

King's Somborne Parish Council Neighbourhood Development Plan



Appendix 2.1



Housing Numbers

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HOUSING NUMBERS

1. BACKGROUND

The determination of the required or acceptable housing numbers is problematic as it is determined by a balance of a number of contributing factors. These can be categorised under the following headings:

- The impact on the natural environment and surrounding landscape
- The social environment and character of the parish
- The need for affordable housing

1.1 Natural Environment and Landscape

As described in greater detail within this Neighbourhood Development Plan, future development should not compromise the King's Somborne Chalk Downland which is characterised by its openness and more limited vegetation cover. The overall strategy for this landscape character area is to conserve the openness whilst restoring a pattern of hedgerows and small copses across the chalk downs.

Within the Parish of King's Somborne, it is only the village of King's Somborne itself that has a prescribed settlement boundary. The village sits in bowl and as a consequence does not compromise the overriding principal of maintaining the scenic vistas of the Northern Test Valley area.

The Neighbourhood Development Plan survey conducted in 2016 resulted in 90% of respondents clearly expressing a desire to protect the rural nature of the Parish and its landscape through preservation of the surrounding countryside.

1.2 Social Environment and Character

The Parish sits in the South of England and the nature of rural parishes within this area has changed significantly over the past decades. Villages and hamlets, such as those contained within the Parish, grew up from the need for agricultural workers. Housing was as a consequence small and suitable for workers and their families who were accustomed to living and sleeping in close proximity to one another with limited sanitation.

Over a period of time we have seen the following changes:

Employment

Several factors have led to a decline in employment in rural areas. The mechanisation of agriculture means fewer people are needed to work on the land and those that do work are invariably contractors who do not reside in the local area. Imported food and raw materials also decreases the demand from the countryside.

A slow decline in rural businesses has occurred as rural communities are more mobile and seek out alternative cheaper suppliers of goods and services reducing trade to a point where they close. Extended use of the internet will doubtless accelerate the process.

In recent years, King's Somborne has seen the closure of a trophy shop and basket shop. The village garage and general building and construction contractor have also both closed, the sites sold off and the businesses replaced with housing. This has reduced employment within the Parish.

Transport

Car ownership has increased dramatically with households having access to two, or sometimes three or four vehicles. This gives ready access to the nearby urban areas of Romsey, Andover and Winchester to obtain goods and services as well as opportunity for employment.

The 2005 Parish Plan identified the following:

“Personal transport is now dominated by the car. In our survey, 93% of households had daytime access to a car. The rapid growth in car ownership over the last twenty years is best shown in the census data. Many households also now own more than one car, with 42 % of households owning 2 cars and 13% owning 3 or more cars. With this dramatic rise there has been some the problems of traffic, pollution and parking. There are almost 1000 cars in the Parish – twice the number recorded in the 1983 plan”

Public Bus services have all but disappeared with the exception of a limited service providing travel to schools in term time.

There is easy access by road to the fast rail route from Winchester to London.

The updated Parish Plan conducted in 2015 indicated that 89% of residents did not rely on public transport for travel in and out of the Parish so it can be concluded that the car is king.

The Department for Environment, Food and Rural Affairs has indicated that the average minimum travel times to key services by car of 28 mins is twice as long in rural areas as urban areas.

Source: Journey Time Statistics - www.gov.uk/government/statistics/journey-time-statistics-access-2014

Housing

House prices have increased dramatically in the South. Rural villages with good road links to areas of employment are popular with middle class families. This, accompanied by a general shortage of homes, has given rise to house prices that exclude young people or lower wage earners from being able to afford to buy within the Parish.

Developers have as a consequence of the above maximised the building of 4 and 5-bedroom homes which are readily saleable and generate the biggest profit. Within King's Somborne recent permission has been given for a four-bedroom house at Manor Farm and 2 four-bedroom houses have been completed off Furzedown Road. Recent development in the neighbouring village of Houghton at Kent's Orchard has two five-bedroom homes and two four from a development of 6 houses under construction. Permission has been granted for a 13 house development at Houghton

Farmyard comprising of one 6 bedroom house, seven 4 bedroom houses, one two bedroom bungalow, and four 2 bedroom houses which are social houses necessary to meet planning policy.

The housing needs survey conducted by Action Hampshire indicated the following:

The majority of survey respondents seek owner occupied accommodation with many wanting to downsize to a smaller property.

The survey has identified a high demand for detached homes and bungalows from survey respondents. A demand for retirement housing has also been identified.

The majority of survey respondents seek alternative accommodation with two or three bedrooms.

The NDP consultation survey conducted in 2016 also generated a clear desire for smaller homes with a potential indication of a lack of homes for downsizing or for starting out unless moving away for personal reasons. 17% of respondents stated they required a smaller home.

Population

One of the consequences of the above contributing factors is that the rural population is aging at a greater rate than that in urban areas. Official government statistics indicate that fewer than 50 per cent of those living in rural areas are aged below 45 years, compared with almost 60 per cent in urban areas.

Rural Villages have also seen a slower rate of population growth in recent years. From 2011 to 2014 there has been an increase of 1.1% compared with an urban population growth of 2.2%

Source: www.gov.uk/government/publications/rural-population-and-migration/rural-population-201415

Analysis of the population of the Parish based on the 2011 census yields the following results when compared with Government statistics for Rural Populations:

Age Range	King's Somborne 2011 Census Data		Rural Migration Data
	Number	% age Population	% age Population
65+	370	21.7	23.9
45-64	552	32.4	31.5
30-44	286	16.8	15.2
15-29	202	11.9	14.1
0 - 14	292	17.2	15.2

Source - www.gov.uk/government/publications/rural-population-and-migration/rural-population-201415

The “*Families and Households in the UK: 2016 Bulletin*” shows that in addition to the above, average household size remained stable over the decade to 2016.

There were 27.1 million households in the UK in 2016. The number of households has increased by 7% since 2006, similar to the growth in the UK population during this period. As a result, average household size in the UK has remained at 2.4 people over the decade.

The table below indicates the households: by household type in 1996, 2006 and 2016:

UK							Millions
Year	One person households	One family household: couple	One family household: lone parent	Two or more unrelated adults	Multi-family households	All households	
1996	6.6	13.9	2.3	0.7	0.2	23.7	
2006	7.3	14.5	2.6	0.8	0.2	25.4	
2016	7.7	15.5	2.7	0.9	0.3	27.1	
1996	27.85%	58.65%	9.70%	2.95%	0.84%		
2006	28.74%	57.09%	10.24%	3.15%	0.79%		
2016	28.41%	57.20%	9.96%	3.32%	1.11%		

Source :

www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/families/bulletins/familiesandhouseholds/2016

An earlier paper produced by Central Government entitled “2014-based Household Projections: England, 2014-2039” forecast the following housing occupancy levels:

Year	2014	2019	2024	2029	2034	2039
Average Household Size	2.35	2.32	2.29	2.27	2.24	2.21

The fact that these figures indicate a lower occupancy level than that shown in the “Families and Households in the UK: 2016 Bulletin” above appear to be more realistic given the rural setting of the Parish and the consequent higher number of elderly residents.

Source - www.gov.uk/government/statistics/2014-based-household-projections-in-england-2014-to-2039

In addition to the national data referenced above, Hampshire County Council produce Small Area Population Forecasts (SAPF). These are derived as outlined below:

HCC 2015 based Small Area Population Forecasts

Hampshire County Council have produced a new set of Small Area Population Forecasts (SAPF) extending to 2022. These replace the 2014 based forecasts published in May 2015.

The main features of the 2015-based forecasts are as follows:

- *These forecasts are from the new updated Small Area Population Forecasts (SAPF) model. The base is taken as being the 2011*

Census and they are available at the geographies relating to the updated Census.

- *The forecasts commence from April 2015 with population estimates rolled forward from the 2011 Census.*
- *The 2011 base populations, from which the rolled forward estimates commence, are the 2011 Census populations. Students are therefore counted at their term time address.*
- *The 2015 population estimates are rolled forward from 2011, incorporating known births and deaths and known dwelling completions. The unknown elements are the in and out flows of migrants. The model deals with these as three separate flows - in migrants to the new dwellings completions, and in and out migrants from the existing stock of dwellings. The net effect of these forecast flows is controlled by an assumption that at district level, average household size declines at the same average annual rate as in the previous decade. Students and Armed Forces personnel are assumed constant throughout the period of the forecasts.*
- *The forecasts are based on future dwellings supply. The dwelling supply information for the period 2015 to 2022 includes all large and small sites with planning permission or allocated in local plans as at April 1st 2015. The assumptions on phasing are agreed with the district councils and unitary authorities.*
- *Additional dwelling information is obtained from district's Strategic Housing and Land Availability Assessment (SHLAA).*
- *Users should be aware that in the current economic climate forecasting future dwelling supply continues to be particularly difficult. The figures are the best projections available as at 1/4/2015 on a site by site basis taking account of the current market conditions.*
- *Fertility and Mortality rates are the ONS** 2014 based projected rates for England & Wales, adjusted by appropriate ward level correction factors to reflect local variations from the national average.*
- *In and out Migration propensities have been derived from ONS 2011 Census migration data*
- *Household Representative rates are the DCLG*** 2011 based.*
- *Vacancy and sharing rates are derived from the 2011 Census and assumed constant. The number of second homes is also assumed constant.*
- *The geographical base for the forecasts is the 2011 Census Output Areas.*
- *Please note the figures might not sum due to rounding.*

** Office for National Statistics

***Department for Communities and Local Government

Source - Hampshire Hub <http://profiles.hampshirehub.net/profiles/E04004616>

This provides another source of useful data in order to determine the housing need as it looks forward for 7 years. Its use in the long term forward forecasting for the 15 year NDP is limited though as it utilises, as stated above, the inclusion of the known buildings actually planned or under construction at the time of its compilation. It also considers SHLAAs but as there are none within the current KS settlement boundary the forward forecasting of housing numbers is somewhat curtailed. What the analysis does indicate however is much lower housing occupancy levels than those shown in the referenced above but is consistent with the “Families and Households in the UK: 2016” Bulletin evidence that the rural population is ageing which would result in lower level of housing occupancy rates. The current SAPF analysis from HCC shows the following:

Year	Population	Housing Occupancy
2017	1610	2.28
2018	1600	2.27
2019	1590	2.25
2020	1585	2.24
2021	1580	2.22
2022	1574	2.20
2023	1568	2.20

The SAPF is a forecast and much of the data utilised to achieve this has been rolled forward from national data generated in 2011. It should be noted that SAPF expects a falling population for the Parish and the calculated occupancy rate is not mutually exclusive to the population forecast as they are generated from the same data. Indeed, based upon the figures above we would only need 712 houses in 2023.

Comparisons have then been made with the results of the two specific surveys conducted in 2016/ 2017 for the Parish namely the NDP Survey and the Action Hampshire Housing Needs Survey. The data from these two surveys is foreseen as the most relevant as they are both local and are based on surveys conducted in the recent past rather than utilising source data projected from much earlier e.g. 2011 census data. These surveys indicate housing occupancy levels of 2.35 and 2.29 respectively. This gives us a range not too dissimilar from those indicated by the two forecasts identified above. It therefore seems appropriate to consider the current range to be between these two figures resulting in a mean of 2.31. This figure is seen as the most reliable after consideration of all of the available data.

SAPF foresees the reduction rate per annum in the occupancy levels at 0.08 and “2014-based Household Projections: England, 2014 - 2039” at 0.04 over the 15 year plan period. This would result in 57 additional houses being required solely due to reduction in occupancy rates if we use the SAPF figures or 25 if the “2014-based Household Projections: England, 2014 - 2039” reduction is applied. This increase seems excessive especially when viewed against the “Families and Households in the

UK: 2016 Bulletin” which has recorded no increase in occupancy in the last decade, perhaps confounding earlier predictions of significant housing occupancy reduction. Uncertainty on migration due to Brexit, the uncertain economic climate, the practical limitation on the continuing fall in death rates and social changes will all influence the forecast figures.

By satisfying the housing need to include smaller dwellings as indicated in both the Parish NDP survey and the housing survey conducted by Action Hampshire, it is expected larger properties will be released as the elderly migrate to smaller dwellings thus raising the housing occupancy level. It is anticipated that these two factors will slow the reduction in the occupancy rate forecast above. As the current population ages, the current housing stock will not be suitable and a migration to smaller homes will be necessary. It is noted that in the NDP Parish Survey, there were 33 households where octogenarians reside, 28 of which are larger dwellings (3/4 bedroom) and 53 sixty-five to eighty year-olds are living in houses of 4 bedrooms or more.

Whilst we expect some reduction in occupancy, in a rural community such as this change happens slowly and there is already a significant number of elderly residents thus driving above average mortality and release of property rather than reduction in occupancy of existing dwellings. As a consequence, no occupancy reduction is foreseen for the first 5 years of the Plan, followed by 0.01 for the next five years and a further 0.02 for the next five.

Should these rates prove to be significantly removed from those actually experienced then a consequent shift in demographic profile will result. Should this shift significantly affect life within the Parish in terms of services or social activity then the impact of housing occupancy and housing need will need to be revisited and the Parish Council is committed to do this on an annual basis.

In consideration of all of the above, it can be concluded that social change has manifested itself within the village and unless some strategic plan is put into place it will continue to change as outside pressures are put upon it.

The NDP survey conducted in 2016 has clearly indicated that generally the residents are content with their environment and do not want significant change. The village has a good cross section of age groups not too dissimilar from the national average for rural areas. This can be subject to variation in the future without negative effect on the core life of the Parish provided the change is controlled and not dramatic.

There is no real need associated with employment for residing within the Parish as employment within it is minimal. Residency is therefore aspirational rather than a necessity.

Housing need should therefore be predicated upon maintaining a demographic profile to sustain the existing life within the Parish but at the same time keeping in line with the general population growth whilst respecting the natural environment and landscape.

1.3 Affordable Housing

The Parish of King’s Somborne has one of the highest number of social houses within the Test Valley Borough with 181 dwellings representing 26% of the Parish social housing stock.

The continuing need for affordable housing for the reasons stated above is extremely unlikely to diminish in the foreseeable future.

The number of qualifying individuals on the housing register for the Parish as of the 10th April 2017 is shown below:

Assessed Bedrooms	Quantity
1	16
2	12
3	2
4	1
Total	31

It should be noted that individuals on the above list may also be on the lists for other locations and be equally satisfied with one of these alternative locations.

Currently, Test Valley Borough Council ensures that priority for vacancies in rural areas is given to households with a relevant local connection.

Special rules apply when prioritising applicants who are being considered for housing in a village/parish. All village vacancies will be advertised with priority given to those with a local connection to the village/parish. (By definition: less than 3,000 population).

Village local connection is defined as follows:

- Ordinarily resident in the village/parish
- Previously ordinarily resident in the village/parish prior to the date of allocation and has family who ordinarily reside there.
- Employment – current or to take up permanent employment in village/parish.
- To support or be supported by member of family ordinarily resident in the village/parish.

The turnover of social houses over the last five years is shown in the following table:

	1 Bed	2 Bed	3 Bed	4 Bed	Total
2016/17	2	4	1	0	7
2015/16	2	1	2	0	5
2014/15	8	3	2	0	13
2013/14	8	2	1	0	11
2012/13	3	0	1	0	4
Total	23	10	7	0	40

Test Valley Borough Council has the following policy in relation to affordable housing:

Policy COM7: Affordable Housing (as revised)

The Council will negotiate provision on housing sites of a net gain of:

- *15 or more dwellings (for sites of 0.5ha or more) for up to 40% of dwellings to be affordable;*
- *11-14 dwellings (for site of 0.34-0.49ha) for up to 30% of dwellings to be affordable;*
- *10 dwellings (for sites of 0.3-0.33ha) a financial contribution equivalent to up to 30% of dwellings to be affordable;*

- *6-9 dwellings (for sites of 0.22-0.29ha) a financial contribution equivalent to up to 20% of dwellings to be affordable;*

and which is secured via a legal agreement.

In assessing the suitability of such sites for the provision of affordable housing, the Council will take into account the size, suitability and the economics of provision.

Development should provide for the appropriate integration of affordable housing and market housing, in order to achieve an inclusive and mixed community.

Funding for affordable housing will come from two main sources:

- a) From developers of private housing as a consequence of the results of the implementation of Test Valley Borough Council's affordable housing policy
- b) Via HARAH in conjunction with a Housing Associations development partner on rural exception sites. A rural exception site is one outside the specified settlement boundary whereby the current agricultural land may be donated or purchased at well below rates applying within the settlement boundary.

Individuals within the Parish seeking open market accommodation may however be more suited to affordable housing due to high house prices in the Parish. There are many benefits to providing affordable homes for local people. Affordable housing enables local people on more modest incomes, including younger people or people with young families to remain within the local area and thus helps to maintain a healthier mixed community. Affordable housing is particularly suitable for rural exception sites (as advised above, an exception to normal planning policy). Planning permission is only granted on sites where it has been demonstrated that housing is needed and the homes provided will be affordable and reserved for local people as a priority in perpetuity i.e. now and in the future. Small numbers of market sale homes may also be allowed at the local authority's discretion.

Shared ownership as well as housing association homes should also be considered.

By far the largest demand for social housing (75%) is for 1 and 2-bedroom accommodation with a current demand for 28 properties being sought. The turnover of these types of property over the last five years is 33. This gives an availability ratio of 1.1.8 over the five-year period thus demonstrating that there is currently no shortfall of properties. If the whole of the housing stock is considered, there is a demand for 31 properties and there has been a turnover of 40, giving an improved availability ratio of 1.29.

The recent housing survey performed by Action Hampshire yields the following results in terms of affordable housing needs for individuals currently resident within the Parish:

Age & gender	Type required	Tenure required	Bedrooms required
Female age 26-40	Bungalow, detached, semi detached	Private rent / shared ownership	1 or 2
Male aged 41-65, female aged 41-65	Bungalow	Housing association	2
Female age 16-25,	Semi-detached house	Housing association	2
Male over 75, female age 66-75	Bungalow	Housing association	1
Male age 41-65, female age 26-40	Bungalow	Private rent, housing association, shared ownership/shared equity	2
Male age 41-65, female age 66-75	Bungalow	Housing association	2
Male aged 26-41, female aged 26-41	Detached, semi detached, terraced or town house	Housing association	3
One male age 16-25, one female age 16-25, one male age 26-41	Detached, two want self-build	3 want owner occupation and 3 want shared equity/shared ownership	Three want 3 beds
Two females aged 41-65	Two want detached, two want semidetached, two want a terraced or town house	Two want owner occupation, two want housing association, two want shared ownership/equity	Two want 3 beds
One female age 16-25	Semi-detached	Housing association	2
Male age 16-25	Flat	Shared ownership/equity	1
Male age 26-41,	Detached, semi-detached house, terraced or town house, self-build	Owner occupation, housing association	2-3
Female age 16-25	Flat	Owner occupation, private rent, housing association, shared ownership / equity	2
Female under 16	Terraced or town house	Shared ownership or shared equity	2

Where above multiple types and tenure have been selected, it is assumed that the respondents are content with any of the options selected.

From the above we can deduce that 5 dwellings with shared ownership are required and 11 housing association. Six of the dwellings are required by individuals already occupying homes suggesting this will result in some turnover of housing stock supported by the historical data. Six of these dwellings are required by under twenty fives which suggests these are required in the future. Four require bungalows which are at a premium within the Parish and also feature strongly within the requirements of those requiring owner occupation. Consideration should be given to including

bungalows in future plans as the population is aging and even more so in rural communities

The survey indicates 10 of the 16 require one or two bedrooms continuing the current trend and supporting the theory that the turnover in current housing stock will go some way to meeting future needs.

2. DETERMINATION OF THE NUMBER

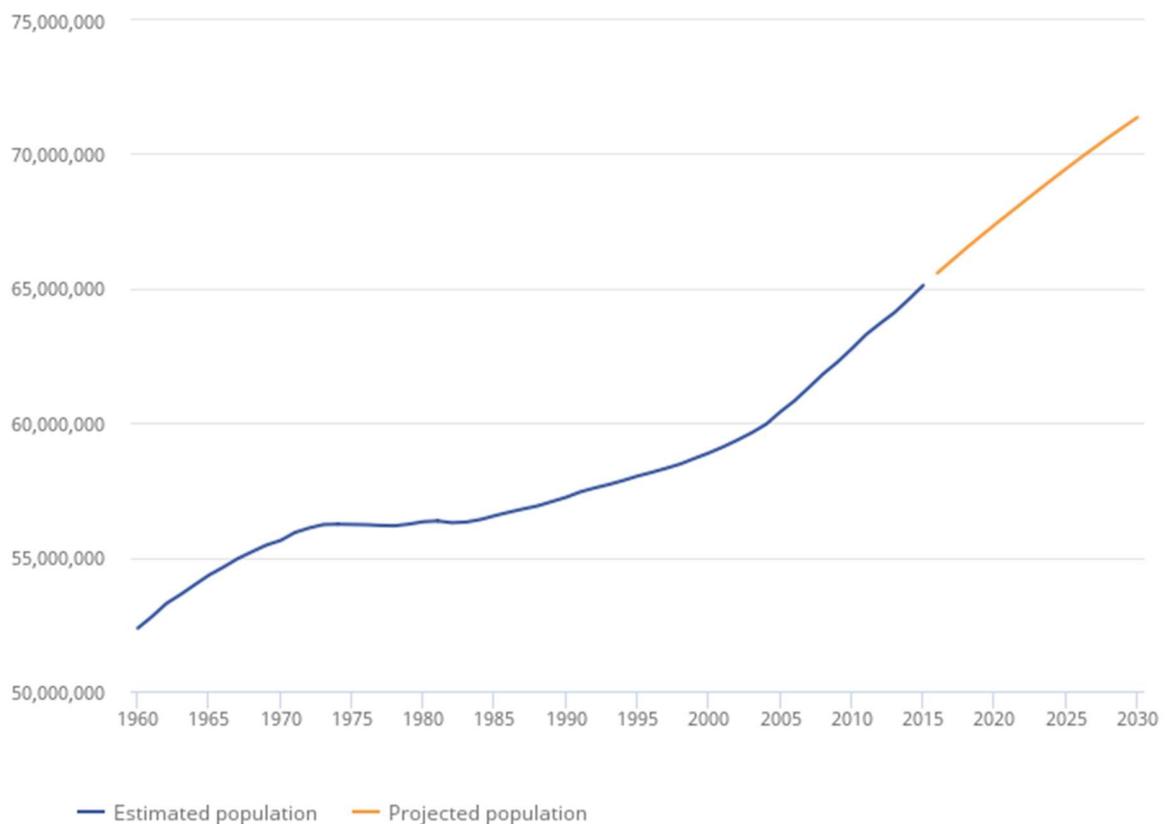
The Office for National Statistics forecasts the UK population as indicated below:

“The UK population grew to an estimated 65.1 million in 2015, the largest ever, an increase of just over half a million people since 2014.

Following the relatively high population growth in the UK population during the “baby boom” of the 1960s, growth slowed during the 1970s. In the late 1980s, the population began to grow again when the 1960s’ baby boomers were having children, “echoing” earlier growth. Recent uplifts in population growth have generally coincided with an increase in the number of countries holding EU membership.

It is projected that the population will grow steadily, passing 70 million people in 2026 (Figure 1).”

Figure 1: UK population estimates and projections, 1960 to 2030



Source: Office for National Statistics

The ONS also reports the following:

“Immigration has been higher than emigration since the early 1990s. In 2015, levels of immigration (631,500) were more than double those of emigration (299,200). The highest immigration levels to date were seen in 2014 with

632,000 people coming to the UK. Rises in immigration have tended to coincide with the expansion of the EU, allowing more people to freely migrate to the UK.

As shown by the widening of the population pyramid from 2005 to 2015, migrants tend to be aged 20 to 36, "traditional working age".

From the above the forecast for UK population growth between 2017 and 2030 is 8% with the growth rate appearing almost constant. This gives rise to an average annual growth rate of 0.62%.

The growth between 2011 and 2014 was recorded as 5.56% equating to an average annual growth rate of 0.79% per annum.

Source:

www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/articles/overviewoftheukpopulation/mar2017#why-is-the-population-growing

The above figures are based on the total population of which 83% are currently resident in urban areas. The percentage of the population living in urban areas is steadily increasing. Between 2011 and 2014 the urban population has increased by 2.8% (equating to an average annual rate of 0.75%) compared to rural villages increasing by 1.1% (equating to an average annual rate of 0.28%).

Source: www.gov.uk/government/publications/rural-population-and-migration/rural-population-201415

The above figures should therefore be modified to give a realistic forecast for rural villages.

The Parish is largely unaffected by immigration, a major source of population growth, as there is, as stated above, no major local employers. The land is mainly arable and there is no need for large numbers of workers to provide vegetables or fruit as in Lincolnshire or other rural parts of the country. Also, the average annual overall growth rate predicted to 2030 is less than the recorded rate for the 2011 - 2014 period.

It therefore would seem reasonable, given the above, that a slightly lower population growth of 0.25% per annum is foreseen as a realistic number for the foreseeable future to determine housing growth for the Parish whilst simultaneously applying the occupancy rates selected above.

Year	Population Forecast (incremented by 0.25% per annum)	Assumed Occupancy Rate	Theoretical Annual Dwelling Growth	5 Year Total Increase
2017	1610 (based on SAPF)			
2018	1614	2.31	2	
2019	1618	2.31	2	
2020	1626	2.31	3	
2021	1634	2.31	3	
2022	1638	2.31	2	12 (Year 5)
2023	1642	2.30	4	
2024	1646	2.30	2	
2025	1650	2.30	2	
2026	1654	2.30	2	
2027	1658	2.30	2	24 (Year 10)
2028	1662	2.28	8	
2029	1666	2.28	2	
2030	1674	2.28	3	
2031	1678	2.28	2	
2032	1682	2.28	2	41 (Year 15)
Total				

The above analysis assumes a current population based upon the SAPF forecast. This has then been incremented by 0.25% to derive a predicted annual population shown in the second column. By applying the occupancy rate shown in the third column to the population in any year a theoretical housing number can be derived. To determine the housing growth between the years the theoretical housing number from the earlier year has been subtracted from the later year. i.e:

$$\text{Annual Dwelling Growth} = \frac{\text{Population Forecast Year A}}{\text{Assumed Occupancy Year A}} - \frac{\text{Population Forecast Year B}}{\text{Assumed Occupancy Year B}}$$

This indicates the estimated total number of houses required over the next 15 years is 41. In practical terms, it will not be possible to arrive at a precise number due to change in market forces, social trends etc and a range should be foreseen.

As demonstrated above, there is currently no current shortfall in social housing. It can therefore be concluded that the driver for social housing within the Parish is to maintain the current social profile of the village. This is in line with TVBC Housing Policy COM7 which states *“Development should provide for the appropriate integration of affordable housing and market housing, in order to achieve an inclusive and mixed community”*. The current percentage of social housing within the Parish as stated above is 26%. To maintain this ratio and ensure a similar socio-economic balance within the parish of these one quarter shall be social housing.

Due to the TVBC current housing policy COM7 which is influenced by Central Government and therefore fixed for the foreseeable future, social housing will not be automatically provided as part of any development of less than 11 houses. If the social

housing need is to be met from development then developments of more than 11 houses are going to be necessary. The alternative will be to provide rural exception sites and fund them from contributions made by developers on sites with 10 houses or less.

This leads to the conclusion that the Plan should foresee 3 developments of 11- 14 houses within 3 distinct time bands of 5 years i.e:

- Within 5 years
- Between 5 and 10 years
- Between 10 and 15years

The above would satisfy the calculated housing need of both private and social housing generating a minimum of nine social houses. Additional new housing as the result of infill or residential development within the settlement boundary that satisfies the current Local Plan and national planning policies should not be precluded and would contribute to the additional housing stock.