

MINUTES FROM NDP MEETING (PUBLIC SESSION) – 7pm CHURCH HOUSE
2nd May 2019

Attendance: Peter Male **PM**; Keith Baker **KB**; Julie Wheeldon **JW**; Rob Humphries **RH**
Tom Wheeldon **TW** (Volunteer Secretary)

Apologies: Mike Hobbs **MH**; Georgina Kelly **GK**;

Other Attendees: Parish Councillor Charles **PCh**; + 19 residents

The Chairman **PM** called the meeting to order, welcomed the public to the session and handed over to **KB** to guide the discussion on 'Housing Need'.

1. Overview by **KB**

A Parish Council authorised Independent Consultant report of findings, from the work of the original 2015-2018 NDP committee, advised of the following in relation to housing development.

- Need to go back and revisit certain Policies utilising the approved NDP 'Toolkit' as the guide to completion of a quality Neighbourhood Development Plan (NDP).
- One such Section of the NDP 'Toolkit' to be explored involves Housing Needs Analysis (HNA).
- It is rare for a 'housing needs survey' to be conducted as most of the data required is readily available.

The determination of housing need advises that it must conform to the requirements of the Local Plan (created to support of the National Planning Policy Framework (NPPF)) and be appropriate to the sustainment of the community into the future. This may support development proposals where it can be demonstrated that there is a 'local' need.

2. Data sources to support determination for Housing Need

There are a number of data sources required to support the determination for a Housing Need to be included in the NP. Utilising these data sources guides the analysis to ask a number of questions.

KB provided a list of data sources from the 'Government's Guide' to producing a successful Neighbourhood Plan':

<https://neighbourhoodplanning.org/toolkits-and-guidance/create-neighbourhood-plan-step-by-step-roadmap-guide/>

Contained within the Toolkit is a detailed list of data sources for the Housing Needs Assessment element of a Neighbourhood Plan.

In order to demonstrate how data from a National or Regional source can be supported at a Local level, extracts are included from the recommended sources. A common theme has been used – (eg housing for the elderly).

- **Ministry of Housing Communities and Local Government (MHCLG) Household Projections (now responsibility of Office of National Statistics)**

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/2016basedhouseholdprojectionsinengland/2016based>

One-person households are projected to increase by 26% by 2041, driven by increases at older ages.

Most of the growth in one-person households is projected to take place among households headed by older people. By 2041, there will be more people living alone who are aged 65 years and over than who are less than 65 years old (Figure 1).

New household projections dramatically reduce housing need.

The 2016-based household projections that were published on 20 September suggest a 25% fall in the growth rate of households over the next 25 years.

- **Strategic Housing Market Assessment (SHMA)**

<http://www.eaststaffsbc.gov.uk/sites/default/files/docs/planning/planningpolicy/spd/Draft%20SPD%20January%202016.pdf>

<http://www.eaststaffsbc.gov.uk/sites/default/files/docs/planning/planningpolicy/examination/c/C1SHMAApril2014.pdf>

Older People

7.5 The projections show that the largest component of household growth will be older person households, with a 63% increase in the number of older single person and couple households.

- **Adopted Local Plan**

<http://www.eaststaffsbc.gov.uk/sites/default/files/docs/planning/planningpolicy/localplan2012-2031/Local-Plan-2012-2031-FINAL.pdf>

3.121 The Council has decided that development of 4 dwellings or more should make provision for affordable housing, so that new affordable housing is shared around as many sites as possible. However local policy has to comply with National policy.

1.93 Over 90% of the growth in household numbers will be of single person and couple households – households without children or other adults. The projections show that the largest component of household growth will be older person households.

- **Local Housing Waiting List**

This has been obtained from ESBC by the NDPG for Abbots Bromley (18 on ESBC register ranging from a requirement for 1 bed to 3 bed properties).

Those on the register are identified as individuals or families who are unable to access 'market led' housing. They are not necessarily already resident in Abbots Bromley parish, and may be making the request to obtain a residence in the Abbots Bromley parish from another area in the Borough.

- **ESBC Employment Land Review (ELR)**

<http://www.eaststaffsbc.gov.uk/sites/default/files/docs/planning/planningpolicy/lpevidence/economic/FinalELRUpdateReportandAppendices-August2013.pdf>

Table 5.1 Summary of Employment Projections based on Economic Scenarios by sector could be used to compare to AB's employment statistics taken from the Census. (useful table showing where demand for types of employment is likely to rise/fall between now and 2031).

- **Data from Census (ESBC)**

<http://www.eaststaffsbc.gov.uk/sites/default/files/docs/statistics/wardprofile/Bagots.pdf>

Key points from the housing data show that when compared to East Staffordshire, households in Bagots Ward are: Less likely to be single person households or pensioners living alone; More likely to be all pensioner households; Less likely to be rented from the Council or an RSL; Far less likely to have no car or van and far more likely to have 2 or more cars or vans; More likely to be larger in terms of the number of rooms.

- **Local House Prices**

<https://www.zoopla.co.uk/house-prices/abbots-bromley/>

What's the average house price in Abbots Bromley?

The average price for property in Abbots Bromley stood at £411,839 in April 2019. This is a rise of 1.11% in the last three months (since January 2019) and rise of 7.08% since 12 months ago. In terms of property types, flats in Abbots Bromley sold for an average of £173,895 and terraced houses for £231,601. This is according to the current Zoopla estimates.

- **Local Renting Prices**

Unavailable online. The NDPG will speak with local estate agents.

- **Local Surveys**

See 2015-2018 Draft Plan documentation. However, the NDP Toolkit states that, "*You do not normally need to carry out a household survey of your own to inform your Housing Needs Assessment, as sufficient data from other sources is usually already available*".

- **Estate Agent Interviews**

Optional additional data for HNA, but not essential. The NDPG still intend to speak with local estate agents.

3. Typical questions to consider for the example of 'housing for the elderly'

KB provided a handout for consideration.

Utilising the 'Toolkit' alongside ESBC's population projection that local communities will reflect an ageing population in the future, consideration may be given to the following questions:

- Will the community be 'sustainable' if the elderly population increases?
- Does the current housing stock support such an increase as indicted above?
- If the current housing stock is considered to be inadequate, how many new homes would be required to fulfil the projected increase?

- What type/style of homes would be required (eg single storey; warden-assisted; residential care home)?
- Where should new homes be situated (eg site locations)?
- Is the current level of public transport adequate to meet the needs of the elderly; should community use transport be created; would this reduce the sense of independence?
- Should the community attempt to promote independent support services (eg mobile hairdresser, dog walkers)?
- Are the recreational facilities appropriate for an ageing population?
- Are the medical facilities adequate for an ageing population?

The Toolkit data sources may equally be applied to:

- Differing income groups;
- Young adults;
- Occupational groups;
- Those who work from home; etc.

Each identified group would need to be assessed against the recommended data sources in order to help establish a future sustainable Housing Need. This together with Abbots Bromley's current housing stock needs to ensure that the community is sustainable in the years ahead.

This concluded KB's overview. Discussion was directed towards comment from the floor.

4. Questions and Observations

A range of comments were forthcoming from those in attendance and are recorded as follows:

- Infrastructure needs to be able to capable of supporting any increase in development.
- Development of current business sites in to residences is preferred to the prospect of leaving those sites vacant and derelict.
- As resident move or become deceased, it provides the opportunity for those properties to support future occupancy.
- Housing Need is 'fluid' and is based on demographics. How can it be possible to determine what the need will be in the future?
- Census returns provide some demographic data as a 'snap shot' in time. Determination of the future can only be extrapolated utilising this form of data. It is impossible to be sure of future needs, but the data can support aspirational wishes and opinions.
- Sustainability is 'key' and must be considered at all times (eg Schools; Doctors; Employment). Can the community be sustained with the current housing stock?
- Due to difficulties with commuting and public transport, older people are unlikely to choose to come to Abbots Bromley unless it is to be near to family. It is likely that younger more mobile families will come to live here.

- ESBC Local Plan allocation of 40 homes for Abbots Bromley would have been determined utilising the data sources referred to in the Toolkit. The Conservation nature of Abbots Bromley would have also had a significant bearing on their decision.
- Possible for Abbots Bromley parish to determine its own need for the NP However, development cannot be less than that stipulated in the Local Plan.
- The style/type of 40 homes recommended by ESBC in the current Local Plan was advised to be 'community led'. Have the houses built to date been influenced by 'community led' needs?
- Latest national figures suggest that we don't need any more homes. Do we need to build more homes in AB to meet the national and ESBC requirements?
- Are we geared up for elderly people living alone?
- Larger houses already occupied by older residents are able to be adapted to meet their needs. Some residents would not want to move from their long term homes to move to another residence.
- How long do houses remain on the market before eventual 'take up'?
- The village will inevitably grow. Developers will come in and build and they will sell.
- It would seem that the only way to have an assessment that has any integrity is to do some research with local estate agents.
- With some serious "number crunching" it will be possible to have clear review of 'needs' and 'resources'. Whilst it will always be an estimate, it will be one that will have a factual basis.

PM Concluded the meeting by making a request for resident's assistance in researching topical areas using the data sources contained in the recommended Government 'Toolkit'.
Residents who would like to support the NDPG in this area are requested to contact the NDPG Secretary (Tom Wheeldon) or the Clerk to the Parish Council for further information.

The meeting closed at 8:15pm. The NDPG are grateful to the attendees for their valuable contribution.

5. Agenda, date and time of next meeting

These minutes will inform the items for the next Agenda.

ACTION: MH to produce Agenda and distribute for comment at least 48hrs before the next meeting.

All **ACTION** points to be processed. If there are any problems in completing **ACTION's** get in touch with the committee for assistance ASAP.

Next meeting: 9th May 2019 – 7pm – Church House

ACTION: TW to book the room.

**THE NEXT PUBLIC SESSION WILL BE ON THURSDAY 6th JUNE 2019
 7pm CHURCH HOUSE.**

THE TOPIC FOR DISCUSSION WILL BE:

'REVIEW AND NEXT STEPS'