Proposed NPPF Reforms – Neighbourhood Planning Briefing Note

On December 16th 2025, the Government published a consultation on proposed reforms to the 2024 National Planning Policy Framework (NPPF), focussed on delivering the Government's aim of building 1.5 million homes.

The proposal is a major change to the way plans will be made and applications will be assessed. This note provides an overview of the proposal and impacts for neighbourhood planning.

The draft NPPF can be viewed **here**. Further information can be read **here**.

1. National Decision-Making Policies ('NDMPs') and removing policy duplication

The structure of the NPPF would change from numbered paragraphs to focussed policies (referred to here as NDMPs). NDMPs are worded like policies in a Local or Neighbourhood Plan. NDMPs would not be a strict policy requirement, however, they would be a 'material consideration' and have equal weight as the current NPPF.

Importantly, the new NPPF would require that there is **no duplication** between NDMPs and new Local and Neighbourhood Plans ('the development plan'). Where a policy in the development plan is 'in any way' inconsistent with NDMPs, that policy should be afforded 'very limited weight' (see Annex A, Paragraph 2), unless the policy was adopted after the publication of the new NPPF.

2. Spatial Development Strategies ('SDS')

Spatial Development Strategies are new, strategic documents that will sit between the NPPF and Local and Neighbourhood Plans, based on the new mayoral and combined authority areas. They should set out a 20+ year approach to growth, including an overall housing requirement and broad locations where development should be focused across multiple local planning authorities. Local planning authorities would then use the strategy to shape their local plans, including how much development they need to plan for, which would in turn provide the housing requirement for neighbourhood plans.

3. Simpler Local Plans

The removal of duplication would simplify the role and content of local plans. Under the new approach, local plans are intended to be shorter, more focused documents, with no more than ten objectives and a clear emphasis on spatial strategy and site delivery. They will not repeat national decision-making policies or strategic matters already addressed through Spatial Development Strategies. The government is considering lowering the minimum plan period to 10 years, as well as for neighbourhood plans, which would make plans quicker to prepare, more up to date and more responsive to change.

4. Presumption in Favour of Sustainable Development

NDMPs S3, S4 and S5 would be new policies relating to all speculative development proposals. Within settlement boundaries, Policy S4 states most development will be acceptable unless it causes serious harm that clearly outweighs the benefits. Outside settlements (Policy S5), development is more controlled, but the policy lists circumstances where development should still be supported, including addressing an identified unmet need (such as housing shortfalls), or being close to a 'well-connected' train station. Settlement boundaries will continue to provide a necessary and vital role in this respect.

5. Implications for Neighbourhood Planning

The proposed changes reaffirm that neighbourhood planning will continue to play an important role in the planning system, but expectations are clearer that neighbourhood plans should work with the wider framework rather than duplicate or conflict with it. As such, Policy PM17 confirms that new neighbourhood plans must demonstrate that they accord with and do not duplicate the NPPF to be capable of adoption.

Annex A sets out transitional arrangements for neighbourhood plans. Paragraph 6 states that neighbourhood plans can be examined under the current 2024 NPPF if they have already been subject of formal six-week public consultation, modified and submitted to the LPA (Regulation 15). This would mean that from the date the new NPPF's publication, all neighbourhood plans not submitted for Regulation 15 must comply with the new NPPF.

The consultation on the draft NPPF will run until the 10th of March 2026, following which the Government will consider responses and then publish the final version. Various local government sources have indicated to us that the Government intends a quick turnaround, with a new NPPF being in place potentially as early as May 2026, though this is not confirmed.

Whilst rushing a neighbourhood plan to Regulation 15 may sound like the most resource-efficient option, is important to consider that neighbourhood plan policies which 'in any way' do not comply with the new NPPF should be given 'very limited weight' (see Annex A, Paragraph 1-2). Accordingly, the draft NPPF encourages that all new plans are aligned to the new framework as far as possible, to ensure its policies are given full weight in decision making from the point of adoption. For many plans, this could be a short and simple process.

Key NPPF policies relating to Neighbourhood Plans

The Draft NPPF introduces a clearer focus for neighbourhood plans within the new plan's framework. Some specific provisions and potential impacts are highlighted below:

Neighbourhood Plan Protections

Existing protections for neighbourhood plans (see paragraph 14 of the NPPF 2024) is carried forward into draft NDMP (Policy S6). Proposals for development which do not accord with a neighbourhood plan are more likely to be refused, providing the neighbourhood plan meets its full housing requirement and is less than five years old.

Neighbourhood Plan Policy Evidence and Justification

NDMP PM8 places a stronger expectation on neighbourhood planning policies being justified by proportionate and up-to-date evidence to substantiate expressions of community support.

Local Green Spaces in Neighbourhood Plans

Local Green Space policy is largely unchanged, although the requirement has been tightened so that land must now be close, rather than reasonably close, to the community it serves. The current wording frames Local Green Space (LGS) designation as something that should complement investment in homes, jobs and services. The new wording reframes this as a requirement to be consistent with the provision of sufficient land for homes, jobs and other needs. “Consistent with” is a firmer test than “complement”. It implies that LGS designations must not undermine the ability of the plan to provide sufficient land for development, rather than simply sitting alongside it. The new wording aligns LGS designation more clearly with the government’s objective of ensuring enough land is available for homes, jobs and infrastructure. LGS can no longer be justified solely on local amenity value if it materially restricts development capacity. Neighbourhood plans designating LGS will need to demonstrate clearly that the designation does not conflict with meeting development needs, particularly housing requirements set through the local plan or spatial development strategy.

Public Rights of Way, Community Facilities, Open Spaces, Sports Facilities, and Non-Designated Heritage Assets

For these assets, there is a stronger emphasis on policy clearly identifying what exists locally and evidencing the quality and quantity of provision. This will help ensure these assets are properly considered against the new National Development Management Policies, while also highlighting gaps, weaknesses and opportunities for improvement.

Overall, the proposed reforms emphasise neighbourhood plans as being concerned less with repeating policy and more with adding local meaning and direction. This will lead towards simpler, evidence-led plans that work within a stronger national framework while ensuring local circumstances are properly reflected. As national and strategic policy begins to form, ensuring that local considerations are factored in becomes critical. It will be important to carefully consider the implications of the new NPPF when deciding how best to progress.

If you have any questions or would like to discuss this further, please do not hesitate to contact us.

Flooding and Sewerage in Honeybourne: Historical and Current Overview

Honeybourne sits on the Honeybrook, a small stream which runs off the Cotswold escarpment, The main source of the stream is where it rises in a Small Village, Aston Sub Edge and is part of a network of small streams and tributaries in the area that all feed into the River Avon near the village of Offenham.

The flooding of Honeybourne goes back to the 800AD but our timeline starts at easter 1997 when a major flood event happened across south Worcestershire. Honeybourne was part of that event, the heavy rains caused the crossroads in the middle of the village to flood along the road to Pebworth near the two rail bridges, in both case making travel through the village impossible by vehicle.

The next Major event happened 10 years later in 2007, with the storm that hit the south of the UK causing wide spread flooding, Honeybourne being one of those areas affected. Again the same areas flooded but this time the extent of the flooding was much greater fields on either side of the Weston Road were flooded, and the Honeybrook broke its banks in several places causing damage to the surrounding area.

The flood event in the winter of 2012, again the same area flooded and again the extent of the flooding was equal to the floods of 2007.

We move forward to the Autumn of 2019 where two successive flood events occurred in October and November of that year, the first happened on the 26th October 2019 and was followed by the second event on 14th November 2019 in both cases the same area were flooded to a similar depth as the 2007 floods.

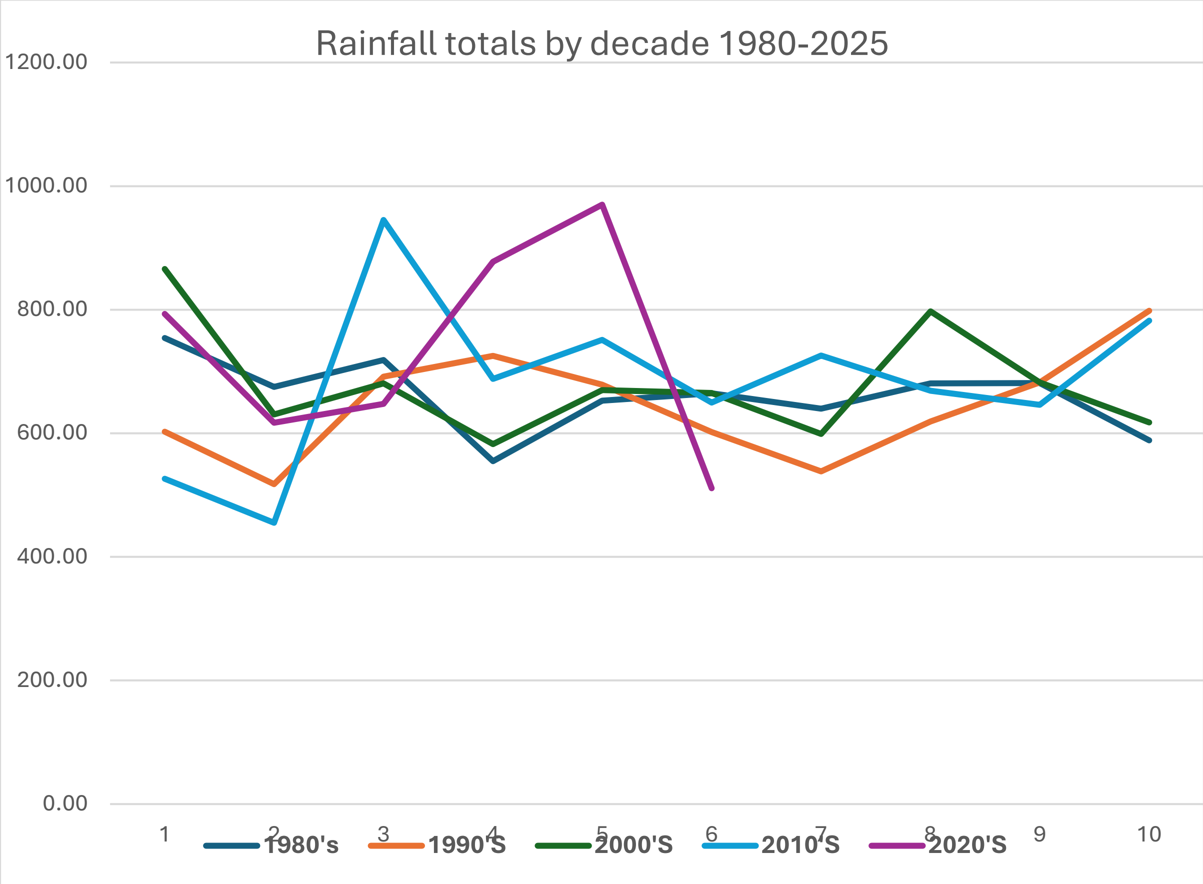
We must also acknowledge that surface water flooding does not just affect the crossroads in the centre of the village. The images on the next page are from an event which happened in 2020. The water had come off Baylis hill to the rear of the properties after heavy localised rainfall. The rainfall flowed through the railway embankment and flooded the field beyond before moving into the back gardens of the houses in Harvard Road. The only way to get ride of the water was for some of the residents to open the doors to side of the buildings and allow the water to run through.

In all the above cases the flooding is caused from both fluvial and pluvial water.

The Honeybrook and its linked streams being the main contributor to the flooding in the centre of the village the other is surface water from the new estates that have been built since the 1960’s.

At this point we must acknowledge climate change, over the decade’s rainfall the root cause of any flooding has been in a state of flux until the turn of the century where an acceleration of climate change has come into effect, I extracted weather data from Shawbury the nearest weather centre with a full set of figures from 1947 to 2025.

The chart below shows the rainfall by decade for the period 1980-2025



It is not just rainfall that has increased over time since 2020, the chart shows that the intensity of that rainfall has increased over the last decade. Weather events have become more extreme with not only rainfall increasing over a more condensed period we are also experiencing stronger winds and more intense heatwaves. The combination of long dry periods followed by heavy rainfall causes these flood events to occur.

Climate change will change the dynamics when planning developments and will have to be considered as we cannot rely old and outdated planning criteria and utilising current outdated infrastructure such as the existing sewerage system.

The next task was to review the current infrastructure within the parish and identify if there were any weaknesses in it.

We started with the existing sewerage network which we estimate to have been installed in the late 1950's or early 1960's (we will confirm this with Severn Trent water).

Table showing average household water usage by decade in Honeybourne

Year	Litres	population by year		Yearly total
1960	85	693		58905
1995	220	1619		356180
2024-5	140	2115		296100

From The above chart we have extracted the following information

Population: Increased by 300%

Water Consumption by individuals: Increased by 75%

Yearly overall water consumption: Increased by 500%

As you can see from the above table, water consumption has increased per household since the 1960's until the 2000's when it starts to drop back due to the advent of new technology and an advertising campaign asking all of us to use less water. <u>But it is still an increase of 500%.</u>

Our usage of water as a resource has also changed with baths being replaced by showers, dishwashers replacing conventional washing up the dishes, all of which reduces our water consumption, so there is less wastewater in the system per household, the only problem is that the number of households has nearly quadrupled since the 1960's and the infrastructure has not.

In the case of Honeybourne there have been 5 major developments built since the 1960's, these all use the existing sewerage system, and in general the system copes with the ever-increasing burden on it.

But as with the flooding issues our changing weather patterns place a heavy burden on the sewerage system as it is forced to handle more surface water year on year, as the newer developments flood management systems are either overburdened by the sheer volume of surface water or fail due to incorrect construction.

In recent years we have seen raw sewerage escape from the manholes in station road and join the surface water in the road edges as it running down to the crossroads in the centre of the village (as this is one of the lowest points in the village).

In the last two to three years remedial work by Worcestershire County Council has been carried out on the culvert that runs under the road carrying the Honeybrook through this part of the village. With the silt and debris remove from the under road culvert, the Honeybrook is free to flow out of the village and on to the river Avon and remove the threat of flooding in the centre of the village, this will remain the case until the culvert silts up and the Honeybrook again floods the centre of the village.

Year	Month	T Max	Tmin	AF Days	Rain MM	Sun Hrs
1980	1	4.90	1.30	20	53.5000	52.10
1980	2	8.90	2.10	5	102.7000	41.10
1980	3	7.80	1.10	9	72.9000	63.80
1980	4	13.30	3.50	2	6.6000	153.50
1980	5	16.80	5.00	2	34.3000	229.00
1980	6	17.60	9.40	0	112.9000	136.30
1980	7	18.50	9.80	0	43.5000	120.50
1980	8	19.70	11.40	0	75.0000	118.80
1980	9	18.30	10.40	0	73.2000	130.00
1980	10	12.20	4.40	6	73.6000	87.80
1980	11	9.20	3.60	8	53.4000	56.60
1980	12	9.10	2.20	9	52.6000	64.70
					754.2000	
1981	1	8.20	1.50	11	47.9000	32.20
1981	2	5.80	-1.20	17	47.3000	61.80
1981	3	10.90	4.80	0	95.9000	61.10
1981	4	12.00	4.80	6	28.1000	108.60
1981	5	15.10	3.50	1	71.5000	111.30
1981	6	16.90	6.70	0	29.0000	127.70
1981	7	19.30	10.70	0	32.2000	148.50
1981	8	20.90	11.30	0	40.4000	172.10
1981	9	18.70	8.80	0	115.2000	136.30
1981	10	11.70	3.80	4	70.6000	104.30
1981	11	10.90	3.90	4	33.2000	46.00
1981	12	2.60	-4.90	22	64.0000	35.20
					675.3000	
1982	1	5.20	-2.50	16	64.9000	40.10
1982	2	7.90	1.10	12	15.1000	29.40
1982	3	9.80	1.30	9	69.1000	138.80
1982	4	12.80	3.30	4	31.1000	167.90
1982	5	16.80	5.10	4	35.7000	215.70
1982	6	19.70	10.40	0	95.5000	140.20
1982	7	20.60	10.90	0	55.9000	146.50
1982	8	19.40	11.00	0	56.8000	149.90
1982	9	18.60	8.70	1	85.5000	132.00
1982	10	13.40	5.90	2	66.0000	70.00
1982	11	10.50	4.50	6	73.5000	61.50
1982	12	7.40	-0.10	16	69.4000	35.40
					718.5000	
1983	1	9.70	3.40	3	59.7000	46.70
1983	2	4.30	-2.00	20	14.8000	55.00
1983	3	9.80	3.10	4	41.8000	63.20
1983	4	10.60	2.00	4	86.7000	129.20
1983	5	13.90	6.50	0	77.3000	121.80

1983	6	18.40	9.40	0	7.5000	158.60
1983	7	24.80	12.70	0	22.0000	233.40
1983	8	22.50	11.20	0	28.5000	222.70
1983	9	17.00	9.70	0	75.1000	105.10
1983	10	13.60	5.90	6	34.9000	109.00
1983	11	10.00	3.30	7	38.1000	29.60
1983	12	9.00	1.70	10	68.5000	53.10
					554.9000	
1984	1	6.80	-0.10	13	69.2000	64.10
1984	2	6.50	0.00	12	34.4000	44.20
1984	3	7.80	1.20	10	34.6000	47.00
1984	4	13.70	1.30	8	6.7000	208.10
1984	5	14.90	4.20	4	44.4000	187.90
1984	6	19.00	8.00	0	47.4000	169.10
1984	7	22.60	7.00	0	21.1000	278.10
1984	8	22.80	9.50	0	59.0000	194.50
1984	9	17.40	11.50	0	92.4000	124.70
1984	10	14.80	9.60	1	54.0000	112.00
1984	11	10.20	6.40	3	135.2000	50.10
1984	12	7.90	4.50	12	54.6000	58.90
					653.0000	
1985	1	3.80	-2.60	24	32.4000	52.70
1985	2	5.20	-2.30	16	38.8000	70.00
1985	3	8.80	-0.20	14	72.2000	106.00
1985	4	12.20	3.80	3	61.2000	124.80
1985	5	15.00	6.00	0	63.7000	183.90
1985	6	16.80	7.40	0	93.0000	176.10
1985	7	20.10	11.60	0	36.0000	179.40
1985	8	18.20	10.30	0	73.9000	156.30
1985	9	18.80	9.70	0	14.0000	126.70
1985	10	14.00	6.60	0	37.7000	76.60
1985	11	6.90	-0.01	13	70.3000	63.90
1985	12	8.60	2.60	10	71.6000	33.20
					664.8000	
1986	1	6.20	0.00	15	81.9000	60.20
1986	2	1.80	-3.90	24	3.9000	77.80
1986	3	8.90	0.60	10	48.7000	121.00
1986	4	9.50	1.50	8	64.9000	125.30
1986	5	15.20	6.90	0	37.9000	186.80
1986	6	19.40	9.60	0	34.3000	186.90
1986	7	20.10	11.10	0	41.0000	158.00
1986	8	17.00	9.10	0	93.2000	121.80
1986	9	16.20	5.00	2	2.3000	167.80
1986	10	14.40	5.40	2	51.6000	107.50
1986	11	11.30	3.30	4	91.7000	87.00
1986	12	9.30	1.70	11	88.6000	52.90
					640.0000	

1987	1	3.40	-2.90	20	14.0000	54.60
1987	2	7.00	-0.60	15	38.3000	58.90
1987	3	7.30	0.60	15	63.4000	93.80
1987	4	14.90	4.80	2	53.1000	149.90
1987	5	14.40	4.50	1	43.6000	179.90
1987	6	16.40	8.60	0	86.7000	103.70
1987	7	19.60	11.00	0	56.3000	158.20
1987	8	19.30	11.10	0	72.2000	152.80
1987	9	17.60	8.40	0	40.4000	142.30
1987	10	12.90	5.00	5	113.0000	110.80
1987	11	8.90	3.50	3	65.5000	43.00
1987	12	7.90	2.40	9	34.1000	33.00
					680.6000	
1988	1	8.00	2.00	6	110.0000	60.70
1988	2	7.90	1.10	11	44.1000	109.70
1988	3	9.80	2.60	5	80.2000	104.90
1988	4	12.00	3.60	6	32.3000	111.30
1988	5	16.40	6.40	0	59.1000	204.30
1988	6	18.90	9.20	0	46.3000	187.70
1988	7	17.80	10.80	0	102.1000	154.20
1988	8	19.20	9.80	0	67.2000	174.90
1988	9	16.50	9.20	0	30.6000	133.90
1988	10	13.40	5.50	3	48.5000	92.10
1988	11	9.00	-0.01	16	38.8000	74.10
1988	12	10.20	4.90	2	22.2000	33.80
					681.4000	
1989	1	9.30	2.30	8	22.2000	63.60
1989	2	9.50	1.40	7	48.3000	97.00
1989	3	11.30	2.60	6	47.8000	104.10
1989	4	10.10	1.60	12	79.6000	129.30
1989	5	17.90	7.10	0	26.4000	257.10
1989	6	19.70	8.40	0	43.1000	239.10
1989	7	23.30	12.10	0	27.5000	260.50
1989	8	21.60	10.50	0	39.7000	240.60
1989	9	18.70	8.90	0	26.1000	119.80
1989	10	15.00	7.60	0	63.9000	87.30
1989	11	9.20	2.40	8	48.0000	66.90
1989	12	6.50	1.10	11	116.2000	15.80
					588.8000	

Year	Month	T Max	Tmin	AF Days	Rain MM	Sun Hrs
1990	1	9.50	2.90	6	107.00	71.50
1990	2	10.70	4.10	2	76.50	74.70
1990	3	12.10	4.00	5	13.30	124.10
1990	4	13.20	1.60	11	24.10	179.80
1990	5	18.00	6.10	0	21.70	239.30
1990	6	17.80	9.40	0	47.80	138.70
1990	7	22.50	10.70	0	26.60	279.70
1990	8	23.40	12.70	0	34.90	183.10
1990	9	17.30	8.00	0	54.40	140.90
1990	10	14.80	8.40	0	58.60	92.30
1990	11	9.40	2.90	8	54.10	49.70
1990	12	6.80	0.90	12	83.80	40.20
					602.80	
1991	1	5.60	-0.60	18	59.30	61.30
1991	2	5.30	-2.40	22	31.90	59.50
1991	3	11.10	3.60	7	57.30	75.10
1991	4	12.20	3.30	7	53.80	139.40
1991	5	15.10	6.50	2	12.10	137.10
1991	6	15.90	7.50	1	64.40	146.30
1991	7	21.60	12.60	0	71.60	195.40
1991	8	21.70	11.10	0	24.00	198.00
1991	9	19.80	8.40	0	25.40	169.20
1991	10	13.10	6.80	0	49.30	86.70
1991	11	9.70	3.00	5	52.50	51.50
1991	12	7.30	1.60	11	16.10	29.10
					517.70	
1992	1	5.80	0.20	14	50.80	26.30
1992	2	9.10	2.30	9	20.80	64.30
1992	3	10.80	3.40	2	52.70	73.80
1992	4	12.60	4.20	3	43.00	126.10
1992	5	18.30	7.50	1	82.60	243.50
1992	6	20.10	9.60	0	56.40	190.80
1992	7	19.90	11.20	0	77.50	148.10
1992	8	18.90	10.10	0	107.90	165.50
1992	9	16.80	8.90	0	76.50	101.80
1992	10	10.60	3.60	5	63.10	76.60
1992	11	10.70	3.10	4	98.20	61.90
1992	12	6.10	-0.50	15	38.60	38.50
					768.10	
1993	1	9.10	2.10	8	59.90	35.60
1993	2	7.50	1.70	8	9.50	47.60
1993	3	10.20	2.40	9	13.40	96.70
1993	4	13.30	5.00	4	46.10	107.00
1993	5	15.60	6.30	1	99.60	169.50
1993	6	19.40	9.50	0	63.50	198.10
1993	7	19.20	10.30	0	56.60	189.60
1993	8	18.50	8.80	0	51.90	169.50

1993	9	15.90	7.60	0	77.70	76.40
1993	10	11.20	3.80	6	67.20	96.90
1993	11	6.70	0.60	14	57.60	48.30
1993	12	7.90	1.50	10	122.40	49.70
					725.40	
1994	1	8.00	1.30	11	63.20	67.50
1994	2	5.70	-0.40	15	55.10	54.30
1994	3	11.00	4.00	2	55.10	111.00
1994	4	12.10	3.30	4	47.80	188.00
1994	5	14.50	6.10	0	43.10	147.70
1994	6	18.70	9.10	0	20.20	194.70
1994	7	22.90	11.30	0	46.30	232.50
1994	8	20.90	11.00	0	41.00	165.90
1994	9	15.90	8.60	0	102.60	103.30
1994	10	13.60	5.70	1	49.50	107.80
1994	11	12.50	6.50	1	58.70	47.40
1994	12	9.40	2.60	8	95.90	50.80
					678.50	
1995	1	8.10	0.70	11	104.90	53.60
1995	2	9.50	2.90	4	91.90	77.90
1995	3	9.60	0.60	15	44.30	161.00
1995	4	13.30	4.00	5	18.50	194.60
1995	5	16.30	6.00	3	56.30	191.20
1995	6	19.10	8.70	0	13.20	235.00
1995	7	23.80	12.90	0	33.80	231.30
1995	8	25.20	12.20	0	7.80	273.50
1995	9	17.50	8.30	0	83.80	129.60
1995	10	16.30	8.20	1	31.70	135.60
1995	11	10.30	3.10	9	32.30	64.10
1995	12	4.20	-1.00	16	83.40	44.90
					601.90	
1996	1	6.00	2.50	8	32.10	11.50
1996	2	5.60	-1.70	21	57.30	85.30
1996	3	6.80	1.40	9	46.70	55.50
1996	4	12.60	3.50	6	59.50	106.90
1996	5	13.40	4.10	9	49.60	180.80
1996	6	19.20	7.70	0	29.50	252.20
1996	7	21.30	10.20	0	23.60	226.80
1996	8	21.10	11.30	0	47.20	174.40
1996	9	17.80	8.30	0	13.70	133.20
1996	10	14.70	7.40	0	69.90	86.60
1996	11	9.10	1.60	15	65.80	91.80
1996	12	5.20	-0.40	17	43.50	21.00
					538.40	
1997	1	4.90	-1.20	20	10.40	33.10
1997	2	10.00	3.00	5	43.00	80.00
1997	3	11.80	3.70	3	24.20	119.60

1997	4	13.10	4.00	7	21.90	137.90
1997	5	16.20	5.70	2	87.00	232.90
1997	6	17.50	9.50	0	96.90	123.00
1997	7	21.30	10.80	0	40.60	237.40
1997	8	23.40	13.00	0	91.00	195.70
1997	9	17.60	9.40	0	21.00	138.40
1997	10	13.60	4.90	9	58.80	117.80
1997	11	11.20	5.10	6	63.30	39.30
1997	12	8.20	2.20	10	61.10	31.80
					619.20	
1998	1	7.30	1.60	11	81.40	46.50
1998	2	10.90	3.50	6	16.40	78.20
1998	3	11.30	4.40	5	64.40	88.10
1998	4	10.90	3.10	8	87.80	139.20
1998	5	17.30	7.70	0	12.80	205.40
1998	6	17.70	10.10	0	72.60	145.90
1998	7	19.10	10.90	0	35.30	159.90
1998	8	20.20	10.40	0	40.40	193.90
1998	9	17.90	10.20	0	77.30	112.20
1998	10	13.50	6.50	1	106.80	96.60
1998	11	9.10	1.80	11	41.20	72.20
1998	12	8.30	0.20	14	45.80	38.20
					682.20	
1999	1	8.50	1.10	11	90.70	59.90
1999	2	8.20	1.30	10	39.60	62.90
1999	3	10.40	3.20	3	47.20	100.00
1999	4	13.50	4.80	5	39.80	159.70
1999	5	16.70	8.40	0	54.10	147.40
1999	6	18.10	8.90	0	64.70	211.80
1999	7	22.50	11.70	0	14.00	242.90
1999	8	19.90	11.10	0	128.10	153.20
1999	9	19.60	10.00	0	125.30	178.50
1999	10	14.30	6.30	1	80.80	116.40
1999	11	10.60	4.10	3	34.20	66.10
1999	12	7.80	7.80	10	79.80	44.80
					798.30	

Year	Month	T Max	Tmin	AF Days	Rain MM	Sun Hrs
2000	1	8.00	1.40	13	23.00	59.80
2000	2	9.50	1.90	7	55.10	102.20
2000	3	10.90	2.50	11	15.80	120.80
2000	4	11.50	3.20	7	114.70	146.50
2000	5	16.50	6.10	0	43.60	211.20
2000	6	18.80	10.10	0	45.50	161.10
2000	7	19.40	10.80	0	72.60	174.60
2000	8	20.60	10.30	0	91.10	168.20
2000	9	18.30	10.30	0	101.70	119.00
2000	10	13.60	5.80	0	114.10	93.60
2000	11	9.70	2.80	7	111.60	53.40
2000	12	7.90	2.40	8	77.10	52.70
2000					**865.90**	
2001	1	5.80	-0.80	17	34.10	78.90
2001	2	7.70	-0.20	13	52.40	90.40
2001	3	8.50	1.20	8	49.80	99.60
2001	4	11.20	3.00	5	78.10	144.40
2001	5	17.10	6.90	0	68.70	225.30
2001	6	18.70	1.50	0	35.60	199.80
2001	7	21.30	11.60	0	38.70	185.10
2001	8	20.80	11.30	0	81.60	181.60
2001	9	16.70	9.70	0	46.40	101.00
2001	10	16.10	9.60	0	92.50	99.30
2001	11	11.00	3.40	6	28.20	53.60
2001	12	6.40	-0.70	21	24.60	66.00
					630.70	
2002	1	8.30	1.50	10	37.00	37.30
2002	2	9.90	3.30	5	63.00	67.90
2002	3	11.10	2.80	7	28.60	108.80
2002	4	13.70	3.20	7	34.20	152.70
2002	5	15.60	7.30	0	49.20	154.30
2002	6	18.10	9.40	0	54.20	120.30
2002	7	19.70	10.90	0	59.00	128.70
2002	8	20.60	11.70	0	58.60	122.90
2002	9	18.30	8.90	0	25.00	133.60
2002	10	13.10	5.60	3	104.60	91.30
2002	11	11.30	4.90	1	83.40	52.70
2002	12	7.40	3.50	2	84.20	36.20
					681.00	
2003	1	7.30	1.00	11	46.80	81.90
2003	2	7.20	-0.50	14	30.10	71.20
2003	3	12.00	1.10	13	25.60	153.60
2003	4	14.50	3.90	4	39.60	163.00
2003	5	15.90	7.20	1	73.60	153.30
2003	6	20.40	10.30	0	41.00	160.60
2003	7	21.20	12.10	0	100.00	141.90
2003	8	22.10	12.00	0	27.40	164.90

2003	9	19.20	7.90	0	33.20	151.50
2003	10	12.80	3.90	7	57.80	120.20
2003	11	11.00	3.70	7	35.40	60.30
2003	12	7.80	0.90	17	72.00	45.10
					582.50	
2004	1	7.90	7.90	10	82.00	40.30
2004	2	8.30	1.80	13	37.00	94.10
2004	3	10.20	2.00	7	32.60	91.20
2004	4	13.10	5.40	1	65.40	93.90
2004	5	16.50	6.50	0	30.40	159.20
2004	6	19.50	10.10	0	46.20	163.50
2004	7	19.50	10.50	0	43.60	112.70
2004	8	21.20	12.50	0	112.80	115.40
2004	9	18.60	10.30	0	51.40	124.90
2004	10	13.50	6.70	0	94.10	75.80
2004	11	10.50	4.30	6	39.00	35.50
2004	12	8.80	2.20	9	35.40	48.50
					669.90	
2005	1	9.10	303.00	3	26.60	46.20
2005	2	7.00	1.00	11	30.40	53.10
2005	3	10.50	3.90	9	57.40	63.00
2005	4	12.90	4.50	3	71.60	103.20
2005	5	15.70	6.60	1	40.80	185.10
2005	6	20.40	10.40	0	72.00	170.60
2005	7	20.30	11.80	0	60.20	148.10
2005	8	21.00	10.30	0	39.20	178.00
2005	9	19.40	10.10	0	61.80	126.40
2005	10	15.70	10.10	0	87.20	47.60
2005	11	9.60	1.50	13	84.60	91.10
2005	12	7.70	0.90	12	33.60	53.90
					665.40	
2006	1	6.60	0.70	14	10.40	45.70
2006	2	6.40	0.60	11	32.30	62.90
2006	3	7.90	1.20	10	59.50	71.40
2006	4	12.30	4.40	3	45.00	123.40
2006	5	16.20	7.70	0	92.80	140.60
2006	6	20.90	10.50	0	17.20	195.10
2006	7	25.60	12.70	0	17.40	273.40
2006	8	19.70	11.80	0	58.80	114.70
2006	9	20.50	11.40	0	52.80	126.30
2006	10	15.60	8.40	0	77.80	68.70
2006	11	11.60	3.20	6	53.00	92.40
2006	12	8.80	3.30	6	82.00	42.80
					599.00	
2007	1	9.80	3.50	5	79.00	54.80
2007	2	8.80	1.90	7	71.30	69.40
2007	3	11.00	2.00	7	42.40	135.40

2007	4	16.30	4.40	2	13.20	206.40
2007	5	16.10	6.80	0	118.00	140.90
2007	6	19.00	10.50	0	146.40	111.40
2007	7	18.80	10.80	0	138.80	146.40
2007	8	19.70	10.40	0	25.20	163.40
2007	9	17.60	9.40	0	30.00	125.70
2007	10	14.60	6.10	3	18.70	102.00
2007	11	10.60	4.00	7	48.60	38.50
2007	12	7.90	1.60	12	65.60	38.90
					797.20	
2008	1	9.70	2.80	7	84.60	44.20
2008	2	9.60	-0.50	15	22.20	118.40
2008	3	9.70	2.00	5	57.80	100.20
2008	4	11.50	3.30	0	60.60	107.40
2008	5	17.70	8.30	0	32.80	149.30
2008	6	18.60	8.90	0	34.60	164.90
2008	7	20.80	11.50	0	81.40	139.30
2008	8	19.90	12.60	0	107.00	95.70
2008	9	17.30	9.10	0	90.60	100.60
2008	10	13.30	5.80	2	86.60	110.60
2008	11	9.50	4.00	6	62.60	53.80
2008	12	6.60	0.40	16	53.60	56.50
					774.40	
2009	1	6.20	-0.60	15	46.00	63.10
2009	2	7.30	1.50	12	23.80	48.50
2009	3	11.10	2.50	8	19.00	141.10
2009	4	14.40	4.70	2	43.40	136.60
2009	5	16.40	6.80	0	40.80	177.10
2009	6	19.50	9.30	0	67.80	157.60
2009	7	19.80	11.40	0	110.80	138.00
2009	8	20.60	11.60	0	26.80	180.60
2009	9	18.20	9.50	0	25.20	129.90
2009	10	15.40	7.10	1	58.00	79.80
2009	11	11.10	5.30	2	104.20	59.00
2009	12	5.60	-0.70	16	52.00	74.60
					617.80	

Year	Month	T Max	Tmin	AF Days	Rain MM	Sun Hrs
2010	1	4.00	-1.90	20	57.40	61.70
2010	2	5.90	-0.90	18	25.80	53.00
2010	3	10.40	1.10	12	35.20	122.50
2010	4	14.00	3.00	6	19.60	178.80
2010	5	15.40	5.60	1	37.00	183.50
2010	6	20.80	9.70	0	38.60	227.90
2010	7	20.70	12.80	0	74.60	86.10
2010	8	19.10	10.60	0	48.20	135.70
2010	9	18.00	9.60	0	59.00	131.80
2010	10	14.00	5.50	4	67.80	113.80
2010	11	8.00	0.80	13	34.60	75.40
2010	12	2.00	-5.80	23	28.90	41.20
					526.70	
2011	1	6.40	0.20	16	49.20	50.20
2011	2	9.50	3.50	5	47.00	48.80
2011	3	10.80	1.10	12	14.60	131.50
2011	4	16.90	5.60	1	4.80	190.50
2011	5	16.80	7.50	0	45.00	167.30
2011	6	18.70	8.10	0	57.20	184.90
2011	7	20.20	10.30	0	47.80	166.80
2011	8	20.40	11.00	0	27.40	116.60
2011	9	20.00	10.60	0	18.60	131.30
2011	10	16.60	8.40	0	31.80	99.80
2011	11	12.20	5.90	2	34.00	46.40
2011	12	9.30	2.80	9	77.80	50.20
					455.20	
2012	1	8.80	1.60	9	43.60	74.10
2012	2	7.60	0.90	14	19.20	50.80
2012	3	13.00	3.20	4	16.60	153.10
2012	4	11.10	2.80	6	112.40	110.10
2012	5	16.50	6.90	1	50.80	189.20
2012	6	17.40	10.00	0	82.60	83.80
2012	7	19.30	11.40	0	128.20	140.80
2012	8	20.30	11.70	0	86.20	128.30
2012	9	17.00	7.80	0	116.20	140.10
2012	10	12.70	5.10	3	69.60	95.00
2012	11	9.80	1.90	10	86.80	63.50
2012	12	7.70	0.70	10	133.00	51.20
					945.20	
2013	1	6.00	0.60	18	73.10	30.50
2013	2	6.10	-0.20	15	51.60	66.90
2013	3	5.70	-0.10	19	64.10	93.40
2013	4	11.80	2.10	9	10.80	139.80
2013	5	14.70	5.50	0	84.00	163.70
2013	6	18.30	8.40	0	28.40	163.00
2013	7	24.10	12.10	0	59.20	257.40
2013	8	20.80	11.50	0	66.20	125.50

2013	9	17.90	9.30	0	33.40	106.40
2013	10	15.60	9.00	0	96.60	75.30
2013	11	9.50	2.40	8	66.00	67.00
2013	12	9.80	2.40	8	54.80	55.30
					688.20	
2014	1	8.50	1.90	8	105.80	51.50
2014	2	9.00	3.20	2	76.60	80.00
2014	3	12.00	2.40	7	41.40	140.00
2014	4	14.50	5.50	1	37.00	140.90
2014	5	16.40	8.00	0	81.40	144.20
2014	6	19.80	10.00	0	51.20	208.70
2014	7	22.90	11.70	0	32.80	248.00
2014	8	19.00	10.20	0	89.20	158.90
2014	9	19.40	9.10	0	17.00	123.90
2014	10	15.60	7.90	0	69.00	71.10
2014	11	11.10	4.80	6	76.80	60.00
2014	12	8.30	1.40	12	72.80	72.10
					751.00	
2015	1	7.70	0.80	12	60.30	73.20
2015	2	7.20	0.70	12	25.40	55.90
2015	3	10.20	2.00	8	49.20	110.20
2015	4	14.20	3.20	3	12.80	222.80
2015	5	14.60	6.60	1	66.40	152.50
2015	6	19.20	8.70	0	40.40	236.80
2015	7	20.00	10.90	0	58.40	156.10
2015	8	20.10	11.00	0	77.00	128.00
2015	9	16.90	7.30	0	52.20	154.90
2015	10	14.70	6.30	0	35.60	84.80
2015	11	12.50	6.00	3	87.20	30.80
2015	12	12.60	6.90	0	84.60	28.10
					649.50	
2016	1	8.70	2.10	6	102.60	40.50
2016	2	8.40	0.70	11	51.60	87.40
2016	3	9.60	1.20	10	65.80	107.10
2016	4	11.80	2.60	8	74.80	165.00
2016	5	17.40	6.60	1	47.20	212.80
2016	6	19.60	11.10	0	117.80	126.20
2016	7	20.60	11.90	0	39.20	154.50
2016	8	21.40	12.30	0	44.00	175.20
2016	9	19.60	11.90	0	50.80	129.20
2016	10	14.30	6.50	0	21.80	106.10
2016	11	9.00	1.60	9	78.40	75.70
2016	12	9.30	1.70	12	31.60	46.90
					725.60	
2017	1	7.20	0.90	16	61.40	38.20
2017	2	8.90	3.00	6	38.80	45.00
2017	3	12.50	4.00	5	52.20	121.10

2017	4	13.40	4.10	2	22.60	159.50
2017	5	18.10	7.90	1	25.20	198.60
2017	6	20.20	11.80	0	46.40	151.00
2017	7	21.70	12.10	0	68.20	160.40
2017	8	19.60	11.30	0	63.00	129.80
2017	9	17.20	9.20	0	114.00	96.00
2017	10	15.50	8.80	1	42.00	67.70
2017	11	10.30	3.10	6	51.20	69.40
2017	12	7.90	1.00	11	83.80	55.20
					668.80	
2018	1	8.10	1.80	9	67.40	55.60
2018	2	6.20	-0.50	17	28.20	84.20
2018	3	8.10	0.80	14	85.20	59.90
2018	4	13.30	5.40	1	71.00	106.90
2018	5	18.70	6.90	0	48.40	226.90
2018	6	21.50	10.50	0	32.40	246.50
2018	7	25.20	12.20	0	21.20	254.50
2018	8	21.30	12.20	0	44.40	142.10
2018	9	17.60	8.80	0	88.00	125.40
2018	10	14.50	6.10	3	52.60	106.50
2018	11	10.90	4.50	4	35.80	50.20
2018	12	9.60	3.70	5	71.40	43.20
					646.00	
2019	1	6.90	0.70	15	35.20	36.30
2019	2	11.30	1.20	11	32.80	104.20
2019	3	11.60	3.60	4	53.40	109.60
2019	4	13.90	3.90	3	38.40	134.00
2019	5	16.00	6.10	1	24.60	171.80
2019	6	18.20	9.90	0	133.20	111.70
2019	7	21.80	12.50	0	3.20	160.60
2019	8	21.40	12.90	0	76.40	161.20
2019	9	18.50	9.50	0	120.60	136.30
2019	10	13.30	5.80	2	116.60	76.10
2019	11	8.70	3.50	5	78.80	43.70
2019	12	8.40	2.20	8	69.00	56.00
					782.20	

Year	Month	T Max	Tmin	AF Days	Rain MM	Sun Hrs	Winter Rair
2020	1	9.20	3.40	4	43.80	47.60	
2020	2	9.70	2.70	4	119.20	70.50	
2020	3	10.60	1.60	10	31.80	142.90	
2020	4	16.00	4.20	3	24.20	223.60	
2020	5	18.30	6.30	2	8.40	263.10	
2020	6	19.90	11.10	0	108.40	136.50	
2020	7	19.50	11.50	0	36.00	118.30	
2020	8	21.50	13.00	0	137.60	112.90	
2020	9	18.40	8.80	0	41.20	156.40	
2020	10	13.40	7.00	0	93.00	53.90	
2020	11	11.70	4.60	5	36.20	49.10	
2020	12	7.60	1.80	8	113.60	39.00	242.60
					793.40		
2021	1	6.10	-0.30	17	94.60	40.00	
2021	2	8.50	1.60	12	34.40	74.40	
2021	3	10.80	3.50	5	30.00	98.80	
2021	4	11.90	0.90	14	8.60	213.00	
2021	5	14.30	5.30	3	115.80	149.20	
2021	6	20.20	10.30	0	3.80	163.20	
2021	7	22.40	12.80	0	68.00	187.10	
2021	8	19.70	11.80	0	34.40	105.00	
2021	9	20.50	11.20	0	57.00	117.80	
2021	10	15.40	8.70	0	69.20	73.10	
2021	11	10.80	3.60	5	23.00	50.50	
2021	12	8.80	3.60	5	78.20	21.50	201.20
					617.00		
2022	1	8.20	0.70	13	25.20	63.40	
2022	2	10.30	2.90	3	97.80	68.40	
2022	3	12.20	2.10	9	38.00	167.70	
2022	4	14.00	3.30	3	23.60	163.70	
2022	5	17.20	8.50	0	54.20	145.90	
2022	6	19.70	9.30	0	42.80	199.80	
2022	7	22.90	12.30	0	26.00	155.80	
2022	8	24.10	11.80	0	18.40	203.40	
2022	9	18.60	9.90	0	59.40	88.80	
2022	10	16.40	8.40	0	103.80	121.40	
2022	11	11.70	5.60	3	99.40	50.10	
2022	12	6.80	-0.50	14	59.00	61.30	123.20
					647.60		
2023	1	8.40	1.60	11	60.00	63.20	
2023	2	10.20	2.20	11	4.20	86.60	
2023	3	10.30	3.50	5	98.00	65.60	
2023	4	12.70	4.50	4	49.60	132.30	
2023	5	17.60	7.20	0	18.40	220.70	
2023	6	22.60	11.30	0	39.00	213.20	
2023	7	20.10	11.60	0	110.20	115.70	
2023	8	20.10	11.50	0	55.20	113.30	

2023	9	21.10	11.50	0	74.60	118.70	
2023	10	15.60	8.20	0	170.60	65.10	
2023	11	10.50	3.70	5	81.60	73.10	
2023	12	9.70	3.70	6	116.20	33.50	271.40
					877.60		
2024	1	7.60	1.40	10	56.60	51.00	
2024	2	11.00	3.80	7	98.60	40.70	
2024	3	11.30	4.00	5	92.60	68.60	
2024	4	13.40	5.50	3	64.60	100.40	
2024	5	18.40	9.70	0	89.80	121.80	
2024	6	18.40	9.60	0	44.00	162.60	
2024	7	20.50	10.90	0	62.40	140.70	
2024	8	21.10	11.70	0	25.80	119.40	
2024	9	17.20	9.30	0	181.00	78.10	
2024	10	14.80	7.20	1	97.40	95.70	
2024	11	10.30	3.60	7	72.60	42.20	
2024	12	9.60	4.10	2	84.60	22.80	173.60
					970.00		
2025	1	6.30	-0.80	18	61.00	70.40	
2025	2	8.40	2.00	6	28.00	70.80	
2025	3	12.80	2.00	10	12.00	169.40	
2025	4	16.10	3.80	2	24.80	214.50	
2025	5	19.10	6.90	0	34.40	229.70	
2025	6	21.90	11.90	0	39.00	177.00	
2025	7	23.00	13.00	0	42.10	180.50	
2025	8	23.00	12.60	0	24.60	164.00	
2025	9	18.00	8.90	0	102.80	128.90	
2025	10	14.10	8.30	0	34.20	50.10	
2025	11	11.40	4.00	8	108.20	74.70	
2025	12						
					511.10		

Summer Rainfall

282.00

106.20

87.20

204.40

132.20

105.70

From 2020 adopted Honeybourne Village Plan with minor editing:

Cycling

Cycling is encouraged in the parish with active cycling groups in the area and cycle routes passing through the village. Cycle routes 442 and 41 pass through the parish, the latter connecting with the Stratford Greenway (route 5) beyond the parish boundary at Long Marston providing a car free route to Stratford-upon-Avon.

Walking

The parish is also criss-crossed by numerous public rights of way enabling the community and visitors to gain easy access to the countryside and also providing short cuts and more direct access to parts of the village rather than following the roads. The area is attractive for local walkers and visitors and the walks provide an important connection with the open countryside.

The footpaths link the village of Honeybourne with other villages on all sides
Southeast - Weston-sub-Edge - 540 (C) 542 (C) 552 (C)
Southwest - Willersey - 550 (C) 551 (C)
West - Bretforton - 535(C) 507(B) and 519 (C) 515(C) 521 (C) 511 (B) 510 (B) 507(B)
Northwest - towards South Littleton and to Sheen Hill - 519 (C) 515(C) 516 (C) 517 (C) 518 (C) 524(C)
Northeast - Pebworth - 507 (C) 510 (C) 502 (C)
East - Poden and on to Aston-sub-Edge - 537 (B) 538 (C) 539 (D) 557 (D)

[Figure 6. Public Rights of Way in the village of Honeybourne. Source: Worcestershire County Council]

Policy H13 Footpaths Cycle Paths and Bridleways

The Neighbourhood Area has many public routes which should be protected, enhanced, expanded and positively utilised in all new development. Where appropriate, the use of Neighbourhood Community Infrastructure Levy (CIL) funds will be used to enhance and expand these routes.

All new development must demonstrate how walking and cycling opportunities have been prioritised and connections made to existing routes.

Proposals which either adversely affect existing walking and cycling routes or fail to encourage appropriate new walking and cycling opportunities will not be supported.

The Public Rights of Way, walking, horse riding and cycling routes within the village give access to the school and the two shops plus other amenities. These should be protected and enhanced where possible.
Evidence of prior consultation with Network Rail will be required with any proposal that will affect the Public Right of Way with a Level Crossing in the parish to ensure safety is not compromised (see Figure 7).
1. Sheen Hill 1 – Honeybourne CP a Public Footpath Crossing on the Oxford Worcester and Wolverhampton Line (OWW) 102 miles 15 chains.

Reasoned Justification

1. Public footpaths and bridleways are an important part of our heritage and have been used over centuries. They continue to be a key means of linking either side of the village and with the surrounding countryside.
2. In order to encourage walking and cycling, new development must play its part in creating new recreational paths and safe cycle routes.
Paths and routes should link to the existing extensive network of rights of way within the Neighbourhood Area.
3. The encouragement of these activities is a key part of improving the health and well-being of our communities and of reducing our carbon emissions.
4. This Plan is fully supportive of the work of Sustrans within the Neighbourhood Area with Honeybourne having both National and Local cycling routes passing through the village.
5. Public routes include footpaths, bridleways and cycle ways. Public routes are an intrinsic component of what defines sustainable development and should be protected and where possible enhanced and improved.
6. New development should demonstrate how it will utilise public routes to achieve sustainability.
7. No new development should reduce the amenity currently enjoyed by the 'public route users' either physically or visually.
8. To avoid any compromise to the safety of pedestrian or railway users it is important that Network Rail are consulted on any developments affecting the Public Right of Way in the parish with a railway crossing.

[Figure 7. Wider network of Public Rights of Way in the Parish.Source: Parish Online 2019] – not available, HPC has login to Parish Online for current information

2025/26 Review & Comments

Any new developments should include paths that are not constructed in isolation of adjacent areas & links. The recent Owl Homes development is a case in point. A nicely surfaced path ends at the boundary of the site. Adjacent public open space created by Bovis Homes is next to the Owl Homes site. No link was created to merge the two sites. Local residents have cut back vegetation and surfaced a link (at their cost) between the two sites.

Path 544C to 543C at edge of Fallow Field/TW Fair Acres estate. - It was good that a contract for the installation of suitable surfacing was arranged by Worcestershire County Council to part of the Leys path adjoining the playing field. However, the remainder is a quagmire during heavy rainfall. Local residents are keen that this should also be surfaced with suitable material. Discussions are ongoing with the County Council about this – see attached map extract and photographs.

Worcestershire County Council has responsibility for PROW’s. The village volunteer group carry out maintenance and repair to PROW's work with County Council support. There has been a lot of staff changes in the PROW team in the County Council so there is a realisation that their resources are limited. There are several stiles which need repairing or replacing but need sanctioning and assistance of WCC.

PROW’s need publicising more so that they can be used and enjoyed by local people. There is a notice board at the junction of Station Road and Stratford Road which headlines walks around Honeybourne. This needs refreshing. Regular articles & walking routes should be included in the village news magazine.

The village has a volunteer group aiming to improve the railway stations platform appearance by installing planters. They are also hoping to create a rail heritage history, including providing walks pertinent to the history of Honeybourne station. Links will be made between both the railway and PROW volunteer groups so that any plans and proposals are developed jointly.

Usage should be made of any local grant aiding bodies with a view to provide investment for furthering publicity, marketing and improvement of local walks. For instance, the County Councillors Community Fund may be suitable for funding.

1. Safety Concerns

- Pedestrian crossing signs: Warning motorists to slow down is essential, especially near high footfall areas. Evaluate current signage and consider additional measures as necessary.
- Narrow pedestrian paths: The single-file path across the railway bridge, controlled by traffic lights, poses a safety risk for pedestrians. Explore options to widen the path or improve signalling to protect users.
- Unsafe school crossing: There is no parking at the school, and parked vehicles on the high street obstruct vision, making crossing hazardous, particularly with the volume and speed of traffic on High Street. Recommendation: Consider implementing a dedicated crossing assistant, installing further warning signage, or creating a designated crossing point to enhance safety.

- Livestock in fields: At times, livestock are present, which can pose risks to walkers, especially children or those with dogs. Clear signage and guidance on safe passage during these periods is encouraged.
- The speed and volume of traffic through the village and local lanes deters would-be cyclists.

2. Accessibility

- Wheelchair and pushchair access: Not all paths are suitable for wheelchair users or those with pushchairs. Identify priority routes for improvement, seeking to resurface uneven sections and widen narrow stretches where possible.
- Gates vs. stiles: Some stiles need replacing to make paths more accessible. Recommendation: Replace ageing stiles with gates where appropriate, in consultation with landowners and Worcestershire County Council.
- Track bed access (Honeybourne to Broadway): Maintaining access for walking and cycling is valuable, but land ownership is unclear. Context: Knowing who owns this land is vital for securing permissions, undertaking improvements, and ensuring long-term public use. Next steps: Contact local authorities or consult land registry records to establish ownership and initiate discussions about future use and maintenance.

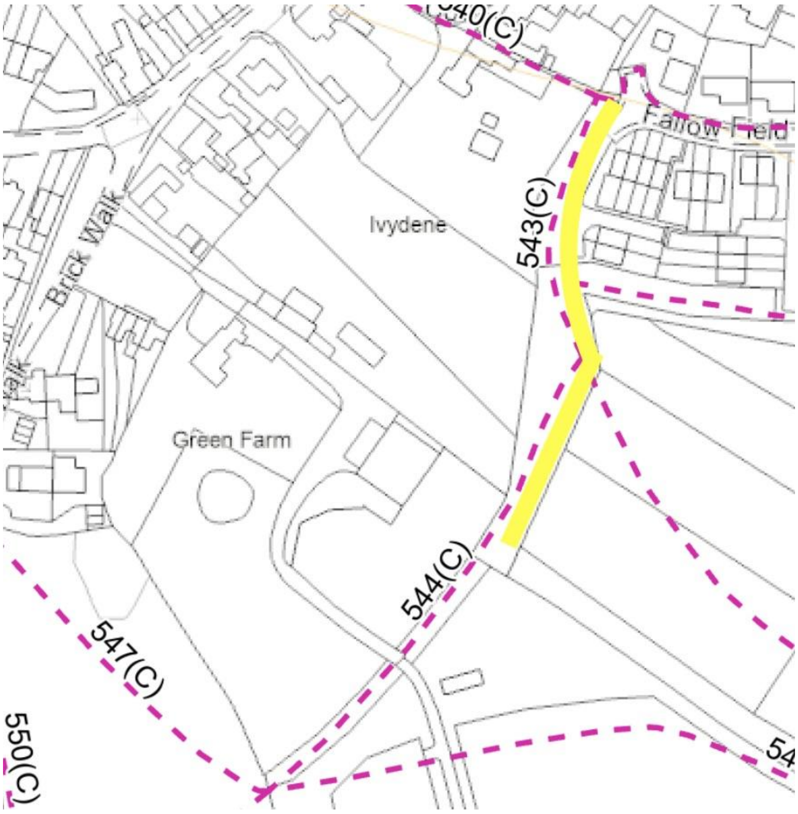
3. Local Impact

- High usage by residents: All paths are well-trodden, particularly by dog walkers. This demonstrates strong community demand and highlights the need for ongoing maintenance and enhancement.
- Ranch Caravan Park: The park significantly increases village residency for nine months each year, with around 300 static and touring pitches occupied. This seasonal influx places additional pressure on local paths and amenities.
- All Things Wild visitor attraction: The attraction brings increased footfall and traffic to the village, with many visitors walking from the nearby station. Pathways leading to and from these destinations should be prioritised for maintenance and safety upgrades.
- Village layout: Honeybourne village stretches for a mile, making accessible and safe routes throughout the village important for both residents and visitors to access amenities.

Summary of Recommendations

- Review and upgrade pedestrian crossing points, especially near schools and high-traffic roads.
- Widen and resurface key paths to improve accessibility for all users.
- Replace stiles with gates where feasible to ensure inclusive access.
- Investigate land ownership of the Honeybourne to Broadway track bed and pursue permissions for public use and improvements.
- Work with local authorities, volunteer groups, and landowners to prioritise maintenance and funding, particularly where increased usage is evident.
- Enhance signage regarding livestock and safe passage across fields.

Path 544C to 543C at edge of Fallow Field/TW Fair Acres estate:



Recently resurfaced section of path 544C on to Leys play area

GR SP1212 4422

Land off Mickleton Road

Rural area on outskirts of village

Neighbouring Land: Bordered by the road on NE side & by the Cemetery on the west.

Character of surrounding Buildings: Nearby is Manor Farm & St Egwins Church

Land is grazed grasslands (sheep) with hedge of mainly Hawthorn

Last piece of land with ridge & furrow close to village centre

PF runs alongside the Cemetery, leading to Stratford Road & St Egwins Church, where other PF's lead across fields, making lovely rural walks from the village.

Land on corner of High St & Station Rd

Rural area within village centre
Neighbouring land use : Grazing field for horses & sheep
Character of surrounding buildings: One side of field is bordered along High St with bungalows plus small area of social housing.

GR SP1158 44072

Land on corner of High St & Station Rd

Gate Inn Brook borders the northern side

Willows along part of the western side with other occasional trees. Area mainly scrub, with thistles & brambles - good autumn/winter feeding ground for birds.

PF runs along western edge, connecting to the

High St & onto the School & pub the Thatch.

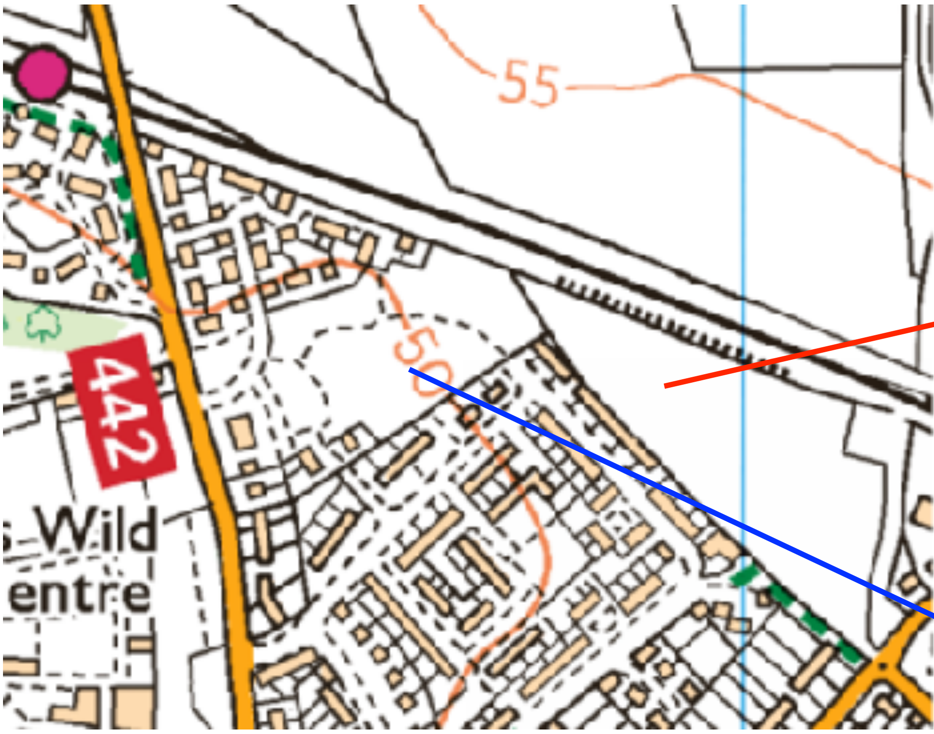
Several PF's inter connect with this one leading to Breforton Rd & the other way to The Ranch & the Railway Station.

Longer walks can be connected by other PF's radiating out

Owl Homes, field partly used as SUDS. GRSP1190 4461

Open land, not suitable for building due to High Pressure Gas Main crossing.

FP from Stratford Rd leads down the SW side - put in by the developer (not a public path) but used by many villagers as a link into the Nature Reserve, which is partly paved for easy access to CoOp & other smaller shops & the Railway Station with connections to London & Hereford



This further section only as other part SUDs nearer to houses & Stratford Rd.

Embankment to railway line to the north has a mix of hawthorn, Ivy & scrub, plus individual standard trees planted.

Has views across to Dovers Hill.

Nature Reserve already a green space in HNDP

Land opposite Cemetery entrance.

GR SP1193 4415

Small enclosed field bounded on NW side by bungalow gardens & steam

On SE side a hedge & driveway to the St Egwins Church.
To the west side is the Old Vicarage

Is grassed & used for grazing 3 sheep.

Land does not have public access & no real views, but is a pleasant piece of green to pass on way to church & being opposite cemetery is good for assisting in quiet contemplation

Honeybourne Neighbourhood Development Plan - Photographs 2025

HB25 1

View of open aspect across field opposite Sports Field as leaving village on Bretforton Road

HB25 2

View across Sports Field towards Bredon Hill

HB25 3

Approach to village showing open space of Elm Green from corner of Gloster Ades/Bretforton Road

HB25 4

Top of School Street featuring cottages/houses in Honeybourne conservation area

HB25 5

School Street featuring cottages/houses in Honeybourne conservation area

HB25 6

Honeybourne School, originally house for Head, a feature of local character

HB25 7

Windows of original School buildings highlighting local character and interest

HB25 8

Windows of original School buildings highlighting local character and interest

HB25 9

Windows of original School buildings highlighting local character and interest

HB25 10

Changes in School Street showing new School buildings

HB25 11

View across The Leys to Cotswold Escarpment showing the open aspect

HB25 12

Brick Walk showing local character of Cow Honeybourne

HB25 13

View from Brick Walk to top of High Street showing local character of Cow Honeybourne

HB25 14

Top of the High Street showing local character and historic 14th century public house

HB25 15

View from China Corner, down High Street, outside the conservation area showing more recent development

HB25 16

Local character of High Street

HB25 17

Pre 1980's development along High Street

HB25 18

Bottom of High Street featuring raised footpath. Local feature of practical use in times of flooding, past, present and future, enabling pedestrians access between Cow and Church Honeybourne. This is particularly important for the school, employment and commuters

HB25 19

Approach to Village Hall on footpath from the High Street showing open view to St Ecgwin's Church

HB25 20

New build Village Hall highlighting use of solar power.

HB25 21

Approach to village from Weston Subedge with hedging defining the edge of a field on the right

HB25 22

View of the open aspect from the Village Hall towards St Ecgwin's Church

HB25 23

Looking towards the Gate Inn crossroads, a significant feature of Honeybourne

HB25 24

Current environs of Station Road showing mix of housing including villas dating back to early 1900's

HB25 25

View from the Co-op across open space/nature reserve much used by local residents, especially dog walkers

HB25 26

View of Honeybourne Railway Station from the road bridge. An important feature of the village and originally a reason for the development of the village. It attracts new residents to Honeybourne

Honeybourne's Neighbourhood Plan was first adopted in 2020. Since then, our village has continued to grow, local needs have changed, and new issues are emerging. We want to update the Plan so it reflects modern views and helps guide Honeybourne's future in a way that works for everyone.

Our Neighbourhood Plan has given local people a real say over development in our Parish about where new housing goes, what it looks like, and how the local environment, green spaces and facilities are protected. This survey is your opportunity to shape what happens next.

OUR PLAN OBJECTIVES

The following issues are addressed in the existing neighbourhood plan:

1. **Deciding where housing development should go**
2. **Requiring small homes, bungalows, and affordable housing**
3. **The design quality and character of new development**
4. **Protecting our green spaces and open areas**
5. **Preserving the rural landscape and views**
6. **Safeguarding trees, hedgerows and wildlife habitats**
7. **Addressing flooding and drainage problems**
8. **Protecting and improving community facilities**
9. **Promoting footpaths and cycle routes**
10. **Tackling traffic, parking and road safety issues**
11. **Supporting existing employment sites**
12. **Protecting local heritage and village identity**

** Are there any specific/new issues or challenges that you think the updated plan should address, and should any current objectives **not** be carried forward to the new plan?*
Free text

HOUSING

**In principle, would you support new housing in Honeybourne to help meet the needs of local people? If so, what types of homes do you feel Honeybourne needs most? (Tick all that apply)*

- *1–2 bed homes*
- *3-bed family homes*
- *4+ bed homes*
- *Bungalows / accessible homes*
- *Affordable homes to buy*
- *Affordable homes to rent*
- *Shared ownership homes (e.g. 10-50% of property value)*
- *Sheltered or care homes*
- *Plots for self or custom build housing*
- *I do not think any housing should be delivered in Honeybourne*

** Would you support the Neighbourhood Plan Review exploring housing sites (allocations) to help meet Honeybourne's housing needs?*
Yes / No / Not sure

COMMUNITY FACILITIES & SERVICES

**Which of Honeybourne's existing community facilities are most important to you? (list a maximum of three).*
Free text

**Are there any services or facilities that you think Honeybourne lacks and should have?*
Free text

**Could any existing facilities be improved and how (for example, the train station)?*
Free text

TRANSPORT, CONNECTIVITY & ACCESS

**Do you feel walking routes and crossings around the village are safe and do you have any comments on how it could be improved?*
Yes / Mostly / No / Not sure
Free text

**Do you think Honeybourne has adequate cycling routes around the village and do you have any comments on how it could be improved?*
Yes / Mostly / No / Not sure
Free text

**Do you have any comments on bus routes, bus stops or the frequency of bus services in Honeybourne?*
Free text

DESIGN, CHARACTER & HERITAGE

**Are there any landscape areas or views in Honeybourne Parish which you feel are important and should be preserved?*
Free text

**Are there any design features that you would want to see in new developments in Honeybourne?*
Free text

NATURAL ENVIRONMENT, LANDSCAPE & BIODIVERSITY

**Are there any local wildlife areas, habitats or natural features that you feel should be better protected?*
Yes (please specify) / No / Not sure

**Are there public open spaces in the village that you feel should be protected or improved?*
Free text

**Would you support requiring new developments to provide measures for improving wildlife in urban areas, such as bat boxes or wildlife corridors?*
Yes / No / Not sure

FLOODING & CLIMATE RESILIENCE

**Are you aware of any locations in Honeybourne that experience flooding or surface-water issues? If you have photos and would be willing to share them to support the plan, please tell us below.*
Yes (please specify) / No / Not sure

Do you have any other general comments regarding the Neighbourhood Plan?
Free text

Appendix F - Community Infrastructure Assessment

Category	Service / Facility	Name	Quality of Provision (Excellent/Good/Adequate/Needs Improvement)	Comments - Red font - clerk's comments, Purple font Ian & Judith and Green font Martin's comments
Retail & Everyday Services	Convenience shop	Co-op Food	Adequate Good, Very good	Opening hours adequate, parking available (not always adequate), within walking distance for some residents (potential 2 mile round trip for furthest residents). Same comments as Clerk
		One Stop Convenience Shop	Good, Adequate	Has most things required, good service
		Home food deliveries (e.g. Tesco)	Adequate	Supermarkets deliver to Honeybourne
	Post office	One Stop Convenience Shop	Excellent, Good	Can do banking for most high street banks, hub for dropping off and collecting parcels (Amazon, Evri)
	Banking / cashpoint	ATM - at Co-oP	Adequate	ATM available at Co-op. Cash withdrawals also available at Post Office using most high street bank debit cards during Post Office opening hours only
	Petrol station	None	N/A	Nearest petrol station is Bidford-on-Avon
	Hairdressers	Bella Hair, High St	?	By appointment
Food, Drink & Social Spaces	Pub	The Gate Inn		Serves food. Steering group to assess quality
		Thatched Tavern	Very Good	Very Good food and value for money
	Café / tearoom	Sliced Cake Kitchen and Bakery	Good	Popular with residents
	Takeaway	Jasmine Palace	Adequate	High Street location. Mixed reviews from residents.
	Takeaway	Tasty Plaice Fish and Chips	Good	Popular with residents
	Indian Restaurant & Takeaway	Moubourne (attached to Gate Inn)	Good	Popular with residents
Education & Childcare	Primary school	Honeybourne Primary School		Steering group to assess (Ofsted rated 'Good' Feb 2025) - Over subscribed? TBC
	Secondary school access	None	N/A	Children travel to Chipping Campden High School
	Nursery / early years provision	Honeybourne Primary School		Steering group to assess (Ofsted rated 'Good' Feb 2025)
Health & Wellbeing	GP surgery	None	N/A	Highlights lack of local health facilities especially if there is further housing development
	Dentist	None	N/A	Residents travel to Evesham, Bidford-on-Avon, Broadway or Chipping Campden. Comment same as above.
	Optician	None	N/A	Residents travel to Evesham, Bidford-on-Avon, Broadway or Chipping Campden. Comment same as above.

	Pharmacy	None	N/A	Residents travel to Evesham, Bidford-on-Avon, Broadway or Chipping Campden
	Sports facilities / playing fields	Council Sports Field / Multi Use Games Area (MUGA)	Good	PC improving drainage on playing pitch. Facilities include MUGA, exercise equipment, trim trail, boules court, pavilion with changing rooms and small kitchen, parking
	Outdoor recreation / parks / LGS	Greens of Dudley Road	Adequate	Small private green space, no play equipment, managed by management company. Dudley Road green spaces infront of houses belongs to private ownership
		Elm Green	Adequate, Good	Small patch of land surrounded by houses, maintained by PC
		Cow Honeybourne Green	Adequate, Good	Small patch of land surrounded by houses, maintained by PC
		Greens of Perrie Drive and Fernihough Ave	Adequate	Small private green space, no play equipment, managed by management company
		Green area off Sycamore Drive	Adequate	Green space with play equipment on Bovis Estate by Co-op (also known as Bramble Chase), managed by management company
		Fields south of the Gate Inn	N/A	Private land, no public access - not community infrastructure but could be considered for LGS designation
		Honeybourne Sport and Recreation Field	Good	PC improving drainage on playing pitch. Facilities include MUGA, exercise equipment, trim trail, boules court, pavilion with changing rooms and small kitchen, parking
		The Leys, Brick Walk	Good	Wildflower meadow with pathways for walking, play area with good range of play equipment
		Stephenson Way Open Space	Adequate	Private green space, no play equipment, managed by management company
		Honeybourne Parish Council Cemetery (off Stratford Road)	Good	Garden of remembrance and full burial plots, benches for quiet reflection, small parking area, well maintained by PC.
Employment & Business Activity	Other local shops / businesses	Waterscapes Garden Centre	Good	Garden centre, gift shop and café (Jungle Café). Popular with residents
	Business park / employment area	Buckle St Trading Estate	Good	Includes Fairview builders merchant (very good), car repair businesses. Provides local employment
		Sycamore Drive	Good	Retail area including Sliced Cake Kitchen, automotive parts (social media suggests Ludify has closed TBC), veterinary surgery (cats), Co-op, Water Gardens Centre/Jungle Café
	Remote-working hub / co-working space	None	N/A	No known demand, nearest location unknown

	Seasonal / tourism-related jobs	Ranch Caravan Park	Very Good	Very well maintained. Provides seasonal/tourism employment
		All Things Wild Zoo	Very Good	Popular attraction, employs local people
Community & Cultural	Village hall / community centre	Honeybourne Village Hall	Excellent	Built in 2020, excellent facilities, easy booking system. Runs community coffee morning Thursdays 9:30am-12:30pm, mother & toddler group with baby weighing
	Clubs	Honeybourne Village Hall	Good	Various clubs meet including Over 60s Club, WI, Art Club, Embroidery Club, Indoor Bowls, Exercise classes. Also available for private instructions. (Parking is sometimes insufficient with overspill roadside parking on adjacent private roads.
		Railway Club	N/A	Railway Club do not own the site.Closing end of December 2025.
	Library / mobile library	Mobile Library 4th Friday of the month		Books can be ordered. Steering group to assess usage/adequacy
	Place of worship	Church of St Ecqwin	Good	Local place of worship. Active church with fundraising for upkeep. Closed churchyard - PC responsible for grounds maintenance (not memorial stones)
		Old Church (Cow Honeybourne)	N/A	Converted to private home, no longer in use as church
	Youth facilities	None	Needs Improvement	No dedicated youth facilities. Young people congregate at sports field, The Leys and village hall grounds, sometimes causing nuisance
	Arts / cultural venue	Honeybourne Pottery	Good,Excellent	Family-run business offering pottery classes
	Temporary / pop-up community uses	Honeybourne Village Hall	Excellent	Polling station, craft fayres, community events
	Allotments	Honeybourne Allotments/HAGA	Good	44 plots Allotments available for local residents/community
Transport & Connectivity	Railway station (distance & frequency)	Worcester - Oxford - London	Adequate, Need Improvement	Steering group to assess frequency (hourly in each direction limited by single track between Evesham & Worcester and between Kingham and Oxford) , parking (inadequate most days leading to local roadside parking at Co-oP, on Sycamore Drive and Stevensons Way) - now with charges), facilities (shelters and ticket machine) Special reference to a lack of parking with increasing number of users from surrounding areas
	Public Cycle Parking/Shelters	None	Adequate	Railway station
	Bus services (routes, frequency, reliability)	553 - Evesham (every 2 hrs; 7am-6pm)	Needs improvement	Limited service -to Evesham only

		WoD - Worcestershire on demand	Needs improvement	on demand- limited area with no connection across country boundaries for onward travel
	Walking and cycling routes	Several Public Footpaths		Steering group to assess maintenance and signage (needed to warn motorists where some footpaths cross busy roads). Repairs needed to some stiles some paths virtually impassable after heavy rain due to mud) Condition of some pavements poor (cracking and uneven).
		Cycle Routes 442 and 41		Steering group to assess condition and usage
	Traffic congestion / junction pinch points	Rail Bridge Crossing at Station Road	Good	No significant congestion issues (NB increasing cogestion if wishing to go north crossing the River Avon at both Bidford on Avon and Welford on Avon over single track stone bridges).
		High St (past Thatched Tavern)		Congestion issues due to parked cars causing single file traffic. Traffic is width restricted for this reason. No parking at school.
		Stratford Road under double railway bridges		Height and width restrictions.
	Access to strategic road network	None		
	Public EV charging points	Honeybourne Village Hall	Good	2 Charging points (7kw) used by residents and village hall users.
Services for Daily Living	Parcel lockers / delivery hubs	None		
	Civic Amenity Site (Waste)	None		
	Public toilets	None		
	Broadband speed	Ultrafast (2300 Mbps)		Steering group to assess adequacy and reliability
	Mobile phone coverage	EE - Excellent in home + outdoor		Steering group to assess adequacy and reliability (Only adequate in the rear of our property)
		O2 - South excellent. North adequate/poor		Steering group to assess adequacy and reliability
		Three - North good. South poor		Steering group to assess adequacy and reliability
		Vodafone - Good in home + outdoor		Steering group to assess adequacy and reliability

Accessibility & Safety	Pedestrian crossings	One Zebra Crossing @ Station Road	Good	Adequate provision for pedestrian safety (some residents have commented that should be upgraded to Pelican Type due to traffic speeds)
	Street lighting	Yes	Good	Adequate street lighting coverage throughout village. Some footway lighting maintain by PC, some by Rooftop and any lighting of private development maintain by management company
	Safe routes to school	Station Rd Crossroad may have safety issues		Steering Group to assess condition and usage
	Accessibility for elderly / mobility-impaired	Generally good stepped curbing (needs more thorough review)	Good	Generally good stepped curbing. Steering group to assess thoroughly
Environmental & Green Infrastructure	Play areas	Westbourne Play Area (play equipment)		Managed by Rooftop Housing. Steering group to assess condition
		The Greens of Perrie Drive and Fernihough Avenue		Steering group to assess adequacy and reliability
		The Greens along Dudley Road		Managed by management company. Steering group to assess condition
		Herdwick Drive (play equipment)		Managed by management company. Steering group to assess condition
		Sycamore Drive (play equipment)		Managed by management company. Steering group to assess condition
		Grange Farm Drive (play equipment) - age restricted	Adequate	Managed by management company who carryout annual inspection. Steering group to assess condition
		The Leys Field (large open play area and play equipment)	Excellent	Owned by PC. Good range of play equipment
		Elm Green	Good	Open space- maintained by PC
	Flooding	Station Rd/Weston Rd (at Gate Inn crossroads), Station Rd under railway bridges and on Bretforeton Rd		Sometimes impassable

Section 1 - Introduction

This Evidence Document is prepared on behalf of Honeybourne Parish Council to provide background evidence and information regarding existing and potential Local Green Space ('LGS') designations as part of the Neighbourhood Plan Review.

The existing policy on Local Green Spaces is provided below:

Policy H7 Local Green Space

The following areas identified on the Green Space Maps (Appendix 2) are designated as Local Green Space and will be protected from development due to their particular local significance or community value:

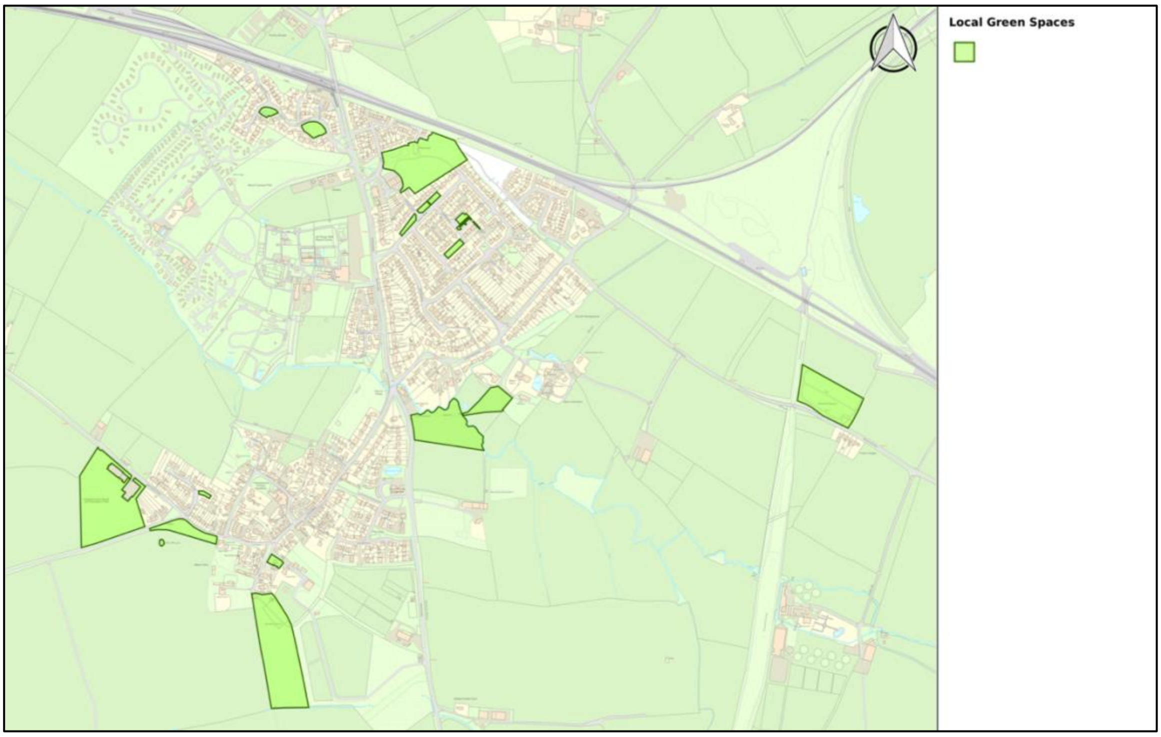
1. The Greens of Dudley Road
2. Mill Mound*
3. Elm Green
4. The Green - Cow Honeybourne
5. The Greens of Perrie Drive and Fernihough Avenue
6. The green spaces in the Nature Reserve off Station Road
7. Fields around the church
8. Gate Inn Field
9. Honeybourne Sport and Recreation Field
10. The Leys (At end of Brick Walk)
11. Open areas off Stephenson Way
12. Green Close
13. The Allotments

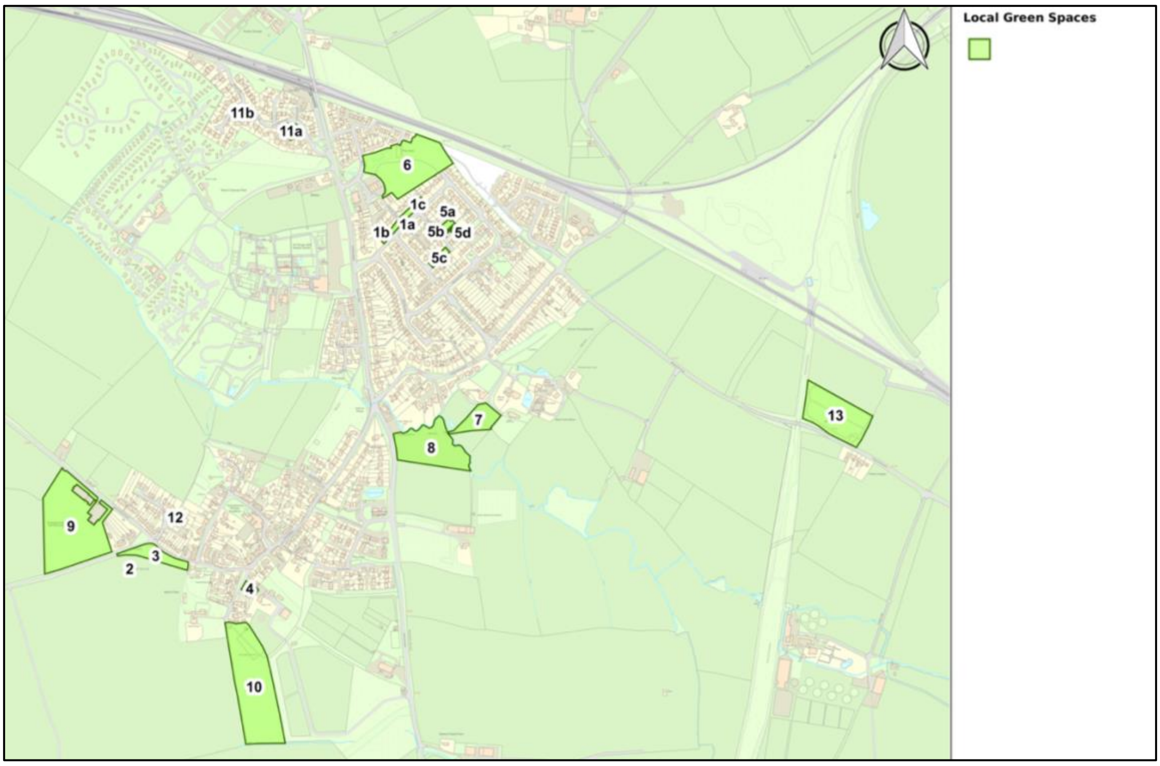
Development on land designated as Local Green Space will only be permitted in exceptional circumstances where it can be clearly demonstrated that the development will not conflict with the purpose of the designation.

* There is no public access to this site

A map of the adopted Local Green Spaces is provided on the following page.

Figure 1 – Designated Local Green Spaces (Honeybourne Neighbourhood Plan, 2020)





Source: [HONEYBOURNE PC TO ADVISE OS LICENSE NUMBER]

Section 2 - Demonstrating accordance with the NPPF:

The National Planning Policy Framework (NPPF) states:

> 106. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.
>
> 107. The Local Green Space designation should only be used where the green space is:
>
> a) in reasonably close proximity to the community it serves;
>
> b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
>
> c) local in character and is not an extensive tract of land.
>
> 108. Policies and decisions for managing development within a Local Green Space should be consistent with national policy for Green Belts set out in chapter 13 of this Framework[45].

The above Local Green Spaces were supported by local evidence prepared as part of the Honeybourne Neighbourhood Plan which confirms their accordance with NPPF Paragraphs 106 and 107. As Local Green Spaces must be capable of enduring beyond the plan period, it is assumed that previous evidence remains valid for the neighbourhood plan review, provided it is brought up to date. Therefore, to confirm all existing LGS designations remain suitable, this has been provided below, with updates where appropriate or necessary.

Local Green Space Evidence - Updates are shown in red.

Ref	Address /Location	Site area (m2)	What type is it	Statutory Designation / Status	Quality and condition of space	Value and benefit to community	Close proximity to the community it serves?	Why special to a local community?	Local in character (not tract of land)	Summary
1	Greens off Dudley Road	1452m2	Grass & trees in front of properties		Mature trees planted at inception of estate in 60s	A green space used as a play area & with trees	YES – within the settlement	It is special to the local residents it provides an open aspect, and is used as a play area.	Yes, the site is small and is immediately outside properties	This is an important green space and contributes to the quality of the environment for those that live in these streets.
2	Mill Mound	160m2	Agricultural land	Shown on OS map as a site of archaeological and historical interest with visible earthworks.	Area concerned holds an Ancient site	Site cannot easily be seen hidden behind high hedges but of historic value	YES – lies just outside the settlement.	Historic interest, important to the character of the settlement	Yes located at Gateway to village [note it is no longer visible from the approach]	This is an historic site that is not protected by a statutory designation (i.e. SAM) but is important to the history and setting of the settlement. There is no public access to this site. Note – I would consider there is a risk of this site failing the tests, given that there is no longer any view of it. An alternative would be to also designate the site as a non-designated heritage asset, to ensure that this site is protected.

Ref	Address /Location	Site area (m2)	What type is it	Statutory Designation / Status	Quality and condition of space	Value and benefit to community	Close proximity to the communit y it serves?	Why special to a local community?	Local in character (not tract of land)	Summary
3	Elm Green	3642m2	Grassed with trees & bench. Christmas Tree stands on this green		Looked after by PC	Good size area used for play & by village community at Xmas time	YES – within the settlement	Historically been a green, site of village Christmas tree. It is an important feature in the setting of the village	Yes small triangle of land.	This site hosts the Christmas tree and is used by the community. It is visually important to the setting of the village.
4	The Green - Cow Honeybourne	723m2	Small grassed area	Within Conservati on Area Designated Green Space in SWDP under SWDP38	Very small area	Designate d a green by PC?	YES – within the settlement	Within Conservation area important to setting of this part of the village	Yes small	The land is designated as green space in the SWDP38. Important to historic setting of this part of the Conservation Area.
5	The Greens of Perrie Drive & Fernihoug h Avenue	1457m2	Grassed area used as a play area		Only reasonable size area on this estate. Managed	Play area surrounde d by houses. Enables parents to easily keep an eye on their play	YES – within the settlement	Been open space since Estate built in 1960s. Important play area for children.	Yes	Land is important open space for the communities that surround it and live on the estate.

Ref	Address /Location	Site area (m2)	What type is it	Statutory Designation / Status	Quality and condition of space	Value and benefit to community	Close proximity to the communit y it serves?	Why special to a local community?	Local in character (not tract of land)	Summary
6	The green spaces in the Nature Reserve Area	17729m2	New Nature Reserve Area created due to HP gas main running across field		Nature Reserve Area High Pressure Gas main runs across site. Gravel path, several benches & poo bins	Open space on this new estate & planting plus existing trees & hedge line	YES – within the settlement	Forms part of the green space for new development Encourages birds & small mammals	Yes	Land is important open space for the communities that surround it and provide an important habitat for nature. Used by family strollers and dog walkers.
7	Fields around the church The one with FP continuing to church	4214m2	Old blue brick path leading to church. Rough grass	Public Footpath	Rough grass path could be renovated	Makes a pleasant walk from one side of village to church with views. Used by dog walkers and walkers.	YES – lies just outside of the settlement	Historically been open land in the village. Used for walking with important views. Contains historic path.	Yes	Land has historical significance used by the local community and provides a pleasant peaceful environment.

Ref	Address /Location	Site area (m2)	What type is it	Statutory Designation / Status	Quality and condition of space	Value and benefit to community	Close proximity to the communit y it serves?	Why special to a local community?	Local in character (not tract of land)	Summary
8	Gate Inn Field	13111m2	Used as play area & dog walking	Public Footpath	Traditionally been used as a play & dog walking area	This is an extension of the path to church	YES – lies just outside of the settlement	Historically been open land. Used for walking with important views. Contains historic path. Cut through to shop and church for villagers.	Yes	Land has historical significance used by the local community and provides a pleasant peaceful environment.
9	New Sports & Recreation Field. Bretforton Road	24827m2	Recently built new playing fields With MUGA courts & pavilion		Purpose built site maintained by PC	Community Sports facility	YES– lies just outside of the settlement	Important community sports facility with multiple sports provision.	Yes	Important community sports facility with multiple sports provision.
10	The Leys (At end of Brick Walk)	23754m2	Play area at one end.	Public Footpath	Flat grassed field previously used by school. Public use	Lovely quiet area with views On edge of CA and footpath to airfield	YES– lies just outside of the settlement	Lovely quiet area with views On edge of CA and footpath to airfield	Yes	Used for recreation including play and walking with connections further afield. Tranquil with good views.

Ref	Address /Location	Site area (m2)	What type is it	Statutory Designation / Status	Quality and condition of space	Value and benefit to community	Close proximity to the communit y it serves?	Why special to a local community?	Local in character (not tract of land)	Summary
11	Open areas off Stephenso n Way estate	2377 m2	Grassed area with trees (Private Rds)		Currently owned by builders of estate - Taylor Wimpey. ~~Ongoing process of adoption by PC. Is currently used as a green for estate~~	This estate was specificall y built with these green areas	YES~~-~~ – within the settlement	Important to the community that lives around it as amenity space.	Yes	This is an important green space and contributes to the quality of the environment for those that live in these streets.

Ref	Address /Location	Site area (m2)	What type is it	Statutory Designation / Status	Quality and condition of space	Value and benefit to community	Close proximity to the communit y it serves?	Why special to a local community?	Local in character (not tract of land)	Summary
12	Green Close (by bungalows)	260m2	Grassed area in front of bungalow s. Owned by Rooftop Housing		Has a mature tree to one side	Yes to the people who live in the bungalow s	YES– within the settlement	Important to the community that lives around it as amenity space.	Yes	A very small area of green which is kept & used by the bungalow residents
13	The Allotments	13267m 2	Leased by PC for Allotmen ts		Bordered on 3 sides by hedges	Yes to allotment holders	Difficult to argue that this site is close to the settlement. The new NPPF will make it difficult to justify this site meets the LGS suitability test.	Important for members of the community to be able to grow fresh fruit & veg	Yes	Villagers requested land to be made available for allotments. Leased by PC for this use. Land is significantly important to the village. [Given that this site may no longer meet the LGS tests, it would be prudent to also designate the site as a community facility, so that it still benefits from some protection.]

Section 3 - Revised Boundaries

All Local Green Space boundaries have been re-drawn with slight amendments to the originals to ensure a better, more accurate fit.

Site 9 – New Sports & Recreation Field, Bretforton Road

The boundary could be amended to exclude the existing buildings on the site, as these do not function as local green space. Including the buildings within the designation offers no clear benefit and may unnecessarily complicate future planning applications, such as extensions or upgrades to the sports building. Retaining the designation over the open field would continue to protect it from development.

However, as the land is owned by Honeybourne Parish Council, there is no clear additional benefit in designating the site as Local Green Space, particularly as the Council will not release the land for housing and may wish to improve or expand facilities in the future. While removing or amending a Local Green Space designation may be politically sensitive, it should be possible to consider this as part of the Neighbourhood Plan review process.

Section 4 – Potential new LGS designations

This section highlights options for new LGS designations, based on a quick review.

Optional Site 14 – Fallow Field (Grange Farm Drive and Village Hall)

- The land owned by Taylor Wimpey, not parish council
- Could be subject to planning proposals
- There is a policy in the SWDP which protects this land, but it doesn't do exactly the same as LGS and therefore they could be worth designating as the SWDP policy will not be in place forever.

Optional Site 15 – Owl Homes

- The site above is part of the new owl homes development, it is not clear from satellite mapping whether the open space has been delivered.
- It is also not clear if it will be managed by a management company or the parish council – the pc will need to confirm its intentions.
- If the PC does not take management of the site, then it may be worth exploring protecting the land.

Table 2: Travel to Work Areas (TTWA), gross value added, pounds

TTWA code	TTWA name	2023
E30000234	London	565349.727
E30000239	Manchester	102563.253
E30000266	Slough and Heathrow	79272.118
E30000169	Birmingham	58655.920
S22000065	Glasgow	45034.727
E30000180	Bristol	41144.200
S22000059	Edinburgh	38705.781
E30000229	Leeds	36841.300
E30000256	Reading	32729.514
E30000212	Guildford and Aldershot	32068.332
N12000002	Belfast	31590.084
E30000233	Liverpool	31016.630
E30000186	Cambridge	30722.767
E30000230	Leicester	30323.182
E30000245	Newcastle	29362.419
E30000237	Luton	28329.300
E30000267	Southampton	27527.050
E30000196	Crawley	26712.936
E30000284	Warrington and Wigan	25903.252
E30000250	Oxford	24689.858
E30000249	Nottingham	24212.196
W22000024	Cardiff	24197.281
E30000261	Sheffield	22968.180
E30000195	Coventry	21450.005
E30000242	Medway	20173.089
E30000276	Swindon	19884.314
E30000243	Milton Keynes	19563.901
E30000288	Wolverhampton and Walsall	18462.429
E30000188	Chelmsford	17259.077
E30000254	Portsmouth	16467.392
S22000047	Aberdeen	16101.541
E30000268	Southend	15946.626
E30000200	Derby	15333.321
K01000011	Chester	15214.442
E30000218	High Wycombe and Aylesbury	15033.823
E30000248	Norwich	14992.037
E30000255	Preston	14921.837
E30000206	Exeter	14915.765
E30000272	Stevenage and Welwyn Garden C	14786.672
E30000220	Hull	14317.169
E30000247	Northampton	13774.119
E30000273	Stoke-on-Trent	13730.744
E30000179	Brighton	13565.419

E30000294	York	13550.355
E30000202	Dudley	12818.635
S22000071	Motherwell and Airdrie	12714.438
E30000228	Leamington Spa	12562.249
E30000093	Middlesbrough and Stockton	12545.761
E30000222	Ipswich	12412.509
E30000018	Bradford	12223.490
E30000197	Crewe	12067.834
E30000164	Basingstoke	11880.553
E30000175	Bournemouth	11586.275
E30000108	Peterborough	11585.216
E30000231	Lincoln	10493.457
E30000283	Wakefield and Castleford	10414.206
E30000281	Tunbridge Wells	10025.570
E30000275	Sunderland	9846.744
E30000253	Plymouth	9662.579
W22000032	Swansea	9492.880
E30000289	Worcester and Kidderminster	9222.025
E30000170	Blackburn	9057.123
K01000013	Newport	8693.321
S22000061	Falkirk and Stirling	8551.948
E30000240	Mansfield	8408.687
E30000209	Gloucester	8350.516
E30000219	Huddersfield	7778.420
E30000166	Bedford	7744.346
E30000203	Durham and Bishop Auckland	7677.014
E30000280	Trowbridge	7543.759
S22000057	Dunfermline and Kirkcaldy	7406.428
E30000171	Blackpool	7400.028
E30000189	Cheltenham	7223.512
E30000201	Doncaster	7191.252
E30000168	Birkenhead	6972.511
E30000193	Colchester	6891.096
E30000278	Telford	6760.327
E30000110	Poole	6758.931
E30000191	Chichester and Bognor Regis	6676.123
S22000070	Livingston	6607.273
E30000292	Worthing	6427.882
E30000244	Newbury	6383.580
E30000183	Burton upon Trent	6297.463
E30000224	Kettering and Wellingborough	6281.799
E30000211	Grimsby	6175.122
E30000214	Harrogate	6032.299
S22000056	Dundee	5846.204
E30000029	Halifax	5845.191

E30000190	Chesterfield	5801.015
E30000004	Barnsley	5799.585
E30000204	Eastbourne	5751.568
E30000221	Huntingdon	5465.823
E30000293	Yeovil	5435.489
E30000165	Bath	5359.724
E30000184	Bury St Edmunds	5264.757
E30000187	Canterbury	5249.630
E30000161	Banbury	4993.906
E30000258	Salisbury	4843.499
S22000069	Kilmarnock and Irvine	4791.618
E30000208	Folkestone and Dover	4666.738
E30000271	Stafford	4562.371
W22000034	Wrexham	4541.761
E30000262	Shrewsbury	4528.013
N12000005	Craigavon	4392.058
E30000182	Burnley	4346.241
E30000257	Redruth and Truro	4341.792
E30000216	Hereford	4326.584
W22000003	Bridgend	4323.832
K01000010	Carlisle	4269.443
W22000029	Merthyr Tydfil	4246.306
S22000074	Perth	4173.942
S22000068	Inverness	4160.730
E30000285	Weston-super-Mare	4087.324
E30000260	Scunthorpe	4042.897
E30000246	Northallerton	4029.266
W22000028	Llanelli	3995.739
E30000160	Ashford	3938.873
E30000225	King's Lynn	3924.294
E30000076	Lancaster and Morecambe	3830.935
N12000009	Newry and Banbridge	3751.322
E30000241	Margate and Ramsgate	3746.196
E30000173	Blyth and Ashington	3742.329
E30000270	St Austell and Newquay	3718.634
E30000277	Taunton	3662.713
E30000046	Dorchester and Weymouth	3605.401
N12000006	Derry	3572.975
E30000061	Hastings	3461.898
W22000031	Rhyl	3411.631
E30000163	Barrow-in-Furness	3373.867
E30000070	Isle of Wight	3246.117
W22000022	Bangor and Holyhead	3202.169
E30000159	Andover	3175.386
E30000199	Darlington	3175.068

E30000279	Torquay and Paignton	3156.615
S22000060	Elgin	3131.851
S22000051	Ayr	3109.704
E30000176	Bridgwater	3063.052
E30000162	Barnstaple	2951.539
S22000055	Dumfries	2882.202
E30000135	Thetford and Mildenhall	2870.218
E30000291	Worksop and Retford	2844.449
E30000235	Lowestoft	2682.210
E30000124	Spalding	2586.070
E30000205	Evesham	2573.654
E30000223	Kendal	2553.999
N12000004	Cookstown and Magherafelt	2449.863
E30000210	Great Yarmouth	2422.645
N12000001	Ballymena	2364.999
K01000005	Cinderford and Ross-on-Wye	2256.243
N12000007	Dungannon	2168.279
E30000194	Corby	2156.173
N12000003	Coleraine	2144.021
N12000010	Omagh and Strabane	2123.391
S22000054	Dumbarton and Helensburgh	2114.911
E30000259	Scarborough	2110.260
E30000174	Boston	2106.299
E30000054	Grantham	2087.193
E30000264	Skegness and Louth	2086.903
E30000287	Wisbech	1983.002
E30000039	Skipton	1925.210
E30000274	Street and Wells	1904.150
E30000290	Workington	1862.573
E30000192	Clacton	1855.578
W22000009	Haverfordwest and Milford Haven	1855.285
E30000172	Blandford Forum and Gillingham	1820.960
W22000026	Colwyn Bay	1799.427
E30000051	Falmouth	1793.813
E30000106	Penrith	1744.158
E30000215	Hartlepool	1654.621
S22000063	Galashiels and Peebles	1650.798
N12000008	Enniskillen	1583.723
K01000014	Oswestry	1525.353
E30000238	Malton	1523.893
E30000286	Whitehaven	1416.039
S22000049	Arbroath and Montrose	1398.350
W22000021	Aberystwyth	1277.828
S22000085	Greenock	1272.961
E30000177	Bridlington	1257.660

S22000078	St Andrews and Cupar	1232.432
E30000252	Penzance	1176.451
E30000185	Buxton	1155.920
W22000015	Newtown and Welshpool	1143.206
E30000232	Liskeard	1112.942
E30000236	Ludlow	1079.216
E30000167	Bideford	1032.966
W22000016	Pembroke and Tenby	998.923
S22000075	Peterhead	986.180
K01000009	Berwick	978.264
E30000064	Hexham	870.394
E30000198	Cromer and Sheringham	866.372
S22000039	Shetland Islands	854.944
E30000263	Sidmouth	845.643
E30000227	Launceston	761.439
E30000282	Wadebridge	749.501
W22000025	Cardigan	730.190
S22000067	Hawick and Kelso	728.865
S22000062	Fort William	727.856
E30000226	Kingsbridge and Dartmouth	721.250
S22000048	Alness and Invergordon	713.771
E30000095	Minehead	700.449
S22000035	Orkney Islands	699.416
W22000030	Pwllheli and Porthmadog	651.023
S22000013	Western Isles	644.561
E30000181	Bude	639.017
W22000011	Llandrindod Wells and Builth Well	596.040
E30000178	Bridport	579.571
S22000081	Turriff and Banff	563.094
W22000023	Brecon	547.286
S22000084	Fraserburgh	543.411
S22000080	Thurso	536.961
S22000073	Oban	516.119
S22000079	Stranraer	514.394
S22000058	Dunoon and Rothesay	467.366
W22000033	Tywyn and Dolgellau	443.291
E30000147	Whitby	439.725
S22000053	Dalbeattie and Castle Douglas	378.160
S22000050	Aviemore and Grantown-on-Spey	364.817
S22000064	Girvan	320.429
S22000032	Mull and Islay	304.420
S22000083	Wick	303.307
S22000076	Pitlochry and Aberfeldy	302.974
S22000086	Lochgilphead	298.012
S22000066	Golspie and Brora	231.555

S22000077	Portree	227.114
S22000072	Newton Stewart	216.050
S22000052	Broadford and Kyle of Lochalsh	203.538
S22000005	Campbeltown	192.855
S22000082	Ullapool	181.168

million

Malvern Hills, Worcester City and Wychavon Strategic Housing Market Assessment 2021 Update

Summary report for the South Worcestershire Development Plan Area

Final Report

November 2021

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Executive Summary

Introduction

The South Worcestershire Strategic Housing Market Assessment (SHMA) 2021 updates the summary report prepared as part of the 2019 SHMA. The report updates evidence for Malvern Hills, Worcester City and Wychavon local authority areas which together form the South Worcestershire Development Plan (SWDP) area. .

SHMA findings will inform the development of local housing strategies and the commissioning of new affordable and other housing products in each authority area. It considers the need for affordable housing and the size, type and tenure of housing need for different groups within the community over the period 2021 to 2041. This research provides an up-to-date analysis of the social, economic, housing and demographic situation across the SWDP area.

The SHMA update has been prepared in accordance with the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG).

Dwelling stock

There are 142,080 dwellings (MHCLG 2020 dwelling stock estimates) and 136,365 households (ONS 2018-based projections for 2021) across the SWDP area. The vacancy rate is 2.8% which is similar to the rate across England (2.7%). Most dwellings are houses (74.5%), 15.2% are flats and 10.3% bungalows. 69.7% of households are owner occupiers, 14.9% privately rent and 15.4% live in affordable housing. There are around 1,505 affordable home ownership properties across the SWDP area.

House prices and rents

House prices across the SWDP area are consistently higher than West Midlands prices and broadly in alignment with England prices. Within SWDP, prices in Malvern Hills and Wychavon are highest and Worcester prices are the lowest, although they remain higher than the West Midlands average. Median prices in 2020 were £210,000 in Worcester, £267,750 in Malvern Hills and £280,000 in Wychavon.

In 2020, median private rents were £659 in Worcester, £702 in Malvern Hills and £750 in Wychavon. This compares with £694 in the West Midlands and £1,148 across England.

Demographic drivers

The population of the SWDP area is projected to increase by 13.6% over the period 2021-2041, from around 316,000 in 2021 to around 359,000 in 2041 (ONS 2018-based Subnational Population Projections). There will be a marked increase in the number and proportion of older residents. The population aged 65 years or older, is expected to increase by 43.2% from 75,300 in 2016 to 107,800 in 2041. This compares with an increase of 32.4% across the West Midlands and 36.7% across England over the period 2021-2041.

Economic drivers

Across the SWDP area, 64.4% of Household Reference People (HRP) are economically active and in employment (2011 Census) and a further 14.3% are retired from work, 8.8% are economically inactive, 8.5% are students and 4% are unemployed. The ONS identifies that across the SWDP lower quartile earnings in 2020 were £18,671 in Malvern Hills, £20,748 in Worcester City and £21,865 in Wychavon. This compares with £21,734 across the West Midlands and £22,932 across England. Median earnings were £22,812 in Malvern Hills , £27,801 in Worcester City and £28,161 in Wychavon. This compares with £29,481 across the West Midlands and £31,766 across England.

Future dwelling mix and development priorities

The SHMA update has carefully considered the future population and household projections over the period 2021 to 2041, the range of dwellings lived in by different households and dwelling aspirations (likes) and expectations. This helps to determine an appropriate mix of dwellings to inform future development priorities to better reflect the housing needs of communities across the SWDP area

This SHMA report considers **future housing need** based on the 'standard methodology' outlined in December 2020 Planning Practice Guidance (PPG). Using 2014-based household projections and latest (2020) affordability indicators, the minimum local housing need figure for the SWDP area is 1,283 dwellings each year. This is similar to the 1,257 need identified in the 2019 SHMA.

The scale of **affordable need** has been assessed using latest (June 2021) housing register data. The overall net annual imbalance is calculated to be 906 dwellings each year which compares with 489 in the 2019 SHMA. It is important that the council maintains an affordable housing target to ensure the continued delivery of affordable housing to support long-term community sustainability and provide affordable housing for newly-forming households. It is recommended that across the SWDP area:

- For new social/affordable dwellings, 36.5% have one-bedroom, 35.4% two-bedrooms, 24% three-bedrooms and 4.2% four or more-bedrooms. This represents a change in the evidence from the 2019 SHMA as this takes into account actual delivery across SWDP.
- For affordable home ownership 10% to have one-bedroom, 40% two-bedrooms, 35% three-bedrooms and 15% four or more-bedrooms

A summary of the overall range of dwelling types and sizes appropriate to SWDP and individual local authorities is presented in Tables ES1 to ES4.

Table ES1 Overall dwelling mix by tenure: Malvern Hills

Dwelling type and size	Tenure mix (range)		
	Market dwellings	Social/Affordable Rented	Affordable Home Ownership
1 and 2-bedroom house	10-15%	10-15%	15-20%
3-bedroom house	35-40%	20-25%	35-40%
4 or more -bedroom house	20-25%	0-5%	15-20%
1-bedroom flat	0-5%	20-25%	5-10%
2 or more bedroom flat	5-10%	20-25%	15-20%
1-bedroom bungalow/level access	0-5%	10-15%	0-5%
2-bedroom bungalow/level access	5-10%	5-10%	5-10%
3 or more bungalow/level access	5-10%	0-5%	0-5%
Other	0-5%	0-5%	0-5%

Table ES2 Overall dwelling mix by tenure: Worcester

Dwelling type and size	Tenure mix (range)		
	Market dwellings	Social/Affordable Rented	Affordable Home Ownership
1 and 2-bedroom house	15-20%	10-15%	15-20%
3-bedroom house	35-40%	20-25%	35-40%
4 or more -bedroom house	15-20%	0-5%	15-20%
1-bedroom flat	5-10%	20-25%	5-10%
2 or more bedroom flat	5-10%	20-25%	15-20%
1-bedroom bungalow/level access	0-5%	10-15%	0-5%
2-bedroom bungalow/level access	5-10%	5-10%	5-10%
3 or more bungalow/level access	0-5%	0-5%	0-5%
Other	0-5%	0-5%	0-5%

Table ES3 Overall dwelling mix by tenure: Wychavon

Dwelling type and size	Tenure mix (range)		
	Market dwellings	Social/Affordable Rented	Affordable Home Ownership
1 and 2-bedroom house	10-15%	10-15%	15-20%
3-bedroom house	35-40%	20-25%	35-40%
4 or more -bedroom house	20-25%	0-5%	15-20%
1-bedroom flat	0-5%	20-25%	5-10%
2 or more bedroom flat	5-10%	20-25%	15-20%
1-bedroom bungalow/level access	0-5%	10-15%	0-5%
2-bedroom bungalow/level access	5-10%	5-10%	5-10%
3 or more bungalow/level access	5-10%	0-5%	0-5%
Other	0-5%	0-5%	0-5%

Table ES4 Overall dwelling mix by tenure: SWDP			
	Tenure mix (range)		
Dwelling type and size	Market dwellings	Social/Affordable Rented	Affordable Home Ownership
1 and 2-bedroom house	15-20%	10-15%	15-20%
3-bedroom house	35-40%	20-25%	35-40%
4 or more -bedroom house	20-25%	0-5%	15-20%
1-bedroom flat	0-5%	20-25%	5-10%
2 or more bedroom flat	5-10%	20-25%	15-20%
1-bedroom bungalow/level access	0-5%	10-15%	0-5%
2-bedroom bungalow/level access	5-10%	5-10%	5-10%
3 or more bungalow/level access	5-10%	0-5%	0-5%
Other	0-5%	0-5%	0-5%

The needs of other groups

Particular needs which have been identified in the SHMA update are:

- Increasing and diversifying the supply of specialist housing for older people. There is a need for 4,836 more units of accommodation for older people by 2041 including sheltered/retirement, Extra Care and co-housing (3,198 or 160 each year) and 1,638 units of residential care accommodation (82 each year).
- Based on an assessment of additional needs and longer-term demographics, 4.5% of new dwellings (58 each year) should be built to M4(3)b wheelchair accessible standard; and all other new dwellings should be built to M4(2) accessible and adaptable standard.

Note that there is overlap between affordable, specialist older person and M4(3) need, so for instance the development of an older person's level access, wheelchair accessible affordable dwelling would help address three aspects of housing need.

There is interest in **self and custom-build** and at August 2021, 345 households across the SWDP area had registered interest for a self/custom build plot. This compares with 119 households in November 2018.

1. Introduction

Background, aims and objectives

1.1 arc4 prepared a comprehensive Strategic Housing Market Assessment (SHMA) for the South Worcestershire local authorities of Malvern Hills, Wychavon and Worcester City in 2019. This included a summary report for a South Worcestershire Development Plan area published in September 2019.

1.2 An update of this crucial evidence base is now necessary to reflect updated demographic data (ONS 2018-based household and population projections) and changes to Planning Practice Guidance (PPG) which underpins the National Planning Policy Framework (NPPF). Of particular note, the standard method for assessing minimum housing need was updated in December 2020.

1.3 The SHMA update considers future housing need across all sections of the community to 2041.

National Planning Policy Framework

1.4 The evidence base needs to take account of the requirements of the National Planning Policy Framework (NPPF). The latest version was published in July 2021 and supported by Planning Practice Guidance (PPG). The NPPF 2021 sets out the government's planning policies for England and how these are expected to be applied. Paragraph 10 of the NPPF states that plans, and decisions should apply a 'presumption in favour of sustainable development'. As part of this, in relation to plan-making, it sets out that this means that 'strategic policies should, as a minimum, provide for objectively assessed needs for housing…'.

1.5 Paragraph 60 provides an important context to the policy for housing delivery, as follows:

'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay'

1.6 Paragraphs 61 and 62 relate to the evidence base requirements which underpin this study:

Paragraph 61: **'To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.'**

Paragraph 62: **'Within this context, the size, type and tenure of housing need for different groups in the community should be assessed and reflected in planning policies including but not limited to: those who**

require affordable housing; families with children; older people; students; people with disabilities; service families; travellers; people who rent their homes; and people wishing to commission or build their own homes.'

Paragraph 62: **'where a need for affordable housing is identified, planning policies should specify the type of affordable housing required'.**

1.7 The NPPF 2021 (Paragraph 66) requires that:

'strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.'

1.8 The Localism Act 2010 introduced the 'Duty to Co-operate' as a replacement for Regional Spatial Strategy and this requirement is also established in National Planning Policy (NPPF 2021, Paragraphs 24-27). Section 110 requires local authorities and other bodies, including Local Enterprise Partnerships to co-operate in maximising the effectiveness of strategic matters within development plan documents. The provision of housing development is a strategic priority and the council will have to ensure that it is legally compliant with the Localism Act at Local Plan examination.

1.9 The NPPF 2021 sets out affordable housing definitions which are presented at Technical Appendix A.

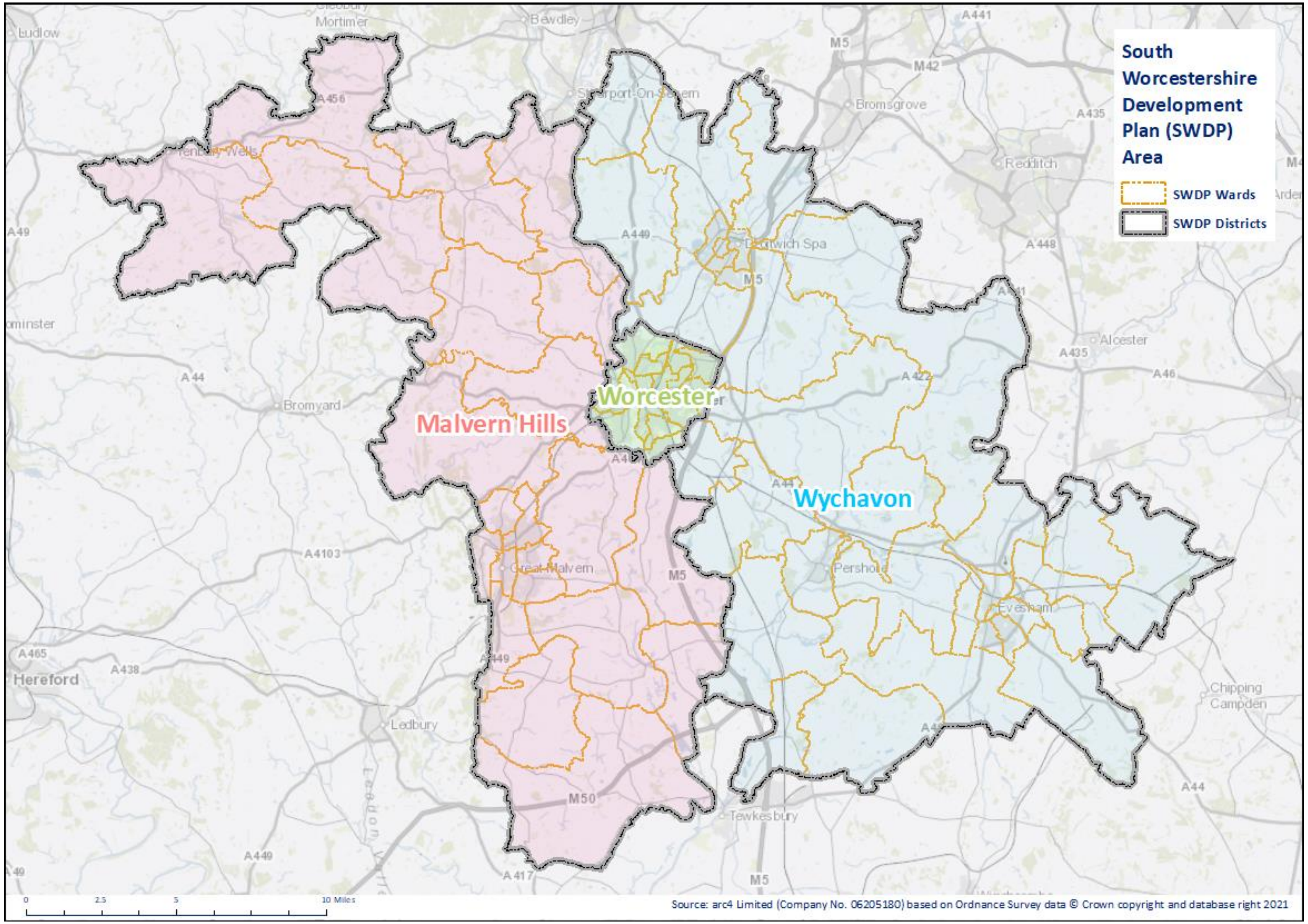
Geography

1.10 Map 1.1 illustrates the geographical context of the South Worcestershire Development Plan and its constituent local authority areas.

1.11 The South Worcestershire Development Plan area is located within the county of Worcestershire, in the West Midlands of England. To the north are the districts of Wyre Forest, Bromsgrove and Redditch Borough (Worcestershire). To the east and south are the districts of Stratford-upon-Avon, Cotswold and Tewkesbury. The resident population of the SWDP area is estimated at around **316,013** people in 2021 (using 2018-based Office for National Statistics (ONS) population projections) broken down as follows:

- Malvern Hills 80,420;
- Worcester City 102,202; and
- Wychavon 133,391.

Map 1.1 South Worcestershire Development Plan Area



Neighbourhood Development Plans

1.12 The 2011 Localism Act introduced a new type of planning which allows local people to come together to decide how they want their area to develop within the strategic framework within the Local Plan. Once adopted, Neighbourhood Development Plans form part of the statutory development plan for the neighbourhood and must be taken into consideration when determining planning applications. Table 1.1 summarises the neighbourhood plan areas across the SWDP area.

Research methodology

1.13 A multi-method approach was used to prepare the 2019 SHMAs and summary report comprising:

- a review of relevant secondary data;
- an online stakeholder survey and interviews; and
- interviews with estate and lettings agents.

1.14 The 2021 SHMA update specifically focuses on the updating of relevant secondary data.

Presentation of data

1.15 Data are clearly sourced throughout the report. Where possible, data are 'triangulated' which means several sources are drawn upon to establish a robust output.

COVID-19 impact

1.16 Regarding the COVID-19 situation, it is too early to consider the longer-term implication of the pandemic on demography, economy and housing but there are several emerging trends. The pandemic has accelerated trends in home working, retail and office use. There are implications for the housing offer, with a 'race for space' within dwellings, the need for larger gardens/outdoor space and better access to public space which may alter the demand/need for larger homes in less dense settings. A redistribution of demand between urban and more rural locations has also been suggested. Repurposing town centres and commercial buildings provides opportunities for new forms of residential occupancy, for instance micro-homes and co-living.

Table 1.1 Neighbourhood Planning Areas in South Worcestershire (with dates of plan designation/submission/made) as at August 2021

Malvern Hills	Worcester City	Wychavon
Plans Adopted (Made)	Plans Adopted (Made)	Plans Adopted (Made)
Apperley (July 2021)	None	Bredon, Bredon's Norton and Westmancote (made July 2017)
Broadwas and Cotheridge (Sept 2019)		Cleeve Prior (made Feb 2018)
Clifton upon Terne (Nov 2017)		Drakes Broughton and Wadborough with Priton (made April 2017)
Hallow (July 2021)		Eckington (made Sept 2019)
Kempsey (Nov 2017)		Harvington (made Sept 2019)
Martley, Knightwick & Doddenham (Feb 2018)		North Claines (April 2017)
Hanley Castle (Jan 2019)		Pebworth Parish (Sept 2019)
Malvern Town (June 2019)		Honeybourne (April 2020)
Plans at Referendum Stage	Plans at Referendum Stage	Plans at Referendum Stage
None currently	None currently	Ombersley and Doverdale (referendum date Sept 2021)
Plans at Examination Stage	Plans at Examination Stage	Plans at Examination Stage
None currently	None Currently	Norton-juxta-Kempsey (examiners report received August 2021)
Draft Neighbourhood Plans	Draft Neighbourhood Plans	Draft Neighbourhood Plans
Welland (Draft consulted on in Dec 15/Jan 2016)	Warndon (draft consulted May-June 2021)	Broadway (consultation ran Sept – Oct 2020)
Designated Neighbourhood areas	Designated Neighbourhood areas	Designated Neighbourhood areas
Alfrick and Lulsley (designated Sept 2013)	None Currently	Ashton under Hill (designated Dec 2015)
Eldersfield (designated Sept 2019)		Beckford Parish (designated April 2018)
Great Whitley and Hillhampton (designated Dec 2013)		Dodderhill (designated April 2019)
Leigh and Bransford (designated Sept 2013)		Droitwich Spa (designated Jan 2017)
Malvern Wells (designated March 2017)		Elmley Castle, Bricklehampton and Netherton (designated Nov 2019)
Powick (designated June 2020)		Hanbury (designated Oct 2014)
Rushwick (designated August 2018)		Inkberrow (designated May 2018)
Tenbury Town and Burford (designated March 2016)		Sedgeberrow (designated Oct 2013)
Upton upon Severn (designated March 2015)		South Lenches (designated Sept 2015)
		Whittington (designated Oct 2013)

Report structure

1.17 The 2021 SHMA update report structure has been simplified and updated to take account of changes to PPG since the original reports were published. The 2021 SHMA update report is structured as follows:

- Chapter 2 considers the housing market key drivers focusing on dwelling stock, demographic drivers, household characteristics including income, economic drivers, migration and travel to work trends;
- Chapter 3 provides analysis of prices, rents and affordability;
- Chapter 4 considers the needs of different groups as referenced in NPPF and includes analysis of the need for property adaptations;
- Chapter 5 focuses on overall housing need, affordable need and dwelling mix; and
- Chapter 6 concludes the report with a summary of key findings and a consideration of strategic and policy issues.

1.18 The main report is accompanied by a separate technical appendix which provides detailed material that underpins the core outputs of the SHMA. The technical appendix material includes:

- Affordable housing tenure definitions (Appendix A);
- Research methodology (Appendix B);
- Affordable housing need calculations (Appendix C);
- Dwelling mix analysis (Appendix D).

2. Housing market and key drivers

Introduction

2.1 This chapter provides a detailed background to dwelling stock and tenure and the underlying economic, demographic and household drivers across the SWDP area.

Dwelling stock, vacant stock and household estimates

2.2 Current estimates of dwelling stock, vacant stock and households from multiple sources are presented in Table 2.1. For the purposes of the 2021 SHMA, the total dwelling stock base across the SWDP area is **142,080** and the number of households as **136,365.** Around 2.8% of dwellings are vacant compared with the national rate of 1.2% based in MHCLG data.

Table 2.1 Dwelling stock and household estimates

Dwelling stock	Malvern Hills	Worcester City	Wychavon	SWDP	Source
2020 Valuation Office Agency (all dwellings)	36,620	46,380	59,070	142,070	VOA Table CTSOP3.0
2020 Valuation Office Agency (excluding annex and unknown)	34,370	45,340	55,520	135,230	VOA Table CTSOP3.0
2020 MHCLG Dwelling Stock Estimates	**36,646**	**46,253**	**59,181**	**142,080**	MHCLG Live Tables
Vacant stock	**Malvern Hills**	**Worcester City**	**Wychavon**	**SWDP**	**Source**
2020 MHCLG Vacancy estimate (all dwellings)	1,165	1,251	1,495	3,911	MHCLG Table LT_615
2020 MHCLG Long-term vacancy estimate (all dwellings)	533	490	674	1,697	MHCLG Table LT_615
Households	**Malvern Hills**	**Worcester City**	**Wychavon**	**SWDP**	**Source**
2014-based DCLG Household Projections 2021 figure	34,936	45,506	56,490	136,932	DCLG (now MHCLG)
2018-based ONS Household Projections 2021 figure	**35,615**	**44,260**	**56,490**	**136,365**	ONS

Dwelling type and size

2.3 The 2020 Valuation Office Agency data provides details on overall dwelling stock by type, number of bedrooms and council tax band. Table 2.2 presents the overall dwelling stock profile of the SWDP area and individual districts compared with the West Midlands and England.

2.4 In summary:

- 37.1% of dwellings across the SWDP area are council tax band A or B properties and 62.9% are band C or above, with highest proportions of A and B properties in Worcester and F+ properties in Wychavon.
- 74.5% of dwellings are houses (19.6% terraced, 26.7% semi-detached and 28.2% detached), 15.2% are flats and 10.3% are bungalows. The proportion of flats was highest in Worcester and the proportion of bungalows highest in Malvern Hills.
- 9.8% of dwellings have one bedroom, 25.8% two bedrooms, 43.2% three bedrooms and 21.1% four or more bedrooms. The proportion of smaller 1 bedroom dwellings was highest in Worcester and proportion of 4 or more bedrooms was highest in Wychavon.

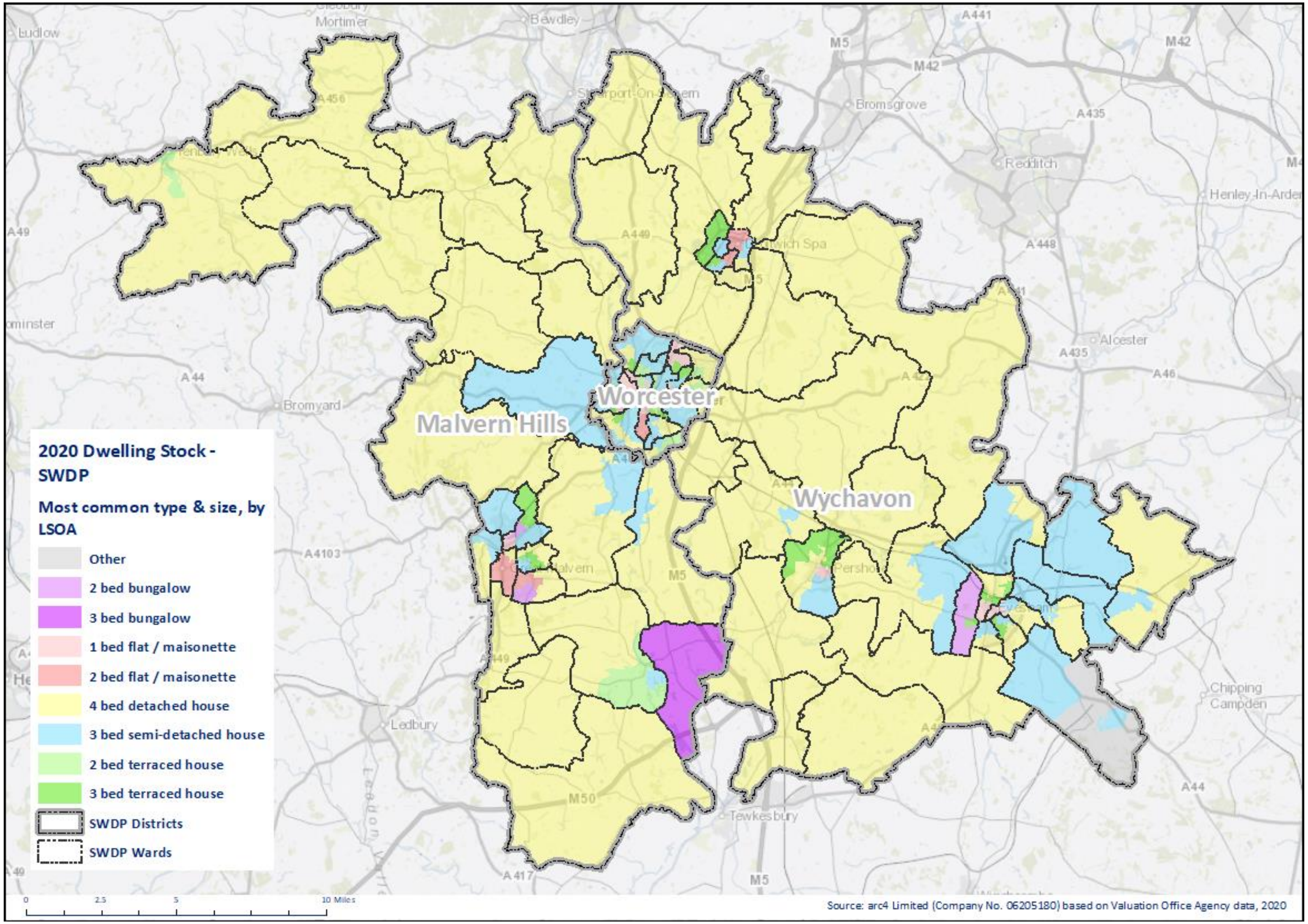
2.5 Map 2.1 illustrates the predominant dwelling type and size by LSOA based on 2020 Valuation Office Agency data.

2.6 There are an estimated 1860 houses in multiple occupancy (HMOs) in the SWDP according to Local Authority Housing Statistics 2019/20, mainly located in Worcester (Malvern Hills 50, Worcester 1,500 and Wychavon 310). It may be appropriate to carry out further work on the characteristics of HMO dwellings in Worcester and their impact on overall housing supply.

Table 2.2 Dwelling type, number of bedrooms and council tax band summary						
Dwelling type and number of bedrooms	**Malvern Hills**	**Worcester**	**Wychavon**	**South Worcestershire**	**West Midlands**	**England**
1 or 2-bedroom house	13.4%	14.7%	14.9%	14.5%	14.8%	14.0%
3-bedroom house	34.9%	44.6%	38.4%	39.6%	47.3%	38.8%
4 or more-bedroom house	21.8%	14.2%	24.5%	20.4%	13.5%	14.4%
1 bedroom flat	5.9%	12.3%	5.6%	7.9%	8.2%	10.8%
2 or 3 bedroom flat	7.8%	9.8%	5.0%	7.3%	8.6%	12.4%
1 bedroom bungalow	1.8%	0.2%	1.6%	1.2%	1.4%	1.1%
2 bedroom bungalow	7.8%	2.5%	5.9%	5.2%	3.9%	4.7%
3 or more bedroom bungalow	6.6%	1.6%	4.0%	3.9%	2.4%	3.7%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Number of bedrooms	**Malvern Hills**	**Worcester**	**Wychavon**	**South Worcestershire**	**West Midlands**	**England**
1-bedroom	8.0%	13.1%	8.2%	9.8%	10.0%	12.6%
2-bedrooms	27.8%	25.8%	24.6%	25.8%	25.9%	28.6%
3-bedrooms	41.2%	46.3%	42.0%	43.2%	50.0%	43.4%
4-bedrooms	23.0%	14.9%	25.1%	21.1%	14.1%	15.5%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Council Tax Band	**Malvern Hills**	**Worcester**	**Wychavon**	**South Worcestershire**	**West Midlands**	**England**
A	8.6%	18.6%	9.0%	12.1%	29.8%	23.7%
B	21.2%	33.3%	20.7%	25.0%	25.4%	19.7%
C-E	52.7%	44.1%	51.2%	49.2%	38.4%	47.4%
F+	17.6%	4.0%	19.1%	13.7%	6.4%	9.1%
Total	100.1%	100.0%	100.0%	100.0%	100.0%	100.0%
Base	34,370	45,340	55,520	135,230	2,482,930	24,165,880

Source: VOA 2020

Map 2.1 Predominant dwelling type and size by built-up areas within LSOAs: SWDP



Source: VOA 2020

Property age and condition

The age and condition of SWDP's housing

2.7 The age profile of the dwelling stock across the SWDP area is summarised in Table 2.3.

Table 2.3 Age of dwellings

Age of Dwellings	Malvern Hills	Worcester	Wychavon	SWDP
pre-1919	28.4%	18.9%	17.0%	20.5%
1919-44	6.5%	12.8%	7.2%	8.9%
1945-64	15.4%	16.5%	13.3%	14.9%
1965-82	22.3%	16.5%	22.2%	20.4%
1983-99	12.3%	23.0%	19.8%	18.9%
post 1999	15.0%	12.4%	20.4%	16.4%
Total	100.0%	100.0%	100.0%	100.0%
Base	36,500	46,410	58,920	141,830
Unknown	280	60	220	560
Grand Total	36,780	46,470	59,140	142,390

Source: VOA 2020

2.8 The English Housing Survey (EHS) produces national data on dwelling condition. Applying national trends to the stock profile across the SWDP area (Table 2.4) would suggest that around 16.4% of dwelling stock is non-decent, which is lower than the national average of 20.6%. The number of dwellings likely to fail the minimum standard of decent homes criteria is estimated to be 9.7% (compared with 11.9% nationally).

2.9 A full definition of what constitutes a decent home is available from MHCLG (source: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7812/138355.pdf) but in summary a decent home meets the following four criteria:

a. it meets the current statutory minimum for housing;

b. it is in a reasonable state of repair;

c. it has reasonably modern facilities and services; and

d. it provides a reasonable degree of thermal comfort.

Table 2.4 Dwelling stock condition estimates in England and the SWDP area						
	Fails decent homes criteria (estimate)					
District	Non-decent	Minimum standard	Repair	Modern facilities and services	Thermal comfort	All dwellings
Malvern Hills	6,659	4,075	1,253	706	2,257	36,500
Worcester	7,731	4,489	1,425	843	2,756	46,410
Wychavon	8,887	5,179	1,503	926	3,207	58,920
SDWP	23,277	13,743	4,181	2,475	8,221	141,830
% SWDP dwellings	16.4	9.7	2.9	1.7	5.8	100
% England dwellings	**20.6**	**11.9**	**4.6**	**1.9**	**7.5**	

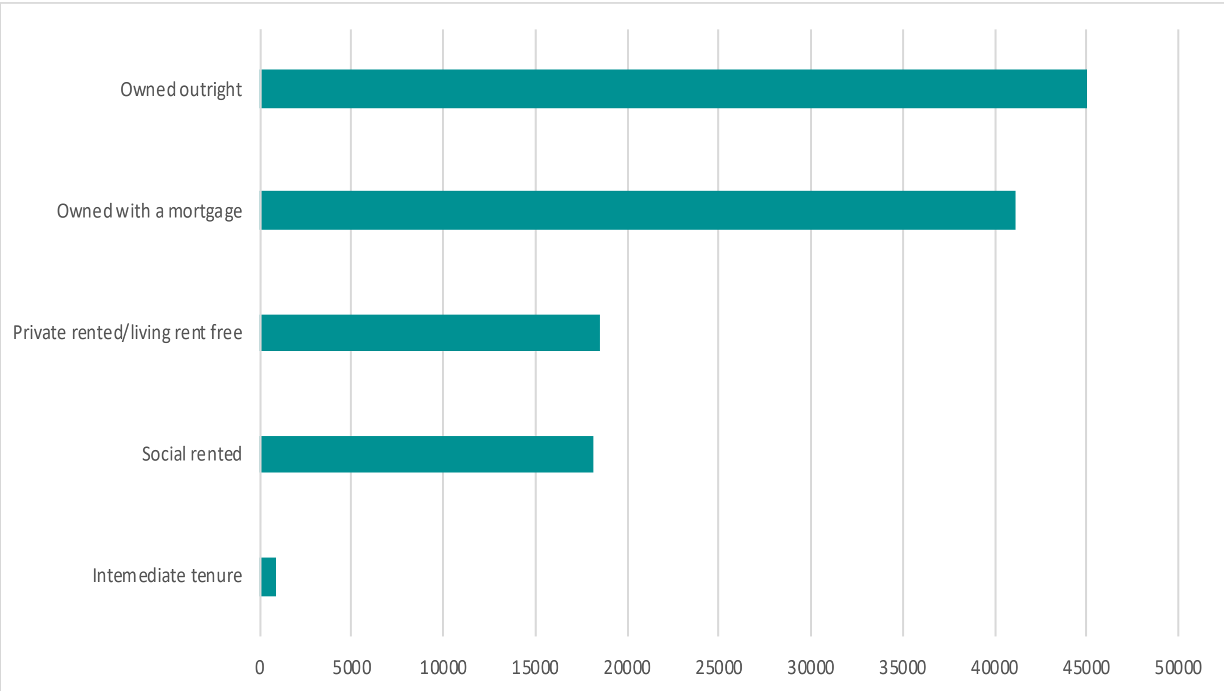
Source: English Housing Survey 2013 data applied to 2020 Valuation Office Agency dwelling stock age

Housing tenure

2.10 The 2011 Census provides a broad range of household data relating to the tenure of occupied dwellings. There are also several sources which provide more up to date information on the tenure of dwelling stock.

2.11 Based on the 2011 Census, the tenure profile of the SWDP is summarised in Figure 2.1. Overall, 69.7% of occupied dwellings are owner-occupied, 15.4% are rented from a social housing provider (including intermediate tenure) and 14.9% are private rented (including tied accommodation/living rent free).

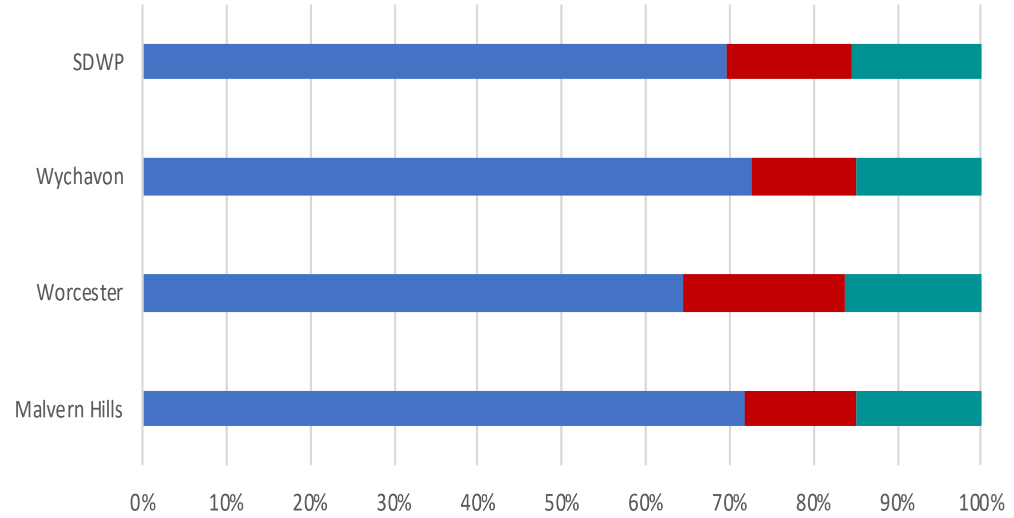
Figure 2.1 SWDP: tenure profile of occupied dwellings



Source: 2011 Census

2.12 Figure 2.2 summarises the tenure profile by district. Wychavon has the highest proportion of owner-occupied households and Worcester City the highest proportion of households living in private rented and affordable dwellings.

Figure 2.2 SWDP and constituent local authority tenure profile of occupied dwellings



	Malvern Hills	Worcester	Wychavon	SDWP
Owner Occupied	71.9	64.4	72.7	69.7
Private Rented	13.2	19.2	12.3	14.9
Affordable (Rented/Intermediate)	14.9	16.4	14.9	15.4

Owner Occupied Private Rented Affordable (Rented/Intermediate)

Source: 2011 Census

2.13 The ONS has produced subnational dwelling stock by tenure estimates for local authorities across England 2012-2017. Combined data for the SWDP area show (sample errors exceed +/-5% for these data) that the:

- owner occupied stock was 68.1% of total stock in 2012 and 66.2% in 2017;
- private rented stock was 17.3% in 2012 and 18.9% in 2017; and
- by deduction, and using MHCLG dwelling stock data as a base, affordable stock represented around 14.6% of stock in 2012 and 15% in 2017.

2.14 Data from the Regulator of Social Housing SDR return 2020 indicates a total of 23,152 affordable dwellings (18,561 social rented, 3,086 supported /older person housing and 1,505 affordable home ownership tenures) intermediate tenure. Based on this information, the affordable stock represents 16.3% of all dwellings.

2.15 These data would suggest that the tenure profile of the SWDP has changed slightly since the 2011 Census, with an increasing number of private rented households and households living in affordable housing, with a reduction in owner occupying households. However, it should be noted that the 2011 Census relates to households and the ONS/SDR data relates to dwellings.

2.16 Further information on the owner occupied, affordable and private rented sectors of the housing market are presented in the individual local authority SHMA reports.

Past trends in housing delivery

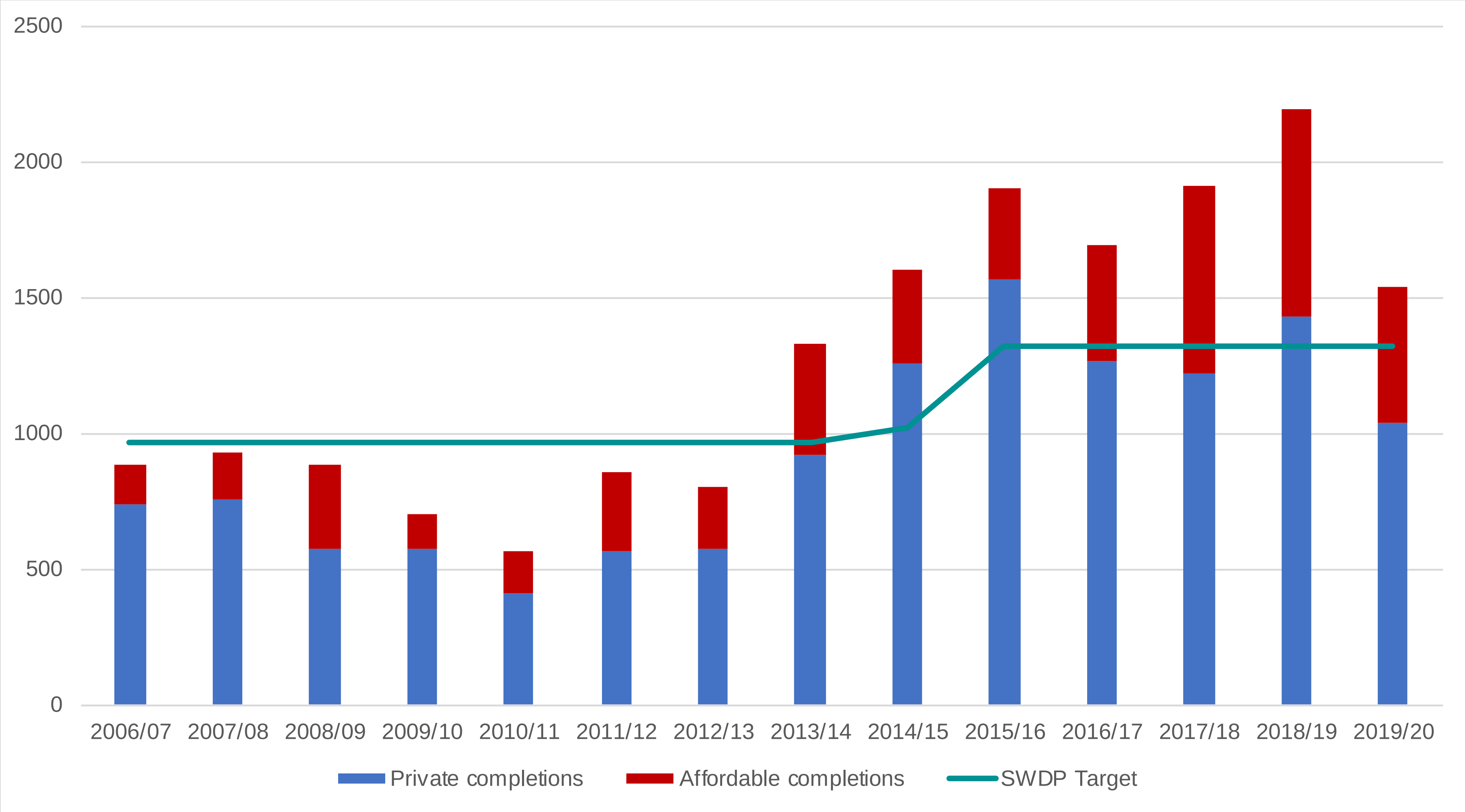
2.17 Over the past 14 years (2006/07 to 2019/20) 17,773 net completions have been delivered across the SWDP area (Table 2.5). In the past 5 years, 9,230 have been built (1,846 annual average) of which 29.5% were affordable.

2.18 A comparison of annual completions with the annual housing requirement is presented in Figure 2.3. There demonstrates that housing targets have been exceeded since 2013/14 and the overall housing target from 2006/7 has been achieved.

Table 2.5 Net dwelling completions 2006/07 to 2019/20

Year	Affordable Completions	Private Completions	Total Dwelling Completions	SWDP Target
2006/07	145	738	883	960
2007/08	175	757	932	960
2008/09	304	575	879	960
2009/10	133	569	702	960
2010/11	152	408	560	960
2011/12	286	565	851	960
2012/13	227	576	803	960
2013/14	411	919	1,330	960
2014/15	352	1,251	1,603	1016
2015/16	334	1,563	1,897	1314
2016/17	430	1,263	1,693	1314
2017/18	691	1,222	1,913	1314
2018/19	766	1,425	2,191	1314
2019/20	501	1,035	1,536	1314
14-year Total	**4,907**	**12,866**	**17,773**	**15,266**
Annual Average	**351**	**919**	**1270**	

Figure 2.3 Dwelling completions compared with the annual requirement 2006/07 to 2019/20



Source: Annual Monitoring Returns/Reports

Demographic drivers: population and households

Population projections

2.19 The ONS produces population projections every two years. The latest 2018-based principal ONS population projections report a 2021 population of around 316,000 across the SWDP area which is expected to increase by around 43,000 (13.6%) to around 359,000 by 2041 (Table 2.6 and Figure 2.7). Across the SWDP area, older age groups are expected to increase the most. Within SWDP, there is a projected reduction in the numbers in several age cohorts in Worcester but in Wychavon, there is growth projected across all cohorts and most age cohorts in Malvern Hills.

Table 2.6 Change in population by age group 2021 to 2041 by district and SWDP area

Malvern Hills

Age groups	2021	2041	Number change 2021-2041	% change 2021-2041
0-19	15,924	16,747	824	5.2%
20-39	13,622	13,978	357	2.6%
40-54	15,069	16,165	1,096	7.3%
55-64	12,709	12,370	-339	-2.7%
65-74	11,650	13,860	2,210	19.0%
75-84	8,003	12,233	4,230	52.9%
85+	3,445	6,521	3,076	89.3%
All Ages	80,421	91,874	11,454	14.2%

Wychavon

Age groups	2021	2041	Number change 2021-2041	% change 2021-2041
0-19	27,896	31,908	4,012	14.4%
20-39	25,977	28,996	3,020	11.6%
40-54	25,694	29,562	3,867	15.1%
55-64	19,833	20,359	526	2.7%
65-74	18,100	22,596	4,495	24.8%
75-84	11,398	18,729	7,331	64.3%
85+	4,493	8,854	4,361	97.0%
All Ages	133,391	161,002	27,612	20.7%

Worcester

Age groups	2021	2041	Number change 2021-2041	% change 2021-2041
0-19	23,553	22,191	-1,363	-5.8%
20-39	28,939	30,035	1,096	3.8%
40-54	19,198	17,860	-1,338	-7.0%
55-64	12,279	11,012	-1,267	-10.3%
65-74	9,663	11,317	1,654	17.1%
75-84	6,035	9,303	3,268	54.2%
85+	2,535	4,430	1,895	74.8%
All Ages	102,202	106,148	3,946	3.9%

SWDP

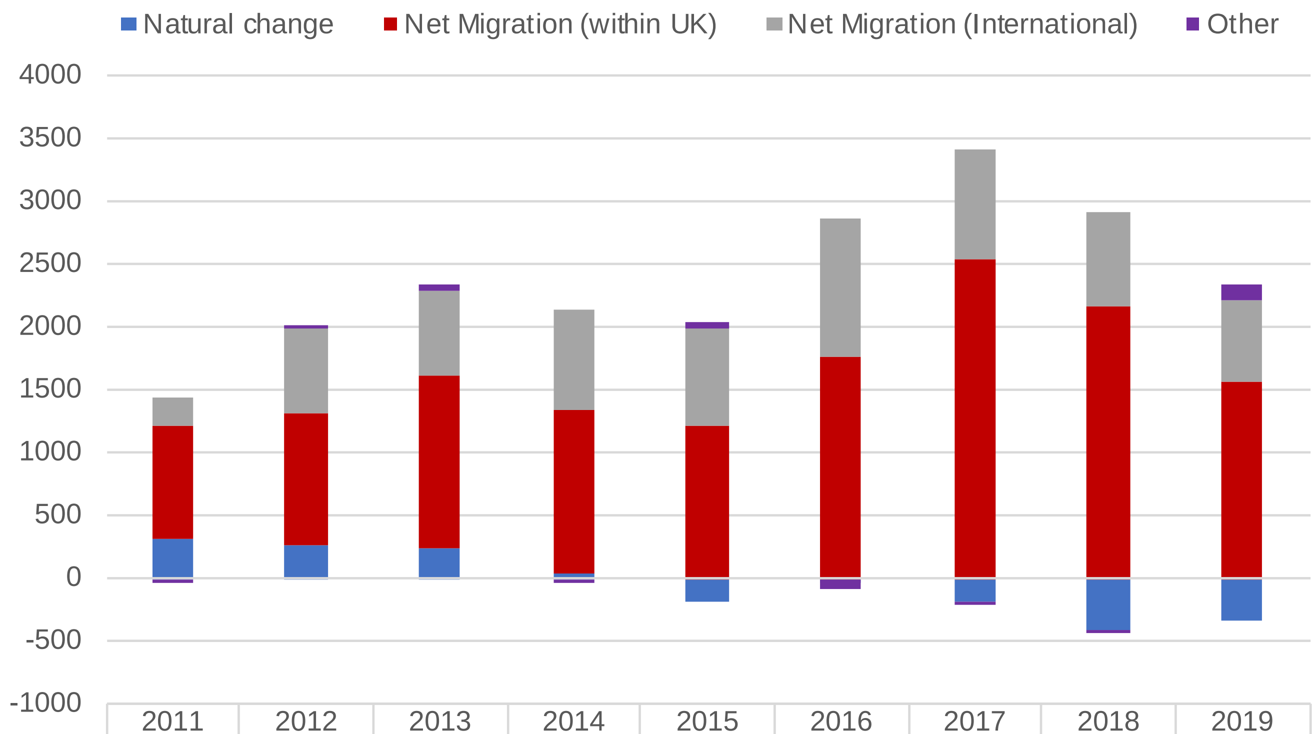
Age groups	2021	2041	Number change 2021-2041	% change 2021-2041
0-19	67,373	70,845	3,473	5.2%
20-39	68,537	73,009	4,472	6.5%
40-54	59,961	63,586	3,625	6.0%
55-64	44,821	43,741	-1,080	-2.4%
65-74	39,414	47,773	8,359	21.2%
75-84	25,435	40,265	14,830	58.3%
85+	10,472	19,804	9,332	89.1%
All Ages	316,013	359,024	43,011	13.6%

Source: ONS 2018-based population projections

Components of population change

2.20 The ONS publish mid-year population estimates at local authority level which includes an analysis of components of population change, that is natural change, national migration and international migration. The component analysis also includes ‘other’ change which can include boundary adjustment and military population moves. The data for the SWDP area 2011-2019 is shown in Figure 2.4. Over the period 2011 to 2019, migration has had the most positive impact on overall population.

Figure 2.4 Components of population change 2011 to 2019 for the SWDP area



	2011	2012	2013	2014	2015	2016	2017	2018	2019
Other	-46	24	34	-9	35	-68	-7	-19	115
Net Migration (International)	237	686	691	817	798	1113	869	750	656
Net Migration (within UK)	903	1057	1381	1297	1208	1761	2547	2177	1565
Natural change	305	263	234	36	-181	-10	-178	-421	-327

Source: ONS Components of Change

Note this is based on data for the three districts so migration between districts will be included in the net migration (within UK)

Migration trends 2011-2019

2.21 Table 2.7 presents a detailed analysis of internal and international migration by year and Table 2.8 summarises the data by broad age and year groups. The base numbers may differ slightly from the ONS components of change analysis due to rounding but provides useful insight into the age group of migrants, their origins and destinations and the relative importance of international migration.

2.22 Key trends in migration over the period 2011 to 2019 include:

- Net inflows each year which peaked in 2017 at 3,416. Largest inflows are from other areas of the West Midlands and these have been sustained throughout the period. Some net outflows to the rest of England, Wales and Northern Ireland. There has been a sustained level of international net in-migration
- In terms of migration by age group:
  - During 2011-19, net inflows of the 30-64 age group has been the dominant migration flow, with people moving from both neighbouring areas within the West Midlands and from elsewhere in the UK.
  - For the under 30 cohort, there has been a net in-migration driven by international migration but this has been counteracted with outflows to the rest of the UK.
  - For the 65+ age group, overall net inflows are also evidenced, with people moving from both neighbouring areas within the West Midlands and from elsewhere in the UK.

2.23 An analysis of migration flows indicates that both shorter and longer-distance national migration and net international inflows of younger people have driven population growth across the SWDP area.

Table 2.7 National and international migration by year

YEAR	SWDP area	REST OF WORCESTERSHIRE				ELSEWHERE WEST MIDLANDS				OTHER NEIGHBOURING AREAS / ELSEWHERE UK							TOTAL (UK internal)	International	TOTAL (internal & international)
		Bromsgrove	Redditch	Wyre Forest	Worcestershire TOTAL	Stratford-on-Avon	Herefordshire, County of	Shropshire	Rest of West Midlands	Cotswold	Forest of Dean	Tewkesbury	ENGLAND (rest of)	SCOTLAND	NORTHERN IRELAND	WALES			
2011	*Migrated OUT to*	330	242	506	1,078	313	627	148	1,488	165	112	323	5,018	12	151	576	10,012	1,256	11,268
	Migrated IN from	472	347	569	1,387	356	767	143	1,956	190	88	297	4,998	23	141	552	10,900	1,493	12,393
	NET	142	105	63	309	43	140	-5	469	26	-25	-26	-19	11	-11	-24	887	237	1,124
2012	*Migrated OUT to*	410	213	549	1,172	298	739	303	1,578	173	107	390	5,222	12	158	634	10,787	909	11,696
	Migrated IN from	552	361	722	1,635	411	760	292	2,229	198	116	357	5,081	21	136	601	11,838	1,595	13,433
	NET	142	148	173	463	113	21	-11	651	26	9	-33	-141	9	-21	-32	1,052	686	1,738
2013	*Migrated OUT to*	387	264	668	1,319	316	737	252	1,548	173	116	368	4,982	24	134	593	10,562	878	11,440
	Migrated IN from	564	386	651	1,601	454	774	318	2,322	227	123	368	5,045	25	127	559	11,943	1,569	13,512
	NET	177	122	-17	282	138	36	66	773	54	8	0	63	1	-7	-34	1,381	691	2,072
2014	*Migrated OUT to*	430	238	642	1,310	338	771	323	1,654	176	127	404	5,326	26	177	578	11,210	1,008	12,218
	Migrated IN from	594	379	723	1,697	393	737	324	2,393	221	111	421	5,430	28	116	637	12,507	1,825	14,332
	NET	164	141	81	387	55	-35	0	739	45	-16	17	104	2	-61	59	1,297	817	2,114
2015	*Migrated OUT to*	408	227	653	1,289	332	686	303	1,703	177	118	370	5,283	23	153	653	11,090	1,075	12,165
	Migrated IN from	651	411	694	1,756	470	684	300	2,405	228	99	403	5,213	25	145	569	12,298	1,873	14,171
	NET	242	184	41	467	138	-2	-2	703	51	-19	33	-70	2	-8	-84	1,208	798	2,006
2016	*Migrated OUT to*	356	225	623	1,204	336	694	239	1,797	194	118	338	5,290	25	154	589	10,977	909	11,886
	Migrated IN from	613	529	750	1,892	454	756	305	2,456	243	98	476	5,311	20	139	588	12,738	2,022	14,760
	NET	257	305	126	688	118	62	66	659	49	-20	138	21	-5	-14	0	1,761	1,113	2,874
2017	*Migrated OUT to*	417	256	716	1,389	419	742	352	1,959	250	119	361	6,188	28	207	755	12,769	855	13,624
	Migrated IN from	739	545	828	2,112	576	792	365	3,016	257	118	613	6,648	29	152	639	15,316	1,724	17,040
	NET	322	289	112	723	157	50	13	1,057	7	-1	252	460	1	-56	-116	2,547	869	3,416
2018	*Migrated OUT to*	421	254	804	1,479	477	737	328	1,981	205	109	425	5,974	15	146	767	12,643	1,204	13,847
	Migrated IN from	759	472	784	2,016	506	817	363	2,912	246	123	498	6,447	32	148	712	14,820	1,954	16,774
	NET	338	219	-19	537	29	80	35	931	41	14	73	473	17	2	-55	2,177	750	2,927
2019	*Migrated OUT to*	414	271	672	1,356	446	697	282	2,202	252	102	512	6,407	24	152	815	13,246	1,098	14,344
	Migrated IN from	675	482	849	2,006	509	755	308	3,002	257	161	504	6,500	11	134	664	14,811	1,754	16,565
	NET	261	212	178	650	63	58	26	800	5	59	-7	93	-13	-18	-151	1,565	656	2,221

Sources:

Internal: ONS detailed estimates of by origin and destination by local authorities age and sex

International: ONS Detailed time series 2001 -2019 (Table: MYEB2)

Table 2.8 Summary of national and international migration by year group and age group

PERIOD	AGE GROUP	South Worcestershire	REST OF WORCESTERSHIRE				ELSEWHERE WEST MIDLANDS				OTHER NEIGHBOURING AREAS / ELSEWHERE UK							TOTAL (UK internal)	International	TOTAL (internal & international)
			Bromsgrove	Redditch	Wyre Forest	Worcestershire TOTAL	Stratford-on-Avon	Herefordshire, County of	Shropshire	Rest of West Midlands	Cotswold	Forest of Dean	Tewkesbury	ENGLAND (rest of)	SCOTLAND	NORTHERN IRELAND	WALES			
2011-2013	<30	Migrated OUT to	512	363	748	1,623	374	853	347	2,898	223	166	420	9,505	27	223	1,215	17,875	1,580	19,455
		Migrated IN from	635	481	816	1,932	486	1,026	398	3,644	252	187	351	8,676	42	209	1,180	18,383	3,054	21,437
		NET	122	118	68	309	112	172	50	745	29	22	-69	-829	16	-14	-35	509	1,474	1,983
	30-64	Migrated OUT to	478	276	782	1,535	416	1,025	280	1,497	208	120	510	4,636	19	187	447	10,879	1,372	12,251
		Migrated IN from	761	533	921	2,214	613	981	265	2,381	294	105	534	5,241	24	146	397	13,195	1,445	14,640
		NET	283	257	139	679	197	-43	-15	884	86	-15	24	605	5	-41	-50	2,315	73	2,388
	65+	Migrated OUT to	137	81	194	411	136	226	76	219	80	49	152	1,082	2	33	140	2,606	91	2,697
		Migrated IN from	193	80	206	478	121	294	90	578	70	34	137	1,180	2	49	135	3,170	158	3,328
		NET	56	-1	12	67	-15	68	14	359	-10	-15	-14	98	0	16	-5	563	67	630
2014-2016	<30	Migrated OUT to	520	337	802	1,658	391	828	421	3,407	201	159	413	9,996	33	224	1,164	18,896	1,666	20,562
		Migrated IN from	725	580	935	2,240	515	954	478	3,946	268	154	469	8,463	52	198	1,154	18,892	3,473	22,365
		NET	205	243	133	582	124	126	56	539	67	-5	56	-1,533	19	-25	-10	-4	1,807	1,803
	30-64	Migrated OUT to	498	263	860	1,621	442	1,095	313	1,498	261	156	511	4,659	37	210	461	11,262	1,259	12,521
		Migrated IN from	859	594	926	2,380	656	912	318	2,666	323	119	664	5,798	17	156	455	14,464	1,975	16,439
		NET	362	331	66	759	214	-182	5	1,168	63	-38	153	1,139	-19	-53	-6	3,202	716	3,918
	65+	Migrated OUT to	177	91	257	524	173	229	131	250	85	47	187	1,244	4	51	195	3,119	67	3,186
		Migrated IN from	273	145	306	725	145	310	134	790	101	35	167	1,676	3	36	159	4,280	272	4,552
		NET	97	55	49	201	-28	80	3	540	16	-12	-20	431	0	-15	-37	1,161	205	1,366
2017-2019	<30	Migrated OUT to	573	407	944	1,924	556	844	452	3,953	280	161	524	11,600	34	228	1,440	21,995	1,736	23,731
		Migrated IN from	853	581	994	2,428	598	1,090	520	4,807	298	212	635	10,500	41	184	1,270	22,584	3,307	25,891
		NET	281	174	50	505	41	246	69	854	19	51	111	-1,100	7	-45	-170	589	1,571	2,160
	30-64	Migrated OUT to	501	282	949	1,733	556	1,018	401	1,876	337	131	579	5,505	30	207	691	13,064	1,331	14,395
		Migrated IN from	996	710	1,128	2,834	759	925	354	3,326	334	156	782	7,097	26	189	513	17,295	1,868	19,163
		NET	495	427	179	1,101	203	-94	-47	1,450	-3	25	203	1,592	-4	-18	-178	4,231	537	4,768
	65+	Migrated OUT to	178	92	298	568	229	314	108	313	90	38	195	1,464	3	69	206	3,598	90	3,688
		Migrated IN from	324	209	339	872	234	349	161	919	128	34	199	1,991	4	53	216	5,159	257	5,416
		NET	145	118	41	305	5	35	52	606	38	-4	4	527	1	-17	9	1,561	167	1,728

Sources:

Internal: ONS detailed estimates of by origin and destination by local authorities age and sex

International: ONS Detailed time series 2001 -2019 (Table: MYEB2)

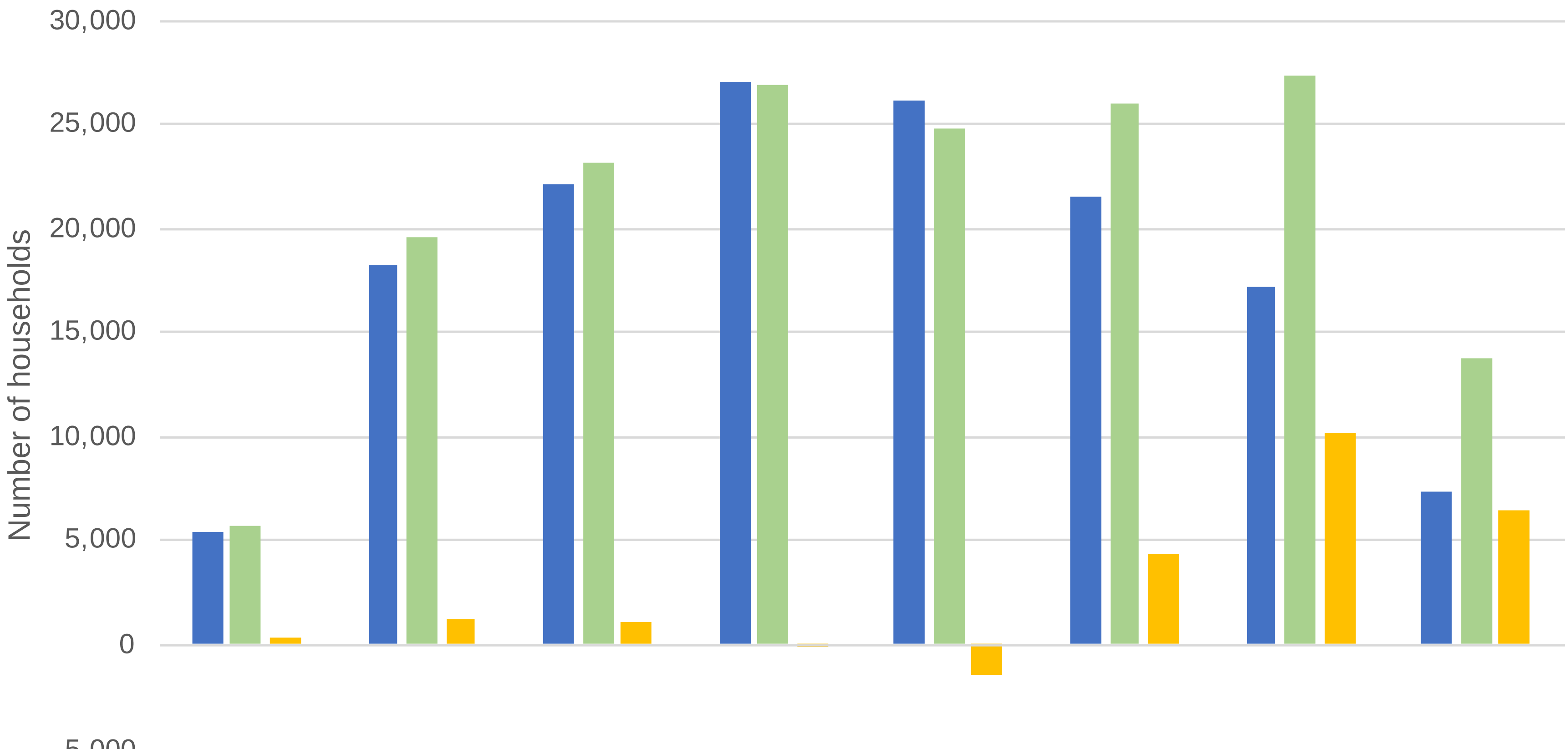
Household projections

2.24 The ONS produces household projections which are based on population projections. The ONS estimates the proportions of people who are likely to be household reference people by age, gender and household type based on census data. Variant household projections are also produced.

2.25 According to the 2018-based principal ONS household projections there are 145,010 households across the SWDP area borough in 2021 and this is projected to increase by 22,220 (15.3%) to 167,230 by 2041.

2.26 Table 2.9 provides a detailed breakdown of household type by the age of Household Reference Person to 2041. Data shows that the overall household type profile is not expected to change to 2041, although the main increases will be in single and other households with two or more adults. However, as illustrated in Figure 2.5, there will be a marked increase in the number of households where the Household Reference Person is aged 65 or over and this will be the dominant driver of household change over the 2021 to 2041 period.

Figure 2.5 Profile of households by age of Household Reference Person 2021 and 2041 and overall change



	15-24	25-34	35-44	45-54	55-64	65-74	75-84	85+
2021	5,438	18,262	22,065	26,952	26,201	21,561	17,140	7,390
2041	5,795	19,574	23,186	26,823	24,747	25,939	27,361	13,805
Change	357	1,312	1,121	-129	-1,454	4,378	10,220	6,415

2021 2041 Change

Source: 2018-based ONS household projections

Table 2.9 Household types and change 2021-2041 across the SWDP area									
Year and household type	**Age of household reference person (HRP)**								
2021	**15-24**	**25-34**	**35-44**	**45-54**	**55-64**	**65-74**	**75-84**	**85+**	**TOTAL**
One Person	1,732	4,539	5,232	6,313	7,545	7,605	7,639	4,704	45,310
Household with 1 dependent child	1,162	3,927	4,926	5,532	2,290	318	118	39	18,314
Household with 2 dependent children	404	2,807	5,585	4,436	987	97	19	2	14,336
Household with 3 or more dependent children	172	1,304	1,964	1,255	229	20	1	0	4,946
Other households with two or more adults	1,969	5,684	4,358	9,416	15,150	13,521	9,363	2,645	62,105
Total	5,438	18,262	22,065	26,952	26,201	21,561	17,140	7,390	145,010
2041	**15-24**	**25-34**	**35-44**	**45-54**	**55-64**	**65-74**	**75-84**	**85+**	**TOTAL**
One Person	1,822	4,833	5,405	6,144	7,067	9,153	12,094	8,611	55,129
Household with 1 dependent child	1,244	4,218	5,156	5,547	2,085	371	185	81	18,888
Household with 2 dependent children	436	3,028	5,949	4,572	896	111	31	4	15,027
Household with 3 or more dependent children	185	1,395	2,075	1,286	203	23	2	0	5,168
Other households with two or more adults	2,107	6,099	4,601	9,274	14,496	16,281	15,049	5,109	73,017
Total	5,795	19,574	23,186	26,823	24,747	25,939	27,361	13,805	167,230
Change 2021-2041	**15-24**	**25-34**	**35-44**	**45-54**	**55-64**	**65-74**	**75-84**	**85+**	**TOTAL**
One Person	90	294	173	-170	-478	1,548	4,455	3,907	9,820
Household with 1 dependent child	82	290	231	15	-205	53	67	41	575
Household with 2 dependent children	33	221	363	137	-91	15	12	2	691
Household with 3 or more dependent children	13	91	111	31	-26	3	1	0	223
Other households with two or more adults	138	415	243	-142	-654	2,760	5,686	2,465	10,912
Total	**357**	**1,312**	**1,121**	**-129**	**-1,454**	**4,378**	**10,220**	**6,415**	**22,220**

Source: 2018-based ONS household projections

Defining the Housing Market Sub-area: household migration and travel to work

2.27 PPG asks councils to consider the extent to which their local authority area is a self-contained housing market area. This remains an important consideration for the council as the degree of interaction may require policy responses.

Household migration

2.28 Data reported in the 2011 Census illustrates the extent to which the SWDP area can be described as a self-contained housing market area based on migration data. Planning Advisory Service guidance recommends that when migration data are tested against the PPG criterion for self-containment, at least 70% of all migration excluding long-distance migration should be contained within the Housing Market Sub-area. A suitable test are two migration containment ratios:

- **Supply side (origin):** moves within the area divided by all moves whose origin is in the area, excluding long-distance moves; and
- **Demand side (destination):** moves within the area divided by all moves whose destination is in the area, excluding long-distance migration.

2.29 Table 2.10 presents the relevant migration data for SWDP and the individual local authority SHMA reports provide further detail of interactions between the areas. Of the total 29,316 moving residents in the year preceding the census, 66% originated in the SWDP area, 15.9% from elsewhere in the West Midlands, 2.7% from the South West and 15.3% from elsewhere in the UK. Excluding long-distance moves (elsewhere in the UK), the base is 24,286 movers of whom 78% originated in the SWDP area.

2.30 Table 2.11 summarises the migration containment ratios that apply to the origin and destination of moving residents. In line with former PPG, this excludes long-distance migration (which in this case is taken as moves from outside the West Midlands). Based on these criteria, the origin containment ratio is 78% and the destination is 79.7%. This indicates high level of self-containment in terms of population migration.

Table 2.10 Population movement by origin and destination

Origin/ Destination	Supply Side (Origin) All Moves Number	Supply Side (Origin) All Moves %	Supply Side (Origin) Excluding Long Distance Moves %	Demand Side (Destination) All Moves Number	Demand Side (Destination) All Moves %	Demand Side (Destination) Excluding Long Distance Moves %
SWDP area	19,362	66.0	78.0	19,362	66.0	79.7
Elsewhere in the West Midlands	4,671	15.9	18.8	3,806	13.0	15.7
South West	789	2.7	3.2	1,118	3.8	4.6
Elsewhere in the UK	4,494	15.3		5,057	17.2	
Total	29,316	100	100.0	29,343	100	100.0
Base (excluding long-distance moves)			24,286			29,343

Source: 2011 Census table MM01CUK_ALL

Table 2.11 Migration containment ratios

Origin	Moves within the area	All moves originating in the area	Containment Ratio
	19,362	24,822	**78.0%**
Destination	Moves within the area	All moves whose destination is in the area	Containment Ratio
	19,362	24,286	**79.7%**

Travel to work

2.31 The 2011 Census provides an analysis of travel to work (TTW) patterns and the extent to which residents in the SWPD area travel to other areas together with details of how many people commute into the area. Table 2.12 presents this data and indicates that 74.2% of people who live in SWDP area work in the area; by comparison, 76.6% of workers in the SWDP area, live in the area. This indicates that the SWDP area is a functional economic area and also has wider links to other areas in the West Midlands in particular.

Table 2.12 2011 Census commuting flows: workers (aged 16-74 years)			
Where do people who live in the SWDP area work?			
Live	Work	Number	%
SWDP area	SWDP area	98,692	74.2
	Elsewhere in the West Midlands	13,064	9.8
	South West	5,803	4.4
	Elsewhere in the UK	15,469	11.6
	Workers	**133,028**	**100.0**
Where do people who work in the SWDP area live?			
Live	Work	Number	%
SWDP area	SWDP area	98,692	76.6
Elsewhere in the West Midlands		14,069	10.9
South West		2,520	2.0
Elsewhere in the UK		13,585	10.5
	Jobs	**128,866**	100.0

Source: 2011 Census

2.32 In terms of defining market areas, the ONS provides a definition of Travel to Work (TTW) areas as follows:

'The current criterion for defining TTWs is that generally at least 75% of an area's resident workforce in the area and at least 75% of the people who work in the area also live in the area…however, for areas with a working population in excess of 25,000, self-containment rates as low as 66.7% are accepted' (source: https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/employmentandemployeetypes/articles/commutingtoworkchangestotraveltoworkareas/2001to2011

2.33 On this basis, it is concluded that the SWDP area can be considered to be self-contained in terms of the travel-to-work patterns of its own resident working population.

Conclusions on Housing Market Area

2.34 The evidence suggests that the SWDP area is a self-contained housing market area both in terms of migration and travel to work. This corroborates the findings of the Worcestershire Economic Development Needs Assessment (September 2018) which concludes in paragraph 6.6 that 'the primary functional economic market area for the South Worcestershire area can be approximated by the Worcestershire County area. A broader area extending to Stratford-upon-Avon, Cotswold, Tewkesbury and Cheltenham local authorities in the south and east and Birmingham in the north would be an approximation of a secondary functional economic area for South Worcestershire.' This evidence provides continued justification for the South Worcestershire Development Plan area.

Income data

2.35 There are a range of income data sources available to inform this study which are now summarised. 2021 CAMEO income data provide range, quartile and average data of gross household income. ONS Annual Survey of Hours and Earnings data provides gross earnings of economically active residents at district level. Data for the SWDP area and individual districts is shown in Table 2.13.

Table 2.13 Household income and individual earnings

Cameo 2021 Household income				
Income	Malvern Hills	Worcester	Wychavon	South Worcestershire
<£10k	2.3%	2.3%	2.4%	2.3%
£10k to <£20k	12.3%	24.3%	16.3%	18.0%
£20k -<£30k	19.4%	23.5%	15.7%	19.3%
£30k-<£40k	25.5%	23.4%	19.2%	22.3%
£40k-<£50k	23.3%	16.5%	24.6%	21.5%
£50k-<£75k	15.8%	9.7%	20.1%	15.5%
£75k or more	1.4%	0.3%	1.7%	1.1%
Total	100.0	100.0%	100.0%	100.0%
Lower Quartile	£25,000	£15,000	£25,000	£25,000
Median	£35,000	£25,000	£35,000	£25,000
Average	£40,801	£32,541	£40,994	£29,115
ONS Annual Survey of Hours and Earnings 2020				
Income	Malvern Hills	Worcester	Wychavon	South Worcestershire
Lower Quartile	£18,671	£20,748	£21,865	£20,428
Median	£22,812	£27,801	£28,161	£26,258
Average	£35,990	£34,389	£36,908	£35,762

Sources: 2021 CAMEO; ONS Annual Survey of Hours and Earnings 2020

Note: CAMEO data reports income bands and for SWDP the lower quartile and median incomes both fall within the £20,000 to £29,999 band which is reported as £25,000 in the table.

Summary

2.36 Across the SWDP area there are an estimated 142,080 dwellings and 136,365 households and 2.8% of dwellings are vacant.

2.37 In terms of occupied dwelling stock:

- The 2011 Census reported 69.7% of occupied dwellings are owner occupied, 14.9% are private rented and 15.4% are affordable (including social/affordable renting and shared ownership). The proportion of affordable has increased to around 16.3% by 2020;
- 74.5% of dwellings are houses (19.6% terraced, 26.7% semi-detached and 28.2% detached), 15.2% are flats and 10.3% are bungalows.;
- 9.8% of dwellings have one bedroom, 25.8% two bedrooms, 43.2% three bedrooms and 21.1% four or more bedrooms; and
- 29.4% of dwellings were built before 1945, 35.3% between 1945 and 1982 and 35.3% since 1983. An estimated 16.4% of all dwelling stock is non-decent.

2.38 Over the 14 years 2006/07 to 2019/20, 17,773 net new dwellings have been delivered across the SWDP area. In the past 5 years to 2019/20, 9,230 have been built (1,846 annual average) of which 29.5% were affordable.

2.39 The population in 2021 was around 316,000 and this is projected to increase by around 43,000 to 359,000 by 2041, with the largest increases across older age groups. Latest 2018-based ONS household projections suggest a total of 145,010 households in 2021 and this is projected to increase by 22,250 (15.3%) to 167,230 by 2041. Largest increases will be one person and other households with two or more adults, and the increase in the number of households with a Household Reference Person aged 65 and over will be a dominant driver of household change.

2.40 An analysis of migration flows indicates that both shorter and longer-distance national migration and net international inflows of younger people have driven population growth across the SWDP area.

2.41 The SWDP area is a self-contained housing market area both in terms of migration and travel to work. It is therefore an appropriate market area for the purposes of Local Plan policy making.

3. Price, rents and affordability

Introduction

3.1 This chapter sets out the cost of buying and renting properties across the SWDP area. The affordability of tenure options is then considered with reference to local incomes along with the incomes of key workers and households on minimum/living wages.

House price trends

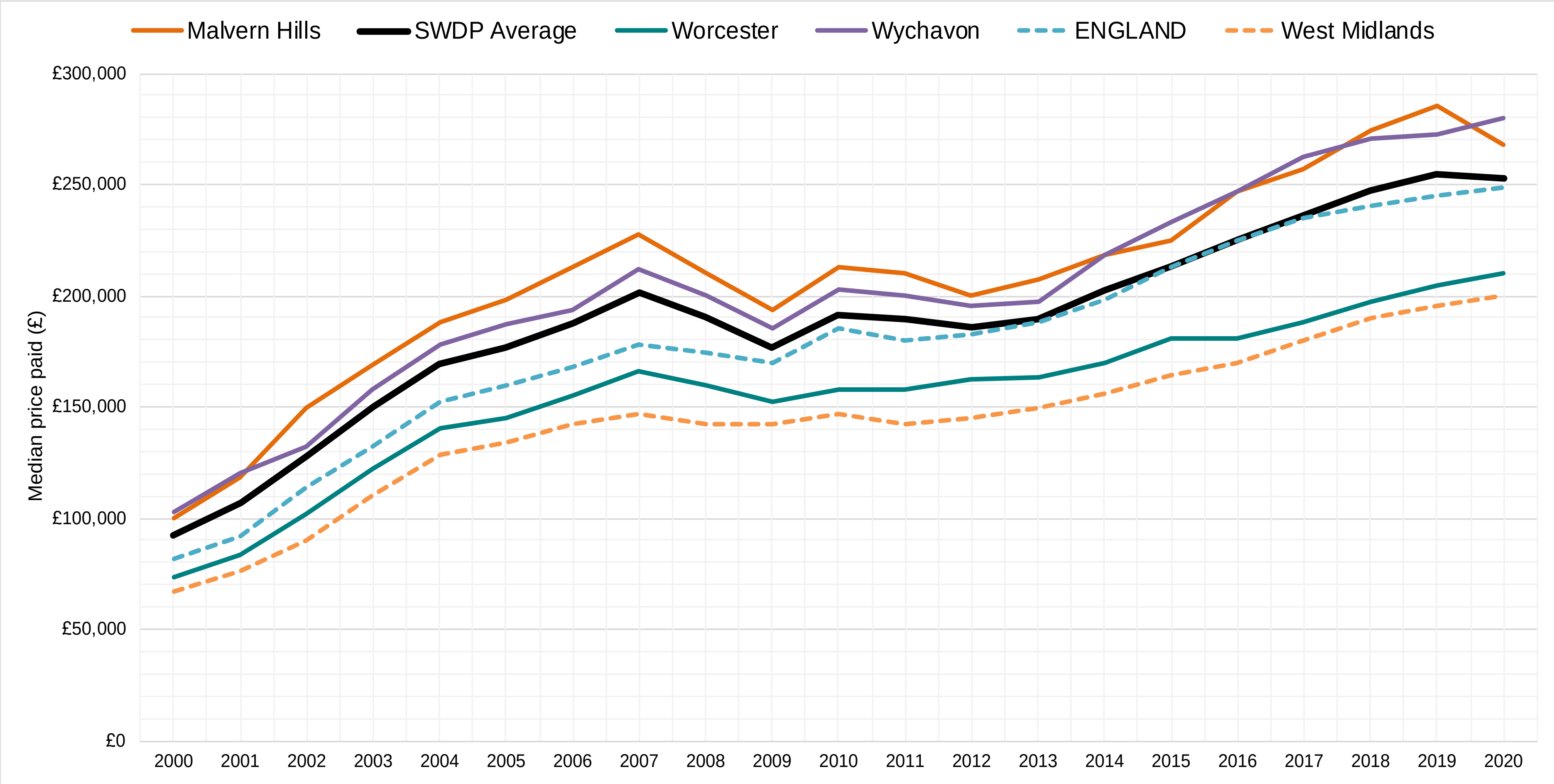
3.2 Figure 3.1 shows how median house prices in the SWDP area have changed over the years 2000 to 2020, based on full-year Land Registry price paid data. This is compared with the West Midlands and England.

3.3 Prices across the SWDP are consistently higher than West Midlands prices and broadly in alignment with England prices. Within SWDP, prices in Malvern Hills and Wychavon are highest and Worcester prices are the lowest, although they remain higher than the West Midlands average.

3.4 Table 3.1 sets out median house price change over the period, ranked in order of percentage change from highest to lowest. This indicates that with the SWDP area, the rate of growth has ranged between 168% (Malvern Hills) and 188% (Worcester), but this has been a lower level of change overall than across the West Midlands and England. Table 3.2 sets out similar data for lower quartile prices.

3.5 During 2020, median prices were £210,000 in Worcester, £267,750 in Malvern Hills and £280,000 in Wychavon.

Figure 3.1 Median house price trends 2000 to 2020: SWDP districts and overall average, West Midlands and England



Source: Data produced by Land Registry © Crown copyright 2021

Table 3.1 Comparative median house price change 2000-2020 with neighbouring districts, West Midlands and England

Location	Median price (£)		% Change 2000-2020
	2000	2020	
Forest of Dean	74,500	233,998	214.1
ENGLAND	82,000	249,000	203.7
Tewkesbury	89,250	269,995	202.5
Shropshire	75,000	225,000	200.0
West Midlands	67,000	200,000	198.5
Herefordshire, County of	83,500	242,500	190.4
Worcester	**73,000**	**210,000**	**187.7**
Redditch	77,000	216,000	180.5
Wyre Forest	69,000	192,000	178.3
Wychavon	**103,000**	**280,000**	**171.8**
Cotswold	132,500	357,500	169.8
Malvern Hills	**100,000**	**267,750**	**167.8**
Bromsgrove	111,000	290,000	161.3
Stratford-upon-Avon	123,500	315,000	155.1

Source: Data produced by Land Registry © Crown copyright 2021

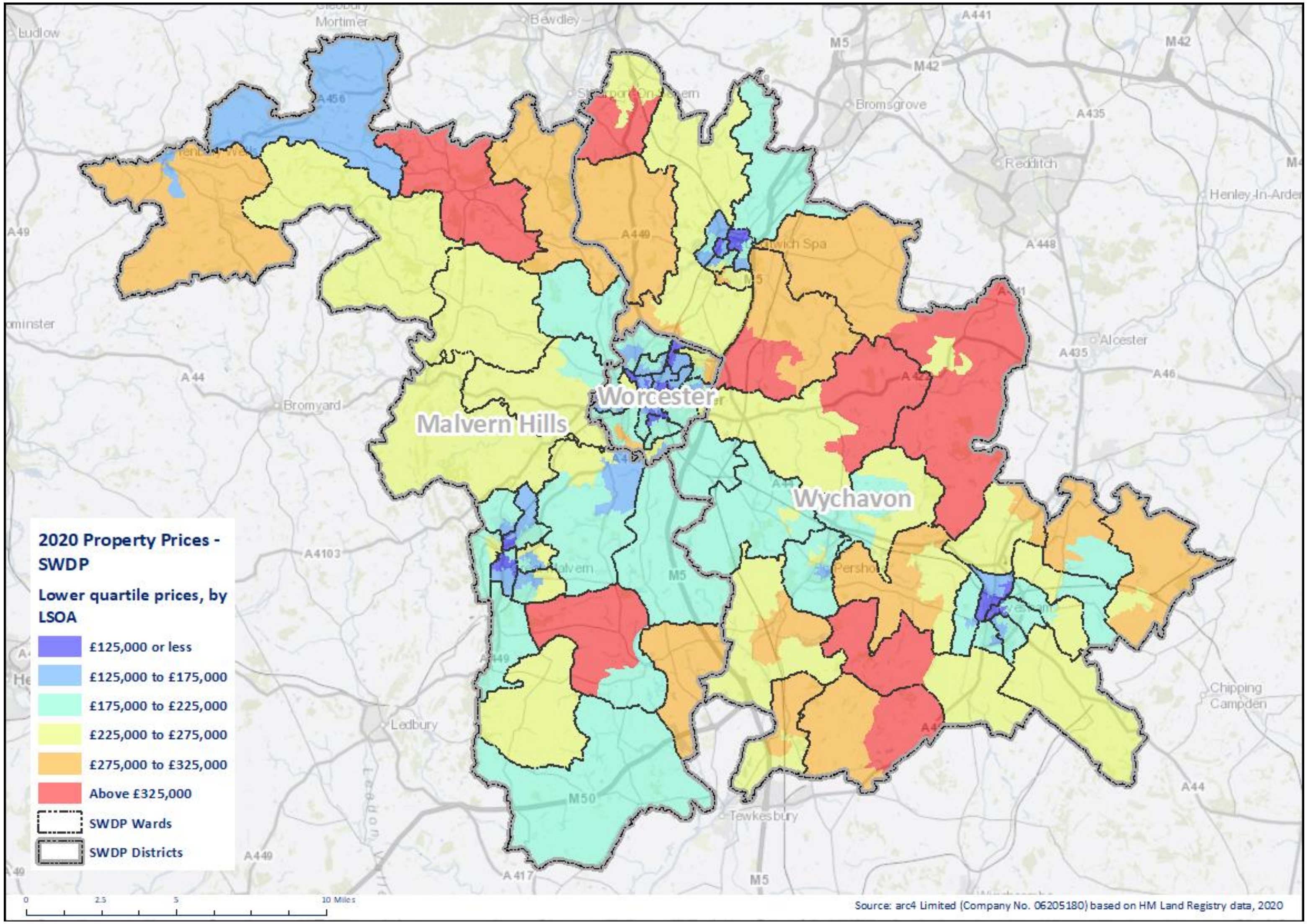
Table 3.2 Comparative lower quartile (LQ) house price change 2000-2020 with neighbouring districts, West Midlands and England

Location	LQ price (£)		% Change 2000-2020
	2000	2020	
Forest of Dean	55,000	175,000	218.2
ENGLAND	47,000	147,500	213.8
Tewkesbury	68,950	212,000	207.5
Shropshire	54,000	164,000	203.7
West Midlands	60,000	182,000	203.3
Herefordshire, County of	72,000	213,500	196.5
Worcester	**56,000**	**163,000**	**191.1**
Redditch	72,250	209,975	190.6
Wyre Forest	56,950	165,000	189.7
Wychavon	**76,500**	**218,000**	**185.0**
Cotswold	59,950	170,500	184.4
Malvern Hills	**93,500**	**265,500**	**184.0**
Bromsgrove	54,000	150,000	177.8
Stratford-upon-Avon	85,000	235,000	176.5

Source: Data produced by Land Registry © Crown copyright 2021

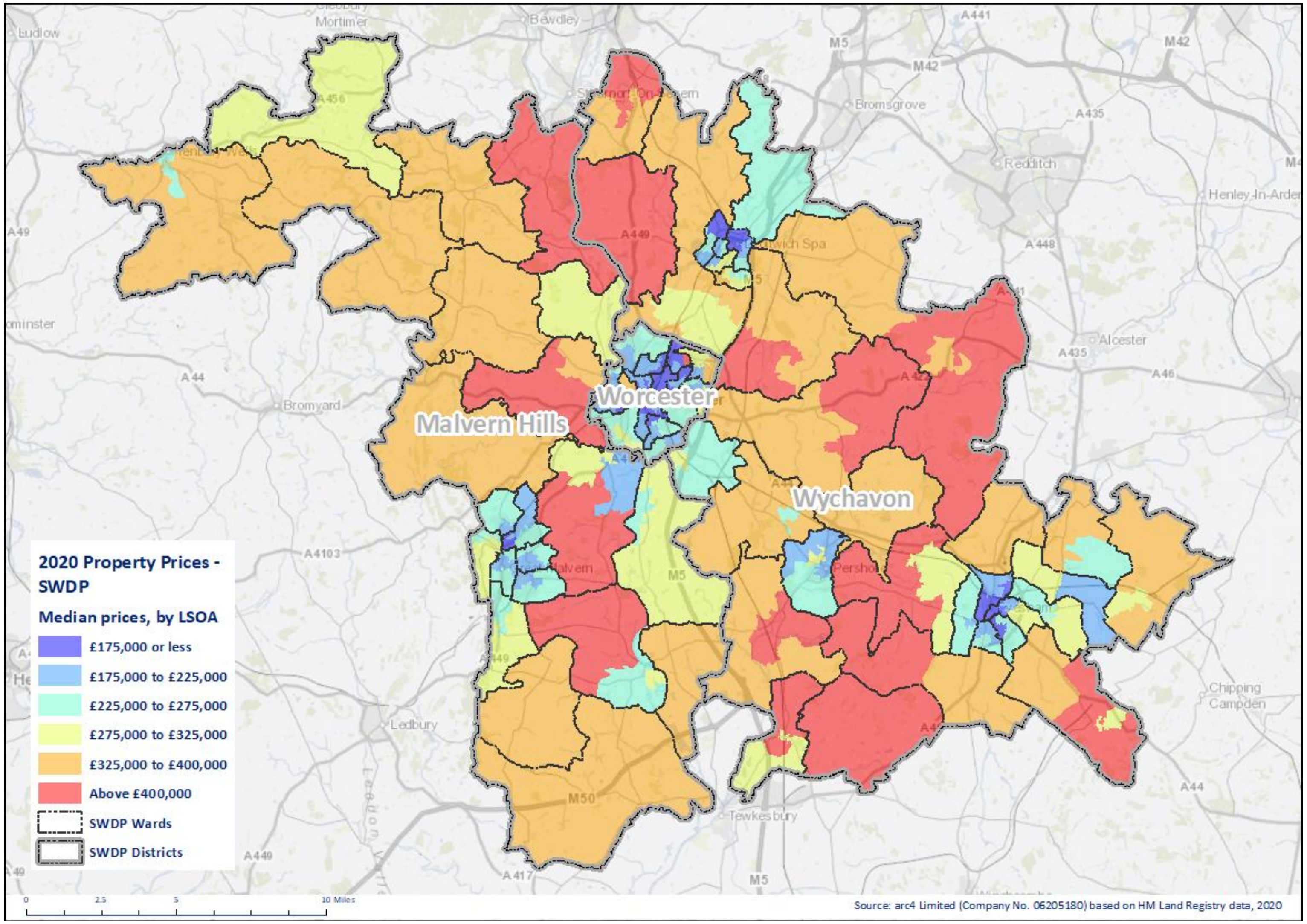
3.6 Maps 3.1 and 3.2 provide an illustration of LQ and median prices using Lower Super Output Area. The maps show a range of market prices, with lower prices in urban areas and highest prices across rural areas.

Map 3.1 Lower quartile house prices 2020 by Lower Super Output Area



Source: Data produced by Land Registry © Crown copyright 2021

Map 3.2 Median house prices 2020 by Lower Super Output Area



Source: Data produced by Land Registry © Crown copyright 2021

Private renting

3.7 Table 3.3 summarises private rental costs across the SWDP area and compares rents with the West Midlands and England over the period 2010 to 2020. Over this time lower quartile rents have increased by 11.3% and median rents have increased by 16.7% across the SWDP area, with highest increases in Wychavon and lowest in Malvern Hills.

3.8 Rental increases across the SWPD area as a whole have been lower than those for the West Midlands and England.

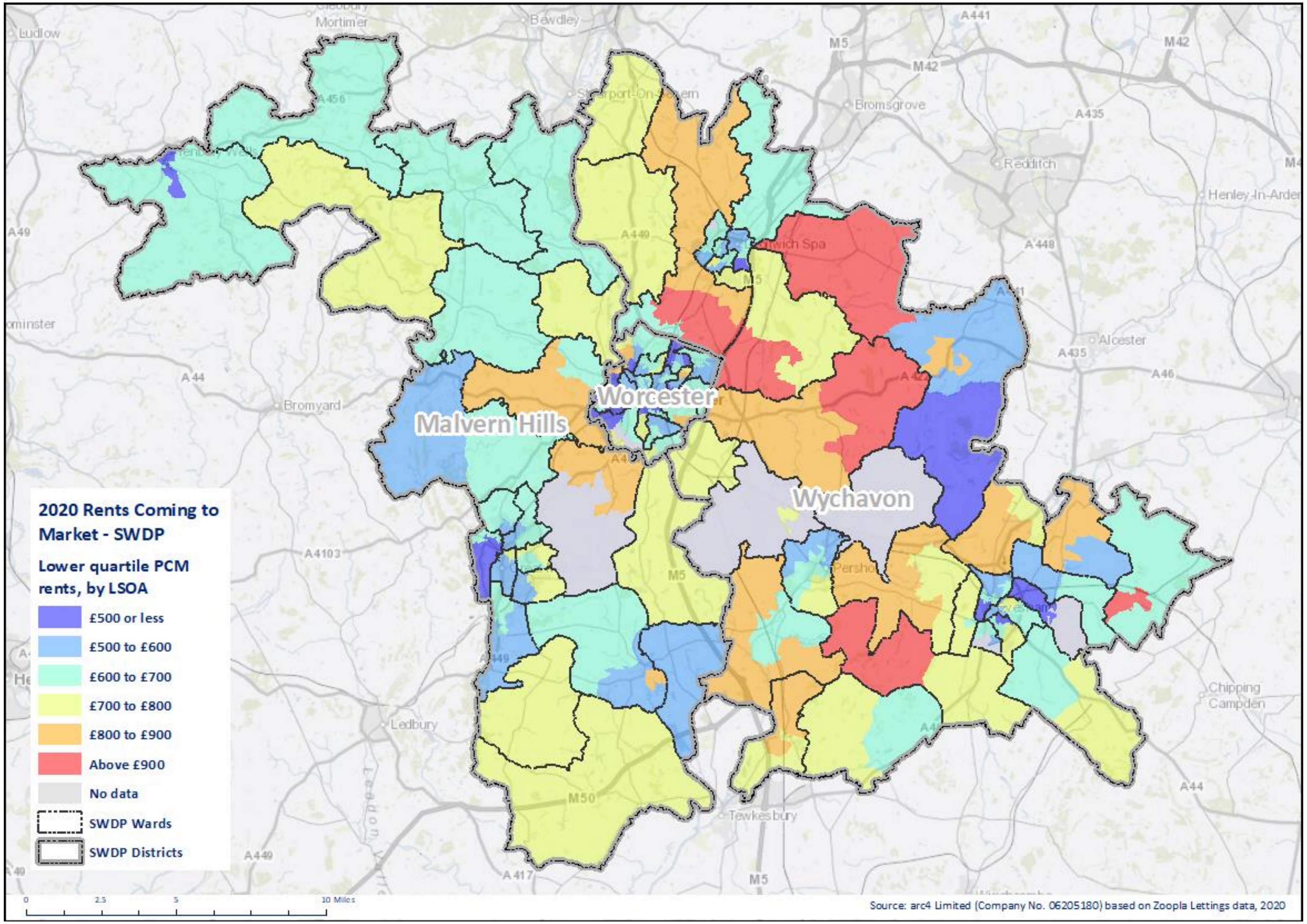
Table 3.3 Comparative lower quartile and median rental price 2010-2020

Location	Lower quartile price by year (£)		% change
	2010	2020	2010-2020
Malvern Hills	£594	£598	0.7%
Worcester	£472	£524	11.0%
Wychavon	£498	£650	30.5%
South Worcestershire	£494	£550	11.3%
West Midlands	£472	£550	16.5%
England	£598	£724	21.1%
Location	**Median price by year (£)**		**% change**
	2010	2020	2010-2020
Malvern Hills	£646	£702	8.7%
Worcester	£572	£659	15.2%
Wychavon	£594	£750	26.3%
South Worcestershire	£594	£693	16.7%
West Midlands	£546	£693	26.9%
England	£893	£1,148	28.6%

Source: Zoopla PPD 2021

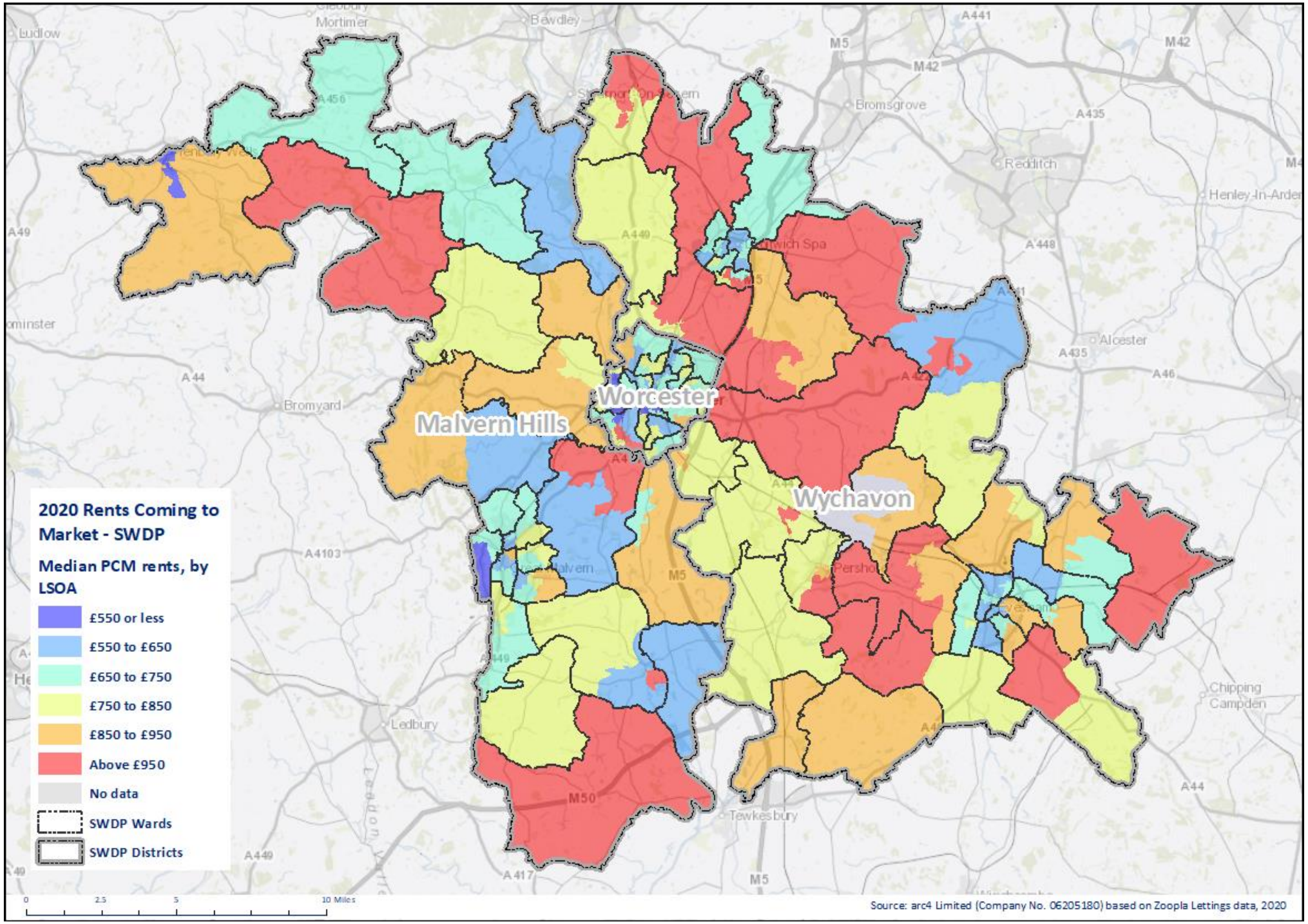
3.9 Variations in rental prices across the SWDP are illustrated in Map 3.3 (lower quartile) and Map 3.4 (median). The private rented sector accommodates a proportion of low-income households that are eligible for assistance with rental costs. Map 3.5 illustrates the proportion of households in receipt of housing benefit assistance across the SWDP area. This shows particular concentrations in urban areas.

Map 3.3 2020 lower quartile rents across SWDP by lower super output area



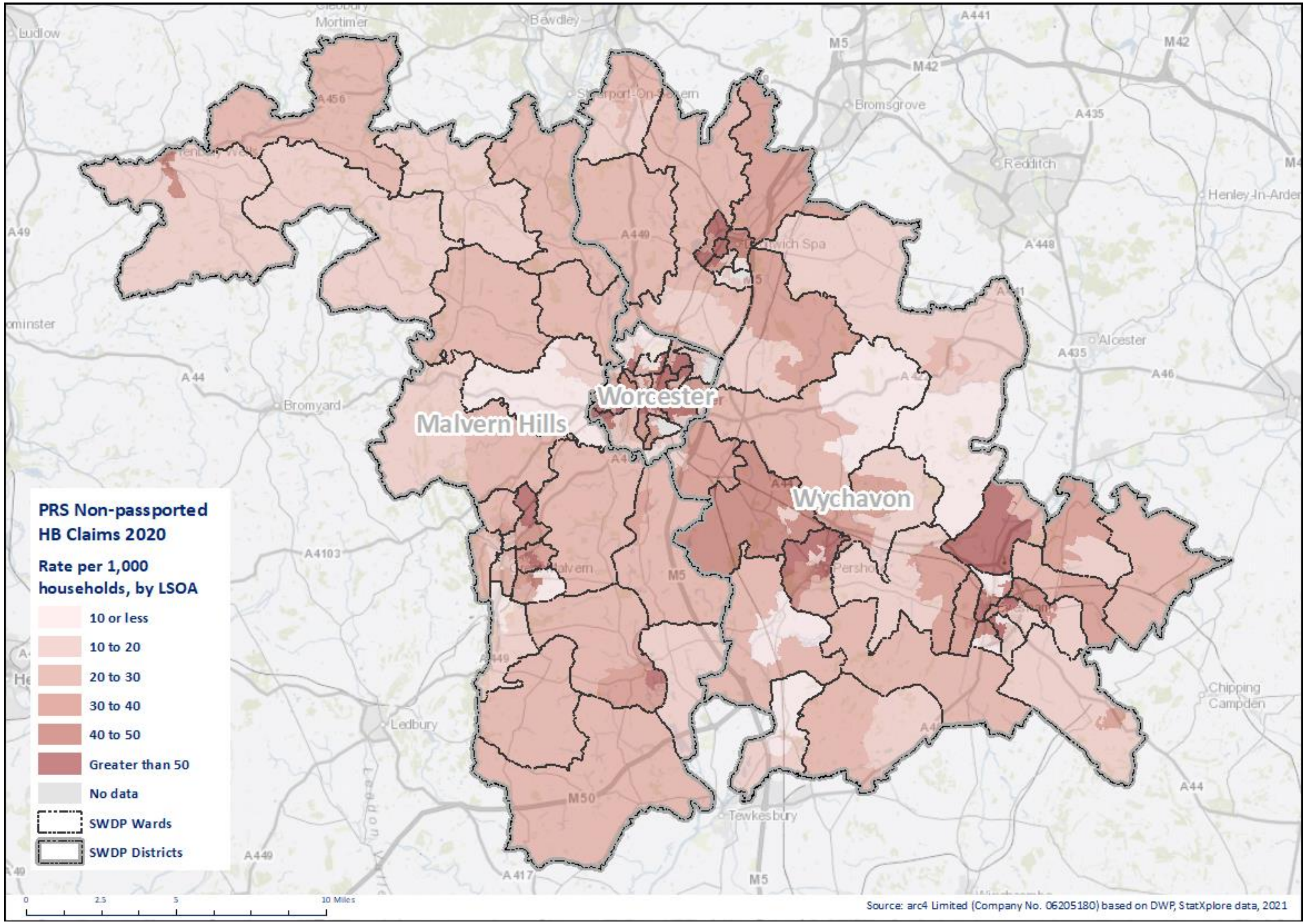
Source: Zoopla PPD 2021

Map 3.4 2020 median rents across SWDP by lower super output area



Source: Zoopla PPD 2021

Map 3.5 Private rented sector Non-Passported Housing Benefit 2020



Source: 2021 DWP Stat explore

3.10 The amount that can be claimed for assistance with rental costs is capped to a local allowance that varies by area. The cap is estimated by the Valuation Office Agency (VOA) and published in the form of a Local Housing Allowance (LHA) rate for a broad market area (BRMA). There are five BRMAs which cover the SWDP area (Table 3.4).

Table 3.4 Broad Rental Market Area Local Housing Allowance Rates (August 2021)

District	Broad Rental Market Area (BRMA)				
	Cheltenham	Worcester North	Worcester South	Warwickshire South	Gloucester
Malvern Hills	Yes	Yes	Yes		Yes
Worcester			Yes		
Wychavon	Yes	Yes	Yes	Yes	
No. of Bedrooms and weekly Local Housing Allowance rate (£)					
Shared accommodation rate / aged under 35	£78.59	£66.50	£84.27	£85.50	£78.59
1-bedroom rate	£126.58	£101.26	£115.07	£143.84	£103.56
2-bedroom rate	£159.95	£126.72	£143.84	£172.60	£138.08
3-bedroom rate	£195.62	£149.59	£172.60	£207.12	£172.60
4-bedroom rate	£275.01	£195.62	£218.63	£276.16	£218.63

Source: Valuation Office Agency

Relative affordability

3.11 The ONS produces national data on the ratio of earnings to house prices. Two sets of data are available: workplace-based and resident-based. For each, lower quartile and median ratios are produced. The data are based on Land Registry Price Paid data and ONS Annual Survey of Hours and Earnings data.

3.12 Table 3.5 sets out the 2019 lower quartile and median affordability ratios for the SWDP area districts and compares these with neighbouring authorities, the West Midlands and England. Using workplace-based median ratios to illustrate the data, prices are between 7x and 9.9x incomes across the SWDP local districts. This compares with 6.9x across the West Midlands and 7.8x across England.

Table 3.5 Relative affordability of lower quartile and median prices by local authority area, West Midlands and England (workplace-based and residence-based)

Locality	2019 Lower Quartile		2019 Median	
	Workplace-based	Residence-based	Workplace-based	Residence-based
Cotswold	13.05	12.17	13.47	11.5
Malvern Hills	11.42	10.86	11.27	9.93
Stratford-upon-Avon	11.82	10.49	11.26	9.66
Herefordshire, County of	9.16	8.62	9.31	8.95
Wychavon	10.07	9.08	9.61	8.78
Bromsgrove	10.49	8.96	10.05	8.35
Tewkesbury	8.92	9.10	8.07	8.34
Redditch	8.16	8.40	8.48	8.3
ENGLAND	7.27	7.27	7.83	7.83
Forest of Dean	8.31	7.57	9.44	7.64
Shropshire	7.57	7.29	7.97	7.32
Worcester	7.61	7.44	6.88	6.97
West Midlands	6.92	6.97	6.83	6.90
Wyre Forest	7.14	7.14	7.12	6.77

Source: ONS

Note: ratios sorted on median residence-based earnings

Relative affordability of housing tenure options and defining genuinely affordable housing

3.13 The relative cost of alternative housing options across the borough and housing market sub-areas has been considered from two perspectives. Firstly, analysis considers prevailing prices at housing market sub-area level across a range of market and affordable tenures and the incomes required to afford these properties. Secondly, analysis considers what is genuinely affordable to households based on local incomes and assumptions around the proportion of income that should be spent on renting and the multiples of income for buying. The analysis of what is genuinely affordable also considers the incomes of selected key workers and those on minimum and living wages.

3.14 The thresholds for what is affordable and not affordable are as follows:

- for renting, 25% of gross household income is used as the ‘tipping point’ for affordability, with properties not affordable if more than 25% of income is spent on rent. There is no official guidance on what proportion of income should be used. Former CLG SHMA Practice Guidance (2007) recommended 25% and Shelter suggest using 35% of net income; and
- for buying, affordability is based on a 3.5x gross household income multiple. Former CLG SHMA Practice Guidance (2007) recommended a 3.5x multiple for a household with a single earner and 2.9x for a dual earner.

3.15 Table 3.6 sets out the range of market and affordable tenures considered in analysis and any assumptions relating to the cost of properties. The cost of alternative affordable and market tenure options by districts within the SWDP area is set out in Table 3.7. Table 3.7 also shows the incomes needed to afford different tenure based on the 25% rental and 3.5x income multiples. Table 3.8 considers the impact of deposits on sale price across the SWDP area.

Table 3.6 Summary of tenure (including affordable options), price assumptions and data sources			
Tenure	**Tenure price assumptions**	**Affordability assumptions**	**Data Source**
Social rent	2020 prices	25% of income	Regulator of Social Housing Statistical Data Return 2020
Affordable Rent	80% of average market rent	25% of income	Regulator of Social Housing Statistical Data Return 2020
Market Rent – lower quartile	2020 prices	25% of income	Zoopla 2020
Market Rent – median	2020 prices	25% of income	Zoopla 2020
Market Sale – lower quartile	2020 prices	90% LTV, 3.5x income	Land Registry Price Paid
Market Sale – median	2020 prices	90% LTV, 3.5x income	Land Registry Price Paid
Market Sale – average	2020 prices	90% LTV, 3.5x income	Land Registry Price Paid
Shared ownership (50%)	Total price based on median price and 50% ownership. Mortgage based on 40%. 10% deposit required; annual service charge £395, Annual rent based on 2.75% of remaining equity	90% LTV, 3.5x income for equity and 25% of income for rental element	Assumptions applied to Land Registry Price Paid data
Shared ownership (25%)	Total price based on median price and 25% ownership. Mortgage based on 20%, 5% deposit required, annual service charge £395. Annual rent based on 2.75% of remaining equity	90% LTV, 3.5x income for equity and 25% of income for rental element	Assumptions applied to Land Registry Price Paid data
Help to buy	Total price based on median price. Mortgage based on 75% equity. 20% loan and deposit of 5%. Loan fee of 1.75% in year 6 of outstanding equity loan increasing annually from yr7 at RPI+1%	70% LTV, 3.5x income	Assumptions applied to Land Registry Price Paid data
Discounted home ownership 30%	70% of median price (note this is comparable to the proposed government First Home tenure option). Mortgage based on discounted price, minus 10% deposit on discounted price.	Discounted home ownership 30%	Assumptions applied to Land Registry Price Paid data
Discounted home ownership 25%	75% of median price mortgage based on discounted price, minus 10% deposit on discounted price.	Discounted home ownership 25%	Assumptions applied to Land Registry Price Paid data
Discounted home ownership 20%	80% of median price mortgage based on discounted price, minus 10% deposit on discounted price.	Discounted home ownership 20%	Assumptions applied to Land Registry Price Paid data

Table 3.7 Cost of alternative tenures by district and income required to be affordable

Tenure option	Price (2020)			
	Malvern Hills	Worcester	Wychavon	South Worcestershire
Social Rent (average)	£411	£371	£403	£395
Affordable Rent (monthly cost)	£562	£527	£600	£554
Market Rent - Lower Quartile	£598	£524	£650	£550
Market Rent - Median	£702	£659	£750	£693
Market Rent - Average	£805	£689	£882	£757
Market Sale - Lower Quartile	£198,625	£169,963	£207,000	£185,000
Market Sale - Median	£267,250	£210,000	£280,000	£250,000
Market Sale - Average	£328,310	£363,736	£345,209	£346,706
Shared ownership (50%)	£133,625	£105,000	£140,000	£125,000
Shared ownership (25%)	£66,813	£52,500	£70,000	£62,500
Help to buy	£267,250	£210,000	£280,000	£250,000
Discounted Home Ownership (30%)	£187,075	£147,000	£196,000	£175,000
Discounted Home Ownership (25%)	£200,438	£157,500	£210,000	£187,500
Discounted Home Ownership (20%)	£213,800	£168,000	£224,000	£200,000
Tenure option	**Income required (2020)**			
	Malvern Hills	**Worcester**	**Wychavon**	**South Worcestershire**
Social Rent (average)	£17,632	£15,909	£17,274	£16,938
Affordable Rent (monthly cost)	£24,069	£22,594	£25,714	£23,760
Market Rent - Lower Quartile	£28,704	£25,152	£31,200	£26,400
Market Rent - Median	£33,696	£31,632	£36,000	£33,264
Market Rent - Average	£38,620	£33,058	£42,323	£36,345
Market Sale - Lower Quartile	£51,075	£43,705	£53,229	£47,571
Market Sale - Median	£68,721	£54,000	£72,000	£64,286
Market Sale - Average	£84,422	£93,532	£88,768	£89,153
Shared ownership (50%)	£50,499	£39,990	£52,840	£47,333
Shared ownership (25%)	£41,623	£33,015	£43,540	£39,029
Help to buy	£53,450	£42,000	£56,000	£50,000
Discounted Home Ownership (30%)	£50,778	£39,900	£53,200	£47,500
Discounted Home Ownership (25%)	£54,404	£42,750	£57,000	£50,893
Discounted Home Ownership (20%)	£58,031	£45,600	£60,800	£54,286
CAMEO Income data				
Median income	£25,000	£15,000	£25,000	£25,000
Median income	£35,000	£25,000	£35,000	£35,000

Source: Data produced by Land Registry © Crown copyright 2020, Zoopla PPD 2020, MHCLG, RSH SDR 2020

Note affordability based on 25% of income for rents and 3.5x income for buying) by ward

Table 3.8 Impact of alternative deposits on sale price and income required for open market properties across the SWDP area

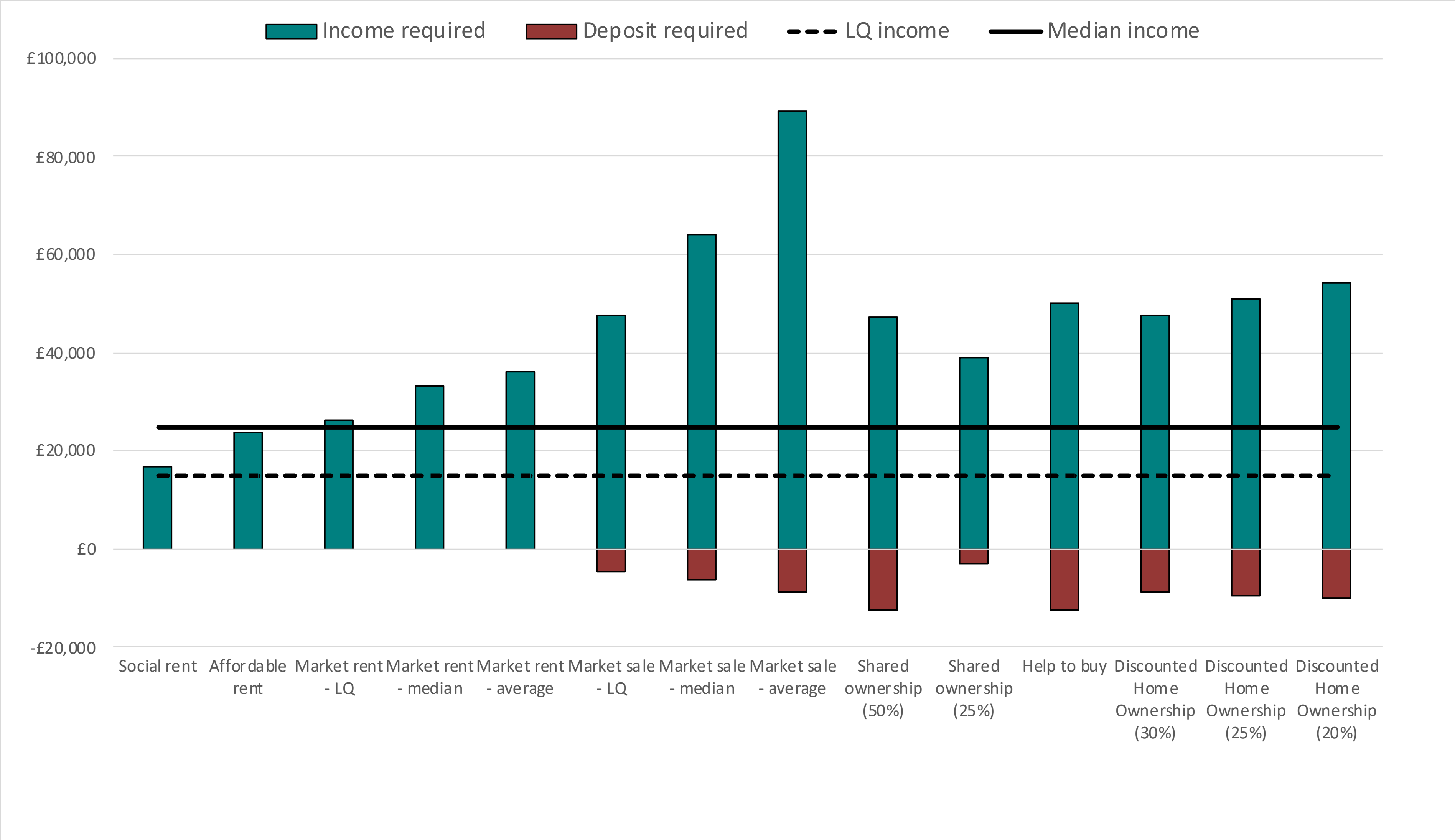
Market sale price	Amount of deposit				SWDP Price
	10%	20%	30%	40%	
Market sale - lower quartile	£166,500	£148,000	£129,500	£111,000	£185,000
Market sale - median	£225,000	£200,000	£175,000	£150,000	£250,000
Market sale - average	£311,400	£276,800	£242,200	£207,600	£346,000
Household income required (3.5x multiple)	10%	20%	30%	40%	
Market sale - lower quartile	£47,571	£42,286	£37,000	£31,714	
Market sale - median	£64,286	£57,143	£50,000	£42,857	
Market sale - average	£88,971	£79,086	£69,200	£59,314	
Household income required (5x multiple)	10%	20%	30%	40%	
Market sale - lower quartile	£33,300	£29,600	£25,900	£22,200	
Market sale - median	£45,000	£40,000	£35,000	£30,000	
Market sale - average	£62,280	£55,360	£48,440	£41,520	

3.16 Figure 3.2 summarises in graphical form the relative affordability of alternative tenures across the SWDP area, setting out the incomes and deposits required for different options set against prevailing lower quartile and median earnings derived from 2021 CAMEO data.

3.17 This indicates that households on lower quartile incomes cannot afford any tenure option/product at the current prices except for social renting. For households on median incomes, social/affordable and lower quartile market rents are affordable. By comparison, households on median incomes cannot afford market sales at any of the price points or affordable home ownership products without resorting to higher mortgage multiples than 3.5 or having higher deposits.

3.18 This comparison of local incomes with the cost of local house prices and rents illustrates the affordability challenge faced by residents within the SWDP area. It shows the particular challenge faced by households who do not have either existing equity or savings.

Figure 3.2 Household income and housing costs across the SWDP area



Source: Data produced by Land Registry © Crown copyright 2020, RSH SDR 2020, Zoopla PPD 2020

What is genuinely affordable housing in the SWDP context?

3.19 Having considered what a household needs to earn to afford alternative tenures, consideration is now given to the actual incomes of households across the borough and how this relates to prevailing prices. This analysis helps to establish what is genuinely affordable based on reasonable income multipliers for renting and buying. The analysis takes into account:

- lower quartile and median household incomes from the 2020 CAMEO data;
- 2020 entry-level incomes from a range of key worker occupations;
- incomes associated with 2020 minimum and living wages (using single, dual income and 1.5x income measures);
- the proportion of income a household would need to spend on rent;
- the extent to which affordable rental options are genuinely affordable to households; and
- the extent to which households could afford home ownership based on multiples of household income, with up to 3.5x being affordable.

Genuinely affordable rents

3.20 Having considered what a household needs to earn to afford alternative tenures, consideration is now given to the actual incomes of households across the SWDP and how this relates to current market prices and rents. The analysis helps to establish the extent to which different tenures are affordable and what are genuinely affordable prices and rents based on local incomes.

3.21 Table 3.9 focuses on the affordability of market renting and shows the cost of renting a lower quartile and median priced property by district; how this compares with incomes; and what would be genuinely affordable based on local incomes. For example, lower quartile rents are £598 across Malvern Hills where the lower quartile income is £2,083. This means that a household is spending 28.7% of income on rent. To be genuinely affordable, that is, costing no more than 25% of gross income, a lower quartile should be £521 each month and median rent should be £729 each month.

Genuinely affordable open market prices

3.22 Table 3.10 focuses on the affordability of home ownership and shows the cost of buying a lower quartile and median-priced property. This shows that prices across the SWDP area are in excess of 3.5x household incomes and SWDP-wide, a property should cost no more than £87,500 to be affordable to households on lower quartile and £122,500 to households and median incomes.

Table 3.9 Affordability of private rents by district and the SWDP area

Local Authority	LQ Rent and Income				Median rent and income			
	Actual LQ rent 2020	LQ Gross household income 2021 (Monthly £)	% LQ income required to be spent on LQ rent	What would be an affordable rent based on actual LQ income	Actual Median rent 2020	Median Gross household income 2021 (Monthly £)	% median income required to be spent on median rent	What would be an affordable rent based on actual median income
Malvern Hills	£598	£2,083	28.7	£521	£702	£2,917	24.1	£729
Worcester	£524	£1,250	41.9	£313	£659	£2,083	31.6	£521
Wychavon	£650	£2,083	31.2	£521	£750	£2,917	25.7	£729
South Worcestershire	£550	£2,083	26.4	£521	£693	£2,917	23.8	£729

Key:

% of income spent on rent

Up to and including 25%	24
Between 25% and 35%	32
35% or more	40

Sources: Zoopla PPD 2020, household income from 2021 CAMEO

Table 3.10 Affordability of owner occupation by district and the SWDP area

Local Authority	Actual LQ price 2020	LQ Gross household income 2021 (Annual £)	Income multiple required (assumes 10% deposit)	What would be an affordable property based on a 3.5x income multiple	Actual median price 2020	Median Gross household income 2021 (Annual £)	Income multiple required (assumes 10% deposit)	What would be an affordable property based on a 3.5x income multiple
Malvern Hills	£198,625	£25,000	7.2	£87,500	£267,250	£35,000	6.9	£122,500
Worcester	£169,963	£15,000	10.2	£52,500	£210,000	£25,000	7.6	£87,500
Wychavon	£207,000	£25,000	7.5	£87,500	£280,000	£35,000	7.2	£122,500
SWDP area	£185,000	£25,000	6.7	£87,500	£250,000	£35,000	6.4	£122,500

Key:

House price

5.2	Price is more than 4.5x household income (assuming 10% deposit
3.9	Price is between 3.5x and 4.5x household income (assuming 10% deposit)
2.9	Price is less than 3.5x household income (assuming 10% deposit)

Sources: Land Registry © Crown copyright 2020, household income from 2021 CAMEO

Affordability of prices and rents to selected key workers and households on minimum/living wages

3.23 The extent to which SWDP-wide open market rents are affordable to selected keyworkers and households on minimum and living wages are explored in Table 3.11. Key workers on entry-level grades are generally having to spend more than 25% of their income on rent.

3.24 Table 3.12 considers the income multiples needed to buy a property based on the incomes of selected key workers and households on minimum/living wages. Analysis assumed that a 10% deposit was available for market properties and indicates that multiples in excess of 3.5x were generally needed when buying a property. Prices that are genuinely affordable were also considered based on a 3.5x income multiple.

Table 3.11 Incomes of key workers and households on minimum/living wage and rental affordability

Income/Occupation/ Wage	Gross household income 2020 (Annual £)	Gross household income 2020 (Monthly £)	% income needed to afford LQ rent	% income needed to afford median rent	Genuinely affordable rent
			Monthly LQ Rent= £550	Monthly Median Rent= £693	
Police officer					
Pay Point 0	£21,402	£1,784	30.8	38.8	£446
Pay Point 2	£25,902	£2,159	25.5	32.1	£540
Pay Point 4	£28,158	£2,347	23.4	29.5	£587
Nurse					
Band 1	£18,005	£1,500	36.7	46.2	£375
Band 3	£19,337	£1,611	34.1	43.0	£403
Band 5	£24,907	£2,076	26.5	33.4	£519
Fire officer					
Trainee	£23,366	£1,947	28.2	35.6	£487
Competent	£31,144	£2,595	21.2	26.7	£649
Teacher					
Unqualified (min)	£18,169	£1,514	36.3	45.8	£379
Main pay range (min)	£25,714	£2,143	25.7	32.3	£536
Minimum/Living Wage					
Age 25 and over					
Single household	£15,696	£1,308	42.0	53.0	£327
1xFull-time, 1xPart-time	£23,544	£1,962	28.0	35.3	£491
Two working adults	£31,392	£2,616	21.0	26.5	£654
Age 21 to 24					
Single household (21-24)	£14,760	£1,230	44.7	56.3	£308
1xFull-time, 1xPart-time	£22,140	£1,845	29.8	37.6	£461
Two working adults	£29,520	£2,460	22.4	28.2	£615

Key

(red)	More than 35% of income spent on rent
(amber)	Between 25% and 35% of income spent on rent
(green)	Less than 25% of income spent on rent

Table 3.12 Incomes of households, selected key workers and households on minimum/living wage and open market prices

		Property Prices								
		LQ	Median	Shared ownership (50%)	Shared ownership (25%)	Help to buy	Discounted Home Ownership (30%)	Discounted Home Ownership (25%)	Discounted Home Ownership (20%)	Genuinely affordable price
	Price>>	£185,000	£250,000	£125,000	£62,500	£250,000	£175,000	£187,500	£200,000	
	Price after deposit/loan>>	£166,500	£225,000	£112,500	£59,375	£187,500	£166,250	£178,125	£190,000	
Occupation	**Wage**	**Ratio of house price to income**								
Police officer										
Pay Point 0	£21,402	7.8	10.5	5.3	2.8	11.7	8.2	8.8	9.3	£74,907
Pay Point 2	£25,902	6.4	8.7	4.3	2.3	9.7	6.8	7.2	7.7	£90,657
Pay Point 4	£28,158	5.9	8.0	4.0	2.1	8.9	6.2	6.7	7.1	£98,553
Nurse										
Band 1	£18,005	9.2	12.5	6.2	3.3	13.9	9.7	10.4	11.1	£63,018
Band 3	£19,337	8.6	11.6	5.8	3.1	12.9	9.1	9.7	10.3	£67,680
Band 5	£24,907	6.7	9.0	4.5	2.4	10.0	7.0	7.5	8.0	£87,175
Fire officer										
Trainee	£23,366	7.1	9.6	4.8	2.5	10.7	7.5	8.0	8.6	£81,781
Competent	£31,144	5.3	7.2	3.6	1.9	8.0	5.6	6.0	6.4	£109,004
Teacher										
Unqualified (min)	£18,169	9.2	12.4	6.2	3.3	13.8	9.6	10.3	11.0	£63,592
Main pay range (min)	£25,714	6.5	8.8	4.4	2.3	9.7	6.8	7.3	7.8	£89,999
Minimum/Living Wage										
Age 25 and over										
Single household (25 and o	£15,696	10.6	14.3	7.2	3.8	15.9	11.1	11.9	12.7	£54,936
1xFull-time, 1xPart-time	£23,544	7.1	9.6	4.8	2.5	10.6	7.4	8.0	8.5	£82,404
Two working adults	£31,392	5.3	7.2	3.6	1.9	8.0	5.6	6.0	6.4	£109,872
Age 21 to 24										
Single household (21-24)	£14,760	11.3	15.2	7.6	4.0	16.9	11.9	12.7	13.6	£51,660
1xFull-time, 1xPart-time	£22,140	7.5	10.2	5.1	2.7	11.3	7.9	8.5	9.0	£77,490
Two working adults	£29,520	5.6	7.6	3.8	2.0	8.5	5.9	6.4	6.8	£103,320

Key

(pink)	More than 4.5x income multiple required
(yellow)	Between 3.5x and 4.5x income multiple required
(green)	Less than 3.5x income multiple required

Concluding comments

3.25 In 2020, across the SWDP area lower quartile house prices were £185,000 and median prices were £250,000. Prices across the SWDP are consistently higher than West Midlands prices and broadly in alignment with England prices. Within SWDP, prices in Malvern Hills and Wychavon are highest and Worcester prices are the lowest, although they remain higher than the West Midlands average.

3.26 Across the SWDP area, lower quartile private rents were £550 and median rents £693. These are similar to West Midlands rents but lower than those of England. With the SWDP area, rents were highest in Wychavon and lowest in Worcester.

3.27 The relative affordability of dwellings to buy or rent was explored. Across the SWDP minimum income required for entry-level/lower quartile renting was £26,400. For buying an entry-level/lower quartile property, the minimum income required was £47,571. These calculations assumed that a rent is affordable if no more than 25% of household income is spent on rent and if buying a property should cost no more than 3.5x household income.

3.28 Analysis considered the affordability of rents and prices. Across the SWDP area, lower quartile rents were 26.4% of lower quartile income and median rents were 23.8% of median income. However, within the SWDP areas rents were least affordable in Worcester where 41.9% of lower quartile incomes and 31.6% of median incomes had to be spent on rent. This indicates some affordability pressures within the private rented sector.

3.29 For open market purchase, the ratio of lower quartile income to price across the SWDP was 6.7x and for median income to median price it was 6.4x. Both ratios are above the benchmark of 3.5x income and without substantial deposits the ability to buy is a challenge to many households. Worcester was the least affordable place to buy a property when local incomes and house prices were considered.

3.30 Specific analysis of the affordability of renting and buying for key worker incomes and those on minimum/living wages was carried out. At least 25% of income had to be spent on private rents across most key worker income bands considered. Private renting was generally affordable to households who had multiple earners on minimum/living wage. However, single earners on minimum/living wage had to spend upwards of 40% of income on lower quartile rents.

3.31 For buying, analysis assumed that a 10% deposit was available but indicated that income multiples in excess of 3.5x were generally needed to buy on the open market.

3.32 Using the evidence presented in this chapter, it is possible to establish what would be a genuinely affordable rent and purchase price across the SWDP area and constituent local authorities (Table 3.13). This is based on local incomes and assumes that no more than 25% of income is spent on rent and a household income multiple of 3.5x is applied to local household incomes when testing the affordability of buying.

Table 3.13 Genuinely affordable rents and purchase prices by district

Local Authority	LQ rents (25% of income)	Median rents (25% of income)	LQ purchase (3.5x income multiple)	Median purchase (3.5x income multiple)
Malvern Hills	£521	£729	£87,500	£122,500
Worcester	£313	£521	£52,500	£87,500
Wychavon	£521	£729	£87,500	£122,500
SWDP area	£521	£521	£87,500	£87,500

4. Overall housing need and affordable housing need

Introduction

4.1 This chapter considers the future number of dwellings needed across the district. This report considers:

- the housing need standard method outcome based on December 2020 Planning Practice Guidance;
- the underlying demographics of the borough, alternative demographic scenarios, future economic scenarios and whether housing targets need to be adjusted to support economic growth.

4.2 The analysis considers the period 2021 to 2041

Establishing housing need using the 'standard method'

4.3 The 2021 National Planning Policy Framework (NPPF) (Paragraph 61) states 'to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance - unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for'.

4.4 Planning Practice Guidance (PPG) defines housing need as 'an unconstrained assessment of the number of homes needed in an area' (source: PPG 2019 Paragraph: 001 Reference ID: 2a-001-20190220).

4.5 PPG comments that 'the standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply. It identifies a minimum annual housing need figure. It does not produce a housing requirement figure.'(PPG Paragraph: 002 Reference ID: 2a-002-20190220)

4.6 In December 2020, Planning Practice Guidance updated the standard methodology for assessing overall housing need which involves: setting a baseline; adjusting for affordability; capping increases where necessary and applying uplifts in some urban areas; and considering if it is appropriate to plan for a higher housing need figure.

Step 1: Setting the baseline

4.7 Planning Practice Guidance states that a baseline should be set using 2014-based national household projections for the local authority area. The projections are used to calculate the average annual household growth over a 10-year consecutive period. (PPG Paragraph 004 Reference ID: 2a-004-20201216)

4.8 The period 2021 to 2031 is being used in this assessment. Over the period, the total number of households under the 2014-based household projections is set to increase by 9,446 or 945 each year (Table 4.1).

Table 4.1 Household change under 2014-based household projections

DCLG 2014-based projection	2021 households	2031 households	2021-31 household change	Annual Change
Malvern Hills	34,936	37,717	2,781	278
Worcester City	45,506	48,511	3,005	301
Wychavon	53,502	57,162	3,660	366
South Worcestershire	133,944	143,390	9,446	945

Step 2: An adjustment to take account of affordability

4.9 The average annual projected household figure from Step 1 is the adjusted based on the affordability of the area using median workplace-based affordability ratios published by the ONS.

Adjustment factor = 1 + ((Local Affordability Ratio – 4)/4)*0.25

4.10 The latest affordability ratio (2020) and associated affordability uplift is set out in Table 4.2.

Table 4.2 Affordability ratios and affordability uplift

2020 ratio	Median price to income affordability ratio	Adjustment factor*
Malvern Hills	11.74	1.4838
Worcester City	7.55	1.2219
Wychavon	9.94	1.3713

* Adjustment factor is 1 + ((Local Affordability Ratio – 4)/4)*0.25

Source: ONS Ratio of house price to workplace-based earnings

4.11 The reason for the affordability adjustment is set out in PPG:

‘An affordability adjustment is applied as household growth on its own is insufficient as an indicator of housing demand because:

- household formation is constrained to the supply of available properties – new households cannot form if there is nowhere for them to live; and
- people may want to live in an area in which they do not reside currently, for example to be near to work, but be unable to find appropriate accommodation that they can afford.

The affordability adjustment is applied in order to ensure that the standard method for assessing local housing need responds to price signals and is consistent with the policy objective of significantly boosting the supply of homes. The specific adjustment in this guidance is set at a level to ensure that minimum annual housing need starts to address the affordability of homes.' (PPG Paragraph 006 Reference ID: 2a-006-20190220).

4.12 Table 4.3 sets out the components of the dwelling need calculation using 2021 as a base year and 2020 affordability ratios. The basic demographic need under the 2014-based DCLG household projections are presented along with the affordability adjustment to establish the total annual dwelling need using the standard methodology.

Table 4.3 Components of the dwelling need calculation for the SWDP area

Time period 2021-31	Baseline annual demographic need	Affordability Adjustment	Total dwelling need under standard methodology
Malvern Hills	278	135	413
Worcester City	301	67	368
Wychavon	366	136	502
SWDP	945	338	1,283

4.13 This establishes an annual need for 1,283 dwellings across South Worcestershire.

Step 3: Capping the level of any increase

4.14 PPG states that 'the standard methodology may identify a minimum local housing need figure that is significantly higher than the number of homes currently being planned for. The cap is applied to help ensure that the minimum local housing need figure calculated using the standard methodology is as deliverable as possible' (PPG Paragraph 007 Reference ID: 2a-007-20190220). The PPG continues 'the cap reduces the minimum number generated by the standard method but does not reduce housing need itself. Therefore, strategic policies adopted with a cap applied may require an early review and updating to ensure that any housing need above the capped level is planned for as soon as is reasonably possible' (PPG Paragraph 007 Reference ID: 2a-007-20190220).

4.15 How the cap is calculated 'depends on the current status of relevant strategic policies for housing' (PPG Paragraph 004 Reference ID: 2a-004-20201216).

4.16 The last officially endorsed dwelling target was set out in the South Worcestershire Development Plan (SWDP) published in February 2016. This set out a need to deliver 28,400 net dwellings during the period 2006 to 2030 or an annual need for 1,136 net dwellings (assuming a 25 year period).

4.17 The PPG states 'where the relevant strategic polices for housing were adopted more than 5 years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is higher of:

a. The projected household growth for the area over the 10 year period identified in Step 1 (945 each year); or

b. The average annual housing requirement set out in the most recently adopted strategic policies (this would be 1,136 based on the SWDP figures)'

4.18 The 40% cap which would therefore apply to the Step 2 figure of 1,136 each year and would be **1,590 dwellings each year** (1,136+ (40% x1,136).

4.19 Under the parameters set out in the PPG no cap on delivery needs to be applied.

Step 4: Cities and urban centres uplift

4.20 A 35% uplift is then applied for those urban local authorities in the top 20 cities and urban areas list devised by ONS (PPG Paragraph 004 Reference ID: 2a-004-20190220). This does not apply to South Worcestershire.

Housing need using the standard methodology

4.21 Based on the December 2020 PPG standard methodology and 2020 affordability ratios, the minimum local housing need for the SWDP area, from 2021, is **1,283** dwellings each year.

Potential adjustments to the standard method

Overview

4.22 Having identified the minimum housing need under the standard model, further demographic analysis considers alternative demographic scenarios. A review of alternative demographic scenarios provides the evidence to confirm if the standard method provides an appropriate base for the assessment of need or whether there are any exceptional circumstances that would justify an alternative approach.

4.23 There is also provision in PPG to adjust the minimum housing need:

'The standard method for assessing local housing need provides the minimum starting point in determining the number of homes needed in an area. It does not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour. Therefore, there will be circumstances where it is appropriate to consider whether actual housing need is higher than the standard method indicates.

This will need to be assessed prior to, and separate from, considering how much of the overall need can be accommodated (and then translated into a housing requirement figure for the strategic policies in the plan). Circumstances where this may be appropriate include, but are not limited to situations where increases in housing need are likely to exceed past trends because of:

- growth strategies for the area that are likely to be deliverable, for example where funding is in place to promote and facilitate additional growth (e.g. Housing Deals);
- strategic infrastructure improvements that are likely to drive an increase in the homes needed locally; or
- an authority agreeing to take on unmet need from neighbouring authorities, as set out in a statement of common ground.

There may, occasionally, also be situations where previous levels of housing delivery in an area, or previous assessments of need (such as a recently produced Strategic Housing Market Assessment) are significantly greater than the outcome from the standard method. Authorities will need to take this into account when considering whether it is appropriate to plan for a higher level of need than the standard model suggests. '(PPG Paragraph 010 Reference ID: 2a-010-20201216).

4.24 To inform this analysis the councils have provided details of relevant growth strategies and strategic infrastructure developments and any decisions to meet unmet need from neighbouring local authorities.

Alternative demographic evidence

4.25 The standard method need calculation of 1,283 is based on a 945 annual household increase plus an affordability uplift of 338. The 2018-based ONS household projections point to a higher level of household growth of 1,361 each year. However, PPG is clear that 2014-based projections should be used and therefore this is not considered to represent exceptional circumstances that would justify and alternative approach.

Regeneration Strategies and strategic infrastructure improvements

4.26 There are a range of regeneration and infrastructure improvements taking place across the SWDP area. These are to support planned development and therefore not resulting in a need to increase the number of homes built in excess of the standard method calculation.

Meeting unmet need from other local authorities

4.27 The SWDP local authorities have been asked to increase their housing requirement by 500 to help meet the needs of neighbouring Tewkesbury Borough.

Affordable housing need

4.28 A detailed analysis of affordable housing need in accordance with PPG is presented at Technical Appendix C. This establishes an overall gross affordable need of 2,518 each year and after taking into account affordable lettings and resales the net shortfall is 906 each year. This figure excludes newbuild activity which continues to provide much-needed affordable homes to reduce the level of need. The tenure split is 53% social rented, 16% affordable rented, 6% affordable home ownership and 25% First Homes.

4.29 However, Homes England have identified south Worcestershire councils as falling within high affordability pressure areas where the difference between the average social rents and private rents is £50 each week or more (https://www.gov.uk/government/publications/areas-of-high-affordability-pressure/list-areas-of-high-affordability-pressure).

4.30 Therefore, given the acute need for social rented accommodation across the SWDP area, it is recommended that 69% of new affordable housing is social rented, 6% affordable home ownership and 25% affordable home ownership through First Homes. This justifies the need for a robust affordable housing policy.

4.31 An affordable housing uplift is already included in the standard method calculation and PPG says, 'The total affordable housing need can then be considered in the context of its likely delivery as a proportion of mixed market and affordable housing developments, taking into account the probable percentage of affordable housing to be delivered by eligible market housing led developments. An increase in the total housing figures included in the plan may need to be considered where it could help deliver the required number of affordable homes' (Paragraph: 024 Reference ID: 2a-024-20190220).

4.32 The actual delivery of affordable homes is subject to economic viability testing and given the strong track record in affordable homes delivery over the recent past, the SWDP authorities are well-placed to continue to deliver a strong supply of affordable homes. A further uplift to the overall housing number is therefore not recommended.

Housing to support economic growth

4.33 A detailed examination of economic growth scenarios was carried out as part of the 2019 SHMA. This concluded that employment-led scenarios result in lower dwelling requirements than the MHCLG figures. No further adjustment to the housing need is therefore recommended at this time. However, the council should monitor and regularly review economic growth projections.

Older and specialist housing need

4.34 Chapter 5 evidences a need for around 4,836 additional units of older persons accommodation to 2041 which includes 3,198 C3 planning use class units such as Extra Care and sheltered/retirement housing and 1,638 C2 planning use which includes residential care. C3 need is part of residential dwelling need and translates to an annual need for around 160 units of older person accommodation. It is anticipated that this need will be delivered as part of the housing need figure and no further adjustments are necessary. There is also likely to be an ongoing need for a small number of specialist housing units for people with additional needs which is expected to be accommodated within the housing need figure.

Previous delivery levels

4.35 Table 2.5 set out annual net dwelling completions over the period 2006/07 to 2019/20 and compared this with SWDP targets. This indicates that the overall level of delivery has met the overall target. PPG notes that **'the affordability adjustment is applied to take account of past under-delivery. The standard method identifies the minimum uplift that will be required and therefore it is not a requirement to specifically address under-delivery separately.'** As the standard method is being followed, and overall targets have been met, no adjustment for previous delivery levels is required.

Alternative approaches to the standard method

4.36 Within PPG (Paragraph: 001 Reference ID: 2a-001-20190220) there is provision to use an alternative to the standard method where exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. There was no evidence that an alternative approach is necessary for the SWDP area.

Concluding comments

4.37 The 2020 standard method calculation establishes a baseline minimum annual need for 1,283 dwellings based on demographics and an adjustment to take account of affordability. A comprehensive analysis of alternative demographic scenarios confirms that this standard method baseline provides an appropriate base for the assessment of need.

4.38 No further upward adjustments to the minimum housing need figure of 1,283 figure are necessary as this provides sufficient housing to meet local demographic, affordable and specialist need and sufficiently supports future jobs growth. As part of the housing requirement, the council are providing land for 500 dwellings to address unmet need from neighbouring Tewkesbury Borough.

5. The needs of different groups

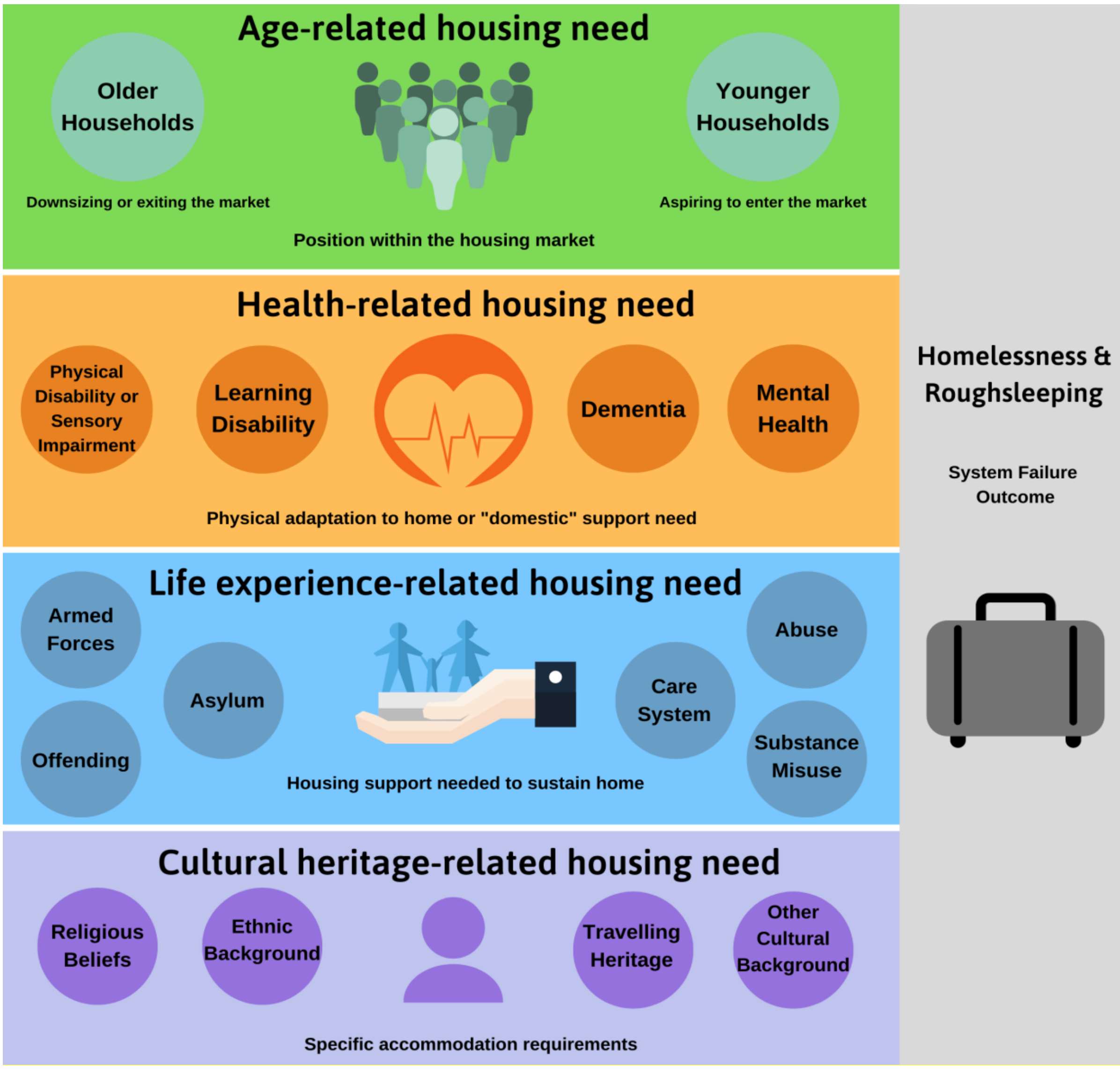
Introduction

5.1 Paragraph 62 of the 2021 NPPF refers to housing needs for different groups in the community and these fall into two broad groups: housing for people with additional needs and housing for specific household types.

Housing for people with additional needs

5.2 This group includes older people and accommodation for people with disabilities which are further sub-divided into those with health-related and life-experience related needs as summarised in Figure 4.1.

Figure 5.1 Establishing need associated with age, health and life experience



5.3 The evidence base has been established based around these broad principles:

- people with additional needs are generally accommodated in mainstream housing and provided with care and support when needed;
- some people will have complex and multiple needs and therefore may fall into several different categories of need;
- some people require long-term accommodation to provide support for ongoing needs; and some require short-term supported housing which aims to support people for a period of time before moving on/back into mainstream housing; and
- most people with additional needs will not need specialist supported housing but they may need adaptations to their homes and/or care and support provided in other ways.

5.4 Data from POPPI and PANSI (Projecting Older People Population Information/Projecting Adult Needs and Service Information, Oxford Brookes University/Institute of Public Care) provides data on the likely prevalence and incidence of illness/disability and relevant data for 2020 to 2040 are presented where relevant.

5.5 The Worcestershire County Council Adult Services Market Position Statement 2018 and Adult Services Business Plan 2018-22 provide a wealth of information on the needs of different groups and relevant information is presented in this chapter.

5.6 The key focus of the Adult Services team is to:

- **Reduce** the number of older and younger adults whose long-term support needs are met by admission to care homes.
- **Increase** the number of people whose short-term support services enable them to live independently for longer.
- **Increase** the number of older people who stay at home following reablement or rehabilitation.
- **Sustain** the current performance of delayed transfer of care from hospital.

5.7 There are four key areas where Worcestershire County Council has strategic commissioning oversight:

- Supporting people with a learning disability.
- Supporting older people and people with a physical disability or sensory impairment at home and in the community.
- Supporting older people and people with a physical disability in a care home.
- Supporting people with mental health issues.

Age-related housing need

5.8 Age-related housing need relates to the needs of specific age groups in the housing market due to life events and the impact this has on the need for dwellings of particular sizes/types and affordability. For older households this includes ‘rightsizing’ and adaptation of existing dwellings. For younger households, affordability is a particular concern and this has been considered elsewhere in the report. For this section we therefore focus upon the needs of older persons for particular unit types.

Housing for older people

5.9 The NPPF Annex 2 defines older people as **‘people over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing can encompass accessible, adaptable general needs housing through to the full range of retirement and specialist housing for those with care and support needs.’**

5.10 PPG recommends the following are considered in an assessment of older persons need:

- The future need for specialist accommodation (including but not restricted to age-restricted general market housing, retirement living or sheltered accommodation, Extra Care or housing with care), broken down by type and tenure.
- The need for care in residential care and nursing homes (C2).
- The need for co-housing communities.
- The role of general housing and in particular bungalows and homes that can be adapted to meet a change in needs.

5.11 PPG notes that **‘plan-making authorities will need to count housing provided for older people against their housing requirement’** (source: PPG June 2019 Paragraph: 016 Reference ID: 63-016-20190626).

5.12 Over the period 2021 to 2041, across the SWDP area, the number of people aged 65 and over is expected to increase by 43.2% and by 2041 there will be an additional 32,500 residents aged 65 and over.

5.13 The arc4 national database indicates that the majority of older people (76.6%) want to remain in their current home with help and support when needed (Table 5.1). There is also interest in a range of options including sheltered, Extra Care, co-housing and open market accommodation.

Table 5.1 Older persons' housing preferences by age group				
Housing option	**65-74 (%)**	**75-84 (%)**	**85+ (%)**	**All 65+ (%)**
Continue to live in current home with support when needed e.g. home visits, 'call for help' alarm	71.3%	81.8%	84.3%	76.6%
Buying a dwelling on the open market	16.5%	6.8%	2.6%	11.3%
Rent a dwelling from a private landlord	3.5%	1.3%	0.5%	2.4%
Rent from housing association	11.6%	7.4%	4.5%	9.2%
Rent from the council	2.3%	1.4%	0.6%	1.7%
Sheltered accommodation: Renting	21.4%	20.3%	16.0%	20.3%
Sheltered accommodation: Buying	13.9%	10.5%	7.5%	11.9%
Sheltered accommodation: Part rent/buy (shared ownership)	5.1%	4.2%	3.3%	4.5%
Extra Care Housing: Renting	15.2%	16.4%	15.9%	15.7%
Extra Care Housing: Buying	10.1%	8.3%	6.7%	9.0%
Extra Care Housing: Part rent/buy (shared ownership)	3.9%	3.1%	2.9%	3.5%
Residential Nursing/Care home	5.0%	7.3%	18.3%	7.5%
Co-housing	10.2%	8.5%	6.8%	9.2%
Go to live with children or other relatives/friends	2.4%	2.1%	2.5%	2.3%
Other	1.4%	1.2%	1.3%	1.4%
Base (all households in age group)	201,944	131,846	49,535	383,325

Source: arc4 national database

5.14 The arc4 national database indicates 52.5% of older people planning to move would like to move to a property with fewer bedrooms but 35.2% would like to move to a property with the same number of bedrooms. More (65.3%) expect to more to a smaller property (Table 5.2). The general conclusion is that smaller dwellings are needed to accommodate older movers but there are households who would require the same or even an increase in the number of bedrooms in their properties.

Table 5.2 Future housing choices of older households (rightsizing)		
Housing choice	**Aspiration (%)**	**Expectation (%)**
Downsizing (moving to a smaller property)	52.5	65.3
Staying same	35.2	28.1
Upsizing (moving to larger property)	12.4	6.7
Total	100.0	100.0
Base (households responding)	9,277	8,833

Source: arc4 national database

Future need for specialist older person accommodation and residential care provision

5.15 Across the SWDP there are around 7,320 units of specialist older persons accommodation comprising 4,855 specialist older accommodation (C3 residential dwelling planning use class) and 2,465 units of residential care (C2 use class). Table 5.3. shows the current number of older person units of accommodation across the SWDP area using data provided by the Elderly Accommodation Counsel.

Table 5.3 Categories of older person accommodation

Category (and planning use category)	Current number of units				Description
	Malvern Hills	Worcester	Wychavon	SWDP Total	
Age-exclusive housing (C3)	523	142	112	777	**EAC definition:** Schemes or developments that cater exclusively for older people, usually incorporate design features helpful to older people and may have communal facilities such as a residents' lounge, guest suite and shared garden, but do not provide any regular on-site support to residents. **PPG definition:** This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens but does not include support or care services.
Care homes (C2)	331	345	377	1,053	**EAC definition:** A residential setting where a number of older people live, usually in single rooms, and have access to on-site care services. Since April 2002 all homes in England, Scotland and Wales are known as 'care homes', but are registered to provide different levels of care. A home registered simply as a **care home** will provide personal care only - help with washing, dressing and giving medication. **PPG definition:** These have 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.
Care home with nursing (C2)	509	358	545	1,412	A home registered as a **care home with nursing** will provide the same personal care but also have a qualified nurse on duty twenty-four hours a day to carry out nursing tasks. These homes are for people who are physically or mentally frail or people who need regular attention from a nurse.
Enhanced sheltered/close case (C3)	0	338	107	445	Sheltered housing that provides more in facilities and services than traditional sheltered housing but does not offer the full range of provision that is found in an Extra Care housing scheme.
Retirement/Sheltered housing (C3)	348 R 32 S	1,209 R 61 S	1,257 R	2,814 R 93 S	EAC definition: **Sheltered housing (S)** 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. **Retirement housing (R)** means housing developments of a similar type to sheltered housing, but built for sale, usually on a leasehold basis. The term sheltered housing is now largely superseded by retirement housing.

Table 5.3 Categories of older person accommodation

Category (and planning use category)	Current number of units				Description
	Malvern Hills	Worcester	Wychavon	SWDP Total	
					PPG definition: This 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.
Extra Care housing or housing with care (C3)	256	212	258	726	EAC definition: Extra Care Housing is housing designed with the needs of frailer older people in mind and with varying levels of care and support available on site. People who live in Extra Care Housing have their own self-contained homes, their own front doors and a legal right to occupy the property. Extra Care Housing is also known as very sheltered housing, assisted living, or simply as 'housing with care'. It comes in many built forms, including blocks of flats, bungalow estates and retirement villages. It is a popular choice among older people because it can sometimes provide an alternative to a care home. **PPG definition:** This 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 known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses. **Note** Extra Care can also provide accommodation for people with additional needs who are not older people
Grand Total	1,999	2,665	2,656	7,320	Total provision of older person accommodation in 2021

Source: EAC data 2021

5.16 Given the ageing of the population, the need for specialist older person accommodation is expected to increase. Based on population there is an additional need for 4,836 additional units of specialist older persons' accommodation by 2041 across the SWDP area. Tables 5.4 to 5.7 present need projections for each local authority and for SWDP as a whole.

5.17 The total additional need for specialist older person dwellings across the SWDP area is projected to be 3,198 C3 and 1,638 C2 by 2041 (Table 5.8).

Table 5.4 Analysis of future need for specialist older person accommodation 2021-2041: Malvern Hills

Current provision (and planning use class)	Number of units 2021	Number aged 75 and over 2021	Number aged 75 and over 2040 (projected)	Change in need
		11,447	**18,754**	
		Ratio of population to current provision	**Ratio applied to 2041 population**	
Specialist older person (C3)	1,159	0.10125	1,899	740
Residential Care (C2)	840	0.07338	1,376	536
Total	1,999		3,275	1,276

Source: EAC data, 2018-based population projections

Table 5.5 Analysis of future need for specialist older person accommodation 2021-2041: Worcester

Current provision (and planning use class)	Number of units 2021	Number aged 75 and over 2021	Number aged 75 and over 2040 (projected)	Change in need
		8,569	**13,733**	
		Ratio of population to current provision	**Ratio applied to 2041 population**	
Specialist older person (C3)	1,962	0.22896	3,144	1,182
Residential Care (C2)	703	0.08204	1,127	424
Total	2,665		4,271	1,606

Source: EAC data, 2018-based population projections

Table 5.6 Analysis of future need for specialist older person accommodation 2021-2041: Wychavon				
Current provision (and planning use class)	**Number of units 2021**	**Number aged 75 and over 2021**	**Number aged 75 and over 2040 (projected)**	**Change in need**
		15,891	**27,583**	
		Ratio of population to current provision	**Ratio applied to 2041 population**	
Specialist older person (C3)	1,734	0.10912	3,010	1,276
Residential Care (C2)	922	0.05802	1,600	678
Total	2,656		4,610	1,954

Source: EAC data, 2018-based population projections

Table 5.7 Analysis of future need for specialist older person accommodation 2021-2041: SWDP area summary based on individual district data				
Current provision (and planning use class)	**Number of units 2021**	**Number aged 75 and over 2021**	**Number aged 75 and over 2040 (projected)**	**Change in need**
		35,907	60,340	
Specialist older person (C3)	4,855		8,053	3,198
Residential Care (C2)	2,465		4,103	1,638
Total	7,320		12,156	4,836

Source: EAC data, 2018-based population projections

5.18 The total and annual additional need for specialist older person dwellings across the SWDP area is summarised in Table 5.8. Note that C3 need is part of the overall housing need figure.

Table 5.8 Summary of additional older person dwelling need 2021-2041						
Local Authority	**C3 need 2021-2041**		**C2 need 2021-2041**		**All need 2021-2041**	
	Total	**Annual**	**Total**	**Annual**	**Total**	**Annual**
Malvern Hills	740	37	536	27	1,276	64
Worcester	1,182	59	424	21	1,606	80
Wychavon	1,276	64	678	34	1,954	98
SWDP	3,198	160	1,638	82	4,836	242

5.19 The Worcestershire Market Position Statement (MPS) 2018 notes that the commissioning activity in Worcestershire to support older people with a physical disability at home and in the community includes:

- Care and support received within an individual's home e.g. reablement and domiciliary care.
- Community-based support at home e.g. voluntary sector services.
- Day opportunities/care.
- Housing-based care and support, for example Extra Care. A strategy has been prepared to make Extra Care housing and increasingly well-known and chosen form of specialist accommodation in every district of the county. It will be available for people who want to buy and rent. Local authorities will take a leading role in enabling Extra Care housing and work with providers from the social, charitable and private sectors to deliver the Extra Care housing required in Worcestershire.
- Home improvements, for instance Integrated Equipment Services and Home Improvement Agencies.
- Technology Enabled Lives programme, using technology to support people to remain at home.
- Supporting people with sensory impairment including awareness and prevention, support for independence, information and advice and engagement and participation.

Senior cohousing communities

5.20 Senior cohousing is specifically mentioned in PPG as a housing option for older people: 'Senior co-housing communities are created and run by residents, based on the intention to live with a group of people of a similar age. The sites often consist of self-contained private homes as well as shared community space. Some communities offer an additional option for informal care.

5.21 This option should be considered by the council as part of a diverse range of accommodation for older people.

People with dementia and early onset dementia

5.22 The PPG makes specific reference to dementia and that **'there should be a range of housing options and tenures available to people with dementia, including mainstream and specialist housing. Innovative and diverse housing models should be considered where appropriate'** (PPG Paragraph: 019 Reference ID: 63-019-20190626).

5.23 The PPG also outlines the characteristics of a dementia- friendly communities:

- easy to navigate physical environment;
- appropriate transport;
- communities shaped around the views of people with dementia and their carers;
- good orientation and familiarity;
- reduction in unnecessary clutter; and

- reduction in disorienting visual and auditory stimuli.

5.24 2020 POPPI/PANSI data estimates there are 89 people with early onset dementia and 5,281 people aged 65 and over with dementia (Table 5.9). By 2040, the number of people aged 65 and over with dementia is projected to increase by 69.2%, with an increase of 91.0% amongst the 85+ age group. The number with early onset dementia is expected to decrease slightly.

Table 5.9 People with dementia

Disability (age group)	Malvern Hills		Worcester		Wychavon		SWDP		% Change
	2020	2040	2020	2040	2020	2040	2020	2040	2020-2040
Early onset dementia (30-64)	25	24	25	23	39	41	89	88	-1.1%
Dementia (65-74)	279	336	224	274	425	547	928	1,157	24.7%
Dementia (75-84)	616	969	472	738	872	1,479	1,960	3,186	62.6%
Dementia (85 and over)	791	1,506	576	1,023	1,026	2,063	2,393	4,592	91.9%
Dementia (total 65+)	1,686	2,811	1,272	2,035	2,323	4,089	5,281	8,935	69.2%

Source: POPPI/PANSI

5.25 A report by the All Party Parliamentary Group (APPT) on Housing and Care for Older People published a report on Housing for People with Dementia in July 2021 **https://www.housinglin.org.uk/_assets/Resources/Housing/Support_materials/Reports/HCOP_APPG_Dementia_Housing_and_Care_Inquiry-LowRes.pdf**

5.26 This set out 23 recommendations which included:

- Recognise potential future loneliness and how we can maintain our family connections and wider social networks in the communities we live in before or after diagnosis.
- Consider whether to move whilst we are able: rightsizing and moving to the right place and environment whilst able to still develop new routes and make new friends.
- Make preventive changes, incrementally, to the home environment; such as when upgrading property or installing new technology, or where we require additional personal care and support to help us to live independently.

5.27 Regarding housing and planning, the report recommended:

- Support increased provision of Extra Care housing / assisted living accommodation and retirement housing that is dementia-ready, with top-sliced grant-aid through Homes England.
- Strengthen MHCLG guidance to local planning authorities. LPAs should respond to demographic change and the need for more homes designed for older people, including those with dementia, through Local Plans specifying requirements for age-friendly housing.

The role of general housing and in particular bungalows and homes that can be adapted to meet a change in needs

5.28 The profile of dwellings occupied by households aged 65 and over by age group, using the arc4 national database, is summarised in Table 5.10. This shows that the majority (63%) live in houses, particularly those with 3 or more bedrooms; 22.2% live in bungalows, 13.8% in flats and 1.1% in other dwelling types.

Table 5.10 Dwellings occupied by households where the HRP is aged 65 and over

Dwelling type and size	65 to 74	75 to 84	85+	Total
1 or 2-bedroom house	13.1%	13.6%	12.8%	13.2%
3 or-more bedroom house	54.6%	46.0%	36.1%	49.7%
1-bedroom bungalow	3.4%	5.1%	6.6%	4.3%
2 or more-bedroom bungalow	15.2%	21.0%	22.4%	17.9%
1-bedroom flat	6.2%	6.1%	8.9%	6.5%
2 or more-bedroom flat	6.5%	7.2%	11.7%	7.3%
Other	1.0%	1.1%	1.5%	1.1%
Total	100.0%	100.0%	100.0%	100.0%
Base	349,050	200,566	69,218	618,834

Source: arc4 national database

5.29 The provision of appropriate adaptations to existing dwelling stock can help people lead independent lives. PPG also asks councils to consider the extent to which existing dwelling stock can help meet the needs of older people (source: PPG 2019 Paragraph: 017 Reference ID: 2a-017-20190220).

5.30 Given that the majority of older people want to remain in their own homes with help and support when needed, the arc4 national database provides a useful insight into the proportion of households who need care and support and the extent which properties are adapted (Table 5.11).

5.31 Table 5.11 shows that 7.6% of all households require care and support to enable them to stay in their home. This is highest amongst 75 and over age groups and from households living in affordable housing. Of households with a household reference person aged 85 and over, 31.2% require help and support to enable occupiers to stay in their own home.

5.32 62.8% of households have sufficient space for a carer to say overnight if needed – and this increases to 71% across 75 and over older age groups. Owner occupiers were most likely to have space available, but private and in particular social renters were less likely. Around 40% of respondents in affordable housing had sufficient space for a carer.

5.33 Around 7.5% of all dwellings had been adapted or purpose-built for a person with a long-term illness, health problem or disability. This was highest amongst affordable housing occupants (19%) and lowest amongst owner occupiers (4.7%). Older people were more likely to live in an adapted home, with 14.8% of households with a HRP aged 75-84 and 25.5% with a HRP aged 85+ living in adapted homes.

Table 5.11 Adaptations, support needs and space for carer by tenure and age group

	Is there sufficient space in your home for a carer to stay overnight, if this was needed?	Do you, or any other members of your household, require care or support to enable you/them to stay in this home?	Has your current home been adapted or purpose-built for a person with a long-term illness, health problem or disability?
Tenure	Yes (%)	Yes (%)	Yes (%)
Owner Occupied	73.6%	5.3%	4.7%
Private Rented	45.1%	7.9%	5.0%
Affordable	39.8%	15.6%	19.0%
All tenures	**62.8%**	**7.6%**	**7.5%**
Age of household reference person	Yes (%)	Yes (%)	Yes (%)
Under 65	59.6%	6.2%	5.8%
65 to 74	73.9%	7.4%	10.4%
75 to 84	71.2%	12.6%	14.8%
85 and over	71.2%	31.2%	25.5%
All age groups	**62.8%**	**7.6%**	**7.5%**

Source: arc4 database

Estimating future need for adaptations and home improvement

5.34 The arc4 national database provides evidence of the range of adaptations and home improvements needs based on the age group of the household reference person (Table 5.12).

5.35 Better heating, more insulation and double glazing were most frequently mentioned improvements needed, particularly amongst under 65 households. The need for a downstairs toilet was mentioned by older groups.

5.36 Regarding adaptations, these were mainly mentioned by older households and most frequently mentioned were bathroom adaptations, internal and external handrails/grabrails and kitchen adaptations. The need for adaptations was generally highest amongst the 75+ age group.

5.37 These requirements are self-determined by residents responding to the household survey and may not necessarily reflect actual requirements following an independent assessment in the home.

Table 5.12 Adaptations and home improvements required by age group

Adaptation/improvement required	Age group (% of households)				Total
	Under 45	45-64	65-74	75+	
Home improvement					
More insulation (loft, wall cavities)	26.7%	19.5%	12.2%	7.5%	19.2%
Community alarm service	3.2%	4.0%	6.1%	11.4%	4.9%
Better heating	24.1%	21.5%	15.9%	13.3%	20.5%
Double glazing	20.8%	17.5%	10.8%	7.8%	16.4%
Improved ventilation	8.6%	4.4%	2.5%	1.6%	5.0%
Downstairs WC	5.8%	8.1%	10.0%	11.0%	8.0%
Increase the size of property (e.g. extension, loft conversion)	17.8%	6.6%	2.8%	1.7%	8.8%
Adaptations					
Adaptations to bathroom	7.9%	13.6%	18.6%	21.8%	13.6%
Adaptations to kitchen	9.4%	8.3%	6.3%	7.2%	8.2%
External handrails /grab rails	4.0%	7.2%	10.5%	14.9%	7.6%
Internal handrails /grab rails	5.3%	9.4%	12.9%	18.0%	9.7%
Stair lift / vertical lift	3.1%	6.5%	10.3%	15.0%	7.0%
Adaptations relating to sensory needs	7.5%	5.2%	3.8%	2.6%	5.4%
Improvements to access (e.g. level access in and around home)	3.3%	4.4%	4.4%	6.5%	4.3%
Wheelchair adaptations (including door widening and ramps)	3.1%	4.2%	4.6%	7.0%	4.2%
Lever door handles	2.2%	2.9%	2.5%	2.7%	2.6%
Room for a carer	2.6%	3.2%	2.2%	3.6%	2.9%
Base (all households)	106,161	179,922	56,235	49,085	391,403

Source: arc4 national database

5.38 Resources for aids and adaptations remain limited, particularly for households in the private sector (owner occupation or privately rented accommodation). However, the provision of appropriate adaptations is essential to older households in maintaining independent living. Alternative sources of funding, such as equity loans, could be considered to finance remedial measures required by older person households. It should be pointed out that whilst local authorities will assess anyone's needs, assistance is currently means tested and some older person households will self-fund.

Assistance in the home

5.39 The arc4 national database also provides information on a range of practical assistance required from households by age group (Table 5.13). Overall, the highest level of need is for help with repair and maintenance of the home, help with gardening and help with cleaning the home. For all types of assistance, the level of need increases with age which includes the need for company/friendship, mentioned by one-third of people aged 75 and over.

Table 5.13 Type of assistance required age group

Type of help needed now or in next 5 years	% households needing help by age group of HRP				
	Under 45	45-64	65-74	75+	All
Help with repair and maintenance of home	30.4%	35.8%	45.3%	52.1%	38.2%
Help with gardening	17.1%	26.8%	46.1%	64.8%	32.6%
Help with cleaning home	11.6%	19.3%	30.5%	52.8%	23.7%
Help with other practical tasks	9.8%	16.6%	24.2%	44.2%	19.9%
Help with personal care	9.0%	14.3%	16.5%	26.7%	15.1%
Want company / friendship	9.7%	14.4%	17.7%	32.2%	16.2%
Base (all households)	323,285	650,785	213,315	183,844	1,371,229

Source: arc4 national database

Health-related housing need

5.40 A range of sources can be drawn upon to establish the overall scale of disability/support needs across the SWDP area. In summary:

- The 2011 Census reported that across the SWDP area 82.2% were in very good or good health, 13.2% were in fair health and 4.7% in bad/very bad health (particularly across older age groups). There was very little variation in proportions across each local authority area.
- A total of 50,780 residents (17.8%) were in fair/bad/very bad health which compares with 18.3% across England.
- 7.2% of residents reported that their daily activities were limited 'a lot' and 9.8% 'a little' which compares with 8.3% and 9.3% respectively across England. This is mainly associated with older age groups.

- The ONS Family Resources Survey 2018/19 estimates that around 23.7% of the population nationally has a disability. This translates to around 75,500 people across the SWDP area in 2021 and is projected to increase to around 92,600 or 25.8% of the population by 2041

Physical disability

5.41 POPPI and PANSI provide data on the likely prevalence in 2020 of a range of physical disabilities and how this is expected to change by 2040 (Table 5.14). In 2020, there were an estimated 24,160 people with mobility issues across all age groups which is projected to increase to 32,400 by 2040 mainly due to an increase in the number of people aged 65 with mobility issues.

Learning disability and autism

5.42 The number of people across all age groups with moderate or severe learning disabilities is estimated to be around 1,192 in 2020 rising to 1,335 by 2040 (Table 5.15). There is a notable growth in the number of people aged 65 and over with learning disabilities. Around 2,466 people have autistic spectrum disorders in 2020 and this is expected to increase to 2,867 by 2040.

Table 5.14 Physical disability prevalence									
Disability (age group)	Malvern Hills		Worcester		Wychavon		SWDP		% Change
	2020	2040	2020	2040	2020	2040	2020	2040	2020-2040
Impaired mobility (18-64)	2,780	2,823	3231	2995	4554	4920	10,565	10,738	1.6%
Mobility (unable to manage at least one activity on own) (65+)	4,276	6,728	3311	5,003	6,010	9,926	13,597	21,657	59.3%
Moderate or serious personal care disability (18-64)	2,400	2,441	2875	2674	3958	4286	9,233	9,401	1.8%
Serious visual impairment (18-64)	28	28	41	40	47	53	116	121	4.3%
Moderate or severe visual impairment (65+)	2,039	3,047	1561	2318	2899	4624	6,499	9,989	53.7%
Severe hearing loss (18-64)	300	305	347	324	494	553	1,141	1,182	3.6%
Severe hearing loss (65+)	1,873	3,069	1420	2216	2575	4429	5,868	9,714	65.5%
All with mobility issues (impaired mobility 18-64 and mobility 65+	7,056	9,551	6,542	7,998	10,564	14,846	24,162	32,395	34.1%

Source: POPPI/PANSI

Table 5.15 Learning disability and autism									
Learning disability (age group)	Malvern Hills		Worcester		Wychavon		SWDP		% Change
	2020	2040	2020	2040	2020	2040	2020	2040	2020-2040
Total (18-64)	1,023	1,060	1557	1528	1759	1974	4,339	4,562	5.1%
Total (65+)	476	679	372	526	695	1051	1,543	2,256	46.2%
Moderate or severe (18-64)	232	243	355	352	399	454	986	1,049	6.4%
Moderate or severe (65+)	63	85	50	67	93	134	206	286	38.8%
Moderate or severe (all ages)	295	328	405	419	492	588	1,192	1,335	12.0%
People with LD living with a parent (18-64)	74	79	138	141	133	154	345	374	8.4%
Downs syndrome (18+)	28	28	41	40	47	53	116	121	4.3%
Challenging behaviour (18-64)	19	20	29	28	33	36	81	84	3.7%
Autistic spectrum disorders (18-64)	419	430	634	621	715	797	1,768	1,848	4.5%
Autistic spectrum disorders (65+)	215	308	165	236	318	475	698	1,019	46.0%

Source: POPPI/PANS

5.43 Key current and future priorities for Worcestershire to support people with a learning disability set out in the Adult Services Market Position Statement 2018 include:

- To continue to work with providers to develop Supported Living provision, including provision which meets complex needs, in Worcestershire, in line with the Council's Supported Living Strategy.
- Development of additional provision in Worcestershire for 16-25 year olds, including options for developing residential college provision within Worcestershire.
- The continued development of a mixed market of day service and replacement care (overnight respite) support.

Mental health

5.44 2020 POPPI/PANSI data estimates there are around 33,900 residents with a common mental health disorder (Table 5.16). The number of people aged 18-64 with a common mental health disorder is expected to remain similar over the period to 2040. Depression, particularly amongst people aged 65 or over is expected to increase considerably.

5.45 Key current and future priorities for Worcestershire to support people with mental health needs set out in the Adult Services Market Position Statement 2018 include:

- To continue to work with providers to develop Supported Living provision, including provision which meets complex needs, in Worcestershire, in line with the Council's Supported Living Strategy.
- Development of additional residential care provision in Worcestershire for adults with long-term Mental Health issues, providing a recovery-focussed approach to enable people to continue their recovery within community settings.
- Optimise access to Direct Payments for people with mental health issues to enable them to choose and purchase their own support.

Table 5.16 Mental health prevalence

Mental health 18-64	Malvern Hills		Worcester		Wychavon		SWDP		% Change 2020-2040
	2020	2040	2020	2040	2020	2040	2020	2040	
Common mental disorder	8,062	8,297	12,006	11,687	13,850	15,399	33,918	35,383	4.3%
Borderline personality disorder	1,024	1,053	1,525	1,484	1,758	1,955	4,307	4,492	4.3%
Antisocial personality disorder	1,413	1,450	2,126	2,078	2,416	2,691	5,955	6,219	4.4%
Psychotic disorder	298	306	445	433	510	568	1,253	1,307	4.3%
Psychotic disorders (2 or more)	3,062	3,149	4,572	4,456	5,254	5,844	12,888	13,449	4.4%
Older people with depression	**2020**	**2040**	**2020**	**2040**	**2020**	**2040**	**2020**	**2040**	**% Change 2020-2040**
Depression 65+	1,946	2,785	1540	2,155	2,835	4,290	6,321	9,230	46.0%
Severe depression (65+)	625	924	484	706	896	1,406	2,005	3,036	51.4%

Source: POPPI/PANSI

Accessible and wheelchair standard housing

5.46 PPG states that **'where an identified need exists, plans are expected to make use of the optional technical housing standards (footnote 46 of the NPPF). To help bring forward an adequate supply of accessible housing. In doing so planning policies for housing can set out the proportion of new housing that will be delivered to the following standards:**

- **M4(1) Category 1: Visitable dwellings (the minimum standard that applies where no planning condition is given unless a plan sets a higher minimum requirement);**
- **M4(2) Category 2: Accessible and adaptable dwellings; and**
- **M4(3) Category 3: Wheelchair user dwellings**

'Planning policies for accessible housing need to be based on evidence of need, viability and a consideration of site-specific factors ' (source: PPG June 2019 Paragraph: 009 Reference ID: 63-009-20190626)

- **M4(1) Category 1: Visitable dwellings (the minimum standard that applies where no planning condition is given unless a plan sets a higher minimum requirement);**
- **M4(2) Category 2: Accessible and adaptable dwellings; and**
- **M4(3) Category 3: Wheelchair user dwellings**

'Planning policies for accessible housing need to be based on evidence of need, viability and a consideration of site-specific factors ' (source: PPG Paragraphs: 008 Reference ID: 56-008-20160519 & 009 Reference ID: 56-009-20150327).

5.47 Regarding evidencing the need for accessible housing, PPG states:

'Based on their housing needs assessment and other available datasets it will be for local planning authorities to set out how they intend to approach demonstrating the need for Requirement M4(2) (accessible and adaptable dwellings), and/or M4(3) (wheelchair user dwellings), of the Building Regulations. There is a wide range of published official statistics and factors which local planning authorities can consider and take into account, including:

- **the likely future need for housing for older and disabled people (including wheelchair user dwellings).**
- **size, location, type and quality of dwellings needed to meet specifically evidenced needs (for example retirement homes, sheltered homes or care homes).**
- **the accessibility and adaptability of existing housing stock.**
- **how needs vary across different housing tenures.**

- **the overall impact on viability.'** (source: Para: 007 Reference ID: 56-007-20150327'

5.48 Optional accessibility standards for dwellings were introduced by the government in 2015 to provide a mechanism for improving accessibility of housing for those with additional needs. National standards have been established and contained within Part M Volume 1 of the Building Regulations (source: https://www.planningportal.co.uk/info/200135/approved_documents/80/part_m_-_access_to_and_use_of_buildings as set out in Table 5.17. Only one accessible housing standard can apply to any dwelling. The M4(2) accessible and adaptable dwelling standard is based on, and in 2015 effectively replaced, the 'Lifetime Homes' standard.

Table 5.17 Summary of accessible housing standards

Standard Label	Standard title	Level of accessibility provided	Mandatory or optional
M4(1)	Visitable dwellings	Level access not necessarily provided into the dwellings – few accessibility features	Mandatory
M4(2)	Accessible and adaptable dwellings	Level access is provided into the dwelling – easy to adapt to make more accessible – not suitable for most wheelchair users	Optional
M4(3)	Wheelchair user dwellings	Dwellings suitable for wheelchair users: either wheelchair adaptable (a) or wheelchair accessible (b)	Optional

5.49 It should be noted that Part M of the Building Regulations sets a distinction between wheelchair accessible (a home readily useable by a wheelchair user at the point of completion) and wheelchair adaptable (a home that can be easily adapted to meet the needs of a household including wheelchair users) dwellings (source: PPG Paragraph: 009 Reference ID: 56-009-20150327).

5.50 In order to establish an appropriate target for M4(3) dwellings, Table 5.18 sets out a series of assumptions regarding wheelchair use from the English Housing Survey and a report by Aspire Housing Association. Applying these assumptions would suggest a target of around 5% of newbuild to meet M4(3) wheelchair accessible standard is required.

5.51 According to PPG (source: PPG Paragraph: 009 Reference ID: 56-009-20150327), 'Local Plan policies for wheelchair accessible homes should be applied only to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling.' This would imply that the onus on wheelchair accessible housing delivery is with the local authority/registered providers, but private developers should also be encouraged to build to M4(3) wheelchair accessible or adaptable homes where appropriate. Any final targets should be set within the context of likely levels of delivery.

Table 5.18 Wheelchair use assumptions and resulting annual need		
Assumption	**% requirement**	**Number each year (based on net annual target of 1,283 new dwellings)**
Wheelchair use from the English Housing Survey 2018/19 – households using wheelchair all the time	0.6%	7
Wheelchair use from the English Housing Survey 2018/19 – households using wheelchair either indoors or outdoors	3.0%	38
Aspire report on wheelchair accessible housing **(*)**	10%	128
Average of indicators	4.5%	58

(*) Wheelchair Accessible Housing: Waiting for appropriate housing in England, Aspire October 2014 recommends that the national government should set a minimum requirement of 10% of all new build properties across all tenures to be wheelchair accessible.

5.52 Given the ageing demographic of the SWDP area and the identified levels of disability amongst the population, it is recommended that a policy to provide new homes built to accessibility standards is included in the Local Plan. On the basis of available evidence which takes into account the requirements of PPG, it is recommended that:

- 4.5% of new dwellings are built to M4(3) wheelchair accessible standard (this would imply an average target of around 58 each year); and
- all remaining new dwellings are built to M4(2) accessible and adaptable standards to take account of the ageing demographics of the borough. This will ensure that new dwellings can be occupied and also visited by people needing accessible/adaptable dwellings.

5.53 It should be noted however that any percentage requirements for accessible housing are subject to cumulative viability testing. It is also recommended that needs are monitored closely given the ageing population over the plan period.

Life experience-related housing need

Armed forces

5.54 The South Worcestershire local authorities are signatories to the Armed Forces Covenant which seeks to provide support in a range of areas including housing to in-service and ex-service personnel.

5.55 The Government's First Homes policy identifies people connected with the Armed Forces as an eligible group for First Homes.

Cultural heritage related housing need

5.56 For those from a minority ethnic background there may be cultural heritage or religion related determined needs which impact on the type of accommodation required. This would include the specific needs of particular Black, Asian and Minority ethnic (BAME – households not identifying as 'White British') households as well as those from Travelling communities.

BAME households

5.57 Census 2011 data reveals that the proportion of 'white' residents within the SWPD is 96.3%, with 93.5% of that category being white British. Asian/Asian British residents account for 2.2% of the SWDP area's population, 1% are of mixed/multiple ethnicity, 0.3% are Black/African/Caribbean/Black British and 0.1% are of other ethnic origin.

5.58 The main tenure category of the BME households in the SWDP area is owner occupation (around 58%, compared with 69.7% of all households). 27.2% live in the private rented sector (14.9% across all households) and around 13.9% in the social rented sector (15.4% of all households).

Gypsy, Traveller and Travelling Showperson need

5.59 The 2019 Gypsy and Traveller Accommodation Assessment identified an overall need over the period 2019 to 2041 for 167 pitches based on an ethnic identity definition and 104 based on the Planning Policy for Traveller Sites (PPTS) nomadic habit of life definition. There is also a need for 10 Travelling Showperson plots. The main drivers of need within the first five-year period are from overcrowding and new family formation. Regarding transit provision, the GTAA recommended that the South Worcestershire authorities continue with their negotiated stopping policy.

Self-build and custom housebuilding

5.60 The NPPF 2021 set out that the government wants to enable more people to build their own homes and wants to make this form of housing a mainstream housing option.

5.61 There are a total of 315 households currently on the self/custom build register (Malvern Hills 114, Worcester 46 and Wychavon 155) at August 2021. This compares with a figure of 118 in November 2018.

Conclusion

5.62 In accordance with PPG, this housing need assessment has considered the future need for specialist accommodation, the need for residential care and considered the role of general housing in meeting needs, in particular bungalows and homes that can be adapted to meet a change in needs.

5.63 The number of households headed by someone aged 65 or over is expected to increase by 21,013 (45.6%) by 2041. According to the arc4 national database, the majority of older people 65 and over (76.6%) want to continue to live in their current home with support when needed according to the household survey, with help with repair/maintenance, gardening, cleaning, and other practical tasks, which would help people remain in their own home. There is also a need to deliver a range of smaller dwellings (particularly level-access accommodation) for older people across all tenures and specialist older persons housing provision. This would also provide an opportunity to release family homes back onto the market.

5.64 Currently there are around 7,320 units of specialist older person accommodation across the SWDP area comprising 2,465 units of residential care (C2 use class) dwellings and 4,855 units of specialist older person dwellings (C3 use class) such as sheltered and Extra Care. Analysis of demographic change would suggest a need for an additional 4,836 units comprising 1,638 residential care (C2) units and 3,198 older person (C3) dwelling units by 2041.

5.65 The SHMA update does not specify the precise nature of specialist older person dwellings to be built. This is to allow flexibility in delivery and PPG states that 'any single development may contain a range of different types of specialist housing**'** (PPG Paragraph: 010 Reference ID: 63-010-20190626).

5.66 A key conclusion is that there needs to be a broader housing offer for older people across the SWDP area and the SHMA update has provided evidence of the scale and range of dwellings needed.

5.67 A wealth of information has been assembled from various sources which helps to scope out the likely level of disability across the borough's population. Although it is a challenge to quantify the precise accommodation and support requirements, the SHMA has helped to scope out where needs are arising and has provided indicators of specific needs across various needs groups.

5.68 It is estimated there are around 75,500 people with a disability across the SWDP area and is projected to increase to around 92,600 by. Regarding housing for people with disabilities**,** arc4 national data suggests around 7.5% of households live in properties which have either been purpose-built or adapted for someone with an illness or disability.

5.69 Given the ageing population of the borough and the identified levels of disability amongst the population, it is recommended that 4.5% of new dwellings are built to wheelchair accessible M4(3) standard. All remaining new dwellings are built to M4(2) accessible and adaptable standard, to take account of the ageing demographics of the SWDP area.

6. Overall housing need, dwelling type and mix

Introduction

6.1 This chapter considers overall housing need, affordable need and establishes an overall dwelling type, size and tenure mix for the SWDP local authorities.

Overall housing need

6.2 The standard method identifies a need for 1,283 dwellings each year across South Worcestershire (Malvern Hills 413, Worcester 368 and Wychavon 502)

Dwelling type and mix

6.3 How the overall housing need should be broken down by dwelling type, size and tenure is now considered. In summary, the analysis uses the following data sources:

- ONS 2018-based household projections;
- dwelling stock information;
- national estimates of the relationships between households and dwellings derived from the arc4 national survey; and
- data from the affordable housing need calculation.

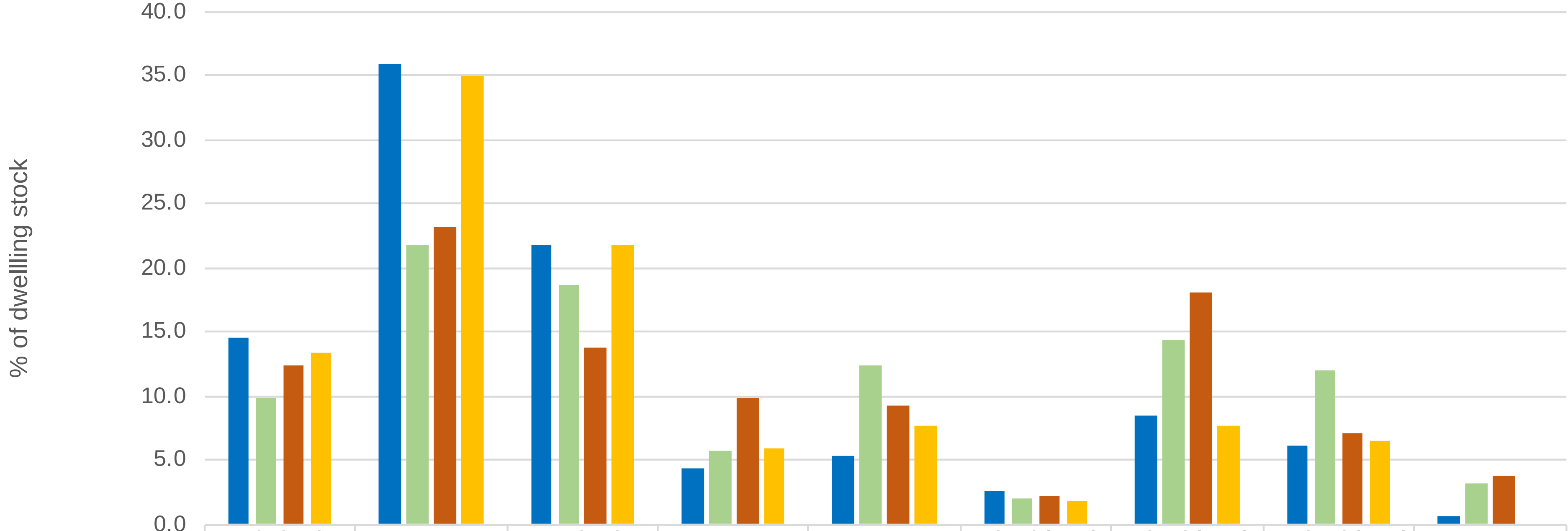
6.4 The analysis considers overall dwelling type and mix under three scenarios:

- A **baseline demographic** scenario which assumes the relationship between households and the dwellings they occupy remains the same over the plan period;
- An **aspirations** scenario which looks at the aspirations of households by age group and household type; and
- An **expectations** scenario which considers what households expect to move to by age group and household type.

6.5 The results of the scenarios are then compared with the current dwelling stock profile.

6.6 Figures 6.1 to 6.3 illustrates the variance between current stock and the alternative dwelling mix scenarios for each SWDP local authority. Under the baseline demographic scenario, the majority of newbuild should be houses (particularly 3-bedroom) and some flats and bungalows/level-access accommodation. Under the aspirations and expectations scenarios, there is a shift towards flats and bungalows/level-access.

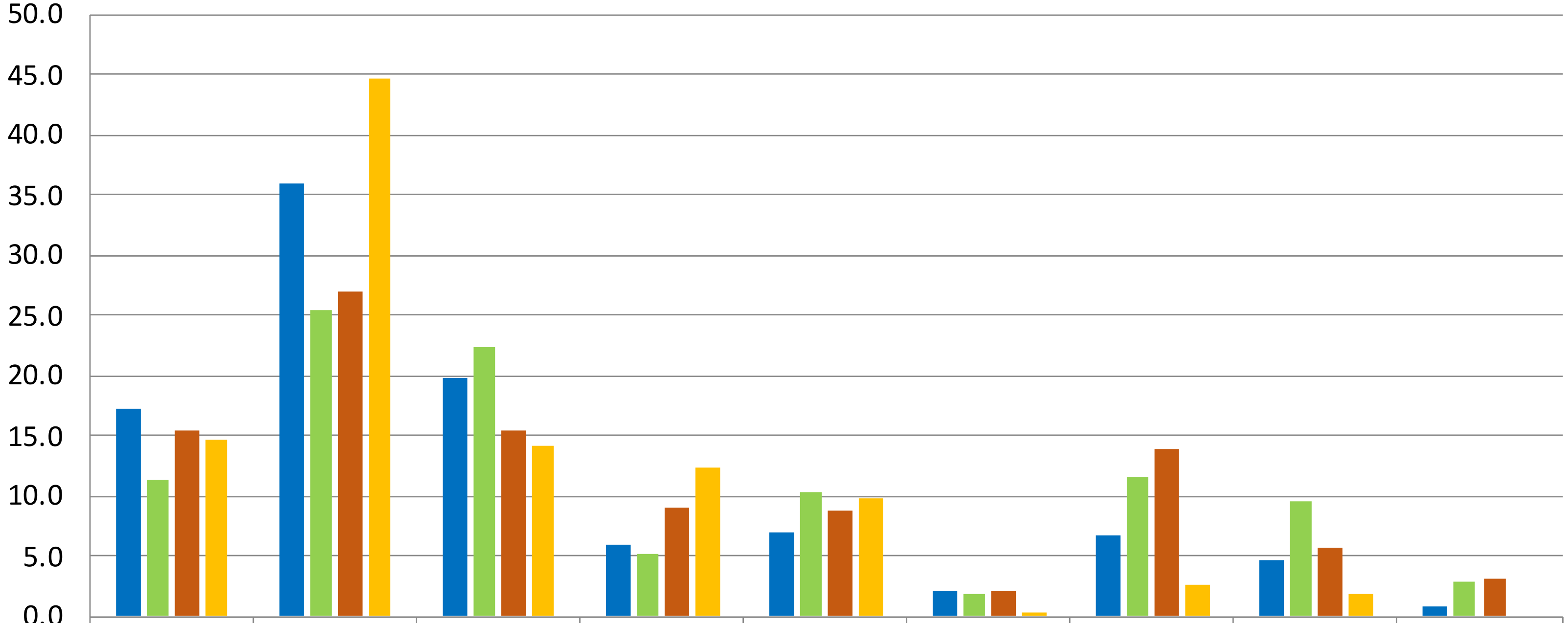
Figure 6.1 Summary of current dwelling stock and dwelling mix under baseline demographic, aspiration and expectation scenarios: Malvern Hills



	1/2 bed house	3 bed house	4+ bed house	1 bed flat	2+bed flat	1 bed level access	2 bed level access	3+ bed level access	Other
Demographic	14.6	35.8	21.9	4.4	5.4	2.6	8.5	6.1	0.8
Aspiration	9.8	21.8	18.7	5.8	12.3	2.1	14.3	12.1	3.1
Expectation	12.5	23.2	13.8	9.8	9.3	2.3	18.1	7.2	3.8
Current stock	13.4	34.9	21.8	5.9	7.8	1.8	7.8	6.6	

Source: 2018 ONS household projections, VOA data and arc4 national database

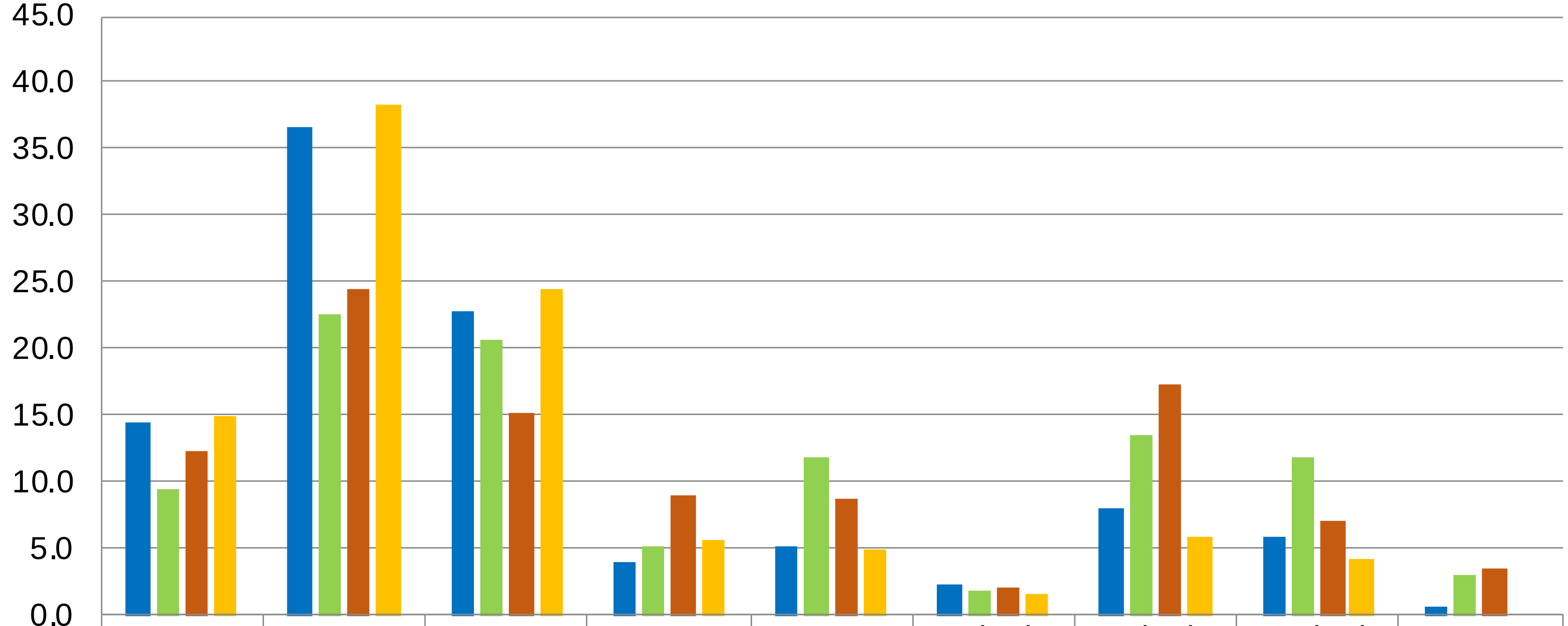
Figure 6.2 Summary of current dwelling stock and dwelling mix under baseline demographic, aspiration and expectation scenarios: Worcester



	1/2 bed house	3 bed house	4+ bed house	1 bed flat	2+bed flat	1 bed level access	2 bed level access	3+ bed level access	Other
Demographic	17.2	36.0	19.8	6.0	6.8	2.1	6.7	4.7	0.7
Aspiration	11.2	25.5	22.4	5.2	10.2	1.8	11.5	9.4	2.8
Expectation	15.5	26.9	15.4	8.9	8.7	2.1	13.8	5.6	3.2
Current stock	14.7	44.6	14.2	12.3	9.8	0.2	2.5	1.7	

Source: 2018 ONS household projections, VOA data and arc4 national database

Figure 6.3 Summary of current dwelling stock and dwelling mix under baseline demographic, aspiration and expectation scenarios: Wychavon



	1/2 bed house	3 bed house	4+ bed house	1 bed flat	2+bed flat	1 bed level access	2 bed level access	3+ bed level access	Other
Demographic	14.5	36.6	22.9	3.9	5.2	2.4	8.0	5.9	0.7
Aspiration	9.5	22.7	20.7	5.2	12.0	1.9	13.4	11.7	3.0
Expectation	12.3	24.6	15.1	9.1	8.9	2.1	17.3	7.1	3.5
Current stock	14.9	38.4	24.5	5.6	5	1.6	5.9	4.1	

Source: 2018 ONS household projections, VOA data and arc4 national database

Overall dwelling mix by tenure

6.7 Tables 6.1 to 6.4 set out the overall dwelling mix by tenure for each local authority and for the SWDP area. Appendix D sets out that actual figures which have been used to derive the data. The overall market mix is based on the overall demographic need and mix for affordable/social rented and affordable home ownership tenures is based on the analysis presented in Appendix C.

Table 6.1 Overall dwelling mix by tenure: Malvern Hills

Dwelling type and size	Tenure mix (range)		
	Market dwellings	Social/Affordable Rented	Affordable Home Ownership
1 and 2-bedroom house	10-15%	10-15%	15-20%
3-bedroom house	35-40%	20-25%	35-40%
4 or more -bedroom house	20-25%	0-5%	15-20%
1-bedroom flat	0-5%	20-25%	5-10%
2 or more bedroom flat	5-10%	20-25%	15-20%
1-bedroom bungalow/level access	0-5%	10-15%	0-5%
2-bedroom bungalow/level access	5-10%	5-10%	5-10%
3 or more bungalow/level access	5-10%	0-5%	0-5%
Other	0-5%	0-5%	0-5%

Table 6.2 Overall dwelling mix by tenure: Worcester

Dwelling type and size	Tenure mix (range)		
	Market dwellings	Social/Affordable Rented	Affordable Home Ownership
1 and 2-bedroom house	15-20%	10-15%	15-20%
3-bedroom house	35-40%	20-25%	35-40%
4 or more -bedroom house	15-20%	0-5%	15-20%
1-bedroom flat	5-10%	20-25%	5-10%
2 or more bedroom flat	5-10%	20-25%	15-20%
1-bedroom bungalow/level access	0-5%	10-15%	0-5%
2-bedroom bungalow/level access	5-10%	5-10%	5-10%
3 or more bungalow/level access	0-5%	0-5%	0-5%
Other	0-5%	0-5%	0-5%

Table 6.3 Overall dwelling mix by tenure: Wychavon

Dwelling type and size	Tenure mix (range)		
	Market dwellings	Social/Affordable Rented	Affordable Home Ownership
1 and 2-bedroom house	10-15%	10-15%	15-20%
3-bedroom house	35-40%	20-25%	35-40%
4 or more -bedroom house	20-25%	0-5%	15-20%
1-bedroom flat	0-5%	20-25%	5-10%
2 or more bedroom flat	5-10%	20-25%	15-20%
1-bedroom bungalow/level access	0-5%	10-15%	0-5%
2-bedroom bungalow/level access	5-10%	5-10%	5-10%
3 or more bungalow/level access	5-10%	0-5%	0-5%
Other	0-5%	0-5%	0-5%

Table 6.4 Overall dwelling mix by tenure: SWDP

Dwelling type and size	Tenure mix (range)		
	Market dwellings	Social/Affordable Rented	Affordable Home Ownership
1 and 2-bedroom house	15-20%	10-15%	15-20%
3-bedroom house	35-40%	20-25%	35-40%
4 or more -bedroom house	20-25%	0-5%	15-20%
1-bedroom flat	0-5%	20-25%	5-10%
2 or more bedroom flat	5-10%	20-25%	15-20%
1-bedroom bungalow/level access	0-5%	10-15%	0-5%
2-bedroom bungalow/level access	5-10%	5-10%	5-10%
3 or more bungalow/level access	5-10%	0-5%	0-5%
Other	0-5%	0-5%	0-5%

Conclusions

6.8 The standard method establishes a minimum affordable housing need of 1,283 each year across the SWDP area. The relationship between households, future household change and dwellings occupied has been considered to provide an indication of an appropriate dwelling mix for Malvern Hills, Worcester and Wychavon over the period 2021 to 2041. Having established future household change and the implications this has for dwelling type, size and tenure mix, the councils can make an informed strategic decision on the range and size of dwellings that will need to be built to meet need and aspiration over the period to 2041.

7. Conclusion: policy and strategic issues

7.1 This document has been prepared to update the SWDP Local Plan evidence base. It provides Malvern Hills, Worcester and Wychavon councils and their partners with robust, defensible and transparent information to help inform strategic decision-making and the formulation of appropriate housing and planning policies. The work also takes account of existing and emerging government policy and guidance.

7.2 The SWDP SHMA update will help the councils plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. Specifically, the SHMA update identifies the size, type and tenure of housing required by considering current market demand relative to supply; and also identifies a continued affordable housing need across the SWDP area.

7.3 This concluding chapter summarises key messages from the research findings, structured around a commentary on the current and future housing markets and key local strategic issues.

Overall Housing need

7.4 Based on the ‘standard method; for calculating housing need, the minimum local housing need figure for the SWDP area is 1,283 dwellings each year. There are no further recommendations to adjust this figure other than to included 500 dwellings as part of unmet need from Tewkesbury Borough.

Dwelling type, tenure and mix

7.5 The relationship between household change and dwelling type/size and tenure requirements have been fully explored. The evidence will help the council deliver an appropriate range of dwelling stock for residents over the plan period. The overall mix by tenure for the SWDP is summarised in Table 7.1. This analysis provides a range of dwelling types and sizes appropriate to the SWDP area.

Table 7.1 Overall dwelling mix by tenure: SWDP

Dwelling type and size	Tenure mix (range)		
	Market dwellings	Social/Affordable Rented	Affordable Home Ownership
1 and 2-bedroom house	15-20%	10-15%	15-20%
3-bedroom house	35-40%	20-25%	35-40%
4 or more -bedroom house	20-25%	0-5%	15-20%
1-bedroom flat	0-5%	20-25%	5-10%
2 or more bedroom flat	5-10%	20-25%	15-20%
1-bedroom bungalow/level access	0-5%	10-15%	0-5%
2-bedroom bungalow/level access	5-10%	5-10%	5-10%
3 or more bungalow/level access	5-10%	0-5%	0-5%
Other	0-5%	0-5%	0-5%

7.6 Regarding affordable need, there is an annual imbalance of 906 dwellings. An appropriate affordable tenure split for the SWDP area would be around 69% rented and 31% affordable home ownership tenures including First Homes. The full recommended tenure breakdown is 53% social rented, 16% affordable rented, 6% affordable home ownership and 25% First Homes.

7.7 However, Homes England have identified south Worcestershire councils as falling within high affordability pressure areas where the difference between the average social rents and private rents is £50 each week or more (https://www.gov.uk/government/publications/areas-of-high-affordability-pressure/list-areas-of-high-affordability-pressure).

7.8 Therefore, given the acute need for social rented accommodation across the SWDP area, it is recommended that 69% of new affordable housing is social rented, 6% affordable home ownership and 25% affordable home ownership through First Homes.

7.9 Recommended affordable dwelling profiles across the SWDP area are:

- For new social/affordable dwellings, 36.5% have one-bedroom, 35.4% two-bedrooms, 24% three-bedrooms and 4.2% four or more-bedrooms. This represents a change in the evidence from the 2019 SHMA as this takes into account actual delivery across SWDP.
- For affordable home ownership 10% to have one-bedroom, 40% two-bedrooms, 35% three-bedrooms and 15% four or more-bedrooms

7.10 Data from the housing register would indicate a higher proportion of one and two bedroom dwellings are needed but this needs to be balanced with a broader range of need from households who may not be able to afford market prices but cannot access social/affordable renting.

Meeting the needs of older people and those with disabilities

7.11 There is evidence to support a programme of accommodation delivery to help meet the needs of older people and those with disabilities. Although the vast majority of older people want to remain in their own home with support when needed, there is a need to diversify options available to older people wanting to move to more appropriate accommodation.

7.12 Currently there are around 7,320 units of specialist older person accommodation comprising 2,465 units of residential care (C2 use class) dwellings and 4,855 units of specialist older person dwellings (C3 use class) such as sheltered and Extra Care. Analysis of demographic change would suggest a need for an additional 4,836 units comprising 1,638 residential care (C2) units and 3,198 older person (C3) dwelling units by 2041. The C3 units should be included in the overall housing figure of 1,283 each year, so 160 or 12.4% of new dwellings built each year should be specialist older persons accommodation. Delivery of C2 units would be in addition to this figure.

7.13 A key conclusion is that there needs to be a broader housing offer for older people across the SWDP area and the SHMA has provided evidence of scale and range of dwellings needed.

7.14 A range of information has been assembled from various sources which helps to scope out the likely level of disability across the SWDP area's population. The strategic need for different types of accommodation has been evidenced using available information.

7.15 Although it is a challenge to quantify the precise accommodation and support requirements, the SHMA has helped to scope out where needs are arising.

7.16 Given the ageing population of the borough and the identified levels of disability amongst the population, it is recommended that 4.5% of new dwellings are built to M4(3) wheelchair accessible and adaptable standard and all remaining new dwellings are built to M4(2) accessible and adaptable standard to take account of the ageing demographics of the SWDP area.

7.17 It is expected that some of this need will be met through the development of C3 accommodation and there is overlap between affordable, specialist older person and M4(3) need. For instance the development of an older person's level access, wheelchair accessible affordable dwelling would help address three aspects of housing need.

7.18 It is also assumed that there will be ongoing adaptation of existing dwellings to support those with additional needs.

Final comments

7.19 The evidence presented in this SHMA update suggests that there are three main policy areas that require particular attention from both a planning policy and social policy perspective:

- the challenge of enabling the quantity and mix of housing that needs to be delivered, including an appropriate level of affordable housing;
- the challenge of ensuring that the housing and support needs of older people are met going forward; and
- the challenge of ensuring that the needs of people with disabilities is appropriately addressed.

Technical Appendix A: Research methodology

Overall approach

A.1 The 2021 SHMA update builds upon the work carried on for the 2019 SHMA. This involved a multi-method approach in order to prepare a robust and credible housing needs assessment for the SWDP area:

- a survey of key stakeholders including representatives from the council, neighbouring local authorities, housing associations, specialist housing providers, estate agents, adult social care and developers;
- interviews with estate and letting agents operating within the borough;
- a review of relevant secondary data including the 2011 Census, house price trends, CORE lettings data and MHCLG Statistics; and
- review of data from the arc4 national database.

A.2 The specific purpose of the 2021 SHMA was to update statistical data.

arc4 national database

A.3 The arc4 national database uses data from published reports which has been derived from household surveys carried out by arc4. The database draws upon data from 24 district-level household surveys across England and Wales. The data currently is based on around 84,000 household surveys which, when weighted and grossed, relates to 2.4m households.

A.4 Summaries of data have been presented within this LHNA report.

Technical Appendix B: Affordable housing definitions

Affordable housing definitions

Definitions relating to affordable housing are presented in the NPPF 2021 (Annex 2):

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

b) **Starter homes**: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

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.

Technical Appendix C: Housing need calculations

Introduction

C.1 Identifying the scale of affordable housing need is a key consideration of planning practice guidance. This is a separate calculation to the overall housing need figure derived using the standard model and set out in PPG paragraphs 18 (Reference ID: 2a-018-20190220) to 24 (Reference ID: 2a-024-20190220). The affordable housing need analysis helps to establish the overall scale of affordable housing need by location, type, size and tenure and whether the council should plan for more dwellings to help meet the need for affordable housing.

C.2 PPG states that 'all households whose needs are not met by the market can be considered in affordable housing need **(PPG Paragraph: 018 Reference ID: 2a-018-20190220)**. PPG then considers how affordable housing need should be calculated:

'Strategic policy-makers will need to estimate the current number of households and projected number of households who lack their own housing or who cannot afford to meet their housing needs in the market. This should involve working with colleagues in their relevant authority (e.g. housing, health and social care departments).' **(PPG Paragraph: 019 Reference ID: 2a-019-20190220).**

C.3 The PPG focuses on the use of existing (secondary data).

C.4 There are four broad components to the needs assessment method. These have remained relatively unchanged through the different guidance issued by government and focus on:

- Step A. Existing household in need (current unmet gross need).
- Step B. Future households in need.
- Step C. Affordable supply.
- Step D. Annual need for affordable housing.

C.5 To be consistent with the standard method for calculating overall housing need, the affordable housing need is annualised over a ten-year period.

Affordability assumptions

C.6 As part of the affordable needs assessment, the extent to which households in need cannot afford open market prices or rents is considered. PPG does not specify what household income should be spent for a property to be affordable although does state the 'need to identify the minimum household income required to access lower quartile (entry level) market housing' **(PPG Paragraph 021 Reference ID 2a-021-20190220).** The last guidance to consider affordable prices/rents was published in the 2007 **DCLG Strategic Housing Market Assessments Practice Guidance Version 2 August 2007**, which stated that gross household incomes should be used to assess affordability and:

- a household can be considered able to afford to buy a home if it costs 3.5x the gross income of a single earner or 2.9x the gross income for dual-income households; and
- a household can be considered able to afford market renting where the rent payable was up to 25% of gross household income.

C.7 The former guidance did note that local circumstances could justify higher figures being used for affordable renting and that allowances should be made for access to capital that could be used towards the cost of home ownership.

C.8 Mortgage lending practices would suggest that 4.75x a single or joint income could be considered (This is the maximum single or joint household income multiple offered by First Direct July 2020)

C.9 Based on this data, the principle assumption considered by arc4 with reference to affordability is:

- for buying up to 3.5x gross household income ; and
- for renting up to 25% gross household income.

Step A: Current unmet gross need

C.10 **PPG Paragraph 020 Reference ID: 2a-021-20190220** states that 'strategic policy-making authorities can establish the unmet (gross) need for affordable housing by assessing past trends and current estimates of:

- the number of homeless households;
- the number of those in priority need who are currently housed in temporary accommodation;
- the number of households in over-crowded housing;
- the number of concealed households;
- the number of existing affordable housing tenants in need (i.e. householders currently housed in unsuitable dwellings); and
- the number of households from other tenures in need and those that cannot afford their own homes, either to rent or to own if that is their aspiration.'

C.11 PPG notes that care should be taken to avoid double-counting and to only include those households who cannot afford to access suitable housing in the market. Table C1. Sets out the overall scale of current need before affordability of market housing is considered.

Table C1	**Current gross unmet need (before affordability testing)**					
Reason for need	**Total in need**				**Comment**	**Source**
	Malvern Hills	**Worcester**	**Wychavon**	**SWDP**		
A1 Homeless households	127	403	278	808	Number of households identified as homeless 2019/20	MHCLG Live tables
A2 Priority need / temporary accommodation	95	443	206	744	Households identified as threatened with homelessness in 2019/20 plus households living in temporary accommodation (based on quarterly average) in 2019/20	MHCLG Live tables
A3 Overcrowded	1,476	1,245	1,100	3,821	2011 Census data households	2011 Census LC4108EW
A4 Concealed household	547	426	504	1,477	Census definition refers to couples and lone parents living within another family unit.	2011 Census LC1110EW
A5 Existing affordable tenants in need A6 Other tenures in need	1,522	3801	3,232	8,555	No breakdown by tenure in housing register	Housing register
A7 Sum of households in A3 to A6 with one or more needs	3,545	5,472	4,836	13,853	Sum of A3 to A6	
A8 Total in A7 adjusted to remove any double counting	3,545	5,472	4,836	13,853	This is the total number of households with one or more needs	
A9. All households in need (A1+A2+A8)	3,767	6,318	5,320	15,405		
% of all households in need	**10.7%**	**14.3%**	**9.4%**			

Note table subject to rounding

Further Notes to Table C1:

A3. Overcrowding

The extent to which households are overcrowded is measured using the 'bedroom standard'. This allocates a standard number of bedrooms to each household in accordance with its age/sex/marital status composition. A separate bedroom is allocated to each married couple, any other person aged 21 or over, each pair of adolescents aged 10-20 of the same sex and each pair of children under 10. Any unpaired person aged 10-20 is paired if possible, with a child under 10 of the same sex, or, if that is not possible, is given a separate bedroom, as is any unpaired child under 10. This standard is then compared with the actual number of bedrooms (including bedsits) available for the sole use of the household.

Note: the model has used overcrowding and concealed households data from the 2011 Census.

A4. Concealed households

The number of couples and lone parents living within a household.

A5. Existing affordable tenants in need and A6. Other tenures in need

Households in need based on the numbers who have one or more of the following needs: under notice, real threat of notice or lease coming to an end; too expensive; too difficult to maintain; sharing facilities; unsuitable due to age/mobility impairment; lacking facilities; major disrepair; harassment/threat of harassment from neighbours.

A7 and A8. Sum of households

A7 is the sum of households who are overcrowded, concealed, are existing tenants in need or other tenures in need. A8 adjusts this total to remove double counting to give a figure for the total number of households with one or more housing need. This final figure takes account of any duplicates (so if the household is overcrowded and has another need, it is only counted once as a household in need).

Affordability of open market options

C.12 Table C2 sets out ward-level lower quartile prices and rents which are used as a basis for testing the affordability of open market options.

Table C2	Lower quartile house prices and incomes required by district			
District	Lower Quartile Price 2020	Income needed (3.5x)	Lower Quartile private rent 2020	Income needed (25%)
Malvern Hills	£198,625	£51,075	£598	£28,704
Worcester	£169,963	£43,705	£524	£25,152
Wychavon	£207,000	£53,229	£650	£31,200
SWDP Average	**£191,863**	**£49,336**	**£591**	**£28,352**

Source: Data produced by Land Registry © Crown copyright 2020, Zoopla 2020

C.13 Table C3 sets out the proportion of households in need who could not afford open market prices or rents. The principal affordability analysis uses data on ward-level lower quartile prices and rents and assumes that a property is affordable if up to 25% of household income is spent on rent and buying costs up to 3.5x household income.

C.14 It is reasonably assumed that all households in A1 (homeless) and A2 (priority need/in temporary accommodation) cannot afford open market prices or rents given their housing circumstances (and income information is not available from secondary data source).

C.15 The affordability of open market options is tested on the remaining households in need (rows A3 to A6 in Table C1) based on 2021 housing register income data

C.16 Analysis concludes that **12,415** households across the SWDP area are in housing need and cannot afford to buy or rent at lower quartile market prices.

Table C3 Affordability of open market housing for households in need			
Malvern Hills			
Needs groups	**Number of households**	**% cannot afford to buy or rent**	**Number cannot afford to buy or rent**
Sum of A1 and A2 households	222	100%	222
Sum of households in A3 to A6 with one or more needs	3,545	92.9%	3,293
Total cannot afford to buy or rent			**3,515**
Worcester			
Needs groups	**Number of households**	**% cannot afford to buy or rent**	**Number cannot afford to buy or rent**
Sum of A1 and A2 households	846	100%	846
Sum of households in A3 to A6 with one or more needs	5,472	85.0%	4,651
Total cannot afford to buy or rent			**5,497**
Wychavon			
Needs groups	**Number of households**	**% cannot afford to buy or rent**	**Number cannot afford to buy or rent**
Sum of A1 and A2 households	484	100%	484
Sum of households in A3 to A6 with one or more needs	4,836	90.3%	4,367
Total cannot afford to buy or rent			**4,851**
Total cannot afford to buy or rent (SWDP Total)			**13,863**

Step B: Future households in need

C.17 **PPG Paragraph 021 Reference ID: 2a-021029190220** states that 'projections of affordable housing need will have to reflect new household formation, the proportion of newly-forming households unable to buy or rent in the market area, and an estimate of the number of existing households falling into need. The process will need to identify the minimum household income required to access lower quartile (entry level) market housing. It can then assess what proportion of newly-forming households will be unable to access market housing.'

New household formation

C.18 The most useful data sources for assessing the level of new household formation as referenced in PPG are:

- MHCLG/ONS household projections, from which an annual net increase in households can be derived; and
- the English Housing Survey, from which a national gross household formation rate can be derived.

C.19 Table C4 presents a summary of data used to establish a view on household formation along with the gross household formation rates by district for the standard method calculation period 2021 to 2031. These are derived from the 2014-based MHCLG household projections used in the standard method. Through the standard method of calculating need, allowance is made for increasing the level of housing delivery to support household formation through the affordability adjustment.

New households likely to be in affordable housing need

C.20 The arc4 national database derived from affordable housing needs analysis indicates that nationally 56.9% of newly-forming households could not afford buying or renting lower quartile (entry level) properties. This is applied to gross formation to estimate the likely number of new households in affordable housing need.

Existing households expected to fall into need

C.21 The housing register will include existing households falling into need each year. The actual number cannot be determined and the model assumes that these households have been included in an assessment of existing households in need.

Table C4 Net and gross household formation 2021-2031

	Annual household formation				Notes	Source
	Malvern Hills	Worcester	Wychavon	SWDP		
A. MHCLG 2014-based household projections	278	301	366	945	Annual NET increase between 2021 and 2031	MHCLG 2014-based household projections
B. ONS 2018-based household projections	380	182	799	1,361	Annual NET increase between 2021 and 2031	ONS 2018-based household projections
C. Average gross household formation rate based on applying national rate to total households over the period 2021-2031 (2014-based projections)	**519**	**673**	**792**	**1,984**	**Gross household formation rate of 1.435%**	**English Housing Survey 3- year average 2017/18 to 2019/20**
D. Average gross household formation rate based on applying national rate to total households over the period 2020-2030 (2018-based projections)	537	646	865	2,048	Gross household formation rate of 1.439%	English Housing Survey 3 year average 2017/18 to 2019/120
G. Blended rate of gross household formation (C, D average)	528	660	828	2,016		

Total newly arising affordable housing need (gross per year)

C.22 Total newly arising need by district each year as summarised in Table C5.

Table C5 Total newly-arising affordable housing need				
	Malvern Hills	Worcester	Wychavon	SWDP
A. Number of newly-forming households	519	673	792	1,984
B. Proportion unable to afford market housing	296	384	451	1,131
C. Existing households falling into need	Included in Step A			
Total newly arising affordable need (B+C)	296	384	451	1,131

Step C: Affordable housing supply

C.23 PPG notes that 'there will be a current supply of housing stock that can be used to accommodate households in affordable housing need as well as future supply.' **(PPG Paragraph 022 Reference ID: 2a-022-20190220)** There are four aspects to affordable supply to be considered as set out in Table C6. Table C6 also considers the excellent progress made across the three local authorities in delivering new affordable housing, with 2,410 built over the three year period 2017/18 to 2019/20 across South Worcestershire. This demonstrates that affordable housing policies are highly effective in helping address affordable need and justifies the continuation of robust affordable housing policies in the Local Plan.

C.24 Note that stock losses through right to buy are not referenced in PPG and not included in Table C6. Any losses through right to buy would increase the shortfall.

C.25 Excluding newbuild, there is an annual supply of 1,602 affordable dwellings across South Worcestershire (307 Malvern Hills, 476 Worcester and 819 Wychavon).

Table C6 Affordable housing supply				
Source of supply/stock loss	**Data source**	**Malvern Hills**	**Worcester**	**Wychavon**
The number of affordable dwellings that are going to be vacated by occupiers that are fit for use by other households in need	RP lettings data over most recent 3-year period	Annual average of 297 general needs affordable dwellings have been let 2017/18 to 2019/20	Annual average of 452 general needs affordable dwellings have been let 2017/18 to 2019/20	Annual average of 787 general needs affordable dwellings have been let 2017/18 to 2019/20
Suitable surplus stock (vacant properties)	MHCLG vacant dwelling statistics	31 vacant affordable (council and housing association) dwellings reported as vacant in 2019 0.7% of total affordable stock. Below transactional rate of around 2% to allow movement in stock so no suitable surplus stock available	39 vacant affordable (council and housing association) dwellings reported as vacant in 2019 0.6% of total affordable stock. Below transactional rate of around 2% to allow movement in stock so no suitable surplus stock available	39 vacant affordable (council and housing association) dwellings reported as vacant in 2019 0.5% of total affordable stock. Below transactional rate of around 2% to allow movement in stock so no suitable surplus stock available
Supply of affordable home ownership through resale	Sales data	397 AHO dwellings in total (2020 SDR). Assuming 5% resale rate = 20 each year	481 AHO dwellings in total (2020 SDR). Assuming 5% resale rate = 24 each year	627 AHO dwellings in total (2020 SDR). Assuming 5% resale rate = 31 each year
Units taken out of management	Local authority data	None identified	None identified	None identified
Total annual supply used in needs calculation	**Calculation**	**297 lettings + 0 vacant newbuild – 0 units taken out of management + 20 AHO resales = 307**	**452 lettings + 0 vacant – 0 units taken out of management + 24 AHO resales = 476**	**787 lettings + 0 vacant – 0 units taken out of management + 31 AHO resales = 819**
The committed supply of new net affordable homes at the point of assessment (number and size)	MHCLG Live Table 1011C Affordable Housing Supply statistics	Total of 643 completions 2017/18 to 2019/20 (429 Rented and 214 AHO). Annual average of 214. 2020/21 completions 194 (138 Rented and 56 AHO)	Total of 499 completions 2017/18 to 2019/20 (455 Rented and 444 AHO). Annual average of 166.	Total of 1,168 completions 2017/18 to 2019/20 (883 Rented and 285 AHO). Annual average of 389. 2020/21 completions 224 (158 Rented and 66 AHO)

Step D: Total annual need and breakdown by size, type and tenure

C.26 Table C7 summarises the total annual need for affordable housing across South Worcestershire which establishes a gross annual need of 2,518 and after taking into account supply, a net need of 906 affordable dwellings each year.

Table C7 Gross and net annual affordable need

	Factor	Malvern Hills	Worcester	Wychavon	SWDP AREA	Data source/assumption
A1	Current gross unmet need (before affordability test)	3,767	6,318	5,320	15,405	Table C1 row A9
A2	Current gross unmet need (after affordability test)	3,515	5,497	4,851	13,863	Table C3
A3	Annualised need	352	550	485	1,387	Assume unmet need is cleared over a 10-year period for consistency with standard method calculation
B	Newly-arising annual need	296	384	451	1,131	Table C5
TGN	Total gross need	648	934	936	2,518	A3+B
C	Affordable annual housing supply	317	476	819	1,612	Table C6
	Total annual net need	**331**	**458**	**117**	**906**	**TGN – C**

Note: Table subject to rounding errors

C.27 Table C8 details the annual shortfall of affordable dwellings by number of bedrooms. It shows the percentage breakdown in affordable dwellings needed by local authority area. Table C9 summarises the data further.

Table C8 Affordable need by number of bedrooms from housing register

Age Group and number of bedrooms	Local Authority (%)			
	Malvern Hills	Worcester	Wychavon	SWDP
Under 65				
0	36.9	39.0	36.5	37.7
1	22.9	23.8	23.5	23.5
2	19.1	19.3	18.4	18.9
3	8.3	9.1	8.9	8.9
4	2.2	2.7	2.1	2.4
5	0.3	0.3	0.2	0.3
6	0.0	0.1	0.1	0.0
Sub-total	89.8	94.2	89.6	91.7
65 and over				
0	5.0	2.6	4.4	3.7
1	4.1	2.6	5.1	3.8
2	1.1	0.6	0.8	0.8
3	0.0	0.1	0.0	0.0
4	0.0	0.0	0.0	0.0
5	0.0	0.0	0.0	0.0
6	0.0	0.0	0.0	0.0
Sub-total	10.2	5.8	10.4	8.3
Grand Total	100.0	100.0	100.0	100.0
All age groups				
0	41.9	41.6	40.9	41.4
1	27.0	26.3	28.6	27.3
2	20.2	19.9	19.2	19.7
3	8.3	9.1	8.9	8.9
4	2.2	2.7	2.1	2.4
5	0.3	0.3	0.2	0.3
6	0.0	0.1	0.1	0.0
	100.0	100.0	100.0	100.0
Base	1522	3801	3132	8455

Source: Housing Register

Table C9 Summary of bedroom need from housing register

Age Group and number of bedrooms	Local Authority (%)			
	Malvern Hills	Worcester	Wychavon	SWDP
Studio /1	68.9	67.9	69.5	68.7
2	20.2	19.9	19.2	19.7
3	8.3	9.1	8.9	8.9
4 or more	2.6	3.0	2.4	2.7
Total	100.0	100.0	100.0	100.0
Base	1522	3801	3132	8455

C.28 Whilst the housing needs data shows apparent need for studio and one-bedroom accommodation, we do not consider that substantial proportions of such small housing will be sustainable in the longer term. National evidence from arc4 points to a broader mix of affordable dwellings are generally needed (Table C10). The most recent developments in Malvern Hills and Wychavon also confirm that a broader range of affordable dwellings are being built in South Worcestershire (Table C11).

Table C10 Indicative profile of affordable housing

Number of bedrooms	Affordable/social rented	Affordable Home Ownership
1	20%	10%
2	35%	40%
3	40%	35%
4 or more	5%	15%

Source: arc4 national database

Table C11	Affordable housing completions 2020/21 by type and size			
Type	**Malvern Hills**	**Wychavon**	**Total**	**%**
1 Bed Flat	26	20	46	11.1
2 Bed Flat	2	1	3	0.7
3 Bed Flat	2		2	0.5
1 Bed Bungalow	3	10	13	3.1
2 Bed Bungalow	15	23	38	9.1
1 Bed House	9	18	27	6.5
2 Bed House	82	91	173	41.6
3 Bed House	48	46	94	22.6
4 Bed House	7	13	20	4.8
Total	194	222	416	100.0
Summary by number of bedrooms				
1	38	48	86	20.7
2	99	115	214	51.4
3	50	46	96	23.1
4	7	13	20	4.8
Total	194	222	416	100.0
Summary by dwelling type				
Flat	30	21	51	12.3
Bungalow	18	33	51	12.3
House	146	168	314	75.5
Total	194	222	416	100.0

Note: data for Worcester is not available

C.29 Table C12 provides a recommended profile of social/affordable rented dwellings which blends together the evidence of need from the housing register, the arc4 national database and the actual delivery of dwellings in Malvern Hills and Wychavon.

Table C12	Recommended profile of social/affordable rented dwellings			
Number of bedrooms	**Malvern Hills**	**Worcester**	**Wychavon**	**SWDP**
1	36.2	36.2	37.0	36.5
2	35.4	35.4	35.3	35.4
3	24.7	24.1	23.2	24.0
4	3.7	4.3	4.4	4.2
Total	100.0	100	100.0	100.0

C.30 Table C13 provides a recommended profile of affordable home ownership dwellings based on the arc4 national database

Table C13	Recommended profile of affordable home ownership dwellings			
Number of bedrooms	Malvern Hills	Worcester	Wychavon	SWDP
1	10%	10%	10%	10%
2	40%	40%	40%	40%
3	35%	35%	35%	35%
4	15%	15%	15%	15%
Total	100%	100%	100%	100%

Comparison of current housing stock and current/future needs

C.31 PPG states that 'strategic policy-making authorities will need to look at the current stock of houses of different sizes and assess whether these match current and future needs (PPG Paragraph 023 Reference ID: 2a-023-20190220, this is interpreted as all dwelling types and not just houses). Table C14 sets out this comparison and shows that overall there is a need to continue to develop a range of sizes of affordable dwellings. Whilst there continues to be a shortfall in the need for smaller one and two bedroom dwellings across all areas, there is also a shortfall of larger 4 or more bedroom dwellings in Worcester and Wychavon.

Table C14 Comparison between current supply and annual gross need

Malvern Hills				
Number of bedrooms	**Current supply estimate**	**%**	**Annual gross need %**	**Variance %**
1-bedroom	560	11.4	36.2	-24.8
2-bedroom	1169	23.7	35.4	-11.7
3-bedroom	1739	35.3	24.7	10.6
4 or more -bedroom	1460	29.6	3.7	25.9
Total	4928	100	100	
Worcester				
Number of bedrooms	**Current supply estimate**	**%**	**Annual gross need %**	**Variance %**
1-bedroom	2,473	33.4	36.2	-2.8
2-bedroom	2,343	31.7	35.4	-3.8
3-bedroom	2,384	32.2	24.1	8.2
4 or more -bedroom	196	2.7	4.3	-1.6
Total	7,396	100.0	100.0	
Wychavon				
Number of bedrooms	**Current supply estimate**	**%**	**Annual gross need %**	**Variance %**
1-bedroom	2,668	30.0	37.0	-7.1
2-bedroom	3,277	36.8	35.3	1.5
3-bedroom	2,738	30.8	23.2	7.5
4 or more -bedroom	220	2.5	4.4	-1.9
Total	8,903	100.0	100.0	
SWDP				
Number of bedrooms	**Current supply estimate**	**%**	**Annual gross need %**	**Variance %**
1-bedroom	5,701	26.9	36.5	-9.6
2-bedroom	6,789	32.0	35.4	-3.4
3-bedroom	6,861	32.3	24.0	8.3
4 or more -bedroom	1,876	8.8	4.2	4.7
Total	21,227	100.0	100.0	

Source: 2020 SDR

Tenure mix and First Homes

C.32 Analysis has carefully considered the range of affordable tenures that may be appropriate for existing households in need and newly-forming households. Table C15 summarises the overall tenure split between affordable rented options (social and affordable rent) and affordable home ownership solutions (including shared ownership, discounted for sale and other tenures as set out in Annex 2 of the NPPF).

C.33 The current Local Plan target is for 80% rented and 20% home ownership products. An updated affordable tenure mix has been carefully calculated by taking into account:

- recent trends in affordable housing delivery (Table C15);
- the relative affordability of social and affordable rents to households on the housing waiting list (Table C16); and
- the need to consider first homes as part of the affordable tenure mix.

C.34 As Table C15 shows, the delivery of affordable home ownership products has been increasing and accounts for around one-quarter of new affordable homes across the SWDP area.

Table C15 Trends in affordable housing delivery 2017/18 to 2019/20

Locality	Social/ affordable rented	Affordable Home Ownership (%)	Total	Base
Malvern Hills	66.7%	33.3%	100.0%	643
Worcester	91.2%	8.8%	100.0%	499
Wychavon	75.6%	24.4%	100.0%	1,158
SWDP	76.5%	23.5%	100.0%	2,310

Source: MHCLG Affordable Housing Statistics Dwelling Completions Table 1011C

C.35 Further analysis has been carried out to determine the relative affordability of social and affordable rents based on household income provided in the housing register (Table C.16).

Table C16 Social and affordable rented tenure split

Locality	% can afford social rent	% can afford affordable rent	Total	Base
Malvern Hills	65.3%	34.7%	100.0%	798
Worcester	66.8%	33.2%	100.0%	2,070
Wychavon	68.1%	31.2%	100.0%	1,636
SWDP	67.0%	33.0%	100.0%	4,504

C.36 PPG published in May 2021 recommends that a minimum of 25% of all affordable housing units secured through developer contributions should be First Homes **(Paragraph 013 Reference ID: 70-013-20210425)**. Then, PPG says 'once a minimum of 25% of First Homes has been accounted for, social rent should be delivered in the same percentage as set out in the Local Plan. The remainder of the affordable housing tenures should be delivered in line with the proportions set out in the Local Plan policy **(Paragraph 15 reference ID: 70-015-20210524).**

C.37 Further analysis takes into account the affordable tenure splits in Tables C15 and C16 and the First Home PPG requirement to establish the final tenure splits set out in Table C17. The recommended tenure split of affordable tenures is 53% social rented, 16% affordable rented, 6% affordable home ownership and 25% First Homes. The overall split is 69% rented and 31% affordable home ownership.

C.38 However, Homes England have identified south Worcestershire councils as falling within high affordability pressure areas where the difference between the average social rents and private rents is £50 each week or more (https://www.gov.uk/government/publications/areas-of-high-affordability-pressure/list-areas-of-high-affordability-pressure).

C.39 Therefore, given the acute need for social rented accommodation across the SWDP area, it is recommended that 69% of new affordable housing is social rented, 6% affordable home ownership and 25% affordable home ownership through First Homes.

Table C17 Affordable tenure split

Locality	Social rented (%)	Affordable Rented (%)	Affordable Home Ownership (%)	First Homes (%)	Total
Malvern Hills	52%	17%	6%	25%	100.0%
Worcester	54%	15%	6%	25%	100.0%
Wychavon	52%	17%	6%	25%	100.0%
SWDP	53%	16%	6%	25%	100.0%

Source: 2021 housing register

Technical Appendix D: Overall dwelling mix calculations

D.1 The following tables set out the data which has been used to derived the ranges in Table 6.1 to 6.4.

Table D1 Overall dwelling mix by tenure: Malvern Hills

Dwelling type and size	Tenure mix (range)		
	Market dwellings	Social/Affordable Rented	Affordable Home Ownership
1 and 2-bedroom house	14.6	10.7	18.0
3-bedroom house	35.8	24.7	35.0
4 or more -bedroom house	21.9	3.7	15.0
1-bedroom flat	4.4	21.7	7.0
2 or more bedroom flat	5.4	21.2	16.0
1-bedroom bungalow/level access	2.6	10.8	1.0
2-bedroom bungalow/level access	8.5	7.1	8.0
3 or more bungalow/level access	6.1	0.0	0.0
Other	0.8		
Total	100.0	100.0	100.0

Table D2 Overall dwelling mix by tenure: Worcester

Dwelling type and size	Tenure mix (range)		
	Market dwellings	Social/Affordable Rented	Affordable Home Ownership
1 and 2-bedroom house	17.2	10.7	18.0
3-bedroom house	36.0	24.1	35.0
4 or more -bedroom house	19.8	4.3	15.0
1-bedroom flat	6.0	21.7	7.0
2 or more bedroom flat	6.8	21.3	16.0
1-bedroom bungalow/level access	2.1	10.9	1.0
2-bedroom bungalow/level access	6.7	7.1	8.0
3 or more bungalow/level access	4.7	0.0	0.0
Other	0.7		
Total	100.0	100.0	100.0

Table D3 Overall dwelling mix by tenure: Wychavon			
	Tenure mix (range)		
Dwelling type and size	Market dwellings	Social/Affordable Rented	Affordable Home Ownership
1 and 2-bedroom house	17.2	10.7	18.0
3-bedroom house	36.0	24.1	35.0
4 or more -bedroom house	19.8	4.3	15.0
1-bedroom flat	6.0	21.7	7.0
2 or more bedroom flat	6.8	21.3	16.0
1-bedroom bungalow/level access	2.1	10.9	1.0
2-bedroom bungalow/level access	6.7	7.1	8.0
3 or more bungalow/level access	4.7	0.0	0.0
Other	0.7		
Total	100.0	100.0	100.0

Table D4 Overall dwelling mix by tenure: SWDP			
	Tenure mix (range)		
Dwelling type and size	Market dwellings	Social/Affordable Rented	Affordable Home Ownership
1 and 2-bedroom house	15.4	10.7	18.0
3-bedroom house	36.2	24.0	35.0
4 or more -bedroom house	21.5	4.1	15.0
1-bedroom flat	4.7	21.9	7.0
2 or more bedroom flat	5.8	21.2	16.0
1-bedroom bungalow/level access	2.3	10.9	1.0
2-bedroom bungalow/level access	7.7	7.1	8.0
3 or more bungalow/level access	5.5	0.0	0.0
Other	0.7		
Total	100.0	100.0	100.0