



The Parish of Loggerheads Housing Needs Assessment

June 2016

Final version

**Loggerheads Neighbourhood Plan Working
Group**

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1. Introduction

1.1 Loggerheads Neighbourhood Plan Working Group (LNWG) was set up in October 2015 to prepare a Neighbourhood Plan for the parish of Loggerheads. The neighbourhood plan process requires that neighbourhood plan areas support planning policies with evidence. This can include the preparation of a housing needs assessment. This report is the result of work done by the LNWG.

1.2 In the words of the national Planning Practice Guidance (PPG), establishing future need for housing is not an exact science, and no single approach will provide a definitive answer. The process involves making balanced judgments, as well as gathering numbers and facts. At a neighbourhood planning level, one important consideration is determining the extent to which the neighbourhood diverges from the local authority average, reflecting the fact that a single town or neighbourhood almost never constitutes a housing market on its own and must therefore be assessed in its wider context.

1.3 The guidance quoted above on housing needs assessment is primarily aimed at local planning authorities preparing Strategic Housing Market Assessments (SHMAs), which are used to determine housing need at a local authority level. However, it helpfully states that those preparing neighbourhood plans can use the guidance to identify specific local needs that may be relevant to a neighbourhood, but that any assessment at such a local level should be proportionate.

2. Methodology

2.1 The starting point for a housing needs assessment is the relevant local authority's (in this case, Newcastle under Lyme Borough Council) Local Plan. Newcastle under Lyme does not have an up-to date Local Plan, it is in the process of preparing one, with a draft plan not expected to be published for consultation until May/June 2017, with the adoption date expected to be December 2018. Newcastle under Lyme does have a published Joint Strategic Housing Market Assessment (joint with Stoke) December 2015 and a Five Year Housing Land Supply Statement 2015-2020 updated mid-year 2015. These two documents together with other evidence including data from the 2001 and 2011 census; a local resident's survey and a survey on affordable housing have been used to prepare this housing needs assessment for the parish of Loggerheads.

2.2 The planning period of neighbourhood plans, where possible, should always be aligned with the relevant local plan. In the case of Loggerheads NP, this would mean aligning with the Newcastle-under-Lyme and Stoke-on-Trent new Joint Local Plan period, which is expected to be from 2013 to 2033.

2.3 Note: In this report, "Loggerheads" refers to the parish, which includes the wards of Ashley, Loggerheads, Mucklestone and Tyrley not just the ward of Loggerheads.

3. Population and Housing Projections for Newcastle Borough

3.1 The information in table 1 below is taken from the Newcastle and Stoke Joint Strategic Housing Market Assessment (SHMA). It shows a requirement for between 239 and 367 and 679 additional dwellings a year, across the Borough, dependant on which of the projection bases is relied upon (adjusted for demographics and economy).

3.2 The SHMA discounts the lower rate of 239 dwellings per annum, as this is derived from the 2012 based Sub National Households Population Projections (SNHPP). It states that the population projections underpinning the 2012 SNHPP make assumptions about future migration flows, largely based on that seen between 2007 and 2012, and it is important to recognise that this period included a severe national economic downturn which is likely to have impacted on the movement of households across the country. Given that the official projections are trend-based, the PPG acknowledges that they can be influenced or unduly constrained by recent market circumstances. For example, a historic under-delivery of housing and the impact of the recession can not only restrict the formation of new households, but also restrict the ability of households to move home.

3.3 Recognising the above factors relating to the historic demographic evidence base, the SHMA recommends the use of a trend-based projection based upon a ten year trend – as opposed to the short period used within the 2012 SNHPP – to assess future housing need in the housing market area.

3.4 The mid projection of 367 represents a ‘demographic adjusted’ level of need. This reflects a higher level of assumed population growth and migration, and incorporates more positive trends over the longer-term, which includes pre and post-recession demographic evidence. Household formation rates have therefore been adjusted for younger age groups to support a return to the rates of household formation seen in 2001, when house prices and affordability were more in line with longer term national trends. This means that the figure has been adjusted to reflect the discrepancies between the 2012-based SNHPP of what that need would be likely to be (i.e. the starting point) and actual experienced population trends in Newcastle-under-Lyme between the two censuses, which suggest that the nationally derived projections would not be accurate in predicting future growth in Newcastle-under-Lyme.

3.5 The higher level projection of 679 is an ‘uplifted’ figure, which takes into account economic growth projections for the Housing Market Assessment, as well as the need to increase housing supply in order to improve affordability of housing. The PPG also expects local authorities to ensure that the growth in labour force required to support likely job growth can be accommodated through housing provision. The

Councils (Newcastle and Stoke) have recently published an Employment Land Review to establish the likely level of job growth in the two authorities over the plan period, based on current conditions and planned investment. This work was on-going at the time of writing of the SHMA, and in the absence of these finalised outputs, two employment forecasts – from Experian and Oxford Economics, two respected forecasting houses – were considered, which forecast the creation of between 948 and 1,420 new jobs annually between 2013 and 2039. This represents a significant increase compared to the historic position, which has seen employment fall by almost 400 jobs per annum between 1997 and 2012.

3.6 Job creation of this scale would represent a fundamentally different economic context for the housing market area than that implied by the demographic trend-based projections, and modelling has therefore been undertaken to illustrate the level of growth in labour force required to support forecast job creation. This suggests that a greater retention or attraction of people would be required to grow the labour force, resulting in a higher need for between 1,504 and 1,917 dwellings per annum over the period 2013 – 2039 in the joint area of Stoke and Newcastle. This is 679 dwellings per annum in Newcastle.

Table 1: Newcastle actual and projected population and households 2001 - 2039

	Population	Households	Dwellings
Newcastle 2001 – 2011 ACTUAL	+1.5% (from 122,048 to 123,871 +1823 people)	+3.6% (fig 4.18, 50,723 to 52,574 +1851 households)	+4% (2102 dwellings) from 52,118 to 54,220
Newcastle 2013 – 2039 PROJECTION	+5.8% (7259 people) +340 net migration	+11.4% (6024) 232 a year	+11.5 % (6214 dwellings) =239 a year OR +17.6% (9542) = 367 a year if adjusted for demographics OR +32.6% (17654) =679 a year if adjusted for economic growth)
Dwellings per household = 0.969			
Change in household size 2001-2011	-2.2% (from 2.33 to 2.28)		

Source: Newcastle under Lyme and Stoke on Trent Joint Strategic Housing Market Assessment 2011 – 2021 (figs 4.1, 4.18) 2013 – 2039 fig 6.1

NB. A figure of 1.0 for dwellings per household indicates 1 dwelling per household. A figure below 1 indicates levels of overcrowding.

4. Population and Housing Projections for Loggerheads

4.1 This housing needs assessment for Loggerheads has considered the 3 different projection calculations set out in the Newcastle under Lyme and Stoke on Trent Joint Strategic Housing Market Assessment 2011 – 2021.

4.2 The parish of Loggerheads makes up 3.6% of Newcastle Borough’s population and 3.42% of the households and dwellings. If the 3 percentage increase projections for Newcastle Borough Council, from 2013 to 2039, is applied to Loggerheads a total of between 8.2 to 23.2 additional dwellings a year would be required or 213 and 604 additional dwellings (between 2013 and 2039), as shown in table 2 below. In the Neighbourhood Plan period of 20 years (2013 to 2033) this equates to between 164 and 464 dwellings.

Table 2: Loggerheads actual and projected population and households 2001 - 2039

	Population	Households	Dwellings
Loggerheads 2001 – 2011 ACTUAL	+6.8% (residents) 4,193 to 4,480	+7.0% (households) 1,688 to 1,806	6.7% (dwellings) 1738 to 1855
Loggerheads 2013 – 2039 PROJECTION (using NuLBC fig 6.1)	+5.8% (260 people) +10 a year	+11.4% (205 households) + 7.9 a year	+213 dwellings (+8.2 a year) or +324 (12.4 a year) if adjusted for demographics +604 (23.2 a year) if adjusted for economic market signals
Dwellings per household =0.973	Loggerheads makes up 3.6% of NuLBC population	Loggerheads makes up 3.4% of NuLBC households	
Change in household size 2001-2011	0.1% from 2.43 to 2.43 (rural south)		

4.3 Given that the Borough Council has discounted the increase based on the lowest growth (2012 population projections) the other two positions suggest a requirement for between 12.4 and 23.2 dwellings a year.

4.4 It should also be noted that any net new dwellings completed or with outstanding permission in the Neighbourhood Plan area since the start of the plan period (taken as 1st January 2013) would count towards any future identified target, meaning the outstanding number of dwellings required decreases accordingly.

5. What type of housing is required?

5.1 To develop an understanding as to the type of housing required the census data for 2001 and 2011 for Loggerheads has been used to provide demographic, household relationships and housing status. This information is set out in the following tables.

5.2 **Age** - If the age of residents is considered, in table 3 below, between 2001 and 2011 there was a significant increase in the age group 60 -74 years, an increase in over 75 years and 18-19 years and a significant decrease in the 30 to 44 age group.

Table 3: Breakdown of population by age: Loggerheads

Age	2001	2011	% inc/dec
0-17	885	883	-0.2%
18 – 19	73	91	24.7%
20-29	323	332	2.8%
30-44	837	740	-11.6%
45-59	1118	1089	-2.6%
60-74	651	1001	53.8%
75+	306	344	12.4%

Source: Census: Office for national statistics

5.3 **Household Relationships** - In table 4 and figure 1 below the relationships in households shows an increase in households with only one occupant and a decrease in households with families with children living at home between 2001 and 2011.

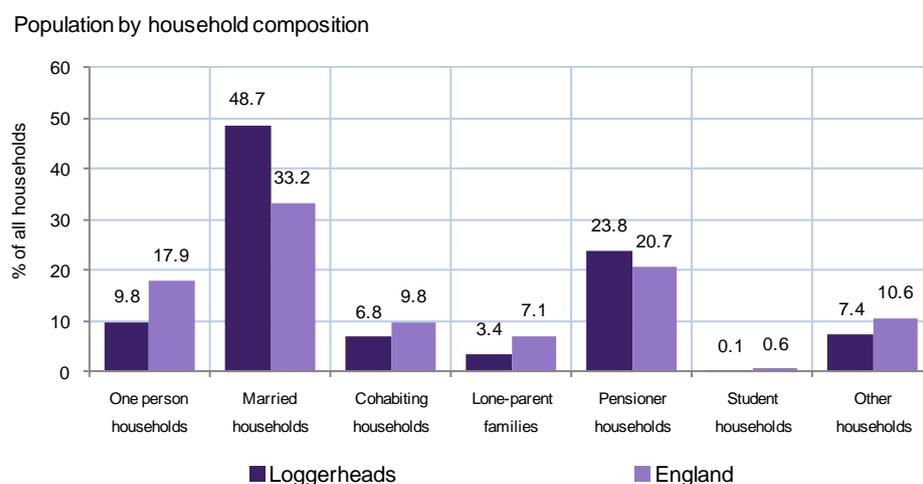
Table 4: Household relationships between 2001 and 2011 in Loggerheads

Household relationships	2001	2011	% inc/dec
All households	1686	1,806	7.12%
one person household aged 65 over	204	214	4.90%
One person household one person other	135	177	31.11%
One family aged 65 and over	210	211	0.48%
Married or SSCP couple dependent children	361	356	-1.39%
Married or SSCP couple no dependent children	385	385	0.00%
Married or SSCP couple non dependent children	133	138	3.76%
Cohabiting couple dependent children	63	53	-15.87%
Cohabiting couple no dependent children	41	67	63.41%
Cohabiting couple non dependent children	3	3	0.00%
Lone parent household with dependent children	50	61	22.00%
Lone parent household no dependent children	46	56	21.74%
Other households	55	85	54.55%

Source: Census: Office for national statistics

Figure 1: Population by household composition 2011

Source: Census 2011 (tables KS201EW, KS204EW and KS105EW)



5.4 Status of Housing - If the status of housing is considered there has been an increase in the number of residents who own their dwellings outright and a reduction in the number of dwellings rented from the local authority, as shown in table 5 below. There has been a 50% increase in private renting, and this is likely to continue to increase, as older owner-occupiers increasingly turn to private renting their main homes to support them in alternative retirement options. Private renting can be an alternative to meet the needs of singles / smaller households, if it is affordable.

Table 5: Housing Status: Loggerheads parish

Loggerheads parish	2001	2011	%inc/dec
Population	4193	4480	6.8%
Households	1688	1806	7%
Owned outright	648	820	26.5%
Owned with mortgage	758	657	-9.4%
Owned shared/part owned/part rented	7	4	-42.9%
Social rented local authority	49	27	-44.9%
Social rented other	74	87	17.6%
Private rented – landlord/letting agent	88	132	50%
Private rented other	64	21	-67.2%
Living rent free		28	-

Source: Census: Office for national statistics

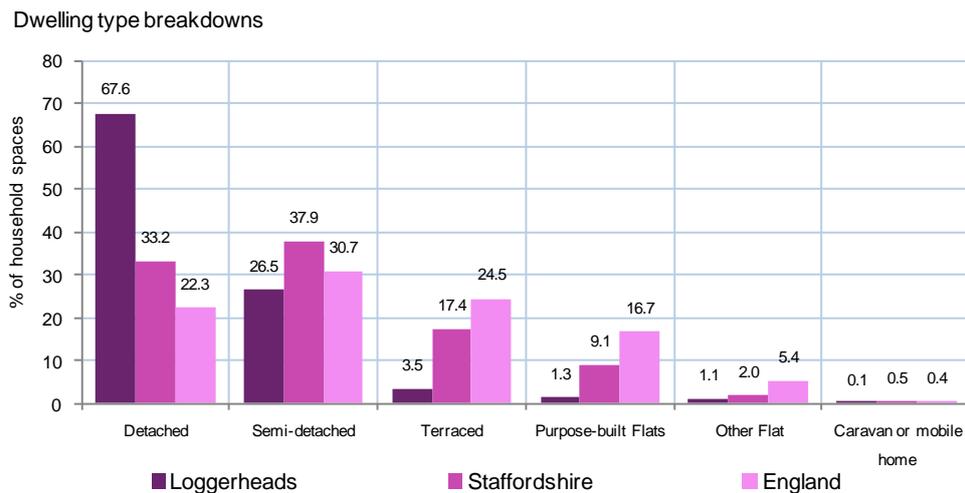
5.4 **Housing Type** - If housing type is considered, between 2001 and 2011, the significant increase has been in people living in detached properties. There has been a slight increase in flats and terraced properties. (table 6 and figure 2 refer).

Table 6: Housing Type: Loggerheads 2001 to 2011

House types	2001	2011	% increase/decrease
Detached	1148	1254	+9.2%
Semi detached	492	491	-0.2%
Terraced	51	64	+25.5%
Flats	19	25	+31.6%
Shared inc. bedsits	15	13	-13.3%
In commercial building	13	7	-46.2%
Caravan/mobile	3	1	-66.7%
Total	1741	1855	+6.5%

Source: Census: Office for national statistics

Figure 2: Dwelling types in 2011



Source: Census 2011 (table KS401EW)

5.5 When considering the evidence in the above Census data a clear trend can be seen that tends towards the need for smaller properties for single occupants and for over 60's.

6. Affordable Housing Need Survey 2012 from NuLBC (Appendix 3)

6.1 A survey commissioned jointly in 2012 by Newcastle under Lyme Borough Council and Aspire Housing to look at future affordable housing needs in Loggerheads is considered to still be valid. A summary is included below; the full report is attached at Appendix 3.

6.2 In 2012 Newcastle under Lyme Borough Council in partnership with Aspire Housing sent out housing needs surveys to every household in the Loggerheads parish. "Housing Need" was defined in the Council's Planning Policy Statement 3 and is different to housing demand. "The quantity of housing required for households who are unable to access suitable housing without financial assistance." (note: this definition has been replaced by National Planning Policy Framework, Annex 3)

6.3 1787 forms were posted out, 536 returned, a response rate of 30%. Of the forms returned 47 households identified themselves or someone in their household to be in housing need. Of these the majority were single adults (36%) and a family with children (30%). A significant number of single person households (47%) would like to meet their housing need through private ownership.

6.4 Conversely, the results show that a significant number of older households (57%) would like their need met through the rented tenure. The results show that the greatest need is for two bedrooms (43%) and three bedroom properties (26%). Whereas, the need for one bedroom (6.5%) and four bedroom houses (13%) is somewhat less. A significant number of single households (60%) have an indicated need for two bedrooms as opposed to one bedroom property and 50% of "family with children" have indicated the need for four bedroom properties.

6.5 The report concludes that the issue of affordable housing is compounded in Loggerheads, by the fact that property prices are high, relative to the rest of the areas within Newcastle under Lyme and that the number of social housing within Loggerheads is extremely low and limited. The results of the survey "have demonstrated that there is an additional need for affordable housing for local residents". The Council, as a strategic housing enabler will work towards meeting local housing need through provision of affordable housing, in the form of rented accommodation and shared ownership." The report goes on to say that "based upon results of this survey the Council would support a suitable application for a development to address local need. A significant number of households have stated that they would be in favour of residential development provided that they were of a small scale, of 1 to 5 affordable homes for local people in the parish. Although there were also a significant number of households who have stated that they would not be in favour of residential development of 5 to 10 affordable homes".

6.6 Since the report was published, Aspire submitted a planning application in 2013 for 8 two bedroom houses in Loggerheads for rental/shared ownership. This was refused but a following application for 6 two bed houses was approved. Building work started at the end of 2015.

7. Social Housing position in Loggerheads March 2016

7.1 The Neighbourhood Plan Group met with representatives from Aspire Housing, the main provider of social rented housing in Loggerheads on 3rd March 2016. Census data for 2011 shows 104 social rented houses in Loggerheads of which 92 belong to Aspire Housing. Of the 92, 48 are in Loggerheads and 44 in Ashley. The waiting list is high for 1 bed properties but the majority of stock is 3 bedrooms. There are only 5 x 1 bedroom bungalows in Ashley of the 92 properties. There are 6 x 2 bedroom properties currently under construction (from application made 4 years ago) at Rowney Close in Loggerheads. In Aspires view current supply does not match demand. Population has shown a +54% increase in age 60-74 and 12% decrease in age 30-44. They have a very low turnover of tenants in Loggerheads, only 1 or 2 in last year.

7.2 In terms of future development Aspire Housing own two parcels of land: garages at top of Esselie Ave, Ashley for 2 houses; open land at end of Tadgedale Ave, Loggerheads for 2/3 houses. Aspire Housing questioned what a developer's definition of "affordable" is. Developers are currently proposing 3 bed houses on new developments to satisfy 25% affordable contribution but in Aspire Housing's view the need for social rental is for +1 bed flats/bungalows and +2 bed houses/bungalows.

7.3 Social Housing Waiting list – from data supplied by Newcastle Borough in April 2016 there were 10 people registered on the social housing waiting list requesting a house in Loggerheads parish. Of these 2 were single and age between 30 and 49; 8 were families with children (6 age 20-29; 1 age 30-39 and 1 age 60+).

8. Affordability

8.1 The SHMA notes that historically, there has been a lesser issue of affordability in Newcastle-under-Lyme than on average in the surrounding authorities of Staffordshire, Moorlands and Stafford, and overall in England. Nevertheless, affordability has worsened since 1997, with market entry properties in 2013 being 5.2 times the lower quartile earnings in Newcastle-under-Lyme.

8.2 The mean household income in the Rural South sub-area (of which Loggerheads is a part) was £48,028 in 2014 (source CACI, 2014), the highest mean income of all the sub areas in the HMA and significantly higher than the local authority average (£34,387), the regional average (£35,611) and the England average (£36,764).

However when comparing this to household income required to access housing, an income of £46,000 is needed in the rural south to purchase an entry level house, compared to nearly £26,000 in Newcastle and almost £30,000 is needed just to access private rented accommodation, compared to £22,800 in Newcastle.

8.3 When looking at the proportion of households able to access housing in their sub-area, 45.3% of households in the Rural South sub-area could afford to purchase an entry level home, rising to 65.6% who could afford to rent a 2-bedroom dwelling, and 87.4% who could afford to socially rent a 2 bedroom dwelling.

9. House Prices and rental rates

9.1 House prices and average rental rates in the rural south (of which Loggerheads is a part) are significantly higher than the borough average. Table 7 below shows an average house to be over £100,000 higher in the rural south.

Table 7: Average house prices and rental for Newcastle and “rural south”

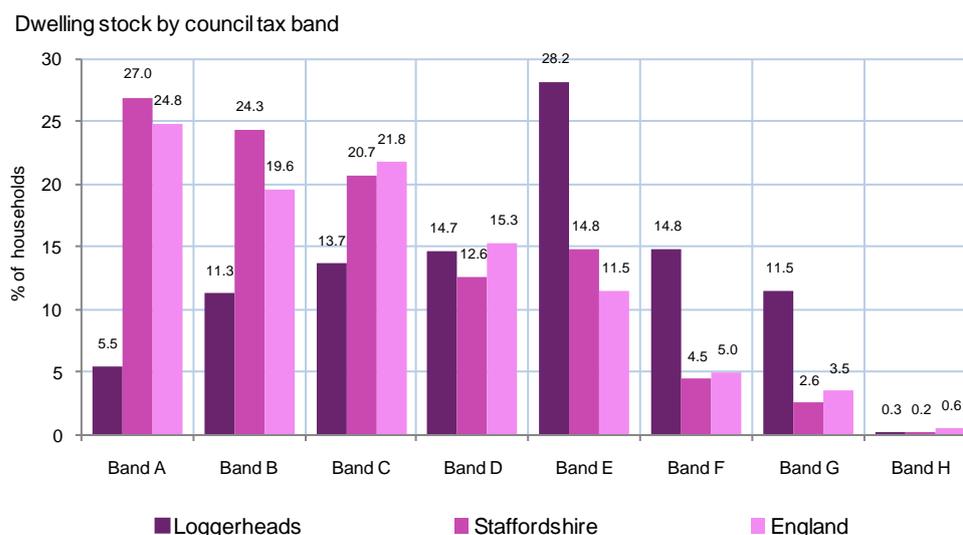
	NuLBC £	Rural south £
Average house price 2013/14	145,863	249,118
Avg rental per month 1 bed	395	585
Avg rental per month 2 bed	450	690
Avg rental per month 3 bed	550	550 (750)
Avg rental per month 4+ bed	725	1625

Source: Newcastle Joint Strategic Housing Market Assessment figs 5.3, 5.12 & 5.14

9.2 There are significantly more houses in Loggerheads in Council Tax Bands E, F and G compared to the Staffordshire and national average and significantly less Band A, B and C as shown in figure 3 below.

9.3 Neighbourhood Plan Guidance states that a neighbourhood with house prices significantly higher than the local authority or housing market area average might need its average housing projection figure increased to reflect this. Likewise, if recent rates of development have been higher than the local authority average, its average housing projection figure could potentially be decreased. If the approach of applying market signals is used, care must be taken to ensure the process is clear, transparent and comprehensible to a layperson. At this stage of the assessment, subjective judgements have to be made to some extent, as it is not possible for many of the market signals to be translated into a quantitative housing uplift or decrease. The NPPG recognises this by stating simply that any adjustment made should be ‘reasonable’. What is important is that any judgements made should be clearly set out and justified.

Figure 3: Dwelling stock by council tax band 2011



Source: Council Tax Band (Valuation Office Agency 2011)

10. Vacant dwellings 2001–2011

10.1 Loggerheads has seen a small reduction in the number of dwellings vacant between 2001 and 2011 and has a smaller proportion of dwellings vacant at any time compared to Newcastle, as shown in table 8 below.

Table 8: Vacant dwellings in Loggerheads, and Newcastle 2001 and 2011.

		2001	2011	Change	% change
Loggerheads	All dwellings	1740	1855	115	6.61%
	Occupied	1686	1806	120	7.12%
	Vacant	54	49	-5	-9.26%
	Vacant dwellings as % of all dwellings	3.10%	2.64%		
Newcastle-under-Lyme	All dwellings	52134	54254	2120	4.07%
	Occupied	50738	52574	1836	3.62%
	Vacant	1396	1680	284	20.34%
	Vacant dwellings as % of all dwellings	2.68%	3.10%		

Source: ONS, Census 2001 and 2011

11. Economy

11.1 Table 9 below shows that Loggerheads has similar proportions of economically active residents to Newcastle under Lyme and England, but a significantly higher proportion of self-employed residents compared to Newcastle under Lyme and England. The proportion of residents in full-time employment in the Neighbourhood Area is significantly higher than at the England level although lower than that for Newcastle under Lyme, with the percentage of part-time employed similar to the local percentage but much lower than the national figure. Unemployment levels are relatively low as is the number of full-time students.

Table 9: Economic activity in Loggerheads, 2011

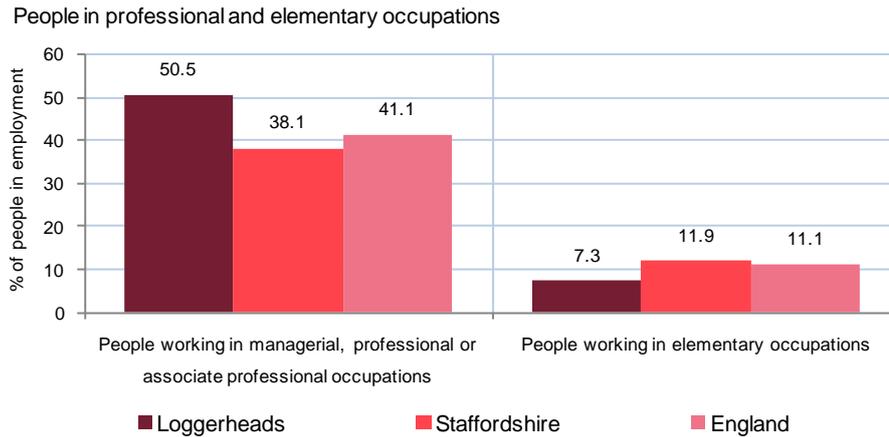
Economic category		Loggerheads	Newcastle under Lyme	England
Economically active	Total	66.7%	66.7%	69.9%
	Employee: Full-time	35.1%	37.8%	13.7%
	Employee: Part-time	13.0%	13.8%	38.6%
	Self-employed	13.2%	7.6%	9.8%
	Unemployed	2.7%	3.7%	4.4%
	Full-time student	2.6%	3.9%	3.4%
Economically inactive	Total	33.1%	33.3%	30.1%
	Retired	20.2%	16.1%	13.7%
	Student	4.4%	7.6%	5.8%
	Looking after home or family	3.7%	3.2%	4.4%
	Long-term sick or disabled	3.4%	4.7%	4.1%
	Other	1.7%	1.7%	2.2%

Source: ONS, Census 2001 and 2011

11.2 The jobs that residents have reflect the opportunities in the local area, and within commuting distance. Although some areas have a proportion of jobs in agriculture, overall the sector makes up only 3% of employment in rural areas, the property and wholesale and retail trade is the largest employer in rural (and urban) areas nationally. Residents from Loggerheads work in the following sectors:

Figure 4: Employment in Loggerheads 2011.





Occupation Category	Number of People	Percentage of 2,070 People in Employment	Percentage of 2,070 People in Employment (England)
Managerial occupations	380	17.6%	11.1%
Professional (or associate) occupations	705	32.9%	30.3%
Administrative or secretarial occupations	250	11.6%	11.5%
Skilled trades occupations	240	11.1%	11.4%
Elementary occupations	155	7.3%	11.1%

Source: Census 2011 tables (KS605EW and KS608EW)

12. Transport

12.1 Taken from Action with Communities in Rural England (ACRE) Rural evidence project report for Loggerheads November 2013:

“What does a sustainable community look like? Well connected, with good transport services and communication linking people to jobs, schools, health and other services

What do sustainable communities offer?

- Transport facilities, including public transport, that help people travel within and between communities and reduce dependence on cars;
- Facilities to encourage safe local walking and cycling;
- An appropriate level of local parking facilities in line with local plans to manage road traffic demand;
- Widely available and effective telecommunications and Internet access;
- Good access to regional, national and international communications networks.

12.2 People in rural areas rely more on private transport and, in general, spend more on transport than their urban counterparts (nationally, higher transport expenditure accounts for almost half the higher expenditure by rural households than urban

ones) Overall, the residents of rural hamlets and villages travel nearly twice as far by car each year compared to urban residents”.

12.3 With the information provided on following pages there is considerable evidence to show that Loggerheads is not a sustainable community using this definition.

13. Travel to Work

13.1 There are typically fewer jobs in rural areas than urban, and those local jobs are often lower-paid than their urban counterparts. Many rural communities act as “commuter villages”, providing a higher quality of life for residents who commute to urban areas for work (although there can also be large numbers of people working from home).

13.2 Understanding how far people travel to work may help identify actions based on potential demand for local employment. The profile for Loggerheads is in tables 10 and 11 and figure 5 below. Double the number of people work from home compared to the national average, but there has been a reduction locally and nationally in this number. Only 30% of the national average travel less than 2km to work and less than 10km. Over double the national average travel up to 30km to work and nearly double travel 40+km to work.

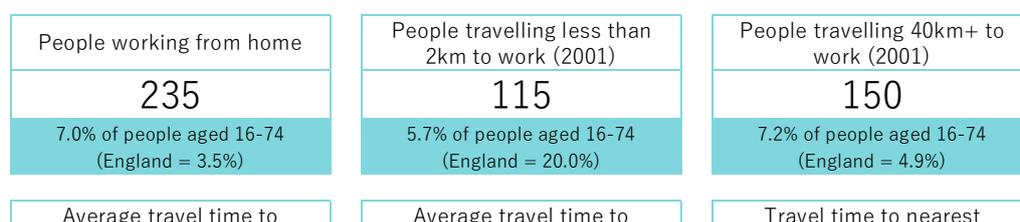
13.3 Only 1.3% of people in Loggerheads travel to work by public transport compared to 11.0% in England. 82% travel by car. This is not necessarily by choice, public transport serving the area is poor.

Table 10: Distance travelled to work, 2011

Location of work	Loggerheads	Newcastle under Lyme	England
Less than 10km	21.2%	60.3%	52.3%
10km to less than 30km	50.8%	16.5%	21%
30km and over	9.7%	7.6%	8%
Work mainly at or from home	14.0%	8.7%	10.3%
Other	4.2%	6.9%	8.5%
Average distance travelled to work	20km	14.1km	14.9km

Source: ONS, Census 2011

Figure 5: statistics on travel time 2011



nearest employment centre by car	nearest employment centre by cycle	employment centre by public transport/walking
6	24	8
County average: 5 mins	County average: 7 mins	County average: 12 mins

Source: Working from home (Census 2011 QS701EW) Distance travelled to work (Census 2001 UV 35); Travel to employment centres (DfT 2011)

Table 11: Travel to work: mode of transport

Travel to Work	2001	2011	% inc/dec	2011 % distribution
At home	284	235	-17.3%	10.9%
Train	8	17	+112.5%	0.8%
Bus, coach	35	27	-22.9%	1.3%
Taxi	7	2	-71.4%	0.1%
Motorcycle, scooter	12	10	-16.7%	0.5%
Driving Car or van	1428	1629	+11.3%	76.8%
Passenger in car/van	118	105	-11.0%	4.9%
Bicycle	15	8	-46.7%	0.4%
On foot	65	85	+30.8%	4.0%
Other	0	8	+800%	0.4%
Total	2034	2147	+5.5%	100%

Source: Office of National statistics, census 2011 and 2011

14. Services: How far away are key services?

14.1 The Department of Transport define important services as food stores, education, health care, town centres and employment centres. Loggerheads is significantly further from a secondary school and GP than the England average.

Figure 6: Road distance to key services 2011

Road distance from a Secondary School (2010)	Road distance from a GP (2010)
6.7km	2.5km
England average = 2.1km	England average = 1.2km

Source: Commission for Rural Communities 2010

14.2 Access to services is a major factor in quality of life for people in rural communities, where services and amenities may be some distance away. This is especially likely to cause difficulties for people without cars or who are unable to drive, whose mobility is limited, and in areas where public transportation is poor. Many rural communities have identified a lack of facilities and amenities as a priority locally. These facilities might include leisure facilities and meeting places for young

people. Figure 7 below shows the average travel time by public transport or walking to a range of services.

Figure 7: Average travel time to key services 2011



Source: DfT 2011

15. Housing Need - Loggerheads residents survey February 2016

15.1 The following questions relating to future housing development were included in the resident's survey distributed to every household in the parish in February 2016. There were 511 responses. Respondents could give more than one answer. Two thirds of residents support single or small developments of 1 or 2 houses, or less than 10. There is very little support for larger sites with more than 10 houses. (Table 12 below).

Table 12: Thinking first of housing, which of the following would be acceptable locally?

Acceptable development	Single dwellings	201	42%
	Small sites <10	245	51%
	Larger sites 10 – 50	68	14%
	Major 50+	23	5%
	No further development	153	29%

15.2 In terms of types of housing, most acceptable would be small family homes (49% of all residents), housing for the elderly (40%) and affordable homes for young people (36%). Most needed were thought to be affordable homes for young people (45%) followed by small family homes (36%) and provision for elderly (29%). (Table 13 below.)

Table 13: What types of housing would be a) acceptable, b) most needed

	Acceptable	%	Most needed	%
Small family houses	252	49	183	36
Large family houses	163	32	29	6
Affordable housing for young people	182	36	231	45
Housing suitable for elderly and	202	40	149	29

disabled				
Homes to rent from Social landlords	89	17	30	6
Homes available for shared ownership	100	20	43	8

15.3 It was strongly felt that if further housing development were to take place it must be conditional upon other improvements. Most important were thought to be the local infrastructure and roads, followed by health facilities and bus services. Only 4% felt development could go ahead without any conditions at all. (Table 14).

Table 14: Do you think that any further significant development should be conditional upon

The inclusion of community facilities e.g. Community centre; tennis courts; football pitch.	280	55%
The provision of play areas	251	49%
The building of additional shops	238	47%
Improvements to the road structure	338	66%
Improvements to the infrastructure e.g. sewerage	360	70%
Improvements to bus service	306	60%
Improvements to health facilities	334	65%
No conditions necessary	19	4%

15.4 The 'call for sites' and 'sites to be protected' questions brought a range of answers. Most likely for development were: Tadgedale Quarry, adjacent to the Fire Station and the car wash. (Table 15). Most in need of protection were: the Burntwood, all open farmland and sites along the Eccleshall and Mucklestone roads. (Table 16).

Table 15: Can you identify areas of land within the Parish of Loggerheads where you consider a housing development of more than 10 houses would be acceptable?

Site	No.
Car wash, Loggerheads	17
Market Drayton Road, adj to fire station	18
Tadgedale Quarry	20
Eccleshall Road, Field opposite Co-op	8
Mucklestone Road, field behind Price Close	7

Table 16: Bearing in mind that there must be some development in the future, are there any areas within the Loggerheads Parish which you think are important and should be protected from housing development (as green space)?

Site	No.
Burntwood/woodland areas	101
Green spaces/farmland	59
Around Turner Hodgkiss Nature Reserve	6
Allotments	4
Within existing gardens	3

16. Housing Need based on past housing growth

16.1 Two potential indicators of need in the Neighbourhood Plan area arise from considering the historical rate of housing delivery in the area, namely dwelling growth between the two censuses 2001-2011 and dwelling growth since the 2011 census.

Dwelling growth 2001-2011

16.2 Consideration of dwelling growth 2001-2011 provides a projection based on the rate of delivery of net new dwellings between the two censuses. There has been an increase of 117 dwellings in the NP area between the two censuses, or an annual rate of increase of **11.7 dwellings**. For the plan period this would suggest a gross¹ need for **234 dwellings** over the plan period 2013-2033 (20 x 11.7).

Dwelling growth since 2011

16.3 It is also helpful to consider a projection based on the rate of delivery of net new dwellings since the last census (2011), using data gathered and monitored by Newcastle-under-Lyme Borough Council. Between 1st April 2011 and the 30th October 2015, 15 net new dwellings have been completed (the end of September 2015 represents the latest available data on completions as supplied by Newcastle-under-Lyme Borough Council). This equates to an annual rate of delivery of 3.75 **dwellings**. If this rate of delivery was continued to 2033, this would equate to a projection of approximately 75 **dwellings**² over the plan period of 2013-2033 (3.75 x 20, rounded to the nearest whole number).

16.4 The rate of growth since 2011 gives a much lower projection than that for the ten year census period. However it should be acknowledged that the 2011 onwards projection is based on collation of data from a time period which is nearly half that of the 2001-2011 projection (i.e. approximately 4 ½ years).

17. Current Demand for Houses in Loggerheads – Houses for Sale

17.1 At any time there are always houses for sale in an area. The number of houses in Loggerheads currently on the market is 90. This figure fluctuates but has been recorded at around this level for the past 3 years. Follwell's, one of the main estate agents operating in the area say that in the "housing market in Loggerheads

¹ Any net new dwelling completions since the start of the plan period (i.e. 1st January 2013) can be counted towards this figure.

² Again, any net new dwelling completions since the start of the plan period (i.e. 1st January 2013) can be counted towards this figure.

generally family homes £175,000 - £350,000, priced correctly, sell relatively quickly and both supply and demand is strong. However there is a distinct lack of any starter homes for the younger generation wanting to get on the housing ladder. At the other extreme it is also true to say that there is a lack of sensibly sized retirement properties in the Loggerheads area”.

18. Housing Supply in Loggerheads

Houses Built since 2011 census

18.1 A total of 25 homes have been built or are under construction in Loggerheads since the 2011 census and up to October 2015. 13 were built between the census and January 2013. 2 were built between 2013 and October 2015 and a further 2 are under construction. (Table 17 refers).

Table 17: Houses built in Loggerheads between 2011 and October 2015.

2011-2013	No.
Oaklands Farm, Newcastle Road, Market Drayton	4
The Barn, Blore Heath Farm, Loggerheads	1
1a and 1b Chestnut House, Chestnut Road, Loggerheads	2
Christleton, Pinewood Road, Ashley Heath (replacement)	0
Car park at rear of shops, Eccleshall Road, Loggerheads	1
Upper House Farm, Pinfold Lane, Almington	1
Former car park, Mucklestone Road, Loggerheads	2
The Croft, Lower Road, Ashley	1
Garden of 4 Gorse Crescent, Loggerheads	1
Virginia Lodge, Pinewood Road, Ashley (replacement)	0
2013 – October 2015	
The Croft, Newcastle Rd, Loggerheads	1
19A Newcastle Rd, Loggerheads	1
Under construction in October 2015	
Rowney Close, Loggerheads	6
The Crofts, Pinewood Road, Ashley	1
Land adjoining Owl House, Tower Rd, Ashley	1
Former Fire Station, Church Road, Ashley	2
Total	25

Source: Newcastle Borough Council Planning records

18.2 A total of 122 homes have been permitted in Loggerheads between 2013 and October 2015. In the rural area permissions totalled 615 (against a target of 900 between 2006 and 2026). Note the Borough Council consider *“in recognition of national Planning Practice Guidance which states that ‘evidence which dates back several years, such as that drawn from revoked regional strategies, may not adequately reflect current needs’, the Borough Council no longer considers that the Core Spatial Strategy housing target (which the maximum 900 dwelling target for the*

rural area is part of) is an appropriate figure to measure housing supply or housing completions against, as this was derived from the West Midlands Regional Spatial Strategy which has now been revoked.”

18.3 Of these 122 homes, 30 would be affordable, only 6 were 2 bedroom properties and only 12 at October 2015 have started construction or been completed. (Table 18 refers).

Table 18: Housing permitted since 2013 up to October 2015 in Parish of Loggerheads

Location	No.	Type
Oak Tree barn, Knighton Farm	1	4 bed
The Croft, Newcastle Rd, Loggerheads	1	3 bed
19A Newcastle Rd, Loggerheads	1	4 bed
Rowney Close, Loggerheads	6	2 bed Affordable
The Crofts, Pinewood Road, Ashley	1	4 bed
36-38 Kestrel drive	1	3 bed
Land adjoining Owl House, Tower Rd, Ashley	1	3 bed
South East Of Hollycroft Farm Barn At Land Off Lordsley	1	4 bed
Rowney Farm conversion granny flat to separate house	1	3 bed
Former Fire Station, Church Road, Ashley.	2	4 bed
Mucklestone Road	78	58 4/5 bed 20x 3 bed Affordable
Silver Birch, Birks Drive, Ashley Heath	1	3 bed
Llysfaen, Newcastle Road, Loggerheads	2	3 bed
Land Adjacent Halcyon, Tower Road, Ashley	4	4 bed
Eccleshall Road, Hookgate	16	12 4/5 bed 4 x 3 bed affordable
The Crescent Pinewood Drive	1	3 bed
Land To The North East Of Birks Drive North West Of Tower Road Ashley	1	4 bed
Lee Croft Pinetrees Lane	1	4 bed
Land Adjacent To St Georges Pinewood Road Ashley	1	3 bed
178 Lower Road Ashley	1	4 bed
Total	122	30 affordable

Source: Permitted on NuLBC SHLAA 2015-2020 update mid-year 2015

18.4 At end March 2016 a further 143 homes are being considered for planning permission, of which 34 would be affordable, but all are 3 or 4 or 5 bedroom homes. (Table 19 refers).

Table 19: Other developments under consideration as current planning applications

Location	No.	Type
Tadgedale quarry	128	32 Affordable 4 bed
Market Drayton Road (nr Rowney farm)	9	2 Affordable 3/4 bed
Shetland Rise Top Rock Road Ashley	1	4 bed
Land off Eldertree Lane, Ashley	1	4 bed
Land Opposite Meynell Arms, Church Road, Ashley.	2	3 bed
Braeholme, Pinewood Road, Ashley	2	5 bed
Total	143	34 Affordable

Source: Planning applications November 2015 to End March 2016.

18.5 The Borough Council owns two plots of land in Loggerheads and has indicated in its Asset Management Strategy that it will seek to sell this land for housing, with the potential for a further 155 homes to be permitted in Loggerheads village, of which 34 would be affordable. (Table 20 refers).

Table 20: Other possible site developments on Newcastle Borough Council land

Location	Total no.	Affordable
Land Off Eccleshall Road Loggerheads	55	14
land off Market Drayton Road	100	20
Total	155	34 Affordable

18.6 The current housing supply position, if those at the planning application stage and those that could be built on Borough Council land are totalled, there could be up to 420 new homes in Loggerheads of which 98 are designated as being affordable. Only 6 of these are 2 bedroom houses, a significant number are large 4 bedroom family homes.

19. Housing Land Availability

19.1 Newcastle Borough Council, as part of the Local Plan process have identified Land in Loggerheads that is seen as available for housing development. Some of the land in table 21 below from an assessment in 2013/14 has been subject to planning application so is included in the tables above. This identifies capacity for 329 additional homes.

Table 21: Land Availability in Loggerheads

Site	capacity
Newcastle Road (The Croft), Loggerheads	1
Newcastle Road (adj.'Green Bungalow'), Loggerheads	1

Broom Lea, Loggerheads	6
Market Drayton Road, Loggerheads	120
Mucklestone Road, Loggerheads	70
Rowney Close, Loggerheads	6
Eccleshall Road, Loggerheads	30
Mucklestone Road (Tadgedale Quarry), Loggerheads	95
Total	329

Source: Newcastle Borough Council Strategic Housing Land Availability Assessment 2013/14

19.2 The result of a call for sites exercise in December 2015 identified other land in the Parish which land owners put forward as potential for housing development. This totalled a capacity of 673 additional new homes and includes significant development capacity in Ashley and Knighton.

Table 22: OTHER Housing land availability

	Hectares	Potential number of houses
Land at church road , Ashley	7.5	222
Land at the Dale, Ashley	0.92	27
Land at Bearstone Road, Knighton	6.9	205
Allotment land, Loggerheads	1.12	33
Land at Pinewood Road, Loggerheads	2.61	77
NCFS14 Land at the Dale, Ashley	0.92	27
Land at Charnes Road, Ashley	0.59	17
Land at NCFS103 Site 1 Charnes Road, Ashley	2.2	65
Total		673

Source: from NuLBC calls for sites 15 December 2015

20. Conclusion

20.1 In summary, this report identifies four separate projections of the number of dwellings needed for the Neighbourhood Plan area between 2013 and 2033 based on:

1. +164 dwellings (+8.2 a year) 2012 NuLBC population projection
2. +248 (12.4 a year) population projection adjusted for demographics
3. +464 (23.2 a year) population projection adjusted for economic market signals

4. +234 (11.7 a year) the rate of delivery of net new dwellings since the last census (2011).

20.2 Using the evidence from multiple sources it can be clearly demonstrated that the housing need in Loggerheads does not match supply. It has been assumed that the rate of increase based on population projections adjusted for demographics will apply in Loggerheads as this is similar to the evidence of growth over between the last two censuses and the evidence supports some growth but not the higher rate adjusted for economic market signals.

20.3 The parish of Loggerheads has a very specific housing need as set out in sections 5 to 7. This is for single person households for the age 60 years and above and affordable homes for young people, namely 1 or 2 bedroom houses or bungalows. Private renting can be an alternative to meet the needs of singles / smaller households, if it is affordable.

20.4 However this need is not being served by the current planning process as demonstrated in the housing supply assessment (section 18); 122 permissions since 2013 of which only 6 have been 2 bedroom houses and a further 143 houses in for planning permission as of April 2016. With the lack of a Local Plan supported by a Neighbourhood Plan the default position is that the housing supply pipeline is overloaded with more 3+ bedroom properties.

20.4 Potential supply has outweighed demand. Current permitted potential supply (122) **is equivalent to 9.8 years of demand** (using the adjusted for demographics projection). Even if the higher rate of need based on population projections adjusted for economic market signals is applied, current supply is equivalent to 5 years of demand.

Appendix 1: Newcastle Housing Projections: Challenge on Objectively Assessed Need's

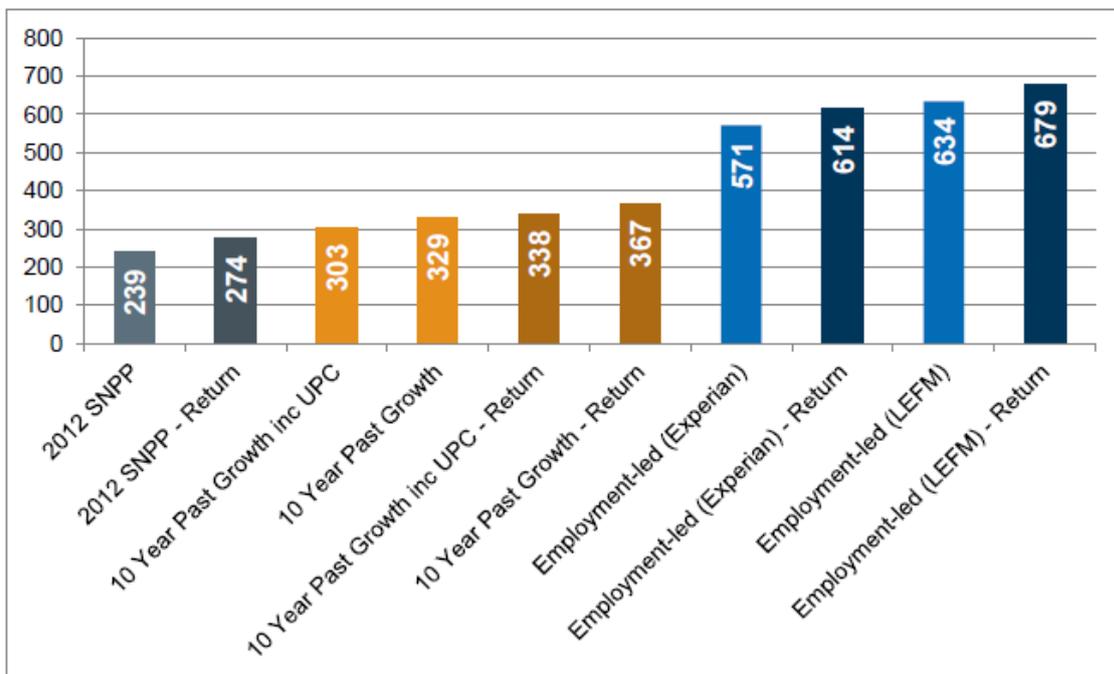
It is the opinion of the Loggerheads Neighbourhood Plan Group that the OANs in the SHMA, both “demographic adjusted” and “economic adjusted” are too high. The following are some of our reasons for questioning the numbers.

- Both the 2015–2020 housing land supply report from NuL and the October mid-year update (published in January 2016) were not in line with the 2012 NHHP; on the basis of their assumptions average family size in NuL would become unrealistically small (smaller than the family size used in the ONS projections).
- The lower, “demographic adjusted” assessment of need would require a 27% uplift of the target set by the JCSS.
- The natural population decline and loss of population in the 25–44 age group (and consequent reduction in 0–18 age group) is a negative influence on both demand and growth.
- The weak housing market and the large number of people commuting outside the HMA to work indicate lack of quality jobs and therefore lack of incentive to remain in or to move into the area.
- The high need for affordable housing reinforces a less optimistic outlook than is presented in the SHMA.
- The economic projections of the SHMA are unrealistically high and not evidence based. Further, footnote 40 on page 65 of the SHMA notes “the scenarios developed in this report are projected to 2039, and – given that economic forecasts only extend to 2031 – the more recent trend is extrapolated forward to 2039”.
- Over a 40-year period both NuL and SoT have failed to recover from losses of heavy industry and manufacturing.
- The area still relies on low-skilled, low-paid jobs (as evidenced by the growth of the logistics/warehousing industry).
- Outmigration of the 25–44 age group continues.
- The area is unable to retain graduates, evidencing the lack of higher-skilled, higher-paid jobs.
- The SHMA favoured the jobs forecast of Cambridge Econometrics, which is more than 50% higher than the Oxford Economic forecast. Planning documents that have relied on LEP projections elsewhere in the country have been criticised for relying on levels of growth considered more aspirational than evidence-based”.
- There is no link in the Newcastle Borough reports provided to any evidence from the Experian, Cambridge Econometrics and Oxford Economics on economy or employment forecasts that provides any transparent evidence to conclude that a 58% increase in housing is required in the borough. The Joint Employment Land Review, section 3.19, states that Stoke on Trent’s “skills gap” is harming the city’s growth prospects. This is evidence that there isn’t an increase in the prospective job market in the area to currently support a 58% increase in dwellings.
- The stakeholder engagement (Appendix 1 of the SHMA) also stated “it was suggested that job forecasts presented appear high compared to historic trends”. To grow the economy and to generate the 50,000 new jobs (Stoke on Trent and Staffordshire LEP Strategy) in the next 10 years is dependent upon migration in

to the borough as the “natural” population is ageing and won’t be able to sustain a future workforce.

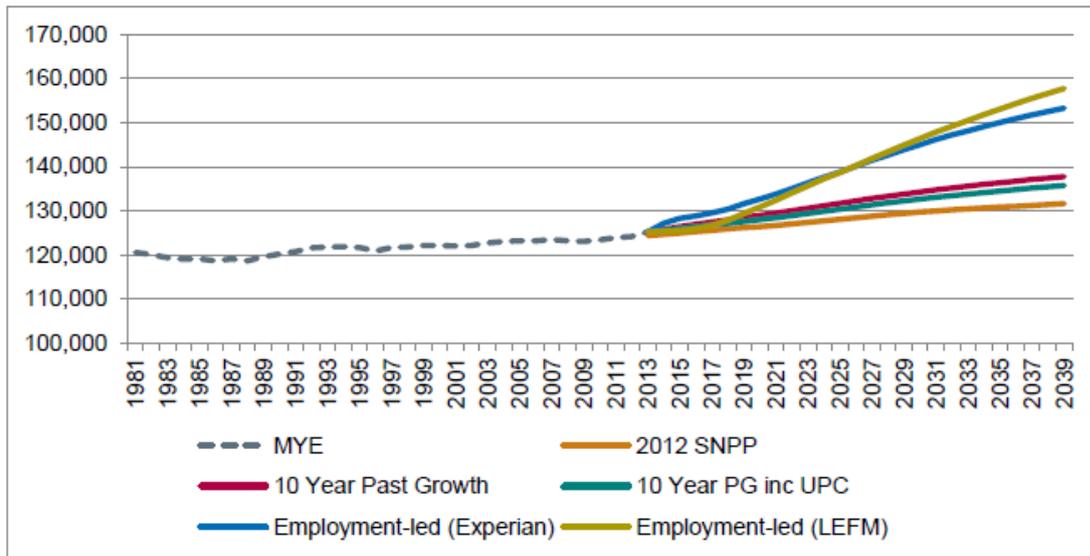
- The Edge Analytics (para 9.36) “ the two forecasts considered in the SHMA both expect comparatively strong or optimistic levels of job growth, when compared to the historical picture across the two authorities. The extension of job growth forecasts to cover the full projection period, with the resultant job forecast assumptions assuming an increase in employment of between 948 and 1,420 new jobs per annum between 2013 and 2039. This compares with a historic picture which shows that employment has fallen by almost 400 jobs per annum between 1997 and 2012 and even through the pre-recession period fell by almost 100 jobs per annum. The implied forecast picture of job growth would therefore represent a fundamentally different economic context for the area than that which has influenced the demographic trend-based projections. Where is the evidence to support this fundamental change? The SHMA goes on to say (para 9.39) “It is, however, clear that supporting this suggested level of job growth would require a significant increase in population growth in both authorities – relative to the historic rate of growth – due to an assumed retention and attraction of migrants to Stoke-on-Trent and Newcastle-under-Lyme.”

Figure 6.25: Implied Housing Need – Newcastle-under-Lyme



Source: Edge Analytics, 2015

Figure 6.27: Modelled Change in Population in Newcastle-under-Lyme



Appendix 2: Definition of Household and Dwelling (census)

Dwellings are classified into two types, unshared and shared. The 2011 Census defines a dwelling as a single self-contained household space (an unshared dwelling) or two or more household spaces at the same address that are not self-contained, but combine to form a shared dwelling that is self-contained. A household space is the accommodation that a household occupies, and self-containment means that all rooms, including the kitchen, bathroom and toilet are behind a door (but not necessarily a single door) only that household can use. In most cases, a single household space will be an unshared dwelling.

Definition of a household: One person living alone or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area.

Appendix 3: Summary of local factors specific to Loggerheads Parish with a potential impact on housing characteristics

Factor	Source	Data uncovered	Conclusion for neighbourhood plan housing policy
<p>Tenure of Housing</p>	<p>SHMA, JCSS, Census, Zoopla, Newcastle-under-Lyme Housing Waiting List data</p>	<p>There are low levels of affordable housing in Loggerheads at present. Local (market) housing is very expensive relative to the rest of the borough, and the SHMA data indicates that only 45.3% of households in the wider Rural South sub-area could afford to purchase an entry level 2-bedroom home, but 65.6% could afford to privately rent a 2-bedroom dwelling; meaning the (limited but growing) private rental market in the sub-area plays a role for those not needing to be in social housing. This reflects trends in growth in private renting in the NP area (although this has not been as high as growth rates experienced at the borough or national level, nevertheless, there is a slightly higher percentage of people privately renting in the NP area than in the borough) (although overall numbers are low).</p> <p>The current housing waiting list data suggests that most of the current affordable need in the NP area is for socially-rented 1-2 bedroom units, meaning flats or apartments would be the most efficient means of meeting this need.</p> <p>Owner-occupation is very much the predominant tenure and has grown strongly. This will continue to be the majority tenure in the future.</p>	<p>Need to work closely with Newcastle-under-Lyme Council to ensure local affordable need is met.</p> <p>The majority of homes in the affordable tenure should be, on the basis of the current waiting list, smaller units (mainly 1-2 bedrooms).</p> <p>Otherwise, it can be assumed that most new homes provided will be for owner-occupation or for private rental.</p> <p>Evidence does not support an affordable housing target over and above the existing JCSS target.</p>

Factor	Source	Data uncovered	Conclusion for neighbourhood plan housing policy
Demand/need for smaller dwellings	SHMA; Census, Zoopla, Rural Community Profiles	<p>The strongest growth in dwelling provision has been in 4 room properties, with very few small dwellings (1-3 rooms) being provided. Demand for family homes reduced as population in age 30-44 reduced by 11.6%. However the relatively high levels of fuel poverty in some parts of the NP area (12.1% of households compared to 10.9% in England) suggest some of the older, larger housing may not be fit for purpose for older occupants, and thus there may be some demand in the future from older people looking to downsize, alongside high house prices, potential buy-to-let investors and so on; stimulating future demand for smaller detached properties, whether these be lifetime homes or bungalows.</p> <p>Census data shows that that there has been an increase in single person households between the censuses, much lower than the rates of growth at the borough or national level. Single person households make up a smaller percentage of all households in the NP area than nationally or in the borough. There has been a small decrease in families with small children (who are likely to require smaller housing) between the censuses. Both these factors suggest there is less demand for smaller dwellings, or, alternatively, that such households are being priced out of the NP area.</p>	<p>Support, encourage and/or require the development of smaller (1-2 bedroom) dwellings to meet the needs of older (but still independent) people looking to downsize but remain in a rural location; younger families; and those in local agricultural/forestry jobs.</p> <p>Policy could, in combination with evidence from the supply side, indicate locations where smaller housing would be suitable.</p> <p>Smaller dwellings most likely to be in demand would be houses rather than flats, and could be detached or semi-detached, depending on the local context.</p> <p>Lifetime homes should be encouraged.</p>
Demographic	SHMA; Census	The population in the NP area is ageing considerably, and there are high levels of	The Neighbourhood plan does not require specific policy covering the needs of BME, student or gypsy/traveller

Factor	Source	Data uncovered	Conclusion for neighbourhood plan housing policy
change		<p>retirees, or people likely to reach retirement within the NP plan period. There are low numbers of students and data from the SHMA suggests the needs of BME, student or gypsy/traveller households are less relevant for the NP area. The number of young children in the NP area has dropped slightly and the number of people of an age likely to be wanting to form their own household (25-44) has dropped significantly, far more than at the borough or national level.</p>	<p>households.</p> <p>However, the plan should reference evidence of the rapidly ageing population and include appropriate policy responses, including support for/encouragement of downsizing through the provision of a proportion of smaller dwellings and lifetime homes. The NP area is not likely to be an appropriate location for more specialist types of older persons housing, due to the accessibility to amenities and facilities in the area. As such, need for specialist housing for older people, such as care homes, that arises from the NP area would be better met in more urban, accessible locations (see also recommendation below)</p> <p>If the NP aspiration is to increase the number of young people and young families, then provision of some smaller 'starter' homes, such as for those who work in the NP area, would be appropriate.</p>
Dwelling type	SHMA, Zoopla, Census	<p>In the NP area, detached and semi-detached homes predominate, with limited numbers of terraces and low numbers of flats. Detached and semi-detached properties are in most demand, but all housing types command a premium in this area.</p>	<p>The vast majority of new homes to be provided, including the smaller as well as the larger units, should be detached or semi-detached. However, for affordable units, there is a current demand for 1-2 bedroom units, which could be provided through, for example, a small flatted development/conversion.</p> <p>There is little demand for terraced housing or flats within the NP area and the provision of more detached and semi-detached houses is more in line with the local context.</p> <p>A policy supporting downsizing would help free up existing (under-occupied) detached or semi-detached family-sized dwellings for incoming families.</p>
Family sized housing	SHMA, Census,	<p>The current housing stock is larger than average; however, there has been an overall loss of families with young children in the NP area, suggesting that families whose children have</p>	<p>Despite a clear need to support the provision of smaller dwellings, there remains a clear demand for family-sized dwellings, and these should also be encouraged.</p>

Factor	Source	Data uncovered	Conclusion for neighbourhood plan housing policy
		<p>grown up and left home have continued to live in larger family homes. The NP area is home to large numbers of people in managerial roles and higher than average numbers of self-employed, or people working from home. It is also home to a larger than average proportion of people of working age who are at the later stage of working life and nearing or entering retirement during the plan period (and thus likely to be on higher incomes).</p> <p>As such, these people value homes with one or more extra rooms/bedrooms to use as an office, and this ensures demand for larger homes remains strong.</p> <p>The SHMA also documents the need for higher value housing to encourage higher income and highly skilled workers – the NP area appears to be one of the few places in the HMA that is meeting this need.</p>	<p>However, encouraging downsizing through the provision of smaller units for older people may free up some existing stock, so monitoring is extremely important to avoid an over-supply of this type of housing.</p> <p>Alongside smaller homes for retired, older and single person households, a proportion of larger homes is still likely required to meet the needs of families moving into the area and those who work from home.</p> <p>These homes should be at least three bedrooms in size, with the majority providing four bedrooms. Given their size and the local development context, it is likely that these homes would be detached or semi-detached rather than terraced.</p>
Housing for older people	SHMA, Census	It is likely that (given the demographics of the population in the NP area) there will be future demand for smaller detached homes across the NP area as older people who remain fit and independent choose to stay in their own homes and neighbourhoods for longer.	<p>The relatively isolated and rural nature of the NP area suggests that specialist housing for the most elderly population should be provided elsewhere, in more accessible locations, within walking distance of services and facilities.</p> <p>However, there still appears to be evidence for providing a proportion of smaller homes for the recently retired and/or over-55s to downsize into more locally, specifically for independent living. These could include smaller detached homes and bungalows.</p>