

Plaistow & Ifold

Housing Needs Assessment (HNA)

February 2024

Quality information

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Revision History

Revision	Date	Authorized	Position
1. First Draft	January 2024	Olivia Carr	Housing Consultant
2. Internal Review	January 2024	Paul Avery	Principal Consultant
3. Group Review	February 2024	Jane Bromley	Parish Council Clerk
4. Locality Review	February 2024	Madeleine Gohin	Neighbourhood Planning Officer
5. Final Report	February 2024	Olivia Carr	Housing Consultant

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List of acronyms used in the text:

DLUHC	Department for Levelling Up, Housing and Communities (formerly MHCLG)
HEDNA	Housing and Economic Development Needs Assessment
HMA	Housing Market Area
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
LA	Local Authority
LHN	Local Housing Need
LHNA	Local Housing Needs Assessment
LPA	Local Planning Authority
LSOA	Lower Layer Super Output Area
MSOA	Middle Layer Super Output Area
NA	Neighbourhood (Plan) Area
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
OA	Output Area
ONS	Office for National Statistics
PPG	Planning Practice Guidance
PRS	Private Rented Sector
RQ	Research Question
SDNP	South Downs National Park
SHMA	Strategic Housing Market Assessment
VOA	Valuation Office Agency

1. Executive Summary

1. Plaistow & Ifold is a Neighbourhood Area (NA) located in the district of Chichester. The NA boundary covers the areas administered by Plaistow & Ifold Parish Council.
2. The 2021 Census recorded 2,030 individuals in Plaistow & Ifold, indicating an increase of 132 people since the 2011 Census.
3. There has been development in Plaistow & Ifold in recent years. Chichester District Council has provided data showing that 54 net new homes have been built between 2011 and 2023. As of April 2023, outstanding commitments (dwellings on sites with planning permission) total 7 homes.
4. This Executive Summary details the conclusions of each chapter of this Housing Needs Assessment (HNA), addressing each of the themes agreed with the Parish Council at the outset of the research.
5. Data from the 2021 Census is continuing to be released. At present, the available data covers population, households, tenure, and dwelling stock characteristics. Some data from the Census 2021 at the localised level is not yet available, as well as some data comparing numerous variables. As such this HNA will draw on the latest available data from the 2021 Census where possible and will also continue to use other data sets, including 2011 Census, Valuation Office Agency data, and ONS projections where necessary to build up evidence at the neighbourhood level.

Conclusions- Tenure and Affordability

Current tenure profile

6. In 2021 Plaistow & Ifold had a significantly higher proportion of households that owned their own home (86.8%) than the wider local authority (65.4%) and country (61.3%). Due to the dominance of this tenure, the NA had a smaller proportion of households living in all other tenures. This is most evident when considering households living in social rented housing, forming just 2.9% in the NA compared to 15.1% across Chichester, and 17.1% nationally. There was a notable decline in the number of households living in social rented housing in Plaistow & Ifold over the decade, potentially due to the loss of stock via Right to Buy, demolition, or housing associations selling stock. The proportion of households private renting in Plaistow & Ifold was also well below the comparator geographies.

Affordability

7. Plaistow & Ifold house prices increased over the decade, with some year-on-year fluctuation. The median increased by 70.9% between 2013 and 2022, peaking in 2022 at £940,000. The lower quartile increased by a lesser extent (64.5%), peaking again in 2022 at £782,750. Median house prices in 2022 in Plaistow & Ifold were over double the median house price for Chichester (£425,000), indicating that the NA is a particularly high value area. The Chichester lower quartile house price in 2022 was £315,000, compared to £782,750 in Plaistow & Ifold.

8. Local households on average incomes are unable to access even entry-level homes unless they have the advantage of a very large deposit. The median house price would require an annual income over 4x higher than the current average. Private renting is generally only affordable to higher earners. Households on mean incomes can afford entry-level rental prices whilst households made up of lower quartile earners cannot afford the given rental thresholds.
9. There is a large group of households in Plaistow & Ifold who may be able to afford to rent privately but cannot afford home ownership. They are typically earning between around £44,400 and £201,279 per year and may benefit from the range of affordable home ownership products.
10. However, as discussed in greater detail in Appendix C, equivalent market prices in Plaistow & Ifold strain the boundaries of the relatively new First Homes product. The discounted price at all discount levels is above the cap of £250,000 set for this product, with the income required to afford it also above the £80,000 cap for eligible households in all circumstances. In order to bring the product below these thresholds developers would need to find cost savings achieved either through thoughtful selection of construction methods and materials or reductions in the size and quality of units. There may also be a valid argument that this product is not suitable or viable in the NA – a matter for potential discussion with Chichester.
11. Shared ownership appears to be slightly more affordable than First Homes but is still not accessible to any of the groups noted. The income required to access Rent to Buy is assumed to be the same as that required to afford market rents. If Rent to Buy is offered at a discount to entry level rents, this would expand this route to home ownership quite significantly, including to households on average incomes. However, discounts on average rents would make Rent to Buy affordability, in terms of the household income required, comparable to First Homes (50% discount) and shared ownership (25% equity).
12. Affordable rented housing is generally affordable to households with two lower earners. Households with a single lower earner appear marginally able to afford social rented housing. Many such individuals will, if unable to secure a social rented dwelling require additional subsidy through Housing Benefit to access housing.

The need for Affordable Housing

13. A HEDNA was undertaken for Chichester in 2022. Pro-rated to Plaistow & Ifold it suggests a need for 4.4 affordable rented homes per annum (66 over the Neighbourhood Plan period) and 4.8 affordable home ownership dwellings per annum (72 over the plan period 2024-2039).
14. Chichester District Council clearly sees the NA as a location for less growth than the population size might otherwise suggest as pro-rating the Affordable Housing need for the district gives a figure significantly greater than the housing requirement figure outlined at the beginning of this report. It is therefore likely that the local authority wouldn't expect a fair (population based) share of the Affordable Housing need to be attributable to the NA if not desired by the community. Pro-rating district level estimates can present problems in practice in rural areas. The Local Authority level figures are likely to represent higher

needs in urban areas where there is a large social housing stock and larger numbers of households living in private rented homes on housing benefit. Both of these factors tend to generate higher needs. By contrast, in rural parishes like Plaistow & Ifold the lack of social housing means there is little 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. This means it is difficult to identify need for social/affordable rented housing within Plaistow & Ifold.

15. However, the Parish Council note a proposed development site in the NA for 600 homes was rejected in the current emerging Local Plan draft. If the local authority reconsiders the development on the basis of needing to meet their overall housing target then there would be an increased expectation of Affordable Housing delivery.
16. Chichester District Council provided Housing Register data showing that as of November 2023 there were 11 households on the Housing Register for Plaistow & Ifold, all with a local connection to the NA. It is however worth noting that not all households complete the local connection element of registering and so this figure may be higher.

Affordable Housing policy

17. AECOM suggests an indicative mix of Affordable Housing, chiefly in response to the expectation that the delivery of Affordable Housing will be lower than the needs identified here, the fact that only 2.9% of households in 2021 social rented (indicating a lack of stock), the backlog of need on the Housing Register (11 households), and the severe affordability challenges in the NA. In this context, affordable rented tenures should be prioritised. It is suggested that Plaistow & Ifold delivers 65% affordable rented and 35% affordable home ownership tenures.
18. Looking specifically at affordable home ownership, it is recommended that, in line with national policy, 25% of Affordable Housing is delivered as First Homes. However, as noted in the Chapter and Appendix C, the discounted house prices are above the product cap, meaning that greater developer subsidy or cost saving would be required. If the product proves unviable it may be necessary to not deliver First Homes in Plaistow & Ifold, instead splitting this 25% of Affordable Housing between shared ownership and Rent to Buy. These two products are included in the interests of diversity and maximising choice, with Rent to Buy (based on entry level rents) the most affordable option locally.
19. The expected level of delivery does not meet the quantity of demand identified in estimates of the need for Affordable Housing. It is recommended that the policy requirement is met wherever possible, and for further avenues for delivering greater quantities of Affordable Housing (such as exception sites) to be explored.
20. 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, more proactive routes available for its provision. For example, using neighbourhood development orders, identifying exception sites, or developing community land trusts are all ways of boosting the supply of Affordable Housing.

Conclusions- Type and Size

The current housing mix

21. In both 2011 and 2021 the vast majority of households in Plaistow & Ifold lived in detached dwellings, at 84.8% in 2021. The proportion of households living in semi-detached dwellings and flats decreased over the decade whilst the proportion of households living in terraced dwellings increased, although only to 4.0%. As bungalows are not counted in Census data, 2022 VOA data suggests that 25.2% of dwellings at this time were bungalows in Plaistow & Ifold compared to 15.9% of dwellings across Chichester and 9.2% nationally.
22. Plaistow & Ifold had a much greater proportion of households living in detached dwellings than Chichester (35.6%) and England (22.9%). Due to the dominance of this dwelling type, the NA had a smaller proportion of households living in all other dwelling types than the comparator geographies.
23. Turning to dwelling size, in 2011 and 2021 the majority of households in the NA lived in larger 4+ bedroom dwellings, increasing from 56.8% to 60.4% over the decade. This may be in part due to the delivery of large dwellings as well as extensions of mid-sized dwellings. This aligns with the decrease in the proportion of households living in 3-bedroom dwellings between 2011 and 2021. The proportion of households living in smaller 1-bedroom and 2-bedroom dwellings remained stable, although at small shares of the total. Plaistow & Ifold had a significantly smaller proportion of households living in 1-bedroom and 2-bedroom dwellings than Chichester and England and the proportion of 4+ bedroom dwellings was more than 34 percentage points greater than the district.

Population characteristics

24. Between 2011 and 2021 there was a 7.0% increase in the population of the NA. In both periods the greatest proportion of the population in Plaistow & Ifold was aged 45-64, with a 6.5% increase in the number of people within this age category. The greatest increase was in the number of people aged 85+, at a 63.3% increase. The proportion of the population aged 65-84 also increased, from 20.7% to 23.6%. There was a clear decline in the number of children (-9.0%) and younger adults aged 25-44 (-4.8%).
25. There were significantly fewer single person households in Plaistow & Ifold in 2021 than the wider district and country, potentially linked to the unaffordability of housing. The NA had the greatest proportion of households with no children, at 21.3% compared to 16.8% nationally. The NA had the greatest proportion of households with non-dependent children, indicating relatively unaffordability for adult children to be able to move out of the family home.
26. Under-occupancy is relatively common in the NA, with 92.1% of households living in a dwelling with at least one additional bedroom based on their household size in 2021. This is most common in family households aged 66+ and family households aged under 66 with no children, suggesting that larger housing in the NA is not occupied by households with the most family members, but by households with the most wealth, or by older households who have not chosen or been able to move to smaller properties. There is

also some over-occupancy in the NA, with 2.9% of households with dependent children and 1.0% of households with adult children living in a dwelling with too few bedrooms.

Future population and size needs

27. Population growth can be expected to be driven by the oldest households, with households with a household reference person aged 65 and over projected to account for 49.1% of households by 2039, compared to 35.4% in 2011.
28. AECOM modelling suggests that by the end of the plan period there should be an increase in the proportion of 1-bedroom, 2-bedroom, and 3-bedroom dwellings, and a decrease in the proportion of larger 4+ bedroom dwellings. In order to reach this mix it is suggested that future development focusses on smaller and mid-sized dwellings. It is however not necessarily appropriate to completely prohibit the delivery of some larger dwellings as whilst older household downsizing may release larger housing into the stock, this may not be sufficiently affordable for family households. Therefore the provision of some larger, more affordable, market housing (e.g. terraces rather than detached houses) or larger Affordable Housing products may be appropriate.
29. It is important to remember that other factors should be considered in determining the dwelling mix that is desirable in the NA or on any particular site. These include the 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.

Conclusions- Specialist Housing for Older People

30. There are currently no units of specialist accommodation for older people in Plaistow & Ifold. The average supply for England is 136 units per 1,000 of the 75+ population.
31. 2021 Census data suggests that at this time there were 244 individuals aged 75+ in the NA. It is projected that by the end of the plan period this will increase to 388, with the 75+ population accounting for 17.5% of the population by 2039, slightly below Chichester levels of 19.8%.

Specialist housing for older people

32. The potential need for specialist housing with some form of additional care for older people can be estimated by bringing together data on population projections, rates of disability, and what tenure of housing the current 55-75 cohort occupy in the NA. This can be sense-checked using a toolkit based on national research and assumptions.
33. These two methods of estimating the future need in Plaistow & Ifold produce a range of 36 to 37 specialist accommodation units that might be required during the Plan period. These estimates are based on the projected growth of the older population, thereby assuming that today's older households are already well accommodated. If this is found not to be the case, it would justify aspiring to exceed the range identified here.
34. It is also useful to look at the breakdown in tenure and care, with a greater need for market (73.0%) than affordable (27.0%) specialist housing for older people in Plaistow & Ifold. There is also a greater need identified for sheltered housing (64.9%) than extra-care

housing (35.1%), with the greatest sub-category of need market sheltered housing. However, some of this need may be able to be met through at home adaptations or ensuring that new housing is accessible and adaptable.

35. Specialist housing should be provided in accessible and cost effective locations. It is considered that Plaistow & Ifold's position in the settlement hierarchy and limited range of services and public transport options makes it a relatively less suitable location for specialist accommodation. As such, noting that there is no specific requirement or obligation to provide the specialist accommodation need arising from Plaistow & Ifold entirely within the Neighbourhood Area boundaries, it is recommended it could be provided in larger nearby settlements such as Billingshurst.

Care homes

36. Care home accommodation is defined as institutional accommodation rather than housing. AECOM has estimated the likely need for care home accommodation over the plan period, based on the HLIN SHOP toolkit prevalence rates for residential and nursing care homes for older people (aged 75+). Based on this rate and the expected increase of 144 individuals aged 75+ between 2021 and 2039, it is estimated that in 2039 there would be a need for 9.4 additional care home beds in the NA. Some of the need for care home beds might be met by independent housing accommodation and vice versa. In addition, some of this need could likely be met through the turnover in current care bed spaces.

Adaptable and accessible housing

37. Given that there is unlikely to be a large volume of specialist supply during the plan period, another key avenue to addressing those with relevant needs is to discuss the standards of accessibility and adaptability in new development.
38. The current Chichester emerging Local Plan provides explicit encouragement for a proportion of affordable older persons accommodation as part of the affordable housing provision. It also requires housing sites over 200 units to provide specialist accommodation for older people (including a support or care component). In relation to adaptability and accessibility standards, on all residential development sites, 5% of affordable housing must meet wheelchair accessibility standards where there is an identified need on the Housing Register, and all remaining dwellings must meet accessibility and adaptability standards. AECOM's evidence supports the application of these policies in the NA and is unlikely to warrant further action at the Neighbourhood Plan scale unless a key priority.

2. Context

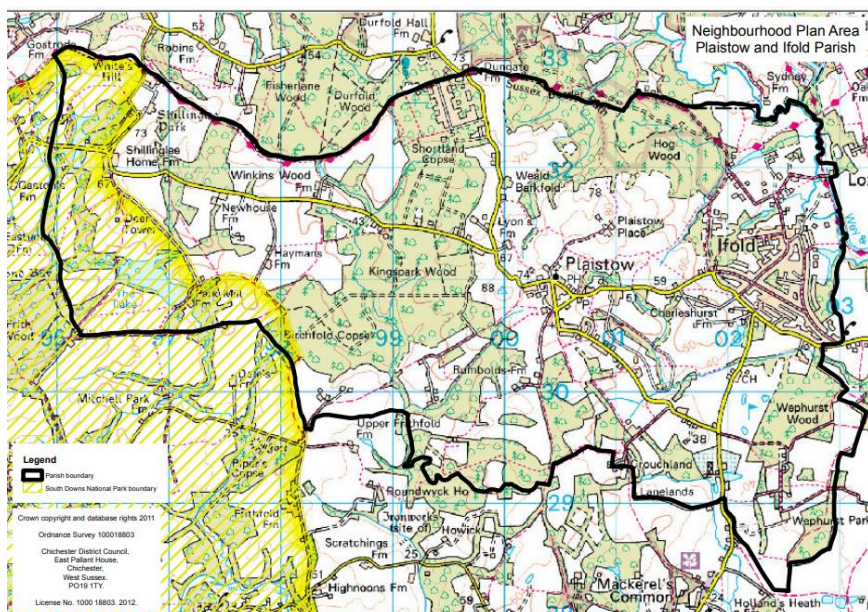
Local context

39. Plaistow & Ifold is a Neighbourhood Area (NA) located in the district of Chichester in the south east of England. Approximately 10% of the NA's land and 1-2% of housing falls within the South Downs National Park (SDNP). The NA boundary aligns with the parish boundary and was designated in November 2012.
40. The Neighbourhood Plan is envisaged to start in 2024 and extend to 2039, therefore covering a period of 15 years. The evidence supplied in this report will look forward to the Plan end date of 2039, but where possible will also provide annualised figures which can be extrapolated to a different term if the Plan period changes.
41. Plaistow & Ifold NA falls partly within the SDNP, as shown by the highlighted area in Figure 2-1. The NA is located approximately 6 miles northwest of Billingshurst and around 13 miles west of Horsham. There is a bus service connecting Plaistow & Ifold to Billingshurst but this is a limited service (not daily) and does not serve the settlements of Durfold Wood and Shillinglee. Billingshurst train station provides further connections to London, Gatwick, Horsham, Chichester, and Portsmouth. In terms of amenities, these include village halls, cafes, a pre-school, and a primary school.

The NA boundary and key statistics

42. For Census purposes, the NA is made up, like the rest of England, of statistical units called Output Areas (OAs). A breakdown of the OAs relevant to Plaistow & Ifold is provided in Appendix A. A map of the Plan area appears below in Figure 2-1.

Figure 2-1: Map of the Plaistow & Ifold Neighbourhood Area



Source: Chichester District Council¹

43. At the time of the 2011 Census the NA was home to 1,898 residents, formed into 745 households and occupying 789 dwellings. The 2021 Census indicates population growth of around 132 individuals (or 7.0%) since 2011, recording a total of 2,030 residents and 797 households.
44. 2021 Census data indicates that at this time there were 830 dwellings in the NA, an increase of 41 dwellings since 2011. This is slightly smaller than the increase of 52 households in the same period. Completions data provided by Chichester District Council indicate an increase of 54 dwellings between 2011 and 2023. Although 90 dwellings were built in this time, 36 dwellings were lost to demolition, leaving a net increase of 54.

The housing market area context

45. Whilst this HNA focuses on Plaistow & Ifold NA it is important to keep in mind that neighbourhoods are not self-contained housing market areas (HMAs). HMAs are usually wider than local authority areas and often stretch across 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.
46. In the case of Plaistow & Ifold, the NA sits within the Guildford HMA² which also covers the Fernhurst ward within Chichester district. This means that when households who live in these wards move home, the vast majority move within Guildford HMA. The housing market area also has links to other neighbouring areas however, including the Crawley & Horsham HMA, Havant & Portsmouth HMA, and Chichester & Bognor Regis HMA.
47. At the neighbourhood scale it is not possible to be definitive about housing need and demand because neighbourhoods, including Plaistow & Ifold, are closely linked to other areas. In the case of Plaistow & Ifold, changes in need or demand in settlements nearby is likely to impact on the neighbourhood.
48. In summary, Plaistow & Ifold functions within a wider strategic area. As well as fostering good working relationships with the local planning authority (Chichester District 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 plays 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

49. Neighbourhood Plans are required to be in general conformity with adopted strategic

¹ Available at https://www.chichester.gov.uk/media/16556/Plaistow-and-Ifold-Parish-Neighbourhood-Plan-Area/pdf/Plaistow_and_Ifold_Neighbourhood_Plan_Area.pdf?m=635645257977700000

² 2018 HEDNA

local policies.³ In the case of Chichester, the relevant adopted Local Plan consists of the Chichester Local Plan Key Policies⁴ (adopted July 2015) and the Site Allocations DPD⁵ (adopted January 2019). These documents look at the period 2014-2029. The South Downs Local Plan⁶ is also relevant. That document looks at the period from 2014-2033, and was adopted in July 2019.

50. The emerging Chichester Local Plan looks from 2021-2039, with Regulation 19 consultation taking place in February and March 2023. The Chichester Local Plan 2021-2039: Proposed Submission is the latest publicly available version of the plan. There is currently no emerging South Downs Local Plan. It remains at the evidence gathering stage. Regulation 18 is expected in early 2025.
51. A detailed breakdown of the Local Plan policies relevant to housing need is provided in Appendix B. Here, it is worth summarising the most important points of the emerging Chichester Local Plan:
 - Emerging Local Plan Policy H1 identifies an overall housing target of 10,350 homes over the plan period for the district;
 - In Policy S2 Plaistow & Ifold is designated as a Service Village, with Policy S1 outlining that these will deliver small scale housing development consistent with the indicative housing numbers;
 - Policy H4 states that 40% of all new dwellings are expected to be delivered as Affordable Housing on greenfield sites (30% on previously developed land) of 10 dwellings or more. The suggested tenure mix within Affordable Housing is 25% First Homes, 35% social rent, 22% affordable rent, and 18% shared ownership (57% affordable rent to 43% affordable home ownership);
 - Policy H10 sets out an expectation that all new homes will be built to Category M4(2) accessibility standards, with 5% of affordable housing will be built to wheelchair accessibility standards where there is an identified need on the Housing Register.
52. The adopted South Downs Local Plan identifies an overall housing target of 4,650 net additional homes between 2014 and 2033, with no allocations for Plaistow & Ifold specifically. Development proposals of 5 or more homes will be permitted where it is clearly demonstrated that evidence of local need for older people's or specialist housing is reflected in the types of homes proposed. On sites with a gross capacity to provide 11 or more homes, a minimum of 50% of new homes will be provided as affordable homes on site (a minimum of 75% will be affordable rented tenures). Policy SD28 in Figure B-3 outlines a sliding scale for smaller sites. Only a small proportion of the NA is within the SDNP (see Figure 2-1), at approximately 10% of land but only 1-2% of housing and population. The vast majority of housing development in the NA is likely to solely fall

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>

⁴ https://www.chichester.gov.uk/media/24759/Chichester-Local-Plan-Key-Policies-2014-2029/pdf/printed_version.pdf?m=635738654368370000

⁵ https://www.chichester.gov.uk/media/31230/Site-Allocation-DPD-2014-2029/pdf/Site_Allocation_DPD_2014_-_2029.pdf?m=636843544608500000

⁶ https://www.southdowns.gov.uk/wp-content/uploads/2019/07/SD_LocalPlan_2019_17Wb.pdf

under the Chichester Local Plan and so these policies are carried forward more heavily in the report.

Quantity of housing to provide

53. The NPPF 2023 (paragraphs 67 and 68) requires LPAs to provide neighbourhood groups upon request with a definitive or an indicative number of houses to plan for over the Neighbourhood Plan period.
54. Chichester District Council has fulfilled that requirement by providing Plaistow & Ifold with an indicative figure of 25 dwellings to be accommodated within the NA by the end of the Plan period, outlined in the emerging Local Plan. The Parish Council note that a development site in the NA for 600 homes was rejected in the current emerging Local Plan draft. If the local authority reconsiders the development on the basis of needing to meet their overall housing target then there would be an increased housing delivery expectation (met by the development).

3. Objectives and approach

Objectives

55. This Housing Needs Assessment (HNA) is structured according to a number of themes or topics that were agreed at the outset of the research with the Plaistow & Ifold Parish Council. These themes are broadly aligned with the kinds of housing policy areas available to neighbourhood plans, and each will form a distinct chapter of this report. The sub-sections below give a brief overview of the objectives of each chapter.

Affordability and Affordable Housing

56. Neighbourhood plans may include policies that influence the scale of Affordable Housing provision and the mix of different tenures and products provided through new housing development.

57. This chapter has three aims, each given its own sub-section:

- To establish the existing **tenure** of homes within the NA at present (owner occupied, private rented, social/affordable rented, shared ownership);
- To examine the **affordability** of different tenures by considering house prices, rents, local incomes and earnings; and
- To estimate the scale of **need** for Affordable Housing, including the need for those who cannot afford to rent and those who cannot afford to buy.

58. The evidence gathered here can be used to justify planning policies in the Neighbourhood Plan, but it is likely that other supporting evidence may be needed, for example on viability. Local Plans typically include policies on Affordable Housing and whilst the Neighbourhood Plan must be in general conformity with these strategic policies, there is scope for Neighbourhood Plan policies to adopt some local variety where this is supported by the evidence.

Type and Size

59. It is common for neighbourhood plans to include policies that influence what form new housing should take in terms of type and size. This requires evidence of what local people need.

60. The focus of this chapter is to identify relevant trends and potential gaps in the market that can be used to justify planning policies. It has three aims, each given its own sub-section:

- To establish what **mix** of housing exists in the NA at present;
- To describe relevant characteristics of the local **population**; and
- To look to the **future**, considering how the population is likely to evolve and what mix of homes would be most appropriate to build.

61. In addition to the direction of travel revealed by statistics, a variety of reasons sit behind people's housing choices that are less easy to predict, including wealth, accessibility requirements and personal preference. The conclusions and recommendations given here are sufficient for justifying planning policies but are not definitive. It is also appropriate to take into account other factors and evidence if desired.

Specialist Housing for Older People

62. It may be appropriate for neighbourhood plans in areas with aging populations to include policies relating to specialist housing for older persons.
63. This chapter supplements the demographic evidence relating to Type and Size, including the potential demand for downsizing, to consider the quantity and characteristics of need for housing for older people with some form of additional care. Its approach is as follows:
- To review the **current provision** of specialist housing in the NA;
 - To estimate the **potential demand** for this form of accommodation with reference to the projected growth in the older population and current rates of mobility limitation; and
 - To discuss the potential for meeting this need through adaptations to the mainstream stock and other **additional considerations**.
64. This element of the HNA recognises that the majority of older people will live in the mainstream housing stock and that there is no single way to meet their needs. It may also be inappropriate to focus excessively on the needs of one group or to promote a specialist scheme in a location that lacks adequate services. These issues will be drawn out.

Approach

65. This HNA assesses a range of evidence to ensure its findings are robust for the purposes of developing policy at the neighbourhood plan level. This includes data from the 2021 and 2011 Censuses and a range of other data sources, including:
- ONS population and household projections for future years;
 - ONS population age estimates for parishes (as 2021 Census data does not yet include age profile at small scales);
 - Valuation Office Agency (VOA) data on the current stock of housing;
 - Land Registry data on prices paid for housing within the local market;
 - Rental prices from Rightmove.co.uk;
 - Local Authority housing waiting list data; and
 - Chichester HEDNA Update, 2022.
66. Data from the 2021 Census continues to be released. At present, the available data covers population, households, tenure, and dwelling stock characteristics. Some data at the localised level, including parishes, will not be available until later in 2024, as well as

data comparing numerous variables. As such, neighbourhood level HNAs will draw on the latest available data from the 2021 Census where possible and will also continue to use other data sets, including 2011 Census, Valuation Office Agency data, and ONS parish projections to build up evidence at the neighbourhood level.

4. Affordability and Affordable Housing

Introduction

67. Neighbourhood plans may include policies that influence the scale of Affordable Housing provision and the mix of different tenures and products provided through new housing development.
68. This chapter has three aims, each given its own sub-section:
- To establish the existing **tenure** of homes within the NA at present (owner occupied, private rented, social/affordable rented, shared ownership);
 - To examine the **affordability** of different tenures by considering house prices, rents, local incomes and earnings; and
 - To estimate the scale of **need** for Affordable Housing, including the need for those who cannot afford to rent and those who cannot afford to buy.
69. The evidence gathered here can be used to justify planning policies in the Neighbourhood Plan, but it is likely that other supporting evidence may be needed, for example on viability. Local Plans typically include policies on Affordable Housing and whilst the Neighbourhood Plan must conform with these policies, there is scope for Neighbourhood Plan policies to adopt some local variety where this is supported by the evidence.

Definitions

70. This section uses a range of technical terms which are useful to define at the outset:
- **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).
 - **Affordability** refers to the relationship between the cost of housing to buy or rent and the incomes and earnings of households.
 - The definition of **Affordable Housing** is set out in the NPPF 2021 (Annex 2) as 'Housing for sale or rent, for those whose needs are not met by the market...' We refer to Affordable Housing, with capital letters, to denote the specific tenures that are classified as affordable in the current NPPF (Annex 2). A relatively less expensive home for market sale may be affordable but it is not a form of Affordable Housing.
 - A range of affordable home ownership opportunities are included in the Government's definition of Affordable Housing, to meet the needs of those aspiring

to own a home. As part of this, the Government has introduced a new product called First Homes, although this is not yet reflected in Annex 2 of the NPPF.⁷

- **First Homes** is a new product and expected to be an important part of the strategy for improving access to home ownership. Its key features are explained in greater detail in Appendix C.

Current tenure profile

71. The current tenure profile is a key feature of the Neighbourhood 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.
72. Table 4-1 presents data on tenure in Plaistow & Ifold compared with Chichester and England from the 2021 Census. This shows that the NA had a significantly higher proportion of households that owned their own home (86.8%) than the wider local authority (65.4%) and country (61.3%). Due to the dominance of this tenure, Plaistow & Ifold had a smaller proportion of households living in all other tenures. This is most evident when considering households living in social rented housing, present at just 2.9% in the NA compared to 15.1% across Chichester, and 17.1% nationally. The proportion of households private renting in Plaistow & Ifold was also well below the comparator geographies.

Table 4-1: Tenure (households) in Plaistow & Ifold and comparator geographies, 2021

Tenure	Plaistow & Ifold	Chichester	England
Owned	86.8%	65.4%	61.3%
Shared ownership	0.3%	1.4%	1.0%
Social rented	2.9%	15.1%	17.1%
Private rented	10.0%	18.2%	20.6%

Sources: Census 2021, AECOM Calculations

73. It is also worth comparing how the tenure mix has changed in the last ten years, using the 2011 Census (see Table 4-2). This shows that there was a clear increase in the number of households living in the private rented sector between 2011 and 2021, at a 70.2% increase. The number of households living in shared ownership dwellings doubled, although this only increased from 1 to 2 households. There was a notable decline in the number of households living in social rented housing in Plaistow & Ifold over the decade, potentially due to the loss of stock via Right to Buy, demolition, or housing associations selling stock.

⁷ 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>.

Table 4-2: Tenure change (households) in Plaistow & Ifold, 2011-2021

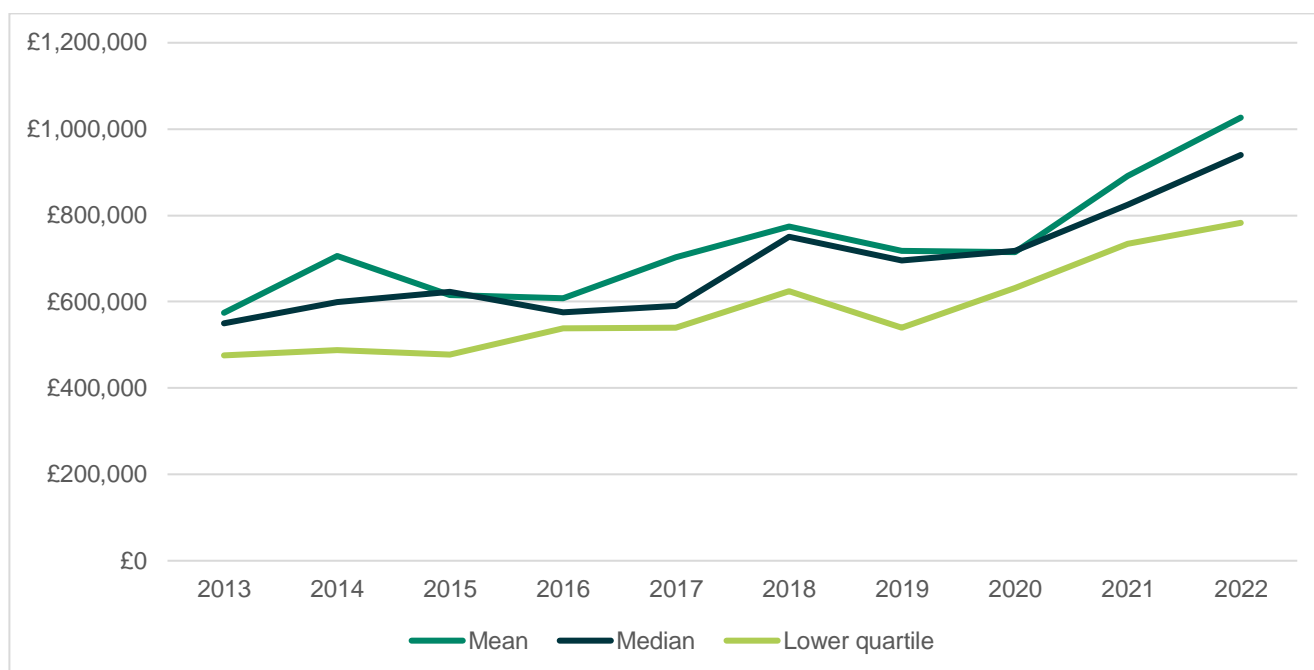
Tenure	2011	2021	% Change
Owned	660	692	+4.8%
Shared ownership	1	2	+100.0%
Social rented	37	23	-37.8%
Private rented	47	80	+70.2%

Sources: Census 2021 and 2011, AECOM Calculations

Affordability

House prices

74. 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.
75. Figure 4-1 looks at the average and lower quartile house prices in Plaistow & Ifold based on sales price data published by the Land Registry. It shows that house prices increased over the decade, with some year-on-year fluctuation. The median (middle number when the data is sorted from smallest to largest) house price increased by 70.9% between 2013 and 2022, peaking in 2022 at £940,000. The lower quartile (middle figure of the lowest 50% of prices and a good representation of entry-level housing) house price increased by a lesser extent (64.5%), peaking again in 2022 at £782,750.
76. Median house prices in 2022 in Plaistow & Ifold were over double the median house price for Chichester (£425,000), indicating that the NA is a particularly high value area. The Chichester lower quartile house price in 2022 was £315,000, compared to £782,750 in Plaistow & Ifold.

Figure 4-1: House prices by quartile in Plaistow & Ifold, 2013-2022


Source: Land Registry PPD

77. Table 4-3 breaks down house prices by type, presenting the median within each type. It shows that the greatest growth was in detached house prices, at 72.7% between 2013 and 2022. Detached house prices also remained the greatest. There is year-on-year fluctuation in house prices due to the annual average by type being derived from a smaller sample size within each category. This means that variation in the characteristics of homes that happen to be sold in a given year, such as the size, location, and condition of the property, can have a larger impact on the average house price than the dwelling type.

Table 4-3: Median house prices by type in Plaistow & Ifold, 2013-2022

Type	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Growth
Detached	£550,000	£630,000	£650,000	£575,000	£670,000	£750,000	£700,000	£720,000	£835,000	£950,000	72.7%
Semi-detached	£806,500	£475,000	£600,000	-	£322,500	£1,015,000	£375,000	£470,000	£444,039	-	-
Terraced	£210,000	£487,500	£252,519	-	£331,500	-	£790,000	£523,211	-	£260,000	23.8%
Flats	-	-	£195,000	-	-	-	-	-	-	-	-
All Types	£550,000	£599,950	£622,500	£575,000	£590,000	£750,000	£695,000	£717,500	£825,000	£940,000	70.9%

Source: Land Registry PPD

Income

78. 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.

79. 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 locally was £55,600 in 2020 (the most recent year for this dataset). Discussion about the area to which this data applies is provided in Appendix A.

80. 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. Chichester's gross individual lower quartile annual earnings were £18,579 in 2022. To estimate the income of households with two lower quartile earners, this figure is doubled to £37,158.
81. 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

82. 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.
83. AECOM has determined thresholds for the income required in Plaistow & Ifold 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 C.
84. The key assumptions made in assessing the affordability of different tenures are explained alongside the calculations, but it is worth noting here that we have assumed that the maximum percentage of household income that should be spent on rent is 30% and that mortgage financing will be offered at a maximum of 3.5 times household income. These are standard assumptions across housing needs assessments at neighbourhood and local authority scale although different approaches are sometimes taken and a case can be made for alternatives. This is discussed in more detail at the start of Appendix C.
85. Table 4-4 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.

Table 4-4: Affordability thresholds in Plaistow & Ifold (income required, £)

Tenure	Mortgage value (90% of price)	Annual rent	Income required	Affordable on average incomes? £55,600	Affordable on LQ earnings (single earner)? £18,579	Affordable on LQ earnings (2 earners)? £37,158
Market Housing						
Median House Price	£846,000	-	£241,714	No	No	No
Estimated NA New Build Entry-Level House Price	£671,323		£191,807	No	No	No
LQ/Entry-level House Price	£704,475	-	£201,279	No	No	No
LA New Build Median House Price	£364,500	-	£104,143	No	No	No
Average Market Rent	-	£27,732	£92,440	No	No	No
Entry-level Market Rent	-	£13,320	£44,400	Yes	No	No
Affordable Home Ownership						
First Homes (-30%)	£469,926	-	£134,265	No	No	No
First Homes (-40%)	£402,794	-	£115,084	No	No	No
First Homes (-50%)	£335,662	-	£95,903	No	No	No
Shared Ownership (50%)	£335,662	£9,324	£126,983	No	No	No
Shared Ownership (25%)	£167,831	£13,986	£94,571	No	No	No
Shared Ownership (10%)	£67,132	£16,783	£75,124	No	No	No
Affordable Rented Housing						
Affordable Rent	-	£8,094	£26,954	Yes	No	Yes
Social Rent	-	£5,639	£18,777	Yes	Marginal	Yes

Source: AECOM Calculations

86. Before considering each tenure category in turn, it is important to stress that these affordability thresholds have been calculated to give an 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

87. Thinking about housing for purchase on the open market, it appears that local households on average incomes are unable to access even entry-level homes unless they have the advantage of a very large deposit. Market housing, even with the benefit of a higher than average income, is likely to remain out of reach to most. The median house price would require an annual income over 4x higher than the current average.

88. Private renting is generally only affordable to higher earners. Households on mean incomes can afford entry-level rental prices whilst households made up of lower quartile earners cannot afford the given rental thresholds. 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

89. There is a large group of households in Plaistow & Ifold who may be able to afford to rent privately but cannot afford home ownership. They are typically earning between around £44,400 per year (at which point entry-level rents become affordable) and £201,279 (at which point entry-level market sale homes become affordable). This 'can rent, can't buy' cohort may benefit from the range of affordable home ownership products such as First Homes and shared ownership.
90. As discussed in greater detail in Appendix C, equivalent market prices in Plaistow & Ifold strain the boundaries of the relatively new First Homes product. 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. The discounted price at all discount levels is above the cap of £250,000 set for this product, with the income required to afford it also above the £80,000 cap for eligible households in all circumstances. In order to bring the product below these thresholds developers would need to find cost savings achieved either through thoughtful selection of construction methods and materials or reductions in the size and quality of units.
91. It is important to note that this evidence based on affordability does not provide a complete picture: evidence about the financial viability of development is also relevant. The question is whether demanding higher discount levels on First Homes will create a financial burden on developers that leads them to argue either that the discount level is not feasible or that the total amount of Affordable Housing may need to be decreased. This could effectively sacrifice the provision of affordable rented housing to provide a more attractive First Homes product. The issue of development viability is a specialist matter involving analysis of land values and build costs that is outside the scope of this assessment. If the Parish Council intend to set a higher First Homes discount level than that set at district level, further discussions with the LPA are advised.
92. Shared ownership appears to be slightly more affordable than First Homes but is still not accessible to any of the groups noted. Government has recently announced that the minimum equity share for shared ownership will fall to 10% of the property value.⁸ 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 for those who can afford them.

⁸ 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>.

93. Rent to Buy provides households with the option to rent at a discount whilst saving for a deposit to buy their property within a set period (usually within 7 years). The income required to access Rent to Buy is assumed to be the same as that required to afford market rents. However, affordability to local households would depend on how rents are set. If Rent to Buy is offered at a discount to *entry level* rents, this would expand this route to home ownership quite significantly, including to households on average incomes. However, discounts on *average* rents would make Rent to Buy affordability, in terms of the household income required, comparable to First Homes (50% discount) and shared ownership (25% equity). However, for some households, the availability of a deposit rather than income level per se is the key barrier to accessing home ownership. Rent to Buy may therefore offer a useful product to meet the needs of some households.
94. These three affordable home ownership 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.

Affordable rented housing

95. Affordable rents set out in the table above are substantially below market rents. Whilst affordable rents can be set at up to 80% of market rents, in many locations Registered Providers (housing associations) set them to ensure that they are affordable to those claiming housing benefit, i.e. at or below Local Housing Allowance levels. This means that they are in practice below 80% of market levels. This appears to be the case in Plaistow & Ifold.
96. 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). Households with a single lower earner appear marginally able to afford social rented housing. Many such individuals will, if unable to secure a social rented dwelling require additional subsidy through Housing Benefit to access housing.

97. The evidence in this chapter suggests that the (small) affordable rented sector performs a vital function in Plaistow & Ifold 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.

Estimates of the need for Affordable Housing

98. This section seeks to quantify the long-term potential need for Affordable Housing, which should be considered separately for affordable rented housing and affordable routes to ownership. The appropriate approach is taken based on the evidence available at Local Authority and NA scale.

Evidence in the HEDNA

99. A HEDNA was undertaken for Chichester in 2022. This study estimates the need for affordable housing in the district based on analysis of the Council's housing waiting list and analysis of other data sets in line with Planning Practice Guidance at the time.
100. The HEDNA identifies the need for 278 additional affordable rented homes and 301 affordable home ownership dwellings each year in Chichester as a whole. When the HEDNA figures are pro-rated to Plaistow & Ifold based on its fair share of the population (1.6% of the district's population based on the 2021 Census), this equates to 4.4 affordable rented homes per annum (66 over the Neighbourhood Plan period) and 4.8 affordable home ownership dwellings per annum (72 over the plan period 2024-2039).
101. However, pro-rating district level estimates of affordable housing need to rural areas presents problems in practice. The Local Authority level figures are likely to represent higher needs in urban areas where there is a large social housing stock and larger numbers of households living in private rented homes on housing benefit. Both of these factors tend to generate higher needs. By contrast, in rural parishes like Plaistow & Ifold the lack of social housing means there is no need generated from households already living in the sector. Similarly, households who may need social housing often move away to areas where their needs are more likely to be met (either because there is social housing available or more private rented housing). This means it is difficult to identify need for social/affordable rented housing within Plaistow & Ifold.
102. Chichester District Council clearly sees the NA as a location for less growth than the population size might otherwise suggest as pro-rating the Affordable Housing need for the district gives a figure significantly greater than the housing requirement figure outlined at the beginning of this report. It is therefore likely that the local authority wouldn't expect a fair (population based) share of the Affordable Housing need to be attributable to the NA.
103. However, the Parish Council note that a development site in the NA for 600 homes was rejected in the current emerging Local Plan draft. If the local authority reconsiders this development on the basis of needing to meet their overall housing target then there would be an increased expectation of Affordable Housing delivery. The level of Affordable Housing delivery expected on a large site such as this may be able to meet some of the needs of households in Plaistow & Ifold if it was to come forward, but there are households currently in

need in the NA that should not have to wait for potential development such as this to come forward.

Additional evidence of Affordable Housing needs

104. Chichester District Council provided Housing Register data showing that as of November 2023 there were 11 households on the Housing Register for Plaistow & Ifold, all with a local connection to the NA. It is however worth noting that not all households complete the local connection element of registering and so the true need may be higher than this figure.

Affordable Housing policies in Neighbourhood Plans

105. This section outlines a common Neighbourhood Plan policy level around the tenure mix of affordable housing, provides a recommendation and summarises relevant considerations.

Application of Local Plan policies

106. Chichester's emerging policy on this subject (H4) requires 30% of all new housing on brownfield sites and 40% of all new housing on greenfield sites to be affordable. It is not known from the completions data provided whether these targets are usually met on sites in the NA.
107. 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 emphasizing 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. Changing or influencing the overall proportion of housing that must be affordable is uncommon in Neighbourhood Plans and would demand a high standard of evidence to depart from the Local Plan. If this is of interest, it should first be discussed with the LPA to ensure their support and to determine what additional evidence (e.g. about development viability) would be needed.

Affordable Housing at Neighbourhood level

108. The HNA can provide more localised evidence and this may be used to support Neighbourhood Plan policies. This section suggests an Affordable Housing tenure mix that might be suitable for Plaistow & Ifold on the basis of identified housing need and a range of other considerations detailed in Appendix D.
109. This indicative mix is chiefly a response to the expectation that the delivery of Affordable Housing will be lower than the needs identified here, the fact that only 2.9% of households in 2021 social rented (indicating a lack of stock), the backlog of need on the Housing Register (11 households), and the severe affordability challenges in the NA. In this context, affordable rented tenures should be prioritised. It is suggested to deviate from the emerging Chichester Local Plan guideline mix of 57% rented to 43% ownership, to deliver 65% rented and 35% ownership tenures in Plaistow & Ifold. This appears to offer a suitable benchmark and also complies with the various minimum requirements mandated nationally.

110. Looking specifically at affordable home ownership, it is recommended that, in line with national policy, 25% of Affordable Housing is delivered as First Homes. However, as noted earlier in the Chapter and Appendix C, the discounted house prices are above the product cap, meaning that greater developer subsidy or cost savings would be required. If the product proves unviable it may be necessary to not deliver First Homes in Plaistow & Ifold, instead splitting this 25% of Affordable Housing between shared ownership and Rent to Buy (or even boosting levels of affordable rented housing if possible). These two affordable ownership products are included in the interests of diversity and maximising choice, with Rent to Buy (based on entry level rents) the most affordable option locally.
111. Where the Parish Council 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 Chichester District Council to determine what additional evidence (notably about development viability) may be needed, and to ensure that departures from the local policy context have their support.

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

Tenure	Indicative mix	Considerations and uncertainties
Routes to home ownership, of which	35%	
First Homes	25%	Product untested so uncertainties around viability, developer, lenders and buyer appetite etc.
Shared ownership	5%	Recently confirmed changes to the model to allow purchases of 10% share - impact on viability unknown. RPs business plans currently reliant on shared ownership model. Impact of displacement by First Homes unknown.
Rent to Buy	5%	Emerging product with popularity and effectiveness as yet unknown. Impact of displacement by First Homes unknown.
Affordable Housing for rent, of which	65%	
Social rent	To be set by Registered Providers	Uncertain how much funding available to support this tenure in local area. Uncertain whether RPs willing to own/manage stock in this area.
Affordable rent	To be set by Registered Providers	Uncertain whether RPs willing to own/manage stock in this area.

Source: AECOM calculations

Conclusions- Tenure and Affordability

Current tenure profile

112. In 2021 Plaistow & Ifold had a significantly higher proportion of households that owned their own home (86.8%) than the wider local authority (65.4%) and country (61.3%). Due to the dominance of this tenure, the NA had a smaller proportion of households living in all other tenures. This is most evident when considering households living in social rented housing, forming just 2.9% in the NA compared to 15.1% across Chichester, and 17.1% nationally. There was a notable decline in the number of households living in social rented housing in Plaistow & Ifold over the decade, potentially due to the loss of stock via Right to Buy, demolition, or housing associations selling stock. The proportion of households private renting in Plaistow & Ifold was also well below the comparator geographies.

Affordability

113. Plaistow & Ifold house prices increased over the decade, with some year-on-year fluctuation. The median increased by 70.9% between 2013 and 2022, peaking in 2022 at £940,000. The lower quartile increased by a lesser extent (64.5%), peaking again in 2022 at £782,750. Median house prices in 2022 in Plaistow & Ifold were over double the median house price for Chichester (£425,000), indicating that the NA is a particularly high value area. The Chichester lower quartile house price in 2022 was £315,000, compared to £782,750 in Plaistow & Ifold.
114. Local households on average incomes are unable to access even entry-level homes unless they have the advantage of a very large deposit. The median house price would require an annual income over 4x higher than the current average. Private renting is generally only affordable to higher earners. Households on mean incomes can afford entry-level rental prices whilst households made up of lower quartile earners cannot afford the given rental thresholds.
115. There is a large group of households in Plaistow & Ifold who may be able to afford to rent privately but cannot afford home ownership. They are typically earning between around £44,400 and £201,279 per year and may benefit from the range of affordable home ownership products.
116. However, as discussed in greater detail in Appendix C, equivalent market prices in Plaistow & Ifold strain the boundaries of the relatively new First Homes product. The discounted price at all discount levels is above the cap of £250,000 set for this product, with the income required to afford it also above the £80,000 cap for eligible households in all circumstances. In order to bring the product below these thresholds developers would need to find cost savings achieved either through thoughtful selection of construction methods and materials or reductions in the size and quality of units. There may also be a valid argument that this product is not suitable or viable in the NA – a matter for potential discussion with Chichester.

117. Shared ownership appears to be slightly more affordable than First Homes but is still not accessible to any of the groups noted. The income required to access Rent to Buy is assumed to be the same as that required to afford market rents. If Rent to Buy is offered at a discount to entry level rents, this would expand this route to home ownership quite significantly, including to households on average incomes. However, discounts on average rents would make Rent to Buy affordability, in terms of the household income required, comparable to First Homes (50% discount) and shared ownership (25% equity).
118. Affordable rented housing is generally affordable to households with two lower earners. Households with a single lower earner appear marginally able to afford social rented housing. Many such individuals will, if unable to secure a social rented dwelling require additional subsidy through Housing Benefit to access housing.

The need for Affordable Housing

119. A HEDNA was undertaken for Chichester in 2022. Pro-rated to Plaistow & Ifold it suggests a need for 4.4 affordable rented homes per annum (66 over the Neighbourhood Plan period) and 4.8 affordable home ownership dwellings per annum (72 over the plan period 2024-2039).
120. Chichester District Council clearly sees the NA as a location for less growth than the population size might otherwise suggest as pro-rating the Affordable Housing need for the district gives a figure significantly greater than the housing requirement figure outlined at the beginning of this report. It is therefore likely that the local authority wouldn't expect a fair (population based) share of the Affordable Housing need to be attributable to the NA if not desired by the community.
121. Chichester District Council provided Housing Register data showing that as of November 2023 there were 11 households on the Housing Register for Plaistow & Ifold, all with a local connection to the NA. It is however worth noting that not all households complete the local connection element of registering and so this figure may be higher.

Affordable Housing policy

122. AECOM suggests an indicative mix of Affordable Housing, chiefly in response to the expectation that the delivery of Affordable Housing will be lower than the needs identified here, the fact that only 2.9% of households in 2021 social rented (indicating a lack of stock), the backlog of need on the Housing Register (11 households), and the severe affordability challenges in the NA. In this context, affordable rented tenures should be prioritised. It is suggested that Plaistow & Ifold delivers 65% affordable rented and 35% affordable home ownership tenures.
123. Looking specifically at affordable home ownership, it is recommended that, in line with national policy, 25% of Affordable Housing is delivered as First Homes. However, as noted in the Chapter and Appendix C, the discounted house prices are above the product cap, meaning that greater developer subsidy or cost

saving would be required. If the product proves unviable it may be necessary to not deliver First Homes in Plaistow & Ifold, instead splitting this 25% of Affordable Housing between shared ownership and Rent to Buy. These two products are included in the interests of diversity and maximising choice, with Rent to Buy (based on entry level rents) the most affordable option locally.

124. Table 4-6 summarises Plaistow & Ifold's position with regards to the expected delivery of Affordable Housing, and how this might ideally be apportioned among sub-categories of tenure to meet local needs over the Plan period. This exercise simply applies the housing requirement 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 rigidly enforced. 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 plans for more housing (and therefore more affordable housing) than the local plan, or if the group decides to influence the tenure mix in other ways), or as a result of site-specific constraints.

Table 4-6: Estimated delivery of Affordable Housing in Plaistow & Ifold

	Step in Estimation	Expected delivery
A	Housing requirement figure	25
B	Affordable housing quota (%) in LPA's Local Plan	30-40%
C	Potential total Affordable Housing in NA (A x B)	7.5-10.0
D	Rented % (e.g. social/ affordable rented)	65%
E	Rented number (C x D)	4.9-6.5
F	Affordable home ownership % (e.g. First Homes, Rent to Buy)	35%
G	Affordable home ownership number (C x F)	2.6-3.5

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

125. The expected level of delivery does not meet the quantity of demand identified in estimates of the need for Affordable Housing. It is recommended that the policy requirement is met wherever possible, and for further avenues for delivering greater quantities of Affordable Housing (such as exception sites) to be explored.
126. 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, more proactive routes available for its provision. For example, using neighbourhood development orders, identifying exception sites, or developing community land trusts are all ways of boosting the supply of Affordable Housing.

5. Type and Size

Introduction

127. It is common for neighbourhood plans to include policies that influence what form new housing should take in terms of type and size. This requires evidence of what local people need.
128. This can be done using statistics to identify relevant trends and potential gaps in the market. That is the focus of this chapter of the HNA. The evidence gathered here can be used to justify planning policies either on its own or in combination with survey results expressing the specific wants and concerns of local residents. It will also build up a picture of the population and existing range of homes that may provide useful context for the neighbourhood plan.
129. This chapter has three aims, each given its own sub-section:
- To establish what **mix** of housing exists in the NA at present;
 - To describe characteristics of the local **population** that are relevant to housing need; and
 - To look to the **future**, considering how the population is likely to evolve and what mix of homes would be most appropriate to build.
130. It is important to keep in mind that housing need is not an exact science. To get from a set of facts about the population to an ideal mix of homes requires making assumptions. For example, there are clear patterns about what size of home families tend to live in at different stages of life. However, a variety of other reasons sit behind people's housing choices that are less easy to predict, including wealth, accessibility requirements and personal preference. Some trends can also change rapidly over time, such as the increasing preference for home working.
131. The conclusions and recommendations given here are therefore not definitive. Rather, they are what the statistics suggest future needs will look like based on current trends. This is sufficient for justifying planning policies, but it is also appropriate to take into account other factors and evidence if desired.

Definitions

- **Dwelling type:** whether a home is detached, semi-detached, terraced, a flat, bungalow or other type. Which a household chooses to occupy tends to be more about wealth and preference than a specific need.
- **Dwelling size:** how many rooms or bedrooms a home contains. While this could also mean floor area or number of storeys, the number of bedrooms is most reliably recorded in housing statistics. Bedroom numbers are also closely linked to family size and life stage.
- **Household:** a unit of people who live together, commonly a family, couple or single person. Not all dwellings contain a household, including properties that

are vacant and second homes, so the number of dwellings and the number of households in an area is usually different.

- **Household composition:** the specific combination of adults and children who form a household. The Census offers a number of categories, for example distinguishing between families with children who are dependent or non-dependent (i.e. adults). 'Other' households in the Census include house-sharers, groups of students, and multi-family households.
- **Household life stage:** the age of the lead member of a household – usually the oldest adult, or what used to be called the 'head of household'. Life stage is correlated with dwelling size as well as wealth.
- **Housing mix:** the range of home sizes and types in an area.
- **Over- and under-occupancy:** the degree to which the size and composition of a household lines up with the number of bedrooms in their home. If there are more bedrooms than the household would be expected to need, the home is considered under-occupied, and vice versa.

The current housing mix

132. This section establishes the current housing mix of Plaistow & Ifold, highlighting recent changes to it and comparing the mix to wider averages.

Dwelling type

133. Table 5-1 below shows that in both 2011 and 2021 the vast majority of households lived in detached dwellings, increasing from 82.6% in 2011 to 84.8% in 2021. The proportion of households living in semi-detached dwellings and flats decreased over the decade whilst the proportion of households living in terraced dwellings increased, although only to 4.0%.

134. Unfortunately Census data does not count bungalows as a separate category, instead including them within other categories (mainly detached and semi-detached). However, Valuation Office Agency (VOA) data counts bungalows as a separate category, with 2022 VOA data suggesting that 25.2% of dwellings at this time were bungalows in Plaistow & Ifold⁹. This is compared to 15.9% of dwellings across Chichester and 9.2% nationally.

Table 5-1: Accommodation type, Plaistow & Ifold, 2011-2021

Type	2011	%	2021	%
Detached	652	82.6%	677	84.8%
Semi-detached	76	9.6%	59	7.4%
Terrace	28	3.5%	32	4.0%
Flat	32	4.1%	30	3.8%
Total	789	-	798	-

Source: ONS 2021 and 2011, VOA 2021, AECOM Calculations

⁹ VOA data is available at LSOA level at the smallest scale. Proxy area data therefore has to be used, with the exact geography shown in Figure A-1.

135. Table 5-2 compares the NA mix to wider benchmarks. It shows that in 2021 Plaistow & Ifold had a much greater proportion of households living in detached dwellings, at 84.8% compared to 35.6% across Chichester and 22.9% nationally. Due to the dominance of this dwelling type, the NA had a smaller proportion of households living in all other dwelling types than the comparator geographies. This lack of variation in dwelling types, with a dominance of detached dwellings, likely contributes to the affordability challenges in Plaistow & Ifold.

Table 5-2: Accommodation type, various geographies, 2021

Type	Plaistow & Ifold	Chichester	England
Detached	84.8%	35.6%	22.9%
Semi-detached	7.4%	28.4%	31.5%
Terrace	4.0%	18.4%	23.0%
Flat	3.8%	16.4%	22.2%

Source: Census 2021, AECOM Calculations

Dwelling size

136. Table 5-3 below presents the current housing mix in terms of size. It shows that in 2011 and 2021 the majority of households lived in larger 4+ bedroom dwellings in Plaistow & Ifold, increasing from 56.8% to 60.4% over the decade. This may be due to both the delivery of large dwellings and extensions of mid-sized dwellings. This aligns with the decrease in the proportion of households living in 3-bedroom dwellings between 2011 and 2021. The proportion of households living in smaller 1-bedroom and 2-bedroom dwellings remained stable, although at small proportions.

Table 5-3: Dwelling size (bedrooms), Plaistow & Ifold, 2011-2021

Number of bedrooms	2011	%	2021	%
1	15	2.0%	16	2.0%
2	76	10.2%	82	10.3%
3	231	31.0%	218	27.4%
4+	423	56.8%	481	60.4%
Total	745	-	797	-

Source: ONS 2021 and 2011, AECOM Calculations

137. Again, it is useful to look at the percentage breakdown of dwelling sizes in comparison with the wider district and country. Table 5-4 shows that Plaistow & Ifold had a significantly smaller proportion of households living in 1-bedroom and 2-bedroom dwellings than Chichester and England. The NA also had the smallest proportion of households living in mid-sized 3-bedroom dwellings, at 27.4% compared to 40.0% nationally. As noted above, the NA had a significant proportion of households living in 4+ bedroom dwellings in 2021, at 60.4%. This is compared to 25.7% across the district and 21.1% nationally. This feature of the stock likely to have a significant impact on affordability.

Table 5-4: Dwelling size (bedrooms), various geographies, 2021

Number of bedrooms	Plaistow & Ifold	Chichester	England
1	2.0%	9.6%	11.6%
2	10.3%	27.6%	27.3%
3	27.4%	37.0%	40.0%
4+	60.4%	25.7%	21.1%

Source: Census 2021, AECOM Calculations

Population characteristics

138. This section examines key characteristics of the local population that have a bearing on what housing might be needed in future years. Where available, recent data is used. However, for some information it is necessary to fall back on the 2011 Census.

Age

139. Table 5-5 shows the most recent age structure of the NA population, alongside 2011 Census figures. Over the decade there was a 7.0% increase in the population of the NA. Table 5-5 shows that in both 2011 and 2021 the greatest proportion of the population in Plaistow & Ifold was aged 45-64, with a 6.5% increase in the number of people within this age category. The greatest increase was in the number of people aged 85+, at a 63.3% increase, with the proportion of the population aged 85+ increasing from 1.6% to 2.4%. The proportion of the population aged 65-84 also increased, from 20.7% to 23.6%. There was a clear decline in the number of children (-9.0%) and younger adults aged 25-44 (-4.8%) in the NA between 2011 and 2021, perhaps indicative of a decline in family households.

Table 5-5: Age structure of Plaistow & Ifold, 2011 and 2021

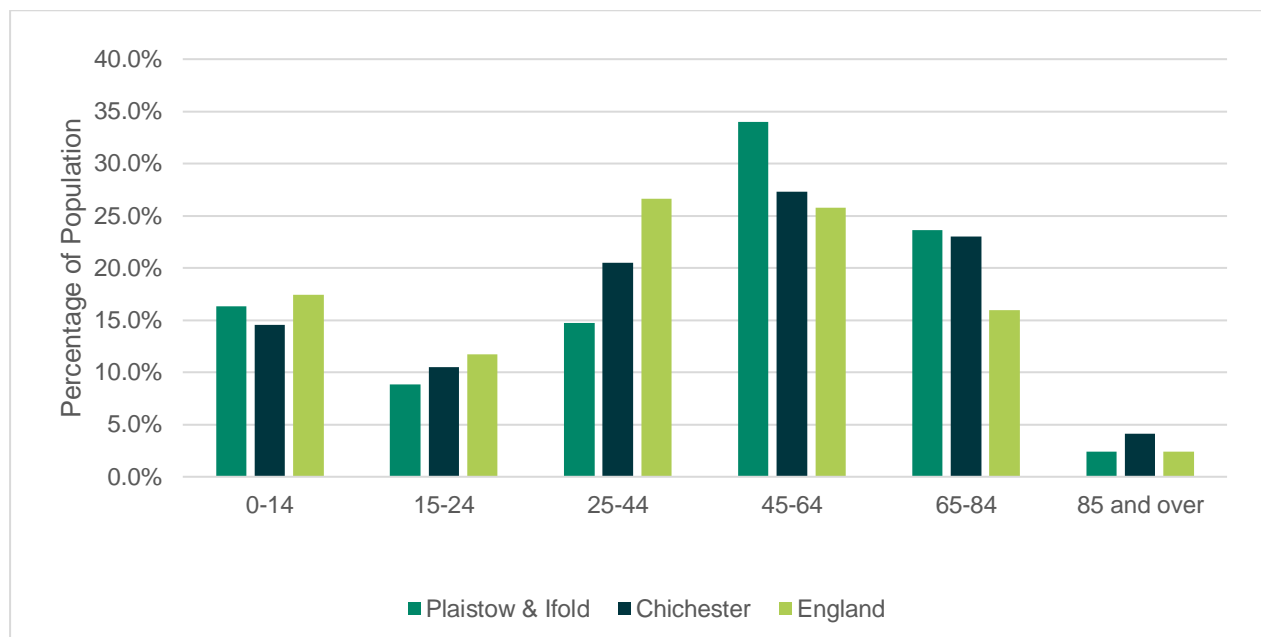
Age group	2011 (Census)		2021 (Census)		Change
0-14	365	19.2%	332	16.4%	-9.0%
15-24	148	7.8%	180	8.9%	+21.6%
25-44	314	16.5%	299	14.7%	-4.8%
45-64	648	34.1%	690	34.0%	+6.5%
65-84	393	20.7%	480	23.6%	+22.1%
85 and over	30	1.6%	49	2.4%	+63.3%
Total	1,898	100.0%	2,030	100.0%	+7.0%

Source: ONS 2011, ONS 2021, AECOM Calculations

140. For context, it is useful to look at the NA population structure alongside that of the district and country. Figure 5-1 (using 2021 Census data) shows that Plaistow & Ifold had a greater proportion of children aged 0-14 than Chichester but a smaller proportion than nationally. The NA had the smallest proportion of the population aged 15-44, with this most evident in the 25-44 age category. Whilst Plaistow & Ifold had the greatest proportion of the population aged 45-

84, indicative of an aging population, Chichester had the greatest proportion of the population aged 85+.

Figure 5-1: Age structure in Plaistow & Ifold, 2021



Source: ONS 2021, AECOM Calculations

Household composition and occupancy

141. Household composition (the combination and relationships of adults and children in a dwelling) is an important factor in the kinds of housing needed over the Neighbourhood Plan period. Table 5-6 shows that there were significantly fewer single person households in Plaistow & Ifold than the comparator geographies, potentially linked to the unaffordability of housing and general lack of smaller dwellings outlined in Table 4-4 and Table 5-3. There was therefore a greater proportion of family households in the NA.
142. Plaistow & Ifold had a greater proportion of family households aged 66+ than England, but a smaller proportion than the district as a whole. The NA had the greatest proportion of households with no children, at 21.3% compared to 16.8% nationally. The proportion of households with dependent children was in line with England, but above the proportion across the district. The NA also had the greatest proportion of households with non-dependent children, indicating the relative unaffordability for adult children to be able to move out of the family home.
143. It is also interesting to look at the changes between 2011 and 2021, with the number of households with non-dependent children increasing by 42.6% in this time period, compared to an increase of 3.5% nationally. This highlights the unaffordability of housing in the NA, with increased numbers of adult children electing to remain in the family home. The number of households with dependent children fell by 6.0% over the decade in the NA, compared to a 6.1% increase across the district and a 0.9% increase nationally. This suggests a decline in families with children, in line with the population data above.

Table 5-6: Household composition, Plaistow & Ifold and comparator geographies, 2021

Household composition		Plaistow & Ifold	Chichester	England
One person household	Total	17.5%	31.1%	30.1%
	Aged 66 and over	11.6%	17.5%	12.8%
	Other	5.9%	13.6%	17.3%
One family only	Total	77.7%	63.5%	63.1%
	All aged 66 and over	11.6%	14.2%	9.2%
	With no children	21.3%	18.0%	16.8%
	With dependent children	25.6%	21.6%	25.8%
	With non-dependent children ¹⁰	12.2%	9.3%	10.5%
Other household types	Total	4.8%	5.4%	6.9%

Source: ONS 2021, AECOM Calculations

144. 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.
145. Under-occupancy is relatively common in the NA, with 92.1% of households living in a dwelling with at least one additional bedroom based on their household size. This is most common in family households aged 66+ (99.3% under-occupancy) and family households aged under 66 with no children (98.2% under-occupancy). While not uncommon, this might suggest that the larger housing in the NA is not necessarily being occupied by households with the most family members, but by households with the most wealth, or by older households who have not chosen or been able to move to smaller properties.
146. There is also some over-occupancy in the NA, with 2.9% of households with dependent children and 1.0% of households with adult children living in a dwelling with too few bedrooms.

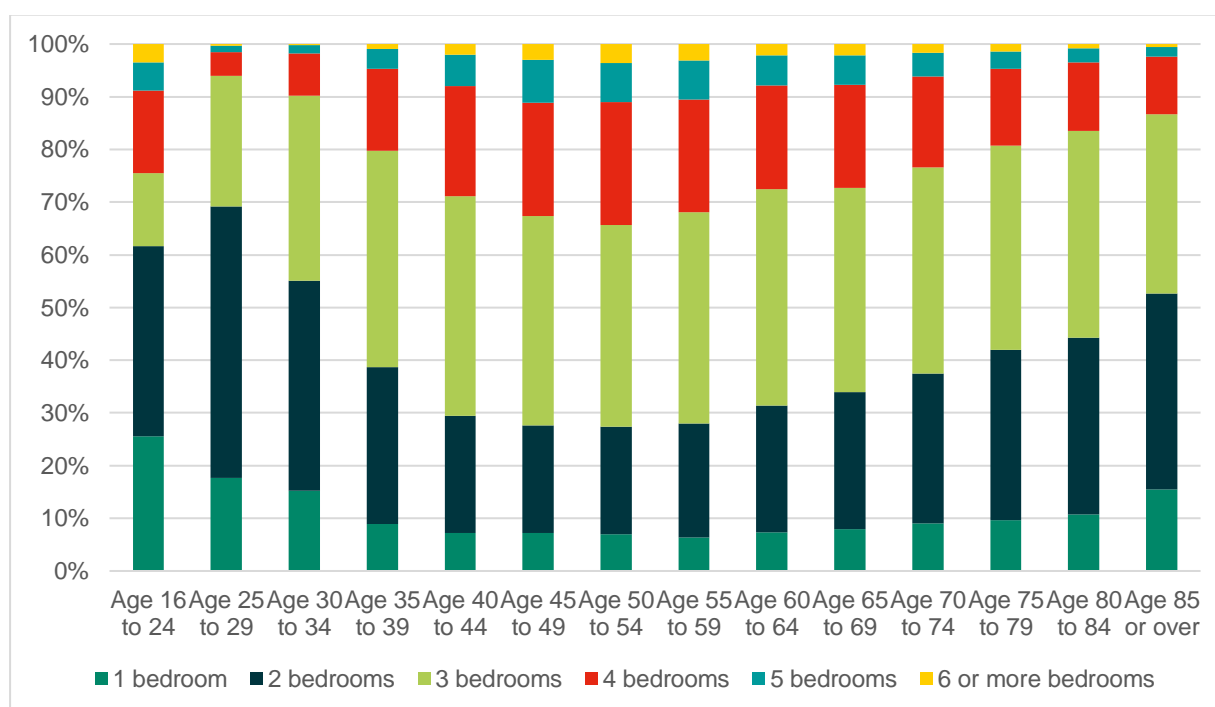
¹⁰ Refers to households containing children who are older than 18 e.g students or young working people living at home.

Table 5-7: Occupancy rating by age in Plaistow & Ifold, 2021

Household type	+2 rating	+1 rating	0 rating	-1 rating
Family 66+	93.1%	6.2%	0.7%	0.0%
Single person 66+	68.1%	26.4%	5.5%	0.0%
Family under 66 - no children	83.1%	15.1%	1.8%	0.0%
Family under 66 - dependent children	53.8%	27.4%	15.9%	2.9%
Family under 66 - adult children	58.0%	34.0%	7.0%	1.0%
Single person under 66	61.7%	23.4%	14.9%	0.0%
All households	69.4%	21.8%	7.9%	0.9%

Source: ONS 2021, AECOM Calculations

147. As noted in the introduction to this chapter, the life stage of households is strongly correlated with the size of home they tend to occupy. Figure 5-2 sets out this relationship for Chichester in 2011 (because this data is not available at smaller scales). Generally across England this graph tends to show that the youngest households tend to occupy the smallest dwellings, before rapidly taking up larger homes as their families expand, and then more gradually downsizing to smaller homes again as they age. Whilst this overall trend is still seen, there is a significantly greater proportion of young households (aged 16-24) living in larger 4+ bedroom dwellings than expected. This is likely due to the University of Chichester, with students tending to live in large, shared accommodation in the private rented sector. As the university is approximately 23 miles from Plaistow & Ifold, it is unlikely that this would be seen in the NA.

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

Source: ONS 2011, AECOM Calculations

Future population and size needs

148. This section projects the future age profile of the population in Plaistow & Ifold at the end of the Neighbourhood Plan period and then estimates the mix of dwelling sizes they may need.

Age

149. The result of applying Local Authority level household projections to the age profile of Plaistow & Ifold households in 2011 is shown in Table 5-8. This makes clear that population growth can be expected to be driven by the oldest households, with households with a household reference person aged 65 and over projected to account for 49.1% of households by 2039, compared to 35.4% in 2011. There is also projected to be an increase in households with a household reference person aged 55-64, and smaller increases in those aged 34 and under.

Table 5-8: Projected age of households, Plaistow & Ifold, 2011 - 2039

Year	24 and under	25 to 34	35 to 54	55 to 64	65 and over
2011	4	24	288	165	264
2039	4	25	259	183	454
% change 2011-2039	+7%	+4%	-10%	+11%	+72%

Source: AECOM Calculations

150. The demographic change discussed above can be translated into an ideal mix of dwelling sizes. This is achieved through a model that maps the dwelling size preferences by life stage shown earlier (in Figure 5-2) onto the projected age profile for the NA in Table 5-8 immediately above. The resulting 'ideal' future mix of dwelling sizes can then be compared to the current stock of housing to identify how future development might best fill the gaps.
151. This approach has limitations, in that it embeds existing size preferences and does not anticipate changes in what people want from their homes. As such, it is appropriate for the results 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 appropriate for the purpose of drafting neighbourhood plan policies.
152. The result of this exercise is presented in Table 5-9. It suggests that by the end of the plan period there should be an increase in the proportion of 1-bedroom, 2-bedroom, and 3-bedroom dwellings, and a decrease in the proportion of larger 4+ bedroom dwellings. In order to reach this mix it is suggested that future development focusses on smaller and mid-sized dwellings, with almost 50% of delivery proposed to be 2-bedroom dwellings. In essence the goal is diversification away from a relatively skewed current mix, with particular emphasis on the smallest options. It is however not necessarily appropriate to

completely prohibit the delivery of some larger dwellings, discussed further below.

Table 5-9: Suggested dwelling size mix to 2039, Plaistow & Ifold

Number of bedrooms	Current mix (2011)	Suggested mix (2039)	Balance of new housing to reach suggested mix
1	2.0%	9.0%	18.3%
2	10.2%	27.5%	47.5%
3	31.0%	38.9%	34.3%
4	36.1%	17.7%	0.0%
5+	20.7%	6.9%	0.0%

Source: AECOM Calculations

153. The following points sense-check the results of the model against other evidence and suggest ways to interpret them when thinking about policy options.

- The preceding chapter found that affordability is a serious and worsening challenge in the NA. While the provision of Affordable Housing (subsidised tenure products) is one way to combat this, another is to ensure that homes come forward which are of an appropriate size, type and density for local residents' budgets.
- Continuing to provide smaller homes with fewer bedrooms would help to address this situation, although it should be considered whether large numbers of 1-bedroom homes are suitable given the area's character and current density.
- To best meet the needs of the growing cohort of older households expected to be present by the end of the Plan period, it should also 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 are built in future to attract both newly forming households on lower budgets and older households with equity from their existing larger homes. While the number of bedrooms required may be similar, other preferences and levels of purchasing power could be very different. Facilitating downsizing among older households may also release those larger homes for use by families who need more bedrooms but this stock of larger homes may not sufficiently affordable for family households. Therefore the provision of some larger, more affordable, market housing (e.g. terraces rather than detached houses) or larger Affordable Housing products may be appropriate.

Tenure

154. The recommendation discussed immediately above applies to all housing in the NA over the Plan period. This is considered proportionate for devising policy at neighbourhood scale. However, in practice different size mixes may be

appropriate for market housing and Affordable Housing. While this distinction may not be appropriate to make in Neighbourhood Plan policy, since Local Authorities tend to define the precise mix of Affordable Housing required on applicable sites, it is worth thinking through the factors at play.

155. Generally speaking, the size mix needed within affordable tenures, particularly affordable and social rent, is smaller than the size mix of market housing. This is because there tend to be higher proportions of single people and couples in need of affordable rented housing, and they are likely to be eligible only for 1 or 2 bedroom properties. In contrast, people buying their own homes tend to want more space than they technically 'need', such as spare rooms for guests, home working or other uses. This fact is established in the data on under-occupancy presented earlier in this chapter.
156. There are some key sources of information for thinking through the size needs of different categories. These are:
 - The Chichester HEDNA sets out the projected need by size within each tenure over the long-term. The HEDNA suggests that across Chichester the delivery of market housing should focus on 3-bedroom dwellings (35-45%), with a significant proportion of 2-bedroom dwellings (30-40%). When looking at affordable tenures, there is a greater need for smaller 1-bedroom and 2-bedroom dwellings identified (65-75% for affordable home ownership and 70-80% for affordable rented tenures). As identified in the report, Plaistow & Ifold is a significantly higher value area than Chichester as a whole, and so a smaller dwelling size mix than the district as a whole may be appropriate.
 - The waiting list for affordable rented housing, kept by Chichester District Council, provides a more current snapshot of the size needs of applicant households. In this case 72.7% of households on the Housing Register are eligible for 1-bedroom dwellings, with the remaining 27.3% eligible for 2-bedroom dwellings. The delivery of smaller dwellings in the NA is therefore required to meet these needs.
157. To summarise, the overall size mix recommendation presented above applies generally to new housing in the NA. Affordable Housing generally requires a greater weighting towards smaller sizes while market homes focus on mid-sized homes and some larger options. However, the report also identifies the potential need for smaller market dwellings, suitable for older people downsizing as well as young couples that are not necessarily looking for Affordable Housing. It is not necessary (and is potentially not appropriate) for Neighbourhood Plans to be prescriptive about the size mix within different tenures, but a range of data sources exist that indicate a direction of travel, which Local Planning Authorities will draw upon when determining applications, and which it is possible for the neighbourhood planners to monitor.

Type

158. Planning policy also tends to be less prescriptive about the mix of dwelling types that are needed than the mix of home sizes. This is because the choice to occupy a terraced rather than a detached home, for example, is primarily a matter of wealth, personal preference, and the amount of outdoor space or other features sought than 'need' in the strict sense. This stands in contrast to the matter of dwelling size, where it can be more clearly established that a household with a certain number of members, closely correlated with age, requires a particular number of bedrooms.
159. The key distinctions when it comes to dwelling type are between flats and houses and, to a lesser extent, bungalows, each of which tend to appeal to occupants with different life circumstances. However, it remains difficult to generalise about this, particularly when drawing on demographic evidence.
160. The benefits of delivering a certain blend of dwelling types are more closely related to affordability, which is clearly established as an issue in Plaistow & Ifold, and which favours more dense options (e.g. terraces and flats). This imperative to improve affordability is often in conflict with matters of character, which in rural areas tend to favour lower density options that blend in with the existing built environment. This is particularly relevant in the case of flats, a large block of which may not be a welcome proposition in the NA. That said, it is possible to deliver flats in the form of low-rise maisonettes that resemble terraces from street level, which can counter this issue.
161. In summary, there is a balance to be struck between, on the one hand, improving affordability and choice in the market by encouraging flats and terraces, and, on the other hand, preserving the distinctive character and other features that residents like about the NA today. How far the Neighbourhood Plan should guide on this issue, and in what direction, is a policy decision for the Parish Council and community to consider.

Conclusions- Type and Size

The current housing mix

162. In both 2011 and 2021 the vast majority of households in Plaistow & Ifold lived in detached dwellings, at 84.8% in 2021. The proportion of households living in semi-detached dwellings and flats decreased over the decade whilst the proportion of households living in terraced dwellings increased, although only to 4.0%. As bungalows are not counted in Census data, 2022 VOA data suggests that 25.2% of dwellings at this time were bungalows in Plaistow & Ifold compared to 15.9% of dwellings across Chichester and 9.2% nationally.
163. Plaistow & Ifold had a much greater proportion of households living in detached dwellings than Chichester (35.6%) and England (22.9%). Due to the dominance of this dwelling type, the NA had a smaller proportion of households living in all other dwelling types than the comparator geographies.

164. Turning to dwelling size, in 2011 and 2021 the majority of households in the NA lived in larger 4+ bedroom dwellings, increasing from 56.8% to 60.4% over the decade. This may be in part due to the delivery of large dwellings as well as extensions of mid-sized dwellings. This aligns with the decrease in the proportion of households living in 3-bedroom dwellings between 2011 and 2021. The proportion of households living in smaller 1-bedroom and 2-bedroom dwellings remained stable, although at small shares of the total. Plaistow & Ifold had a significantly smaller proportion of households living in 1-bedroom and 2-bedroom dwellings than Chichester and England and the proportion of 4+ bedroom dwellings was more than 34 percentage points greater than the district.

Population characteristics

165. Between 2011 and 2021 there was a 7.0% increase in the population of the NA. In both periods the greatest proportion of the population in Plaistow & Ifold was aged 45-64, with a 6.5% increase in the number of people within this age category. The greatest increase was in the number of people aged 85+, at a 63.3% increase. The proportion of the population aged 65-84 also increased, from 20.7% to 23.6%. There was a clear decline in the number of children (-9.0%) and younger adults aged 25-44 (-4.8%).

166. There were significantly fewer single person households in Plaistow & Ifold in 2021 than the wider district and country, potentially linked to the unaffordability of housing. The NA had the greatest proportion of households with no children, at 21.3% compared to 16.8% nationally. The NA had the greatest proportion of households with non-dependent children, indicating relatively unaffordability for adult children to be able to move out of the family home.

167. Under-occupancy is relatively common in the NA, with 92.1% of households living in a dwelling with at least one additional bedroom based on their household size in 2021. This is most common in family households aged 66+ and family households aged under 66 with no children, suggesting that larger housing in the NA is not occupied by households with the most family members, but by households with the most wealth, or by older households who have not chosen or been able to move to smaller properties. There is also some over-occupancy in the NA, with 2.9% of households with dependent children and 1.0% of households with adult children living in a dwelling with too few bedrooms.

Future population and size needs

168. Population growth can be expected to be driven by the oldest households, with households with a household reference person aged 65 and over projected to account for 49.1% of households by 2039, compared to 35.4% in 2011.

169. AECOM modelling suggests that by the end of the plan period there should be an increase in the proportion of 1-bedroom, 2-bedroom, and 3-bedroom dwellings, and a decrease in the proportion of larger 4+ bedroom dwellings. In order to reach this mix it is suggested that future development focusses on smaller and mid-sized dwellings. It is however not necessarily appropriate to

completely prohibit the delivery of some larger dwellings as whilst older household downsizing may release larger housing into the stock, this may not be sufficiently affordable for family households. Therefore the provision of some larger, more affordable, market housing (e.g. terraces rather than detached houses) or larger Affordable Housing products may be appropriate.

170. It is important to remember that other factors should be considered in determining the dwelling mix that is desirable in the NA or on any particular site. These include the 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.

6. Specialist housing for older people

Introduction

171. It is relatively common for neighbourhood plans in areas with aging populations to include policies relating to specialist housing for older people. This chapter considers in detail the specialist housing needs of older people in Plaistow & Ifold. It focuses on specialist forms of provision but recognises that the majority of older people will live in the mainstream housing stock. The approach is as follows:

- To review the **current provision** of specialist housing in the NA;
- To estimate the **potential demand** for this form of accommodation with reference to the projected growth in the older population and current rates of mobility limitation; and
- To discuss the potential for meeting this need through adaptations to the mainstream stock and other **additional considerations**.

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

173. It is important to note that the need for housing for particular groups of people may well exceed, or be proportionally high in relation to, the total housing need or requirement. This is because the needs of particular groups will often be calculated having consideration to the whole population of an area as opposed to the projected new households which form the baseline for estimating housing need overall.¹¹

174. This study covers the need for housing, i.e. buildings that the planning system classifies as Use Class C3 (private dwellings).¹² Residences that fall into Use Class C2 (institutions including prisons, boarding schools and some care homes for older people) are largely beyond the scope of this research. However, it is possible to estimate the likely need for residential and nursing care over the Neighbourhood Plan period.

175. The distinction between care homes for older people that fall into use class C2 and those where accommodation is counted as C3 is blurred. As such, the findings of this chapter may justify the provision of extra-care C3 housing and/or C2 care home units, but it is not possible to state definitively how much of each would be required. C3 specialist accommodation is typically self-contained with its own front door, made available on an individual basis with support provided

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

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

in the home or not at all if the resident does not require it, and offered for sale or rent on the open market.

Definitions

- **Older people:** people over retirement age, ranging from the active newly retired to the very frail elderly. Their housing needs tend to encompass accessible and adaptable general needs housing as well as the full spectrum of retirement and specialised housing offering additional care.
- **Specialist housing for older people:** a wide range of housing types specifically aimed at older people, which may often be restricted to those in certain older age groups. This could include residential institutions, 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.
- **Sheltered Housing**¹³: self-contained flats or bungalows where all the residents are older people. Schemes on the whole provide independent, self-contained homes, either to rent or buy. Properties in most schemes have features like raised electric sockets, lowered worktops, walk-in showers, and so on, as well as being linked to an emergency alarm service. Some will be designed to accommodate wheelchair users. Managed schemes will also usually have some shared or communal facilities such as a lounge for residents to meet, a laundry, guest flats and gardens.
- **Extra Care Housing:** housing which usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required. Residents are able to live independently with 24-hour access to support services and staff, and meals are often also available. 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.
- **Category M4(2):** accessible and adaptable dwellings.
- **Category M4(3):** wheelchair user dwellings.

Specialist housing for older people

176. There are currently no units of specialist accommodation in the NA. The average supply for England is 136 units per 1,000 of the 75+ population¹⁴.

Demographic characteristics

177. The starting point for estimating the need for specialist housing for older people is to project how the overall number of older people in Plaistow & Ifold is likely to change in future. This is calculated by extrapolating population projections

¹³ See <http://www.housingcare.org/jargon-sheltered-housing.aspx>

¹⁴ Table 22, 'More Choice Greater Voice' (2008), published by Housing LIN for CLG (now DLUHC) and the Care Services Improvement Partnership

from the ONS Sub-National Population Projections for Chichester. The results are set out in Table 6-1. This shows that in 2021 there were 244 individuals aged 75+ in Plaistow & Ifold, projected to increase to 388 by 2039. This would mean that the 75+ population would account for 17.5% of the population in 2039, compared to 19.8% across Chichester.

178. A key assumption for the estimate given at the end of this section is that the older people living in the NA currently are already suitably accommodated, either because they occupy the existing stock of specialist accommodation, have made appropriate adaptations to their own homes or do not require support or adaptations. This is unlikely to be completely true, but it is not possible to determine how many such individuals are inadequately housed without evidence from a household survey (which itself may not give a complete picture). As such, the growth in the older population rather than the total at the end of the Plan period is the key output of this calculation.

Table 6-1: Modelled projection of older population in Plaistow & Ifold by end of Plan period

Age group	2021		2039	
	Plaistow & Ifold	Chichester	Plaistow & Ifold	Chichester
All ages	2,030	124,069	2,210	135,093
75+	244	16,869	388	26,807
%	12.0%	13.6%	17.5%	19.8%

Source: ONS SNPP 2020, AECOM Calculations

179. The next step is to consider the need for different tenures of dwelling for older people. It is assumed that those currently occupying their own home will wish to do so for as long as practicably possible in future, even where downsizing or moving into specialist accommodation. Equally, those who currently rent, either in the private or social sectors, are projected to need affordable rented specialist accommodation.
180. The 2011 55-75 age bracket is considered the best proxy for the group likely to fall into need for specialist accommodation during the Plan period to 2039. The top row in Table 6-2 outlines the tenure mix among households aged 55-75 at Local Authority level, which indicates that the majority of the older population owned their own home, at 78.7% of households. Table 6-2 shows that the remaining 21.3% of households rented, with the majority social renting, at 11.8% of all households.
181. The expected growth in the 75+ population in the NA is 144 additional individuals by the end of the plan period. This can be converted into 101 households based on the average number of people per household aged 75+ at Local Authority scale. Multiplying this figure by the percentages of 55-75 year olds occupying each tenure gives a breakdown of which tenures Plaistow & Ifold households are likely to need in 2039 and is shown in the bottom row of Table 6-2.

Table 6-2: Tenure of households aged 55-75 in Chichester (2011) and projected aged 75+ in Plaistow & Ifold (2039)

	All owned	Owned outright	Owned (mortgage) or Shared Ownership	All Rented	Social rented	Private rented	Living rent free
Chichester (2011 mix)	78.7%	57.9%	20.7%	21.3%	11.8%	7.7%	1.8%
Plaistow & Ifold (2039 projection)	80	59	21	22	12	8	2

Source: Census 2011

182. It is also important to consider rates of disability by tenure. The tendency for people in rented housing to have higher disability levels is well established. It arises partly because people with more limiting disabilities tend to have lower incomes. It also reflects the fact that as people develop support and care needs they may find that the only suitable and affordable option to them is available in the social rented sector. Table E-1 in Appendix E presents this data for Plaistow & Ifold from the 2011 Census.

Future needs for specialist accommodation and adaptations

183. Based on the evidence outlined above, the number of households falling into potential need for specialist accommodation over the Plan period is calculated to be 37.

184. AECOM's modelling, summarised in Table 6-3, is based on the assumption that those whose day-to-day activities are limited a lot may need housing with care (e.g. extra care housing, with significant on-site services, including potentially medical services), while those with their day to day activities limited only a little may simply need adaptations to their existing homes, or alternatively sheltered or retirement living that can provide some degree of oversight or additional services. However, it is important to note that, even those people who have high support or care needs can often be supported to live in their own homes. This is often reflected in policy of local authorities, with explicit aim to reduce the need to commission increasing numbers of care home beds.

185. It is also useful to look at the breakdown in tenure and care, with Table 6-3 showing a greater need for market (73.0%) than affordable (27.0%) specialist housing for older people. There is also a greater need identified for sheltered housing (64.9%) than extra-care housing (35.1%), with the greatest sub-category of need market sheltered housing. However, some of this need may be able to be met through at home adaptations or ensuring that new housing is accessible and adaptable.

Table 6-3: AECOM estimate of specialist housing for older people need in Plaistow & Ifold by the end of the Plan period

Type	Affordable	Market	Total
Housing with care	5 (13.5%)	8 (21.6%)	13 (35.1%)
Adaptations, sheltered, or retirement living	5 (13.5%)	19 (51.4%)	24 (64.9%)
Total	10 (27.0%)	27 (73.0%)	37

Source: Census 2011, AECOM Calculations

186. It is worth comparing these findings with the recommendations of the Housing Learning and Improvement Network (HLIN), one of the simplest and widely used models estimating for the housing needs of older people. Table E-2 in Appendix E reproduces the key assumptions of HLIN's Strategic Housing for Older People (SHOP) toolkit. Applying those assumptions to the growth in the older population of Plaistow & Ifold results in a total of 36 specialist dwellings that might be required to the end of the Plan period. This is set out in Table 6-4.

Table 6-4: HLIN estimate of specialist housing for older people need in Plaistow & Ifold by the end of the Plan period

Type	Affordable	Market	Total
Housing with care	4 (11.1%)	6 (16.7%)	10 (27.8%)
Adaptations, sheltered, or retirement living	9 (25.0%)	17 (47.2%)	26 (72.2%)
Total	13 (36.1%)	23 (63.9%)	36

Source: Housing LIN, AECOM calculations

187. It is also helpful to compare AECOM's figures to the Chichester HEDNA (2022). This identifies a need for 1,200 – 1,700 units of sheltered/retirement housing over the period 2021-2039 (66.7 – 94.4 per annum) for Chichester as a whole. Pro-rated to the NA this gives a figure of 1.1 - 1.5 per annum (16.5 - 22.5 over the plan period 2024-2039). This is slightly below the need for sheltered housing identified in Table 6-3 and Table 6-4 (24 - 26 dwellings).

188. The Chichester HEDNA also identifies a need for 900-1,000 units of extra-care housing over the period 2021-2039 (50.0 – 55.6 per annum) for the district as a whole. Pro-rated to the NA this gives a figure of 0.8 – 0.9 per annum (12.0 – 13.5 over the plan period 2024-2039). This is in line with the range identified in Table 6-3 and Table 6-4 of 10-13 units.

Further considerations

189. The above estimates suggest that potential need for specialist accommodation could be in the range of 36-37 units over the Neighbourhood Plan period. However, it may not be possible or appropriate to deliver this scale of new accommodation. It is proportionally high in relation to the overall housing requirement in the NA, and therefore should not necessarily be prioritised to the exclusion of other groups, such as those in need of Affordable Housing.
190. In addition, specialist housing for older people should only be provided in sustainable, accessible locations that offer services and facilities, public transport options, and the necessary workforce of carers and others.
191. Alongside the need for specialist housing to be provided in accessible locations, another important requirement is for cost effectiveness and economies of scale. This can be achieved by serving the specialist older persons housing needs arising from a number of different locations and/or Neighbourhood Areas from a single, centralised point (i.e. what is sometimes referred to as a 'hub-and-spoke' model).
192. It is considered that Plaistow & Ifold's position in the settlement hierarchy and limited range of services and public transport options makes it a relatively less suitable location for specialist accommodation on the basis of the accessibility criteria and the considerations of cost-effectiveness above. As such, noting that there is no specific requirement or obligation to provide the specialist accommodation need arising from Plaistow & Ifold entirely within the Neighbourhood Area boundaries, it is recommended it could be provided in a 'hub and spoke' model. In the case of Plaistow & Ifold, Billingshurst may be considered to have potential to accommodate the specialist housing need arising from the Neighbourhood Area (i.e. to be the hub in the hub-and-spoke model).
193. It is also important to emphasise that the potential need for specialist housing for older people overlaps with the need for care home bedspaces and the need for adaptations to mainstream housing. These topics are considered in the sections below.

Care homes

194. Residential and nursing care homes are not defined as housing because they do not provide self-contained accommodation where an older person can live independently. Care home accommodation is defined as institutional accommodation rather than housing.
195. However, residents of care homes may be similar in terms of their care and support needs as those living in specialist housing, or even mainstream housing with appropriate care and support delivered in their homes. There may be some scope for older people who would otherwise have been accommodated in care homes to meet their needs within specialist or mainstream housing if sufficient appropriate accommodation can be provided. Nevertheless, there is likely to be

continued need for care home accommodation to meet more acute and severe needs, and to offer choice to some older people and their families about how they are cared for and supported.

196. Given the overlap between people who might enter care home accommodation and those who might take up specialist housing or care and support in their own home if available, estimates of the future need for care home accommodation, as with estimates of the need for specialist housing above, are uncertain and depend on both local and national policies, delivery, and the appetite of private developers.
197. AECOM has estimated the likely need for care home accommodation over the plan period, based on the HLIN SHOP toolkit prevalence rates for residential and nursing care homes for older people (aged 75+). This estimate applied the prevalence rates in the 'More Choice, Greater Voice' 2008 report which informed the development of the HLIN toolkit. This report suggested that 65 residential care beds per 1,000 people aged 75+ was an appropriate rate. Based on this rate, applied to the growth in the older population (+144 individuals) for consistency with the calculations above, it is estimated that in 2039 there would be a need for a further 9.4 care homes beds in the NA.
198. It is important to note that as these estimates relate to care homes (or the population in institutions) rather than independent housing, these figures are in addition to the overall need for housing in the NA. However, as discussed in this section, some of the need for care home beds might be met by independent housing accommodation and vice versa.

The Role of Mainstream Housing

199. The majority of older people live in mainstream housing and will continue to do so all of their lives. Based on the estimated number of older people and the tally of the existing stock in Appendix E, 100% of the Plaistow & Ifold's population aged 75 and over is likely to live in the mainstream housing stock.
200. It is not possible to be precise about how well older people are accommodated within mainstream housing, in terms of whether their accommodation is suitable to their needs and whether adequate care or support is provided within the home when they need.
201. However, given that there is unlikely to be a large volume of additional specialist supply during the Plan period, another key avenue to addressing those with relevant needs is to discuss the standards of accessibility and adaptability in new development to be met in the Local Plan with Chichester District Council.
202. It is relatively common for Local Plans to require that all or a majority of new housing meets Category M4(2) standards in response to the demographic shifts being observed nationwide. Government is considering mandating M4(2) on

newly erected dwellings¹⁵, although changes to Building Regulations have not yet been made.

203. The current emerging Local Plan policy H4 provides explicit encouragement for a proportion of affordable older persons accommodation as part of the affordable housing provision. Policy H8 requires housing sites over 200 units to provide specialist accommodation for older people (including a support or care component). Policy H10 also sets specific targets for the proportion of new housing that might be required to meet national standards for accessibility and adaptability (Category M4(2)), or for wheelchair users (Category M4(3)). It requires that on all residential development sites, 5% of affordable housing must meet wheelchair accessibility standards where there is an identified need on the Housing Register, and all remaining dwellings must meet accessibility and adaptability standards.
204. The proposed local authority requirements are relatively ambitious, and the specific evidence gathered here supports the application of those standards. The evidence does not necessarily warrant exceeding or diverging from them.
205. The proportion of new housing that might accommodate those using wheelchairs is harder to define at small scales. Typically, at Local Authority scale, this might be set with reference to the proportion of Affordable Housing applicants in the Local Authority area falling into this category or to wider data from surveys and other sources where available.
206. Table 6-5 sets out the proportion of wheelchair users in England as a whole, either using a wheelchair all of the time (0.6% of the population) or part of the time (3% of the population). As a crude estimate, these percentages are applied to the expected level of housing delivery for Plaistow & Ifold to suggest the number that might be encouraged to be wheelchair friendly or adaptable. This would imply a potential need for up to 1 wheelchair accessible dwellings over the Plan period. It is worth noting that these national figures are for all age categories, not just older persons, although it is likely that a significant proportion of households using a wheelchair will be older persons.

Table 6-5: Wheelchair use Nationally Applied to Plaistow & Ifold

	Percentage in England	% applied to NA housing requirement figure (25 to end of plan period)
Households using wheelchair all the time	0.6%	0.2
Households using wheelchair either indoors or outdoors	3.0%	0.8

Source: *Survey of English Housing 2018/19*

207. The Chichester HEDNA identifies a need for around 1,150 dwellings for wheelchair users (meeting technical standard M4(3) over the period 2021-2039. This can be annualised to 64 dwellings per year. Pro-rated to the NA, this

¹⁵ See [Raising accessibility standards for new homes: summary of consultation responses and government response - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/raising-accessibility-standards-for-new-homes)

suggests a need for 1 wheelchair accessible dwelling per year in Plaistow & Ifold, or 15 over the Neighbourhood Plan period. It is worth noting that the policy intention at local authority level is likely that these dwellings will be concentrated on larger sites or in towns and cities with good public transport and other amenities.

Conclusions- Specialist Housing for Older People

208. There are currently no units of specialist accommodation for older people in Plaistow & Ifold. The average supply for England is 136 units per 1,000 of the 75+ population.
209. 2021 Census data suggests that at this time there were 244 individuals aged 75+ in the NA. It is projected that by the end of the plan period this will increase to 388, with the 75+ population accounting for 17.5% of the population by 2039, slightly below Chichester levels of 19.8%.

Specialist housing for older people

210. The potential need for specialist housing with some form of additional care for older people can be estimated by bringing together data on population projections, rates of disability, and what tenure of housing the current 55-75 cohort occupy in the NA. This can be sense-checked using a toolkit based on national research and assumptions.
211. These two methods of estimating the future need in Plaistow & Ifold produce a range of 36 to 37 specialist accommodation units that might be required during the Plan period. These estimates are based on the projected growth of the older population, thereby assuming that today's older households are already well accommodated. If this is found not to be the case, it would justify aspiring to exceed the range identified here.
212. It is also useful to look at the breakdown in tenure and care, with a greater need for market (73.0%) than affordable (27.0%) specialist housing for older people in Plaistow & Ifold. There is also a greater need identified for sheltered housing (64.9%) than extra-care housing (35.1%), with the greatest sub-category of need market sheltered housing. However, some of this need may be able to be met through at home adaptations or ensuring that new housing is accessible and adaptable.
213. Specialist housing should be provided in accessible and cost effective locations. It is considered that Plaistow & Ifold's position in the settlement hierarchy and limited range of services and public transport options makes it a relatively less suitable location for specialist accommodation. As such, noting that there is no specific requirement or obligation to provide the specialist accommodation need arising from Plaistow & Ifold entirely within the Neighbourhood Area boundaries, it is recommended it could be provided in larger nearby settlements such as Billingshurst.

Care homes

214. Care home accommodation is defined as institutional accommodation rather than housing. AECOM has estimated the likely need for care home accommodation over the plan period, based on the HLIN SHOP toolkit prevalence rates for residential and nursing care homes for older people (aged 75+). Based on this rate and the expected increase of 144 individuals aged 75+ between 2021 and 2039, it is estimated that in 2039 there would be a need for 9.4 additional care home beds in the NA. Some of the need for care home beds might be met by independent housing accommodation and vice versa. In addition, some of this need could likely be met through the turnover in current care bed spaces.

Adaptable and accessible housing

215. Given that there is unlikely to be a large volume of specialist supply during the plan period, another key avenue to addressing those with relevant needs is to discuss the standards of accessibility and adaptability in new development.
216. The current Chichester emerging Local Plan provides explicit encouragement for a proportion of affordable older persons accommodation as part of the affordable housing provision. It also requires housing sites over 200 units to provide specialist accommodation for older people (including a support or care component). In relation to adaptability and accessibility standards, on all residential development sites, 5% of affordable housing must meet wheelchair accessibility standards where there is an identified need on the Housing Register, and all remaining dwellings must meet accessibility and adaptability standards. AECOM's evidence supports the application of these policies in the NA and is unlikely to warrant further action at the Neighbourhood Plan scale unless a key priority.

7. Next Steps

Recommendations for next steps

217. This Neighbourhood Plan housing needs assessment aims to provide Plaistow & Ifold Parish Council 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 Chichester District 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 Chichester District 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 Chichester District Council.
218. 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.
219. Bearing this in mind, it is recommended that the Parish Council should monitor carefully strategies and documents with an impact on housing policy produced by the Government, Chichester District Council, or any other relevant party and review the Neighbourhood Plan accordingly to ensure that general conformity is maintained.
220. 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 : Assessment geography

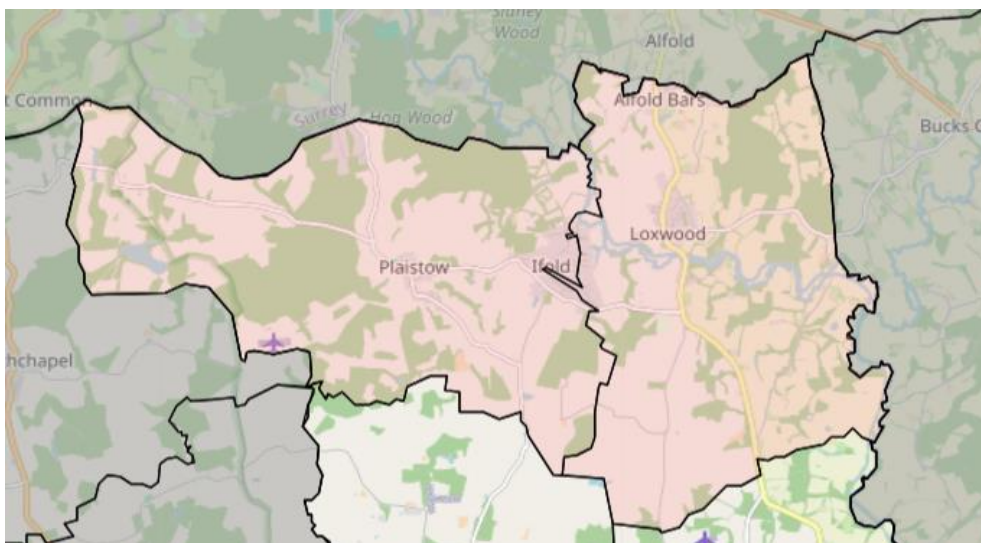
221. For Census purposes, the whole of England is divided into statistical units of similar population size called Output Areas (OAs) and their larger equivalents. OAs are the smallest units. They make up Lower Layer Super Output Areas (LSOAs), which in turn make up Middle Layer Super Output Areas (MSOAs). The NA equates to the following combination of OAs:

- LSOA E01031518; and
- OA E00160750.

222. Many other datasets besides the Census itself make use of OAs, but not necessarily down to the same level of detail. For example, Valuation Office Agency (VOA) data, which can be used to understand the type and size mix of housing, is only available down to the scale of LSOAs. The most relevant combination of LSOAs in this case, which will need to be used as a proxy for the NA, is:

- LSOA E01031517; and
- LSOA E01031518.

Figure A-1: Map of LSOAs

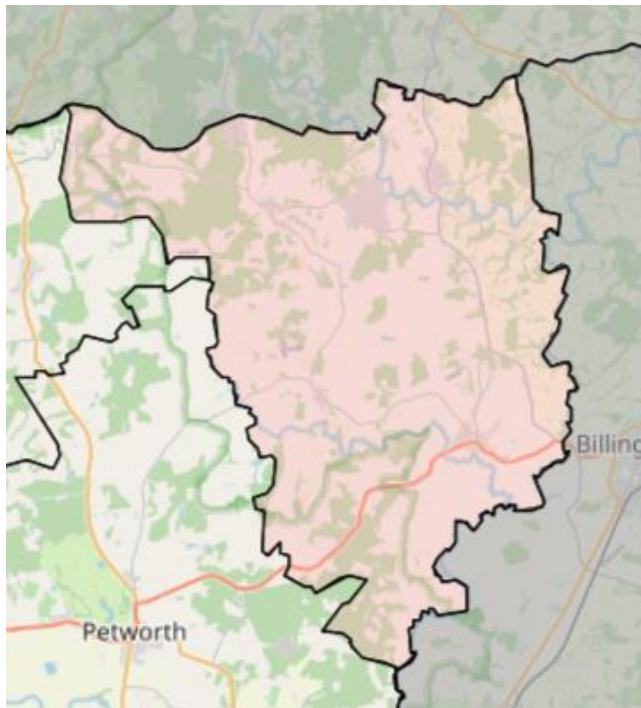


Source: NOMIS

223. Finally, as noted in the analysis of affordability in the main body of the report, household income data for small areas is only provided down to the scale of MSOAs. The relevant MSOA, in which the NA is located and which will need to serve as a proxy for it, is:

- MSOA E02006562.

Figure A-2: Map of MSOA



Source: NOMIS

Appendix B : Local Plan context

Policies in the adopted local plan

224. Table B-1 to B-3 below summarise adopted Local Plan policies that are relevant to housing need and delivery in Plaistow & Ifold.

Table B-1: Summary of relevant adopted policies in the Chichester Local Plan: Key Policies 2014-2029

Policy	Provisions
2 – Development Strategy and Settlement Hierarchy	<p>The settlement hierarchy is outlined below:</p> <ul style="list-style-type: none"> - Sub regional centre – Chichester City - Settlement Hubs - Service Villages (including Plaistow/Ifold) - Rest of the Plan area (small villages, hamlets, scattered development, and countryside) <p>Outside of Chichester City and the Settlement Hubs, the Service Villages will be the focus of new development and facilities.</p> <p>Provision will be made for small scale housing developments consistent with the indicative housing numbers.</p>
4 – Housing Provision	<p>Provision is made to deliver 7,388 homes over the period 2012-2029. 339 of these are expected to be delivered in the north of the Plan area, which includes Plaistow & Ifold.</p> <p>Strategic development locations are allocated to accommodate 3,250 homes over the Plan period.</p>
5 – Parish Housing Sites 2012-2029	<p>Plaistow & Ifold has an indicative housing number of 10 dwellings.</p>
34 – Affordable Housing	<p>A 30% affordable housing contribution will be sought as part of residential development where there is a net increase in dwellings.</p> <p>On sites of 11 or more dwellings, affordable housing should be provided on sites.</p>
35 – Affordable Housing Exception Sites	<p>Where there are no available and deliverable sites within a settlement, affordable housing may be permitted on exception sites outside of Settlement Boundaries to meet a specific local need where one of the two following criteria is met:</p> <ol style="list-style-type: none"> 1. In settlements that have a defined Boundary, proposals should be located adjacent to the Boundary and in all

Policy	Provisions
	<p>circumstances be modest in scale and well related to the settlement, local services, and facilities; or</p> <p>2. In the rest of the plan area, schemes will only be permitted where it is considered that the proposal is modest in scale and can be integrated to an existing settlement without damage to its character or setting and is well related to local services and facilities.</p> <p>Further criteria are outlined in the full policy.</p>

Source: Chichester District Council

Table B-2: Summary of relevant adopted policies in the Site Allocation Development Plan Document 2014-2029

Policy	Provisions
SA1 – Identified Sites	<p>Sites identified for development or redevelopment should be delivered in accordance with the requirements specified in the policy for each site.</p> <p>All identified proposals and sites that come forward during the lifetime of the Site Allocation Development Plan Document should comply with relevant policies set out in the Chichester Local Plan Key Policies.</p>
PL1 – Land North of Little Springfield Farm	<p>Land north of Little Springfield Farm is allocated for residential development for about 10 dwellings.</p> <p>Site specific requirements are outlined in the full policy.</p>

Source: Chichester District Council

Table B-3: Summary of relevant adopted policies in the South Downs Local Plan 2014-2033

Policy	Provisions
SD26 – Supply of Homes	<p>The National Park Authority will make overall provision for approximately 4,750 net additional homes over a 19 year period between 2014 and 2033.</p> <p>There are no allocations for Plaistow & Ifold.</p> <p>Neighbourhood Development Plans that accommodate higher levels of housing than is set out in the plan will be supported by the National Park Authority providing that they meet local</p>

Policy	Provisions
	housing need and are in general conformity with the strategic policies of the development plan.
SD27 – Mix of Homes	<p>Planning permission will be granted for residential development that delivers a balanced mix of housing to meet projected future household needs for the local area. proposals should provide numbers of dwellings of sizes to accord with the relevant broad mix:</p> <p>Affordable housing as part of a market housing scheme:</p> <ul style="list-style-type: none"> - 1-bedroom dwellings – 35% (these may be substituted with 2-bedroom dwellings) - 2-bedroom dwellings – 35% - 3-bedroom dwellings – 25% - 4-bedroom dwellings – 5% <p>Market housing:</p> <ul style="list-style-type: none"> - 1-bedroom dwellings – at least 10% - 2-bedroom dwellings – at least 40% - 3-bedroom dwellings – at least 40% - 4+ bedroom dwellings – up to 10% <p>Development proposals will be permitted for residential development that provides flexible and adaptable accommodation to meet the needs of people who are less mobile, or have adult homecare requirements. Development proposals of 5 or more homes will be permitted where it is clearly demonstrated that evidence of local need for older people's or specialist housing is reflected in the types of homes proposed.</p>
SD28 – Affordable Homes	<p>Development proposals for new residential development will be permitted that maximise the delivery of affordable housing to meet local need, and provided that, as a minimum, the following are met:</p> <ul style="list-style-type: none"> a) On sites with gross capacity to provide 11 or more homes, a minimum of 50% of new homes created will be provided as affordable homes on-site, of which a minimum 75% will provide a rented affordable tenure. b) On sites with gross capacity to provide between 3 and 10 homes, a proportion of affordable homes will be provided in accordance with the following sliding scale:

Policy	Provisions
	3 homes Meaningful financial contribution, to be negotiated case-by-case
	4 – 5 homes 1 affordable home
	6 – 7 homes 2 affordable homes, at least 1 of which is a rented affordable tenure
	8 homes 3 affordable homes, at least 1 of which is a rented affordable tenure
	9 homes 3 affordable homes, at least 2 of which is a rented affordable tenure
	10 homes 4 affordable homes, at least 2 of which is a rented affordable tenure

Source: South Downs National Park Authority

Policies in the emerging local plan

225. Table B-4 below summarises emerging Local Plan policies that are relevant to housing need and delivery in Plaistow & Ifold.

Table B-4: Summary of relevant emerging policies in the Chichester Local Plan 2021-2039 Proposed Submission Version

Policy	Provisions
S1 – Spatial Development Strategy	<p>To help achieve sustainable growth the Council will ensure that new residential and employment development is distributed in line with the settlement hierarchy, with a greater proportion of development in the larger and more sustainable settlements.</p> <p>Plaistow & Ifold is identified outside of the policy as a Service Village, capable of accommodating 25 dwellings.</p> <p>Non-strategic provision is made for the following forms of development in service villages:</p> <ul style="list-style-type: none"> a) Small-scale housing developments consistent with the indicative housing numbers set out in Policy H3; b) Local community facilities, including village shops, that meet identified needs within the village, neighbouring villages, and surrounding smaller communities, and will help make the settlement more self-sufficient; and c) Small-scale employment, tourism, or leisure proposals,
S2 – Settlement Hierarchy	<p>The development requirements for the sub-regional centre, settlement hubs, and service villages will be delivered through site allocations and through windfall development in accordance with other policies in the Local Plan.</p>

Policy	Provisions
	<p>The settlement hierarchy is as follows:</p> <ul style="list-style-type: none"> - Sub-Regional Centre – Chichester City - Settlement Hubs - Service Villages – including Plaistow & Ifold - Rest of the Plan area – small villages, hamlets, scattered development, and countryside
<p>H1 – Meeting Housing Needs</p>	<p>The housing target for the plan area is to provide for at least 10,350 dwellings to be delivered in the period 2021-2039.</p> <p>679 dwellings are expected to be delivered in the north of the Plan area (which includes Plaistow & Ifold).</p>
<p>H3 – Non-Strategic Parish Housing Requirements 2021-2039</p>	<p>Small-scale housing sites will be identified to help provide for the needs of local communities in accordance with the parish housing requirements. Suitable sites will be identified either through neighbourhood plans or subsequent development plan document.</p> <p>Plaistow & Ifold has a housing figure of 25 dwellings.</p> <p>If draft neighbourhood plans making provision for at least the minimum housing numbers of the relevant area have not made demonstrable progress the Council will allocate sites for development within a development plan document in order to meet the requirements of the Local Plan.</p>
<p>H4 – Affordable Housing</p>	<p>On-site affordable housing provision will be required on sites of 10 dwellings or more, or sites of 0.5 hectares or more.</p> <p>In the north of the Plan area, 40% affordable housing will be required on greenfield sites and 30% on previously developed land.</p> <p>25% of the affordable housing provision will be made up of First Homes, which will be available to first-time buyers at a minimum of 30% discount from market value and accord with other national policy requirements concerning First Homes.</p> <p>The tenure split of affordable housing should be as follows:</p> <ul style="list-style-type: none"> - 25% First Homes - 35% social rent - 22% affordable rent - 18% shared ownership

Policy	Provisions
	<p>Planning permission can be granted for an alternative tenure split provided that robust evidence demonstrates that a different split is more suitable (e.g. to meet local needs).</p> <p>Opportunities should be taken to include a proportion of affordable older persons accommodation as part of the affordable housing provision, particularly involving care provision.</p> <p>Other forms of affordable home ownership will be considered if a suitable justification can be provided, though this should not be at the expense of the social rented component of the tenure mix set out above.</p>
H5 – Housing Mix	<p>For new market and affordable residential development, homes must be delivered of an appropriate type and size, consistent with the most up to date HEDNA, to address identified local needs and market demands.</p> <p>The mix of affordable units provided should also pay due regard to the current Housing Register.</p> <p>Planning permission can be granted for an alternative mix provided that:</p> <ul style="list-style-type: none"> a) Robust evidence of local housing need demonstrates that a different mix of dwellings is required to meet local needs and demand for specific types, tenures, and sizes of housing to contribute to the diversity of housing in the local area and to help to redress any housing imbalance that exists; or b) It addresses need and demand for affordable, market, self and custom-build, older person, and specialist housing.
H7 – Rural and First Homes Exception Sites	<p>Proposals for affordable housing on rural exception sites and First Homes exception sites will be supported in line with the criteria in the full policy.</p>
H8 – Specialist Accommodation for Older People and those with Specialised Needs	<p>All housing sites over 200 units, including those allocated in the Plan, will be required to provide specialist accommodation for older people to include a support or care component. The specific type and amount of accommodation required will depend on the size and location of the site.</p> <p>Proposals for specialist housing, such as homes for older people, students, HMOs, or essential worker accommodation, and other groups requiring specifically designed accommodation will be supported where the criteria in the policy are met.</p>

Policy	Provisions
	Proposals which may result in the loss of specialist needs accommodation will not be permitted unless it can be demonstrated that there is no longer a need for such accommodation in the plan area, or alternative provision is being made available locally through replacement or new facilities.
H10 – Accessible and Adaptable Homes	On all residential development sites 5% of affordable housing must meet wheelchair accessibility standards M4(3)((2)(b)) where there is an identified need on the Housing Register. All remaining dwellings must meet accessibility and adaptability standards M4(2).

Source: Chichester District Council

Appendix C : Affordability calculations

226. This section outlines how the affordability thresholds discussed in the Affordability and Affordable Housing have been calculated.

C.1 Market housing

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

i) Market sales

228. The starting point for calculating the affordability of a dwelling for sale 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. In practice this can be highly variable. Multipliers up to 4.5 or even above 5 times income increasingly available, although the actual average in practice tends to be lower, particularly where applicants are dual earning. The Financial Conduct Authority uses 3.5 or more as its standard assumption for single applicants and 2.75 or more for dual applicants.

229. 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 Plaistow & Ifold, 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.

230. The calculation for the purchase threshold for market housing is as follows:

- Value of a median NA house price (2022) = £940,000;
- Purchase deposit at 10% of value = £94,000;
- Value of dwelling for mortgage purposes = £846,000;
- Divided by loan to income ratio of 3.5 = purchase threshold of £241,714.

231. 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 2022 was £782,750, and the purchase threshold is therefore £201,279.

232. It is also worth assessing the purchase threshold for new build homes, since this most closely represents the cost of the new housing that will come forward in future. Land Registry recorded no sales of new build properties in the NA in

2022. It is, however, important to understand the likely cost of new housing because new housing is where the Neighbourhood Plan has most influence and is the appropriate benchmark for understanding the costs of affordable home ownership tenures (considered below).

233. Therefore an estimate has been calculated by determining the uplift between all house prices in 2022 across Chichester and new build house prices in 2022 in the same area. This percentage uplift (or 'new build premium') is then applied to the 2022 lower quartile house price in the NA to give an estimated NA new build entry-level house price of £745,915 and purchase threshold of £191,807. Unusually, for Chichester the new build 'uplift' was a decline of 4.7%, reflecting that new build homes are considered less desirable in terms of the space offered, typical locations or other characteristics.
234. In order to provide a comparison with the wider local authority area, it is helpful to also look at the cost of new build housing across Chichester in 2022. The median cost of new build dwellings in Chichester was £405,000, with a purchase threshold of £104,143. This is significantly below house prices in the NA and is therefore unlikely to be achievable in the NA.

ii) Private Rented Sector (PRS)

235. It is assumed here that rented housing is affordable if the annual rent does not exceed 30% of the household's gross annual income. The percentage of income to be spent on rent before the property is considered affordable varies considerably for individuals, and it is increasingly common for households to dedicate a larger proportion of their earnings to rent. When considering affordability it is considered good practice to be conservative, and the 30% benchmark is used as ONS's current standard assumption.
236. 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.
237. The property website Rightmove.co.uk shows rental values for property in the Neighbourhood Area. The best available data is derived from properties available for rent within a three mile radius of the NA. 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.
238. According to Rightmove.co.uk, there were 28 properties for rent at the time of search in December 2023, with an average monthly rent of £2,311. It should be noted that two properties were excluded from this average, with monthly rents

of £10,000 and £15,000. There were 5 two-bedroom properties listed, with an average price of £1,110 per calendar month.

239. The calculation for the private rent income threshold for entry-level (2-bedroom) dwellings is as follows:

- Annual rent = £1,110 x 12 = £13,320;
- Multiplied by 3.33 (so that no more than 30% of income is spent on rent) = income threshold of £44,400

240. The calculation is repeated for the overall average to give an income threshold of £92,440.

C.2 Affordable Housing

241. There are a range of tenures that constitute the definition of Affordable Housing within the NPPF 2023: social rent and affordable rent, discounted market sales housing, and other affordable routes to home ownership. The new First Homes product was introduced in 2021 but is not yet included in the NPPF. Each of the affordable housing tenures are considered below.

i) Social rent

242. 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.

243. To determine social rent levels, data and statistical return from Homes England is used. This data is only available at Local Authority scale so must act as a proxy for Plaistow & Ifold. This data provides information about rents and the size and type of stock owned and managed by private registered providers and is presented for Chichester in Table C-1.

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

Table C-1: Social rent levels (£)

Size	1 bed	2 beds	3 beds	4 beds	All
Average social rent per week	£96.10	£106.81	£117.64	£132.48	£108.44
Annual average	£4,997	£5,554	£6,117	£6,889	£5,639
Income needed	£16,641	£18,495	£20,371	£22,940	£18,777

Source: Homes England, AECOM Calculations

ii) Affordable rent

245. 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).
246. Even an 20% 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%.
247. Data on the most realistic local affordable rent costs is obtained from the same source as social rent levels for Chichester. Again it is assumed that no more than 30% of income should be spent on rent, and the overall average is taken forward.
248. Comparing this result with the average 2 bedroom annual private rent above indicates that affordable rents in the NA are actually closer to 60% of market rates than the maximum of 80%, a feature that is necessary to make them achievable to those in need.

Table C-2: Affordable rent levels (£)

Size	1 bed	2 beds	3 beds	4 beds	All
Average affordable rent per week	£125.13	£150.47	£177.85	£211.25	£155.66
Annual average	£6,507	£7,824	£9,248	£10,985	£8,094
Income needed	£21,668	£26,055	£30,797	£36,580	£26,954

Source: Homes England, AECOM Calculations

iii) Affordable home ownership

249. 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.
250. In paragraph 66 of the NPPF 2023, the Government introduces a recommendation that “where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership.” There are exemptions to this requirement, including where:
- The provision would exceed the level of affordable housing required in an area;

- The provision would significantly prejudice the ability to meet the identified affordable housing needs of specific groups;
- A proposed development provides solely Build to Rent homes;
- A proposed development provides specialist accommodation for a group of people with specific needs (such as purpose built accommodation for students or the elderly);
- The development is proposed to be developed by people who wish to build or commission their own homes; or
- The proposed development is exclusively for affordable housing, a community-led development exception site, or a rural exception site.

First Homes

251. Because First Homes are a new tenure product, it is worth explaining some of their key features:

- First Homes should be available to buy with a minimum discount of 30% below their full market value (i.e. the value of an equivalent new home);
- The discount level can be set higher than 30% – at 40% or 50% – where this can be suitably evidenced. The setting and justifying of discount levels can happen at neighbourhood as well as local authority scale;
- After the discount is applied the initial sale price must not exceed £250,000 (or £420,000 in Greater London), and lower caps can be set locally;
- Purchasers must be first-time buyers with an income less than £80,000 (or £90,000 in Greater London), and First Homes can be prioritised for local people and/or key workers;
- They will be subject to legal restrictions ensuring the discount is retained for future occupants, and renting out or sub-letting will not normally be permitted;
- In addition to setting the discount level, local authorities and neighbourhood planning groups can apply additional criteria, such as a lower income cap, local connection test or prioritisation for key workers through adopted plans, emerging policy or Supplementary Planning Documents.
- 25% of all homes delivered through section 106 developer contributions on sites enabled through the planning 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.

252. The starting point for considering whether First Homes are affordable is the estimated cost of new build entry-level housing in the NA noted above of £745,915.

253. For the minimum discount of 30% the purchase threshold can be calculated as follows:
- Value of a new home (estimated NA new build entry-level) = £745,915;
 - Discounted by 30% = £522,140;
 - Purchase deposit at 10% of value = £52,214;
 - Value of dwelling for mortgage purposes = £469,926;
 - Divided by loan to income ratio of 3.5 = purchase threshold of £134,265.
254. The income thresholds analysis in the Affordability and Affordable Housing chapter also compares local incomes with the costs of a 40% and 50% discounted First Home. Their respective discounted prices would be £447,549 and £372,957 and the income required would be £115,084 and £95,903 respectively. The high values under discussion strain the boundaries of the First Homes product.
255. First, it is clear that if First Homes can be delivered at an equivalent open market value of £745,915, all three discounted prices would exceed the price cap of £250,000 that applies outside of London. As such, developers of First Homes would be expected to reduce their equivalent market value to bring the discounted value below the price cap.
256. This potential additional subsidy from the developer would likely come from land values but could potentially be used to argue that the scheme is financially unviable and that reduced numbers of affordable homes overall should be provided. This could be particularly problematic if it results in a knock-on impact that limits the number of social or affordable rented homes – which are aimed at those in greater financial need than the target market for First Homes. In such cases, there are precedents for the planning authority to argue that First Homes should not be included in the tenure mix. That said, intermediate tenures (subsidised routes to ownership like First Homes and shared ownership) are explicitly supported in the emerging Chichester Local Plan, with an Affordable Housing split which includes 25% First Homes and 18% shared ownership.
257. Second, all of the income thresholds calculated here for First Homes are higher than the limit of £80,000, above which households are not eligible. This means that, theoretically speaking, no households who could afford this product would be eligible to access it. Households with lower incomes but higher savings for a deposit (which would lower the ongoing mortgage costs) could be eligible. As could households willing or able to dedicate a higher proportion of their income to housing costs than is assumed here.
258. Table C-3 shows the discount required for First Homes to be affordable to the three income groups. The cost of a typical First Home is calculated using an estimate for new build entry-level housing in the NA. However, it is worth thinking about First Homes in relation to the cost of new build prices in the wider area, as well as median and entry-level existing prices locally to get a more complete picture. The discount levels required for these alternative benchmarks

are given below. It is clear that no matter what assumptions are used for the equivalent open market value of First Homes in the NA, discounts well beyond the maximum available would be required to make them affordable to these groups. However, it does show that based on the new build median house price across Chichester, First Homes at a 50% discount may be affordable to households elsewhere in the district.

Table C-3: Discount on sale price required for households to afford First Homes

House price benchmark	Mean household income	Single LQ earner	Dual LQ earning household
NA median house price	77%	92%	85%
NA estimated new build entry-level house price	71%	90%	81%
NA entry-level house price	72%	91%	82%
LA median new build house price	47%	82%	64%

Source: Land Registry PPD; ONS MSOA total household income

Shared ownership

259. 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 rent 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'.
260. 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.
261. 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).
262. The affordability threshold for a 25% equity share is calculated as follows:
- A 25% equity share of £745,915 is £186,479;
 - A 10% deposit of £18,648 is deducted, leaving a mortgage value of £167,831;

- This is divided by the loan to value ratio of 3.5 to give a purchase threshold of £47,952;
- Rent is charged on the remaining 75% shared ownership equity, i.e. the unsold value of £559,436;
- The estimated annual rent at 2.5% of the unsold value is £13,986;
- This requires an income of £46,620 (annual rent multiplied by 3.33 so that no more than 30% of income is spent on rent).
- The total income required is £94,572 (£47,952 plus £46,620).

263. The same calculation is repeated for equity shares of 10% and 50% producing affordability thresholds of £75,124 and £126,983 respectively.

264. Only the income threshold at 10% equity is below the £80,000 cap for eligible households.

Rent to Buy

265. 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)

266. 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.

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

Appendix D : Affordable Housing need and policy

Affordable housing policy

268. The following table reviews the relevant factors in developing a policy on the Affordable Housing tenure mix, which inform the recommendation given in the main body of the report.

Table D-3: Wider considerations in developing Affordable Housing mix policy

Consideration	Local Evidence
<p>A. Evidence of need for Affordable Housing:</p> <p>The need for affordable rent and affordable home ownership is 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.</p>	<p>Based on the estimates in the HEDNA, the HNA suggests that the NA requires around 66 units of affordable rented housing and 72 units of affordable home ownership homes over the Plan period. Both forms of Affordable Housing appear to be valuable in meeting the needs of people on various incomes.</p> <p>The relationship between these figures suggests that affordable home ownership should be prioritised. However, due to the affordability challenges in the NA and affordable rented housing being a more acute need, affordable rented tenures should be prioritised.</p>
<p>B. Can Affordable Housing needs be met in full?</p> <p>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.</p>	<p>If the emerging Chichester Local Plan¹⁶ target of 30% (brownfield land) - 40% (greenfield land) were achieved on every site, assuming the delivery of the NA's housing requirement for 25 homes overall, up to 8-10 affordable homes might be expected in the NA over Plan period. It is also important to note that this Affordable Housing requirement applies to sites of 10 dwellings or more (or 0.5 hectares or more), meaning that if small sites are delivered then they will likely not meet the threshold.</p> <p>This level of potential affordable housing delivery would not be sufficient to meet all of</p>

¹⁶ Chichester Local Plan targets have been used here rather than the South Downs due to the majority of the NA (and the developed NA) falling under the Chichester Local Plan. South Downs National Park policies are outlined in Appendix B.

	the need identified. In this circumstance, the more urgent and acute need for rented housing should be prioritised.
<p>C. Government policy (eg NPPF) requirements:</p> <p>Current NPPF policy requires 10% of all homes to be delivered for affordable home ownership. There can be exceptions to this requirement if it would prevent the delivery of other forms of Affordable Housing.</p>	<p>For 10% of all housing to be affordable ownership in Chichester, where 40% of all housing should be affordable on greenfield sites, 25% of Affordable Housing should be for affordable ownership. On brownfield sites where 30% of all housing should be affordable, 1/3 of Affordable Housing should be for affordable home ownership. Both scenarios comply with the guideline tenure split sought in the Local Plan.</p>
<p>D. Local Plan policy:</p>	<p>The emerging Chichester Local Plan seeks a tenure split of 25% First Homes, 35% social rent, 22% affordable rent, and 18% shared ownership (57% affordable rent and 43% affordable home ownership).</p>
<p>E. First Homes policy:</p> <p>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.</p> <p>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.</p> <p>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. Some LPAs are considering this approach because of the</p>	<p>This new minimum requirement may have the effect of displacing other products in any established tenure mix and will reduce the amount of social or affordable rent if this was proposed to be more than 75% of Affordable Housing. Based on Chichester's emerging Local Plan, this would not appear to be an issue across the district. However, the analysis above shows the potential unaffordability and unviability of the delivery of First Homes in the NA specifically.</p>

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.	
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 Parish Council 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 Plaistow & Ifold: The current stock of homes in an area, in terms of balance between ownership, rented and affordable provision may be a consideration in the mix of tenures provided on new development sites.	<p>2021 Census data shows that at this time there were very few households living in Affordable Housing in Plaistow & Ifold, at just 3.1%. This comprises of 0.3% of households living in shared ownership and 2.9% of households living in social rented housing.</p> <p>This is compared to 16.5% of households living in Affordable Housing across Chichester (1.4% in shared ownership and 15.1% social renting) and 18.1% nationally (1.0% in shared ownership and 17.1% social renting).</p> <p>The NA has a notable lack of Affordable Housing.</p>
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 NA. The funding arrangements available to housing associations will determine rent levels.
J. Wider policy objectives:	The Parish Council may wish to take account of broader policy objectives for Plaistow & Ifold and/or the wider district. These could include, but are not restricted to, policies to attract younger households, families or working age people to the NA. These wider considerations may influence the mix of Affordable Housing provided.

Appendix E : Specialist housing for older people

Background data tables

Table E-2: Tenure and mobility limitations of those aged 65+ in Plaistow & Ifold, 2011 (65+ is the closest proxy for 75+ in this data)

Tenure	Day-to-day activities limited a lot		Day-to-day activities limited a little		Day-to-day activities not limited	
All categories	49	11.6%	103	24.3%	271	64.1%
<i>Owned Total</i>	42	10.6%	96	24.3%	257	65.1%
Owned outright	35	10.7%	81	24.7%	212	64.6%
Owned (mortgage) or shared ownership	7	10.4%	15	22.4%	45	67.2%
<i>Rented Total</i>	7	25.0%	7	25.0%	14	50.0%
Social rented	5	41.7%	4	33.3%	3	25.0%
Private rented or living rent free	2	12.5%	3	18.8%	11	68.8%

Source: DC3408EW Health status

HLIN calculations

Table E-3: Recommended provision of specialist housing for older people from the HLIN SHOP toolkit

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

Source: Housing LIN SHOP Toolkit

269. As Table 6-1 in the main report shows, Plaistow & Ifold is forecast to see an increase of 144 individuals aged 75+ by the end of the Plan period. According to the HLIN tool, this translates into need as follows:

- Conventional sheltered housing to rent = $60 \times 0.144 = 9$
- Leasehold sheltered housing = $120 \times 0.144 = 17$
- Enhanced sheltered housing (divided 50:50 between that for rent and that for sale) = $20 \times 0.144 = 3$
- Extra care housing for rent = $15 \times 0.144 = 2$
- Extra care housing for sale = $30 \times 0.144 = 4$
- Housing based provision for dementia = $6 \times 0.144 = 1$

Appendix F : Housing Needs Assessment Glossary

Adoption

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

Affordability

The terms 'affordability' and 'affordable housing' have different meanings. 'Affordability' is a measure of whether housing may be afforded by certain groups of households. 'Affordable housing' refers to particular products outside the main housing market.

Affordability Ratio

Assessing affordability involves comparing housing costs against the ability to pay. The ratio between lower quartile house prices and the lower quartile income or earnings can be used to assess the relative affordability of housing. The Ministry for Housing, Community and Local Governments publishes quarterly the ratio of lower quartile house price to lower quartile earnings by local authority (LQAR) as well as median house price to median earnings by local authority (MAR) e.g. income = £25,000, house price = £200,000. House price: income ratio = $\frac{£200,000}{£25,000} = 8$, (the house price is 8 times income).

Affordable Housing (NPPF Definition)

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

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

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

c) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and

Rent to Buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Affordable rented housing

Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). The national rent regime is the regime under which the social rents of tenants of social housing are set, with particular reference to the Guide to Social Rent Reforms (March 2001) and the Rent Influencing Regime Guidance (October 2001). Local market rents are calculated using the Royal Institution for Chartered Surveyors (RICS) approved valuation methods¹⁷.

Age-Restricted General Market Housing

A type of housing which is generally for people aged 55 and over and active older people. 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 Standard¹⁸

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.

¹⁷ The Tenant Services Authority has issued an explanatory note on these methods at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1918430.pdf>

¹⁸ 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 developments (NPPF definition)

A development instigated and taken forward by a not-for-profit organisation set up and run primarily for the purpose of meeting the housing needs of its members and the wider local community, rather than being a primarily commercial enterprise. The organisation is created, managed, and democratically controlled by its members. It may take any one of the various legal forms including a community land trust, housing co-operative, and community benefit society. Membership of the organisation is open to all beneficiaries and prospective beneficiaries of that organisation. The organisation should own, manage, or steward the homes in a manner consistent with its purpose, for example through a mutually supported arrangement with a Registered Provider of Social Housing. The benefits of the development to the specified community should be clearly defined and consideration given to how these benefits can be protected over time, including in the event of the organisation being wound up.

Community Right to Build Order¹⁹

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)²⁰

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 older 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.

¹⁹ See <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

²⁰ 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

First Homes is another form of discounted market housing which will provide a discount of at least 30% on the price of new homes, introduced in 2021. 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 years²¹, 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 very frail older people, 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.

²¹ See <https://www.which.co.uk/news/2017/08/how-your-income-affects-your-mortgage-chances/>

Overcrowding

There is no single agreed definition of overcrowding, however, utilising the Government's bedroom standard, overcrowding is deemed to be in households where there is more than one person in the household per room (excluding kitchens, bathrooms, halls and storage areas). As such, a home with one bedroom and one living room and one kitchen would be deemed overcrowded if three adults were living there.

Planning Condition

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

Planning Obligation

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

Purchase Threshold

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

Proportionate and Robust Evidence

Proportionate and robust evidence is evidence which is deemed appropriate in scale, scope and depth for the purposes of neighbourhood planning, sufficient so as to meet the Basic Conditions, as well as robust enough to withstand legal challenge. It is referred to a number of times in the PPG and its definition and interpretation relies on the judgement of professionals such as Neighbourhood Plan Examiners.

Private Rented

The Census tenure private rented includes a range of different living situations in practice, such as private rented/ other including households living "rent free". Around 20% of the private rented sector are in this category, which will have included some benefit claimants whose housing benefit at the time was paid directly to their landlord. This could mean people whose rent is paid by their employer, including some people in the armed forces. Some housing association tenants may also have been counted as living in the private rented sector because of confusion about what a housing association is.

Retirement Living or Sheltered Housing

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

Residential Care Homes and Nursing Homes

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

Rightsizing

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

Rural Exception Sites

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable dwellings without grant funding.

Shared Ownership

Housing where a purchaser part buys and part rents from a housing association or local authority. Typical purchase share is between 25% and 75% (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 Housing²²

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

²² See <http://www.housingcare.org/jargon-sheltered-housing.aspx>

'manager' or 'warden', either living on-site or nearby, whose job is to manage the scheme and help arrange any services residents need. Managed schemes will also usually have some shared or communal facilities such as a lounge for residents to meet, a laundry, a guest flat and a garden.

Strategic Housing Land Availability Assessment

A Strategic Housing Land Availability Assessment (SHLAA) is a document prepared by one or more local planning authorities to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the Plan period. SHLAAs are sometimes also called LAAs (Land Availability Assessments) or HELAAs (Housing and Economic Land Availability Assessments) so as to integrate the need to balance assessed housing and economic needs as described below.

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 Older People

Specialist housing for Older People, sometimes known as specialist accommodation for older people, 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.²³

²³ See <http://www.communities.gov.uk/documents/planningandbuilding/doc/1980960.doc#Housing>

