes an indicative Affordable Housing tenure mix that might be sought through Neighbourhood Plan policy.
63. 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. The Local Plan guideline mix of 80% rented to 20% ownership offers a starting point for considering the appropriate mix locally but needs to be adjusted to reflect recent Government policy on First Homes.
64. Some shift towards the provision of affordable home ownership products may be useful in Whissendine given the challenge of affordability and the limited stock of these homes in the parish at present. Social/affordable rented housing

is likely to remain the priority however, because households who need these homes have little or no choice in the market and are often in acute need. AECOM suggest a split of 40% affordable home ownership and 60% rented may be an appropriate mix. This would meet the new First Homes requirements (25% of all Affordable Housing) whilst also providing scope to deliver some other forms of affordable home ownership.

Table 5-7: Indicative tenure split (Affordable Housing)

Tenure	Indicative mix	Considerations and uncertainties
Routes to home ownership, of which	40%	
First Homes	25%	Product untested so uncertainties around viability, developer, lenders and buyer appetite etc.
Shared ownership	7.5%	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	7.5%	Emerging product with popularity and effectiveness as yet unknown. Impact of displacement by First Homes unknown.
Affordable Housing for rent, of which	60%	
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

65. 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. It is important to stress that, if limited new housing comes forward in the NA, the scope to provide a viable mix of different Affordable Housing tenures may be constrained. For example, on a site of 25 units, up to 9 Affordable Homes might be delivered of which 2 would be First Homes, an additional 1 home could be provided as shared ownership or rent to buy with 5 social/rented homes delivered. The practicalities of delivering single or small numbers of any particular tenure or product have not been

considered here. As such, there is likely to be some flexibility required in considering the appropriate mix on specific sites in the neighbourhood area.

66. 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 Rutland County to gather more detailed income and viability information, and to ensure that departures from the local policy context have their support.
67. Another option when developing Neighbourhood Plan policies on tenure splits is to add caveats to the policy in question, to the effect that the precise mix of affordable housing will be considered on the basis of site-by-site circumstances in addition to this evidence.

Conclusions- Tenure and Affordability

68. Whissendine has a high proportion of home ownership, with limited levels of social and private renting compared to Rutland and England as a whole. This is not unusual for a rural parish but has implications for the ability of local households and those moving to the area in terms of the affordability and accessibility of housing in Whissendine.
69. House prices have increased considerably over the last 10 years with median average prices £450k in 2021. With limited options to rent affordably in the private and affordable rented sectors, the nature of the housing stock in Whissendine is likely to constrain opportunities for younger and lower income households.
70. House prices in the market are unaffordable to households on average incomes. These households are able to afford private rents but supply is limited.
71. There is scope for affordable home ownership products to improve the choice available to households in Whissendine but discounts would need to be maximised to reach households on average incomes.
72. Social/affordable rents are critical to supporting households on the lowest incomes and in acute housing need. These are the only type of homes affordable to households on lower quartile incomes.
73. Drawing on the Rutland SHMA 2019 and AECOM's own estimates, this HNA estimates the need for 25 affordable rented homes (1.4 pa) and 40 affordable home ownership homes (2.2 pa) in Whissendine.
74. This quantity of Affordable Housing is unlikely to be delivered given that the Rutland Local Plan (adopted) and emerging new (withdrawn) Local Plan only envisages small scale new housing development in Whissendine.
75. Table 5-8 summarises Whissendine's position with regards to the expected delivery of Affordable Housing, and how this might be apportioned among sub-categories of tenure to meet local needs over the Plan period. This exercise simply applies the indicative housing need figure for the area to the Local Plan policy expectation, and shows the quantities of affordable housing for rent and sale that

would be delivered if the tenure mix proposed in this HNA were to be followed. In this sense it is hypothetical, and the outcomes in practice may differ, either as a result of measures taken in the neighbourhood plan (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 as a result of site-specific constraints.

Table 5-8: Estimated delivery of Affordable Housing in Whissendine

	Step in Estimation	Potential delivery
A	Indicative housing provision (2022-2036)	72
B	Affordable housing quota (%) in LPA's Local Plan	35%
C	Potential total Affordable Housing in NA (A x B)	25
D	Rented % (e.g. social/ affordable rented)	60%
E	Rented number (C x D)	15
F	Affordable home ownership % (e.g. First Homes, Rent to Buy)	40%
G	Affordable home ownership number (C x F)	10

Source: AECOM estimate based on LPA's affordable housing policies, AECOM's indicative tenure mix and AECOM's indicative housing need figure for Whissendine.

76. The potential level of delivery overall is unlikely to meet the quantity of demand identified in estimates of the need for affordable housing. It is therefore important to maximise the provision of Affordable Housing through new development, ensuring that the policy requirement be met wherever possible. The group may also wish to explore further avenues for delivering greater quantities of Affordable Housing (such as exception sites).
77. If the group considers exceeding the Local Plan policy requirement in the neighbourhood plan then it must be noted that an extremely high standard of justification is required which goes beyond the scope of this HNA, in particular around the issue of what level of Affordable Housing delivery can be financially viable in the NA. Raising the percentage of Affordable Housing required could have the effect of discouraging new building from coming forward altogether. Should the group wish to consider such an option, it is advisable to discuss this with the LPA in the first instance.
78. Affordable housing is typically provided and made financially viable by its inclusion as a proportion of larger market developments, as guided by Local Plan policy. However, if the community wishes to boost the supply of affordable housing, there are other, proactive routes available for its provision. For example, using community development orders, identifying exception sites or developing community land trusts.

6. RQ 3: Type and Size

RQ 3: 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

79. The evidence in this chapter is intended to give a snapshot of the existing dwelling stock in Whissendine 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 might be appropriate going forward.
80. 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 indicative size mix, are a starting point that may be adjusted in light of other community objectives and additional evidence.

Existing types and sizes

Background and definitions

81. 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.
82. 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.
83. 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 stages 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 – older households tend to be able to afford to live in larger homes - so it is not possible to attain a pure view of what is needed from the demographic data alone.
84. 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.

85. As noted in the Context section of this report, there is no perfect data source for the current mix of dwellings in the NA. For some aspects, such as the size mix of homes, adding together Census figures and completions data for the intervening period is highly accurate. There have been very few completions in Whissendine since 2011 (18 in total), mostly single dwellings. There is no information in the planning completions data on the size of these dwellings. However, Valuation Office Agency (VOA) for 2021 is available for the neighbourhood area so this can be used to examine the current type and size mix of dwellings in Whissendine.

Dwelling type

86. Over half of dwellings in Whissendine neighbourhood area in 2021 are detached (51.8%). There are a further 16.1% of bungalow dwellings, some of which will be detached and others semi detached properties. There is a small proportion of smaller properties – flats and terraces. Flats make up less than 2% of the dwelling stock, though this is not particularly unusual for a rural parish.
87. Census 2011 data is also presented, but this unfortunately cannot be used to fully understand the changes between 2011 and 2020 because Census data counts bungalows within each of the other categories rather than independently (hence the apparent decline in the number of semi-detached properties). Note also that VOA data is rounded to the nearest 10 in each dwelling category so there may be some slight discrepancies in the percentage figures. Overall, there appears to have been little change in the type of dwellings in the stock since 2011.

Table 6-1: Accommodation type, Whissendine, 2011 and 2021

Dwelling type	2011 (Census)	2021 (VOA)
Bungalow	-	16.1%
Flat	1.8%	1.8%
Terrace	11.6%	10.7%
Semi-detached	22.1%	17.9%
Detached	64.1%	51.8%
Unknown/other	-	1.8%
Total	100.0%	100.0%

Source: ONS 2011, VOA 2021, AECOM Calculations

88. The table below uses VOA data from 2021 and compares Whissendine with Rutland and England as a whole. It suggests:

- Whissendine has a higher share of detached properties (51.8%) than both Rutland (36.2%) and England (15.9%).

- There is also a greater share of bungalows in the NA (16.1%) compared to both benchmark areas which have around 10% bungalows in the dwelling stock.
- Whissendine has a smaller proportion of semi detached and terraced houses compared to Rutland and England. Some of Whissendine's bungalows will be semi detached however and so will account of some of the difference here.
- There are very few flats in Whissendine (1.8%) compared to Rutland (8%) and England (23%).
- Overall, the stock has a strong bias towards larger, detached properties and few small house types (flats and terraces). Rutland as a whole has a small share of flats and a smaller share of terraces compared to England which means that the availability of these smaller homes is likely to be constrained across a wider area than just the Neighbourhood Area.

Table 6-2: Accommodation type, various geographies, 2021

Dwelling type	Whissendine	Rutland	England
Bungalow	16.1%	10.5%	9.4%
Flat	1.8%	8.0%	23.0%
Terrace	10.7%	20.1%	26.4%
Semi-detached	17.9%	22.3%	23.8%
Detached	51.8%	36.2%	15.9%
Unknown/other	1.8%	3.1%	1.4%

Source: VOA 2021, AECOM Calculations

Dwelling size

89. The current dwelling stock in Whissendine is dominated by larger dwellings of four bedrooms and larger (41.1%). Three bedroom homes are the 2nd largest group at 39.3% of dwellings in 2021. Smaller – one and two bedroom homes – account for less than 20% of the stock.
90. While the VOA data helpfully shows changes that have been made to existing homes (i.e. extensions and the subdivision of rooms) that the other method overlooks (because the 2011 Census mix is effectively frozen at that point in time), it is in other respects less accurate. The VOA data is rounded to the nearest ten for each dwelling category, records a number of properties with an unknown number of rooms, and the newest data available is for 2021 – which misses any homes completed in recent months.
91. Nevertheless, the comparison of dwelling sizes in 2021 with the mix in 2011 suggests that the share of mid sized properties – two and three bedrooms – have expanded over the period. The share of 1 bedroom homes has fallen from 2.9% to 1.8%. The share of 4+ bedroom homes has fallen from 46.7% to 41.1%. The group do not recognise this pattern and it may be the result of discrepancies between the Census and VOA data sets. However, it is possible that some redevelopment of both larger and small properties has occurred to create more mid sized dwellings. It will be useful to review this data when the Census 2021 results are published.

Table 6-3: Dwelling size (bedrooms), Whissendine, 2011 and 2021

Number of bedrooms	2011 (Census)	2021 (VOA)
1	2.9%	1.8%
2	13.3%	17.9%
3	37.1%	39.3%
4+	46.7%	41.1%
Unknown	-	-
Total	100.0%	100%

Source: ONS 2011, VOA 2021, AECOM Calculations

92. Again, it is useful to look at the percentage breakdown of dwelling sizes in comparison with the wider County and England as a whole in 2021. Whissendine has a significant bias towards homes with four or more bedrooms compared to both Rutland and England. It also has a very small proportion of the smallest dwellings (1 bedroom homes) at 1.8% of the stock, compared to 5.8% in Rutland and 12.3% in England and two bedroom homes at 17.9% compared to 20.6% in Rutland and 28.1% in England.

93. Overall, there is a strong bias towards the largest sized properties which means that smaller homes, especially 1-2 bedroom properties, account for a small share of the stock compared to the County and national levels.

Table 6-4: Dwelling size (bedrooms), various geographies, 2021

Number of bedrooms	Whissendine	Rutland	England
1	1.8%	5.8%	12.3%
2	17.9%	20.6%	28.1%
3	39.3%	44.8%	43.4%
4+	41.1%	28.6%	15.5%

Source: VOA 2021, AECOM Calculations

Age and household composition

94. Having established the current stock profile of Whissendine and identified recent changes to it, the evidence gathered below 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

95. Table 6-5 below shows the most recent estimated age structure of the NA population, alongside 2011 Census figures. ONS estimates for 2020 suggest that 30% of the population is aged 65 and over. This represents a substantial increase since 2011 when 22% of the population was in the older age groups (65+). If the ONS estimates are accurate it suggests a significant ageing of the population of the NA over the last 10 years.

96. Younger age groups in the population, including children (aged 0-15) have a smaller share of the population and appear to have declined in number and share

since 2011. This is a common pattern across many rural areas of the country, where the ageing of the population has shifted the age structure. It may also reflect a pattern of younger people and households moving out of the parish and older households moving in, linked to high house prices and poor affordability of housing for younger households.

97. 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.
98. 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.

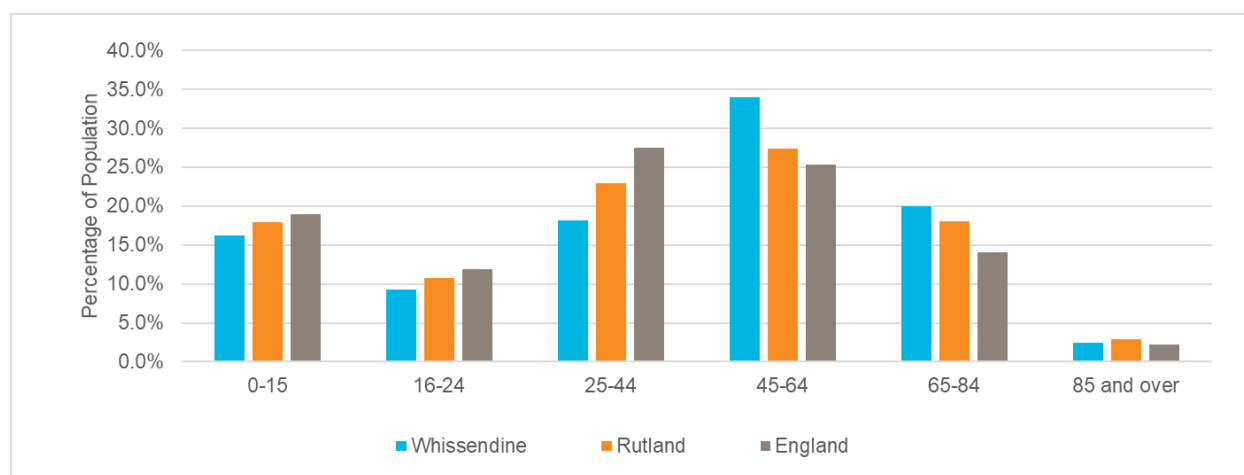
Table 6-5: Age structure of Whissendine population, 2011 and 2020

Age group	2011 (Census)		2020 (ONS, estimated)	
0-15	203	16.2%	181	14.7%
16-24	116	9.3%	64	5.2%
25-44	227	18.1%	200	16.2%
45-64	426	34.0%	407	33.0%
65-84	251	20.0%	348	28.2%
85 and over	30	2.4%	33	2.7%
Total	1,253	100%	1,233	100%

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

99. For context, it is useful to look at the parish population structure alongside that of the County and England. Figure 6-1 below (using 2011 Census data) shows that Whissendine has a bias towards older age group (45+) and smaller proportions of younger households compared to Rutland and England. It is likely that this pattern has become more pronounced since 2011.

Figure 6-1: Age structure in Whissendine, 2011



Source: ONS 2011, AECOM Calculations

Household composition

100. 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 period 2018-2036. Table 6-6 shows that Whissendine has fewer single person households (both younger and older) than Rutland and England. The largest proportion of households in 2011 was households (usually couples) without children. These households could consist of younger couples who may go on to have children and older couples (but under the age of 65) where children have left home. Compared to Rutland and England, Whissendine has a large share of older couple households (aged 65 and over) at 16.2% of households in 2011 – double the share of these households in the population in England as a whole.
101. 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 9% between 2001 and 2011 in the parish – lower than the rate of increase in Rutland (12%) and England as a whole (10%). This suggests that Whissendine has not experienced an unusual growth in this type of household.
102. Family households with children account for a smaller share than in Rutland and England but are a substantial proportion of the population at 24.2% in 2011. The Parish Survey (January 2022) responses also highlighted the importance that many residents attach to having access to a good school within the village and this is likely to be a key factor in retaining family households in the parish.

Table 6-6: Household composition, Whissendine, 2011

Household composition		Whissendine	Rutland	England
One person household	Total	19.4%	27.4%	30.2%
	Aged 65 and over	9.5%	14.3%	12.4%
	Other	9.9%	13.1%	17.9%
One family only	Total	76.8%	68.9%	61.8%
	All aged 65 and over	16.2%	13.1%	8.1%
	With no children	27.2%	22.3%	17.6%
	With dependent children	24.2%	25.2%	26.5%
	All children Non-Dependent ²²	9.1%	8.4%	9.6%
Other household types	Total	3.8%	3.7%	8.0%

Source: ONS 2011, AECOM Calculations

²² Refers to households containing children who are older than 18 e.g students or young working people living at home.

Occupancy ratings

103. 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.
104. A small proportion of households with children (dependent and adult children) have too few rooms for their household size ie they were living in over crowded homes in 2011.
105. In contrast, most households in Whissendine have enough space to meet their needs and most, particularly older households, under occupy their homes. As discussed earlier in this section, this pattern is a reflection of income, wealth and lifestage. Most older households are owner occupiers and continue to live in larger homes in the mainstream housing stock. This is not necessarily a problem, providing these homes can continue to meet their needs as they age. However, where older households choose to move in later life, this can help to release family homes for younger households to occupy.

Table 6-7: Occupancy rating by age in Whissendine, 2011

Household type	+2 rating	+1 rating	0 rating	-1 rating
Family 65+	78.8%	17.6%	3.5%	0.0%
Single person 65+	66.0%	22.0%	12.0%	0.0%
Family under 65 - no children	86.0%	13.3%	0.7%	0.0%
Family under 65 - dependent children	46.5%	37.0%	14.2%	2.4%
Family under 65 - adult children	39.6%	41.7%	16.7%	2.1%
Single person under 65	61.5%	28.8%	9.6%	0.0%
All households	65%	25%	9%	1%

Source: ONS 2011, AECOM Calculations

Dwelling mix determined by life-stage modelling

Suggested future dwelling size mix

106. 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 parish at the end of the 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 Whissendine 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 period (2036) 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 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 1 bedroom homes as opposed to 2, 3 or 4 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 2021 dwelling size mix is used so that any changes to the mix since 2011 can be factored in. As noted previously in this section, there has not been significant development of new homes in the NA since 2011 and only limited change in the size of dwellings in the profile of the stock.

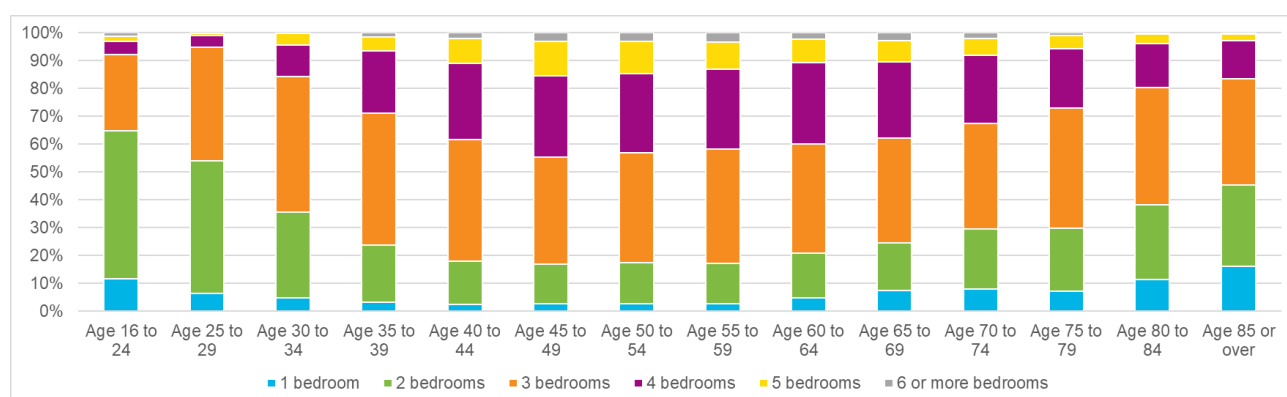
107. It is important to keep in mind that housing need is not an exact science and this exercise provides an estimate based on demographic trends and occupancy patterns alone. It does not take into account income and wealth, other than in an indirect way through the tendency of households to occupy more 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.

108. 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.

109. Before presenting the results of this exercise, it may be interesting to review two of the inputs described above.

110. The first, given as Figure 6-2 below, sets out the relationship between household life stage and dwelling size for Rutland in 2011. This shows how the youngest households occupy the smallest dwellings, before taking up larger homes as their families expand, and then more gradually downsizing to smaller homes again as they age. It is important to note however that most older households occupy homes with 3 or more bedrooms – most do not downsize in later life.

Figure 6-2: Age of household reference person by dwelling size in Rutland, 2011



Source: ONS 2011, AECOM Calculations

111. The second dataset of note is the result of applying Local Authority level household projections to the age profile of Whissendine households in 2011 and the updated estimates of household numbers described in the bullets above. Table 6-8 makes clear that population growth can be expected to be driven by the oldest households, with households aged 65 and over growing from 175 to 310 by 2036 – growth of 77%. Growth in other households is very limited.

Table 6-8: Projected distribution of households by age of HRP, Whissendine

Year	Age of HRP and under 24	Age of HRP 25 to 34	Age of HRP 35 to 54	Age of HRP 55 to 64	Age of HRP 65 and over
2011	6	168	137	175	175
2036	6	174	141	205	310
% change 2011-2036	-4%	4%	3%	17%	77%

Source: AECOM Calculations

112. The final result of this exercise is presented in Table 6-9 below. The model suggests that, compared to the current dwelling mix, by 2036, Whissendine would benefit from a shift towards more smaller and mid sized dwellings (1-3 bedrooms). This suggests that the provision of new homes in the NA should focus on 1-3 bedroom dwellings, with only limited provision of homes with 4+ bedrooms. It is interesting to note that this reflects the shift that appears to have occurred since 2011 according to the comparison of Census and VOA data earlier in the section.

Table 6-9: Suggested dwelling size mix to 2036, Whissendine

Number of bedrooms	Current mix (2021)	Indicative mix (2036)	Indicative mix of new housing
1 bedroom	1.8%	6.1%	14.9%
2 bedrooms	17.9%	23.1%	33.8%
3 bedrooms	39.3%	41.2%	44.9%
4 bedrooms	30.4%	21.5%	3.4%
5 or more bedrooms	10.7%	8.2%	3.0%

Source: AECOM Calculations

113. 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. It is important to note that Table 6-9 provides an estimate of the mix for all tenures. It is likely that the specific requirements for households in need of Affordable Housing may be different to this broad mix – largely because the size of home required is determined by allocation policies with households only allocated homes which meet their minimum size requirements.

114. 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.

115. 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. Providing some smaller homes with fewer bedrooms could help to address this situation.

116. To best meet the needs of the large cohort of older households expected to be present by 2036, 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.

117. 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 the parish. 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.
118. 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 to mid-sized 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.

The SHMA findings

119. It is relevant to note that the Rutland SHMA considered the mix of homes required across the County and provided estimates by tenure. A summary table from the SHMA (Figure 4.25 in the SHMA) is included here. The SHMA's modelling suggests that in the market sector, the largest proportion of new homes should be provided as 3 bedrooms, followed by 2 bedrooms. This is similar to the mix modelled by AECOM. However, the SHMA model suggests higher proportion of 4 bed plus and lower proportions of 1 bedroom homes across Rutland, compared to AECOM's model for Whissendine.
120. The mix suggested for Affordable Housing is skewed more heavily to smaller dwellings, driven by allocation policies and affordability.

	1-bedroom	2-bedrooms	3-bedrooms	4+ bedrooms
Market	0-5%	25-30%	45-50%	20-25%
Affordable Home Ownership	15-20%	35-40%	35-40%	5-10%
Social/affordable rented	40-45%	25-30%	20-25%	5-10%

Source: JGC analysis and conclusions

Conclusions- Type and Size

121. This study provides an indication of the likely need for different types and sizes of homes based on demographic change. It is important to remember that other factors should be considered in determining the dwelling mix that is desirable in the 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 housing market area (linked to any Local Authority strategies or plans) and site-specific factors which may justify a particular dwelling mix.

122. Whissendine has an older population compared to Rutland and England as a whole and the population is ageing in line with national trends. Growth in households in the future is expected to be driven by the older age groups.
123. Nevertheless, there is a substantial proportion of family households with children, albeit at a lower share than in the wider County. The needs of younger and family households therefore need to be factored in to plan for new development.
124. The dwelling stock is biased towards detached and larger dwellings with 4 or more bedrooms. There appears to have been some shift between 2011 and 2021 with a growth in the share of 2-3 bedroom dwellings and a fall in the share of 4+ bedroom properties but there is some uncertainty in the data about this pattern. This can be verified when new data becomes available from the Census 2021.
125. AECOM's modelling of future dwelling requirements suggests prioritisation of smaller and mid-sized dwellings to meet demographic needs and rebalance the stock. The *type* of dwellings suitable (eg flats, terraces, semi detached, bungalows) will need to be considered in terms of design and other site specific considerations. Smaller and mid sized dwellings could also provide a helpful contribution to affordability and greater choice for both younger and older households.

7. Conclusions

Overview

126. Table 7-1 sets out the conclusions and recommendations of this Neighbourhood Plan housing needs assessment, based on the evidence reviewed and analysed.

Table 7-1: Summary of study findings specific to Whissendine with a potential impact on Neighbourhood Plan housing policies

Issue	Summary of evidence and data assessed	Conclusions and recommendations
Quantity of housing to plan for	<p>The estimate of overall housing need for Whissendine is derived from the figure for Rutland which has been broken down with the aim of allocating an appropriate share to Whissendine with reference to the strategy for the pattern and scale of new development across the district as expressed in the latest local development plan. This process relies on interpretations and assumptions made by AECOM.</p> <p>The housing figure for Rutland is derived from the Government's Standard Methodology and is likely to change annually as the Government publish new affordability data each year and new household projections approximately every two years. This could impact on the number of homes required in Rutland and any indicative housing requirement figure provided by Rutland for neighbourhood areas.</p> <p>At the time the final Neighbourhood Plan housing requirement figure is provided by Rutland, it can be considered to supersede the provisional calculation within this study. Consequently, there is a need for the neighbourhood group to continue to engage with the LPA to confirm the final housing figure for the Neighbourhood Plan.</p>	<p>This HNA suggests an indicative overall Housing Need Figure of up to 90 dwellings, which equates to up to 5 dwellings per year between 2018 and 2036, or a remaining HNF of up to 72 dwellings between 2022 and 2036 when recent completions and existing commitments are factored in. This equates to 4 (rounded) dwellings per annum.</p>

Issue	Summary of evidence and data assessed	Conclusions and recommendations
<p>Quantity of affordable housing to plan for</p>	<p>Drawing on the Rutland SHMA 2019 and AECOM's own estimates, this HNA estimates the need for 25 affordable rented homes (1.4 pa) and 40 affordable home ownership homes (2.2 pa) in Whissendine.</p> <p>This quantity of Affordable Housing is unlikely to be delivered given that the Rutland Local Plan (adopted) and emerging new (withdrawn) Local Plan only envisages small scale new housing development in Whissendine.</p>	<p>The potential level of delivery overall is unlikely to meet the quantity of demand identified in estimates of the need for affordable housing.</p> <p>It is therefore important to maximise the provision of Affordable Housing through new development, ensuring that the policy requirement be met wherever possible (35% Affordable Housing on qualifying sites), and for further avenues for delivering greater quantities of Affordable Housing (such as exception sites) to be explored.</p>

Issue	Summary of evidence and data assessed	Conclusions and recommendations
Housing tenure and affordability	<p>Whissendine has a high proportion of home ownership (78.7%), with limited levels of social (11.6%) and private renting (8.8%) compared to Rutland and England as a whole. This is not unusual for a rural parish but has implications for the ability of local households and those moving to the area in terms of the affordability and accessibility of housing in Whissendine.</p> <p>House prices have increased considerably over the last 10 years with median average prices £450k in 2021. With limited options to rent affordably in the private and affordable rented sectors, the nature of the housing stock in Whissendine is likely to constrain opportunities for younger and lower income households.</p> <p>House prices in the market are unaffordable to households on average incomes (£46,000). These households are able to afford private rents but supply is limited.</p> <p>There is scope for affordable home ownership products to improve the choice available to households in Whissendine but discounts would need to be maximised to reach households on average incomes.</p> <p>Social/affordable rents are critical to supporting households on the lowest incomes and in acute housing need. These are the only type of homes affordable to households on lower quartile incomes.</p>	<p>Where new housing development in Whissendine qualifies to provide Affordable Housing, AECOM suggest a mix of 60% affordable rented and 40% affordable home ownership. This reflects the priority likely to be given to affordable rented homes to meet acute needs, but also scope to provide First Homes as required by Government policy and some flexibility to provide other forms of affordable home ownership such as shared ownership and rent to buy.</p>

Issue	Summary of evidence and data assessed	Conclusions and recommendations
Housing type and size	<p>Whissendine has an older population compared to Rutland and England as a whole and the population is ageing in line with national trends. Growth in households in the future is expected to be driven by the older age groups.</p> <p>Nevertheless, there is a substantial proportion of family households with children, albeit at a lower share than in the wider County. The needs of younger and family households therefore need to be factored in to plan for new development.</p> <p>The dwelling stock is biased towards detached and larger dwellings with 4 or more bedrooms. There appears to have been some shift between 2011 and 2021 with a growth in the share of 2-3 bedroom dwellings and a fall in the share of 4+ bedroom properties.</p>	<p>AECOM's modelling of future dwelling requirements suggests prioritisation of smaller and mid-sized dwellings to meet demographic needs and rebalance the stock. This could also provide a helpful contribution to affordability and greater choice for both younger and older households.</p> <p>This study provides an indication of the likely need for different types and sizes of homes based on demographic change. It is important to remember that other factors should be considered in determining the dwelling mix that is desirable in the 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 housing market area (linked to any Local Authority strategies or plans) and site-specific factors which may justify a particular dwelling mix.</p>

Recommendations for next steps

127. This Neighbourhood Plan housing needs assessment aims to provide Whissendine 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 Rutland County Council 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 Rutland County Council;
- The views of local residents;
- The views of other relevant local stakeholders, including housing developers and estate agents; and
- The numerous supply-side considerations, including local environmental constraints, the location and characteristics of suitable land, and any capacity work carried out by Rutland County Council.

128. This assessment has been provided in good faith by AECOM consultants on the basis of housing data, national guidance and other relevant and available information current at the time of writing.
129. Bearing this in mind, it is recommended that the Neighbourhood Plan steering group should monitor carefully strategies and documents with an impact on housing policy produced by the Government, Rutland County or any other relevant party and review the Neighbourhood Plan accordingly to ensure that general conformity is maintained.
130. 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.

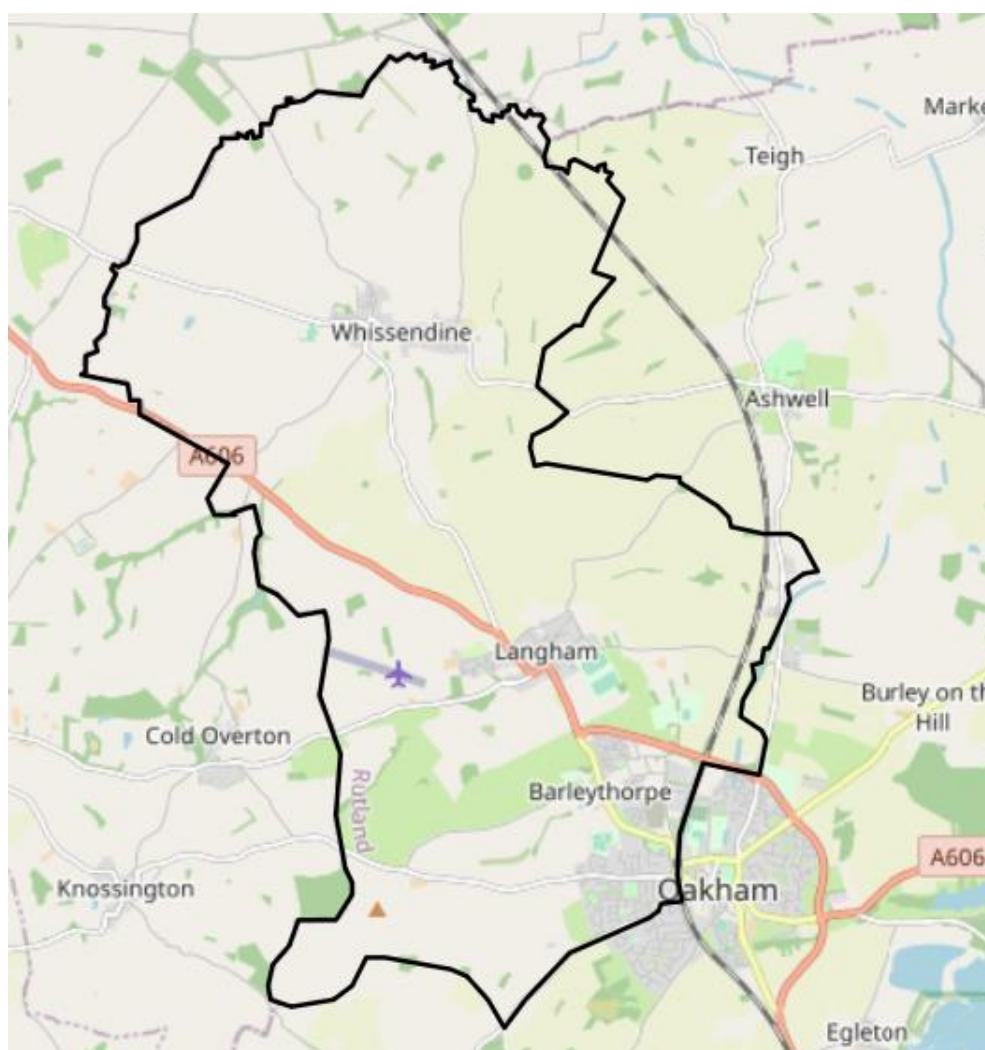
Appendix A : Calculation of Affordability Thresholds

A.1 Assessment geography

131. As noted in the Tenure and Affordability chapter above, affordability thresholds can only be calculated on the basis of data on incomes across the Neighbourhood Plan area. Such data is available at MSOA level but not at the level of neighbourhood plan areas.

132. As such, when calculating affordability thresholds, an MSOA needs to be selected that is a best-fit proxy for the Neighbourhood Plan area. In the case of Whissendine, MSOA E02002864 is the closest proxy for the Neighbourhood Plan area boundary, and as such, this is the assessment geography that has been selected. A map of the MSOA appears below in Figure A-1. It is larger than the parish area but the smallest geography for which this data is available

Figure A-1: MSOA E02002864 used as a best-fit geographical proxy for the Neighbourhood Plan area



Source: ONS

A.2 Market housing

133. Market housing is not subsidised and tends to be primarily accessible to people on higher incomes.
134. 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

135. 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.
136. To produce a more accurate assessment of affordability, the savings required for a deposit should be taken into account in addition to the costs of servicing a mortgage. However, unlike for incomes, data is not available for the savings available to households in Whissendine 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.
137. The calculation for the purchase threshold for market housing is as follows:
- Value of a median NA house price (2021) = £450,000;
 - Purchase deposit at 10% of value = £45,000;
 - Value of dwelling for mortgage purposes = £405,000;
 - Divided by loan to income ratio of 3.5 = purchase threshold of £115,714.
138. 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 2021 was £395,000, and the purchase threshold is therefore £101,571.
139. 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. There were no recent new build sales in the NA and so the figure for Rutland County as a whole has been used. New build prices were £308,629 in 2021 and the purchase threshold is therefore £79,362. However, house prices in Whissendine are higher on average than the County as a whole. As such, we would expect new build prices to be higher than those in the County.

ii) Private Rented Sector (PRS)

140. 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.
141. 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.
142. The property website [Home.co.uk](https://www.home.co.uk) shows rental values for property in the Neighbourhood Plan area. The best available data is derived from properties available for rent within the LE15 postcode area, which covers a larger area than the Plan area itself but can be used as a reasonable proxy for it. Moreover, because it forms a larger geography with a greater number of rental properties offered, the larger sample size is likely to generate more robust findings.
143. According to [home.co.uk](https://www.home.co.uk), there were 44 properties for rent at the time of search in February 2022, with an average monthly rent of £870. There were 17 two-bed properties listed, with an average price of £895 per calendar month.
144. The calculation for the private rent income threshold for entry-level (2 bedroom) dwellings is as follows:
- Annual rent = £895 x 12 = £10,740;
 - Multiplied by 3.33 (so that no more than 30% of income is spent on rent) = income threshold of £35,800.
145. The calculation is repeated for the overall average to give an income threshold of £34,800. In this case, the average rent is lower than the entry level (2 bed) because of the large number of 1 beds in the sample.

A.3 Affordable Housing

146. 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 below.

i) Social rent

147. 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.

148. 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 Whissendine. This data provides information about rents and the size and type of stock owned and managed by private registered providers and is presented for Rutland in the table below.

149. 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 generally might 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	£80.26	£93.53	£94.65	£111.33	£91.30
Annual average	£4,174	£4,864	£4,922	£5,789	£4,748
Income needed	£13,898	£16,196	£16,390	£19,278	£15,810

Source: Homes England, AECOM Calculations

ii) Affordable rent

150. 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).

151. 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 actually 50-60% of market levels rather than 80%.

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

153. Comparing this result with the average 2 bedroom annual private rent above indicates that affordable rents in the NA are actually closer to 55% of market rates (based on a comparison of the averages for both tenures) 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	£84.29	£105.84	£122.07	£138.76	£111.12
Annual average	£4,383	£5,504	£6,348	£7,216	£5,778
Income needed	£14,596	£18,327	£21,138	£24,028	£19,242

Source: Homes England, AECOM Calculations

iii) Affordable home ownership

154. 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 turn below.

155. 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

156. 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.

157. The starting point for these calculations is therefore the estimated cost of median house prices in Whissendine noted above of £450,000.

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

- Value of a new home (NA average) = £450,000;
- Discounted by 30% = £315,000;
- Purchase deposit at 10% of value = £31,500;
- Value of dwelling for mortgage purposes = £283,500;
- Divided by loan to income ratio of 3.5 = purchase threshold of £81,000.

159. 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 £69,429 and £57,857 respectively.

160. With the exception of the 30% discount, the income thresholds calculated here for First Homes are below the cap of £80,000 above which households are not eligible. As the discounted price in the case of First Homes at 30% discount is above £250,000 it would also fail to meet the criteria, so either a greater discount

is justified, developers would need to bring the price down, or smaller or lower value properties would need to be delivered than our assumed benchmark.

161. 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 2 bedroom home (assuming 70 sq m and a build cost of £1,500 per sq m) would be around £105,000. This cost excludes any land value or developer profit. This would not appear to be an issue in Whissendine.

Shared ownership

162. 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'.

163. 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.

164. 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).

165. The affordability threshold for a 25% equity share is calculated as follows:

- A 25% equity share of £450,000 is £112,500;
- A 10% deposit of £11,250 is deducted, leaving a mortgage value of £101,250;
- This is divided by the loan to value ratio of 3.5 to give a purchase threshold of £28,929;
- Rent is charged on the remaining 75% shared ownership equity, i.e. the unsold value of £337,500;
- The estimated annual rent at 2.5% of the unsold value is £8,438;
- This requires an income of £57,054 (annual rent multiplied by 3.33 so that no more than 30% of income is spent on rent).

- The total income required is £57,054 (£28,929 plus £28,125).

166. The same calculation is repeated for equity shares of 10% and 50% producing affordability thresholds of £45,321 and £76,607 respectively.

167. These the income thresholds are below the £80,000 cap for eligible households.

Rent to Buy

168. 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)

169. 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.

170. 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 = £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 methods²³.

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 Standard²⁴

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.

²³ The Tenant Services Authority has issued an explanatory note on these methods at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1918430.pdf>

²⁴ 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 principle forms of community-led models include cooperatives, co-housing communities, self-help housing, community self-build housing, collective custom-build housing, and community land trusts. By bringing forward development which is owned by the community, the community is able to set rents and/or mortgage payments at a rate that it feels is appropriate. The Government has a range of support programmes for people interested in bringing forward community led housing.

Community Right to Build Order²⁵

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)²⁶

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.

²⁵ See <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

²⁶ 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 years²⁷, i.e. the total value of the mortgage was less than 4 times the annual income of the person who was granted the mortgage.

Neighbourhood 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

²⁷ 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 in order to save/increase the deposit level

Sheltered Housing²⁸

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

²⁸ 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.²⁹

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

