TECHNICAL NOTE

Job Name: Daventry Part II Plan Examination in Public
Job No: 46483
Note No: TN001
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Prepared By: C Danks
Subject: Affordable Housing Need at Weedon Bec, 2011-2029

Introduction

1. This technical note is prepared by PBA (now part of Stantec) on behalf of Barwood Land following the Matter 2 Hearing Session in respect of the Daventry Local Plan Part II. It responds to the debate about affordable housing need at Weedon Bec and evidence uploaded to the EiP Library during the Hearing Session (The Weedon Bec Housing Need Survey May 2019).

2. It also follows confirmation by the LPA during the hearing session on 12 June 2019 that Weedon Bec was an exceptional circumstance regarding housing need during the remainder of the plan period.

3. The purpose of this note is to highlight the level of development that would address local need and the exceptional circumstances from the evidence base in accordance with the WNHJCS (specifically Policies R1 and H2).

4. It does not introduce any omission sites to the examination, but information has been provided outside of the EIP to the LPA in respect of two potential development locations that could meet the identified need. Barwood Land has also indicated that these locations could accommodate a mixture of housing and employment uses at a scale that would address this local need. The land is available, suitable and deliverable.

5. Set out below is a summary of various information sources that establish the need for about 104 additional new affordable homes.

Relevant dates and sources of information

6. The Part II Plan period is 2011-2029. During this period, two housing needs surveys have been prepared for Weedon Bec, one in 2015 and one in 2019 (HOU08).

7. HOU8 illustrate outstanding need up to April 2019; it does not however, establish newly arising need post April 2019.

8. Housing completions information is known for the period up to 2019 (HOU10).

9. HOU10 also illustrates future housing supply between 2019 and 2024, but not beyond.

Need and supply up to April 2019

10. Appendix 3 of HOU10 provides completions information for the period 2011-2019 on a settlement by settlement basis. Table 8 of HOU10 also provides a list of future commitments. For Weedon Bec, the following completions and commitments are set out in the document:
11. Table 1 shows that in Weedon 18 affordable homes were provided prior to the 2015 Housing Need Survey for the settlement.

12. Table 1 also shows that in response to the 2015 Housing Need Survey, which identified a local need for 17 affordable dwellings, 4 were provided. There was an unmet need for a further 13 affordable homes from the survey of 159 households (which represents 13% of the households of the settlement).

13. Table 1 also shows that there is no provision to deliver any additional affordable housing during the remaining 10 years of the Part II Plan period to 2029.

14. HOU8 (Weedon Bec Housing Need Survey 2019) shows that of the 110 households who engaged with the survey (8% of the households of the settlement), 33 identified they needed an affordable dwelling at Weedon (Page 26 of the 2019 HNS). In the context of paragraph 13 above and Table 1, this represents known unmet local need.

**Limitations of HOU8 as a complete assessment**

15. The evidence presented in HOU8 has however, two limitations that should to be addressed, these are:

   - The 2019 Survey represents existing need at a static point in time. Beyond May 2019, there will be further, newly arising, need between 2019 and 2029 which should be addressed in the Part II Plan.

   - The sample survey (8% of the households in Weedon Bec) is a very small sample and is likely to under-estimate current static need for 2019.

16. PBA would therefore like to highlight that for the period 2019-2029, there will be additional households falling into affordable need which require a home at Weedon Bec beyond the 33 identified in the latest survey.

17. This document seeks to establish what that need may be?
Establishing newly arising need between 2019-2029

18. There are different methods of establishing future affordable housing need. Three of these are set out below with an indication of the likely arising need for Weedon Bec and a note on their appropriateness.

Proportional Need in Daventry District

19. Table 4 of the WNJCS (Page 100) identifies the need to deliver 1,500 affordable homes in Daventry District during the period 2011-2029 (excluding the NRDA). The emerging Part II Plan, as currently written, does not provide any new affordable homes at Weedon Bec, but unplanned completions to date have delivered 22. Therefore, during the whole plan period (2011-2029), 1.4% of the total requirement of 1,500 affordable dwellings will have been delivered at Weedon.

20. In the 2011 Census, households in Weedon (1,193) represent about 4% of the total households in Daventry (31,900). A proportional approach to delivering the 1,500 affordable homes would result in a need for the period 2011-2029 to be about 60.

21. This does not however take account of the elevated policy status of this Primary Service Village which should be the focus for a greater proportion of future growth. In addition, as shown in Table 1 above, it would only address the quantum of need up to 2019 (supply of 22 dwellings + need of 33 dwellings at 2019 = 55 dwellings).

22. This approach would not address newly arising need beyond 2019.

Local Need Trends in Weedon Bec 2011-2029

23. In the period 2011-2019, 22 affordable homes were delivered in Weedon Bec with an identified unmet need for a further 33. In the period 2011-2019 (8 years) the total need for affordable housing was 55 dwellings (or 7 dwellings per annum).

24. Based on 7 dwellings per annum, over 18 years of the plan, a total need would amount to 126 affordable homes at Weedon Bec.

25. The projection of a past trends represents a reasonable baseline especially given that evidence indicates that the affordability trend during the plan period is worsening. In this scenario, it is however possible that projecting local need forward may underestimate future need at Weedon Bec and so should be considered as a minimum local need.

Demographic Approach

26. PBA does not seek to re-write the evidence that underpins the affordable housing need for the district, as set out in Table 4 of the WNHJCS, highlights a total need for affordable housing in Daventry and the Rural Areas of 1,500 dwellings. As such, a demographic assessment of need is not provided.

Conclusion

27. Without revisiting demographic need and influences and, working from a mixture of proportional need and trends at Weedon Bec, PBA conclude that locally derived affordable housing need could equate to between 60 and 126 households. As indicated in paragraph 21-22 above, the proportional approach is not supported because this would only provide enough local affordable homes to meet confirmed need up to 2019.
28. Given that there is no evidence that local affordable housing need will reduce during the plan period, especially with a worsening affordability ratio (8.94 in 2015 increased to 10.3 in 2018), this further supports the future need for 126 affordable homes during the plan period at Weedon Bec.

29. On the basis that at 2018 a total of 22 affordable homes had already been provided, this leaves around 104 still to be delivered during the remainder of the plan period, (33 to meet static need at 2019 and 71 to meet newly arising need during the remainder of the plan period 2019-2029).

WNHJCS Affordable Housing Policy H2

30. Affordable housing is delivered in two main ways, as a percentage of an open market housing scheme and as an exception site.

31. There is no evidence that exceptions sites will or have delivered affordable housing at Weedon Bec, therefore Daventry District Council is reliant upon Policy H2 to secure 40% of any open market housing scheme as affordable dwellings.

32. To deliver 104 affordable homes at Weedon Bec will require the allocation of a land for about 260 dwellings.

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