Tunstead and Sco Ruston

Housing Needs Assessment (HNA)

December 2024

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Quality information

Prepared by	Checked by	Approved by
Chloe Aiken Graduate Town Planner	Kerry Parr Associate Director	Paul Avery Principal Housing Consultant

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Prepared for: Tunstead and Sco Ruston Parish Council

Prepared by:

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

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List of acronyms used in the text:

NA	Tunstead and Sco Ruston
LA	North Norfolk District Council
HMA	Housing Market Area
HNA	Housing Needs Assessment
HRF	Housing Requirement Figure (the total number of homes the NA is expected to plan for, usually supplied by LPAs)
HLIN	Housing Learning and Improvement Network
HRP	Household Reference Person
LA	Local Authority
LHN	Local Housing Need
LHNA	Local Housing Needs Assessment
LPA	Local Planning Authority
LSOA	Lower Layer Super Output Area
MHCLG	Ministry of Housing, Communities, and Local Government
MSOA	Middle Layer Super Output Area
NA	Neighbourhood (Plan) Area
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
OA	Output Area
ONS	Office for National Statistics
PPG	Planning Practice Guidance
PRS	Private Rented Sector
RQ	Research Question
SHMA	Strategic Housing Market Assessment
VOA	Valuation Office Agency

1. Executive Summary

1.1.1. Tunstead and Sco Ruston is a Neighbourhood Area (NA) located in the district of North Norfolk. The NA boundary covers the areas administered by Tunstead and Sco Parish Council.

1.1.2. The 2021 Census recorded 719 individuals in Tunstead and Sco Ruston, indicating a decrease of 25 people since the 2011 Census. However, the number of households remained broadly static at 315 in 2021 compared to 314 in 2011. The average household size fell over the last decade, which indicates an ageing population.

1.1.3. There has been some development in Tunstead and Sco Ruston in recent years. North Norfolk District Council has provided data showing that 25 new homes have been built since 2011. It is unknown how many of these were delivered as Affordable Housing apart from 14 homes which were delivered by a rural exceptions site. The current total number of dwellings in the NA is therefore estimated to be 314. Commitment data (dwellings on sites with planning permission) indicates that there are a total of 7 homes in the pipeline. However, planning permission may have lapsed for 6 homes if development did not commence by November 2023.

1.1.4. This Executive Summary details the conclusions of each chapter of this Housing Needs Assessment (HNA), addressing each of the themes agreed with the Tunstead and Sco Ruston Parish Council at the outset of the research.

1.1.5. Data from the 2021 Census is continuing to be released. At present, the available data covers population, households, tenure, and dwelling stock characteristics. Some data from the Census 2021 at the localised level is not yet available, as well as some data comparing numerous variables. As such this HNA will draw on the latest available data from the 2021 Census where possible and will also continue to use other data sets, including 2011 Census, Valuation Office Agency data, and ONS projections where necessary to build up evidence at the neighbourhood level.

1.1.6. This HNA has been undertaken in line with the National Planning Policy Framework (NPPF) [1] and practice guidance (both published in December 2024). [2]

1.2. Affordability and Affordable Housing

Current tenure profile

1.2.1. In 2021, across the NA (70.4%), LA (68.7%) and England (61.3%), the majority of households owned their own home. There are no shared owners in the NA despite 0.7% of households living in this tenure in North Norfolk and 1% in England. The NA and England both had a very similar proportion of households living in social rented dwellings at 16.6% and 17.1% respectively. In comparison to the LA (17.7%) and England (20.6%), the NA (13.1%) had a smaller private sector.

[1] National Planning Policy Framework published in December 2024
[2] Housing and economic needs assessment - GOV.UK published in December 2024

Affordability

1.2.2. Between 2014 and 2023 house prices fluctuated with peaks in 2017, 2019 and 2022. Over the decade the median house price slightly decreased by 5.3% from £255,000 to £241,500. Given that there were only 3 transactions in 2023, it is worth comparing the median in 2022 when there were 14 transactions. This larger sample size would give a better reflection of house prices in the NA. The median house price in the NA in 2022 was £372,500, a 46.1% increase from the median house price in 2014. It is likely that the relatively small number of house sales in the NA means that average prices reflect the characteristics of properties sold in any single year which is likely to vary. The lower quartile house price increased by 12% from £201,500 to £255,750. The median house price in North Norfolk was approximately 27.1% greater than the median house price in Tunstead and Sco Ruston in the same year which suggests that the NA has lower prices on average compared to the district.

1.2.3. Local households on average incomes of £42,600 per annum are unable to access even entry-level homes unless they have an advantage of a very large deposit. Private renting is generally only affordable to average income households. Households made up of one (£13,236) or two lower quartile earners (£26,472) cannot afford the given rental thresholds.

1.2.4. Turning to affordable home ownership, First Homes in Tunstead and Sco Ruston appear to be affordable to households on average incomes if they are delivered at 50% discount. Shared ownership appears to be more affordable than First Homes and is accessible to more households. Rent to Buy may also offer a useful product to meet the needs of some households with little or no savings for a deposit.

1.2.5. Affordable rented housing is generally affordable to households with two lower earners. Households on the lowest incomes may also require additional subsidy through Housing Benefit/ Universal Credit to access housing.

The need for Affordable Housing

1.2.6. AECOM estimates that there may be sufficient social/affordable rented housing in the NA to meet localised needs over the plan period. However, the NA is also likely to be meeting wider needs within the district as the social/affordable rented stock is relatively large as a proportion of all households compared to the district.

1.2.7. AECOM estimate potential demand for 1.5 affordable home ownership dwellings per annum in the NA, equating to a total of 23.2 over the Neighbourhood Plan period.

Affordable Housing policy

1.2.8. AECOM suggest a starting point for the mix of Affordable Housing in Tunstead and Sco Ruston might be 40% affordable home ownership and 60% affordable/ social rent.

1.2.9. It is suggested that priority is given within the mix of affordable home ownership properties to Shared Ownership. This is because Shared Ownership is more affordable than Discounted Market Sales properties/First Homes. There are also currently no Shared Ownership dwellings in the NA, therefore this would further offer households in the NA with more choice. In terms of other affordable home ownership products, Discounted Market Sale properties/First Homes should ideally be delivered at 50% discount, making this product accessible to households on average incomes. Rent to Buy if offered, would be affordable to households on average incomes, but would be less affordable in terms of income required that First Homes at the greatest discount level and shared ownership at 10% and 25% equity. However, this product may be useful for households with little or no savings for a deposit.

1.2.10. Affordable housing is typically provided and made financially viable by its inclusion as a proportion of larger market developments, as guided by Local Plan policy. However, in this area development is likely to be limited and affordable housing may be more likely to come forward through rural exception sites.

1.3. Housing Mix: Type and Size

The current housing mix

1.3.1. Census data shows that the NA (52.4%) and LA (44.7%) had a significantly higher proportion of households living in detached dwellings compared to national levels. The NA also had a higher proportion of households living in semi-detached dwellings. VOA data shows that in 2023, 36.2% of the dwellings within the NA (proxy area) were bungalows, which was higher than the proportion across the LA (28.5%) and England (9.1%). These are likely to account for a significant number of the detached and semi-detached dwellings noted in the Census data. In contrast, the NA had a limited proportion of households living in flats and terraced homes compared to the LA and England.

1.3.2. In terms of dwelling size, across the NA, LA and England, most households live in mid-sized 3-bedroom dwellings. Notably, only 1% of households live in 1-bedroom dwellings in the NA, which is likely due to the small number of flats in the NA.

1.3.3. When comparing dwelling sizes from 2011 and 2021, it can be seen that there was very little change over the decade. In both years the majority of households lived in mid-sized 3-bedroom dwellings. A third of households lived in 2-bedroom dwellings in 2011 and 2021, whilst 20% lived in 4+ bedroom dwellings.

Population characteristics

1.3.4. Between 2011 and 2021 the overall population in Tunstead and Sco Ruston decreased slightly by 3.4%. The number of people in the 15-24, 24-44 and 45-64 age groups experienced the largest falls. Those aged 65-84 were the only age group with significant growth over the decade at 47.6%. In both years the greatest proportion of the population were aged 45-64. This data highlights the declining younger population in the NA, consistent with an ageing population.

1.3.5. The LA (33.7%) and England (30.1%) had a higher proportion of one person households compared to the NA (23.5). When looking at household composition groups, the LA had the highest proportion of households aged 66 and over at 19.3%

(single person) and 17% (family households), whilst the NA had the highest proportion of households with no children at 24.4%. The NA and England had a similar proportion of households with dependent children at 22.2% and 25.8%, both being slightly higher than the LA at 17.2%. Across the various geographies there was a similar proportion of households with non-dependent children.

1.3.6. Under-occupancy is very common in the NA with the majority of households living in a dwelling with 1 or 2 extra bedrooms compared to their household size. This is most prevalent in households with families aged 66+ and single person households aged 66+ with all of these households being under-occupied. Family households under 66 with no children and single person households under 66 also appear to be highly under-occupied households with 97.4% and 96.8% respectively having 1 or 2 extra bedrooms. A small number of families under 66 with dependent children are living in over-crowded homes. Although this is a small proportion, it still provides an indicator of acute need amongst some households in the NA.

Future population and size needs

1.3.7. Future population growth can be expected to be driven by the oldest households with those aged 65 and over projected to increase significantly by 61% between 2011 and 2040. This would mean that households with a household reference person aged 65 and over would account for 18.2% of the population in 2040 compared to 12.8% in 2011. Therefore, it is projected that there will be a decline in the proportion of younger households by the end of the plan period.

1.3.8. AECOM modelling suggests that by the end of the plan period there should be a particular focus on the provision of 1-3 bedroom dwellings (smaller and mid-sized properties) to meet demographic needs and provide wider choice within the housing stock. The Central Norfolk Strategic Housing Market Assessment (SHMA) 2017 also found that there would be a greater need in mid-sized dwellings compared to other property sizes. However, the SHMA found there would be a lesser need for 1-bedroom dwellings whilst AECOM's modelling suggested the provision of these smaller dwellings would widen choice locally.

1.3.9. It is important to remember that other factors should be considered in determining the dwelling mix that is desirable in the NA or on any particular site. These include the specific characteristics of the nearby stock of housing (such as its condition and design), the role of the NA or site within the wider housing market area (linked to any Local Authority strategies or plans) and site-specific factors.

1.4. Specialist Housing for Older People

1.4.1. There are not currently any units of specialist accommodation or care homes for older people in Tunstead and Sco Ruston.

1.4.2. 2021 Census data indicates that there were 73 individuals aged 75+ in the NA. It is projected that by the end of the plan period this will increase to 114, with the 75+ population accounting for 13.9% of the population in the NA by 2040.

Specialist Housing for Older People

1.4.3. The potential need for specialist housing with some form of additional care for older people can be estimated by bringing together data on population projections, rates of disability, and what tenure of housing the current 55-75 cohort occupy in the NA. This can be sense-checked using a toolkit based on national research and assumptions.

1.4.4. These two methods of estimating the future need in Tunstead and Sco Ruston suggest around 10 specialist accommodation units might be required during the Neighbourhood Plan period. These estimates are based on the projected growth of the older population, thereby assuming that today's older households are already well accommodated. If this is found not to be the case, it would justify aspiring to exceed the range identified here.

1.4.5. There is a greater need for market accommodation over affordable in the NA, in particular market sheltered housing. Overall, in comparison to extra-care housing, sheltered housing has a greater need across both affordable and market tenures. It must be noted that some of these needs could be met through home adaptions or through ensuring that all future housing is adaptable and accessible, especially given the NA's rural location which may not make it a suitable location for specialist schemes.

1.4.6. It is important for specialist housing for older people to be provided in sustainable, accessible locations, with cost-effectiveness and economies of scale also important factors to consider. Therefore, it is considered that the city of Norwich (approximately 11 miles south west of the NA) would likely be a more appropriate location for specialist accommodation for older people.

Care Homes

1.4.7. Care home accommodation is defined as institutional accommodation rather than housing. AECOM has estimated the likely need for care home accommodation over the plan period, based on the HLIN SHOP toolkit prevalence rates for residential and nursing care homes for older people (aged 75+). Based on this rate and the expected increase of 41 individuals aged 75+ between 2024 and 2039, it is estimated that in 2040 there would be a need for 3 (2.7 rounded) residential care beds and 2 (1.8 rounded) nursing care beds in the NA. However, some of the need for care home beds might be met by independent housing accommodation and vice versa, especially as there are no care homes in the NA.

Adaptable and Accessible Housing

1.4.8. Given that there is unlikely to be a large volume of additional specialist supply during the plan period, another key avenue to addressing those with relevant needs is to discuss the standards of accessibility and adaptability in new development.

1.4.9. The emerging Local Plan policy HOU 8 sets out the expectation that all new dwellings will meet the Building Regulations M4(Standard): Category 2. Additionally, 5% of dwellings on sites of 20 units or more should be provided as wheelchair adaptable dwellings in accordance with the Building Regulations M4(3) Standard: Category 3. This suggests that North Norfolk's emerging Local Plan has relatively ambitious and specific policies for accessibility standards. The evidence gathered here for Tunstead and Sco Ruston would suggest that this policy approach is appropriate for the NA and should be achieved or enforced wherever possible.

2. Context

2.1. Local context

2.1.1. Tunstead and Sco Ruston is a Neighbourhood Area (NA) located in the district of North Norfolk in Norfolk County. The NA boundary aligns with the parish boundary and was designated in November 2023.

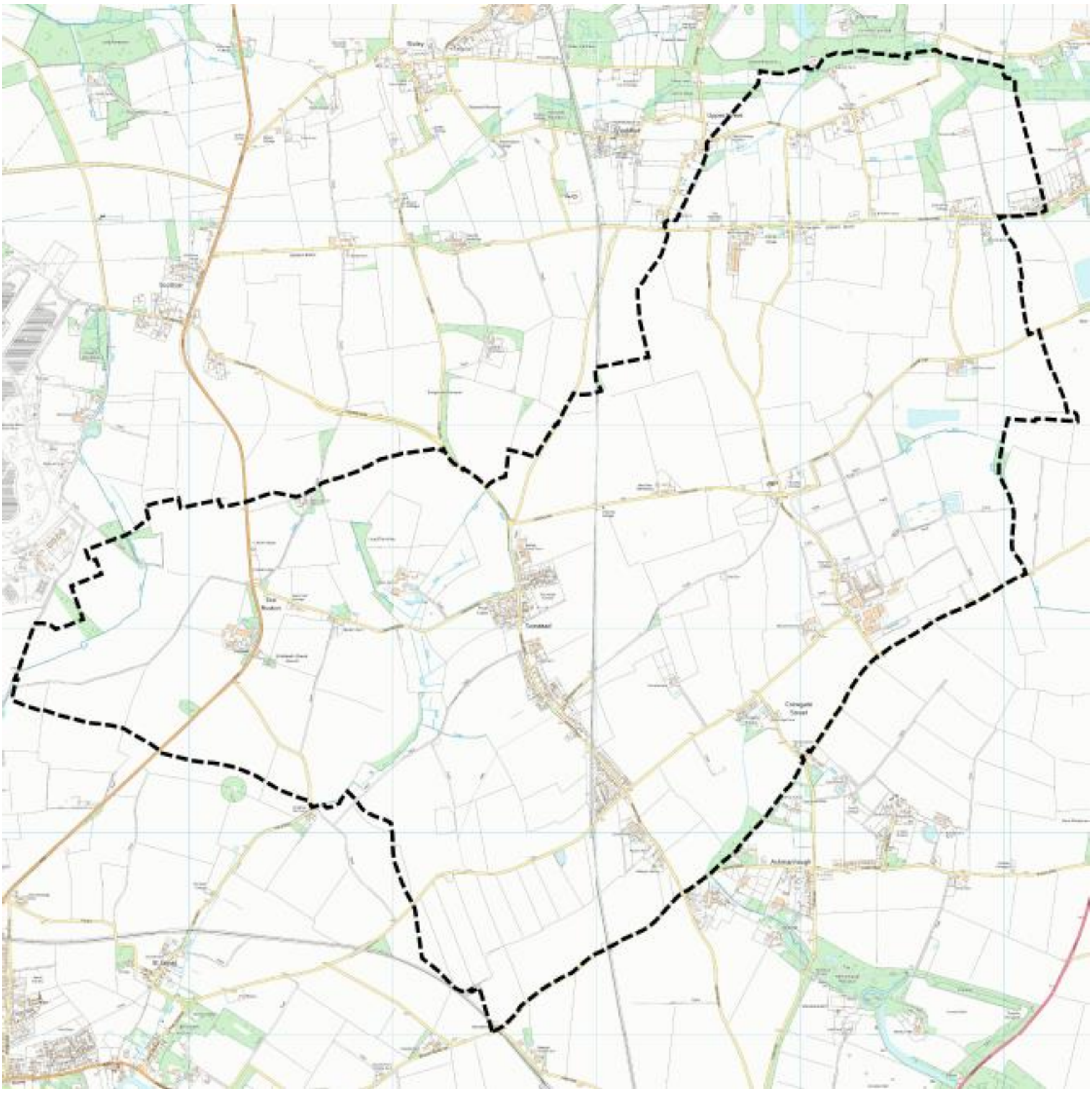
2.1.2. The Neighbourhood Plan is envisaged to start in 2024 and extend to 2040, therefore covering a period of 16 years. The evidence supplied in this report will look forward to the Plan end date of 2040, but where possible will also provide annualised figures which can be extrapolated to a different term if the Neighbourhood Plan period changes.

2.1.3. The NA is made up of the parishes of Tunstead and Sco Ruston. The majority of development in the NA is located on Market Street, which includes the homes of most of the residents, a primary school, pub, and a village hall and recreation ground. An International Farm Village can be found along Church Road. There are a few bus stops in the NA, providing access to the number 2 bus service which runs from Wroxham to Aldborough, and vice versa. A Greater Anglia trainline also runs through the NA with stops in the nearby villages of Hoveton and Wroxham as well as Worstead. This trainline runs from Sheringham to Norwich, and vice versa. The City of Norwich is located approximately 11 miles south west of the NA.

2.2. The NA boundary and key statistics

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

Figure 2-1: Map of the Tunstead and Sco Ruston Neighbourhood Area



Source: North Norfolk District Council[3]

2.2.2. At the time of the 2011 Census the NA was home to 744 residents, formed into 314 households and occupying 309 dwellings. The 2021 Census indicates population decline of around 25 individuals (or -3.4%) since 2011, recording a total of 719 residents. However, the number of households remained broadly static at 315 in 2021 compared to 314 in 2011. The average household size fell over the last decade, consistent with the aging of the population.

2.2.3. Completions data provided by North Norfolk District Council indicates that 25 completions have taken place in Tunstead and Sco Ruston since 2011. Notably, 2011/2012 contained the most completions with a total of 14. It is unknown what

[3] Available at: https://www.north-norfolk.gov.uk/info/planning-policy/neighbourhood-plans/tunstead-neighbourhood-plan/

completions are market or affordable dwellings before 2015/ 2016, except for 14 completions in 2011/ 2012 which were delivered as part of a rural exception scheme.

2.2.4. Commitment data was also provided by North Norfolk District Council which showed that there were 7 homes with planning permission. This includes one application with 6 units and another with 1 unit. However, permission may have lapsed for the planning application with 6 units if works did not commence by November 2023, so delivery of these additional homes is uncertain.

2.3. The housing market area context

2.3.1. Whilst this Housing Needs Assessment (HNA) focuses on Tunstead and Sco Ruston NA it is important to keep in mind that neighbourhoods are not self-contained housing market areas. Housing market areas are usually wider than local authority areas and often stretch across a number of districts or boroughs. This is because housing market areas are inherently linked to the labour market, employment patterns and travel to work areas.

2.3.2. In the case of Tunstead and Sco Ruston, the NA sits within a housing market area which covers Norwich City, Broadland, Breckland, North Norfolk and South Norfolk, together with the Broads Authority Executive Area.[4] This means that when households who live in these authorities move home, the vast majority move within this geography.

2.3.3. At the neighbourhood scale it is not possible to be definitive about housing need and demand because neighbourhoods, including Tunstead and Sco Ruston, are closely linked to other areas. In the case of Tunstead and Sco Ruston, changes in need or demand in settlements nearby is likely to impact on the neighbourhood.

2.3.4. In summary, Tunstead and Sco Ruston functions within a wider strategic area. As well as fostering good working relationships with the local planning authority (North Norfolk District Council), it is therefore useful to think about the *role* of the neighbourhood within the wider area. This HNA can provide evidence to understand this role and the specific features of the neighbourhood within this wider context. Neighbourhood Plans can have a significant impact in shaping their neighbourhoods, enhancing the positive role the neighbourhood plays within the wider housing market, or developing policies to change entrenched patterns and improve housing outcomes in the neighbourhood and wider area.

2.4. Planning policy context

2.4.1. Neighbourhood Plans are required to be in general conformity with adopted strategic local policies.[5] In the case of North Norfolk District Council, the relevant adopted Local Plan consists of the Local Development Framework: Core Strategy, which was adopted in September 2008.

2.4.2. North Norfolk have drafted a new Local Plan, North Norfolk Local Plan, which will guide development decisions to 2036. This Plan is currently undergoing independent

[4] SHMA available at: https://www.north-norfolk.gov.uk/tasks/planning-policy/strategic-housing-market-assessment/#:~:text=The%20Strategic%20Housing%20Market%20Assessment,Norfolk%20and%20the%20Broads%20Authority.
[5] 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

examination following submission of the Proposed Submission Version North Norfolk Local Plan to the Secretary of State for Levelling Up, Housing and Communities in May 2023.

2.4.3. A detailed breakdown of the Local Plan policies relevant to housing need is provided in Appendix B. Here, it is worth summarising the most important points of the emerging Local Plan, although it must be noted that as these are emerging policies, they are subject to change.

- Emerging Local Plan Policy SS 1 states that the majority of new development will be located in the larger towns and villages in the District. Settlements not designated as a Large Growth Village or Small Growth Village will be designated as a Countryside Policy Area where development will be limited. Tunstead and Sco Ruston is not a selected settlement and is therefore designated as a Countryside Policy Area;
- Policy SS 2 states that planning permission in the designated Countryside Policy Area will only be granted for certain types of development;
- Policy HOU 1 aims to deliver a minimum of 9,600 homes over the plan period across the district. This includes a minimum of 2,000 affordable dwellings;
- Policy HOU 3 sets out the criteria for affordable housing development within the Countryside Policy Area; and
- In Policy HOU 8 the requirement for accessibility and adaptability is set out. All new dwellings must be built to Category M4(2) accessibility standards whilst 5% of dwellings on sites of 20 units or more must be provided in accordance with Category M4(3).

2.5. Quantity of housing to provide

2.5.1. The NPPF 2024 (paragraphs 69 and 70) requires LPAs to provide neighbourhood groups upon request with a definitive or an indicative number of houses to plan for over the Neighbourhood Plan period.

2.5.2. North Norfolk District Council’s emerging Local Plan does not allocate any housing in Tunstead and Sco Ruston and there is no requirement for the NA to provide new homes over the plan period. The NA is deemed a Countryside Policy Area where development is limited.

3. Objectives and approach

3.1. Objectives

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

Affordability and Affordable Housing

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

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

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

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

Housing Mix: Type and Size

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

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

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

3.1.7. In addition to the direction of travel revealed by statistics, a variety of reasons sit behind people's housing choices that are less easy to predict, including wealth, accessibility requirements and personal preference. The evidence in this section provides a starting point for developing and justifying planning policies but does not provide definitive recommendations as it may be appropriate to take into account other factors and site specific circumstances.

Specialist Housing for Older People

3.1.8. It may be appropriate for neighbourhood plans in areas with aging populations to include policies relating to specialist housing for older persons.

3.1.9. This chapter supplements the demographic evidence relating to Type and Size, including the potential demand for downsizing, to consider the quantity and characteristics of need for housing for older people with some form of additional care. Its approach is as follows:

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

3.1.10. This element of the HNA recognises that the majority of older people will live in the mainstream housing stock and that there is no single way to meet their needs. It may also be inappropriate to focus excessively on the needs of one group or to promote a specialist scheme in a location that lacks adequate services. These issues will be drawn out.

- To estimate the **financial incentive** for home owners to use their properties for commercial holiday lets as opposed to long term private rentals; and
- To discuss the potential **policy options** relating to second homes in the NA.

3.2. Approach

3.2.1. This HNA assesses a range of evidence to ensure its findings are robust for the purposes of developing policy at the neighbourhood plan level. This includes data from the 2021 and 2011 Censuses and a range of other data sources, including:

- ONS population and household projections for future years;
- Valuation Office Agency (VOA) data on the current stock of housing;
- Land Registry data on prices paid for housing within the local market;
- Rental prices from Rightmove;
- Local Authority housing waiting list data;

- Central Norfolk Strategic Housing Market Assessment 2017[6]; and
- Tunstead and Sco Ruston Neighbourhood Plan Survey.

3.2.2. Data from the 2021 Census continues to be released. At present, the available data covers population, households, tenure, and dwelling stock characteristics. Some data at the localised level, including for parishes, and some datasets which compare numerous variables, has not yet been made available. As such, this HNA draws on the latest available data from the 2021 Census where possible and will also continue to use other data sets, including 2011 Census, Valuation Office Agency data, and ONS projections to build up evidence at the neighbourhood level.

[6]Available at: https://www.north-norfolk.gov.uk/tasks/planning-policy/strategic-housing-market-assessment/

4. Affordability and Affordable Housing

4.1. Introduction

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

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

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

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

4.1.4. This HNA has been undertaken in line with the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) (published 2024).

4.2. Definitions

4.2.1. This section uses a range of technical terms which are useful to define at the outset:

- **Tenure** refers to the way a household occupies their home. Broadly speaking, there are two categories of tenure: market housing (such as homes available to purchase outright or rent from a private landlord) and Affordable Housing (including subsidised products like social rent and shared ownership).
- **Affordability** refers to the relationship between the cost of housing to buy or rent and the incomes and earnings of households.
- The definition of **Affordable Housing** is set out in the NPPF 2024 (Annex 2) as 'Housing for sale or rent, for those whose needs are not met by the market…' We refer to Affordable Housing, with capital letters, to denote the specific tenures that are classified as affordable in the NPPF (Annex 2). A relatively less expensive home for market sale may be affordable but it is not a form of Affordable Housing.
- A range of affordable home ownership products are included in the Government's definition of Affordable Housing, to meet the needs of those aspiring to own a home. This includes discounted market sales housing and other affordable routes to home ownership (shared ownership, rent to buy etc) which are defined in Annex 2. First Homes are also part of the range of affordable home ownership products,

but the definition of First Homes and policy is covered in a Ministerial Statement (2021) and not defined in Annex 2.[7]

4.3. Current tenure profile

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

4.3.2. Table 4-1 presents data on tenure in Tunstead and Sco Ruston compared with North Norfolk and England from the 2021 Census. It shows that in 2021, across the various geographies, the largest proportion of households owned their own home. This included 70.4% in the NA, 68.7% in the LA and 61.3% across England. There are no shared owners in the NA despite 0.7% of households living in this tenure in North Norfolk and 1% in England. The NA and England both had a very similar proportion of households living in social rented dwellings at 16.6% and 17.1% respectively and a relatively high proportion for a rural area. In North Norfolk as a whole just 13% of households live in social rented homes, which suggests that the NA plays a role in providing affordable housing to the wider area. The NA had a smaller private rented sector in comparison to the LA and England.

Table 4-1: Tenure (households) in Tunstead and Sco Ruston and comparator geographies, 2021

Tenure	NA	LA	England
Owned	70.4%	68.7%	61.3%
Shared ownership	0.0%	0.7%	1.0%
Social rented	16.6%	13.0%	17.1%
Private rented	13.1%	17.7%	20.6%

Sources: Census 2021, AECOM Calculations

4.3.3. It is also worth comparing how the tenure mix has changed in the last ten years, using the 2011 Census (see Table 4-2). Between 2011 and 2021 there appears to be a very slight increase in the number of households who owned their own home or lived in socially rented or private dwellings. Overall, the balance of tenures remained broadly stable over the 10 year period.

Table 4-2: Tenure change (households) in Tunstead and Sco Ruston, 2011-2021

Tenure	2011	2021	% Change
Owned	219	221	0.9%
Shared ownership	0	0	~
Social rented	50	52	4.0%
Private rented	40	41	2.5%

Sources: Census 2021 and 2011, AECOM Calculations

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

4.4. Affordability

House prices

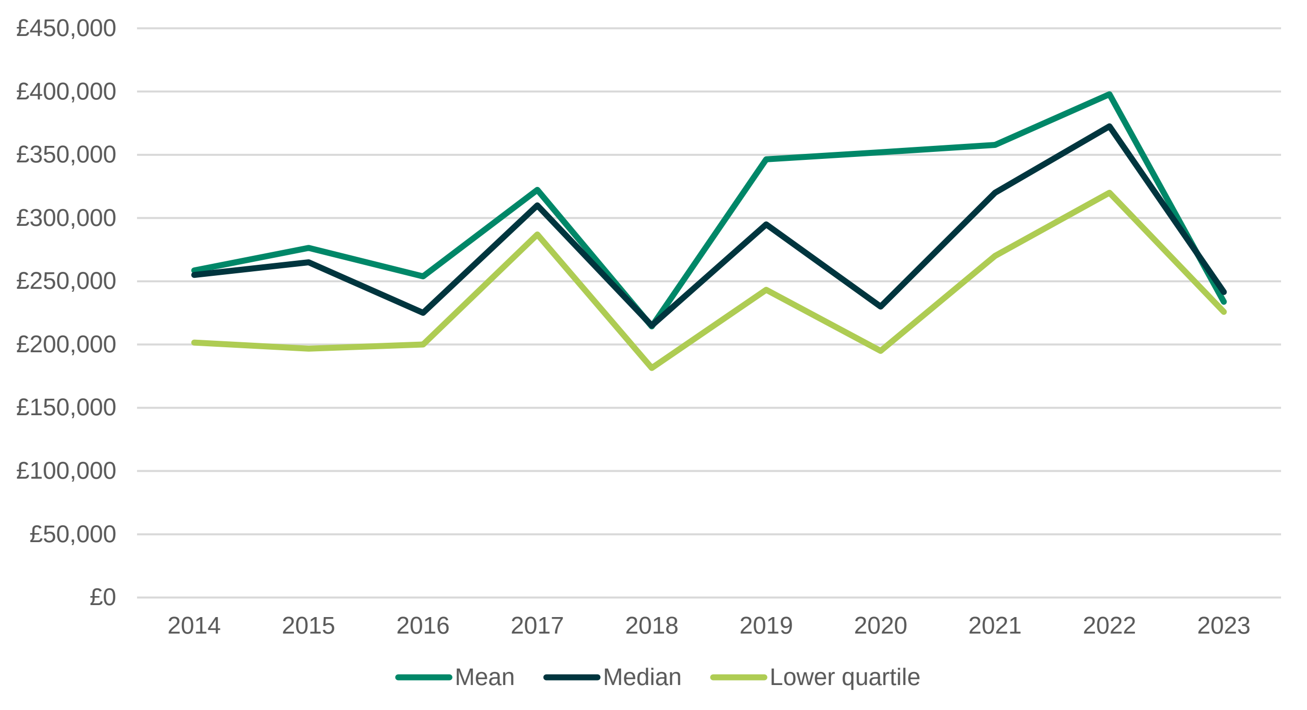
4.4.1. House prices provide an indication of the level of demand for homes within an area. The relationship between house prices and incomes determines whether housing is affordable to local households and, to a large extent, what tenure, type and size of home they occupy. Changes in affordability over 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.

4.4.2. Figure 4-1 looks at the average and lower quartile house prices in Tunstead and Sco Ruston based on sales price data published by the Land Registry. It shows that house prices fluctuated over the decade with peaks in 2017, 2019 and 2022. This is explained in part by the fact that small numbers of transactions can affect average prices depending on the properties that are traded in any particular year. In the NA there were 117 transactions between 2014 and 2023, equating to an average of 11.7 transactions per year. The largest number of transactions occurred in 2021 with 19 and the lowest number of transactions in 2023 with only 3. Notably, 2023 was the year in which house prices appeared to decline but this is based on a very small sample.

4.4.3. Between 2014 and 2023, the median (the middle number when you sort the data from smallest to largest) house price slightly decreased by 5.3% from £255,000 in 2014 to £241,500 in 2023. Given that there were only 3 transactions in 2023, it is worth comparing the median in 2022 when there were 14 transactions. This larger sample size would give a better reflection of the house prices in the NA. The median house price in the NA in 2022 was £372,500, a 46.1% increase from the median house price since 2014. The lower quartile house price (the middle figure of the lowest 50% of prices and a good representation of entry-level housing) increased by 12% from £201,500 in 2014 to £225,750 in 2023.

4.4.4. The 2023 median house price in North Norfolk (£307,000) was approximately 27.1% greater than the median house price in Tunstead and Sco Ruston in the same year. This suggests that the NA house prices are slightly lower in value compared to the LA. This is surprising given the NA has a higher proportion of detached and semi-detached houses than the LA, as detailed in Chapter 5. However, it must be noted that these figures are based on a significantly different range of transactions. As aforementioned, the NA only had 3 transactions in 2023, in comparison, the LA had a total of 1,523 transactions in the same year.

Figure 4-1: House prices by quartile in Tunstead and Sco Ruston, 2014-2023



Source: Land Registry PPD

4.4.5. Table 4-3 breaks down house prices by type, presenting the median within each type. It shows that the greatest growth rate between 2014 and 2023 was in semi-detached house prices at a growth rate of 43.3% and peak of £333,750 in 2022. However, it must be noted that this peak in 2022 was an anomaly with house prices remaining under £290,000 for the rest of the decade. Although semi-detached houses experienced the greatest growth rate over the decade, detached house prices were the greatest house price for most years, with the exception of 2016-2018 when terraced houses were the greatest. This therefore makes detached houses the most expensive house type in the NA. However, despite being the most expensive house price, detached house prices appear to have declined by 16.7% over the decade. However, this will depend on the characteristics of properties sold in any single year with detached properties often varying considerably in terms of plot size, number of bedrooms, parking etc. It is clear that there is some year-on-year fluctuation in prices within all categories of house type. This is because the annual average is derived from a small sample size within each category meaning that variation in characteristics outside of the dwelling type, such as the size, location, and condition of the property, have an even greater impact on the average.

Table 4-3: Median house prices by type in Tunstead and Sco Ruston, 2014-2023

Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Growth
Detached	£299,950	£332,500	£232,500	£340,000	£179,000	£336,000	£418,500	£390,506	£462,500	£250,000	**-16.7%**
Semi-detached	£168,500	£237,000	£194,998	£288,500	£200,000	£215,000	£188,000	£290,000	£333,750	£241,500	**43.3%**
Terraced	-	£246,000	£347,500	£357,500	£249,125	£281,250	-	£270,000	£342,500	£210,000	**-**
Flats	-	-	-	-	-	-	-	-	-	-	**-**
All Types	**£255,000**	**£265,000**	**£225,000**	**£310,000**	**£215,000**	**£295,000**	**£230,000**	**£320,000**	**£372,500**	**£241,500**	**-5.3%**

Source: Land Registry PPD

Income

4.4.6. 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.

4.4.7. The first source is ONS's estimates of incomes in small areas. This is locally specific but limited to the overall average income (i.e. it does not provide the average income of lower earners). The average total household income locally was £42,600 in 2020 (the most recent year for this dataset). Discussion about the area to which this data applies is provided in Appendix A.

4.4.8. 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. North Norfolk's gross individual lower quartile annual earnings were £13,236 in 2022. To estimate the income of households with two lower quartile earners, this figure is doubled to £26,472.

4.4.9. It is 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

4.4.10. 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.

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

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

4.4.13. Table 4-4 summarises the estimated cost of each tenure, the annual income required to support these costs within the NA, and whether local incomes are sufficient. The income required column assumes the household already has access to a deposit (which we have assumed to be 10% of the value to be purchased) but does not reflect the possibility that households may already hold equity from an existing property. Although these factors may be crucial to whether housing will be affordable, they are highly dependent on individual circumstances that cannot be anticipated here.

Table 4-4: Affordability thresholds in Tunstead and Sco Ruston (income required, £)

Tenure	Mortgage value (90% of price)	Annual rent	Income required	Affordable on average incomes? £42,600	Affordable on LQ earnings (single earner)? £13,236	Affordable on LQ earnings (2 earners)? £26,472
Market Housing						
Median House Price	£217,350	-	**£62,100**	No	No	No
Estimated NA New Build Entry-Level House Price	£278,125		**£79,464**	No	No	No
LQ/Entry-level House Price	£203,175	-	**£58,050**	No	No	No
LA New Build Median House Price	£378,225	-	**£108,064**	No	No	No
Average Market Rent	-	£12,780	**£42,600**	Yes	No	No
Entry-level Market Rent	-	£12,348	**£41,160**	Yes	No	No
Affordable Home Ownership						
First Homes (-30%)	£188,839	-	**£55,625**	No	No	No
First Homes (-40%)	£161,862	-	**£47,679**	No	No	No
First Homes (-50%)	£134,885	-	**£39,732**	Yes	No	No
Shared Ownership (50%)	£134,885	£3,747	**£52,608**	No	No	No
Shared Ownership (25%)	£67,442	£5,620	**£39,180**	Yes	No	No
Shared Ownership (10%)	£26,977	£6,744	**£31,123**	Yes	No	No
Affordable Rented Housing						
Affordable Rent	-	£5,585	**£18,618**	Yes	No	Yes
Social Rent	-	£4,645	**£15,484**	Yes	No	Yes

Source: AECOM Calculations

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

Market housing for purchase and rent

4.4.15. Thinking about housing for purchase on the open market, it appears that local households on average incomes are unable to access even entry-level homes unless they have the advantage of a very large deposit. Market housing, even with the benefit of a higher than average income, is likely to remain out of reach to most. The median house price would require an annual income 45.8% higher than the current average.

4.4.16. Private renting is generally only affordable to average income households. Households made up of one or two lower quartile earners cannot afford the given rental thresholds. Affordability may be improved for some households if they are able or willing to dedicate a larger proportion of their incomes to rental costs, although this has repercussions for other quality of life aspects and cannot be assumed to suit all individuals' circumstances.

Affordable home ownership

4.4.17. There is a group of households in Tunstead and Sco Ruston who may be able to afford to rent privately but are unable to afford home ownership. They are likely to have incomes of between £42,600 (the income required to rent) and £58,050 (the income required to afford lower quartile house prices). This cohort may benefit from the range of affordable home ownership products such as First Homes and shared ownership.

4.4.18. 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.

4.4.19. This report has estimated the income required to afford First Homes and tested the implications of 30%, 40% and 50% discount levels. First Homes appear affordable to households on average incomes in the NA if they are delivered at a 50% discount.

4.4.20. It is important to note that this evidence based on affordability does not provide a complete picture: evidence about the financial viability of development is also relevant. The question is whether demanding higher discount levels on First Homes will create a financial burden on developers that leads them to argue either that the discount level is not feasible or that the total amount of Affordable Housing may need to be decreased. This could effectively sacrifice the provision of affordable rented housing to provide a more attractive First Homes product. The issue of development viability is a specialist matter involving analysis of land values and build costs that is outside the scope of this assessment. If the Tunstead and Sco Ruston Parish Council intend to set a higher First Homes discount level than that set at district level, further discussions with the LPA are advised.

4.4.21. Shared ownership appears to be more affordable than First Homes and is likely to be accessible to more households. Government has recently announced that the minimum equity share for shared ownership will fall to 10% of the property value.[8] If this is delivered in the NA, it will make shared ownership easier to access for more people. However, while the income threshold for a 10% equity shared ownership home is lower, this product may not necessarily be more attractive than the alternatives (such as shared ownership at higher equity shares and First Homes) for those who can afford them.

[8] The previous minimum equity share was 25%. This change took effect from 28 June 2021 and transitional arrangements are in place for planning policy documents that are prepared during the implementation timeframe. Changes are also introduced to make the process of staircasing to full ownership more gradual with lower minimum increments of 1%. The ministerial statement confirming and detailing the changes is available here: https://questions-statements.parliament.uk/written-statements/detail/2021-05-24/hlws48.

4.4.22. Rent to Buy provides households with the option to rent at a discount whilst saving for a deposit to buy their property within a set period (usually within 7 years). The income required to access Rent to Buy is assumed to be the same as that required to afford market rents. However, affordability to local households would depend on how rents are set. For some households, the availability of a deposit rather than income level per se is the key barrier to accessing home ownership. Rent to Buy may therefore offer a useful product to meet the needs of some households.

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

- First Homes allow for a greater ownership stake in the property, enabling occupiers to benefit from price appreciation over time. Monthly outgoings are also limited to mortgage costs alone, which tend to be cheaper than renting.
- Shared ownership at high equity shares performs a similar function to First Homes, but there are additional costs associated with the rented portion.
- Shared ownership at low equity shares can usually be accessed by lower earning households (than First Homes) and requires a smaller deposit. However, this is a potentially less attractive route to eventual ownership because monthly outgoings remain high. The occupant has to pay a significant monthly rent as well as service charges and other costs, so it can be harder for them to save funds to buy out a greater share in the property over time.
- Rent to Buy requires no deposit, thereby benefitting those with sufficient incomes but low savings. It is more attractive than renting but results in a much slower accumulation of the funds that can provide an eventual route to ownership than the other tenures discussed above.

Social and Affordable Rented housing

4.4.24. Affordable rents set out in the table above are substantially below market rents. Whilst affordable rents can be set at up to 80% of market rents, in many locations Registered Providers (housing associations) set them to ensure that they are affordable to those claiming housing benefit, i.e. at or below Local Housing Allowance levels. This means that they are in practice below 80% of market levels. This appears to be the case in Tunstead and Sco Ruston.

4.4.25. Affordable rented housing is generally affordable to households with two lower earners depending on their household size. However, households with a single lower earner appear unable to afford any of the tenures considered including social rented housing on the basis of their incomes alone. Many low income households will require additional subsidy through Housing Benefit to access housing.

4.4.26. The NPPF 2024 makes explicit reference of the need to set out the proportion of Social Rented homes needed as part of the Affordable Housing to be delivered in a local authority area (paragraph 64, NPPF)[9].

[9] National Planning Policy Framework

4.4.27. Social Rents are cheaper than Affordable Rents and, in theory, would leave households on lower earnings better off and better able to afford their other living costs, such as food and fuel etc. This is particularly the case for households who are supported by Housing Benefit and subject to the overall benefit cap since their benefit income is limited by the cap and they may not be able to claim enough to cover the Affordable Rent.

4.4.28. Where households are supported by housing benefit and not affected by benefit caps, the difference in the cost of Affordable and Social rents may be irrelevant as the level of housing benefit flexes according to the rent. This means that these households may be no better off in social rented accommodation because they receive a lower rate of housing benefit to cover their rent.

4.4.29. Households who are not supported by benefits, for example those whose earnings are higher and making them ineligible for benefits, would clearly benefit by the lower Social Rent levels because it would reduce their outgoings. However, these households are less likely to be in acute need on housing waiting lists. Rather, this scenario might apply to those already living in Social Rented housing where their financial circumstances have improved.

4.4.30. On balance, the relative need for Social Rented homes versus Affordable Rented homes is a complex area because of the interaction of benefits, rents and earnings. AECOM suggests that the local authority is best placed to assess what proportion of Affordable Housing should be provided as Social Rent, drawing on their waiting list data and more detailed evidence in LHNAs. If the neighbourhood group wishes to develop localized policy in this area, this will be best achieved through liaison with the LPA (and local housing officers) as well as local registered providers.

4.5. Estimates of the need for Affordable Housing

4.5.1. This section estimates the need for Affordable Housing, which should be considered separately for affordable rented housing and affordable routes to ownership. The appropriate approach is taken based on the evidence available at Local Authority and NA scale.

AECOM Estimates

4.5.2. North Norfolk District Council provided data from the Housing Register, this included data for the NA and adjoining parishes. This data showed that there was a total of 70 households on the Housing Register which when pro-rated to the NA indicated that there may be 7.5 households on the Housing Register in Tunstead and Sco Ruston, assuming the need is spread across the parishes evenly. This figure is taken forward to represent the current need within Tunstead and Sco Ruston (Table 4-5) and it is assumed this would be addressed over the plan period (i.e. 0.5 per annum).

4.5.3. AECOM estimates that there is likely to be a surplus of social/affordable rented homes per annum in Tunstead and Sco Ruston. The estimate and assumptions used are detailed in Appendix D and summarised in Table 4-5 below. This calculation is concerned with social/ affordable rent as it relates to households who live in unsuitable housing and who cannot afford to access market rents.

4.5.4. This result may initially be surprising since there is understood to be a current backlog of need (estimated to be 7.5 households – see subsequent section). The reason for the apparent surplus over the plan period is that model assumes a rate of turnover in the existing stock of social/ affordable rented accommodation. It can be expected that some 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. Because of the size of the existing stock and an assumed rate of turnover, this is able to satisfy the projected newly arising need as well as some of the backlog, which is effectively spread out over the 10-year period to produce an annualised figure.

4.5.5. An important caveat to this finding is that the NA may be meeting wider needs within the District. As such, whilst it may be possible to address localised needs through the existing stock, new social/affordable rented housing may be required to continue to provide homes for households in acute need living elsewhere in the wider area.

4.5.6. 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.

4.5.7. As such, it may be appropriate for Tunstead and Sco Ruston to encourage the delivery of some social/affordable rented housing, with the understanding even if this would meet all of the localised need, it may also help to meet needs from elsewhere in the district.

Table 4-5: Estimate of need for Affordable Housing for rent in Tunstead and Sco Ruston

Component of need or supply in the AECOM estimate	Per annum
Current need	0.5
Newly arising need	52.0
Supply	1.6
Net surplus	-0.5

Source: AECOM model summary of estimates. Full estimate included in Appendix D

4.5.8. AECOM estimate potential demand for 1.5 affordable home ownership dwellings per annum in Tunstead and Sco Ruston, equating to a total of 23.2 over the Neighbourhood Plan period. The estimate and assumptions used are detailed in Appendix D and summarised in Table 4-6 below.

4.5.9. 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.

Table 4-6: Estimate of need for Affordable Housing for sale in Tunstead and Sco Ruston

Component of need or supply in the AECOM estimate	Per annum
Current need	1.3
Newly arising need	0.2
Supply	0
Net shortfall	1.5

Source: AECOM model summary of estimates. Full estimate included in Appendix D

4.6. Affordable Housing policies in Neighbourhood Plans

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

Application of Local Plan policies

4.6.2. North Norfolk District Council's emerging policy on this subject Policy HOU 3, permits the development of affordable homes in the countryside (through rural exception sites) where the need for such accommodation arises. Within this policy, no specific proportion is given for the requirement of new housing to be affordable.

4.6.3. 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 evidence of need for Affordable Housing in the NA, particularly for affordable home ownership, and it is likely that the NA is meeting needs in the wider areas. Every effort should be made to maximise delivery where viable. Changing or influencing the overall proportion of housing that must be affordable is uncommon in Neighbourhood Plans and would demand a high standard of evidence to depart from the Local Plan. If this is of interest, it should first be discussed with the LPA to ensure their support and to determine what additional evidence (e.g. about development viability) would be needed.

4.6.4. 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 not specified within North Norfolk's emerging Local Plan.

4.6.5. The adopted Local Plan however states in Policy SS 3 that between 2008 and 2021, 30% of homes were to be affordable with approximately 70-80% of housing built to be for social rented accommodation with the remainder comprising intermediate/ affordable housing.

Affordable Housing at Neighbourhood level

4.6.6. The HNA can provide more localised evidence, and this may be used to support Neighbourhood Plan policies. This section suggests an Affordable Housing tenure mix that might be suitable for Tunstead and Sco Ruston on the basis of identified housing need and a range of other considerations detailed in Appendix D.

4.6.7. Although the model suggests that there is sufficient Affordable Housing for rent to meet localised needs in the NA, based on the analysis of household income within Tunstead and Sco Ruston, there is a considerable need for social/affordable rented homes across the wider area.

4.6.8. AECOM's estimates suggest there is potential demand for affordable home ownership with products such as First Homes and shared ownership broadly affordable to local people on average incomes. However, it should be acknowledged that Affordable Housing for ownership expresses potential demand with these households generally housed in rented accommodation but with insufficient incomes to afford a mortgage or without sufficient savings for the deposit to transition to ownership.

4.6.9. There is no requirement to provide new housing within the NA but new development is permitted as part of rural exception sites. The emerging Local Plan does not specify a tenure mix for Affordable Housing, however, the adopted Local Plan sets out guidance that 70-80% of Affordable Homes should be built for social/affordable rent with the remainder for affordable home ownership. As highlighted within the tenure section of this chapter, the Census data show that the NA has a relatively large stock of social rented homes compared to the district. However, the NA is likely to be meeting wider needs within the district and these households face acute circumstances. There appears to be some potential demand for affordable home ownership and little or no accommodation of this kind at present. Therefore, taking all of the above into consideration, it may be appropriate to deliver 60% rented and 40% ownership within the Affordable Housing mix.

4.6.10. It is noted that in rural areas such as this, where limited development is likely to come forward, the appropriate mix may very much depend on the specific site and the developer (registered provider or community group) delivering it. The proportions of different affordable housing tenures or products suggested here may provide a starting point for any Neighbourhood Plan policy development.

4.6.11. AECOM suggest priority is given within the mix of affordable home ownership properties to Shared Ownership. This is because Shared Ownership is more affordable than Discounted Market Sales properties/First Homes. There are also currently no Shared Ownership dwellings in the NA, therefore this would further offer households in the NA with more choice. In terms of other affordable home ownership products, Discounted Market Sale properties/First Homes should ideally be delivered at 50% discount, making this product accessible to households on average incomes. Rent to Buy if offered, would be affordable to households on average incomes, but would be less affordable in terms of income required that First Homes at the greatest discount level and shared ownership at 10% and 25% equity. However, this product may be useful for households with little or no savings for a deposit.

4.6.12. Where the Tunstead and Sco Ruston Parish Council wish to develop policy that deviates from that outlined in the Local Plan – either by differing from the headline split between renting and ownership or by specifying a greater level of detail around sub-tenures, it is important that they liaise with North Norfolk District Council to determine what additional evidence (notably about development viability) may be needed, and to ensure that departures from the local policy context have their support.

4.6.13. 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.

4.7. Conclusions- Affordability and Affordable Housing

Current tenure profile

4.7.1. In 2021, across the NA (70.4%), LA (68.7%) and England (61.3%), the majority of households owned their own home. There are no shared owners in the NA despite 0.7% of households living in this tenure in North Norfolk and 1% in England. The NA and England both had a very similar proportion of households living in social rented dwellings at 16.6% and 17.1% respectively. In comparison to the LA (17.7%) and England (20.6%), the NA (13.1%) had a smaller private sector.

Affordability

4.7.2. Between 2014 and 2023 house prices fluctuated with peaks in 2017, 2019 and 2022. Over the decade the median house price slightly decreased by 5.3% from £255,000 to £241,500. Given that there were only 3 transactions in 2023, it is worth comparing the median in 2022 when there were 14 transactions. This larger sample size would give a better reflection of house prices in the NA. The median house price in the NA in 2022 was £372,500, a 46.1% increase from the median house price in 2014. It is likely that the relatively small number of house sales in the NA means that average prices reflect the characteristics of properties sold in any single year which is likely to vary. The lower quartile house price increased by 12% from £201,500 to £255,750. The median house price in North Norfolk was approximately 27.1% greater than the median house price in Tunstead and Sco Ruston in the same year which suggests that the NA has lower prices on average compared to the district.

4.7.3. Local households on average incomes of £42,600 per annum are unable to access even entry-level homes unless they have an advantage of a very large deposit. Private renting is generally only affordable to average income households. Households made up of one (£13,236) or two lower quartile earners (£26,472) cannot afford the given rental thresholds.

4.7.4. Turning to affordable home ownership, First Homes in Tunstead and Sco Ruston appear to be affordable to households on average incomes if they are delivered at 50% discount. Shared ownership appears to be more affordable than First Homes and is accessible to more households. Rent to Buy may also offer a useful product to meet the needs of some households with little or no savings for a deposit.

4.7.5. Affordable rented housing is generally affordable to households with two lower earners. Households on the lowest incomes may also require additional subsidy through Housing Benefit/ Universal Credit to access housing.

The need for Affordable Housing

4.7.6. AECOM estimates that there may be sufficient social/affordable rented housing in the NA to meet localised needs over the plan period. However, the NA is also likely to be meeting wider needs within the district as the social/affordable rented stock is relatively large as a proportion of all households compared to the district.

4.7.7. AECOM estimate potential demand for 1.5 affordable home ownership dwellings per annum in the NA, equating to a total of 23.2 over the Neighbourhood Plan period.

Affordable Housing policy

4.7.8. AECOM suggest a starting point for the mix of Affordable Housing in Tunstead and Sco Ruston might be 40% affordable home ownership and 60% affordable/ social rent.

4.7.9. It is suggested that priority is given within the mix of affordable home ownership properties to Shared Ownership. This is because Shared Ownership is more affordable than Discounted Market Sales properties/First Homes. There are also currently no Shared Ownership dwellings in the NA, therefore this would further offer households in the NA with more choice. In terms of other affordable home ownership products, Discounted Market Sale properties/First Homes should ideally be delivered at 50% discount, making this product accessible to households on average incomes. Rent to Buy if offered, would be affordable to households on average incomes, but would be less affordable in terms of income required that First Homes at the greatest discount level and shared ownership at 10% and 25% equity. However, this product may be useful for households with little or no savings for a deposit.

4.7.10. Affordable housing is typically provided and made financially viable by its inclusion as a proportion of larger market developments, as guided by Local Plan policy. However, in this area development is likely to be limited and affordable housing may be more likely to come forward through rural exception sites.

5. Housing Mix: Type and Size

5.1. Introduction

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

5.1.2. This can be done using statistics to identify relevant trends and potential gaps in the market. That is the focus of this chapter of the HNA. The evidence gathered here can be used to justify planning policies either on its own or in combination with survey results expressing the specific wants and concerns of local residents. It will also build up a picture of the population and existing range of homes that may provide useful context for the neighbourhood plan.

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

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

5.1.4. It is important to keep in mind that housing need is not an exact science. To move from a set of facts about the population and housing stock to an ideal mix of homes requires making assumptions. For example, there are clear patterns about what size of home families tend to live in at different stages of life. However, a variety of other reasons sit behind households' housing choices that are less easy to predict, including wealth, accessibility requirements and personal preference. Some trends can also change rapidly over time, such as the increasing preference for home working.

5.1.5. The conclusions and recommendations given here are therefore not definitive. Rather, they are what the statistics suggest future needs will look like based on current trends. This is sufficient for justifying planning policies, but it is also appropriate to take into account other factors and evidence if desired.

Definitions

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

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

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

5.2. The current housing mix

5.2.1. This section establishes the current housing mix of Tunstead and Sco Ruston, highlighting recent changes to it and comparing the mix to wider averages.

Dwelling type

5.2.2. Table 5-1 below shows a comparison of the current mix in the NA against wider benchmarks. It shows that the NA (52.4%) and LA (44.7%) had a significantly higher proportion of households living in detached dwellings compared to England (22.9%). The NA also had a higher proportion of households living in semi-detached dwellings. However, it should be noted that Census data does not count bungalows as a separate category, instead including this dwelling type within other categories (mainly detached and semi-detached). Valuation Office Agency (VOA) data counts bungalows as a separate category, although at a slightly larger scale than the NA. In 2023, 36.2% of the dwellings within the area providing a proxy for the NA were bungalows, which was higher than the proportion across the LA (28.5%) and England (9.1%). These are likely to account for the significant number of the detached and semi-detached dwellings noted in Table 5-1 and 5-2.

5.2.3. In contrast, the NA had a very limited proportion of households living in flats and terraced homes compared to the LA and England. This is in conformity with the data found in Chapter 4 which showed no sales of flats in the NA between 2014-2023. Although there were records of sales of terraced homes in the NA over the decade, there were no sales in 2014 and 2020. This reflects the small stock of these homes in the NA.

Table 5-1: Accommodation type, Tunstead and Sco Ruston and comparator geographies, 2021

Type	Tunstead and Sco Ruston	North Norfolk	England
Detached	52.4%	44.7%	22.9%
Semi-detached	40.9%	30.1%	31.5%
Terrace	4.8%	14.4%	23.0%
Flat	1.6%	10.1%	22.2%

Source: Census 2021, AECOM Calculations

5.2.4. Table 5-2 looks at the change between dwelling type mix in the NA between 2011 and 2021. In both years the greatest proportion of households lived in detached dwellings with this being half of the NA in 2011 and just over half in 2021. A large proportion of households also lived in semi-detached homes in both years, with there being 37.4% in 2011 and 40.9% in 2021. Fewer households lived in flats in both years, with the proportion of such even slightly decreasing in 2021 by 1.6% from 3.2% in 2011.

Table 5-2: Accommodation type, Tunstead and Sco Ruston, 2011-2021

Type	2011	%	2021	%
Detached	170	50.0%	164	52.4%
Semi-detached	127	37.4%	128	40.9%
Terrace	31	9.1%	15	4.8%
Flat	11	3.2%	5	1.6%
Total	340		313	

Source: ONS 2021 and 2011, AECOM Calculations

Dwelling size

5.2.5. Table 5-3 below presents the current housing mix in terms of size compared to the wider local authority and country. It shows that a greater proportion of households live in mid-sized 3-bedroom dwellings across the various geographies. The proportion of larger 4+ bedroom properties is similar across the NA, LA and England at around 20%. Notably, only 1% of households live in 1-bedroom dwellings in the NA, which is likely due to the small number of flats within the NA.

Table 5-3: Dwelling size (bedrooms), Tunstead and Sco Ruston and comparator geographies, 2021

Number of bedrooms	Tunstead and Sco Ruston	North Norfolk	England
1	1.0%	7.7%	11.6%
2	33.5%	31.3%	27.3%
3	45.0%	41.1%	40.0%
4+	20.4%	19.8%	21.1%

Source: Census 2021, AECOM Calculations

5.2.6. Table 5-4 shows the dwelling size mix across the decade in Tunstead and Sco Ruston. From this table it can be seen that between 2011 and 2021 there has not been any significant changes to the dwelling mix. In both years the majority of households lived in mid-sized 3-bedroom dwellings. Around one third lived in 2-bedroom dwellings in 2011 and 2021, whilst around 20% lived in 4+ bedroom dwellings.

5.2.7. Furthermore, as discussed in the Chapter 4, market housing for sale in the NA are not affordable to households with average incomes. The results in Table 5-3 and 5-4 show that Tunstead and Sco Ruston has fewer 1-bedroom dwellings which can have an impact on affordability within the NA. However, the availability of a variety of dwelling sizes, particularly larger homes, may make the NA attractive to families.

Table 5-4: Dwelling size (bedrooms), Tunstead and Sco Ruston, 2011-2021

Number of bedrooms	2011	%	2021	%
1	4	1.3%	3	1.0%
2	102	33.0%	105	33.5%
3	138	44.7%	141	45.0%
4+	65	21.0%	64	20.4%
Total	309		313	

Source: ONS 2021 and 2011, AECOM Calculations

5.3. Population characteristics

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

Age

5.3.2. Table 5-5 shows the most recent age structure of the NA population, alongside 2011 Census figures. It shows that between 2011 and 2021 the overall population in Tunstead and Sco Ruston decreased slightly by 3.4%. The number of those aged 15-24, 25-44 and 45-64 fell in the greatest numbers. Although the number of those aged 85 and over appear to have fallen over the decade, it must be noted that this change appears larger than what it is due to the small number of people within the age group. Those aged 65-84 were the only age group with significant growth over the decade at 47.6%. In both years the greatest proportion of the population were aged 45-64. These results highlight the ageing of the population in the NA.

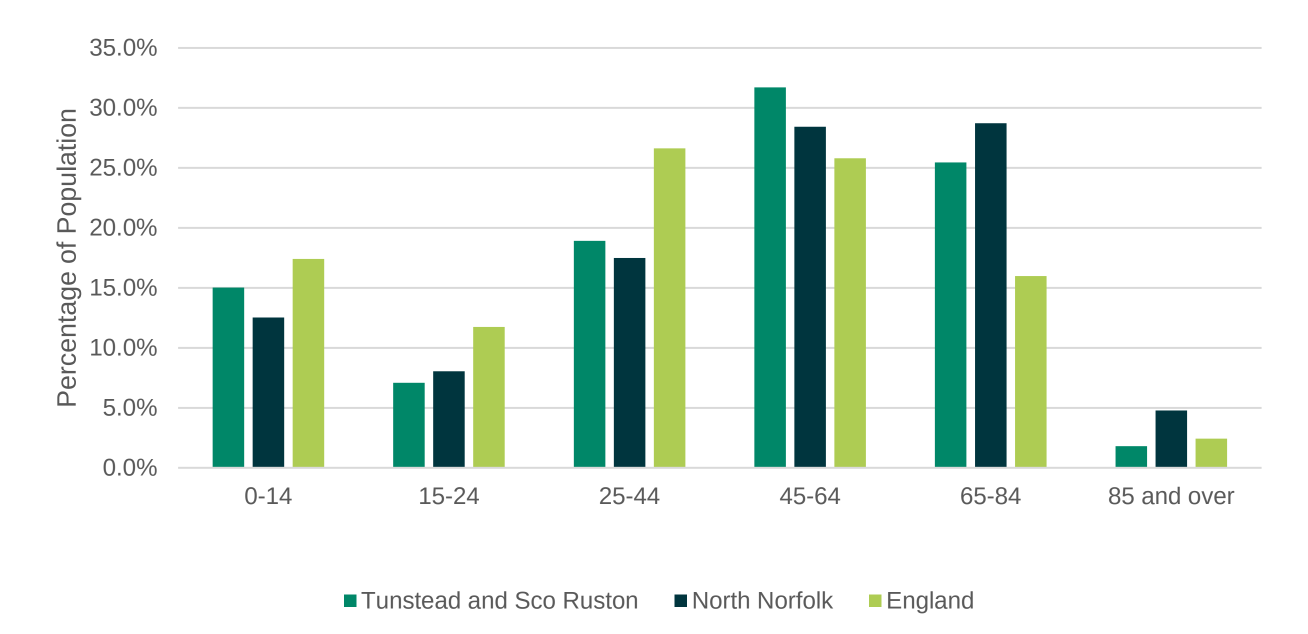
Table 5-5: Age structure of Tunstead and Sco Ruston, 2011 and 2021

Age group	2011 (Census)		2021 (Census)		Change
0-14	105	14.1%	108	15.0%	2.9%
15-24	71	9.5%	51	7.1%	-28.2%
25-44	160	21.5%	136	18.9%	-15.0%
45-64	268	36.0%	228	31.7%	-14.9%
65-84	124	16.7%	183	25.5%	47.6%
85 and over	16	2.2%	13	1.8%	-18.8%
Total	744	100.0%	719	100.0%	-3.4%

Source: ONS 2011, ONS 2021, AECOM Calculations

5.3.3. For context, it is useful to look at the NA population structure alongside that of the district and country. Figure 5-6 (using 2021 Census data) shows that the NA and LA had a greater proportion of the population aged 45-64 and 65-84 compared to national levels. In contrast, the population nationally appears to be younger than that in the NA and LA, with England having the greatest proportion of the population aged 44 and under.

Figure 5-1: Age structure in Tunstead and Sco Ruston, 2021



Source: ONS 2021, AECOM Calculations

Household composition and occupancy

5.3.4. Household composition (the combination and relationships of adults and children in a dwelling) is an important factor in the kinds of housing needed over the Neighbourhood Plan period. Table 5-6 shows that the LA (33.7%) and England (30.1%) had a higher proportion of single person households compared to the NA (23.5%). When looking at the household composition groups, the LA had the highest proportion of households aged 66 and over at 19.3% (single person) and 17% (family households), whilst the NA had the highest proportion of households with no children at 24.4%. The NA and England had a similar proportion of households with dependent children at 22.2% and 25.8%, both being slightly higher than the LA at 17.2%. Across the various geographies there was a similar proportion of households with non-dependent children.

5.3.5. Between 2011 and 2021 there was a slight decrease in the number of households in the NA. When looking at the household composition most groups experienced a decline or minimal change, apart from those aged 65/66[10] which increased significantly over the decade. The proportion of one person households aged 65/66 and over increased by 17.1% whilst the proportion of family households (mostly older couples) aged 65/66 and over increased by 36.7%. This further highlights the ageing population in the NA. In contrast, family households with non-dependent children experienced the largest decrease of 24.3%.

[10] The 2011 Census counts households aged 65 and over whilst the 2021 Census counts households aged 66 and over.

Table 5-6: Household composition, Tunstead and Sco Ruston, 2021

Household composition		NA	LA	England
One person household	**Total**	**23.5%**	**33.7%**	**30.1%**
	Aged 66 and over	13.0%	19.3%	12.8%
	Other	10.5%	14.5%	17.3%
One family only	**Total**	**72.4%**	**62.4%**	**63.1%**
	All aged 66 and over	13.0%	17.0%	9.2%
	With no children	24.4%	19.3%	16.8%
	With dependent children	22.2%	17.2%	25.8%
	With non-dependent children[11]	8.9%	8.6%	10.5%
Other household types	**Total**	**4.1%**	**3.8%**	**6.9%**

Source: ONS 2021, AECOM Calculations

5.3.6. The tendency of households to over- or under-occupy their homes is another relevant consideration to the future size needs of the NA. A person is considered to under-occupy their home when there are more bedrooms in their home than a family of their size and composition would normally be expected to need. This is expressed as an occupancy rating of +1 or +2, indicating that there is one surplus bedroom or at least two surplus bedrooms (respectively). Over-occupancy works in the same way, with a rating of -1 indicating at least one bedroom too few.

5.3.7. Under-occupancy is very common in the NA with the majority of households (84.7%) living in a dwelling with 1 or 2 extra bedrooms compared to their household size. This is most prevalent in households with families aged 66+ and single person households aged 66+ with 100% of these households being under-occupied. The proportion of family households under 66 with no children (97.4%) and single person households under 66 (96.8%) also appear to be highly under-occupied with these people having 1 or 2 extra bedrooms. This is a common pattern across the country and often more pronounced in rural areas. It reflects the fact that larger housing is not necessarily being occupied by the largest households but by households with higher income or wealth, enabling them to afford more space than they need, or by older households who have not chosen or been able to move to smaller properties.

5.3.8. A small number of families under 66 with dependent children are living in overcrowded homes (2.6% of this group) as indicated by an occupancy rating of -1 in Table 5-7. Although this is a small proportion, it still provides a further indicator of acute need amongst some households in the NA.

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

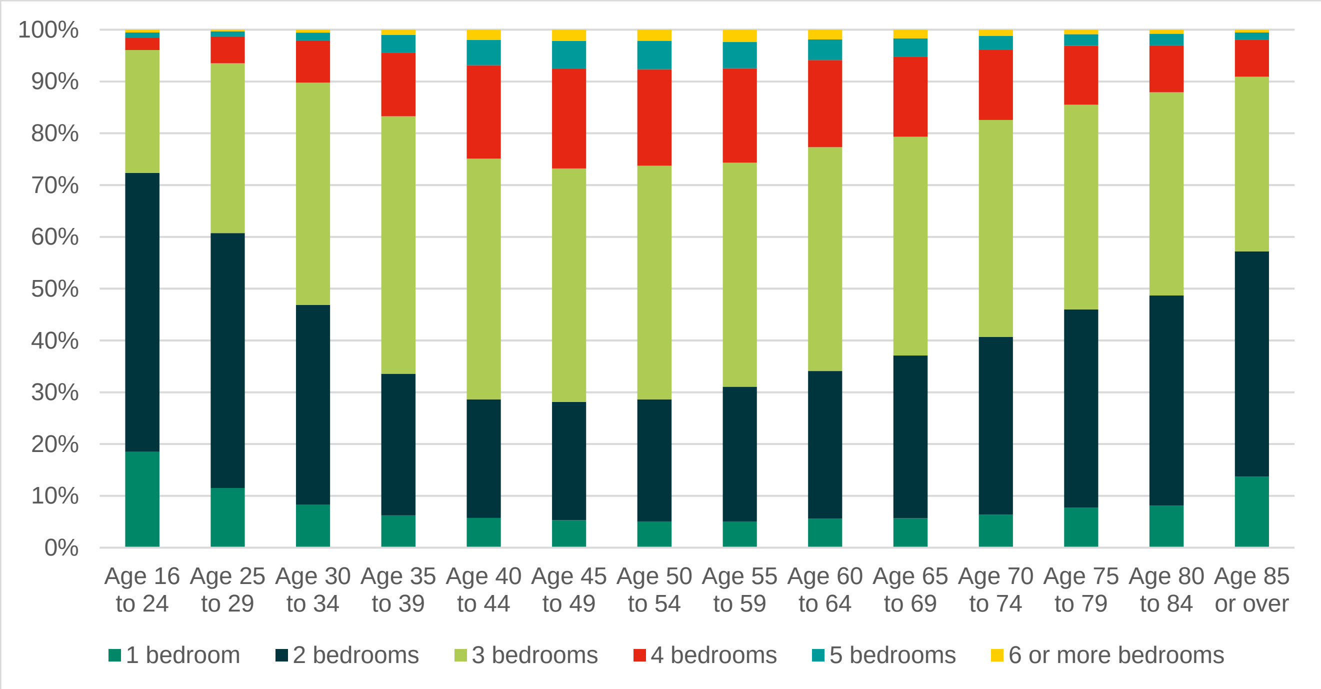
Table 5-7: Occupancy rating by age in Tunstead and Sco Ruston, 2021

Household type	+2 rating	+1 rating	0 rating	-1 rating
Family 66+	62.3%	37.7%	0.0%	0.0%
Single person 66+	52.5%	47.5%	0.0%	0.0%
Family under 66 - no children	67.1%	30.3%	2.6%	0.0%
Family under 66 - dependent children	21.1%	38.2%	38.2%	2.6%
Family under 66 - adult children	36.0%	36.0%	28.0%	0.0%
Single person under 66	58.1%	38.7%	3.2%	0.0%
All households	48.6%	36.1%	14.7%	0.6%

Source: ONS 2021, AECOM Calculations

5.3.9. As noted in the introduction to this chapter, the life stage of households is strongly correlated with the size of home they tend to occupy. Figure 5-2 sets out this relationship for North Norfolk in 2011 (because this data is not available at smaller scales). The graph shows how the youngest households tend to occupy the smallest dwellings, before rapidly taking up larger homes as their families expand, and then more gradually downsizing to smaller homes again as they age.

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



Source: ONS 2011, AECOM Calculations

5.4. Future population and size needs

5.4.1. This section projects the future age profile of the population in Tunstead and Sco Ruston at the end of the Neighbourhood Plan period and then estimates the mix of dwelling sizes they may need.

Age

5.4.2. The result of applying Local Authority level household projections to the age profile of Tunstead and Sco Ruston households in 2011 is shown in Table 5-8. This makes clear that population growth can be expected to be driven by the oldest households, with a household reference person aged 65 and over projected to increase significantly by 61% between 2011 and 2040. This would mean that households with a household reference person aged 65 and over would account for 18.2% of the population in 2040 compared to 12.8% in 2011. In contrast, all younger age groups are projected to have very minimal or no change.

Table 5-8: Projected age of households, Tunstead and Sco Ruston, 2011 – 2040

Year	24 and under	25 to 34	35 to 54	55 to 64	65 and over
2011	4	20	108	85	92
2040	3	20	101	86	148
% change 2011 – 2040	-18%	~	-7%	1%	61%

Source: AECOM Calculations

5.4.3. The demographic change discussed above can be translated into an 'ideal' mix of dwelling sizes. This is achieved through a model that maps the dwelling size preferences by life stage shown earlier (in Figure 5-2) onto the projected age profile for the NA in Table 5-8 immediately above. The resulting 'ideal' future mix of dwelling sizes can then be compared to the current stock of housing to identify how future development might best fill the gaps.

5.4.4. This approach has limitations, in that it embeds existing size preferences and does not anticipate changes in what people want from their homes. As such, it is appropriate for the results to be taken as a baseline scenario – what would occur if current trends persisted. It may well be the intention of the community to intervene to produce a different outcome more in line with their interpretation of emerging trends and their place- and community-shaping objectives. Layering these factors on top of the indicative picture provided by this model is appropriate for the purpose of drafting neighbourhood plan policies.

5.4.5. The result of this exercise is presented in Table 5-9. It suggests that by the end of the plan period there should be a particular focus on the provision of smaller and mid-sized properties, specifically 1 bedroom dwellings followed by 2-3 bedroom dwellings. However, the provision of 1-bedroom dwellings is not always possible or practical in rural areas, particularly as it implies the development of flats. Notably, 4+ bedroom dwellings appear to be present in sufficient number in the NA, resulting in little need for more. In essence, the modelling suggests that there is a need for all sizes of dwellings, however, demographic trends and the existing stock would point to the prioritisation of smaller and mid-sized homes in new development.

Table 5-9: Suggested dwelling size mix to 2040, Tunstead and Sco Ruston

Number of bedrooms	Current mix (2011)	Suggested mix (2040)	Balance of new housing to reach suggested mix	Indicative policy range
1	1.0%	6.9%	43.1%	40-50%
2	33.0%	31.5%	21.6%	15-25%
3	44.7%	42.2%	25.8%	20-30%
4+	21.1%	19.5%	9.5%	5-15%

Source: AECOM Calculations

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

- The preceding chapter found that affordability is a challenge for average income households in the NA. While the provision of Affordable Housing (subsidised tenure products) is one way to combat this, another is to ensure that homes come forward which are of an appropriate size, type and density for local residents' budgets.
- Continuing to provide smaller homes with fewer bedrooms would help to address this situation, although it should be considered whether large numbers of 1 bedroom homes are suitable given the area's character, current density and need for more mid-sized homes.
- It is also worth noting that a Neighbourhood Plan Survey was undertaken in Tunstead and Sco Ruston. When respondents were questioned about their views on housing developments some respondents referred to size by stating that they would support new housing developments provided that they were of suitable size and scale. However, most respondents had concerns about the sufficiency of existing infrastructure and amenities within the NA, which would not support new housing developments. A high proportion of respondents also did not support new housing developments whatsoever.
- The SHMA (2017) indicates that between 2015 and 2036, there would be a greater need for 3-bedroom dwellings at 57.2% compared to other dwelling sizes. This is then followed by 2-bedroom dwellings at 22.3%. There would be a need for 16% 4+ bedroom dwellings and only 4.5% for 1-bedroom dwellings. Similarly, AECOM modelling found that there would be a greater need for mid-sized dwellings and lesser need for larger dwellings. The SHMA suggests that there is a very limited need for 1-bedroom dwellings with 3-bedroom dwellings being in the greatest need.
- To best meet the needs of the growing cohort of older households expected to be present by the end of the Neighbourhood Plan period, it should also be considered whether the existing options are well tailored to older people's requirements in terms of space, flexibility, quality, location and accessibility.
- Variety should be sought within the mid-sized homes that are built in future to attract both newly forming households on lower budgets and older households

with equity from their existing larger homes. While the number of bedrooms required may be similar, other preferences and levels of purchasing power could be very different. Facilitating downsizing among older households may also release those larger homes for use by families who need more bedrooms if they existing stock of larger homes is sufficiently affordable.

Tenure

5.4.7. The recommendation discussed immediately above applies to all housing in the NA over the Neighbourhood Plan period. This is considered proportionate for devising policy at neighbourhood scale. However, in practice different size mixes may be appropriate for market housing and Affordable Housing. While this distinction may not be appropriate to make in Neighbourhood Plan policy, since Local Authorities tend to define the precise mix of Affordable Housing required on applicable sites, it is worth thinking through the factors at play.

5.4.8. Generally speaking, the size mix needed within affordable tenures, particularly affordable and social rent, is smaller than the size mix of market housing. This is because many households (including couples and families with children) are only eligible for small properties. They are allocated a property which meets their basic needs, assuming children share bedrooms etc. In contrast, people buying their own homes tend to want more space than they technically 'need', such as spare rooms for guests, home working or other uses. This fact is established in the data on under-occupancy presented earlier in this chapter.

5.4.9. There are two key sources of information for thinking through the size needs of different categories. These are:

- The Central Norfolk SHMA (2017) indicates that the majority of dwellings in North Norfolk between 2015 and 2036, could comprise of market housing at 76.7% of the tenure mix with the remaining 23.3% to be affordable housing. Within this mix, the greatest need for affordable housing is for 2 and 3 bedroom dwellings at approximately 39.5% and 42%. Similarly, there is a high need for 3-bedroom dwellings in market housing with this accounting for approximately 76.5% of the market housing mix. There is however not a similar need for 2-bedroom dwellings in market housing with there being an estimated surplus of 99 of these homes. Therefore, none are needed between 2015 and 2036. The same can be said for 1-bedroom market dwellings with there also being an estimated surplus (34) of these homes. In contrast, there is a need for 1-bedroom affordable housing in the LA with this equating to 10.7% of the mix. There is a greater need for 4+ bedroom market dwellings (25.2% of market housing mix) compared to 4+ bedroom affordable dwellings (7.7% of affordable housing mix).
- The waiting list for affordable rented housing, kept by the Local Authority. This provides a more current snapshot of the size needs of applicant households. As this changes over time, individual planning applications can be decided in ways that meet evolving needs.

5.4.10. To summarise, the overall size mix recommendation presented above applies generally to new housing in the NA. Within this mix, Affordable Housing might require a greater weighting towards smaller sizes while market homes focus on mid-sized homes and some larger options. It is not necessary (and is potentially not appropriate) for Neighbourhood Plans to be prescriptive about the size mix within different tenures, but a range of data sources exist that indicate a direction of travel, which Local Planning Authorities will draw upon when determining applications, and which it is possible for the neighbourhood planners to monitor.

Type

5.4.11. Planning policy also tends to be less prescriptive about the mix of dwelling types that are needed than the mix of home sizes. This is because the choice to occupy a terraced rather than a detached home, for example, is primarily a matter of wealth, personal preference, and the amount of outdoor space or other features sought than 'need' in the strict sense. This stands in contrast to the matter of dwelling size, where it can be more clearly established that a household with a certain number of members, closely correlated with age, requires a particular number of bedrooms.

5.4.12. The key distinctions when it comes to dwelling type are between flats and houses and, to a lesser extent, bungalows, each of which tend to appeal to occupants with different life circumstances. However, it remains difficult to generalise about this, particularly when drawing on demographic evidence.

5.4.13. The benefits of delivering a certain blend of dwelling types are more closely related to affordability, which is clearly established as an issue in Tunstead and Sco Ruston, and which favours more dense options (e.g. terraces and flats). This imperative to improve affordability is often in conflict with matters of character, which in rural areas tend to favour lower density options that blend in with the existing built environment. This is particularly relevant in the case of flats, a large block of which may not be a welcome proposition in the NA. That said, it is possible to deliver flats in the form of low-rise maisonettes that resemble terraces from street level, which can counter this issue.

5.4.14. In summary, there is a balance to be struck between, on the one hand, improving affordability and choice in the market by encouraging flats and terraces, and, on the other hand, preserving the distinctive character and other features that residents like about the NA today. How far the Neighbourhood Plan should guide on this issue, and in what direction, is a policy decision for the Tunstead and Sco Ruston Parish Council and community to consider.

5.5. Conclusions- Type and Size

The current housing mix

5.5.1. Census data shows that the NA (52.4%) and LA (44.7%) had a significantly higher proportion of households living in detached dwellings compared to national levels. The NA also had a higher proportion of households living in semi-detached dwellings. VOA data shows that in 2023, 36.2% of the dwellings within the NA (proxy area) were bungalows, which was higher than the proportion across the LA (28.5%) and England (9.1%). These are likely to account for a significant number of the detached and semi-detached dwellings noted in the Census data. In contrast, the NA had a limited proportion of households living in flats and terraced homes compared to the LA and England.

5.5.2. In terms of dwelling size, across the NA, LA and England, most households live in mid-sized 3-bedroom dwellings. Notably, only 1% of households live in 1-bedroom dwellings in the NA, which is likely due to the small number of flats in the NA.

5.5.3. When comparing dwelling sizes from 2011 and 2021, it can be seen that there was very little change over the decade. In both years the majority of households lived in mid-sized 3-bedroom dwellings. A third of households lived in 2-bedroom dwellings in 2011 and 2021, whilst 20% lived in 4+ bedroom dwellings.

Population characteristics

5.5.4. Between 2011 and 2021 the overall population in Tunstead and Sco Ruston decreased slightly by 3.4%. The number of people in the 15-24, 24-44 and 45-64 age groups experienced the largest falls. Those aged 65-84 were the only age group with significant growth over the decade at 47.6%. In both years the greatest proportion of the population were aged 45-64. This data highlights the declining younger population in the NA, consistent with an ageing population.

5.5.5. The LA (33.7%) and England (30.1%) had a higher proportion of one person households compared to the NA (23.5). When looking at household composition groups, the LA had the highest proportion of households aged 66 and over at 19.3% (single person) and 17% (family households), whilst the NA had the highest proportion of households with no children at 24.4%. The NA and England had a similar proportion of households with dependent children at 22.2% and 25.8%, both being slightly higher than the LA at 17.2%. Across the various geographies there was a similar proportion of households with non-dependent children.

5.5.6. Under-occupancy is very common in the NA with the majority of households living in a dwelling with 1 or 2 extra bedrooms compared to their household size. This is most prevalent in households with families aged 66+ and single person households aged 66+ with all of these households being under-occupied. Family households under 66 with no children and single person households under 66 also appear to be highly under-occupied households with 97.4% and 96.8% respectively having 1 or 2 extra bedrooms. A small number of families under 66 with dependent children are living in over-crowded homes. Although this is a small proportion, it still provides an indicator of acute need amongst some households in the NA.

Future population and size needs

5.5.7. Future population growth can be expected to be driven by the oldest households with those aged 65 and over projected to increase significantly by 61% between 2011 and 2040. This would mean that households with a household reference person aged 65 and over would account for 18.2% of the population in 2040 compared to 12.8% in 2011. Therefore, it is projected that there will be a decline in the proportion of younger households by the end of the plan period.

5.5.8. AECOM modelling suggests that by the end of the plan period there should be a particular focus on the provision of 1-3 bedroom dwellings (smaller and mid-sized properties) to meet demographic needs and provide wider choice within the housing stock. The Central Norfolk SHMA also found that there would be a greater need in mid-sized dwellings compared to other property sizes. However, the SHMA found there would be a lesser need for 1-bedroom dwellings whilst AECOM's modelling suggested the provision of these smaller dwellings would widen choice locally.

5.5.9. It is important to remember that other factors should be considered in determining the dwelling mix that is desirable in the NA or on any particular site. These include the specific characteristics of the nearby stock of housing (such as its condition and design), the role of the NA or site within the wider housing market area (linked to any Local Authority strategies or plans) and site-specific factors.

6. Specialist housing for older people

6.1. Introduction

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

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

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

6.1.3. It is important to note that the need for housing for particular groups of people may well exceed, or be proportionally high in relation to, the total housing need or requirement. This is because the needs of particular groups will often be calculated having consideration to the whole population of an area as opposed to the projected new households which form the baseline for estimating housing need overall.[12]

6.1.4. This study covers the need for housing, i.e. buildings that the planning system classifies as Use Class C3 (private dwellings).[13] Residences that fall into Use Class C2 (institutions including prisons, boarding schools and some care homes for older people) are largely beyond the scope of this research. However, it is possible to estimate the likely need for residential and nursing care over the Neighbourhood Plan period.

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

[12] See Paragraph: 017 Reference ID: 2a-017-20190220, at https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments)
[13] For a full description of Planning Use Classes, please refer to https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

Definitions

- **Older people:** people over retirement age, ranging from the active newly retired to the very frail elderly. Their housing needs tend to encompass accessible and adaptable general needs housing as well as the full spectrum of retirement and specialised housing offering additional care.
- **Specialist housing for older people:** a wide range of housing types specifically aimed at older people, which may often be restricted to those in certain older age groups. This could include residential institutions, sheltered housing, extra care housing, retirement housing and a range of other potential types of housing which has been designed and built to serve the needs of older people, including often providing care or other additional services.
- **Sheltered Housing[14]:** self-contained flats or bungalows where all the residents are older people. Schemes on the whole provide independent, self-contained homes, either to rent or buy. Properties in most schemes have features like raised electric sockets, lowered worktops, walk-in showers, and so on, as well as being linked to an emergency alarm service. Some will be designed to accommodate wheelchair users. Managed schemes will also usually have some shared or communal facilities such as a lounge for residents to meet, a laundry, guest flats and gardens.
- **Extra Care Housing:** housing which usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required. Residents are able to live independently with 24-hour access to support services and staff, and meals are often also available. In some cases, these developments are included in retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.
- **Category M4(2):** accessible and adaptable dwellings.
- **Category M4(3):** wheelchair user dwellings.

6.2. Specialist housing for older people

6.2.1. There is understood to be no specialist accommodation in the NA at present. The closest specialist accommodation is St Margarets Garden, age-exclusive housing in Hoveton.

6.2.2. The 2021 Census indicates that at this time there were 73 individuals aged 75 or over in Tunstead and Sco Ruston. As there is no specialist accommodation in the NA, current provision is clearly below the national average for England of 136 units per 1,000 of the 75+ population[15].

[14] See http://www.housingcare.org/jargon-sheltered-housing.aspx
[15] Table 22, 'More Choice Greater Voice' (2008), published by Housing LIN for CLG (now MHCLG) and the Care Services Improvement Partnership

Demographic characteristics

6.2.3. The starting point for estimating the need for specialist housing for older people is to project how the overall number of older people in Tunstead and Sco Ruston is likely to change in future. This is calculated by extrapolating population projections from the ONS Sub-National Population Projections for North Norfolk. The results are set out in Table 6-1. The table shows that between 2021 and 2040, the number of people aged 75+ in the NA is projected to increase from 73 to 114. Therefore, those aged 75+ will account for 13.9% of the population in the NA in 2040, lower than the LA's rate of 22.3%.

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

Table 6-1: Modelled projection of older population in Tunstead and Sco Ruston by end of Plan period

Age group	2021 Tunstead and Sco Ruston	2021 North Norfolk	2040 Tunstead and Sco Ruston	2040 North Norfolk
All ages	719	102,980	815	116,742
75+	73	16,706	114	26,021
%	10.2%	16.2%	13.9%	22.3%

Source: ONS SNPP 2020, AECOM Calculations

6.2.5. The next step is to consider the need for different tenures of dwelling for older people. It is assumed that those currently occupying their own home will wish to do so for as long as practicably possible in future, even where downsizing or moving into specialist accommodation. Equally, those who currently rent, either in the private or social sectors, are projected to need affordable rented specialist accommodation.

6.2.6. The 2011 55-75 age bracket is considered the best proxy for the group likely to fall into need for specialist accommodation during the Neighbourhood Plan period to 2040. The top row in Table 6-2 outlines the tenure mix among households aged 55-75 at Local Authority level, which indicates that the majority of households in this age group owned their own home at 79.3%. The remaining 20.7% rented, with most of these households being social or private renters. Only 1.5% of households lived rent free.

6.2.7. The expected growth in the 75+ population in the NA is 41 additional individuals by the end of the plan period. This can be converted into 29 households based on the average number of people per household aged 75+ at Local Authority scale. Multiplying this figure by the percentages of 55-75 year olds occupying each tenure gives a breakdown of which tenures Tunstead and Sco Ruston households are likely to need in 2040 and is shown in the bottom row of Table 6-2.

Table 6-2: Tenure of households aged 55-75 in North Norfolk (2011) and projected aged 75+ in Tunstead and Sco Ruston (2040)

	All owned	Owned outright	Owned (mortgage) or Shared Ownership	All Rented	Social rented	Private rented	Living rent free
North Norfolk (2011 mix)	**79.3%**	61.2%	18.1%	**20.7%**	9.8%	9.4%	1.5%
Tunstead and Sco Ruston (2040)	**23**	18	5	**6**	3	3	0

Source: Census 2011

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

Future needs for specialist accommodation and adaptations

6.2.9. Based on the evidence outlined above, the number of households falling into potential need for specialist accommodation over the Neighbourhood Plan period is calculated to be 10 dwellings.

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

6.2.11. It is useful to consider the breakdown in tenure and level of care of specialist housing for older people. Table 6-3 shows that there is a greater need for market accommodation (75%) than affordable (25%) in the NA. There appears to be a greater need for sheltered housing (66.7%) compared to extra-care housing (33.3%). The greatest sub-category is a combination of these two dominant categories; market sheltered housing at 75% of the total need. However, it should be noted that some of the needs could be met through home adaptions or through ensuring that all future housing is adaptable and accessible.

Table 6-3: AECOM estimate of specialist housing for older people need in Tunstead and Sco Ruston by the end of the Neighbourhood Plan period

Type	Affordable	Market	Total
Housing with care	1 (25.0%)	3 (75.0%)	**4 (33.3%)**
Adaptations, sheltered, or retirement living	2 (25.0%)	6 (75.0%)	**8 (66.7%)**
Total	**3** (25.0%)	**9** (75.0%)	**12**

Source: Census 2011, AECOM Calculations

6.2.12. It is worth comparing these findings with the recommendations of the Housing Learning and Improvement Network (HLIN), one of the simplest and widely used models estimating for the housing needs of older people. HLIN calculations

6.2.13. Ta in Appendix E reproduces the key assumptions of HLIN's Strategic Housing for Older People (SHOP) toolkit. Applying those assumptions to the growth in the older population of Tunstead and Sco Ruston results in a total of 10 specialist dwellings that might be required to the end of the Neighbourhood Plan period. This is set out in Table 6-4.

Table 6-4: HLIN estimate of specialist housing for older people need in Tunstead and Sco Ruston by the end of the Neighbourhood Plan period

Type	Affordable	Market	Total
Housing with care	1 (1.26) (33.3%)	2 (1.63) (66.7%)	**3 (30.0%)**
Adaptations, sheltered, or retirement living	2 (28.6%)	5 (71.4%)	**7 (70.0%)**
Total (rounded)	**3 (30.0%)**	**7 (70.0%)**	**10**

Source: Housing LIN, AECOM calculations

Further considerations

6.2.14. The above estimates suggest that potential need for specialist accommodation is likely to be in the region of 10 units over the Neighbourhood Plan period. However, it may not be possible or appropriate to deliver this scale of new accommodation. There is no overall housing requirement in the NA and so there is no planned delivery of specialist housing.

6.2.15. In addition, specialist housing for older people should only be provided in sustainable, accessible locations that offer services and facilities, public transport options, and the necessary workforce of carers and others.

6.2.16. Alongside the need for specialist housing to be provided in accessible locations, another important requirement is for cost effectiveness and economies of scale. This can be achieved by serving the specialist older persons housing needs arising from a number of different locations and/or Neighbourhood Areas from a single, centralised point (i.e. what is sometimes referred to as a ‘hub-and-spoke’ model).

6.2.17. It is considered that Tunstead and Sco Ruston’s position in the settlement hierarchy makes it a relatively less suitable location for specialist accommodation on the basis of the accessibility criteria and the considerations of cost-effectiveness above. As such, noting that there is no specific requirement or obligation to provide the specialist accommodation need arising from Tunstead and Sco Ruston entirely within the Neighbourhood Area boundaries, it is recommended it could be provided in a ‘hub and spoke’ model. In the case of Tunstead and Sco Ruston, Norwich is considered to have potential to accommodate the specialist housing need arising from the Neighbourhood Area (i.e. to be the hub in the hub-and-spoke model).

6.2.18. It is also important to emphasise that the potential need for specialist housing for older people overlaps with the need for care home bedspaces and the need for adaptations to mainstream housing. These topics are considered in the sections below.

6.3. Care homes

6.3.1. Residential and nursing care homes are not defined as housing because they do not provide self-contained accommodation where an older person can live independently. Care home accommodation is defined as institutional accommodation rather than housing.

6.3.2. However, residents of care homes may be similar in terms of their care and support needs as those living in specialist housing, or even mainstream housing with appropriate care and support delivered in their homes. There may be some scope for older people who would otherwise have been accommodated in care homes to meet their needs within specialist or mainstream housing if sufficient appropriate accommodation can be provided. Nevertheless, there is likely to be continued need for care home accommodation to meet more acute and severe needs, and to offer choice to some older people and their families about how they are cared for and supported.

6.3.3. Given the overlap between people who might enter care home accommodation and those who might take up specialist housing or care and support in their own home if available, estimates of the future need for care home accommodation, as with estimates of the need for specialist housing above, are uncertain and depend on both local and national policies, delivery, and the appetite of private developers.

6.3.4. AECOM has estimated the likely need for care home accommodation over the plan period, based on the HLIN SHOP toolkit prevalence rates for residential and nursing care homes for older people (aged 75+). This estimate applied the prevalence rates in the ‘More Choice, Greater Voice’ 2008 report which informed the development of the HLIN toolkit. This report suggested that 65 residential care beds per 1,000 people aged 75+ was an appropriate rate. For nursing care beds this is an extra 45 care beds per 1,000 people aged 75+. Based on these rates, applied to the growth in the older population for consistency with the calculations above, it is estimated that in 2040 there would be a need for 3 (2.7 rounded) residential care beds and 2 (1.8 rounded) nursing care beds in the NA. There are no care facilities in the NA at present.

6.3.5. It is important to note that as these estimates relate to care homes (or the population in institutions) rather than independent housing, these figures are in addition to the overall need for housing in the NA. However, as discussed in this section, some of the need for care home beds might be met by independent housing accommodation and vice versa.

6.4. The Role of Mainstream Housing

6.4.1. The majority of older people live in mainstream housing and will continue to do so all of their lives. Based on the estimated number of older people and the tally of the existing stock in Appendix E, 100% of the Tunstead and Sco Ruston population aged 75 and over is likely to live in the mainstream housing stock[16].

6.4.2. It is not possible to be precise about how well older people are accommodated within mainstream housing, in terms of whether their accommodation in suitable to their needs and whether adequate care or support is provided within the home when they need.

6.4.3. However, given that there is unlikely to be a large volume of additional specialist supply during the Neighbourhood Plan period, another key avenue to addressing those with relevant needs is to discuss the standards of accessibility and adaptability in new development to be met in the Local Plan with North Norfolk District Council.

6.4.4. It is relatively common for Local Plans to require that all or a majority of new housing meets Category M4(2) standards in response to the demographic shifts being observed nationwide. Government is considering mandating M4(2) on newly erected dwellings[17], although changes to Building Regulations have not yet been made.

6.4.5. The current emerging Local Plan policy HOU 8 sets out the expectation that all new dwellings will meet the Building Regulations M4(2) Standard: Category 2 – Accessible and Adaptable Dwellings. Additionally, 5% of dwellings on sites of 20 units or more should be provided as wheelchair adaptable dwellings in accordance with the Building Regulations M4(3) Standard: Category 3. This suggests that North Norfolk is in conformity with the Government mandates and the emerging Local Plan has relatively ambitious and specific policies for accessibility standards. The evidence gathered here for Tunstead and Sco Ruston would suggest that this policy approach is appropriate for the NA and should be achieved wherever possible.

6.5. Conclusions- Specialist Housing for Older People

6.5.1. There are not currently any units of specialist accommodation or care homes for older people in Tunstead and Sco Ruston.

[16] 73 over 75s in 2021, of which none are accommodated in specialist housing or care homes, leaving 73 people living in mainstream housing. This is approximate since some people in specialist housing and care homes will be under the age of 75.
[17] See Raising accessibility standards for new homes: summary of consultation responses and government response - GOV.UK (www.gov.uk)

6.5.2. 2021 Census data indicates that there were 73 individuals aged 75+ in the NA. It is projected that by the end of the plan period this will increase to 114, with the 75+ population accounting for 13.9% of the population in the NA by 2040.

Specialist Housing for Older People

6.5.3. The potential need for specialist housing with some form of additional care for older people can be estimated by bringing together data on population projections, rates of disability, and what tenure of housing the current 55-75 cohort occupy in the NA. This can be sense-checked using a toolkit based on national research and assumptions.

6.5.4. These two methods of estimating the future need in Tunstead and Sco Ruston suggest around 10 specialist accommodation units might be required during the Neighbourhood Plan period. These estimates are based on the projected growth of the older population, thereby assuming that today's older households are already well accommodated. If this is found not to be the case, it would justify aspiring to exceed the range identified here.

6.5.5. There is a greater need for market accommodation over affordable in the NA, in particular market sheltered housing. Overall, in comparison to extra-care housing, sheltered housing has a greater need across both affordable and market tenures. It must be noted that some of these needs could be met through home adaptions or through ensuring that all future housing is adaptable and accessible, especially given the NA's rural location which may not make it a suitable location for specialist schemes.

6.5.6. It is important for specialist housing for older people to be provided in sustainable, accessible locations, with cost-effectiveness and economies of scale also important factors to consider. Therefore, it is considered that the city of Norwich (approximately 11 miles south west of the NA) would likely be a more appropriate location for specialist accommodation for older people.

Care Homes

6.5.7. Care home accommodation is defined as institutional accommodation rather than housing. AECOM has estimated the likely need for care home accommodation over the plan period, based on the HLIN SHOP toolkit prevalence rates for residential and nursing care homes for older people (aged 75+). Based on this rate and the expected increase of 41 individuals aged 75+ between 2024 and 2039, it is estimated that in 2040 there would be a need for 3 (2.7 rounded) residential care beds and 2 (1.8 rounded) nursing care beds in the NA. However, some of the need for care home beds might be met by independent housing accommodation and vice versa, especially as there are no care homes in the NA.

Adaptable and Accessible Housing

6.5.8. Given that there is unlikely to be a large volume of additional specialist supply during the plan period, another key avenue to addressing those with relevant needs is to discuss the standards of accessibility and adaptability in new development.

6.5.9. The emerging Local Plan policy HOU 8 sets out the expectation that all new dwellings will meet the Building Regulations M4(Standard): Category 2. Additionally, 5% of dwellings on sites of 20 units or more should be provided as wheelchair adaptable dwellings in accordance with the Building Regulations M4(3) Standard: Category 3. This suggests that North Norfolk's emerging Local Plan has relatively ambitious and specific policies for accessibility standards. The evidence gathered here for Tunstead and Sco Ruston would suggest that this policy approach is appropriate for the NA and should be achieved or enforced wherever possible.

7. Next Steps

7.1. Recommendations for next steps

7.1.1. This Neighbourhood Plan housing needs assessment aims to provide Tunstead and Sco Ruston Parish Council with evidence on a range of housing trends and issues from a range of relevant sources. We recommend that the neighbourhood planners should, as a next step, discuss the contents and conclusions with North Norfolk District Council with a view to agreeing and formulating draft housing policies, bearing the following in mind:

- All Neighbourhood Planning Basic Conditions, but in particular Condition E, which is the need for the Neighbourhood Plan to be in general conformity with the strategic policies of the adopted development plan;
- The views of North Norfolk District Council;
- The views of local residents;
- The views of other relevant local stakeholders, including housing developers and estate agents; and
- The numerous supply-side considerations, including local environmental constraints, the location and characteristics of suitable land, and any capacity work carried out by North Norfolk District Council.

7.1.2. 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.

7.1.3. Bearing this in mind, it is recommended that the Tunstead and Sco Ruston Parish Council should monitor carefully strategies and documents with an impact on housing policy produced by the Government, North Norfolk District Council or any other relevant party and review the Neighbourhood Plan accordingly to ensure that general conformity is maintained.

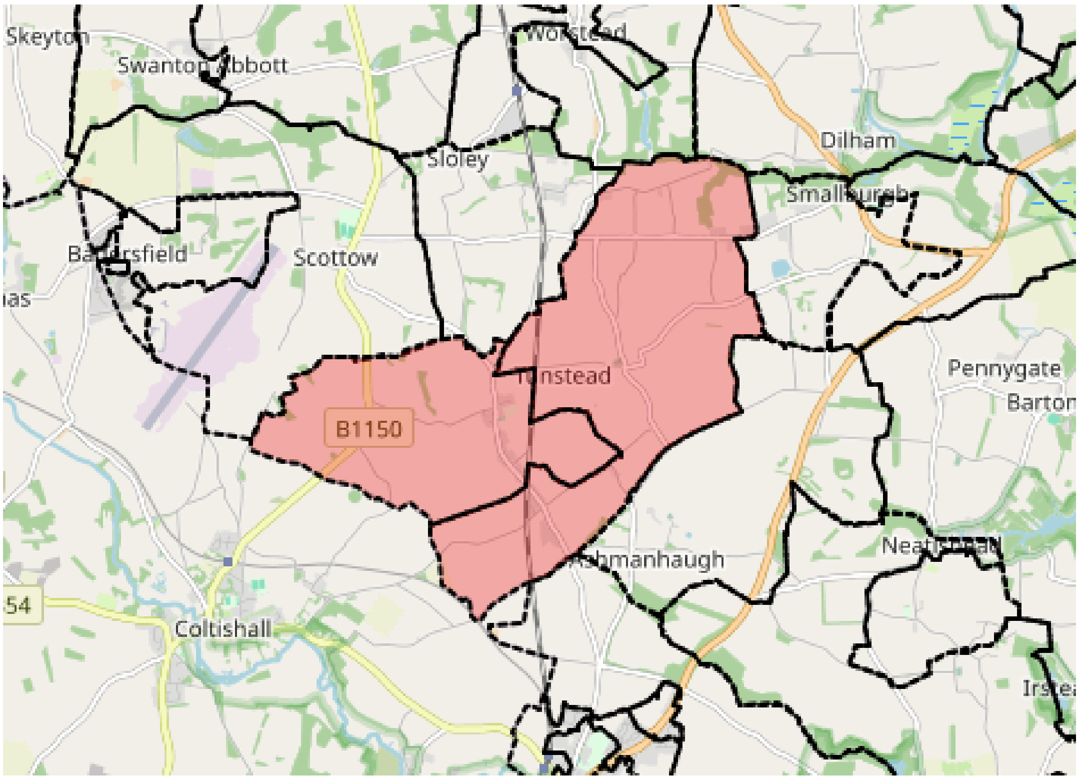
7.1.4. At the same time, monitoring on-going demographic or other trends over the Neighbourhood Plan period will help ensure the continued relevance and credibility of its policies.

Appendix A : Assessment geography

A.1 For Census purposes, the whole of England is divided into statistical units of similar population size called Output Areas (OAs) and their larger equivalents. OAs are the smallest units. They make up Lower Layer Super Output Areas (LSOAs), which in turn make up Middle Layer Super Output Areas (MSOAs). The NA equates to the following combination of OAs:

- E00136101; and
- E00136102.

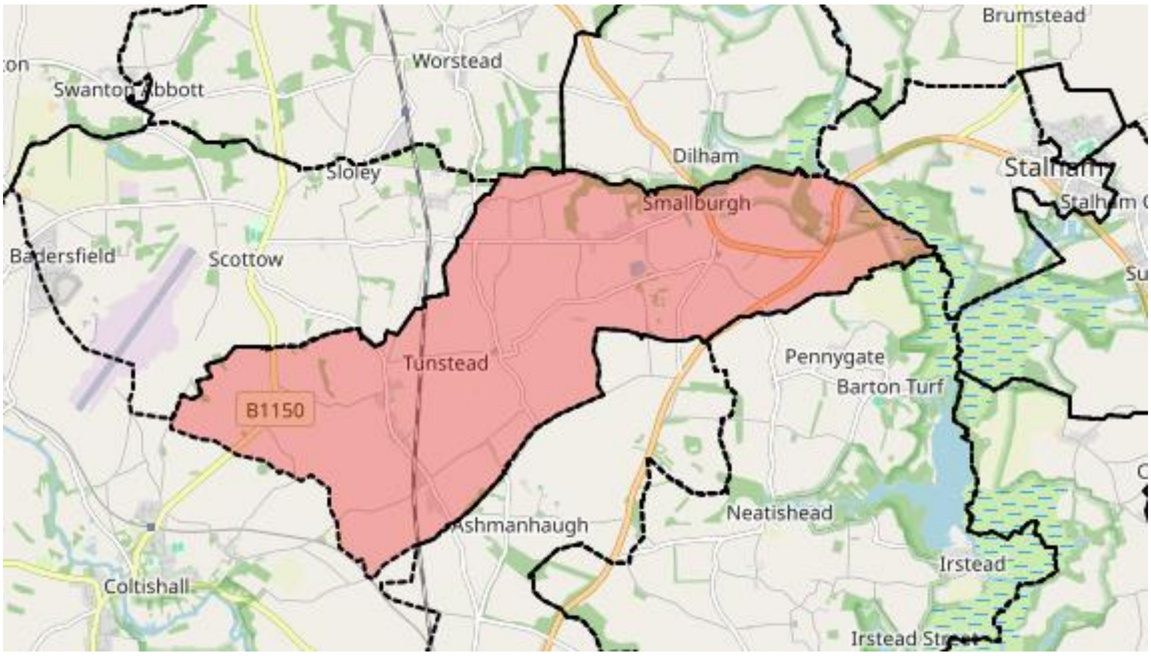
Figure A-1: Map of OA



A.2 Many other datasets besides the Census itself make use of OAs, but not necessarily down to the same level of detail. For example, Valuation Office Agency (VOA) data, which can be used to understand the type and size mix of housing, is only available down to the scale of LSOAs. The most relevant LSOA in this case, which will need to be used as a proxy for the NA, is:

- E01026767

Figure A-2: Map of LSOA for VOA Data

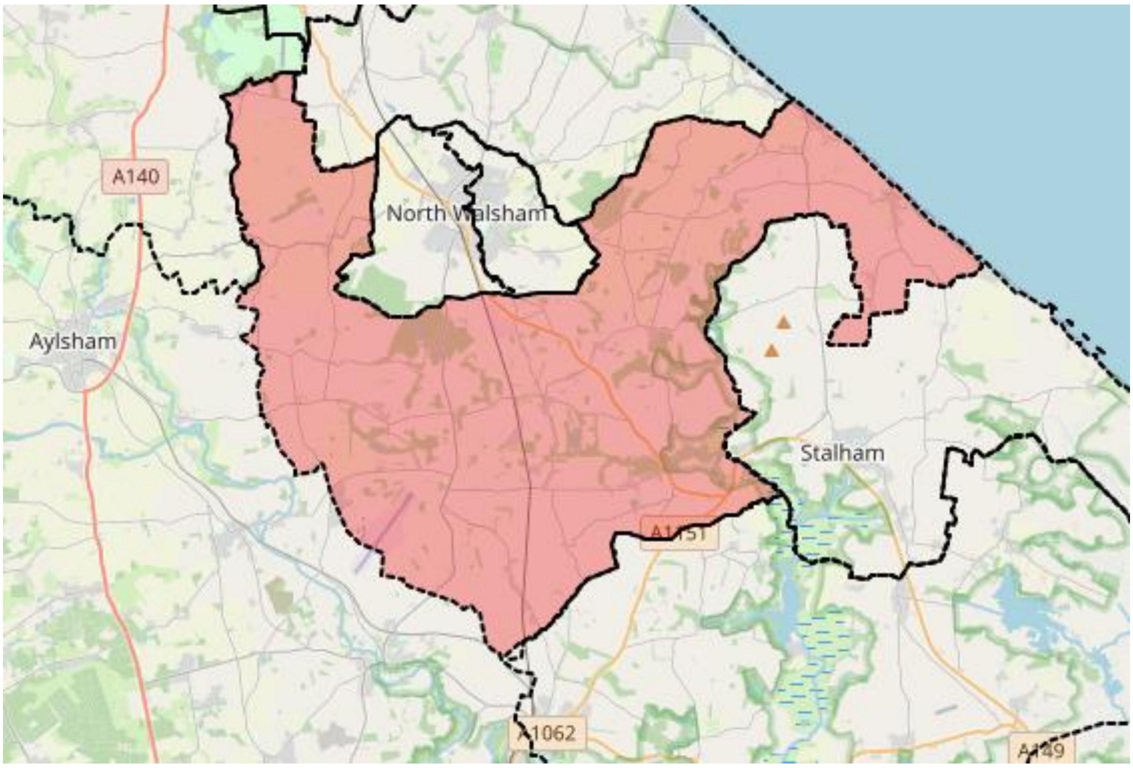


Source: NOMIS

A.3 Finally, as noted in the analysis of affordability in the main body of the report, household income data for small areas is only provided down to the scale of MSOAs. The relevant MSOA, in which the NA is located, and which will need to serve as a proxy for it, is:

- E02005581

Figure A-3: Map of MSOA for Income Data



Source: NOMIS

Appendix B : Local Plan context

Policies in the adopted local plan

B.1 Table B-1 below summarises adopted Local Plan policies that are relevant to housing need and delivery in Tunstead and Sco Ruston.

Table B-1: Summary of relevant adopted policies in the adopted Core Strategy for North Norfolk District Council

Policy	Provisions
Policy SS 1: Spatial Strategy for North Norfolk	The majority of new development in North Norfolk will take place in towns and larger villages, dependent on their local housing needs, their role as employment, retail and service centres and particular environment and infrastructure constraints. Settlements not designated as a Principal Settlement, Secondary Settlement, Service Village or Coastal Service Village will be designated as Countryside. Development in the Countryside will be restricted to particular types of development to support the rural economy, meet affordable housing needs and provide renewable energy. Tunstead and Sco Ruston is not a selected settlement and is therefore designated as Countryside. New market housing in the Countryside is restricted in order to prevent dwellings that will lead to a dependency on travel by car to reach basic services and ensure a more sustainable pattern of development. However, affordable housing may be permitted.
Policy SS 2: Development in the Countryside	In areas designated as Countryside, development will be limited to that which requires a rural location and is for one of the developments listed within the policy.
Policy SS 3: Housing	At least 8,000 dwellings are to be built between 2001 and 2021 in accordance with the East of England Plan. At least 30% of housing built between 2008 and 2021 will be affordable, of which approximately 70-80% will be for social rented accommodation with the remainder comprising intermediate/ affordable housing. The accommodation needs of a range of households, different sizes, ages and incomes will be met by ensuring that the type of housing built contributes to meeting identified needs.

Policy	Provisions
	Allocations for new development will be identified in the Site Specific Proposals Development Plan Document in accordance with the following:

Settlement	Built at April 2007	Commitment at April 2007	Allocation (range)	Windfall Estimate*	Total (upper allocation) 2001-2021
Cromer	234	223	400-450	225	1,133
Fakenham	179	145	800-900	206	1,430
Holt	157	105	250-300	137	700
North Walsham	203	174	400-550	244	1,170
All Principal Settlements	**774**	**647**	**1,850 - 2,200**	**812**	**4433**
Hoveton	28	14	100-150	20	212
Sheringham	219	63	200-250	164	696
Stalham	64	86	150-200	67	417
Wells-next-the- Sea	45	59	100-150	52	306
All Secondary Settlements	**356**	**221**	**550 - 750**	**303**	**1631**
16 Service Villages	480	370	300-450	395	1,695
Non Service Villages	452	274	0	0	725
Barn conversions, and rural housing exception schemes			0	1,004	1,004
All other areas	**932**	**644**	**300 - 450**	**1399**	**3,424**
TOTAL ALL AREAS	**2,062**	**1,512**	**2,700-3,400**	**2,514**	**9,488**
Cumulative total	**2,062**	**3,574**	**6,974**	**9,488**	

Policy HO 1: Dwelling Type and Mix

Unless it has been demonstrated that a proposal will address a specific identified local need for sheltered/ supported accommodation, all new housing developments, including the conversion of existing buildings to dwellings, shall meet the following criteria:

- On schemes of 3 or 4 dwellings, at least 1 dwelling shall comprise not more than 70sqm internal floor space and incorporate 2 bedrooms or fewer; and on schemes of 5 or more dwellings, at least 40% of the total number of dwellings shall comprise such dwellings; and
- On schemes of 5 or more dwellings, at least 20% of dwellings shall be suitable or easily adaptable for occupation by the elderly, infirm or disabled.

Policy HO 3: Affordable Housing in the Countryside

Proposals for affordable housing in areas designated as the Countryside will be permitted only where:

- the proposal would help to meet a proven local housing need for affordable housing as demonstrated in the SHMA and waiting list information;

Policy	Provisions
	• for schemes of 10 or more dwellings the site is situated within 100m of the boundary of a Principal or Secondary Settlement or one of the defined Service Villages or Coastal Service Villages; • for schemes of 10 dwellings or fewer the site adjoins an existing group of 10 or more dwellings, and is not situated within a 1km radius of any other scheme which has been permitted under this policy; and • the affordable housing provided is made available to people in local housing need at an affordable cost for the life of the property.

Source: North Norfolk District Council

Policies in the emerging local plan

B.2 Table B-2 below summarises emerging Local Plan policies that are relevant to housing need and delivery in Tunstead and Sco Ruston.

Table B-2: Summary of relevant emerging policies in the emerging Local Plan for North Norfolk District Council

Policy	Provisions
Policy SS 1: Spatial Strategy	The majority of new development will be located in the larger towns and villages in the District having regard to their role as employment, retail and service centres, the identified need for new development and their individual capacity to accommodate sustainable growth. Settlements not designated as a Large Growth Village or Small Growth Village will be designated as a Countryside Policy Area where development will be limited to those types allowed for in Policy SS 2. Tunstead and Sco Ruston is not a selected settlement and is therefore designated as a Countryside Policy Area. Small Growth Villages have been appointed the following indicative housing allowances:

Settlement (Parish)	Indicative Housing Allowance (Indicative, 31 March 2021)
Aldborough	15
Badersfield (Scottow)	37
Bacton	31
Binham	8
Catfield	27
Corpusty & Saxthorpe(1)	19
East Runton	43(2)

Policy	Provisions
	Happisburgh — 24 High Kelling — 17 Horning — 29 Little Snoring — 16 Little Walsingham (Walsingham) — 21 Overstrand — 25 Potter Heigham(3) — 0 Roughton — 24 Sculthorpe — 20 Sea Palling(3) — 0 Southrepps — 21 Sutton — 30 Trunch — 24 Walcott(3) — 0 Weybourne — 21 **Total Housing Delivery @ 6%** — **452**

Happisburgh	24
High Kelling	17
Horning	29
Little Snoring	16
Little Walsingham (Walsingham)	21
Overstrand	25
Potter Heigham[3]	0
Roughton	24
Sculthorpe	20
Sea Palling[3]	0
Southrepps	21
Sutton	30
Trunch	24
Walcott[3]	0
Weybourne	21
Total Housing Delivery @ 6%	**452**

Policy SS 2: Development in the Countryside

In the designated Countryside Policy Area, planning permission will be granted for development which complies with the Polices detailed in the Plan and is for one of the following developments:

a) use and development of land associated with agriculture or forestry;
b) provision of infrastructure;
c) affordable homes, replacement dwellings, sub division of dwellings, essential rural workers accommodation;
d) temporary and permanent accommodation for gypsies and travellers;
e) community facilities and services;
f) recreation and tourism;
g) extensions to existing dwellings and businesses;
h) re-use of existing buildings;
i) new employment generating development or specialist accommodation for the elderly infirm, where there is a demonstrable need for the development and where alternative sites within defined Settlement Boundaries are shown not to be available or suitable; and,
j) small-scale residential development adjacent to the defined settlement boundaries of Small Growth Villages in accordance with Policy SS 1 'Spatial Strategy'.

Policy HOU 1: Delivering Sufficient Homes

The Council aims to deliver a minimum of 9,600 new homes over the plan period 2016-2036. As part of this total a minimum of 2,000 affordable dwellings will be provided. To achieve this, specific

Policy	Provisions
	development sites suitable for not less than 4,900 new dwellings are allocated.
	Development will be permitted in accordance with the adopted settlement hierarchy and the tables below:

Settlement Hierarchy	Settlement / Location	Dwellings with Planning Permission (at 31/03/21)	Dwelling Completions (01/04/2016 - 31/03/2021)	Dwellings provided on Allocated Sites inclusive of specialist elderly accommodation	Elderly Persons Accommodation on allocated sites as required in Policy HOU2 at ratio of 1.5:1	Total
Large Growth Towns (51.3%)	North Walsham	39	449	2,150	373	3,011
	Fakenham	1,016	335	750	67	2,168
	Cromer	194	151	572	107	1,024
Small Growth Towns (16.2%)	Holt	194	327	207	40	768
	Hoveton	56	5	120	40	221
	Sheringham	191	141	133		465
	Stalham	54	101	150		305
	Wells-next-the-Sea	37	89	70		196

Settlement Hierarchy	Settlement / Location	Dwellings with Planning Permission (at 31/03/21)	Dwelling Completions (01/04/2016 - 31/03/2021)	Dwellings provided on Allocated Sites inclusive of specialist elderly accommodation	Elderly Persons Accommodation on allocated sites as required in Policy HOU2 at ratio of 1.5:1	Total
Large Growth Villages (3.4%)	Blakeney	16	20	30		66
	Briston & Melton Constable	82	50	65		197
	Ludham	11	2	35		48
	Mundesley	13	59	30		102
Small Growth Villages (7.6%)	Villages named in **Policy SS 1 'Spatial Strategy'**	172	294	452[1]		918
Remainder of District (5.9%)	All remaining settlements and countryside	318	399	0		717
Windfall Development (2021-2036) 15.6%	Across entire District					1,890
Totals		**2,393**	**2,422**	**4,764**	**644**	**12,096**

Policy HOU 3: Affordable Homes in the Countryside (Rural Exceptions Housing)	Proposals for affordable housing development within the designated Countryside Policy Area will be permitted where they comply with all the following criteria: a. the proposal would help address a proven local housing need for affordable housing as demonstrated in up to date evidence;

Policy	Provisions
	b. the site is physically well related to a built up part of a settlement and the facilities it provides; c. the affordable housing provided is made available solely to people in local housing need at an affordable cost for the life of the property; d. the scheme is of a scale and design appropriate to its immediate surroundings and is sympathetic to the local area; and e. where market housing is included within proposals it is clearly demonstrated to be minimum necessary in order to deliver affordable dwellings which would not otherwise be provided, and in all cases the majority of the homes provided are affordable.
Policy HOU 8: Accessible & Adaptable Homes	All new homes must be designed and constructed in a way that enables them to be adapted to meet the changing needs of their occupants over their lifetime and comply with or exceed the Government's Accessible and Adaptable Standards or successor. Planning permission will be granted for new dwellings subject to: a. all new dwellings meeting the Building Regulations M4(2) Standard: Category 2 – Accessible and Adaptable Dwellings; and b. 5% of dwellings on sites of 20 units or more being provided as wheelchair adaptable dwellings in accordance with the Building Regulations M4(3) Standard: Category 3. Exemptions to the above will only be granted in certain circumstances.

Source: North Norfolk District Council

Appendix C : Affordability calculations

C.1 This section outlines how the affordability thresholds discussed in the Affordability and Affordable Housing have been calculated.

Market housing

C.2 Market housing is not subsidised and tends to be primarily accessible to people on higher incomes.

Market sales

C.3 The starting point for calculating the affordability of a dwelling for sale from the perspective of a specific household is the loan to income ratio which most mortgage companies are prepared to agree. This ratio is conservatively estimated to be 3.5. In practice this can be highly variable. Multipliers up to 4.5 or even above 5 times income increasingly available, although the actual average in practice tends to be lower, particularly where applicants are dual earning. The Financial Conduct Authority uses 3.5 or more as its standard assumption for single applicants and 2.75 or more for dual applicants.

C.4 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 Tunstead and Sco Ruston, 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.

C.5 The calculation for the purchase threshold for market housing is as follows:

- Value of a median NA house price (2023) = £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.

C.6 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 2023 was £225,750, and the purchase threshold is therefore £58,050.

C.7 It is also worth assessing the purchase threshold for new build homes, since this most closely represents the cost of the new housing that will come forward in future. Land Registry recorded no sales of new build properties in the NA in 2022. It is, however, important to understand the likely cost of new housing because new housing is where the Neighbourhood Plan has most influence and is the appropriate benchmark for understanding the costs of affordable home ownership tenures (considered below).

C.8 Therefore, an estimate has been calculated by determining the uplift between all house prices in 2023 across North Norfolk and new build house prices in 2023 in the same area. This percentage uplift (or 'new build premium') is then applied to the 2023 lower quartile house price in the NA to give an estimated NA new build entry-level house price of £309,027 and purchase threshold of £79,464.

C.9 In order to provide a comparison with the wider local authority area, it is helpful to also look at the cost of new build housing across North Norfolk in 2023. The median cost of new build dwellings in North Norfolk was £420,250, with a purchase threshold of £108,064.

Private Rented Sector (PRS)

C.10 It is assumed here that rented housing is affordable if the annual rent does not exceed 30% of the household's gross annual income. The percentage of income to be spent on rent before the property is considered affordable varies considerably for individuals, and it is increasingly common for households to dedicate a larger proportion of their earnings to rent. When considering affordability it is considered good practice to be conservative, and the 30% benchmark is used as ONS's current standard assumption.

C.11 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.

C.12 The property website Rightmove.co.uk shows rental values for property in the Neighbourhood Area. The best available data is derived from properties available for rent within a 5 mile radius of Tunstead (as shown in Figure C-1). Although this covers a larger area than the Plan area itself it can be used as a reasonable proxy for it due to the current lack of properties for rent in the Plan area. Moreover, because it forms a larger geography with a greater number of rental properties offered, the larger sample size is likely to generate more robust findings.

Figure C-1: Map of Rental Properties within the Surrounding Area of the NA

C.13 According to Rightmove.co.uk, there were 19 properties for rent at the time of search in October 2024, with an average monthly rent of £1,065. There were 7 2-bedroom properties listed, with an average price of £1,029 per calendar month. Furthermore, there were a total of 5 properties listed with more than 3-bedrooms and an average monthly rent of £1,556.

C.14 The calculation for the private rent income threshold for entry-level (2 bedroom) dwellings is as follows:

- Annual rent = £1,029 x 12 = £12,348;
- Multiplied by 3.33 (so that no more than 30% of income is spent on rent) = income threshold of £41,160.

C.15 The calculation is repeated for the overall average to give an income threshold of £42,600.

Affordable Housing

C.16 There are a range of tenures that constitute the definition of Affordable Housing within the NPPF 2023: social rent and affordable rent, discounted market sales housing, and other affordable routes to home ownership. The new First Homes was introduced in 2021 but is not yet included in the NPPF. Each of the affordable housing tenures are considered below.

Social rent

C.17 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.

C.18 To determine social rent levels, 2021 data and statistical return from Homes England is used. This data is only available at Local Authority scale so must act as a proxy for Tunstead and Sco Ruston. This data provides information about rents and the size and type of stock owned and managed by private registered providers and local authorities and is presented for North Norfolk in Table C-1.

C.19 To determine the income needed, it is assumed that no more than 30% of income should be spent on rent. This is an assumption only for what might generally make housing affordable or unaffordable – it is unrelated to the eligibility criteria of Affordable Housing policy at Local Authority level. The overall average across all property sizes is taken forward as the income threshold for social rent.

Table C-1: Social rent levels (£)

Size	1 bed	2 beds	3 beds	4 beds	All
Average social rent per week	£74.77	£87.48	£94.68	£103.49	**£89.33**
Annual average	£3,888	£4,549	£4,923	£5,381	**£4,645**
Income needed	£12,960	£15,163	£16,411	£17,938	**£15,484**

Source: Homes England, AECOM Calculations

Affordable rent

C.20 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).

C.21 Even a 20% discount on the market rent may not be sufficient to ensure that households can afford this tenure, particularly when they are dependent on benefits. Registered Providers in some areas have applied caps to larger properties where the higher rents would make them unaffordable to families under Universal Credit. This may mean that the rents are actually 50-60% of market levels rather than 80%.

C.22 Data on the most realistic local affordable rent costs is obtained from the same source as social rent levels for North Norfolk. Again, it is assumed that no more than 30% of income should be spent on rent, and the overall average is taken forward.

C.23 Comparing this result with the average 2 bedroom annual private rent above indicates that affordable rents in the NA are actually closer to 45% of market rates than the maximum of 80%, a feature that is necessary to make them achievable to those in need.

Table C-2: Affordable rent levels (£)

Size	1 bed	2 beds	3 beds	4 beds	All
Average affordable rent per week	£92.37	£108.64	£125.13	£154.43	**£107.41**
Annual average	£4,803	£5,649	£6,507	£8,030	**£5,585**
Income needed	£16,011	£18,831	£21,689	£26,768	**£18,618**

Source: Homes England, AECOM Calculations

Affordable home ownership

C.24 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.

C.25 In paragraph 66 of the NPPF 2023, the Government introduces a recommendation that "where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership." There are exemptions to this requirement, including where:

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

Discounted Market Sale/ First Homes

C.26 Discounted market sale homes are affordable home ownership products which offer a discount of at least 20% on market values.

C.27 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);

- First Homes should be available to buy with a minimum discount of 30% below their full market value (i.e. the value of an equivalent new home);
- The discount level can be set higher than 30% – at 40% or 50% – where this can be suitably evidenced. The setting and justifying of discount levels can happen at neighbourhood as well as local authority scale;

- After the discount is applied the initial sale price must not exceed £250,000 (or £420,000 in Greater London), and lower caps can be set locally;
- Purchasers must be first-time buyers with an income less than £80,000 (or £90,000 in Greater London), and First Homes can be prioritised for local people and/or key workers;
- They will be subject to legal restrictions ensuring the discount is retained for future occupants, and renting out or sub-letting will not normally be permitted;
- In addition to setting the discount level, local authorities and neighbourhood planning groups can apply additional criteria, such as a lower income cap, local connection test or prioritisation for key workers through adopted plans, emerging policy or Supplementary Planning Documents.
- 25% of all homes delivered through section 106 developer contributions on sites enabled through the planning process should be sold as First Homes. In simpler terms, 25% of all subsidised Affordable Housing on mainstream housing developments should be First Homes. This is likely to mean that First Homes will take the place of shared ownership housing in many circumstances, and in some cases may also displace social or affordable rented homes.

C.28 The starting point for considering whether Discounted Market Sale/ First Homes are affordable is the estimated cost of new build entry-level housing in the NA noted above of £299,744.

C.29 For the minimum discount of 30% the purchase threshold can be calculated as follows:

- Value of a new home (estimated NA new build entry-level) = £309,027;
- Discounted by 30% = £216,319;
- Purchase deposit at 10% of value = £21,632;
- Value of dwelling for mortgage purposes = £194,687;
- Divided by loan to income ratio of 3.5 = purchase threshold of £55,625.

C.30 The income thresholds analysis in the Affordability and Affordable Housing chapter also compares local incomes with the costs of a 40% and 50% discounted First Home. This would require an income threshold of £47,679 and £39,732 respectively.

C.31 All of the income thresholds calculated here for First Homes are below the cap of £80,000 above which households are not eligible. In addition, all discounted prices are below the cap of £250,000 which means that these prices meet the criteria.

C.32 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 £1,750 per sq. m[18]) would be around £122,500. This cost excludes any land value or developer profit. This would not appear to be an issue in Tunstead and Sco Ruston.

C.33 Table C-3 shows the discount required for First Homes to be affordable to the three income groups. The cost of a typical Discounted Market Sale property/ First Home is calculated using an estimate for new build entry-level housing in the NA. However, it is worth thinking about First Homes in relation to the cost of new build prices in the wider area, as well as median and entry-level existing prices locally to get a more complete picture. The discount levels required for these alternative benchmarks are given below.

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

House price benchmark	Mean household income	Single LQ earner	Dual LQ earning household
NA median house price	31%	79%	57%
NA estimated new build entry-level house price	46%	83%	67%
NA entry-level house price	27%	77%	54%
LA median new build house price	61%	88%	76%

Source: Land Registry PPD; ONS MSOA total household income

Shared ownership

C.34 Shared ownership involves the purchaser buying an initial share in a property, typically of between 25% and 75% (but now set at a minimum of 10%) and paying rent on the share retained by the provider. Shared ownership is flexible in two respects, in the share which can be purchased and in the rent payable on the share retained by the provider. Both of these are variable. The share owned by the occupant can be increased over time through a process known as 'staircasing'.

C.35 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.

C.36 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

[18] It is estimated that in 2022, build costs for a house are between £1,750 and £3,000 per square metre - https://urbanistarchitecture.co.uk/cost-to-build-a-house-uk/

more than 30% of the income on rent (as for the income threshold for the private rental sector).

C.37 The affordability threshold for a 25% equity share is calculated as follows:

- A 25% equity share of £309,027 is £77,257;
- A 10% deposit of £7,726 is deducted, leaving a mortgage value of £69,531;
- This is divided by the loan to value ratio of 3.5 to give a purchase threshold of £19,866;
- Rent is charged on the remaining 75% shared ownership equity, i.e. the unsold value of £231,771;
- The estimated annual rent at 2.5% of the unsold value is £5,794;
- This requires an income of £19,314 (annual rent multiplied by 3.33 so that no more than 30% of income is spent on rent).
- The total income required is £39,180 (£19,866 plus £19,314).

C.38 The same calculation is repeated for equity shares of 10%, 50% and 75% producing affordability thresholds of £31,123, £52,608 and £66,036 respectively.

C.39 The income thresholds are below the £80,000 cap for eligible households.

Rent to Buy

C.40 Rent to Buy is a relatively new and less common tenure, which through subsidy allows the occupant to save a portion of their rent, which is intended to be used to build up a deposit to eventually purchase the home. It is therefore estimated to cost the same as private rents – the difference being that the occupant builds up savings with a portion of the rent.

Appendix D : Affordable Housing need and policy

Affordable Housing estimates

D.1 In Table D-1 AECOM has calculated, using PPG as a starting point,19 an estimate of the total need for affordable rented housing in Tunstead and Sco Ruston over the Neighbourhood Plan period. It should, however, be noted that the accuracy of the findings generated by the model is only as strong as the evidence available. However, given the test of proportionality for evidence supporting neighbourhood plans, and the need to be in conformity with Local Authority strategic policies, the calculations set out here are considered a reasonable basis for understanding and planning for neighbourhood-level affordable housing need.

D.2 It should also be noted that figures in Table D-1 are largely dependent on information provided by North Norfolk District Council in its capacity as manager of the local housing waiting list.

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

Table D-1: Estimate of need for Affordable Housing for rent in Tunstead and Sco Ruston

Stage and Step in Calculation	Total	Description
STAGE 1: CURRENT NEED		
1.1 Current households in need	7.5	Pro rata for the NA based on latest waiting list data available from North Norfolk District Council.
1.2 Per annum	**0.5**	Step 1.1 divided by the plan period to produce an annualised figure.
STAGE 2: NEWLY ARISING NEED		
2.1 New household formation	41.8	MHCLG 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	21.5%	(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 NA	52.0	2021 Census social rented occupancy
2.2.2 Number of private renters on housing benefits	13.4	Housing benefit caseload May 2018. Pro rata for NA.
2.3 New households unable to rent	9.0	Step 2.1 x Step 2.2.
2.4 Per annum		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)	**1.6**	Step 3.1 x NA social rented stock (2.2.1).
NET SURPLUS OF RENTED UNITS PER ANNUM		
Overall surplus per annum	**-0.5**	Step 1.2 + Step 2.4 - Step 3.2
Overall surplus over the plan period	**-8.5**	(Step 1.1 + Step 2.3) - Step 3.2 * plan period

Source: AECOM model, using Census 2021, English Housing Survey 2018, MHCLG 2018 based household projections and net additions to affordable housing stock. Figures may not sum due to rounding.

D.3 Turning to Affordable Housing providing a route to home ownership, Table D-2 estimates the potential demand in Tunstead and Sco Ruston. This model aims to estimate the number of households that might wish to own their own home but cannot afford to. 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.

D.4 There may be other barriers to these households accessing home ownership on the open market, including being unable to save for a deposit, or being unable to afford a home of the right type/size or in the right location. The model also discounts 25% of households potentially in need, assuming a proportion will be renting out of choice. This assumption is based on consistent results for surveys and polls at the national level which demonstrate that most households (typically 80% or more) aspire to home ownership.20 No robust indicator exists for this area or a wider scale to suggest aspirations may be higher or lower in the NA.

Table D-2: Estimate of the potential demand for affordable housing for sale in Tunstead and Sco Ruston

Stage and Step in Calculation	Total	Description
STAGE 1: CURRENT NEED		
1.1 Current number of renters in NA	41.0	Census 2021 private rented occupancy.
1.2 Percentage renters on housing benefit in LA	32.8%	% of renters in 2021 on Housing Benefit / Universal Credit with housing entitlement
1.3 Number of renters on housing benefits in the NA	13.4	Step 1.1 x Step 1.2.
1.4 Current need (households)	20.7	Current renters minus those on housing benefit and minus 25% assumed to rent by choice.[21]
1.5 Per annum	**1.3**	Step 1.4 divided by plan period.
STAGE 2: NEWLY ARISING NEED		
2.1 New household formation	41.8	LA household projections for plan period (2018 based) pro rated to NA.
2.2 % of households unable to buy but able to rent	6.1%	(Step 1.4 + Step 3.1) divided by number of households in NA.
2.3 Total newly arising need	2.5	Step 2.1 x Step 2.2.
2.4 Total newly arising need per annum	**0.2**	Step 2.3 divided by plan period.
STAGE 3: SUPPLY OF AFFORDABLE HOUSING		
3.1 Supply of affordable housing	0	Number of shared ownership homes in the NA (Census 2021).
3.2 Supply - intermediate resales	**0**	Step 3.1 x 5% (assumed rate of re-sale).
NET SHORTFALL PER ANNUM		
Overall shortfall per annum	**1.5**	(Step 1.5 + Step 2.4) - Step 3.2.
Overall shortfall over the plan period	**23.2**	(Step 1.4 + Step 2.3) - Step 3.2 * number of years to end of plan period

Source: : AECOM model, using Census 2021, English Housing Survey 2018, MHCLG 2018 based household projections and net additions to affordable housing stock.

D.5 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

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

[21] 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.

available to the Steering Group that can help ensure that it is met to a greater extent if resources permit (e.g. the ability to allocate sites for affordable housing).

D.6 It is also important to remember that even after the Neighbourhood Plan is adopted, the assessment of need for Affordable Housing, the allocation of affordable rented housing to those in need, and the management of the housing waiting list all remain the responsibility of the Local Authority rather than the neighbourhood planning group.

Affordable housing policy

D.7 The following table reviews the relevant factors in developing a policy on the Affordable Housing tenure mix, which inform the recommendation given in the main body of the report.

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

Consideration	Local Evidence
A. **Evidence of need for Affordable Housing**: The need for affordable rent and affordable home ownership is not directly equivalent: the former expresses the identified need of a group with acute needs and no alternative options; the latter expresses potential demand from a group who are generally adequately housed in rented accommodation and may not be able to afford the deposit to transition to ownership.	This HNA suggests that the NA requires around 0 units of affordable rented housing and 1.5 units of affordable home ownership homes per annum over the Neighbourhood Plan period. Both forms of Affordable Housing appear to be valuable in meeting the needs of people on various incomes. The relationship between these figures suggests that 100% of Affordable Housing should offer a route to ownership. However, the need for Affordable Housing for rent and Affordable Housing for ownership are not directly equivalent: the former expresses the identified need of a group with acute needs and no alternative options whilst the latter expresses potential demand from a group who are generally adequately housed in rented accommodation and may not be able to afford the transition to ownership. This tenure mix would therefore not be appropriate for future Affordable Housing, especially when taking into consideration the current backlog of need for rented homes.
B. **Can Affordable Housing needs be met in full?** How far the more urgently needed affordable rented housing should be prioritised in the	The emerging Local Plan states that as a designated Countryside Area, Tunstead and Sco Ruston will only be permitted affordable homes where the need for such

tenure mix depends on the quantity of overall housing delivery expected.	accommodation arises (rural exceptions housing).
C. **Government policy (eg NPPF) requirements**: There is no required tenure mix set out in national policy (NPPF 2024) but local authorities are required to set out the minimum proportion of Social Rented housing needed in their areas as part of their Affordable Housing requirements.	Implicit prioritization of Social Rented homes within Affordable Housing policy at the nation level but local authorities have flexibility to set out the proportion needed in their areas. Local Plan tenure mix provides the starting point.
D. **Local Plan policy**:	The emerging Local Plan states that as a designated Countryside Area, Tunstead and Sco Ruston will only be permitted affordable homes where the need for such accommodation arises (rural exceptions housing).
E. **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.
F. **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 Tunstead and Sco Ruston Parish Council may wish to keep this in mind so that it can take up any opportunities to secure funding if they become available.
G. **Existing tenure mix in Tunstead and Sco Ruston**: The current stock of homes in an area, in terms of balance between ownership, rented and affordable provision may be a consideration in the mix of tenures provided on new development sites.	In 2021, 16.6% of households in the NA were living in Affordable Housing (16.6% social rented and 0% shared ownership). This was of similar levels to the LA and England who had 13.7% and 18.1% of households living in Affordable Housing in 2021.

H. **Views of registered providers**:	It is not within the scope of this HNA to investigate whether it would be viable for housing associations (registered providers) to deliver and manage affordable rented homes in the NA. The funding arrangements available to housing associations will determine rent levels.
I. Wider policy objectives:	The Tunstead and Sco Ruston Parish Council may wish to take account of broader policy objectives for Tunstead and Sco Ruston and/or the wider district. These could include, but are not restricted to, policies to attract younger households, families or working age people to the NA. These wider considerations may influence the mix of Affordable Housing provided.

Appendix E : Specialist housing for older people

Background data tables

Table E-1: Tenure and mobility limitations of those aged 65+ in Tunstead and Sco Ruston, 2011 (65+ is the closest proxy for 75+ in this data)

Tenure	Day-to-day activities limited a lot		Day-to-day activities limited a little		Day-to-day activities not limited	
All categories	**22**	**15.7%**	**35**	**25.0%**	**83**	**59.3%**
Owned Total	***14***	***13.6%***	***25***	***24.3%***	***64***	***62.1%***
Owned outright	9	9.9%	22	24.2%	60	65.9%
Owned (mortgage) or shared ownership	5	41.7%	3	25.0%	4	33.3%
Rented Total	***8***	***21.6%***	***10***	***27.0%***	***19***	***51.4%***
Social rented	7	29.2%	6	25.0%	11	45.8%
Private rented or living rent free	1	7.7%	4	30.8%	8	61.5%

Source: DC3408EW Health status

HLIN calculations

Table E-2: Recommended provision of specialist housing for older people from the HLIN SHOP toolkit

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

Source: Housing LIN SHOP Toolkit

E.1 As Table 6-1 in the main report shows, Tunstead and Sco Ruston is forecast to see an increase of 41 individuals aged 75+ by the end of the Neighbourhood Plan period. According to the HLIN tool, this translates into need as follows:

- Conventional sheltered housing to rent = 60 x 0.041 = 2.46
- Leasehold sheltered housing = 120 x 0.041 = 4.92
- Enhanced sheltered housing (divided 50:50 between that for rent and that for sale) = 20 x 0.041 = 0.82
- Extra care housing for rent = 15 x 0.041 = 0.615
- Extra care housing for sale = 30 x 0.041 = 1.23
- Housing based provision for dementia = 6 x 0.041 = 0.246

Appendix F : Housing Needs Assessment Glossary

Adoption

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

Affordability

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

Affordability Ratio

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

Affordable Housing (NPPF Definition)

Affordable housing: 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) Social Rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent; (b) the landlord is 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.

b) Other affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for 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).

c) 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.

d) 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[22].

Age-Restricted General Market Housing

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

Annual Monitoring Report

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

Basic Conditions

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

Backlog need

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

Bedroom Standard[23]

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

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

of overcrowding/ under occupation. A detailed definition of the standard is given in the Glossary of the EHS Household Report.

Co-living

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

Community-led developments (NPPF definition)

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

Community Right to Build Order

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. The NPPF 2024 specifically defines it as follows: An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a sitespecific development proposal or classes of development.

Concealed Families (Census definition)[24]

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

Equity Loans/Shared Equity

An equity loan which acts as a second charge on a property. For example, a household buys a £200,000 property with a 10% equity loan (£20,000). They pay a small amount for the loan and when the property is sold e.g. for £250,000 the lender receives 10% of the sale cost

[24] See http://webarchive.nationalarchives.gov.uk/20160107160832/http://www.ons.gov.uk/ons/dcp171776_350282.pdf

(£25,000). Some equity loans were available for the purchase of existing stock. The current scheme is to assist people to buy new build.

Extra Care Housing or Housing-With-Care

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

Fair Share

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

First Homes

First Homes is another form of discounted market housing which will provide a discount of at least 30% on the price of new homes, introduced in 2021. These homes are available to first time buyers as a priority but other households will be eligible depending on agreed criteria. 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 Need (NPPG 2024 definition)

Housing need is an unconstrained assessment of the minimum number of homes needed in an area. Assessing housing need is the first step in the process of deciding how many homes need to be planned for. It should be undertaken separately from assessing land availability, establishing a housing requirement figure and preparing policies to address this such as site allocations.

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 Requirement (NPPF 2024 Definition)

The housing requirement is the minimum number of homes that a plan seeks to provide during the plan period. Once local housing need has been assessed, as set out in this guidance, authorities should then make an assessment of the amount of new homes that can be provided in their area. This should be justified by evidence on land availability, constraints on development and any other relevant matters.

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 Neighbourhood 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[25], i.e. the total value of the mortgage was less than 4 times the annual income of the person who was granted the mortgage.

Neighbourhood Development Order (NDO)

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

Neighbourhood plan

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

Older People

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

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

An output area is the lowest level of geography for publishing statistics, and is the core geography from which statistics for other geographies are built. Output areas were created for England and Wales from the 2001 Census data, by grouping a number of households and populations together so that each output area's population is roughly the same. 175,434 output areas were created from the 2001 Census data, each containing a minimum of 100 persons with an average of 300 persons. Lower Super Output Areas consist of higher geographies of between 1,000-1,500 persons (made up of a number of individual Output Areas) and Middle Super Output Areas are higher than this, containing between 5,000 and

[25] See https://www.which.co.uk/news/2017/08/how-your-income-affects-your-mortgage-chances/

7,200 people, and made up of individual Lower Layer Super Output Areas. Some statistics are only available down to Middle Layer Super Output Area level, meaning that they are not available for individual Output Areas or parishes.

Overcrowding

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

Planning Condition

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

Planning Obligation

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

Purchase Threshold

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

Proportionate and Robust Evidence

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

Private Rented

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

Retirement Living or Sheltered Housing

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

Residential Care Homes and Nursing Homes

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

Rightsizing

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

Rural Exception Sites

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

Shared Ownership

Housing where a purchaser part buys and part rents from a housing association or local authority. Typical purchase share is between 25% and 75% (though this was lowered in 2021 to a minimum of 10%), and buyers are encouraged to buy the largest share they can afford. Generally applies to new build properties, but re-sales occasionally become available. There may be an opportunity to rent at intermediate rent level before purchasing a share in order to save/increase the deposit level

Sheltered Housing[26]

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

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

schemes are designed to make life a little easier for older people - with features like raised electric sockets, lowered worktops, walk-in showers, and so on. Some will usually be designed to accommodate wheelchair users. And they are usually linked to an emergency alarm service (sometimes called 'community alarm service') to call help if needed. Many schemes also have their own 'manager' or 'warden', either living on-site or nearby, whose job is to manage the scheme and help arrange any services residents need. Managed schemes will also 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 Neighbourhood 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 Neighbourhood Plan period. Sometimes SHMAs are combined with Economic Development Needs Assessments to create documents known as HEDNAs (Housing and Economic Development Needs Assessments).

Specialist Housing for Older People

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

Social Rented Housing

Social rented housing is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008.). Guideline target rents for this tenure are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with Homes England.[27]

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

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