Yarnfield and Cold Meece

Housing Needs Assessment (HNA)

December 2021

Quality information

Prepared by	Checked by	Approved by
Olivia Carr Graduate Housing Consultant	Paul Avery Principal Housing Consultant	Paul Avery Principal Housing Consultant

Revision History

Revision	Revision date	Details	Authorized	Name	Position
1	October 2021	First Draft	OC	Olivia Carr	Graduate Housing Consultant
2	November 2021	Internal Review	PA	Paul Avery	Principal Housing Consultant
3	November 2021	Group Review	JF	John Fraser	Parish Clerk
4	December 2021	Locality Review	AO	Annabel Osborne	Neighbourhood Planning Officer
5	December 2021	Final Report	OC	Olivia Carr	Graduate Housing Consultant

Prepared for: Yarnfield and Cold Meece Parish Council

Prepared by:

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

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List of acronyms used in the text:

DLUHC	Department for Levelling Up, Housing, and Communities (formerly Ministry for Housing, Communities and Local Government (MHCLG))
EHDNA	Economic and Housing Development Needs Assessment
HNA	Housing Needs Assessment
HRF	Housing Requirement Figure (the total number of homes the NA is expected to plan for, usually supplied by LPAs)
HLIN	Housing Learning and Improvement Network
HRP	Household Reference Person
LHN	Local Housing Need
LPA	Local Planning Authority
NA	Neighbourhood (Plan) Area
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
PPG	Planning Practice Guidance
PRS	Private Rented Sector
RQ	Research Question
SBC	Stafford Borough Council
SHMA	Strategic Housing Market Assessment
VOA	Valuation Office Agency
YCM	Yarnfield and Cold Meece

1. Executive Summary

Population and Housing Statistics

1. The Office for National Statistics (ONS) mid-2019 population estimate for Yarnfield and Cold Meece parish is 1,989 people, showing a significant increase of 536 since the 2011 Census.

2. There has been significant development in Yarnfield and Cold Meece since 2011, with Stafford Borough Council providing completions data from 2011 to 2020/2021 which showed 274 new dwellings built in that time period. Of these, 50 were affordable. The total quantity of dwellings in the NA as of March 2021 is therefore estimated to be 869.

Conclusions- Tenure and Affordability

3. Yarnfield and Cold Meece's tenure mix shows that as of 2020/2021, there were 21 shared ownership and 85 affordable/social rented properties in the NA, taking into account data provided by Stafford Borough Council. This was an increase of 17 shared ownership and 33 social rented properties from the 2011 Census data.

4. Median house prices in Yarnfield and Cold Meece rose by 66.6% between 2011 and 2020 whilst lower-quartile house prices rose by 36.5% in the same period. House prices for detached properties have risen significantly, from £197,423 in 2011 to £362,634 in 2020. By comparison, semi-detached house prices have only risen by 9.1% in this period, and there was a decrease in the cost of terraced properties. Based on calculations determining Stafford Borough's new build premium (17.59% uplift) and applying this to NA entry-level house prices, the estimated new build cost for the NA is £190,643 and this estimation has been used when calculating the likely costs of affordable home ownership tenures that are based on equivalent market prices.

5. It was found that households on mean incomes could access entry-level home ownership at an assumed deposit of 10% and could potentially afford the estimated NA new build house prices with an increased deposit. Households on one or two lower quartile incomes cannot afford average market home ownership options in the NA. Private renting is accessible at both average and entry-level market rents to those on mean incomes and households on two lower-quartile incomes. Households on one lower quartile income are only able to afford social rented properties in the NA. It was also found that there could be a larger number of households in Yarnfield and Cold Meece who may be able to afford to rent privately but cannot afford home ownership, with entry-level house prices requiring an income of £41,689 whilst average market rents require an income of £27,800. There is also the issue that there is a distinct lack of private rented housing in the NA so although more households may be able to afford this, there may not be enough properties. One of the key barriers to accessing home ownership in the NA may also be savings for a deposit.

6. The total need for affordable rented housing and the potential demand for affordable home ownership options in Yarnfield and Cold Meece over the Plan period were calculated. Over the plan period the model estimated that in the NA there would be a surplus of 32.1 affordable rented units (1.8 per annum), likely due to the large amount of development,

including affordable housing, that has taken place in the NA in recent years. An aspirational figure, calculated by pro-rating the EHDNA, gave an affordable rented need estimation of 2.6 dwellings per annum, or 46 (rounded from 45.9) dwellings to the end of the plan period. Turning now to Affordable Housing providing a route to home ownership, the potential demand in Yarnfield and Cold Meece is estimated at 1.8 households per annum who or 29.6 for the entirety of the Plan period. Despite the identified surplus of affordable rented housing in the plan period, it is recommended that Yarnfield and Cold Meece considers encouraging the delivery of some affordable rented housing, particularly early in the Plan period, with the understanding that if this results in oversupply in future years, the vacancies created when existing occupants leave their properties may need to satisfy new need from elsewhere in the district.

7. Table 4-10 summarises Yarnfield and Cold Meece'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 plan for more housing (and therefore more affordable housing) than the local plan, or if the group decide to influence the tenure mix in other ways), or as a result of site-specific constraints.

8. Some assumptions have had to be made in order to determine the delivery of affordable housing in Yarnfield and Cold Meece during the plan period. Due to the villages of Yarnfield and Cold Meece having different affordable housing percentage requirements and thresholds outlined in the adopted Local Plan, two scenarios have been given in Table 4-10. The first gives a housing estimate if all sites were in Yarnfield village and sites were 12 dwellings or more. This gives an expected delivery of 10.8 rented dwellings, and 32.4 dwellings for affordable home ownership. For both tenures, the expected level of delivery meets the quantity of demand identified in estimates of the need for affordable housing.

9. The second scenario gives a housing estimate if all dwellings were delivered in the 'Rest of Borough Area', where it is assumed Cold Meece village falls in the settlement hierarchy of the adopted Local Plan, and on sites of 3 or more dwellings. This gives an expected delivery of 8.1 rented dwellings and 24.3 for ownership. As with the previous example, the expected level of delivery exceeds the quantity of demand identified for affordable rented dwellings. In terms of affordable routes to home ownership, this scenario means that the expected delivery falls slightly short of the identified need of 29.6 dwellings in the NA.

10. In reality, it is likely that developments up to the end of the plan period will comprise of a mix of areas and sizes, meaning that the slight estimated shortfall if all sites came forward in line with the second scenario is unlikely to be a problem. There is also the potential that the emerging Local Plan will suggest slightly different percentage requirements or affordable housing thresholds. Therefore, this estimated delivery scenario should just be taken as a representation of what could be delivered through the scenarios explained above.

11. It is not recommended that the Local Plan policy requirement be exceeded in the neighbourhood plan because such steps are rarely accepted by planning inspectors on the grounds that an extremely high standard of justification is required which goes beyond the scope of this HNA, in particular around the issue of what level of Affordable Housing delivery can be financially viable in the NA. Raising the percentage of Affordable Housing required could, furthermore, have the effect of discouraging new building from coming forward altogether. It is also not considered necessary in Yarnfield and Cold Meece to increase the affordable housing percentage, mainly due to the fact that there is an anticipated surplus of affordable rented housing across the plan period, meaning any further need should be met by the current LPA requirements.

Conclusions- Type and Size

12. This study provides an indication of the likely need for different types and sizes of homes based on demographic change. It is important to remember that other factors should be considered in determining the dwelling mix that is desirable in the parish or on any particular site. These include the specific characteristics of the nearby stock of housing (such as its condition and design), the role of the NA or site within the wider housing market area (linked to any Local Authority strategies or plans) and site-specific factors which may justify a particular dwelling mix.

Current housing stock

13. The dwelling mix in 2011 and 2021 for the NA were compared, showing that in 2021, as in 2011, most of the dwellings in the NA are detached, with more similarity seen between the number of terraced and semi-detached properties in both years. There was a significant increase in all of the categories, with the smallest increase in flats, where there are only estimated to be 19 more dwellings.

14. Comparing the 2021 figures to Stafford Borough and England as a whole shows that Yarnfield and Cold Meece has a smaller proportion of bungalows than Stafford and England, but that Stafford has a higher proportion than nationally. It also shows that a huge proportion of housing, 54.0%, in the NA is detached, whilst this is just 16.0% nationally and 29.8% in Stafford Borough. Due to this dominance of detached dwellings in the NA, the proportion of flats, terraces, and semi-detached properties are below those of the wider Borough and of England. Stafford Borough has a greater proportion of detached dwellings than England, as reflected in the NA.

15. There has been a significant increase in the number of dwellings in the parish overall since 2011 amounting to growth of 46.1% to 2021 based on completions data. Particularly large increases were seen in dwellings with 4+ bedrooms, and yet there has been extremely limited growth in 1 bedroom homes.

16. The proportion of 4+ bedroom dwellings in the NA is much higher than both Stafford Borough and England, at 50.1% compared to 21.2% for Stafford and 15.5% for England. This heavy weighting towards 4+ bedroom dwellings means that the NA is below the Borough and national figures for 1, 2, and 3-bedroom dwellings, particularly with a lack of 2-bedroom dwellings.

Demographics

17. There was an estimated population increase of 536 between 2011 and 2019 in Yarnfield and Cold Meece. At both points in time, the highest proportion of the population was aged 45-64. There was a clear increase in the proportion of the population aged 0-15 and 25-44, as well as a slight increase in the 65-84 and 85+ age categories. This suggests that as well as a slightly aging population, younger families have potentially moved to the parish between 2011 and 2019. This may be related to the new developments that have taken place in the NA in the last decade. Despite these changes, there are no major variations in the age structure of the Yarnfield and Cold Meece population between 2011 and 2019.

18. Applying ONS household projections for Stafford to the Yarnfield and Cold Meece population makes clear that population growth can be expected to be driven by households with a household reference person (HRP) aged 35 to 54, with 36.6% of households expected to fall into this category. This is closely followed by households with a HRP aged 65 and over, with 32.3% of households expected to fall into this category, suggesting a relatively heavy weighting toward older persons in the projected distribution.

Future dwelling mix

19. The HNA model suggests that the target mix for 2040 should remain relatively stable in terms of 1-bedroom dwellings, but that the proportion of mid-size 2-bedroom and 3-bedroom properties should increase relatively significantly based on the 2021 housing stock. It is also important to note that the target mix for 2040 for 4 or more bedrooms is 25.2% compared to the present-day figure of 50.1%, suggesting a clear oversupply of large dwellings at present.

20. In order to reach the target mix of housing, the majority of development is recommended to be for 3-bedroom dwellings at 58.2%, followed by 2-bedroom dwellings at 36.7%. Of the new development that took place between 2011 and 2021, 20.8% was for 3-bedroom dwellings and 13.1% for 2-bedroom dwellings, exemplifying that new development needs to be more heavily weighted towards these size dwellings than it has been in recent years. In order to maintain current levels of 1-bedroom properties, these dwellings are recommended to account for 5.1% of new housing.

21. It should be remembered that this balance of new housing to reach the target mix presented here is only an estimate and that the needs of the population at the time of any new development should be taken into account, especially when determining the type and size of any Affordable Housing (which may be best guided by the size needs of those on the housing register).

22. Although the model suggests that no further dwellings of 4+ bedrooms should be built, it may be appropriate when considering affordable housing as there may be larger families that require larger homes but are currently unable to afford those at market prices. Even though facilitating downsizing among older households may release those larger homes for use by families who need more bedrooms, it may not be realistic to expect growing families to be able to afford the larger detached homes that are currently in the parish.

There may be a valid justification to continue supplying larger homes despite their abundance because a different kind of larger home is needed to accommodate growing families with less buying power.

2. Context

Local context

23. Yarnfield and Cold Meece parish is a Neighbourhood Plan area located in Stafford Borough, Staffordshire. The Neighbourhood Area (NA) boundary aligns with the boundary of Yarnfield and Cold Meece parish and was designated in August 2021. Throughout this report, 'Yarnfield and Cold Meece' will be used to refer to the entire NA, unless specified to mean Yarnfield village or Cold Meece village.

24. Yarnfield and Cold Meece parish was designated on 1st April 2019 and previously was a part of Swynnerton parish.

25. The proposed Neighbourhood Plan period starts in 2022 and extends to 2040, therefore comprising a planning period of 18 years. The evidence supplied in this report will look forward to the Plan end date of 2040, but where possible will also provide annualised figures which can be extrapolated to a different term if the Plan period changes.

26. Yarnfield and Cold Meece is located in the Stafford Borough of Staffordshire in the West Midlands. The villages of Yarnfield and Cold Meece are approximately $1/2$ mile apart, with Cold Meece to the west. Yarnfield is the larger of the villages. The east boundary of the parish runs alongside the M6, with the parish located roughly halfway between Stoke-on-Trent and Stafford. The former is around 11 miles north of Yarnfield village, with the latter around 9 miles south-east of the village. The market town of Stone is 2.5 miles east of Yarnfield village. There is a limited bus service from Yarnfield to Stone, with onward travel to larger settlements possible from Stone.

27. Yarnfield and Cold Meece hosts a first school, pub, village shop, and post office. Yarnfield Park Training and Conference Centre is also located within the parish and is a training venue, conference centre, and religious retreat. The centre has 32 meeting rooms, with capacities ranging from 8 to 450, as well as 338 rooms of accommodation. Bordering the NA to the west is Swynnerton Training Camp, operated by a sub-department of the Ministry of Defence, which is used for military training. There have been recent proposals for a Garden Village on part of the site to complement the development of HS2, with a large rail maintenance base for HS2 due to be built between Yarnfield village and Stone.

28. Due to Yarnfield and Cold Meece parish only being designated in 2019, it is not reflected as a parish in the 2011 or 2001 Census, two of the main data sources for this HNA. For Census purposes, Neighbourhood Plan areas are made up, like the rest of England, of statistical units called Output Areas (OAs). These were used to find the best fit for the NA. The best fit for the NA is Lower Super Output Area (LSOA) E01029747, shown in Figure 2-1 below.

29. The LSOA is not an exact match to the NA but is the best proxy available. There is a small portion of woodland (Pilstones Wood) in the north of the NA which is not included in the LSOA. The northern border of the LSOA also includes an additional strip of land to the north which is not within the NA (the dotted line on the north of the LSOA map is the parish boundary). These areas are uninhabited (as confirmed by the group) and will therefore

not affect the analysis or modelling being undertaken in this HNA, but it is worth noticing the slight differences between the NA and the LSOA proxy area being used for data.

Figure 2-1: Map of LSOA E01029747
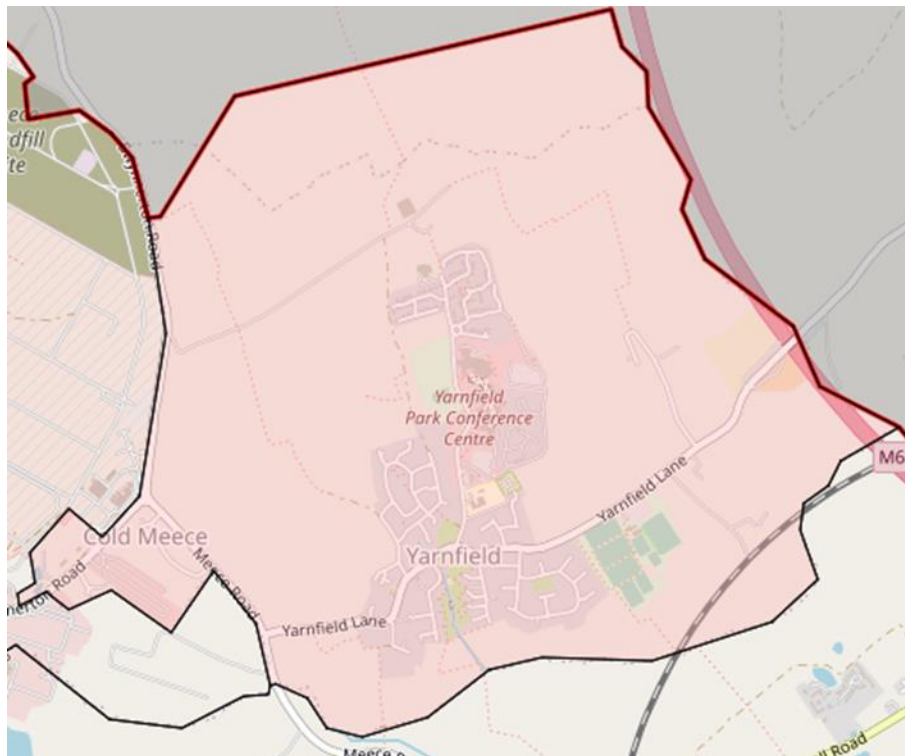
Source: ONS

30. The statistics show that in the 2011 Census the NA had a total of 1,453 residents, formed into 595 households and occupying 614 dwellings.

31. Based on completions data provided by Stafford Borough Council, there have been 274 gross new completions in the NA since the 2011 Census. Of these, 224 were market, and 50 were forms of Affordable Housing.

32. The Office for National Statistics (ONS) produces mid-year population estimates for parishes and wards throughout the country. As Yarnfield and Cold Meece is a newly formed parish, ONS estimates for the mid-2019 population have been taken for the relevant LSOA rather than the parish. The mid-2019 population estimate for Yarnfield and Cold Meece is 1,989 – indicating population growth of around 536 individuals since 2011.

33. It is worth noting that this figure is an estimate only, based on data which is mostly available at local authority level such as administrative registers of births and deaths, data on moves between local authorities, small-area population estimates and official population projections, and not based on a survey count. The LSOA estimate is likely to take into account some of the significant development that has taken place in Stafford Borough. However, the estimate likely does not reflect the proportionally higher rate of development in Yarnfield and Cold Meece than the wider Borough. It also of course does not take into consideration any development post-mid-2019. This is however the most accurate and up-to-date figure that is available.

34. An alternative method of calculating the current population was also conducted to sense-check the 2019 estimate against the volume of new development in the parish in recent years. Using Census data[1] correlating household size with number of bedrooms at LSOA level in 2011, the average household size for different size properties was calculated. These household size figures were then applied, for each dwelling size category, to the completions data provided by the Stafford Borough Council. This was added to the 2011 Census data on the population of Yarnfield and Cold Meece, producing an overall population estimate for 2020/2021 of 2,148, 159 higher than the mid-2019 population estimate.

35. There are limitations to this method. One of these involves the large number of 4-bedroom properties completed in the NA in the last decade (62% of all completions). The 2011 data shows that the average household size for a 4-bedroom property in the LSOA was 2.8. It is likely that this figure for existing households is lower than for the households taking up the new homes because existing households include aging families whose adult children may have left home. With the new build 4-bedroom properties, it is more likely that larger families would have moved into these homes as they would be more appropriate for their needs at that time. Using 2011 household size figures may therefore underestimate population growth. Another limitation with this figure is that the estimated population used to project forward to the end of the plan period is standardised in HNAs as using the 2019 estimate, which in this case is considered sufficiently accurate.

36. For the modelling and calculations used in this HNA, the more robust mid-2019 population estimate of 1,989 will be used, but it is worth noting that by the present day this is likely to be higher.

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

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[1] Data available here: https://statistics.ukdataservice.ac.uk/dataset/household-size-number-bedrooms-tenure-2011/resource/00c92bab-be21-4fb9-8994-e47045941ef1

Figure 2-2: Map of the Yarnfield and Cold Meece Neighbourhood Plan area[2]

Source: Stafford Borough Council

Planning policy context

39. Neighbourhood Plans are required to be in general conformity with adopted strategic local policies.[3] In the case of Yarnfield and Cold Meece Parish, the relevant adopted Local Plan for Stafford Borough Council consists of:

40. The current adopted Local Plan[4] is The Plan for Stafford Borough 2011-2031, which was adopted in June 2014. This sits alongside and works in conjunction with The Plan for Stafford Borough (Part 2) which was adopted in January 2017. Yarnfield and Cold Meece Parish Council was designated as a new parish on 1st April 2019, meaning that the parish is not explicitly mentioned in the adopted Local Plan. It formed part of Swynnerton Parish at that time. The village of Yarnfield is, however, referred to separately and is identified in the Settlement Hierarchy as a 'Key Service Village'. It is assumed that Cold Meece falls into the 'Rest of Borough Area'.

41. Stafford Borough are currently undertaking a new Local Plan, the New Stafford Borough Local Plan 2020-2040. The Issues and Options Consultation Document was published in February 2020, with consultation closing in April 2020. This received 182 total responses[5] which will inform the preparation of the next stage, the Preferred Option. According to the Issues and Options Consultation Document February 2020[6], the Preferred Option was due to be completed in January 2021, and the Publication in June 2021, ready for Submission in December 2021. Adoption is planned for October 2022. There does not seem to have been any further progress from the Issues and Options Consultation Document (February 2020), possibly due to delays involving Covid-19 or national planning reforms.

42. Whilst the emerging Local Plan's Issues and Options Consultation Document does not include policy, the new proposed settlement hierarchy is outlined. The Proposed Settlement Hierarchy 2019 (Table 5.4, page 48) is as follows:

- Stafford – largest urban areas in the Borough with a regionally significant service centre role providing employment, retail and other facilities, and a key role in driving growth. This also includes Baswich; Berkswich and Walton-on-the-Hill.

- Stone – The second largest town in the Borough, providing employment, retail and other facilities for a wider area.

- North Staffordshire Urban Areas – These areas are located to the north of the Borough and include Clayton; Meir Heath / Rough Close; and Blythe Bridge.

- Large Settlements – Eccleshall; Gnosall; Great Haywood; Hixon; Little Haywood and Colwich.

- Medium Settlements – Brocton A34; Church Eaton; Derrington; Great Bridgeford; Haughton; Hilderstone; Hyde Lea; Weston; and Woodseaves.

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[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] Available here: https://www.staffordbc.gov.uk/lp
[5] Responses can be seen here: https://www.staffordbc.gov.uk/new-stafford-borough-local-plan-2020-2040-issues-and-options-responses
[6] Available here:
https://www.staffordbc.gov.uk/sites/default/files/cme/DocMan1/Planning%20Policy/New%20Stafford%20Borough%20Local%20Plan%202020-2040/Issues_and_Options_Consultation_Document_Feb2020_0.pdf

- Small Settlements – Adbaston; Aston-by-Stone; Bradley; Cold Meece; Cotes Heath; Creswell; Croxton; Hopton; Milwich; Moreton; Norbury; Norton Bridge; Ranton; Sandon; Salt; and Seighford.

It is also stated that any settlements not identified are likely to contribute some housing through small-scale development not requiring allocation, such as the re-use of rural buildings. Cold Meece is identified in the Settlement Hierarchy as a Small Settlement, but Yarnfield is not explicitly mentioned. In the adopted Local Plan, Yarnfield is categorised in the Settlement Hierarchy alongside settlements which are now proposed to be split between Large Settlements and Medium Settlements.

Policies in the adopted local plan

43. Table 2-1 below summarises adopted Local Plan policies that are relevant to housing need and delivery in Yarnfield and Cold Meece Parish.

Table 2-1: Summary of relevant adopted policies in The Plan for Stafford Borough 2011-2031 (and Part 2)

Policy	Provisions
Spatial Principle 2 (SP2): Stafford Borough Housing & Employment Requirements	Stafford Borough will accommodate new growth and investment over the plan period. Throughout the Borough, provision will be made for the development of 500 dwellings per year over the plan period, not including additional requirements for military housing, and provision for gypsies, as well as approximately 8 hectares per year of employment land, to provide for the future needs and prosperity of residents.
Spatial Principle 3 (SP3): Stafford Borough Sustainable Settlement Hierarchy	The majority of future development will be delivered through the Sustainable Settlement Hierarchy based on the following areas: • County Town of Stafford • Market Town of Stone • Key Service Villages of Eccleshall, Gnosall, Hixon, Great Haywood, Little Haywood / Colwich, Haughton, Weston, Woodseaves, Barlaston, Tittensor, and Yarnfield
Spatial Principle 4 (SP4): Stafford Borough Housing Growth Distribution	In order to achieve the scale of new housing identified in Spatial Principle SP2, the annual targets for the distribution of housing development, supported by necessary infrastructure, will be: • Stafford – 70% • Stone – 10% • Key Service Villages – 12% (including Yarnfield) • Rest of Borough Area – 8% (including Cold Meece)

Policy	Provisions
Spatial Principle 7 (SP7): Supporting the Location of New Development	Development of activities of a scale and nature appropriate to secure the sustainability of each settlement, where in the case of housing proposals this is consistent with the delivery of the proportions of development intended by Spatial Principles SP2, SP3, and SP4, will be supported within the Settlement Boundaries. Development in other locations (in settlements or in the countryside) will only be supported where: • If located within the Green Belt, it is consistent with national policies for the control of development and Policy E5; • It is consistent with the objectives of Spatial Principles SP6, Policies E2 and C5 in supporting rural sustainability; • It does not conflict with the environmental protection and nature conservation policies of the Plan; • Provision is made for any necessary mitigating or compensatory measures to address any harmful implications. Settlement Boundaries will be defined to ensure that development within that boundary will, in principle, be accepted. Development proposals should maximise the use of brownfield redevelopment sites within the Borough's towns and villages to reduce the need for greenfield sites. Only where insufficient sites on previously developed land, in sustainable locations, are available to meet new development requirements should greenfield sites be released.
Policy E2: Sustainable Rural Development	For those rural areas outside the settlements identified in Spatial Principle SP3, and outside the Green Belt (within which development is controlled in accordance with national guidance, and Policy E5), support will be given to the achievement of rural sustainability by encouraging a variety of activities, including residential development in accordance with Policy C5. The requirements for developments in these areas are further outlined in Policy E2. Within rural areas, developments that provide for the sustainable use and re-use of rural buildings for appropriate uses will be permitted in certain circumstances.

Policy	Provisions
Policy C1: Dwelling Types and Sizes	New housing development must provide an appropriate mix of dwelling types, tenures and sizes, including a proportion of affordable housing (Policy C2) and, where possible, specialist provision to respond to the identified needs of the community. To secure the appropriate range of dwelling types, the Council will seek that: 1. All new housing development must be compatible with the character and distinctiveness of the area, in accordance with Policy N1; 2. Housing developments will be required to provide a mix of dwelling types on site. However, the final mix will be determined in line with local needs, Government policy, and linked to design issues. New developments should provide an appropriate range of dwelling types and sizes to provide for a mixture of different households having regard to: a. The need for housing sizes and types as identified by the Strategic Housing Market Assessment; b. Indicative current waiting list data for the locality.
Policy C2: Affordable Housing	Residential proposals must provide affordable housing on development sites according to the thresholds set out: Yarnfield – not applicable at 3 dwellings or more Yarnfield – 40% at 12 dwellings or more Rest of Borough Area (assumed to include Cold Meece) – 30% at 3 dwellings or more Rest of Borough Area (assumed to include Cold Meece) – 30% at 12 dwellings or more As a general principle, there will be a presumption that affordable housing will be provided on the development site. Only in exceptional circumstances will a commuted sum be considered. On larger sites, the Council will expect on-site affordable housing to be clustered in small groups of up to 15 homes, distributed across a development, rather than in a single area, and their appearance should be indistinguishable from that of open market homes.

Policy	Provisions
Policy C5: Residential Proposals outside the Settlement Hierarchy	In areas outside the settlements identified in Spatial Principle SP3, proposals for new residential development will need to meet the criteria listed in SP7, together with the following criteria: 1. It is demonstrated that provision cannot be accommodated within the Settlement Hierarchy (Spatial Principle SP3); 2. A Parish based Local Housing Needs Assessment, and an appraisal of the scheme, shall accompany any planning application, proving that it will meet the defined needs; 3. The development is of a high-quality design that reflects the setting, form and character of the locality and the surrounding landscape. Affordable housing will be permitted on 'rural exception sites' provided that it meets the following criteria: a. The site is well related to existing development by being within or adjacent to an existing settlement; b. The site delivers 100% affordable housing in perpetuity; c. Provide an element of specialist housing, subject to local need; d. The housing is justified by a Parish based Local Housing Needs Assessment.

Source: The Plan for Stafford Borough 2011-2031 (adopted June 2014) and The Plan for Stafford Borough Part 2 (adopted January 2017).

Quantity of housing to provide

44. The NPPF 2021 (paragraphs 66 and 67) requires Local Authorities to provide neighbourhood groups upon request with a definitive or an indicative number of houses to plan for over the Neighbourhood Plan period. Stafford Borough Council (SBC) has not fulfilled that requirement by providing Yarnfield and Cold Meece with a definitive or indicative target.

45. It has therefore been agreed with the Parish Council that this HNA will attempt to estimate the broad potential scale of need for new housing in Yarnfield and Cold Meece. The result will serve as an indicative, interim figure to help the community to make policy decisions in the preparation of the Neighbourhood Plan. The figure presented here will be superseded by any figure produced by SBC in future.

46. SBC's current policy position regarding housing numbers and their distribution across the borough is contained in the adopted Local Plan policies SP2 and SP3, which identify the total new housing required for the borough and a settlement hierarchy for where growth will be concentrated. These are informed by the 2012 Strategic Housing Market Assessment (SHMA).

47. In preparation for the new Local Plan SBC commissioned an Economic and Housing Development Needs Assessment (EHDNA), which was published in 2020. The EHDNA

identifies a housing need figure of 408 net additional dwellings per annum 2020-2040 for the borough as a whole.

48. SBC advise that the overall need for housing identified in the EHDNA will be the basis for future policy decisions. However, the local housing need figure presented within the EHDNA is an expression of the housing need of the borough based purely on the nationally-mandated standard method, rather than a final requirement. There is potential for the Local Plan to identify a different (usually higher) housing target than the figure set out in the EHDNA, for example to reflect the borough's ambitions plans for economic growth. Sensitivity analysis in the EHDNA proposes some options, ranging up to 746 dwellings per year based on one of the potential scenarios.

49. The EHDNA figure of 408 is a very up-to-date assessment of the unconstrained minimum housing needs for Stafford Borough, although it remains provisional and not a final requirement or target. It is the best available indication of the borough's housing needs for the purpose of understanding the needs of Yarnfield and Cold Meece.

50. The EHDNA acknowledges the requirement for Local Plans to set out housing requirement figures for neighbourhood areas but does not take this step. Instead it provides a table (12.1) which 'could be used as a starting point to portion out what each sub-area's "fair share" of housing need would be' (paragraph 12.6). The methodology is simple: the number of households in each settlement is expressed as a percentage of the total number of households across Stafford Borough, and this percentage is then applied to the housing need figure of 408.

51. For Yarnfield, the result is 4 dwellings per year, because Yarnfield contained 1.07% of the households in the borough at the time of the 2011 Census and 4 is 1.07% of 408 (rounded).

52. The EHDNA goes on to reference the 2018 Settlement Assessment which was undertaken to create a new or adjusted settlement hierarchy for the new Local Plan. It is likely that a new settlement hierarchy, which has not yet been created, will enable SBC to produce housing requirements for neighbourhood areas that reflect factors such as the level of services, geographical suitability and supply constraints operating in each area, as opposed to the simple pro-rata exercise presented in the EHDNA.

53. However, the work to create a new settlement hierarchy and devise more nuanced housing requirements for the borough's neighbourhood areas is yet to be done due to the early stage of preparation of the new Local Plan. It remains beyond the scope of this HNA as it was for the EHDNA.

54. Therefore, the strongest basis for understanding Yarnfield and Cold Meece's potential housing need remains to calculate its 'fair share' of the borough's overall need on the basis of population statistics. While this is included in EHDNA Table 12.1, it is done for settlements rather than parishes or whole neighbourhood areas. It also uses statistics about the number of households at the time of the 2011 Census. This is inappropriate for Yarnfield and Cold Meece because of the significant growth in the number of households since 2011.

55. AECOM therefore recommends estimating the parish's housing need with reference to the same overall figure for Stafford Borough of 408, but on the basis of current population estimates rather than 2011 household statistics, and for the new parish / NA boundary rather than the 2011 settlement boundary of Yarnfield. The steps in this calculation are as follows:

- The ONS 2019 mid-year population estimate for Yarnfield and Cold Meece is 1,989. As discussed above, this broadly aligns with the increase in the number of dwellings.

- The equivalent estimate for Stafford Borough is 137,280.

- 1,989 is 1.45% of 137,280.

- 1.45% of Stafford's housing need figure of 408 dwellings per year is 6 dwellings per year (rounded from 5.9).

56. It is clear that this method produces a much larger housing need for Yarnfield and Cold Meece than the EHDNA. 6 dwellings per year is around 50% larger than the EHDNA figure of 4 per year for the settlement of Yarnfield based on older statistics. This 50% uplift aligns closely with the rate of expansion of the parish through new development since 2011. It can therefore be seen to more realistically reflect the current size and status of the parish.

57. This figure of 6 dwellings per year is presented here as a more up-to-date estimate of the overall housing need of Yarnfield and Cold Meece to 2040. If the Neighbourhood Plan begins in 2022, this implies an overall total of 108 new dwellings.

58. As emphasised above, this is a provisional interim figure provided to help the community plan for growth in the Neighbourhood Plan. There are a number of uncertainties associated with it. Foremost among them are the possibility that SBC will identify a higher overall target for the borough than the estimate presented in the EHDNA, and the influence that the new settlement hierarchy will have on the distribution of new development across the borough. If Yarnfield and Cold Meece is deemed to be more or less suitable for development than its share of the borough population would suggest, the level of housing growth needed may be similarly higher or lower than the estimate presented here.

59. It is hoped that this will, however, provide a reasonable basis upon which the community may consider the potential advantages of allocating sites for growth and whether the need for affordable housing identified separately in this report is likely to be met if mainstream development sites bring forward around 108 new homes by 2040.

60. This estimate is simply a top-down apportionment of an appropriate share of the borough's needs to the NA. It is a minimum estimate that can be exceeded if this is the wish of the community. As stated above, it will be superseded by any figure provided by SBC as part of or separate to the preparation of the new Local Plan.

3. Approach

Research Questions

62. The following research questions were formulated at the outset of the research through discussion with the Yarnfield and Cold Meece Parish Council. They serve to direct the research and provide the structure for the HNA.

Tenure and Affordability

63. The neighbourhood planning group would like to understand the needs of the community for housing of varying tenures, as well as the relative affordability of those tenures that should be provided to meet local need now and into the future.

64. This evidence will allow Yarnfield and Cold Meece to establish the right conditions for new development to come forward that is affordable, both in the broader sense of market housing attainable for first-time buyers, and as Affordable Housing for those who may be currently priced out of the market.

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

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

Type and Size

66. The neighbourhood planning group is seeking to determine what size and type of housing would be best suited to the local community. Due to a large volume of development taking place in Yarnfield and Cold Meece over the last decade and the neighbouring garden village proposal, the group are looking to determine the most appropriate form of housing for the community if more development was to come forward in the NA. This includes reflecting the need for affordable and downsizer housing in the NA.

67. The aim of this research question is to provide neighbourhood planners with evidence on the types and sizes needed by the local community. This will help to shape future development so that it better reflects what residents need.

68. While this study is not able to advise on space standards or home configurations, it may reveal imbalances between the available stock and demographic trends.

69. Note, however, that the evidence gathered here takes the current population as its starting point and projects forward trends that exist today. It therefore risks embedding features of the housing stock and occupation patterns that the community may actually wish to change. In that sense, the findings in this report might be viewed as the baseline scenario on top of which the community's objectives and primary evidence should be layered to create a more complete picture and vision for the future.

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

Relevant Data

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

- Other Office of National Statistics (ONS) datasets providing more up-to-date demographic information;

- ONS population and household projections for future years;

- 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 Home.co.uk;

- Local Authority housing waiting list data; and

- Stafford Borough Council Economic and Housing Development Needs Assessment (EHDNA), January 2020[7].

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

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[7] Available at:
https://www.staffordbc.gov.uk/sites/default/files/cme/DocMan1/Planning%20Policy/New%20Stafford%20Borough%20Local%20Plan%202020%2020-2040/Evidence%20Base%20Documents/Economic_and_Housing_Development_Needs_Assessment.PDF

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

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

Introduction

72. This section approaches the question of affordability from two perspectives. First, it examines what tenure options are currently available in the parish and which of them might be most appropriate going forward, based on the relationship between how much they cost and local incomes. Second, it estimates the quantity of Affordable Housing that might be required during the Neighbourhood Plan period. The scale of need for these homes can justify planning policies to guide new development.

73. Tenure refers to the way a household occupies their home. Broadly speaking, there are two categories of tenure: market housing (such as homes available to purchase outright or rent from a private landlord) and Affordable Housing (including subsidised products like social rent and shared ownership). We refer to Affordable Housing, with capital letters, to denote the specific tenures that are classified as affordable in the current NPPF. A relatively less expensive home for market sale may be affordable but it is not a form of Affordable Housing.

74. The definition of Affordable Housing set out in the NPPF 2021 makes clear the Government's commitment to home ownership by broadening the definition to include a range of low-cost housing opportunities for those aspiring to own a home. As part of this effort, the Government has recently introduced a new product called First Homes.[8]

75. Because the First Homes product is new and expected to be an important part of the strategy for improving access to home ownership, it is worth summarising its key features and implications:

   - First Homes should be available to buy with a minimum discount of 30% below their full market value (i.e. the value of an equivalent new home);

   - The discount level can be set higher than 30% – at 40% or 50% – where this can be suitably evidenced. The setting and justifying of discount levels can happen at neighbourhood as well as local authority scale;

   - After the discount is applied the initial sale price must not exceed £250,000 (or £420,000 in Greater London), and lower caps can be set locally;

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

- Purchasers must be first-time buyers with an income less than £80,000 (or £90,000 in Greater London), and First Homes can be prioritised for local people and/or key workers;

- They will be subject to legal restrictions ensuring the discount is retained for future occupants, and renting out or sub-letting will not normally be permitted;

- In addition to setting the discount level, local authorities and neighbourhood planning groups can apply additional criteria, such as a lower income cap, local connection test or prioritisation for key workers through adopted plans, emerging policy or Supplementary Planning Documents.

- 25% of all homes delivered through section 106 developer contributions on sites enabled through the planning process should be sold as First Homes. In simpler terms, 25% of all subsidised Affordable Housing on mainstream housing developments should be First Homes. This is likely to mean that First Homes will take the place of shared ownership housing in many circumstances, and in some cases may also displace social or affordable rented homes.

Current tenure profile

76. The current tenure profile is a key feature of the Neighbourhood Plan Area (NA). Patterns of home ownership, private renting and affordable/social renting reflect demographic characteristics including age (with older households more likely to own their own homes), and patterns of income and wealth which influence whether households can afford to rent or buy and whether they need subsidy to access housing.

77. Table 4-1 below presents data on tenure in Yarnfield and Cold Meece compared with Stafford Borough and England from the 2011 Census, which is the most recent available source of this information.

78. Table 4-1 shows that in Yarnfield and Cold Meece in 2011, levels of home ownership were higher than the local authority average, and significantly higher than England's average, with 82.7% of households in the NA compared to 63.3% nationally. Both the social rented and private rented sectors were smaller than both Stafford and England, with the tenure split in the NA being approximately 9% lower than England for both of these categories, and approximately 5% lower than Stafford Borough.

79. There is no current data on the proportion of housing that is rented because the choice to let out a property does not require planning permission or other changes that would be recorded centrally. The 2021 Census will provide the most robust and up-to-date picture of this when the results are released in the coming months. However, it is interesting to observe the change recorded between the 2001 and 2011 Census: in Yarnfield and Cold Meece the private rented sector expanded by 133.3% in that period, a rate of growth that was significantly above the national average of 82.4% growth. There was also a 20.9% growth in the social rented sector compared to only 7.9% in Stafford Borough and a decrease of 0.9% nationally.

Table 4-1: Tenure (households) in Yarnfield and Cold Meece, 2011

Tenure	Yarnfield and Cold Meece	Stafford	England
Owned; total	82.7%	71.6%	63.3%
Shared ownership	0.7%	0.5%	0.8%
Social rented; total	8.7%	13.7%	17.7%
Private rented; total	7.1%	12.9%	16.8%

Sources: Census 2011, AECOM Calculations

80. Yarnfield and Cold Meece has had high levels of new development since 2011, meaning it is likely that the 2011 Census statistics are no longer reflective of the tenure split in the NA. To determine whether this is the case, the completions data supplied by Stafford Borough Council was added to the 2011 Census data to the extent that tenure was captured.

81. The figures are compared in Table 4-2, with the owned and private rented tenures combined due to the local authority not distinguishing between the two in their completions data. The number of households increased from 595 in 2011 to 869 in 2020/2021. The table shows that the proportion of market housing in the NA is relatively stable, decreasing from 89.75% to 87.23% between 2011 and 2021. The proportion of Affordable Housing increased, with shared ownership increasing from 0.67% to 2.42%. The proportion of social rented housing also increased slightly but is still well below the national average in 2011.

Table 4-2: Comparison of tenure (households) in Yarnfield and Cold Meece, 2011 and 2021

Tenure	YCM (2011)	YCM (2021)
Market (including private rent)	89.75%	87.23%
Shared ownership	0.67%	2.42%
Social rented; total	8.74%	9.78%

Sources: Census 2011, AECOM Calculations

Affordability

House prices

82. 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.

83. Figure 4-1 below looks at selected measures of house prices in Yarnfield and Cold Meece. It shows that the median and mean house prices in the NA both rose by approximately £96,000 between 2011 and 2020, taking the current averages to £241,500 (66.6% increase) and £257,077 (60.4% increase) respectively. The mean house price is generally higher, although it fluctuates with the median in this example, as the mean captures the

average of all the house prices and so the few outlying data points on the high end tend to cause the mean to increase, making it higher than the median. The median is the middle value when sorting the data from lowest to highest.

84. There is a notable decrease in the median house price in 2016 (to £207,225) which then recovers in 2017. The lower quartile house price follows a similar gradient to the mean and median but has decreased since 2018. Lower quartile house prices peaked in 2018 at £210,000, and as of 2020 are £162,125 in the NA, an increase of 36.5% since 2011.

Figure 4-1: House prices by quartile in Yarnfield and Cold Meece, 2011-2020
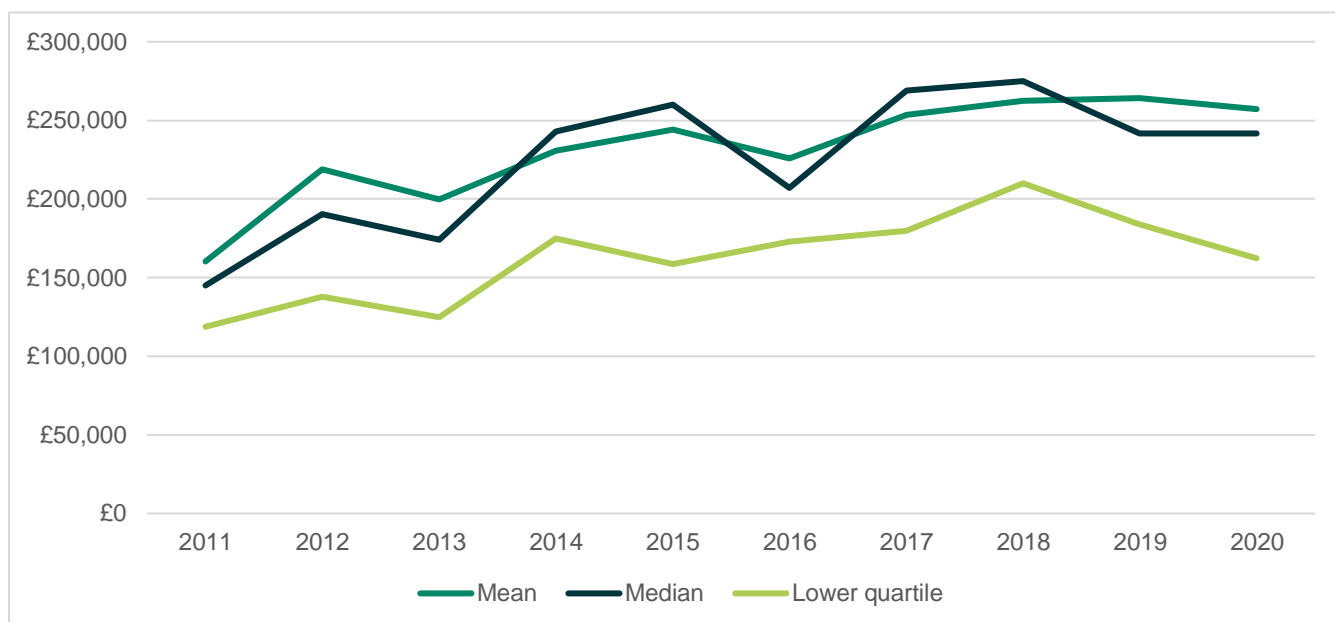
Source: Land Registry PPD

85. Table 4-3 below breaks down house prices by type. It shows that there has been the greatest price growth in detached houses, with average house prices increasing from £197,423 in 2011 to £362,634 in 2020. It is worth noting that there was a slight spike in detached house prices in 2015 before returning to relatively stable prices until the peak in 2020. Semi-detached house prices have remained relatively stable, with only 9.1% growth between 2011 and 2021, with these prices fluctuating between £112,500 (2013) and £186,682 (2018). Terraced properties are the only type to have decreased in price since 2011. Overall, there was a 60.4% increase in house prices between 2011 and 2021 in the NA, with a slight decrease between 2019 and 2020, despite the significantly higher detached house prices in 2020 compared to the previous year.

Table 4-3: House prices by type in Yarnfield and Cold Meece, 2011-2020 (£)

Type	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Growth (%)
Detached	197,423	279,818	243,042	271,105	306,599	289,371	297,873	292,431	294,125	362,634	**83.7%**
Semi-detached	145,000	185,000	112,500	165,292	139,221	160,500	169,279	186,682	172,500	158,200	**9.1%**
Terraced	122,500	119,833	113,500	140,633	124,194	140,671	173,344	130,500	167,000	117,500	**-4.1%**
Flats	96,650	65,000	-	82,063	81,000	91,000	83,500	84,500	80,000	114,250	**18.2%**
All Types	**160,258**	**218,750**	**199,694**	**230,594**	**244,234**	**225,758**	**253,672**	**262,513**	**264,170**	**257,077**	**60.4%**

Source: Land Registry PPD

86. Due to the large amount of development that has taken place in Yarnfield and Cold Meece, Table 4-4 has been included to show the average new build house prices in the NA between 2011 and 2020, extracted from the data above. According to the Land Registry, there have been 236 newly built properties sold between 01/01/2011 and 31/12/2020 in Yarnfield and Cold Meece.

87. According to the table below, all of the new build houses in the NA were purchased between 2014 and 2018, with the figures for each category (detached, semi-detached, terraced) very similar to those in Table 4-3 above, and in some cases lower (e.g. 2014 semi-detached), despite expected new build premiums. This variation could be due to house size (in terms of number of bedrooms) which is not reflected in these tables. For 'All Types', the new build house prices are higher than the overall house prices in Table 4-3 except for in 2016 where new build prices are lower by £3,603. Variation could also be explained again by the varying sizes of housing in each of these categories.

Table 4-4: New build house prices by type in Yarnfield and Cold Meece, 2011-2020 (£)

Type	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Detached	-	-	-	276,050	309,281	296,995	289,289	278,734	-	-
Semi-detached	-	-	-	147,438	127,545	152,290	179,950	-	-	-
Terraced	-	-	-	146,950	86,646	142,814	176,792	-	-	-
Flats	-	-	-	-	-	-	-	-	-	-
All Types	-	-	-	**243,873**	**253,079**	**222,155**	**266,948**	**278,734**	-	-

Source: Land Registry PPD

Income

88. 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.

89. The first source is ONS's estimates of incomes in small areas. This is locally specific but limited to the overall average income (i.e. it does not provide the average income of lower earners). The average total household income before housing costs locally was £48,800 in 2018. A map of the area to which this data applies is provided in Appendix A.

90. 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. Stafford Borough's gross individual lower quartile annual earnings were £16,489 in 2018. To estimate the income of households with two lower quartile earners, this figure is doubled to £32,978.

91. 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

92. 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.

93. AECOM has determined thresholds for the income required in Yarnfield and Cold Meece to buy a home in the open market (average and entry-level prices), and the income required to afford private rent and the range of Affordable Housing tenures as set out in the NPPF. These calculations are detailed and discussed in more detail in Appendix A.

94. 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.

95. Table 4-5 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.

96. The same information is presented as a graph in Figure 4-2 on a subsequent page, with selected measures from the table presented for clarity.

Table 4-5: Affordability thresholds in Yarnfield and Cold Meece (income required, £)

Tenure	Mortgage value (90% of price)	Annual rent	Income required	Affordable on average incomes? £48,800	Affordable on LQ earnings (single earner)? £16,489	Affordable on LQ earnings (2 earners)? £32,978
Market Housing						
Median House Price	£217,350	-	**£62,100**	No	No	No
Estimated NA New Build House Price	£171,579	-	**£49,022**	Marginal	No	No
LQ/Entry-level House Price	£145,913	-	**£41,689**	Yes	No	No
Average Market Rent	-	£8,340	**£27,800**	Yes	No	Yes
Entry-level Market Rent	-	£8,196	**£27,320**	Yes	No	Yes
Affordable Home Ownership						
First Homes (-30%)	£120,105	-	**£34,316**	Yes	No	No
First Homes (-40%)	£102,947	-	**£29,413**	Yes	No	Yes
First Homes (-50%)	£85,789	-	**£24,511**	Yes	No	Yes
Shared Ownership (50%)	£108,675	£3,019	**£41,113**	Yes	No	No
Shared Ownership (25%)	£54,338	£4,528	**£30,619**	Yes	No	Yes
Shared Ownership (10%)	£21,735	£5,434	**£24,323**	Yes	No	Yes
Affordable Rented Housing						
Affordable Rent	-	£5,232	**£17,422**	Yes	No	Yes
Social Rent	-	£4,447	**£14,807**	Yes	Yes	Yes

Source: AECOM Calculations

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

Market housing for purchase and rent

98. Thinking about housing for purchase on the open market, it appears that local households on average incomes are unable to access median price market housing, which is likely to remain out of reach for most. They are however able to access entry-level houses and potentially, if they have a large deposit, would be able to access new build housing within the NA. The median house price would require an annual income 27.3% higher than the current average.

99. Private renting is generally only affordable to average earners. Households made up of two lower quartile earners can afford the given rental thresholds but households on one lower quartile cannot access either average or entry-level market rent, with the income thresholds being very similar. 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. There were very few rental listings in the NA, meaning that a proxy had to be used to determine entry-level and average rents. To represent Yarnfield and Cold Meece, the Stone postcode area was used, meaning that the income thresholds may not be exactly reflective of the NA as Stone may have a different stock of housing. However, these are the closest values to the NA available currently.

Affordable home ownership

100. There is a relatively large group of households in Yarnfield and Cold Meece who may be able to afford to rent privately but cannot afford home ownership. They are typically earning between around £27,320 per year (at which point entry-level rents become affordable) and £41,689 (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.

101. 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.

102. This report has estimated the income required to afford First Homes and tested the implications of 30%, 40% and 50% discount levels. It is recommended that First Homes are delivered in the NA at a 40% discount as this makes them accessible to households with mean incomes and households with two lower-quartile incomes. This level of discount means that households on two lower-quartiles incomes are able to access home ownership, which is not possible with the cost of market housing, even at entry-level. It also offers more affordable options to those on mean incomes that need a larger than entry-level house or that do not have the savings to provide a deposit on a new build house in the NA. A 50% discount is not required as it does not make First Homes accessible to any further groups and as discussed in the Appendix, is likely to be financially unviable for developers due to build costs.

103. Table 4-6 below shows the discount required for First Homes to be affordable to the three income groups. Although it has been possible to estimate the cost of a typical First Home using the uplift percentage between house prices and new build house prices at local authority level applied to entry-level house prices in the NA, it is worth considering the discounts required for some additional price benchmarks. The table above uses median house prices and entry-level house prices in the NA as these reflect the local market most accurately (though with no new build premium). The estimated new build cost for the NA is also shown in the middle row, with the price between median and entry-level costs. The discount levels required for these alternative benchmarks are given below.

Table 4-6: Discount on sale price required for households to afford First Homes

Tenure/product	Mean Income	LQ Income x1	LQ Income x2
NA Median house price	21%	73%	47%
Estimated NA new build house price	0%	66%	33%
NA Entry-level house price	-17%	60%	21%

Source: Land Registry PPD; ONS MSOA total household income

104. Shared ownership appears to be generally slightly less affordable than First Homes but is broadly accessible to the same groups. Government has recently announced that the minimum equity share for shared ownership will fall to 10% of the property value.[9] If this is delivered in the NA, it will make shared ownership easier to access for more people. However, while the income threshold for a 10% equity shared ownership home is lower, this product may not necessarily be more attractive than the alternatives (such as shared ownership at higher equity shares and First Homes) for those who can afford them.

105. The transition from 10% to 100% ownership would be long, and during this period the rent on the 90% unsold value would not be subsidised, meaning that monthly costs for occupants will remain relatively high and the build-up of equity will be relatively slow. This product would therefore only be a realistic route to full ownership for households prepared to take a long-term view.

106. The income required to access Rent to Buy is assumed to be the same as that required to afford market rents. On that basis, First Homes and shared ownership are less affordable at 30% and 40% discounts for First Homes, and less affordable at 50% and 25% equity for shared ownership, than Rent to Buy. They are however, all accessible to the same groups. If First Homes are provided at 50% discount (which has already been discussed as unviable) then First Homes are more affordable, and if shared ownership is provided at 10% equity then this is also more affordable. Rent to Buy may therefore be an alternative and more affordable option, especially for those without savings for a deposit, to the same groups, households with mean incomes and with two lower quartile incomes.

107. These three products need to be considered in relation to what they offer occupants in the long term beyond simply being affordable to access or not.

- First Homes allow for a greater ownership stake in the property, enabling occupiers to benefit from price appreciation over time. Monthly outgoings are also limited to mortgage costs alone, which tend to be cheaper than renting.

- Shared ownership at high equity shares performs a similar function to First Homes, but there are additional costs associated with the rented portion.

- Shared ownership at low equity shares can usually be accessed by lower earning households (than First Homes) and requires a smaller deposit. However, this is a potentially less attractive route to eventual ownership because monthly outgoings

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[9] 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.

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.

108. In conclusion, all of these products would provide valuable to different segments of the local population, with shared ownership at 25% equity share potentially allowing lower earning households to get a foot on the housing ladder, while Rent to Buy is helpful to those with little or no savings for a deposit, and First Homes (especially at 40% discount) may provide a better long-term investment to those who can afford to access it.

Affordable rented housing

109. Affordable rented housing is generally affordable to households with two lower earners depending on their household size (average earning households are unlikely to be eligible). However, households with a single lower earner appear only 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.

110. The evidence in this chapter suggests that the social rented sector performs a vital function in Yarnfield and Cold Meece as the only option for a large segment of those in the greatest need. Social rents are cheapest and 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 mean that households supported by housing benefit may be no better off in social rented accommodation because they receive a lower rate of housing benefit to cover their rent.

Figure 4-2: Affordability thresholds in Yarnfield and Cold Meece, income required (additional cost of deposit in black)

Source: AECOM Calculations

Affordable housing- quantity needed

111. The starting point for understanding the need for affordable housing in Yarnfield and Cold Meece is the relevant Strategic Housing Market Assessment (SHMA). A SHMA was undertaken for Stafford Borough in 2012. Due to this SHMA being very dated, more current data has been used, some of which was provided by Stafford Borough Council.

112. In January 2020, Stafford Borough Council produced an Economic and Housing Development Needs Assessment (EHDNA). Yarnfield was classified as being a part of the 'Rural West' within the document. The key information covered relating to general housing needs and the need for affordable housing are outlined below.

    - The Locally Assessed Housing Need (LHN) for the Borough for all housing, using the Government's standard method, is 408 dwellings per annum. In order to support the future economic scenario of the Borough (which may include a proposed Garden Village and the Stafford Station Gateway), it is recommended in the EHDNA that the future housing need in the Borough ranges from 408 dwellings per annum to 647 dwellings per annum. Sensitivity analysis in the EHDNA proposes some options, ranging up to 746 dwellings per year based on one of the potential scenarios.

    - The net annual need for affordable housing in the whole of Stafford Borough is identified in the document as between 252 and 389 dwellings per annum between 2020 and 2040.

113. The data calculated by AECOM will still be used as the basis for determining the Affordable Housing Need in Yarnfield and Cold Meece.

114. In Table 4-7 below we have calculated, using PPG as a starting point,[10] an estimate of the total need for affordable rented housing in Yarnfield and Cold Meece over the Plan period. It should, however, be noted that the accuracy of the findings generated by the model is only as strong as the evidence we have available to us. For example, Census 2011 data is increasingly out-of-date. However, given the test of proportionality for evidence supporting neighbourhood plans, and the need to be in conformity with Local Authority strategic polices, the calculations set out here are considered a reasonable basis for understanding and planning for neighbourhood-level affordable housing need.

115. It should also be noted that figures in Table 4-7 are largely dependent on information provided by Stafford Borough Council in its capacity as manager of the local housing waiting list. As of October 2021, there was 1 family on the local authority waiting list. It is also worth noting that there has been 1 relet (of a 2-bedroom house) since August 2019 in the NA.

116. The table shows that there is currently 1 household in Yarnfield and Cold Meece unable to access affordable rented homes suitable to meet their needs. The table also suggests that, over the Plan period, 12.8 additional households in the

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

Neighbourhood Plan area will fall into need. However, the model estimates that over the plan period, there will be a surplus of 32.1 affordable rented units, or 1.8 surplus rented units a year.

117. This result may initially be surprising since there is understood to be a current backlog of need (of 1 household). The reason for the apparent surplus over the long-term is that model assumes a rate of turnover in the existing affordable housing stock of 3%. Even though the local authority data suggests that there has been only 1 relet since 2019 (meaning a relet rate of 0.5%), the AECOM assumed rate will remain as the volume of new development in Yarnfield and Cold Meece is likely to have slowed the relet rate as new affordable development (50 dwellings) came forward. Therefore, of the 85 units of affordable rented accommodation existing currently, it can be expected that around 2-3 units will come vacant in any given year as their current occupants move to a new location, pass away or cease to be eligible as their circumstances change. This satisfies the projected newly arising need as well as some of the backlog, which is effectively spread out over the plan period to produce an annualized figure.

118. An important caveat to this finding is that there are almost certainly households currently in need in the NA, and to 'spread them out' over the Plan period suggests that some of them can be accommodated in ten years' time once a sufficient surplus has been built up through new supply and turnover of the existing stock. While possible, this is not favourable to the individuals involved. In practice, it would be better to frontload any future affordable rented provision to meet those needs as soon as possible, leaving newly arising need in future to be met by turnover in the existing stock.

119. A further caveat worth emphasizing is that one unit of Affordable Housing does not necessarily service one household worth of need, since the unit might have 2 bedrooms while the applicant household might require 4 bedrooms, may be located in an inappropriate location, or be otherwise unsuitable.

120. As such, it is recommended that Yarnfield and Cold Meece considers encouraging the delivery of some affordable rented housing, particularly early in the Plan period, with the understanding that if this results in oversupply in future years, the vacancies created when existing occupants leave their properties may need to satisfy new need from elsewhere in the district.

Table 4-7: Estimate of need for Affordable Housing for rent in Yarnfield and Cold Meece

Stage and Step in Calculation	Total	Description
STAGE 1: CURRENT NEED		
1.1 Current households in need	1.0	Local authority waiting list for NA.
1.2 Per annum	0.1	Step 1.1 divided by the plan period to produce an annualised figure.
STAGE 2: NEWLY ARISING NEED		
2.1 New household formation	89.9	DLUHC 2018-based household projections for the LA between start and end of plan period. % increase applied to NA.
2.2 Proportion of new households unable to rent in the market	14.3%	(Steps 1.1 + 2.2.1 + 2.2.2) divided by number of households in NA.
2.2.1 Current number of social renters in parish	85.0	2011 Census social rented occupancy + LA completions data for social rented housing to 2020/2021
2.2.2 Number of private renters on housing benefits	8.1	Housing benefit caseload May 2018. Pro rata for NA.
2.3 New households unable to rent	12.8	Step 2.1 x Step 2.2.
2.4 Per annum	0.7	Step 2.3 divided by plan period.
STAGE 3: TURNOVER OF AFFORDABLE HOUSING		
3.1 Supply of social/affordable re-lets (including transfers) %	3%	Assumed proportion of stock re-let each year.
3.2 Supply of social/affordable re-lets (including transfers)	2.6	Step 3.1 x NA social rented stock (2.2.1).
NET SHORTFALL (OR SURPLUS) OF RENTED UNITS PER ANNUM		
Overall shortfall (or surplus) per annum	-1.8	Step 1.2 + Step 2.4 - Step 3.2
Overall shortfall (or surplus) over the plan period	-32.1	(Step 1.1 + Step 2.3) – Step 3.2 * plan period

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

121. Turning now to Affordable Housing providing a route to home ownership, Table 4-8 below estimates the potential demand in Yarnfield and Cold Meece. This model aims to estimate the number of households might wish to own their own home but cannot afford to – the 'can rent, can't buy' group described in the previous section. The model is consistent with methods used at Local Authority scale in taking as its starting point households currently living in or expected to enter the private rented sector who are not on housing benefit.

122. There may be other barriers to these households accessing home ownership on the open market, including being unable to save for a deposit, or being unable to afford a home of the right type/size or in the right location. The model also discounts 25% of households potentially in need, assuming a proportion will be

renting out of choice. This is assumption is based on consistent results for surveys and polls at the national level which demonstrate that most households (typically 80% or more) aspire to home ownership.[11] No robust indicator exists for this area or a wider scale to suggest aspirations may be higher or lower in the NA.

123. The result of the calculation is 1.8 households per annum who may be interested in affordable home ownership (or 29.6 for the entirety of the Plan period).

124. Again, this assumes a rate of turnover in the existing stock will satisfy some need, although this is expected to be minimal.

125. It is important to keep in mind that the households identified in this estimate are, by and large, adequately housed in the private rented sector, Affordable Housing, or living in other circumstances. They do not necessarily lack their own housing but would prefer to buy rather than rent. They have been included in the national planning definition of those in need of Affordable Housing, but their needs are less acute than those on the waiting list for affordable rented housing.

126. The current size of the private rented sector has been estimated, to reflect the large volume of development in Yarnfield and Cold Meece, by taking the proportion of private renters according to the 2011 Census (7.1%) and applying this to the total number of dwellings in 2020/2021. This is the best estimate for the current number of private renters in the parish as the local authority completions data does not split new units into owner occupied or private rented.

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[11] http://www.ipsos-mori-generations.com/housing.html

Table 4-8: Estimate of the potential demand for affordable housing for sale in Yarnfield and Cold Meece

Stage and Step in Calculation	Total	Description
STAGE 1: CURRENT NEED		
1.1 Current number of renters in parish	61.7	Percentage of private renters in NA from 2011 Census (7.1%) * number of households in 2021.
1.2 Percentage renters on housing benefit in LA	13.2%	% of renters in 2018 on housing benefit.
1.3 Number of renters on housing benefits in parish	8.1	Step 1.1 x Step 1.2.
1.4 Current need (households)	40.2	Current renters minus those on housing benefit and minus 25% assumed to rent by choice.[12]
1.5 Per annum	**2.2**	Step 1.4 divided by plan period.
STAGE 2: NEWLY ARISING NEED		
2.1 New household formation	89.9	LA household projections for plan period (2018 based) pro rated to NA.
2.2 % of households unable to buy but able to rent	9.3%	(Step 1.4 + Step 3.1) divided by number of households in NA.
2.3 Total newly arising need	8.3	Step 2.1 x Step 2.2.
2.4 Total newly arising need per annum	**0.6**	Step 2.3 divided by plan period.
STAGE 3: SUPPLY OF AFFORDABLE HOUSING		
3.1 Supply of affordable housing	21.0	Number of shared ownership homes in parish (Census 2011 + LA completions data to 2020/2021)
3.2 Supply - intermediate resales	**1.1**	Step 3.1 x 5% (assumed rate of re-sale).
NET SHORTFALL (OR SURPLUS) PER ANNUM		
Overall shortfall (or surplus) per annum	**1.8**	(Step 1.5 + Step 2.4) - Step 3.2.
Overall shortfall (or surplus) over the plan period	**29.6**	(Step 1.4 + Step 2.3) – Step 3.2 * number of years to end of plan period

Source: AECOM model, using Census 2011, English Housing Survey 2018, DLUHC 2018 based household projections and net additions to affordable housing stock. 2018 is the latest reliable data for some datasets so is used throughout for consistency.

127. There is no policy or legal obligation on the part either of the Local Authority or Neighbourhood Plan to meet affordable housing needs in full, though there are tools available to the Steering Group that can help ensure that it is met to a

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

greater extent if resources permit (e.g. the ability to allocate sites for affordable housing).

128. It is also important to remember that even after the Neighbourhood Plan is adopted, the assessment of need for Affordable Housing, the allocation of affordable rented housing to those in need, and the management of the housing waiting list all remain the responsibility of the Local Authority rather than the neighbourhood planning group.

Additional EHDNA findings

129. In terms of the tenure and affordability of housing within the parish, the EHDNA does not give any information or calculations on this small of a scale. However, there is still information in the report relating to this that may be beneficial, which is outlined below.

- It is recommended that the split of affordable housing in the Borough is presented as c. 70% affordable/social housing and c. 30% intermediate housing. This intermediate housing would include models discussed in this section, such as First Homes and shared ownership. The EHDNA is therefore in line with the new First Homes policy, allowing for at least 25% First Homes in theory. Although the adopted Local Plan does not specify a size, tenure, or type split in relation to Affordable Housing, this EHDNA will be informing the emerging Local Plan, suggesting that this split, or a similar split, may be included in the emerging Local Plan. It is important to be aware of this as it could affect the type of affordable developments that can take place in future. It is however also important to remember that this split suggestion is on a Borough wide level and does not focus on the specific needs of Yarnfield and Cold Meece on a parish level.

- It was identified that approximately 30% of the overall housing need was for intermediate housing. However, this only included households which could not afford market rents but could afford the monthly costs for a shared ownership property. This therefore excludes the group of 'can rent, can't buy'. Those that could afford market rents were assessed as not being in need of any type of affordable housing, including intermediate.

- It was later discussed that some households may prefer to be in intermediate housing as opposed to the private rented sector. It was also mentioned that some households may not be able to afford a large enough home in the private rented sector but could afford the appropriate size home if it were intermediate housing. Therefore, the report stated that intermediate housing could also be a way of addressing private renter demand for housing that are ineligible for affordable housing and cannot afford market housing.

Affordable Housing policy guidance

130. Stafford Borough Council's adopted policy on this subject is complex due to the villages of Yarnfield and Cold Meece falling into different categories. Policy C2 (Affordable Housing) requires no affordable housing provision in Yarnfield for on sites of 3+ dwellings but requires 40% affordable housing on development sites of 12 dwellings or more. It is assumed that Cold Meece village falls within 'Rest of Borough Area', meaning that on sites of 3 dwellings or more, or of 12 dwelling or more, 30% affordable housing is required. Given that Affordable Housing made up just 18.2% of new housing in Yarnfield and Cold Meece over the last decade according to Stafford Borough completions figures, neither the 30% or 40% target is being met on sites in the NA. This is not necessarily due to large numbers of small developments as all the affordable housing provision in the NA in the last decade was delivered though large sites where there would have been affordable housing requirement. The Borough Council took a decision to accept a reduced number of affordable housing units on the Yarnfield Park Development in exchange for a commuted sum to fund affordable housing in other parts of the borough.

131. 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.

132. How the Affordable Housing that comes forward through mainstream development sites is broken down into specific tenures – such as the balance between rented tenures and routes to home ownership – is left as a matter to be informed by the latest evidence. The HNA can supply more localized evidence, and this section summarises the factors that might be taken into account before proposing a suggested Affordable Housing tenure mix that might be suitable for Yarnfield and Cold Meece specifically.

133. The following evidence and considerations may be used as a starting point in the development of policy concerning the Affordable Housing mix:

   A. **Evidence of need for Affordable Housing**: This study estimates that Yarnfield and Cold Meece requires roughly no units (due to a surplus) of affordable rented housing and 29.6 units of affordable home ownership over the Plan period. Both forms of Affordable Housing do, however, appear to be valuable in meeting the needs of people on various incomes.

   The relationship between these figures suggests that 0% of Affordable Housing should be rented and 100% should offer a route to ownership. However, as noted above, these figures are not directly equivalent: the former expresses the identified need of a group with acute needs and no alternative options (and may understate long-term need); 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.

Although the model presents a surplus of affordable housing for rent, and only 1 household on the waiting list, there is a potentially greater affordable rented need in the NA that has been hidden by recent developments. The current need figure is low due to the level of development that has taken place in Yarnfield and Cold Meece and the injection of c. 50 units of Affordable Housing. Therefore, there is the potential that a bigger backlog might build up in future. In order to provide an alternative figure which may reflect the future needs of the NA, we have pro-rated the EHDNA figure for projected Affordable Housing need. This process begins in the same way as determining the overall housing quantity earlier in the report and is as follows:

- The ONS 2019 mid-year population estimate for Yarnfield and Cold Meece is 1,989.

- The equivalent estimate for Stafford Borough is 137,280.

- 1,989 is 1.45% of 137,280.

- 1.45% of Stafford's minimum affordable housing need figure of 252 dwellings per year is 3.65 dwellings per year.

- Assuming that the neighbourhood plan starts in 2022, this gives a total affordable housing need figure to the end of the plan period of 65.7

- The EHDNA gives a suggested Affordable Housing split of 70% affordable rented and 30% intermediate products. Applying this to the overall affordable housing need figures calculated for Yarnfield and Cold Meece gives an affordable rented need of 2.6 dwellings per annum, or 46 (rounded from 45.9) dwellings to the end of the plan period.

This figure does not replace the current surplus identified in the model, but offers an alternative view which the group may wish to aspire to deliver in case the recent supply of affordable housing is skewing the long term estimate of need.

If the quantity of new housing overall were unlimited then primarily affordable home ownership options may be an appropriate affordable tenure mix based on the models. However, this is not likely and not strictly necessary.

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

If the Local Plan target of 40% for sites over 12 units in Yarnfield were achieved on every site, up to around 43 affordable homes might be expected in the NA (due to an overall housing need figure of 108 for the NA calculated in this study). If the target of 30% for sites over 3 units in the 'Rest of Borough Area' (assumed to include Cold Meece) were achieved

on every site, up to around 32 affordable homes might be expected in the NA.

If the majority of Yarnfield and Cold Meece's housing need comes forward in the form of small infill developments, those schemes are unlikely to be large enough to meet the threshold of 12 dwellings, above which the Affordable Housing policy applies to Yarnfield (for Cold Meece this is expected to be above 3 dwellings and so inclusion of affordable housing is more likely). If that is the case, the potential delivery of Affordable Housing is likely to be lower still. It is likely that if small developments were to take place, they would not be sufficient to satisfy the total potential demand for Affordable Housing identified here.

However, if larger developments (over 12 dwellings for example in Yarnfield) where the affordable housing quotas are enforced took place in the NA, it is likely that the affordable housing provision would be sufficient to meet the needs identified here.

Informed by the expected surplus of affordable housing for rent in Yarnfield and Cold Meece for the plan period, affordable housing for sale should have a higher weighting in the tenure mix to ensure that the most active demand is met first. However, the housing waiting list provided by the LPA shows the acute needs, currently 1, and this should be met as a priority and monitored in case the backlog grows in future. There is no suggested affordable housing for sale and affordable rented split outlined in the Local Plan to offer a benchmark, so AECOM have provided recommendations below.

C. **Government policy (e.g. NPPF) requirements**: current NPPF policy requires 10% of all homes to be delivered for affordable home ownership. For 10% of all housing to be affordable ownership in Stafford Borough, where on average 34% of all housing on sites over 12 dwellings should be affordable (this is based on an average of the affordable % required for the different areas in the Borough), 29.4% of Affordable Housing should be for affordable ownership. The Local Plan does not specify the tenure split of affordable housing, but the emerging Plan will need to comply with this NPPF requirement.

There can be exceptions to this requirement if it would prevent the delivery of other forms of Affordable Housing. Based on the findings of this HNA, there is no evidence that delivery of 10% or more of homes as affordable home ownership would impact on the ability to deliver social/affordable rented homes in Yarnfield and Cold Meece.

D. **Local Plan policy**: As noted above, the adopted Local Plan does not seek a specific tenure split, but instead suggests the mix is determined on a site by site basis, in line with local needs. However, the EHDNA, which will inform the emerging Local Plan, suggests a tenure split within Affordable Housing of 70% affordable/social rented and 30% intermediate housing.

E. **First Homes policy:** the Government recently concluded a consultation on the introduction of First Homes (to provide at least 30% discount on new build home prices). The proposals have now been enacted through a ministerial statement. A minimum of 25% of all Affordable Housing secured through developer contributions are now required to be First Homes.

This new minimum requirement may have the effect of displacing other products in any established tenure mix and will reduce the amount of social or affordable rent if this was proposed to be more than 75% of Affordable Housing. There is no proposed tenure split between affordable rented products and affordable home ownership in the adopted Local Plan so it is unlikely this will be an issue in the LA, at least not for Yarnfield and Cold Meece.

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.

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

F. **Viability**: HNAs cannot take into consideration the factors which affect viability in the neighbourhood area or at the site-specific level. Viability issues are recognised in the Local Plan and it is acknowledged that this may affect the provision of affordable housing, the mix of tenures provided and the discounts that can be sought on First Homes properties.

G. **Funding**: the availability of funding to support the delivery of different forms of Affordable Housing may also influence what it is appropriate to provide at a particular point in time or on any one site. The neighbourhood planning group may wish to keep this in mind so that it can take up any opportunities to secure funding if they become available.

H. **Existing tenure mix in Yarnfield and Cold Meece**: There is some existing Affordable Housing in the NA, with 50 affordable dwellings built in the last decade according to Stafford Borough Council's data. With this figure added to the 2011 Census data, it is expected that there are 106 affordable units in the NA in 2020/2021. Of these, 21 are shared ownership (2.42% of housing), and 85 are social rented (9.75% of housing). There is no existing stock of First Homes properties in the NA. This suggests that increased provision of Affordable Housing, particularly home ownership options, would offer a wider choice of homes for local residents and, importantly, may allow those on lower incomes including newly forming households and younger families to remain in or move to the area.

I. **Views of registered providers**: it is not within the scope of this HNA to investigate whether it would be viable for housing associations (registered

providers) to deliver and manage affordable rented homes in the parish. The funding arrangements available to housing associations will determine rent levels.

J. **Wider policy objectives**: the neighbourhood planning group may wish to take account of broader policy objectives for Yarnfield and Cold Meece 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.

134. On the basis of the considerations above, Table 4-9 below proposes an indicative Affordable Housing tenure mix that might be sought through Neighbourhood Plan policy.

135. This indicative mix is chiefly a response to the expectation that the delivery of Affordable Housing will be lower than the needs identified here. Generally, in this context, affordable rented tenures should be protected and prioritised. However, it is also noted that there is expected to be a surplus of affordable rented housing of 32.1 units across the plan period. A balance therefore has to be struck between meeting the need of the current waiting list, allowing for a change in circumstances, and also addressing the affordable housing for sale which has been identified in the Yarnfield and Cold Meece.

136. It is suggested that for the NA, 75% of affordable housing should be delivered through affordable home ownership models, and 25% delivered through affordable rents. Although there is a surplus of affordable rented housing determined by the model, as suggested previously, it is better to deliver some of these units at the beginning of the plan period to account for the need on the waiting list and to future-proof the stock. There is currently 1 household on the waiting list in the NA, but this does not mean that only 1 affordable or social rented property should be built as it needs to be suitable in terms of tenure and size. Variety should therefore be sought dependent on the immediate need at the time of development. The majority of new affordable development, 75%, should be focussed on meeting the potential demand for affordable home ownership products in Yarnfield and Cold Meece.

137. Of the 75% affordable home ownership suggested, the following split is proposed:

- 40% First Homes
- 10% Shared Ownership
- 25% Rent to Buy

The minimum requirement of First Homes within affordable housing development is 25%. It is suggested that in the case of Yarnfield and Cold Meece, this is increased to 40%, with a 40% discount. This level of discount means that households on mean incomes and households on two lower quartile incomes are able to afford First Homes. Any further discount would not change the groups this product is available to and would also be considered financially unviable. First

Homes is considered preferable to shared ownership in the NA due to being slightly more affordable and the tenure available to the same groups (mean incomes and two lower quartile incomes), with First Homes allowing for a greater ownership stake in the property.

A split of 10% shared ownership has been suggested at 25% equity in order to provide a mix and an alternative option for those with less savings to use as a deposit. It is not suggested that shared ownership is offered at the new equity of 10% as this is still not an affordable model for those on one lower quartile income and would require a very long-term view as a path to home ownership.

Rent to Buy is the final affordable housing tenure suggested, at a 25% split. This is included in this tenure mix because the income required to access Rent to Buy is assumed to be the same as that required to afford market rents. This suggests that it would therefore be affordable to all of those currently privately renting at average market rent levels. It would also mean that Rent to Buy would be considered more affordable than First Homes at a 40% discount and than shared ownership at 25% equity. There is also no need for a deposit in the same was as with First Homes or shared ownership, something that could be a barrier to home ownership within Yarnfield and Cold Meece, especially for those that have been private renting. If Rent to Buy is not possible within the NA, this proportion of homes should be split in the already suggested ratios between First Homes and shared ownership.

138. This mix should be viewed as a starting point, based primarily on secondary evidence, which should be reconsidered in light of considerations F to J above, and in particular the views and objectives of the community.

139. Where the neighbourhood planning group wish to develop policy that deviates from that outlined in the Local Plan – either by differing from the headline split between renting and ownership or by specifying a greater level of detail around sub-tenures, it is important that they liaise with Stafford Borough Council to gather more detailed income and viability information, and to ensure that departures from the local policy context have their support.

140. Another option when developing Neighbourhood Plan policies on tenure splits is to add caveats to the policy in question, to the effect that the precise mix of affordable housing will be considered on the basis of site-by-site circumstances in addition to this evidence.

Table 4-9: Indicative tenure split (Affordable Housing)

Tenure	Indicative mix	Considerations and uncertainties
Routes to home ownership, of which	**75%**	
First Homes	40%	Product untested so uncertainties around viability, developer, lenders and buyer appetite etc.
Shared ownership	10%	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	25%	Emerging product with popularity and effectiveness as yet unknown. Impact of displacement by First Homes unknown.
Affordable Housing for rent, of which	**25%**	
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

141. Yarnfield and Cold Meece's tenure mix shows a potential undersupply of affordable housing as a route to home ownership and a higher rate of provision of affordable rented housing. As of 2020/2021, there were 21 shared ownership and 85 affordable/social rented properties in the NA, taking into account data provided by Stafford Borough Council. This was an increase of 17 shared ownership and 33 social rented properties from the 2011 Census data.

142. Median house prices in Yarnfield and Cold Meece rose by 66.6% between 2011 and 2020 whilst lower-quartile house prices rose by 36.5% in the same period. House prices for detached properties have risen significantly, from £197,423 in 2011 to £362,634 in 2020. By comparison, semi-detached house prices have only risen by 9.1% in this period, and there was a decrease in the cost of terraced properties. Based on calculations determining Stafford Borough's new build premium (17.59% uplift) and applying this to NA entry-level house prices, the estimated new build cost for the NA is £190,643 and this estimation has been used when calculating the likely costs of affordable home ownership tenures that are based on equivalent market prices.

143. It was found that households on mean incomes could access entry-level home

ownership at an assumed deposit of 10% and could potentially afford the estimated NA new build house prices with an increased deposit. Households on one or two lower quartile incomes cannot afford average market home ownership options in the NA. Private renting is accessible at both average and entry-level market rents to those on mean incomes and households on two lower-quartile incomes. Households on one lower quartile income are only able to afford social rented properties in the NA. It was also found that there could be a larger number of households in Yarnfield and Cold Meece who may be able to afford to rent privately but cannot afford home ownership, with entry-level house prices requiring an income of £41,689 whilst average market rents require an income of £27,800. There is also the issue that there is a distinct lack of private rented housing in the NA so although more households may be able to afford this, there may not be enough properties. One of the key barriers to accessing home ownership in the NA may also be savings for a deposit.

144. The total need for affordable rented housing and the potential demand for affordable home ownership options in Yarnfield and Cold Meece over the Plan period were calculated. Over the plan period the model estimated that in the NA there would be a surplus of 32.1 affordable rented units (1.8 per annum), likely due to the large amount of development, including affordable housing, that has taken place in the NA in recent years. An aspirational figure, calculated by pro-rating the EHDNA, gave an affordable rented need estimation of 2.6 dwellings per annum, or 46 (rounded from 45.9) dwellings to the end of the plan period. Turning now to Affordable Housing providing a route to home ownership, the potential demand in Yarnfield and Cold Meece is estimated at 1.8 households per annum or 29.6 for the entirety of the Plan period. Despite the identified surplus of affordable rented housing in the plan period, it is recommended that Yarnfield and Cold Meece considers encouraging the delivery of some affordable rented housing, particularly early in the Plan period, with the understanding that if this results in oversupply in future years, the vacancies created when existing occupants leave their properties may need to satisfy new need from elsewhere in the district.

145. Table 4-10 below summarises Yarnfield and Cold Meece'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 plan for more housing (and therefore more affordable housing) than the local plan, or if the group decide to influence the tenure mix in other ways), or as a result of site-specific constraints.

Table 4-10: Estimated delivery of Affordable Housing in Yarnfield and Cold Meece

	Step in Estimation	Expected delivery (based on all sites in Yarnfield with 12+ units)	Expected delivery (based on all sites in Rest of Borough Area – same for 3+ and 12+ units)
A	Provisional capacity figure	108	108
B	Affordable housing quota (%) in LPA's Local Plan	40%	30%
C	Potential total Affordable Housing in NA (A x B)	43.2	32.4
D	Rented % (e.g. social/ affordable rented)	25%	25%
E	Rented number (C x D)	10.8	8.1
F	Affordable home ownership % (e.g. First Homes, Rent to Buy)	75%	75%
G	Affordable home ownership number (C x F)	32.4	24.3

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

146. Some assumptions have had to be made in order to determine the delivery of affordable housing in Yarnfield and Cold Meece during the plan period. Due to the villages of Yarnfield and Cold Meece having different affordable housing percentage requirements and thresholds outlined in the adopted Local Plan, two scenarios have been given in Table 4-10. The first gives a housing estimate if all sites were in Yarnfield village and sites were 12 dwellings or more. This gives an expected delivery of 10.8 rented dwellings, and 32.4 dwellings for affordable home ownership. For both tenures, the expected level of delivery meets the quantity of demand identified in estimates of the need for affordable housing.

147. The second scenario gives a housing estimate if all dwellings were delivered in the 'Rest of Borough Area', where it is assumed Cold Meece village falls in the settlement hierarchy of the adopted Local Plan, and on sites of 3 or more dwellings. This gives an expected delivery of 8.1 rented dwellings and 24.3 for ownership. As with the previous example, the expected level of delivery exceeds the quantity of demand identified for affordable rented dwellings. In terms of affordable routes to home ownership, this scenario means that the expected delivery falls slightly short of the identified need of 29.6 dwellings in the NA.

148. In reality, it is likely that developments up to the end of the plan period will comprise of a mix of areas and sizes, meaning that the slight estimated shortfall if all sites came forward in line with the second scenario is unlikely to be a

problem. There is also the potential that the emerging Local Plan will suggest slightly different percentage requirements or affordable housing thresholds. Therefore, this estimated delivery scenario should just be taken as a representation of what could be delivered through the scenarios explained above.

149. It is not recommended that the Local Plan policy requirement be exceeded in the neighbourhood plan because such steps are rarely accepted by planning inspectors on the grounds that an extremely high standard of justification is required which goes beyond the scope of this HNA, in particular around the issue of what level of Affordable Housing delivery can be financially viable in the NA. Raising the percentage of Affordable Housing required could, furthermore, have the effect of discouraging new building from coming forward altogether. It is also not considered necessary in Yarnfield and Cold Meece to increase the affordable housing percentage, mainly due to the fact that there is an anticipated surplus of affordable rented housing across the plan period, meaning any further need should be met by the current LPA requirements.

5. RQ 2: Type and Size

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

Introduction

150. The evidence in this chapter is intended to give a snapshot of the existing dwelling stock in Yarnfield and Cold Meece in terms of type and size, as well as some of the population characteristics that tend to influence housing needs. From this, it is possible to develop an understanding of what sort of housing would be appropriate going forward. The situation in Yarnfield and Cold Meece is complex due to the large volume of development that has taken place in the last decade and the fact that it is a new parish and therefore not exactly represented in the 2011 Census, as discussed in the 'Context' section of this HNA. The methodology for sense-checking the mid-2019 population estimate for the NA is also outlined there. When looking at the breakdown of the housing stock by housing size, the completions data provided by Stafford Borough Council has been added to the 2011 Census data where possible to provide a more complete picture of the present day.

151. It is worth emphasising that the final suggested size mix proposed at the end of this chapter assumes that to an extent, existing demographic and occupation patterns will persist into the future. It can therefore be thought of as the baseline or default scenario, into which the community may wish to intervene – for example to attract a different or more balanced demographic. It may be adjusted in light of other community objectives and primary evidence.

Existing types and sizes

Background and definitions

152. Before beginning to explore issues of dwelling type and size, it is important to note that the demand for housing by size and type tends to be determined primarily by wealth – with those having more buying power choosing to occupy larger homes, and often preferring detached properties to denser types, such as flats.

153. This study is concerned primarily with need rather than demand. Need for homes of different sizes is chiefly determined by the number of people occupying the home. In the strict sense, there is no 'need' for dwellings of any particular type, other than the specific needs of those with certain disabilities for level access properties, for example.

154. The best proxy for the number of people in a household is age or 'life stage', with younger and then older households tending to have one or two people, and those in between these poles more likely to have larger families including children. Life stage is therefore a main indicator considered here for the size of housing

needed. But it is worth pointing out that wealth is also correlated with age, so it is not possible to attain a pure view of what is needed from the secondary data alone.

155. It is also useful to clarify the terminology around dwellings and households. Dwellings are counted in the Census by combining address information with Census returns on whether people's accommodation is self-contained. As such, all dwellings are classified as either shared or unshared dwellings. Households are groups of people who live together as a coherent unit (such as a family), and a dwelling is shared where there is more than one household occupying it (e.g. two families or a group of individual students). Hence, there is usually a different number of households and dwellings in any given area. The number of dwellings can also exceed that of households in areas with large numbers of holiday or second homes.

156. As noted in the Context section of this report, there is no perfect data source for the current mix of dwellings in the NA. For some aspects, such as the size mix of homes, adding together Census figures and completions data for the intervening period is highly accurate. For others, such as the type mix of homes, this method is not available and Valuation Office Agency (VOA) must be used. The most appropriate combination of approaches is used in this section.

Dwelling type

157. Table 5-1 shows the dwelling mix in 2011 from Census data as well as the mix in 2021 from VOA data, which is available at LSOA level and therefore an accurate proxy for the NA. The table shows that in 2021, as in 2011, most of the dwellings in the NA are detached, with a relatively even number of terraced and semi-detached properties in both years. There has clearly been a significant increase in all of the categories, with the smallest increase in flats of just 19 more dwellings.

158. It is not possible to compare the increase in bungalows due to the Census not capturing this information, instead counting bungalows within each of the other categories. Note also that VOA data is rounded to the nearest 10 in each dwelling category. The SBC completions data has not been used as further comparison here because it is only broken down by number of bedrooms and not by dwelling type.

Table 5-1: Accommodation type, Yarnfield and Cold Meece, 2011 and 2021

Dwelling type	2011 (Census)	2021 (VOA)
Bungalow	-	60
Flat	51	70
Terrace	82	120
Semi-detached	93	130
Detached	380	470
Unknown/other	-	20

Source: ONS 2011, VOA 2021, AECOM Calculations

159. Table 5-2 shows the 2021 dwelling mix for the NA, compared with Stafford

Borough and England as a whole. This shows that Yarnfield and Cold Meece has a smaller proportion of bungalows than Stafford and England, but that Stafford has a higher proportion than nationally. It also shows that a huge proportion of housing in the NA is detached (54.0%), compared to just 16.0% nationally and 29.8% in Stafford Borough. Due to this dominance of detached dwellings in the NA, the proportion of flats, terraces, and semi-detached properties are below those of the wider Borough and of England.

160. Stafford Borough has a greater proportion of detached dwellings than England, as reflected in the NA, but also has a greater proportion of semi-detached dwellings than England, something which is not reflected in the Yarnfield and Cold Meece.

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

Dwelling type	Yarnfield and Cold Meece	Stafford Borough	England
Bungalow	6.9%	10.2%	9.4%
Flat	8.0%	11.9%	23.2%
Terrace	13.8%	18.3%	26.3%
Semi-detached	14.9%	26.8%	23.8%
Detached	54.0%	29.8%	16.0%
Unknown/other	2.3%	3.0%	1.4%

Source: VOA 2021, AECOM Calculations

Dwelling size

161. Table 5-3 below gives a breakdown of the dwelling size in the NA in both 2011 and 2021. Two methods have been used for deriving the 2021 breakdown. The first was calculated by taking the completions data provided by Stafford Borough Council and adding this to the 2011 Census breakdown of dwelling sizes. The second uses the 2021 VOA data for the LSOA.

162. While the VOA data helpfully shows changes that have been made to existing homes (i.e. extensions and the subdivision of rooms) that the other method overlooks (because the 2011 Census mix is effectively frozen at that point in time), it is in other respects less accurate. The VOA data is rounded to the nearest ten for each dwelling category, records a number of properties with an unknown number of rooms.

163. The table shows that by either measure there was significant increase in the number of dwellings compared to 2011, with an increase of 46.1% to 2021 based on completions data. There has been no increase in 1-bedroom dwellings between 2011 and 2021 but there have been clear increases in all the other categories with particular growth in the 4+ bedrooms category (comfortably more than half of all new completions: 169 according to LPA data and 154 according to VOA).

164. Whilst the VOA data still shows an increase in 3-bedroom and 4+ bedroom properties, this increase is slightly smaller than in the completions data. This could potentially be due to VOA data showing changes made to a house, for

example, if two small bedrooms were knocked through into a larger room, turning a 3-bedroom dwelling into a 2-bedroom dwelling. Despite this, the general patterns remain the same.

Table 5-3: Dwelling size (bedrooms), Yarnfield and Cold Meece, 2011 and 2021

Number of bedrooms	2011 (Census)	Completions 2011-2021 (YCM)	2021 total (Census + completions)	2021 (VOA)
Studio	1	-	1	-
1	61	0	61	60
2	55	48	103	140
3	212	57	269	240
4+	266	169	435	420
Unknown	-	-	-	0
Total	595	274	869	860

Source: ONS 2011, VOA 2021, AECOM Calculations

165. Again, it is useful to look at the percentage breakdown of dwelling sizes in comparison with the wider district and country, shown in Table 5-4. To calculate the percentages for the NA in this table, the figures for completions provided by the LPA were used as opposed to VOA data as the VOA data is rounded to the nearest 10 dwellings, although VOA data needed to be used for Stafford Borough and England.

166. As expected from above, the proportion of 4+ bedroom dwellings in the NA is much higher than both Stafford Borough and England, at 50.1% compared to 21.2% for Stafford and 15.5% for England. This heavy weighting towards 4+ bedroom dwellings means that the NA is below the Borough and national figures for 1, 2, and 3-bedroom dwellings, with a particular lack of 2-bedroom dwellings.

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

Number of bedrooms	Yarnfield and Cold Meece	Stafford Borough	England
1	7.0%	7.7%	12.3%
2	11.9%	23.2%	28.1%
3	31.0%	47.3%	43.4%
4+	50.1%	21.2%	15.5%

Source: ONS 2011, VOA 2021, AECOM Calculations

Age and household composition

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

Age structure

168. Table 5-5 below shows the most recent estimated age structure of the NA population, alongside 2011 Census figures. This shows the population increase

of 536 between 2011 and 2019. In both time periods, the highest proportion of the population is aged 45-64. However, there was a decrease from 36.1% of the total to 29.4% between 2011 and 2019. There was a clear increase in the proportion of the population aged 0-15 and 25-44, as well as a slight increase in the 65-84 and 85+ age categories. This suggests that as well as a slightly aging population, younger families have potentially moved to the parish between 2011 and 2019. This may be related to the new developments that have taken place in the last decade. Despite these changes, there are no major variations in the age structure of the Yarnfield and Cold Meece population between 2011 and 2019.

169. Note that ONS advises exercising caution with population estimates by single year of age (from which this 2019 data has been derived), as patterns of variance and bias make it relatively less accurate compared to Census data.

170. It is also worth noting that only the age structure of the population (individuals) can be brought up to date in this way. The life stage of households, which forms the basis of the subsequent analysis of future dwelling size needs, is not estimated each year. The 2011 Census therefore remains the most accurate basis to use in those areas, and the brief comparison here demonstrates that the change from 2011-2019 has not been so significant as to invalidate the 2011 household data used in modelling later in this chapter.

Table 5-5: Age structure of Yarnfield and Cold Meece population, 2011 and 2019

Age group	2011 (Census)		2019 (ONS, estimated)	
0-15	247	17.0%	449	22.6%
16-24	146	10.0%	141	7.1%
25-44	308	21.2%	482	24.2%
45-64	525	36.1%	585	29.4%
65-84	213	14.7%	306	15.4%
85 and over	14	1.0%	26	1.3%
Total	1,453	100.0%	1,989	100.0%

Source: ONS 2011, ONS mid-2019 population estimates, AECOM Calculations

Household composition

171. Household composition (i.e. the combination and relationships of adults and children in a dwelling) is an important factor in the size (and to an extent, the type) of housing needed over the Neighbourhood Plan period. Table 5-6 shows that in 2011, 23.0% of households contained only 1 person, with 8.1% being aged 65 or over. Both values are below those seen in the wider Stafford Borough and nationwide. This means that the total proportion of households containing one family only is above that for the Borough and England. Most of these households (26.6%) contain dependent children, almost exactly as expected compared to Stafford and England. This is closely followed by households with no children (24.7%), which is higher than the other areas. There is also a higher proportion of households with non-dependent children in the NA than elsewhere.

172. Between 2001 and 2011, there was a 111.1% increase in the proportion of households with one family only, that were all aged 65 and cover. This suggests an aging population, but also potentially non-dependent children leaving home, meaning that the households then only contained those aged 65 and over. Note that non-dependent children refer to households in which adult children are living at home, or which students still call their primary residence despite living for most of the year near to university. A marked increase in this category can be taken to indicate the relative unaffordability of entry-level homes, where young people are financially unable to move out and form their own households.

173. Whilst the above may suggest non-dependent children leaving home, this does not necessarily mean that they are remaining in the parish and able to afford to do so. While the data is quite old at this point, it is interesting to observe that the category of households with dependent children grew by 12.9% between 2001 and 2011 in the parish, a faster rate than England (10.6%) and Stafford Borough (7.0%).

Table 5-6: Household composition, Yarnfield and Cold Meece, 2011

Household composition		Yarnfield and Cold Meece	Stafford Borough	England
One-person household	**Total**	**23.0%**	**29.1%**	**30.2%**
	Aged 65 and over	8.1%	12.8%	12.4%
	Other	15.0%	16.4%	17.9%
One family only	**Total**	**72.6%**	**65.8%**	**61.8%**
	All aged 65 and over	9.6%	10.6%	8.1%
	With no children	24.7%	20.5%	17.6%
	With dependent children	26.6%	25.4%	26.5%
	All children Non-Dependent[13]	11.8%	9.3%	9.6%
Other household types	**Total**	**4.4%**	**5.1%**	**8.0%**

Source: ONS 2011, AECOM Calculations

Dwelling mix determined by life-stage modelling

a) Suggested future dwelling size mix

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

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

- The starting point is the age distribution of Yarnfield and Cold Meece households in 2011.

    – The life stage of a household is determined by the age of the household reference person (HRP), a more modern term for the head of household.

    – As noted above, household life stages are not estimated annually, so the older Census data must be used.

- This life stage data is then projected forward to the end of the Plan period by applying the growth rates for each household age group as suggested by the latest household projections. This allows for an estimate of how the parish population might evolve in future.

    – ONS household projections are produced every two years but are only available at Local Authority level. The growth rates are therefore applied to the 2011 starting household age profile of the NA.

- Next, we turn to a Census dataset that shows the occupation patterns or preferences of each household life stage (e.g. what proportion of households aged under 24 tend to live in 1-bedroom homes as opposed to 2, 3- or 4-bedroom homes). This data is mapped to the distribution of the projected NA population for each life stage and each dwelling size category to form a picture of what mix of homes might be appropriate in future.

    – This occupation data is again only available at Local Authority scale, so it does risk embedding any unusual characteristics present in the area.

    – The model also assumes that today's occupation patterns persist into the future, which is not a given, particularly with the change in preferences for home working space and other features arising from the Covid-19 pandemic. However, there is no better indication of what those patterns might look like. It is considered more appropriate to adjust the end mix that results from this model to reflect such trends than to build further speculative assumptions into the model.

- Finally, this 'ideal' future mix of dwelling sizes can be compared to the current stock of housing in the NA. From this we can identify how future development might best fill the gaps.

    – In this unusual case, the 2021 dwelling total is already higher than the modelled number of future households, due to the large amount of development that has taken place in Yarnfield and Cold Meece since the last Census. The new development in Yarnfield and Cold Meece in recent years has exceeded the growth in number of households expected for Stafford Borough as a whole. In order to produce a recommendation for the size mix of future developments, the following methodology has been used:

        - The sum of the total households projected for 2040 (from the 2011 Census) was calculated, giving a total of 731. The gross number of

completions provided by the LPA was then added to this figure to give a total of 1,005.

- Using the original projections to 2040, the percentage of households in each household reference person category was calculated to determine the proportions.

- The total households for 2040 (including completions data) was then multiplied by the percentage of households within it to give the number of households in each category of household reference person projected to 2040. These figures are based on the number of households in 2021, in the proportions of household reference person split expected in 2040 if 2011 data had been used.

- This inflation of the 2040 figures based on 2021 data as opposed to 2011 data, in the same proportions as originally projected, is considered the best available balance of simplicity and accuracy for determining the expected distribution of households by age of household reference person in the NA, as shown in Table 5-7.

175. It is important to keep in mind that housing need is not an exact science and this exercise provides an estimate based on demographic trends and occupancy patterns alone. It does not take into account income and wealth, other than in an indirect way through the tendency of households to occupy more or less space than they 'need'. It also does not anticipate changes in how people may wish to occupy their homes in response to social and technological change.

176. The approach therefore embeds existing patterns of occupancy which may or may not be desirable. As such, it is appropriate for the result of this model to be taken as a baseline scenario – what would occur if current trends persisted. It may well be the intention of the community to intervene to produce a different outcome more in line with their interpretation of emerging trends and their place- and community-shaping objectives. Layering these factors on top of the indicative picture provided by this model is considered entirely appropriate for the purpose of drafting neighbourhood plan policy.

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

178. The first, given as Figure 5-1 below, sets out the relationship between household life stage and dwelling size for Stafford Borough in 2011. This shows how the youngest households occupy the smallest dwellings, before rapidly taking up larger homes as their families expand, and then more gradually downsizing to smaller homes again as they age.

Figure 5-1: Age of household reference person by dwelling size in Stafford Borough, 2011
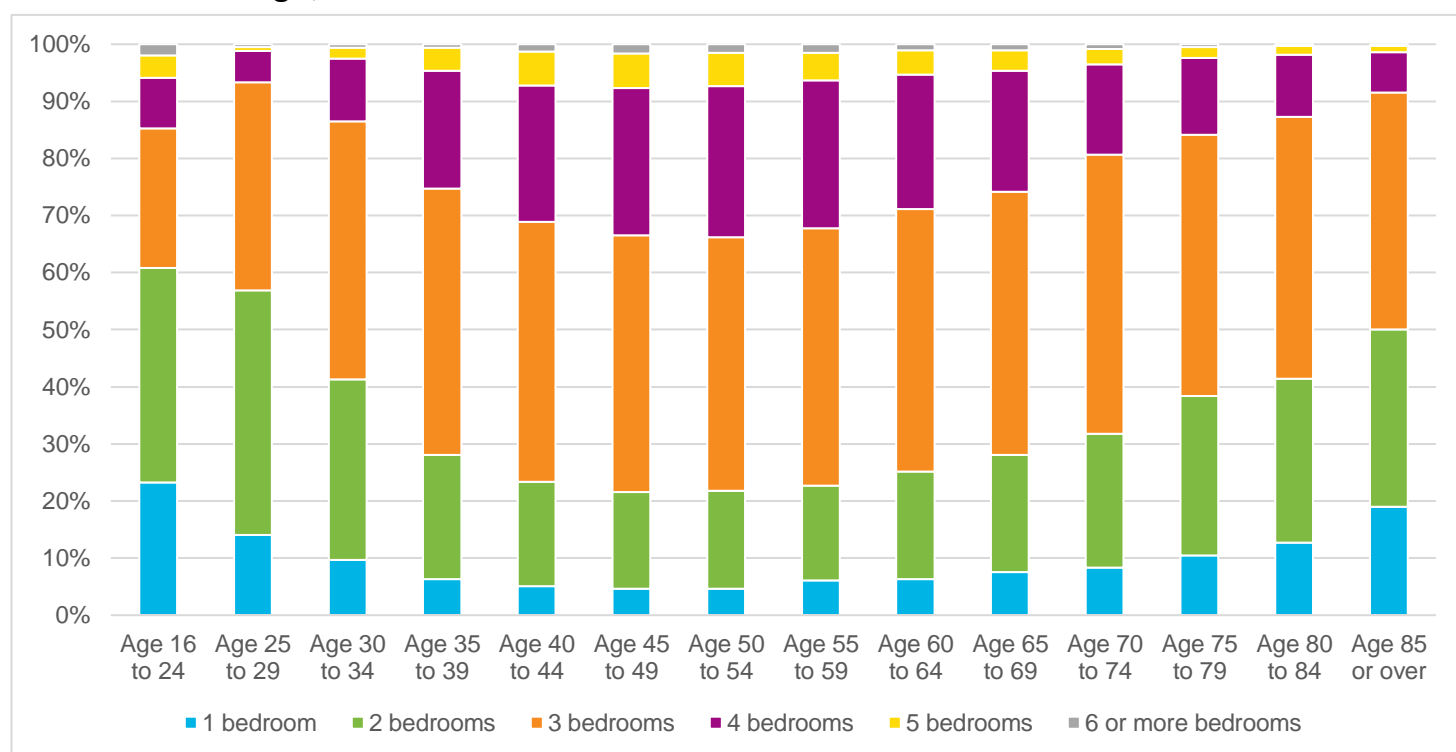
Source: ONS 2011, AECOM Calculations

179. The second dataset of note is the result of applying Local Authority level household projections to the age profile of Yarnfield and Cold Meece households in 2011 and the updated estimates of household numbers described in the bullets above. As discussed above, this table has been updated to use projections which take into account the development up to 2021 that has taken place in the NA. Table 5-7 below makes clear that population growth can be expected to be driven by households with a HRP aged 35 to 54, with 36.6% of households expected to fall into this category. This is closely followed by households with a HRP aged 65 and over, with 32.3% of households expected to fall into this category, suggesting a relatively heavy weighting towards older persons in the projected distribution.

Table 5-7: Projected distribution of households by age of HRP, Yarnfield and Cold Meece

Year	Age of HRP 24 and under	Age of HRP 25 to 34	Age of HRP 35 to 54	Age of HRP 55 to 64	Age of HRP 65 and over
2040	8	69	368	236	325

Source: AECOM Calculations

180. The final result of this exercise is presented in Table 5-8 below. The model suggests that the target mix for 2040 should remain relatively stable in terms of 1-bedroom dwellings, but that the proportion of mid-size 2-bedroom and 3-bedroom properties should increase relatively significantly. It is also important to note that the target mix for 2040 for 4 or more bedrooms is 25.2% compared to the present-day figure of 50.1%, suggesting a clear oversupply of large dwellings currently. As expected therefore, no new 4+ bedroom properties are recommended.

181. However, the complete prohibition of 4+ bedroom homes may be inappropriate when considering affordable housing as there may be larger families that require larger homes but are currently unable to afford those at market prices, meaning that there may be some need for larger affordable dwellings.

182. Table 5-8 shows that in order to reach the target mix of housing, the majority of development is recommended to be for 3-bedroom dwellings at 58.2%, followed by 2-bedroom dwellings at 36.7%. Of the new development that took place between 2011 and 2021, 20.8% was for 3-bedroom dwellings and 13.1% for 2-bedroom dwellings. In order to maintain current levels of 1-bedroom properties, these dwellings are recommended to account for 5.1% of new housing.

Table 5-8: Suggested dwelling size mix to 2040, Yarnfield and Cold Meece

Number of bedrooms	Current mix (2021)	Target mix (2040)	Balance of new housing to reach target mix
1 bedroom	7.1%	7.8%	5.1%
2 bedrooms	11.9%	21.9%	36.7%
3 bedrooms	31.0%	45.2%	58.2%
4 or more bedrooms	50.1%	25.2%	0.0%

Source: AECOM Calculations

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

184. The preceding chapter found that affordability is a serious challenge in the NA. While the provision of Affordable Housing (subsidised tenure products) is one way to combat this, another is to ensure that homes come forward which are of an appropriate size, type and density for local residents' budgets. Providing homes in line with the recommendations in Table 5-8 above would likely help address this situation.

185. To best meet the needs of the large cohort of older households expected to be present by the end of the Plan period, it should be considered whether the existing options are well tailored to older people's requirements in terms of space, flexibility, quality, location and accessibility. Variety should be sought within the mid-sized homes that come forward in future to attract both newly forming households on lower budgets and older households with substantial equity from their existing larger homes. Facilitating downsizing among older households may release those larger homes for use by families who need more bedrooms.

186. That said, it may not be realistic to expect growing families to be able to afford the larger detached homes that may be under-occupied in the parish. Reducing the issue of dwelling size to a number of bedrooms is potentially unhelpful in this case. There may be a strong justification to continue supplying larger homes despite their abundance because a different kind of larger home is needed to

accommodate growing families with less buying power. This is too speculative to quantify in a percentage size mix but is among the good reasons not to inhibit any size of dwelling entirely.

187. More generally, it would be unwise for any new housing that does come forward to be delivered in an unbalanced way. Those wishing to move within or relocate to the area will have a range of circumstances and preferences, and they should be offered a range of choices. As such, it is recommended that priority is given to mid-sized homes suitable for couples, families, and older people looking to downsize, but that this is done to a degree that aligns with the wider objectives of the community and does not limit choice or threaten viability. The evidence in this section represents a starting point for further thought and consultation.

The EHDNA findings

188. The 2020 Economic and Housing Development Needs Assessment addresses the need for different sized households in Stafford Borough. The key findings are outlined below.

- There are indications of under-occupation of larger properties in Rural Stafford (such as Yarnfield) by elderly couples whose children have moved out.

- There is a very small proportion of 1-bedroom properties in Rural Stafford at 5.2% and larger properties, especially those with 4+ bedrooms, dominate.

- The Rural Stafford sub-market has a smaller proportion of families with children than is the case in Stone or Stafford Town.

- It is considered that for general market housing, the greatest need is for 3-bedroom properties, followed by 2-bedroom properties. It is also considered that because of the higher proportion of older people in Rural Stafford and these areas having the smallest proportion of small properties, rural areas should consider providing more smaller properties to allow downsizing. There is also the potential need in Rural Stafford for accommodation specifically for older people.

Conclusions- Type and Size

189. This study provides an indication of the likely need for different types and sizes of homes based on demographic change. It is important to remember that other factors should be considered in determining the dwelling mix that is desirable in the parish or on any particular site. These include the specific characteristics of the nearby stock of housing (such as its condition and design), the role of the NA or site within the wider housing market area (linked to any Local Authority strategies or plans) and site-specific factors which may justify a particular dwelling mix.

Current housing stock

190. The dwelling mix in 2011 and 2021 for the NA were compared, showing that in 2021, as in 2011, most of the dwellings in the NA are detached, with more similarity seen between the number of terraced and semi-detached properties in both years. There was a significant increase in all of the categories, with the smallest increase in flats, where there are only estimated to be 19 more dwellings.

191. Comparing the 2021 figures to Stafford Borough and England as a whole shows that Yarnfield and Cold Meece has a smaller proportion of bungalows than Stafford and England, but that Stafford has a higher proportion than nationally. It also shows that a huge proportion of housing, 54.0%, in the NA is detached, whilst this is just 16.0% nationally and 29.8% in Stafford Borough. Due to this dominance of detached dwellings in the NA, the proportion of flats, terraces, and semi-detached properties are below those of the wider Borough and of England. Stafford Borough has a greater proportion of detached dwellings than England, as reflected in the NA.

192. There has been a significant increase in the number of dwellings in the parish overall since 2011 amounting to growth of 46.1% to 2021 based on completions data. Particularly large increases were seen in dwellings with 4+ bedrooms, and yet there has been extremely limited growth in 1 bedroom homes.

193. The proportion of 4+ bedroom dwellings in the NA is much higher than both Stafford Borough and England, at 50.1% compared to 21.2% for Stafford and 15.5% for England. This heavy weighting towards 4+ bedroom dwellings means that the NA is below the Borough and national figures for 1, 2, and 3-bedroom dwellings, particularly with a lack of 2-bedroom dwellings.

Demographics

194. There was an estimated population increase of 536 between 2011 and 2019 in Yarnfield and Cold Meece. At both points in time, the highest proportion of the population was aged 45-64. There was a clear increase in the proportion of the population aged 0-15 and 25-44, as well as a slight increase in the 65-84 and 85+ age categories. This suggests that as well as a slightly aging population, younger families have potentially moved to the parish between 2011 and 2019. This may be related to the new developments that have taken place in the NA in the last decade. Despite these changes, there are no major variations in the age structure of the Yarnfield and Cold Meece population between 2011 and 2019.

195. Applying ONS household projections for Stafford to the Yarnfield and Cold Meece population makes clear that population growth can be expected to be driven by households with a household reference person (HRP) aged 35 to 54, with 36.6% of households expected to fall into this category. This is closely followed by households with a HRP aged 65 and over, with 32.3% of households expected to fall into this category, suggesting a relatively heavy weighting toward older persons in the projected distribution.

Future dwelling mix

196. The HNA model suggests that the target mix for 2040 should remain relatively stable in terms of 1-bedroom dwellings, but that the proportion of mid-size 2-bedroom and 3-bedroom properties should increase relatively significantly based on the 2021 housing stock. It is also important to note that the target mix for 2040 for 4 or more bedrooms is 25.2% compared to the present-day figure of 50.1%, suggesting a clear oversupply of large dwellings at present.

197. In order to reach the target mix of housing, the majority of development is recommended to be for 3-bedroom dwellings at 58.2%, followed by 2-bedroom dwellings at 36.7%. Of the new development that took place between 2011 and 2021, 20.8% was for 3-bedroom dwellings and 13.1% for 2-bedroom dwellings, exemplifying that new development needs to be more heavily weighted towards these size dwellings than it has been in recent years. In order to maintain current levels of 1-bedroom properties, these dwellings are recommended to account for 5.1% of new housing.

198. It should be remembered that this balance of new housing to reach the target mix presented here is only an estimate and that the needs of the population at the time of any new development should be taken into account, especially when determining the type and size of any Affordable Housing (which may be best guided by the size needs of those on the housing register).

199. Although the model suggests that no further dwellings of 4+ bedrooms should be built, it may be appropriate when considering affordable housing as there may be larger families that require larger homes but are currently unable to afford those at market prices. Even though facilitating downsizing among older households may release those larger homes for use by families who need more bedrooms, it may not be realistic to expect growing families to be able to afford the larger detached homes that are currently in the parish. There may be a valid justification to continue supplying larger homes despite their abundance because a different kind of larger home is needed to accommodate growing families with less buying power.

6. Conclusions

Overview

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

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

Issue	Summary of evidence and data assessed	Conclusions and recommendations
Quantity of housing to plan for	The NPPF 2021 (paragraphs 66 and 67) requires Local Authorities to provide neighbourhood groups upon request with a definitive or an indicative number of houses to plan for over the Neighbourhood Plan period. Stafford Borough Council (SBC) has not fulfilled that requirement by providing Yarnfield and Cold Meece with a definitive or indicative target. It has therefore been agreed with the Parish Council that this HNA will attempt to estimate the broad potential scale of need for new housing in Yarnfield and Cold Meece. The result will serve as an indicative, interim figure to help the community to make policy decisions in the preparation of the Neighbourhood Plan. The figure presented here will be superseded by any figure produced by SBC in future. In preparation for the new Local Plan SBC commissioned an Economic and Housing Development Needs Assessment (EHDNA), which was published in 2020. The EHDNA identifies a housing need figure of 408 net additional dwellings per annum 2020-2040 for the borough as a whole. SBC advise that the overall need for housing identified in this document will be the basis for future policy decisions. There is potential for the Local Plan to	AECOM has estimated the parish's housing need with reference to the same overall figure for Stafford Borough of 408, but on the basis of current population estimates rather than 2011 household statistics, and for the new parish / NA boundary rather than the 2011 settlement boundary of Yarnfield. This method produces a much larger housing need for Yarnfield and Cold Meece than the EHDNA. 6 dwellings per year is around 50% larger than the EHDNA figure of 4 per year for the settlement of Yarnfield based on older statistics. This 50% uplift aligns closely with the rate of expansion of the parish through new development since 2011. It can therefore be seen to more realistically reflect the current size and status of the parish. This figure of 6 dwellings per year is set out here as a more up-to-date estimate of the overall housing need of Yarnfield and Cold Meece to 2040. If the Neighbourhood Plan begins in 2022, this implies an overall total of 108 new dwellings. As emphasised previously, this is a provisional interim figure provided to help the community plan for growth in the Neighbourhood Plan. There are a number of uncertainties associated with it. Foremost among them are the

	identify a different (usually higher) housing target than the figure set out in the EHDNA. The EHDNA figure of 408 is a very up-to-date assessment of the unconstrained minimum housing needs for Stafford Borough, although it remains provisional and not a final requirement or target. It is the best available indication of the borough's housing needs for the purpose of understanding the needs of Yarnfield and Cold Meece.

To assign a housing requirement figure to smaller areas, the EHDNA takes the number of households in each settlement, expressed as a percentage of the total number of households across Stafford Borough, and applies this percentage to the housing need figure of 408. For Yarnfield, the result is 4 dwellings per year, because Yarnfield contained 1.07% of the households in the borough at the time of the 2011 Census and 4 is 1.07% of 408 (rounded). However, this has been done for settlements rather than parishes or whole neighbourhood areas. It also uses statistics about the number of households at the time of the 2011 Census. This is inappropriate for Yarnfield and Cold Meece because of the significant growth in the number of households since 2011. | possibility that SBC will identify a higher overall target for the borough than the estimate presented in the EHDNA, and the influence that the new settlement hierarchy will have on the distribution of new development across the borough. If Yarnfield and Cold Meece is deemed to be more or less suitable for development than its share of the borough population would suggest, the level of housing growth needed may be similarly higher or lower than the estimate presented here. The estimate is simply a top-down apportionment of an appropriate share of the borough's needs to the NA. It is a minimum estimate that can be exceeded if this is the wish of the community and it will be superseded by any figure provided by SBC as part of or separate to the preparation of the new Local Plan. |
| Quantity of affordable housing to plan for | The starting point for understanding the need for affordable housing in Yarnfield and Cold Meece is 2020 Economic and Housing Development Needs Assessment (EHDNA), with the relevant elements analysed in the main report. The data calculated by AECOM will still be used as the basis for determining the Affordable Housing Need in Yarnfield and Cold Meece. | There is currently 1 household in Yarnfield and Cold Meece unable to access an affordable rented home suitable to meet their needs. The table suggests that, over the Plan period, 12.8 additional households in the Neighbourhood Plan area will fall into need. However, the model estimates that over the plan period, there will be a surplus of 32.1 affordable rented units, or 1.8 surplus rented units a year. This |

Using PPG as a starting point,[14] an estimate of the total need for affordable rented housing in Yarnfield and Cold Meece over the Plan period was calculated. It should, however, be noted that the accuracy of the findings generated by the model is only as strong as the evidence. It should also be noted that the estimates are largely dependent on information provided by Stafford Borough Council in its capacity as manager of the local housing waiting list. As of October 2021, there was 1 household on the local authority waiting list and there was 1 relet since August 2019 in the NA. Even though the local authority data suggests that there has been only 1 relet since 2019 (meaning a relet rate of 0.5%), the AECOM assumed rate will remain as the volume of new development in Yarnfield and Cold Meece is likely to have slowed the relet rate as new affordable development (50 dwellings) came forward.

In terms of Affordable Housing providing a route to home ownership, the model aims to estimate the number of households might wish to own their own home but cannot afford to – the 'can rent, can't buy' group described previously. The model is consistent with methods used at Local Authority scale in taking as its starting point households currently living in or expected to enter the private rented sector who are not on housing benefit. There may be other barriers to these households accessing home ownership on the open market, including being unable to save for a deposit, or being unable to afford a

result may initially be surprising since there is understood to be a current backlog of need (in the region of 1 household). The model assumes a rate of turnover in the existing affordable housing stock of 3%. Of the 85 units of affordable rented accommodation existing currently, it can be expected that around 2.55 will come vacant in any given year, satisfying the projected newly arising need as well as some of the backlog, which is effectively spread out over the plan period to produce an annualized figure. While possible, this is not favourable to the individuals involved. In practice, it would be better to frontload any future affordable rented provision to meet those needs as soon as possible, leaving newly arising need in future to be met by turnover in the existing stock.

It is recommended that Yarnfield and Cold Meece considers encouraging the delivery of some affordable rented housing, particularly early in the Plan period, with the understanding that if this results in oversupply in future years, the vacancies created when existing occupants leave their properties may need to satisfy new need from elsewhere in the district.

In terms of affordable home ownership, the result of the calculation is 1.8 households per annum (or 29.6 for the entirety of the Plan period). It is important to keep in mind that the households identified in this estimate are, by and large, adequately housed in the private rented sector, Affordable Housing, or living in other circumstances. They do not necessarily lack their own housing but would prefer to buy rather than rent. They have been included in the national planning definition of those in need of

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

	home of the right type/size or in the right location. The model also discounts 25% of households potentially in need, assuming a proportion will be renting out of choice. The private rented sector has been calculated, due to the large volume of development in Yarnfield and Cold Meece, by taking the proportion of private renters according to the 2011 Census (7.1%) and applying this to the total number of dwellings in 2020/2021. This is the best estimate for the current number of private renters in the parish as the local authority completions data does not split new units into owner occupied or private rented.	Affordable Housing, but their needs are less acute than those on the waiting list for affordable rented housing.
Housing tenure and affordability	Yarnfield and Cold Meece's tenure mix shows that as of 2020/2021, there were 21 shared ownership and 85 affordable/social rented properties in the NA, taking into account LPA data. This was an increase of 17 shared ownership and 33 social rented properties from the 2011 Census data. It was found that households on mean incomes could access entry-level home ownership at an assumed deposit of 10% and could potentially afford the estimated NA new build house prices (calculated as £190,643) with an increased deposit. Households on one or two lower quartile incomes cannot afford any market home ownership options in the NA. Private renting is accessible at both average and entry-level market rents to those on mean incomes and households on two lower-quartile incomes. Households on one lower quartile income are only able to afford social rented properties in the NA. It was also found that there could be a large number of households in	Some assumptions have had to be made in order to determine the delivery of affordable housing in Yarnfield and Cold Meece during the plan period. Due to the villages of Yarnfield and Cold Meece having different affordable housing percentage requirements and thresholds outlined in the adopted Local Plan, two scenarios have been given. The first gives a housing estimate if all sites were in Yarnfield village and sites were 12 dwellings or more. This gives an expected delivery of 10.8 rented dwellings, and 32.4 dwellings for affordable home ownership. For both tenures, the expected level of delivery meets the quantity of demand identified in estimates of the need for affordable housing. The second scenario gives a housing estimate if all dwellings were delivered in the 'Rest of Borough Area', where it is assumed Cold Meece village falls in the settlement hierarchy of the adopted Local Plan, and on sites of 3 or more dwellings. This gives an expected delivery of 8.1 rented dwellings and 24.3 for ownership. As with the previous example, the expected level of delivery

	Yarnfield and Cold Meece may be able to afford to rent privately but cannot afford home ownership, with entry-level house prices requiring an income of £41,689 whilst average market rents require an income of £27,800.. The calculation for Yarnfield and Cold Meece's position with regards to the expected delivery of Affordable Housing 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 plan for more housing (and therefore more affordable housing) than the local plan, or if the group decide to influence the tenure mix in other ways), or as a result of site-specific constraints.	exceeds the quantity of demand identified for affordable rented dwellings. In terms of affordable routes to home ownership, this scenario means that the expected delivery falls slightly short of the identified need of 29.6 dwellings in the NA. In reality, it is likely that developments up to the end of the plan period will comprise of a mix of areas and sizes, meaning that the slight estimated shortfall if all sites came forward in line with the second scenario is unlikely to be a problem. There is also the potential that the emerging Local Plan will suggest slightly different percentage requirements or affordable housing thresholds. Therefore, this estimated delivery scenario should just be taken as a representation of what could be delivered through the scenarios explained above.
Housing type and size	The dwelling mix in 2011 and 2021 for the NA were compared, showing that in 2021, as in 2011, most of the dwellings in the NA are detached. Comparing the 2021 figures to Stafford Borough and England shows that Yarnfield and Cold Meece has a smaller proportion of bungalows than Stafford and England, but that Stafford has a higher proportion than nationally. It also shows that a huge proportion of housing, 54.0%, in the NA is detached, whilst this is just 16.0% nationally and 29.8% in Stafford Borough. Due to this dominance of detached dwellings in the NA, the proportion of flats, terraces, and semi-detached	The future dwelling mix suggests that the target mix for the end of the plan period should be dominated by 3-bedroom dwellings. The model suggests that the target mix for 2040 should remain relatively stable in terms of 1-bedroom dwellings, but that the proportion of mid-size 2-bedroom and 3-bedroom properties should increase relatively significantly based on 2021 housing stock. It is also important to note that the target mix for 2040 for 4 or more bedrooms is 25.2% compared to the present-day figure of 50.1%, suggesting a huge over supply of large dwellings. In order to reach the target mix of housing, the majority of development is recommended to be for 3-bedroom dwellings at 58.2%, followed by 2-

properties are below those of the wider Borough and of England.

To determine dwelling sizes in 2021, Stafford Borough Council completions data and 2021 VOA data for the LSOA were used. There was a huge increase in the number of dwellings in compared to 2011, with an increase of 46.1% to 2021 based on completions data. There has been no increase in 1-bedroom dwellings between 2011 and 2021 but increases in all the other categories based on completions data. As before, Yarnfield and Cold Meece, Stafford Borough, and England were compared. As expected, the proportion of 4+ bedroom dwellings in the NA is much higher than both Stafford Borough and England, at 50.1% compared to 21.2% for Stafford and 15.5% for England. This heavy weighting towards 4+ bedroom dwellings means that the NA is below the Borough and national figures for 1, 2, and 3-bedroom dwellings, particularly with a lack of 2-bedroom dwellings.

There was an estimated population increase of 536 between 2011 and 2019. In both time periods, the highest proportion of the population is aged 45-64. There was a clear increase in the proportion of the population aged 0-15 and 25-44, as well as a slight increase in the 65-84 and 85+ age categories. This suggests that as well as a slightly aging population, younger families have potentially moved to the parish between 2011 and 2019. This may be related to the new developments that have taken place in the NA in the last decade. Despite these changes, there are no major variations in the age structure of the Yarnfield and Cold Meece population between 2011 and 2019. Population

bedroom dwellings at 36.7%. Of the new development that took place between 2011 and 2021, 20.8% was for 3-bedroom dwellings and 13.1% for 2-bedroom dwellings, exemplifying that new development needs to be more heavily weighted towards these size dwellings. In order to maintain current levels of 1-bedroom properties, these dwellings are recommended to account for 5.1% of new housing.

It should be remembered that this balance of new housing to reach the target mix is just an estimate/suggestion and that the needs of the population at the time of any new development should be taken into account, especially when determining the type and size of any Affordable Housing (which may be best guided by the size needs of those on the housing register). Although the model suggests that no further dwellings of 4+ bedrooms are built, it may be appropriate when considering affordable housing as there may be larger families that require larger homes but are currently unable to afford those at market prices. Even though facilitating downsizing among older households may release those larger homes for use by families who need more bedrooms, it may not be realistic to expect growing families to be able to afford the larger detached homes that are currently in the parish. There may be a valid justification to continue supplying larger homes despite their abundance because a different kind of larger home is needed to accommodate growing families with less buying power.

|	growth can be expected to be driven by households with a HRP aged 35 to 54, with 36.6% of households expected to fall into this category. This is closely followed by households with a HRP aged 65 and over, with 32.3% of households expected to fall into this category, with this suggesting a relatively heavy older persons projected distribution.	

Recommendations for next steps

201. This Neighbourhood Plan housing needs assessment aims to provide Yarnfield and Cold Meece 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 Stafford Borough 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 Stafford Borough 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 Stafford Borough Council.

202. 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.

203. Bearing this in mind, it is recommended that the Neighbourhood Plan steering group should monitor carefully strategies and documents with an impact on housing policy produced by the Government, Stafford Borough Council or any other relevant party and review the Neighbourhood Plan accordingly to ensure that general conformity is maintained.

204. At the same time, monitoring on-going demographic or other trends over the Neighbourhood Plan period will help ensure the continued relevance and credibility of its policies.

Appendix A : Calculation of Affordability Thresholds

A.1 Assessment geography

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

206. As such, when calculating affordability thresholds, an MSOA needs to be selected that is a best-fit proxy for the Neighbourhood Plan area. In the case of Yarnfield and Cold Meece, it is considered that MSOA E02006192 is the closest realistic proxy for the Neighbourhood Plan area boundary, and as such, this is the assessment geography that has been selected. This NA is completely included by the MSOA except for a small portion of woodland (Pilstones Wood) in the north of the NA which does not appear to be included. However, this area seems to be largely uninhabited and so should not affect the data in this HNA. A map of E02006192 appears below in Figure A-1.

Figure A-1: MSOA E02006192 used as a best-fit geographical proxy for the Neighbourhood Plan area
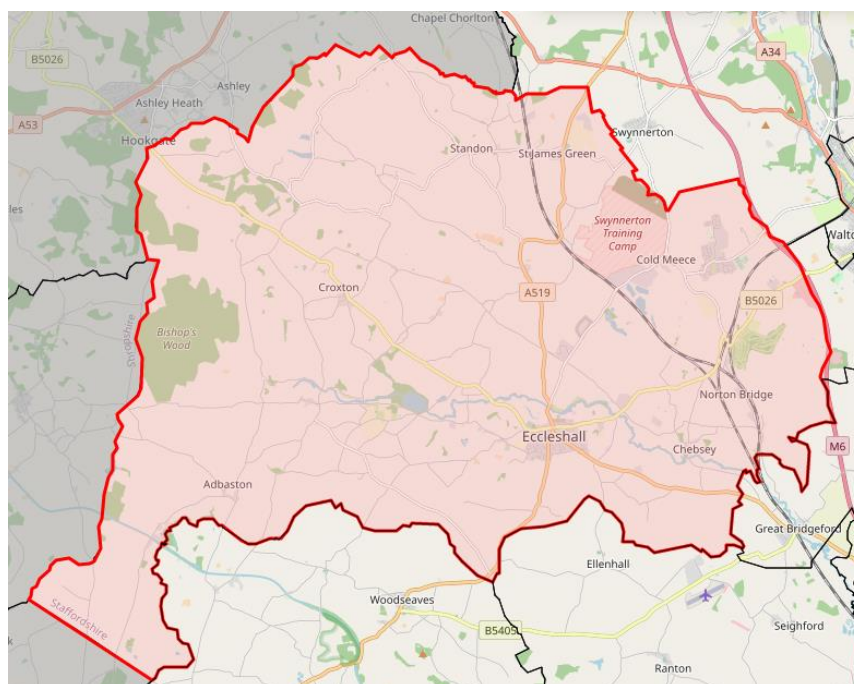
Source: ONS

A.2 Market housing

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

208. To determine affordability in market housing, this assessment considers two primary indicators: income thresholds, which denote the maximum share of a family's income that should be spent on accommodation costs, and purchase thresholds, which denote the standard household income required to access mortgage products.

i) Market sales

209. The starting point for calculating the affordability of a dwelling for sale (i.e. the purchase threshold) from the perspective of a specific household is the loan to income ratio which most mortgage companies are prepared to agree. This ratio is conservatively estimated to be 3.5.

210. 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 Yarnfield and Cold Meece, 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.

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

- Value of a median NA house price (2020) = £241,500;

- Purchase deposit at 10% of value = £24,150;

- Value of dwelling for mortgage purposes = £217,350;

- Divided by loan to income ratio of 3.5 = purchase threshold of £62,100.

212. The purchase threshold for an entry-level dwelling is a better representation of affordability to those with lower incomes or savings, such as first-time buyers. To determine this threshold, the same calculation is repeated but with reference to the lower quartile rather than the median house price. The lower quartile average in 2020 was £162,125, and the purchase threshold is therefore £41,689.

213. Finally, it is worth assessing the purchase threshold for new build homes, since this most closely represents the cost of the new housing that will come forward in future. Land Registry records no sales of new build properties in the NA in 2020. Therefore, in order to estimate a new build price for the NA, the average new build price in 2020 for Stafford Borough was calculated and the uplift on the overall house prices for the Borough determined.

214. This showed that new build house prices in the LA in 2020 were 17.59% higher than for existing homes. This uplift was then applied to the NA lower quartile house price for 2020, giving an estimated NA new build house price of £190,643. In Table 4-4 earlier in the report, the new build house prices in the NA (2013-2018) were also compared to the general house prices in the NA due to the

amount of development for Yarnfield and Cold Meece. For the purposes of any calculation or analysis, the estimated NA new build house price of £190,643 will be used (e.g. for First Homes). This gives an income requirement of £49,022 for new build entry-level properties in the NA.

ii) Private Rented Sector (PRS)

215. Income thresholds are used to calculate the affordability of rented and affordable housing tenures. It is assumed here that rented housing is affordable if the annual rent does not exceed 30% of the household's gross annual income.

216. 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.

217. The property website Home.co.uk shows rental values for property in the Neighbourhood Plan area. The best available data is derived from properties available for rent within the Stone postcode area, which covers a larger area than the Plan area itself but can be used as a reasonable proxy for it. This is necessary due to there being too few listings in the NA itself. This is indicative of a lack of rental options in Yarnfield and Cold Meece. Using the Stone postcode area as a proxy forms a larger geography with a greater number of rental properties offered, with the larger sample size likely to generate more robust findings. However, it is worth noting that the rental options in Stone might not accurately reflect the pricing of rental options in the NA.

218. According to home.co.uk, there were 24 properties for rent at the time of search in October 2021, with an average monthly rent of £695. There were 6 two-bed properties listed, with an average price of £683 per calendar month.

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

- Annual rent = £683 x 12 = £8,196;

- Multiplied by 3.33 (so that no more than 30% of income is spent on rent) = income threshold of £27,320.

220. The calculation is repeated for the overall average to give an income threshold of £27,800.

221. As shown from the income thresholds above for entry-level (2-bedroom) and average private rented dwellings, the sample used gave very similar results. Therefore, in this scenario the distinction between entry-level rents and average rents is less important.

A.3 Affordable Housing

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

i) Social rent

223. 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.

224. To determine social rent levels, data and statistical return from Homes England is used. This data is only available at the LPA level so must act as a proxy for Yarnfield and Cold Meece. This data provides information about rents and the size and type of stock owned and managed by private registered providers and is presented for Stafford Borough in the table below.

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

Table A-1: Social rent levels (£)

Size	1 bed	2 beds	3 beds	4 beds	All
Average social rent per week	75.74	85.03	89.17	96.26	**85.51**
Annual average	3,938	4,422	4,637	5,006	**4,447**
Income needed	13,115	14,724	15,441	16,668	**14,807**

Source: Homes England, AECOM Calculations

ii) Affordable rent

226. 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).

227. Even an 80% discount on the market rent may not be sufficient to ensure that households can afford this tenure, particularly when they are dependent on benefits. Registered Providers in some areas have applied caps to larger properties where the higher rents would make them unaffordable to families under Universal Credit. This may mean that the rents are actually 50-60% of market levels rather than 80%.

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

229. Comparing this result with the average 2-bedroom annual private rent above indicates that affordable rents in the NA are actually closer to 64% of market rates than the maximum of 80%, a feature that is necessary to make them achievable to those in need.

Table A-2: Affordable rent levels (£)

Size	1 bed	2 beds	3 beds	4 beds	All
Average affordable rent per week	85.53	100.85	115.27	116.83	**100.61**
Annual average	4,448	5,244	5,994	6,075	**5,232**
Income needed	14,810	17,463	19,960	20,230	**17,422**

Source: Homes England, AECOM Calculations

iii) Affordable home ownership

230. 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.

231. In paragraph 65 of the NPPF 2021, the Government introduces a recommendation that "where major housing development is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership." The recently issued Ministerial Statement and updates to PPG state that 25% of all Affordable Housing should be First Homes – the Government's new flagship discounted market sale product. When the NPPF is next updated, it is expected that the 10% affordable home ownership requirement referenced above may be replaced by the First Homes requirement.

First Homes

232. Whether to treat discounted market housing as affordable or not depends on whether discounting the asking price of new build homes of a size and type suitable to first time buyers would bring them within reach of people currently unable to buy market housing.

233. The starting point for these calculations is therefore the estimated cost of new build housing in Yarnfield and Cold Meece, calculated as explained above, by using the Stafford Borough price uplift for new builds and applying it to the NA entry-level house price for 2020. This estimated NA new build cost is £190,643.

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

- Value of a new home (estimated NA average) = £190,643;

- Discounted by 30% = £133,450;

- Purchase deposit at 10% of value = £13,345;

- Value of dwelling for mortgage purposes = £120,105;

- Divided by loan to income ratio of 3.5 = purchase threshold of £34,316.

235. The income thresholds analysis in the Tenure and Affordability chapter also compares local incomes with the costs of a 40% and 50% discounted First Home. This would require an income threshold of £29,413 and £24,511 respectively.

236. All of the income thresholds calculated here for First Homes are below the cap of £80,000 above which households are not eligible.

237. Note that discounted market sale homes may be unviable to develop if the discounted price is close to (or below) build costs. Build costs vary across the country but as an illustration, the build cost for a 2-bedroom home (assuming 70 sq. m and a build cost of £1,500 per sq. m) would be around £105,000. This cost excludes any land value or developer profit. This would not appear to be an issue in Yarnfield and Cold Meece at 30% and 40% discount. However, First Homes at a 50% discount have a discounted value of £95,321, which is below the estimated build cost and could well be unviable.

Shared ownership

238. Shared ownership involves the purchaser buying an initial share in a property, typically of between 25% and 75% (but now set at a minimum of 10%) and paying rent on the share retained by the provider. Shared ownership is flexible in two respects, in the share which can be purchased and in the rental payable on the share retained by the provider. Both of these are variable. The share owned by the occupant can be increased over time through a process known as 'staircasing'.

239. 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.

240. 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).

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

- A 25% equity share of £241,500 is £60,375;

- A 10% deposit of £6,038 is deducted, leaving a mortgage value of £54,338;

- This is divided by the loan to value ratio of 3.5 to give a purchase threshold of £15,525;

- Rent is charged on the remaining 75% shared ownership equity, i.e. the unsold value of £181,125;

- The estimated annual rent at 2.5% of the unsold value is £4,528;

- This requires an income of £15,093.75 (annual rent multiplied by 3.33 so that no more than 30% of income is spent on rent).

- The total income required is £30,619 (£15,525 plus £15,094).

242. The same calculation is repeated for equity shares of 10% and 50% producing affordability thresholds of £24,323 and £41,113 respectively. All of these income thresholds are below the £80,000 cap for eligible households.

Rent to buy

243. Rent to buy is a relatively new and less common tenure, which through subsidy allows the occupant to save to build up a deposit to eventually purchase the home. Homes are made available to rent with a shorthold tenancy at a reduced rate of 80% of local market rents and occupants can make an outright offer or enter a part rent part buy scheme at any point within the lease. Typically lease periods vary between 6 months and 5 years, depending on the property and the local authority.

Help to Buy (Equity Loan)

244. 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.

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

Appendix B : Housing Needs Assessment Glossary

Adoption

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

Affordability

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

Affordability Ratio

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

Affordable Housing (NPPF Definition)

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

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

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

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

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

Affordable rented housing

Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). The national rent regime is the regime under which the social rents of tenants of social housing are set, with particular reference to the Guide to Social Rent Reforms (March 2001) and the Rent Influencing Regime Guidance (October 2001). Local market rents are calculated using the Royal Institution for Chartered Surveyors (RICS) approved valuation methods[15].

Age-Restricted General Market Housing

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

Annual Monitoring Report

A report submitted to the Government by local planning authorities assessing progress with and the effectiveness of a Local Development Framework.

Basic Conditions

The Basic Conditions are the legal tests that are considered at the examination stage of neighbourhood development plans. They need to be met before a plan can progress to referendum.

Backlog need
The backlog need constitutes those households who are eligible for Affordable Housing, on account of homelessness, over-crowding, concealment or affordability, but who are yet to be offered a home suited to their needs.

Bedroom Standard[16]
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.

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[15] The Tenant Services Authority has issued an explanatory note on these methods at
http://www.communities.gov.uk/documents/planningandbuilding/pdf/1918430.pdf
[16] See https://www.gov.uk/government/statistics/english-housing-survey-2011-to-2012-household-report

Co-living

Co-living denotes people who do not have family ties sharing either a self-contained dwelling (i.e., a 'house share') or new development akin to student housing in which people have a bedroom and bathroom to themselves, but share living and kitchen space with others. In co-living schemes each individual represents a separate 'household'.

Community Led Housing/Community Land Trusts

Housing development, provision and management that is led by the community is very often driven by a need to secure affordable housing for local people in the belief that housing that comes through the planning system may be neither the right tenure or price-point to be attractive or affordable to local people. The principle forms of community-led models include cooperatives, co-housing communities, self-help housing, community self-build housing, collective custom-build housing, and community land trusts. By bringing forward development which is owned by the community, the community is able to set rents and/or mortgage payments at a rate that it feels is appropriate. The Government has a range of support programmes for people interested in bringing forward community led housing.

Community Right to Build Order[17]

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)[18]

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

Equity Loans/Shared Equity

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

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[17] See https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary
[18] See http://webarchive.nationalarchives.gov.uk/20160107160832/http://www.ons.gov.uk/ons/dcp171776_350282.pdf

Extra Care Housing or Housing-With-Care

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

Fair Share

'Fair share' is an approach to determining housing need within a given geographical area based on a proportional split according to the size of the area, the number of homes in it, or its population.

First Homes

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

Habitable Rooms

The number of habitable rooms in a home is the total number of rooms, excluding bathrooms, toilets and halls.

Household Reference Person (HRP)

The concept of a Household Reference Person (HRP) was introduced in the 2001 Census (in common with other government surveys in 2001/2) to replace the traditional concept of the head of the household. HRPs provide an individual person within a household to act as a reference point for producing further derived statistics and for characterising a whole household according to characteristics of the chosen reference person.

Housing Market Area

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

The extent of the housing market areas identified will vary, and many will in practice cut across various local planning authority administrative boundaries. Local planning

authorities should work with all the other constituent authorities under the duty to cooperate.

Housing Needs

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

Housing Needs Assessment

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

Housing Products

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

Housing Size (Census Definition)

Housing size can be referred to either in terms of the number of bedrooms in a home (a bedroom is defined as any room that was intended to be used as a bedroom when the property was built, any rooms permanently converted for use as bedrooms); or in terms of the number of rooms, excluding bathrooms, toilets halls or landings, or rooms that can only be used for storage. All other rooms, for example, kitchens, living rooms, bedrooms, utility rooms, studies and conservatories are counted. If two rooms have been converted into one they are counted as one room. Rooms shared between more than one household, for example a shared kitchen, are not counted.

Housing Type (Census Definition)

This refers to the type of accommodation used or available for use by an individual household (i.e. detached, semi-detached, terraced including end of terraced, and flats). Flats are broken down into those in a purpose-built block of flats, in parts of a converted or shared house, or in a commercial building.

Housing Tenure (Census Definition)

Tenure provides information about whether a household rents or owns the accommodation that it occupies and, if rented, combines this with information about the type of landlord who owns or manages the accommodation.

Income Threshold

Income thresholds are derived as a result of the annualisation of the monthly rental cost and then asserting this cost should not exceed 35% of annual household income.

Intercensal Period

This means the period between the last two Censuses, i.e. between years 2001 and 2011.

Intermediate Housing

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low-cost homes for sale and intermediate rent, but not affordable rented housing. Homes that do not meet the above definition of affordable housing, such as 'low-cost market' housing, may not be considered as affordable housing for planning purposes.

Life Stage modelling

Life Stage modelling is forecasting need for dwellings of different sizes by the end of the Plan period on the basis of changes in the distribution of household types and key age brackets (life stages) within the NA. Given the shared behavioural patterns associated with these metrics, they provide a helpful way of understanding and predicting future community need. This data is not available at neighbourhood level so LPA level data is employed on the basis of the NA falling within its defined Housing Market Area.

Life-time Homes

Dwellings constructed to make them more flexible, convenient adaptable and accessible than most 'normal' houses, usually according to the Lifetime Homes Standard, 16 design criteria that can be applied to new homes at minimal cost: http://www.lifetimehomes.org.uk/.

Life-time Neighbourhoods

Lifetime neighbourhoods extend the principles of Lifetime Homes into the wider neighbourhood to ensure the public realm is designed in such a way to be as inclusive as possible and designed to address the needs of older people, for example providing more greenery and more walkable, better connected places.

Local Development Order

An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.

Local Enterprise Partnership

A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local housing need (NPPF definition)

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

Local Planning Authority

The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the District Council, London Borough Council, County Council, Broads Authority, National Park Authority or the Greater London Authority, to the extent appropriate to their responsibilities.

Local Plan

This is the plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies form part of the Local Plan and are known as 'Development Plan Documents' (DPDs).

Lower Quartile

The bottom 25% value, i.e. of all the properties sold, 25% were cheaper than this value and 75% were more expensive. The lower quartile price is used as an entry level price and is the recommended level used to evaluate affordability; for example for first time buyers.

Lower Quartile Affordability Ratio

The Lower Quartile Affordability Ratio reflects the relationship between Lower Quartile Household Incomes and Lower Quartile House Prices, and is a key indicator of affordability of market housing for people on relatively low incomes.

Market Housing

Market housing is housing which is built by developers (which may be private companies or housing associations, or Private Registered Providers), for the purposes of sale (or rent) on the open market.

Mean (Average)

The mean or the average is, mathematically, the sum of all values divided by the total number of values. This is the more commonly used "average" measure as it includes all values, unlike the median.

Median

The middle value, i.e. of all the properties sold, half were cheaper and half were more expensive. This is sometimes used instead of the mean average as it is not subject to skew by very large or very small statistical outliers.

Median Affordability Ratio

The Lower Quartile Affordability Ratio reflects the relationship between Median Household Incomes and Median House Prices, and is a key indicator of affordability of market housing for people on middle-range incomes.

Mortgage Ratio

The mortgage ratio is the ratio of mortgage value to income which is typically deemed acceptable by banks. Approximately 75% of all mortgage lending ratios fell below 4 in recent years[19], i.e. the total value of the mortgage was less than 4 times the annual income of the person who was granted the mortgage.

Neighbourhood Development Order (NDO)

An NDO will grant planning permission for a particular type of development in a particular area. This could be either a particular development, or a particular class of development (for example retail or housing). A number of types of development will be excluded from NDOs, however. These are minerals and waste development, types of development that, regardless of scale, always need Environmental Impact Assessment, and Nationally Significant Infrastructure Projects.

Neighbourhood plan

A plan prepared by a Parish or Town Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Older People

People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

Output Area/Lower Super Output Area/Middle Super Output Area

An output area is the lowest level of geography for publishing statistics, and is the core geography from which statistics for other geographies are built. Output areas were created for England and Wales from the 2001 Census data, by grouping a number of households and populations together so that each output area's population is roughly the same. 175,434 output areas were created from the 2001 Census data, each containing a minimum of 100 persons with an average of 300 persons. Lower Super Output Areas consist of higher geographies of between 1,000-1,500 persons (made up of a number of individual Output Areas) and Middle Super Output Areas are higher than this, containing between 5,000 and 7,200 people, and made up of individual Lower Layer Super Output Areas. Some statistics are only available down to Middle Layer Super Output Area level, meaning that they are not available for individual Output Areas or parishes.

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[19] 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%, 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 Housing[20]

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

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[20] See http://www.housingcare.org/jargon-sheltered-housing.aspx

showers, and so on. Some will usually be designed to accommodate wheelchair users. And they are usually linked to an emergency alarm service (sometimes called 'community alarm service') to call help if needed. Many schemes also have their own 'manager' or 'warden', either living on-site or nearby, whose job is to manage the scheme and help arrange any services residents need. Managed schemes will also usually have some shared or communal facilities such as a lounge for residents to meet, a laundry, a guest flat and a garden.

Strategic Housing Land Availability Assessment

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

Strategic Housing Market Assessment (NPPF Definition)

A Strategic Housing Market Assessment (SHMA) is a document prepared by one or more local planning authorities to assess their housing needs under the 2012 version of the NPPF, usually across administrative boundaries to encompass the whole housing market area. The NPPF makes clear that SHMAs should identify the scale and mix of housing and the range of tenures the local population is likely to need over the Plan period. Sometimes SHMAs are combined with Economic Development Needs Assessments to create documents known as HEDNAs (Housing and Economic Development Needs Assessments).

Specialist Housing for the Elderly

Specialist housing for the elderly, sometimes known as specialist accommodation for the elderly, encompasses a wide range of housing types specifically aimed at older people, which may often be restricted to those in certain older age groups (usually 55+ or 65+). This could include residential institutions, sometimes known as care homes, sheltered housing, extra care housing, retirement housing and a range of other potential types of housing which has been designed and built to serve the needs of older people, including often providing care or other additional services. This housing can be provided in a range of tenures (often on a rented or leasehold basis).

Social Rented Housing

Social rented housing is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008.). Guideline target rents for this tenure are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with Homes England.[21]

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[21] See http://www.communities.gov.uk/documents/planningandbuilding/doc/1980960.doc#Housing

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