

APPENDICES TO PLANNING POLICY PROOF OF EVIDENCE

By

Mel Clinton BA (Hons), MRTPI

On behalf of Long Ashton Land Company

**Appeal under Section 78 of the Town and Country Planning Act 1990 in
respect of:**

Land to the South Of Warren Lane, North Of Weston Road, Long Ashton

Refusal of Planning Permission:

**Application for outline planning permission for the erection of up to 35no.
dwellings, allotments and associated access, parking, drainage infrastructure
and landscaping, with new access off Weston Road for approval and
appearance, layout, scale and landscaping reserved for subsequent approval**

Local Planning Authority: North Somerset

Local Planning Authority Ref: 21/P/3076/OUT

Planning Inspectorate Ref: APP/D0121/W/23/3315584

Contact details

Bath Office: 23a Sydney Buildings, Bath BA2 6BZ
Phone: 01225 442424

Bristol Office: Generator Building, Counterslip, Bristol, BS1 6BX
Phone: 0117 332 7560

Website: www.nashpartnership.com
Email: mail@nashpartnership.com
Twitter: @nashPLL

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APPENDIX 1

Long Ashton, North Somerset

Housing Needs Survey 2023

for

The Long Ashton Land Company

Final Report

January 2023

Main Contact: Chris Broughton
Email: chris.broughton@arc4.co.uk
Telephone: 07809 625636
Website: www.arc4.co.uk



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Registered Address: arc4, 41 Clarendon Road, Sale, Manchester, M33 2DY

Email: businessteam@arc4.co.uk www.arc4.co.uk

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Directors: Helen Brzozowski - Michael Bullock

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1. Executive Summary

Introduction

- 1.1 arc4 was commissioned by the Long Ashton Land Company to undertake a housing needs survey (HNS) within the parish of Long Ashton in the district of North Somerset.
- 1.2 The survey was conducted to gather evidence to establish if need existed for a rural exception development in the village of Long Ashton.
- 1.3 All households were asked to complete a questionnaire either by post or online. 272 responses were received. Analysis involved establishing the unmet need for housing using a series of filters on the data excluding respondents who:
 - did not have a local connection to the area;
 - did not intend to move to more suitable housing in the next 5-years;
 - were not in housing need; and
 - were not seeking to remain living in the parish.
- 1.4 Whilst the report assesses need for all tenures an additional filter was applied to determine the number of households that could only afford affordable housing.
- 1.5 Survey design and analysis is compliant with Government guidance on Local Housing Needs Assessments.

What is the need for affordable housing in Long Ashton?

- 1.6 The housing needs survey has concluded that:
 - based upon need measured by the household survey, taking affordable vacancies from the existing stock and any committed new build affordable housing into account, there is a minimum need for 108 additional affordable dwellings over the next 5-years (22 per annum);
 - across all tenures 58% of the need from existing households is for 1 and 2-bedroom dwellings, 32% for 3-bedroom dwellings 10% for 4 or more-bedroom housing; and
 - those needing affordable rented housing 88% of the need is for 1 and 2-bedroom dwellings and 12% for 3-bedroom dwellings. For those in affordable need seeking the affordable home ownership tenure 57% are seeking 2-bedroom homes and 43% are seeking 4-bedroom homes.

Why is this?

- There is an imbalance between household characteristics and dwelling stock characteristics;

- parish house prices and rents are considerably more expensive and less affordable than those of the district, making home ownership financially challenging for newly forming households and existing households wishing to upsize;
- an equivalent proportion of households preferred affordable home ownership rather than social or affordable rented housing and supply of affordable home ownership is limited; however
- a high proportion of existing household in housing need and planning to move home told us that they would leave the parish to find suitable housing they could afford.

What is the need for additional market housing in Long Ashton?

- 1.7 There is likely to be an under supply of 1 and 2-bedroom market dwellings needed by local newly forming households and older person households seeking to downsize.
- 1.8 There was no demand for 4 and 5-bedroom dwellings from owner occupiers that responded to our survey.

Why is this?

- 1.9 The survey evidence suggests that this is because both older person households younger economically active households need to rightsize to 1, 2 and 3-bedroom accommodation.

House prices and affordability

- 1.10 On average, parish house prices are higher than for the district as a whole;
- house prices are unaffordable to many single income households including key-worker households; and
 - this particularly affects younger households, first-time buyers and households needing to upsize.

What demographic trends are likely to apply to the study area?

- According to government population projections, over the 25-years (2018 to 2043) the population of the district will increase by 16%. The age group to increase the most is the over 65 age group at 35%;
- this change will impact on the area and future housing need as the population ages.

How do HNS findings align with the neighbourhood plan and qualitative information from respondents?

- 1.11 Findings reflect neighbourhood plan policies LHN 3 and LHN 4 concerning local requirements, housing mix, as well as enabling downsizing and ensuring that dwellings would help to meet local need in perpetuity.
- 1.12 The qualitative views of respondents reflect HNS findings. Respondents stated they would prioritise smaller homes being built in the parish – whether for singles, couples, families or older households wishing to downsize, and energy efficient homes. Large, detached dwellings and town houses are not seen to be a priority by many respondents. Respondents would prioritise houses affordable to first time buyers and affordable homes to rent. Relatively few respondents would consider self-build housing a priority in the parish.
- 1.13 Further context to the HNS is that:
- no additional affordable new build supply has been built in the parish for over a decade despite an annual flow of local need being present and the high levels of demand from residents of North Somerset who are eligible for social and affordable housing vacancies; and
 - according to the census there are fewer households living in affordable housing in the parish over the decade 2011 to 2021;

How and when was this evidence collected?

- 1.14 Data was sourced from the Office for National Statistics (ONS), Gov.uk, the Land Registry, Rightmove and Zoopla and the council;
- 1.15 Data and other information were also collected from a household survey; and
- 1.16 The household survey was conducted in November 2022, and the report was finalized in January 2023.

2. Introduction

Introduction and summary of this chapter

- 2.1 The aim of this study is to assess the unmet need for housing and the characteristics of need for the parish of Long Ashton, North Somerset district. It is both a formal housing assessment *and* an evidence base which states the characteristics of local housing and households as well as other information from key literature such as the local plan and other relevant research.
- 2.2 The study also examines the factors that are driving an unmet need for affordable housing such as local imbalances between local housing and households, affordability of housing and population trends.
- 2.3 The study method involved analysis based on evidence from official data and a household survey. All households resident in the parish were invited to participate in the survey which was undertaken in November 2022.
- 2.4 Findings are based upon several sources of data all of which contribute to a conclusion that aims to ensure that the needs of local residents are met in the long term and the parish becomes an increasingly balanced and sustainable settlement.

Overview of the study method

- 2.5 In accordance with government practice guidance¹, data from several sources are assembled and analysed to enable us to robustly make a balanced assessment of the additional housing that is required by households resident in the study area:
 - Census 2011 to enable us to understand how the profiles of the housing stock and households interact;
 - Land Registry, Rightmove and Zoopla data to understand local house prices and define market housing entry level price points and the affordability of prices to local households;
 - both of the above plus the latest ONS population projections to understand trends;
 - data from a household survey to achieve a fine-grained understanding of the housing requirements of households in need;
 - information from the local authority including planning policy context, district wide housing requirements and data from the housing register;

¹ Housing Needs Assessments – a Guide to Good Practice DETR, 2000

- supply side information from government data to understand affordable housing supply and council data to understand potential supply from extant planning consents; and
 - use of the basic needs assessment model² (BNAM) used by arc4 and other leading consultants in accordance with the practice guidance to demonstrate demand and supply scenarios based upon different sources of data.
- 2.6 Unless a 100% response is obtained to a housing need survey, data obtained is an incomplete picture of parish household intentions. The upscaling of data is used to represent 100% of the parish household population.

Government Practice guidance relating to housing needs assessments and the National Planning Policy Framework (NPPF) 2021

- 2.7 It is important that readers recognise that this housing needs survey (HNS) is consistent with the relevant aspects of practice guidance concerning housing needs surveys and the National Planning Policy Framework (NPPF).
- 2.8 The most relevant guidance was published by the government in the year 2000 and is called Housing Need Assessments: A Guide to Good Practice. It describes best practice in designing producing and interpreting data from housing needs assessments and surveys. This HNS report contains many references to guidance on a topic-by-topic basis.
- 2.9 Consideration of the (NPPF) July 2021 is important as it defines the term 'affordable housing'. This definition is crucial to the HNS in order to distinguish between market housing and affordable housing tenures. Annex 2 of the NPPF defines the following tenures to be classed as affordable some of which are affordable home ownership in addition to affordable rented tenures.

² Housing Needs Assessments – a Guide to Good Practice DETR, 2000: paras 2.12-2.24

Table 2.1 NPPF 2021 Annex 2, Affordable Housing.

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.

Source: NPPF 2021

2.10 The national planning policy guidance (NPPG 2021) is also relevant as it reflects key principles of the good practice guidance upon which this HNS is based.³

³ NPPG 2019 revised June 2021 affordable housing paragraphs 020 to 024

The First Homes initiative

- 2.11 The HNS report considers the government's First Homes scheme. Further information published by government can be found at: <https://www.gov.uk/guidance/first-homes>
- 2.12 An extract from this document follows:

- First Homes are flats and houses built on developments up and down the country. They will be no different from other properties except they will be sold with a discount of at least 30 percent.
- They will be sold to local people who want to stay in the community where they live or work but are struggling to purchase a home at market prices.
- They will be prioritised for first-time buyers. Other local essential workers may be defined by the local authority or a neighbourhood plan.
- The discount will be passed on to future buyers when First Homes are resold so more people can be helped onto the ladder.

Planning policy context

The South Somerset Core strategy 2017 as amended

- 2.13 A replacement Local plan is in preparation which, as at December 2022, has reached a preferred options stage.
- 2.14 The current core strategy defines Long Ashton as a "service village". Policy SC14 states that *"At service villages there will be opportunities for small scale development of an appropriate scale either within or abutting settlement boundaries or through site allocations.:"*
- 2.15 Policy CS15 concerns mixed and balanced communities.

Delivering strong and inclusive communities

CS15: Mixed and balanced communities

The council will seek to ensure a genuine mix of housing types within existing and future communities in North Somerset through considering proposals for development in terms of the extent to which they:

- a) Contribute to a well integrated mix of housing types and tenures to support a range of household sizes, ages and incomes to meet identified housing needs;
- b) Reduce an existing proliferation of one housing type within an area through encouraging the development of a range of housing types that better meet housing needs, contribute to an improved local environment and support greater community cohesion;
- c) Contribute to creating an accessible, inclusive and safe community with easy access to a range of services.

- 2.16 Policy CS 16 concerns the building of affordable housing.

Delivering strong and inclusive communities

CS16: Affordable housing

Affordable housing comprises social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. On-site affordable housing provision will be sought to meet local needs on all residential developments of 10 dwellings or more (or on sites of 0.3 hectare or above). On sites of 5–9 dwellings the council will seek to negotiate either on-site provision or a financial contribution towards the provision of affordable housing.

Within North Somerset the target for the provision of affordable housing is at least 150 dwellings per annum. To reflect identified needs this will be provided as 82% social rented housing and 18% intermediate housing. This proportion will be reviewed in relation to affordable rent and clarified in the revised Affordable Housing SPD.

The precise size and type of affordable housing to be provided on individual sites will be determined through negotiation, guided by the Strategic Housing Market Assessment, data from the housing needs register, and local housing needs surveys. A local lettings approach will ensure that priority is given to local people. The presumption is that to create mixed and balanced communities affordable housing will be provided on-site without the need for public subsidy. Only in exceptional circumstances where it can be robustly justified, off-site provision or a financial contribution in lieu of off-site provision (of equivalent value) may be acceptable where it contributes to the objective of creating mixed and balanced communities.

The capacity of a site to deliver a level of affordable housing that can be supported financially will be determined by individual site viability analysis. This analysis will take into consideration existing use values, as well as other site specific factors. The assessment will be made having regard to the residual land value once the cost of development has been deducted. There is no upper limit to the potential affordable housing provision or contribution, but a benchmark of 30% will be sought as a starting point. This benchmark is aimed at meeting local need. Local need is not fixed and changes over time and can vary between housing type, size and tenure. The policy refers to currently identified need.

Guidance on the level of contribution expected from sites below the threshold will be set out elsewhere following viability assessment and reviewed on a regular basis.

2.17 Policy CS 17 concerns rural exceptions schemes.

Delivering strong and inclusive communities

CS17: Rural exceptions schemes

Housing schemes for 100% affordable housing to meet local needs within small rural communities will be supported where:

- a) the development meets an identified local need demonstrated by an up-to-date needs survey or other evidence;
- b) the development is supported or initiated by the parish council;
- c) the site search has followed a sequential approach with priority given to sites within any settlement boundary, sustainability principles, and avoiding sensitive locations;
- d) the scale of development is appropriate for the location;
- e) the affordable housing is provided in perpetuity.

Rural exceptions schemes will be acceptable adjacent to the settlement boundaries of Service Villages and Infill Villages and elsewhere adjacent to the main body of the settlement, but not in the Green Belt unless justified by very special circumstances.

The Long Ashton Neighbourhood Development Plan 2015 (2013 to 2033)

2.18 Policies LHN3 and LHN4 are relevant to this HNS. The plan makes no reference to any evidence regarding the scale tenure or type of housing that is needed locally. No sites are allocated for residential use.

Policy LHN 3 Scale and type of new housing

Any new housing developments should be of a type that responds to local requirements including the current demographic and housing needs. Where appropriate, sites will be expected to deliver affordable housing in conformity with the North Somerset Core Strategy requirement and national policy/guidance.

On schemes where there is a net gain of six or more homes, developers will be expected to include within the application proposals a mix of house types and sizes.

Policy LHN 4 Provision of Affordable Housing for Local People

In order to meet local need both initially and in perpetuity, affordable housing on rural exception sites will be subject to a local connection restriction, as per the cascade criteria in Appendix 2 of the Affordable Housing Supplementary Planning Document. In very special circumstances, a local connection may also be required within the Long Ashton boundary. On all locations within the District, a local connection to North Somerset is required (as defined in the council's Home Choice policy).

Mixed communities

- 2.19 The following abstract from the government's guidance on achieving decent homes is noteworthy as it defines what is meant by a achieving a mixed community which is relevant context to this study and is a key aim of the existing local plan.

Decent homes and mixed communities**What is a mixed community?**

A mixed communities' approach aims to create better outcomes for the most vulnerable in society and sustainable communities for all. There is no 'one size fits all' approach and how mixed communities are developed will depend on the local context. However, **mixed communities** are areas that:

- attract and retain households with a wide range of incomes;
- have good quality housing in attractive environments with access to good local schools and retail/leisure facilities and other services such as health;
- have a mix of housing size, type and tenure;
- attract and retain households with choice;
- have strong local economies and contribute to strong regional economies;
- are well connected to employment opportunities through neighbourhood design, transport and job access services;
- provide access to other economic and social opportunities for all residents, enhancing their life chances;
- have high quality housing and neighbourhood management; and
- have low levels of crime and provide support services for vulnerable people.

- 2.20 We believe that a mixed and balanced housing supply is key to attracting and retaining people in the neighbourhood to the benefit of the community. Chapters 3, 4 and 5 of

this report draw attention to imbalances between the characteristics of the parish's housing and households.

About arc4

- 2.21 arc⁴ is a leading housing consultancy that operates across England and Wales. The breadth of experience of the company and its people is evident from its website www.arc4.co.uk. It has a division that specialises in Local Housing Need Surveys (LHNS). arc⁴'s role in this project is that of the collection and the objective and impartial analysis of data.

3. A profile of Long Ashton

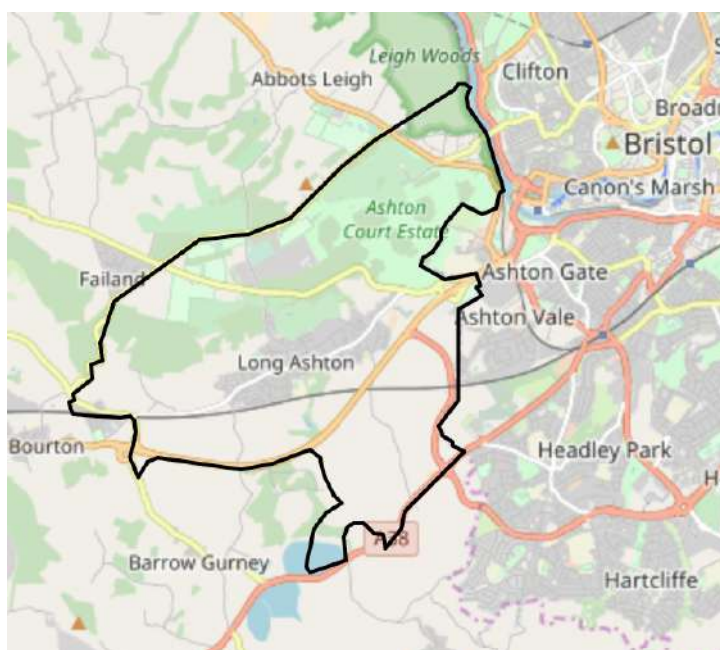
Introduction and summary of the chapter

- 3.1 In Chapter 3, we look closely at specific characteristics of Long Ashton's housing stock and households.
- 3.2 Using census 2011 household and housing data, alongside population projections, we identify current imbalances that exist and how trends will impact on any imbalances in the future.
- 3.3 As at census day 2011, the predominant house type was the owner occupied 3 or more-bedroom detached house. Compared to the district and England there are smaller proportions of terraced dwellings and flats.
- 3.4 The composition of households at census 2011 has a large proportion of single people and families aged under 65, and fewer single parent households. In line with district level population projections the proportion of the population aged 65 and over is likely to grow by over 60%.
- 3.5 The evidence from the census and other sources suggests that housing and household imbalances exist, which may worsen as the population ages.

Geography and Population

- 3.6 The study area is depicted in map 1.

Map 1 **The study area**



Source: Nomis

- 3.7 According to the census 2011 there were 6,044 people living in 2,524 households within the parish. The average household size was 2.40 persons per household which was the same as the average for England (2.4) and greater than the district of North Somerset (2.30). The population and number of households living in the village has grown since the census. According to the Royal Mail database there were 2,834 residential addresses as at September 2022.

Dwelling and household characteristics

Evidence from the census 2011

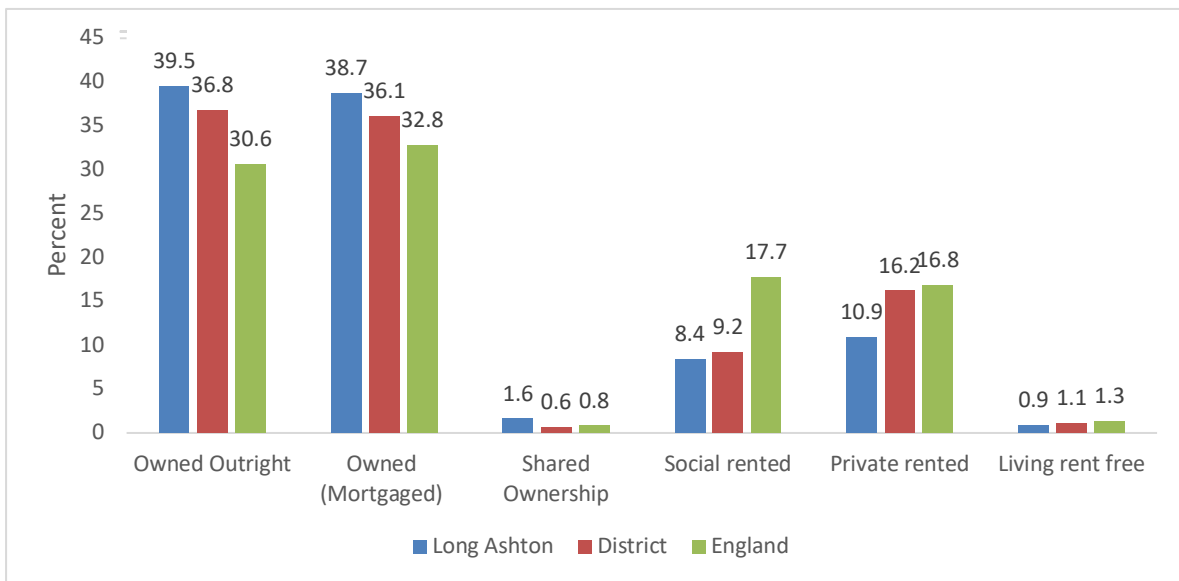
- 3.8 Census 2021 housing data at the output area was released on January 5th 2023. We have been unable to provide an up-to-date profile in the short term as much of the data is not an exact match to the 2011 data. We have however produced a table from 2021 data showing tenure change between 2011 and 2021 (table 3.1 below). With little market housebuilding and no affordable housebuilding since 2011 we consider that the following information remains relevant.
- 3.9 This section summarises data from the census 2011. Data in the following figures are presented as proportions (percentages) as this is the most effective means of comparison between geographies. The numbers from which the percentages are derived are stated in the data appendix.
- 3.10 The following tables show selected housing and household characteristics that are key to understanding the drivers of housing need^{4,5}. The tables also help to define any apparent mismatches between housing and household characteristics that may lead to local gaps in housing supply.⁶
- 3.11 Figure 3.1 shows that almost 78% of homes were owner-occupied. This is a slightly larger proportion than the district, and much larger than the average for England. The proportion of social and private rented dwellings was smaller than the other geographies.

⁴ Local Housing Need Assessment: A guide to good practice (DETR 2000) para.2.6: an assessment of need is not simply a question of going to one source of data.

⁵ Local Housing Need Assessment: A guide to good practice (DETR 2000) para.2.6: it is desirable to draw on additional sources of information to provide a check on the information from particular sources, which may have limitations.

⁶ Local Housing Need Assessment: A guide to good practice (DETR 2000) para. table 4.2 and paras 6.16-9 mismatch as a driver of housing need.

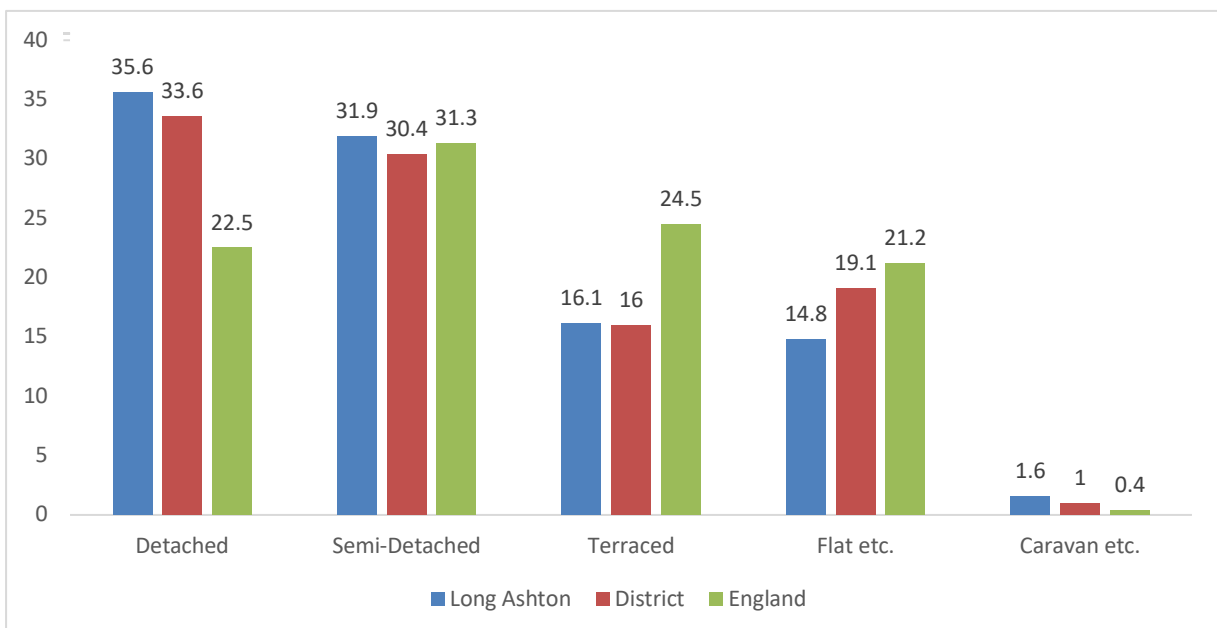
Figure 3.1 Tenure



Source: Census 2011

3.12 Figure 3.2 shows that around 35% of the housing stock consisted of detached houses and bungalows and 32% of dwellings were semi-detached. These were slightly larger proportions than the district average and significantly higher than the average for England as a whole. Terraced homes and flats formed a significantly lower proportion of the stock compared to the English average.

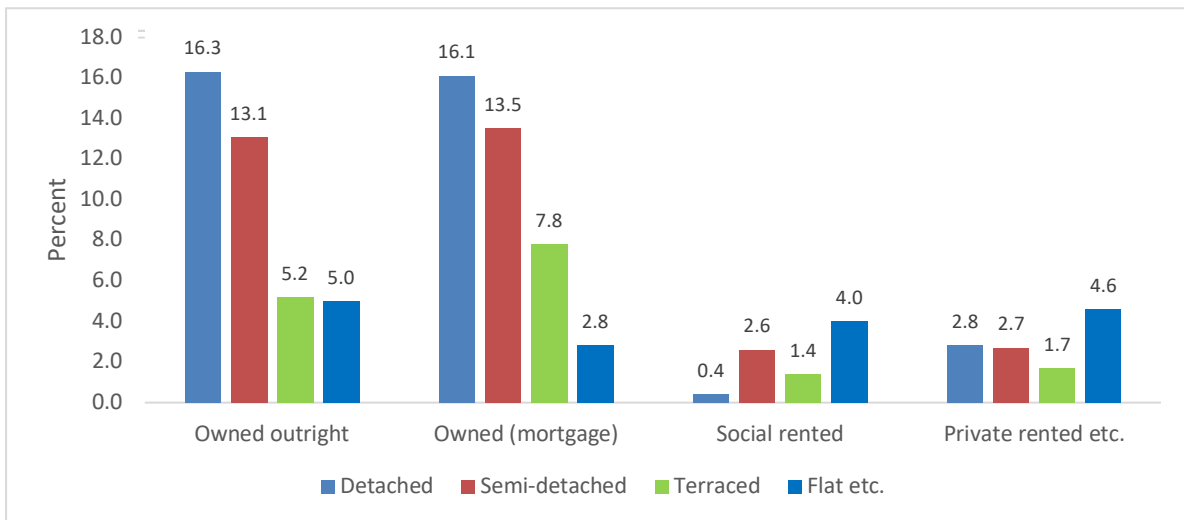
Figure 3.2 House type



Source: Census 2011

3.13 Figure 3.3 shows how house types varied by tenure within the parish. It shows that detached and semi-detached dwellings were the main house type occupied by homeowners. Nearly half of all renters occupied flats.

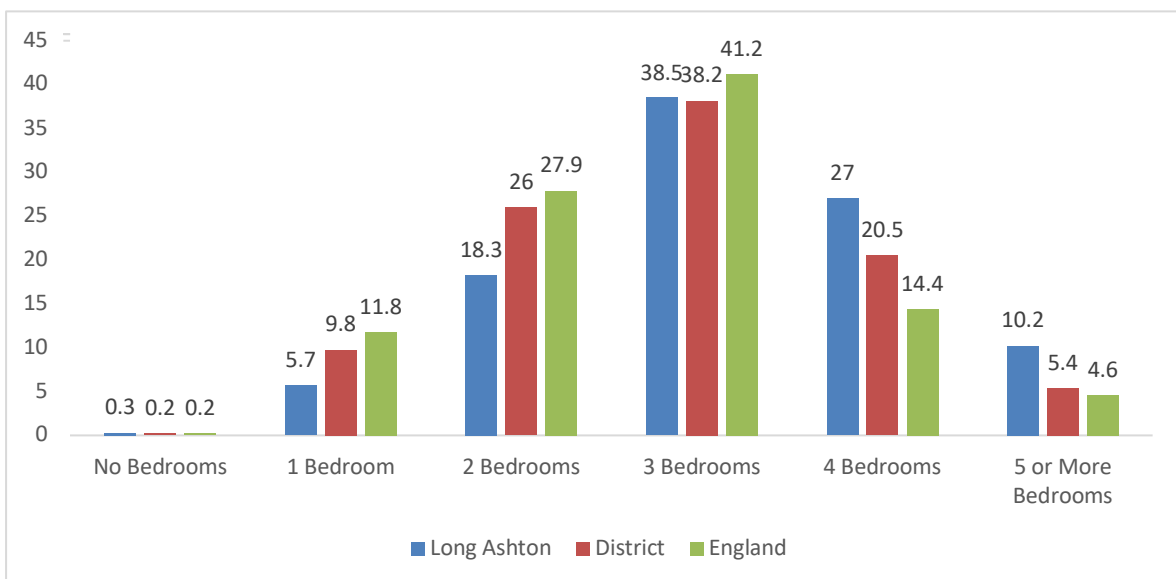
Figure 3.3 House type by tenure (Long Ashton only)



Source: Census 2011

3.14 Figure 3.4 shows that the parish had smaller proportions of 1, and 2-bedroom homes than the other geographies. It had a similar proportion of 3-bedroom homes but a larger proportion of 4 or more-bedroom homes or more than the other geographies, especially the district.

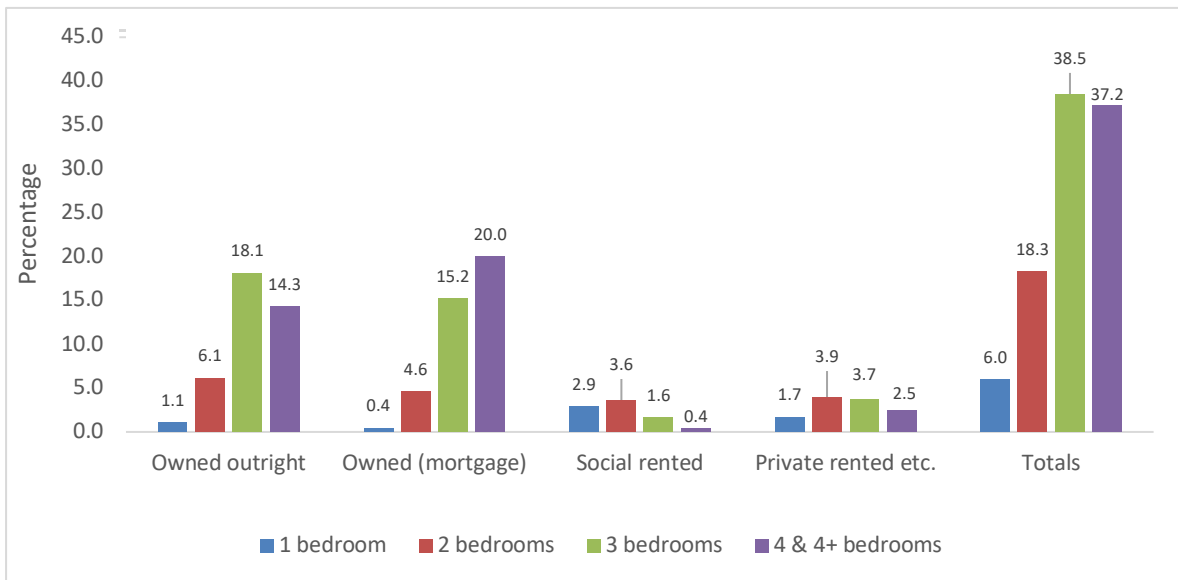
Figure 3.4 Number of bedrooms



Source: Census 2011

3.15 Figure 3.5 below is a cross tabulation of tenure and bedroom numbers for the parish only. It shows that 3-bedroom homes formed the largest component of the parish housing stock (38.5%) and 4-bedroom homes 37.3% of each tenure except for social rented housing. A greater proportion of homeowners lived in 3 and 4-bedroom homes and a greater proportion of tenants lived in 1 and 2-bedroom homes.

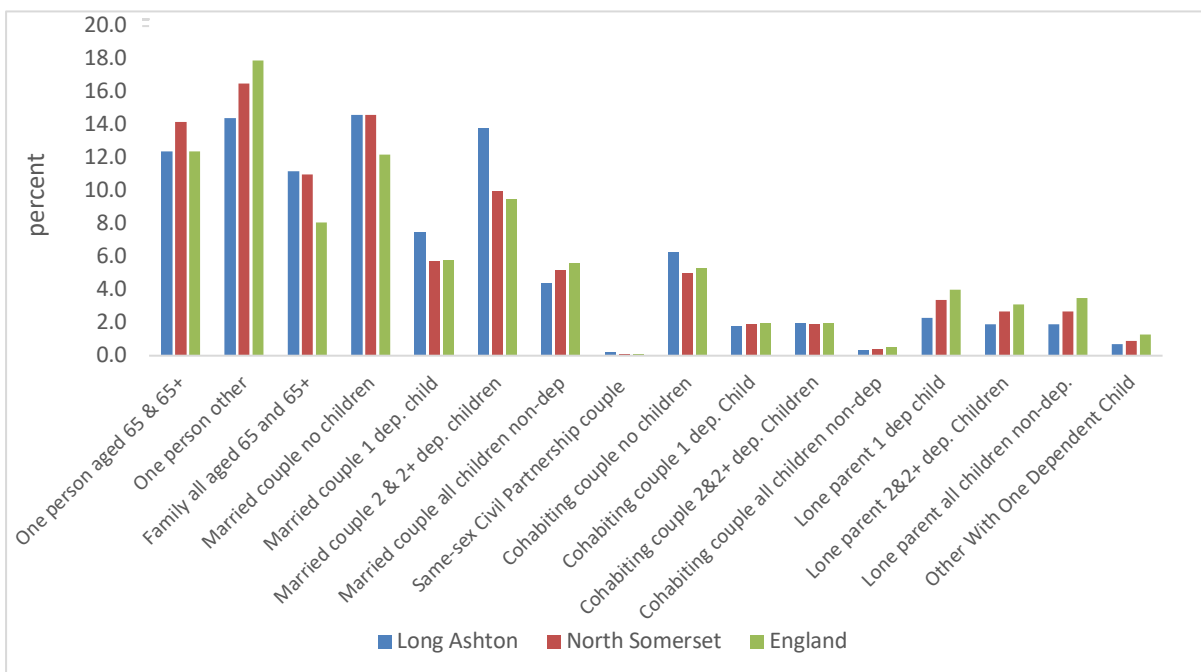
Figure 3.5 Bedrooms by tenure (Long Ashton only)



Source: Census 2011

3.16 Figure 3.6 shows the household composition as at 2011.

Figure 3.6 Household composition



Source: Census 2011 (dep=dependent)

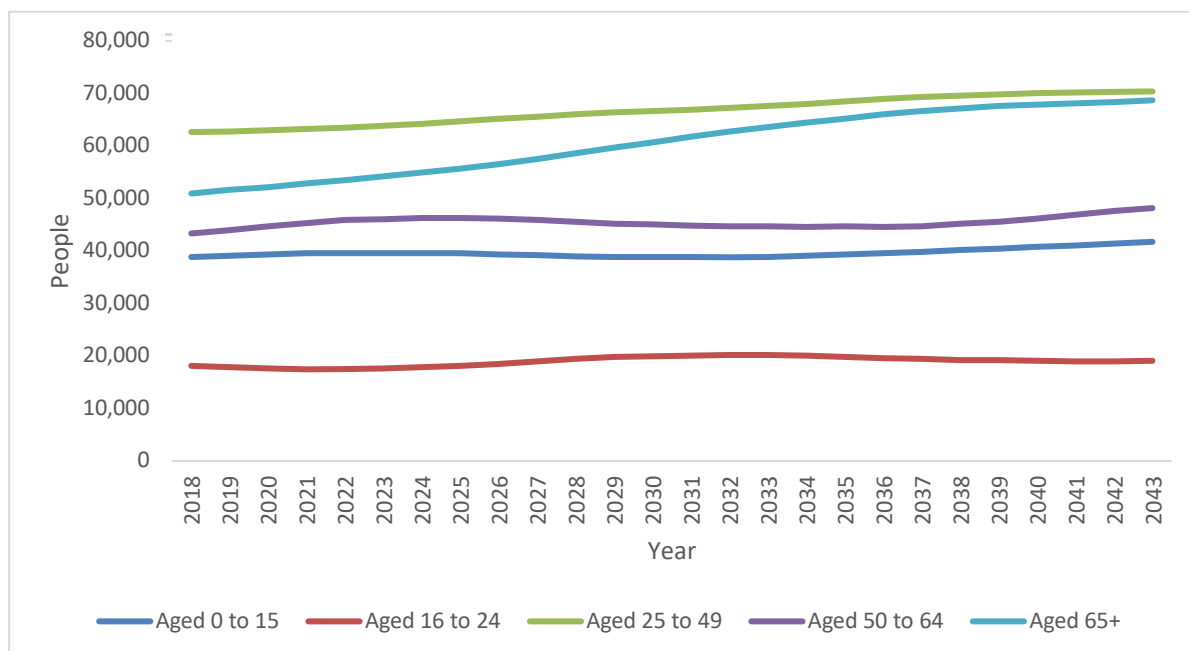
- 3.17 Compared to the other geographies, figure 3.6 shows that the largest household groups resident in the parish were 'single person (under 65)', 'married couple with no children', and 'married couple with 2 or more dependent children'. The latter group formed a significantly larger group in the parish than the other geographies. There was a lower proportion of single parent families than present in the other geographies.

Population projections

- 3.18 Population projections are available at district level and are not available at ward or parish level. They are 2018 based and show a projected change in the structure of the population between 2020 to 2043. They show that there are changes in the population structure likely to affect the ward and the changing nature of housing need.⁷
- 3.19 Figure 3.8 shows that the proportion of people aged 65 or over is set to grow by 17,778 or 34.9% which is a faster rate than the other age groups. All other age groups will increase by some level.
- 3.20 Overall, the district population will increase by 34,215 people which is an increase of 16% over the population in 2018. This means that over the period 2018 to 2043 a significant amount of additional housing will be needed in the district in order to support this growing elderly population. The data for this can be viewed in the appendix.

⁷ Local Housing Need Assessment: A guide to good practice (DETR 2000) para 2.2 HNS essential requirements: HNS must project need forward over the strategy period

Figure 3.8 Population projections (district only)



Source: Nomis

Evidence from the census 2021

- 3.21 Data from the census is still being published and at the time of writing (January 2023) it is not possible to fully update the 2011 based analysis. Some 2021 variables that have been published differ from the 2011 format rendering a like for like comparison difficult.
- 3.22 However, data on household tenure 2021 is now available and in the same format as the 2011 census. The following table presents the data (table 3.1).
- 3.23 Table 3.1 shows that the household population of England rose by 6.2% over the decade. Household growth in North Somerset was at a slightly higher rate of 7.3%. However, the rate of households growth for Long Ashton was 2.8 % (89 net households) over the decade some 38% (=2.8/7.3) of the rate of growth achieved in the district.
- 3.24 It is noteworthy that in Long Ashton the number of households in affordable housing reduced over the decade. This may be due to tenants taking the right to buy/acquire or shared owners staircasing out of shared ownership.
- 3.25 It is also noteworthy that the proportion of Long Ashton households that own outright or were private renters increased but at a lower rate than for the wider geographies.

Table 3.1 Comparison of household tenure data from censuses 2011 and 2021

	Owns outright	Owns with a mortgage or loan	Shared ownership	Social rented	Private rented	Lives rent free	Total
Long Ashton							
Census 2021 (no.)	1,087	994	17	201	294	2	2,595
Census 2011 (no.)	998	976	40	212	275	23	2,524
Difference (no.)	89	18	-23	-11	19	-21	71
Difference (%)	8.9	1.8	-57.5	-5.2	6.9	-91.3	2.8
North Somerset							
Census 2021 (no.)	37,250	30,532	679	8,714	17,420	53	94,648
Census 2011 (no.)	32,474	31,891	542	8,103	14,270	947	88,227
Difference (no.)	4,776	-1,359	137	611	3,150	-894	6,421
Difference (%)	14.7	-4.3	25.3	7.5	22.1	-94.4	7.3
England							
Census 2021 (no.)	7,624,693	6,744,372	235,951	4,005,663	4,794,889	30,517	23,436,085
Census 2011 (no.)	6,745,584	7,229,440	173,760	3,903,550	3,715,924	295,110	22,063,368
Difference (no.)	879,109	-485,068	62,191	102,113	1,078,965	-264,593	1,372,717
Difference (%)	13.0	-6.7	35.8	2.6	29.0	-89.7	6.2

Source Census 2011 and 2021

Key findings from the Census and population projections.

- 3.26 As at census day 2011, the key features of the housing stock were, when compared to wider geographies, the predominance of detached dwellings and lower proportion of flats and terraced houses. Regarding number of bedrooms, similar to the wider geographies 3-bedroom dwellings formed the highest proportion of the housing stock, although the large proportion of 4 and more-bedroom dwellings compared to the wider geographies is evident. The majority of dwellings are owner-occupied dwellings (including those held with a mortgage).
- 3.27 The main household types in Long Ashton were single under 65s, and married couples with a smaller proportion of single parent households.
- 3.28 The population projections for the district reveals an aging population set to grow significantly over the coming years.
- 3.29 The evidence suggests that, to improve the imbalance between housing and households moving forward housing should be delivered partly to enable older person households to downsize within their community. A supply of more affordable housing should be enabled for younger households as many would be unable to afford the 4 or more-bedroom detached housing that will be released by older people downsizing or leaving the area.

- 3.30 In conclusion, this information should provide context and improves the understanding of what is driving housing need trends in the characteristics of need moving forwards.
- 3.31 Regarding change in household numbers when comparing census 2011 and census 2022 it is noteworthy that in Long Ashton the number of households in affordable housing reduced over the decade. This may be due to tenants taking the right to buy/acquire or shared owners staircasing out of shared ownership.
- 3.32 It is also noteworthy that the proportion of Long Ashton households that own outright or were private renters increased but at a lower rate than for the wider geographies.

4. Local house prices, rents and affordability

Introduction and summary of the chapter

- 4.1 In Chapter 4, we look closely at the price and affordability of the housing tenures and compare these factors to district and national levels.
- 4.2 This will help us to understand the extent to which house prices and rents drive the need for affordable housing and other options available to households. Data will feed into our assessment of the requirement for affordable and market housing in the next section and provide context for our overall findings⁸.
- 4.3 Key findings are that:
- house prices and rents are higher in the parish than comparable prices across North Somerset as a whole. Entry level prices would generally be unaffordable to many first-time buyer households;
 - this is compounded by the fact that most supply coming onto the resale market is of 3 to 4 or more-bedroom detached housing; and
 - the additional income required is significant to service a mortgage if households need to upsize.

Benchmark rents and house prices

- 4.4 Many tables in this chapter state prices at benchmark levels. The 25th percentile of house prices and rents is a particularly significant benchmark as this is widely accepted⁹ as the entry level market level, being the lowest price at which there is a reasonable supply of housing in reasonable condition.
- 4.5 The percentile value is calculated by listing all lettings or sales in a given period in ascending order according to their price or rent. The number of sales or rentals is divided by 100. The percentile price or rent corresponding to each percentile can be read off. The percentiles most frequently used in this study are the 25th (or lower quartile price point) or the 50th (the median price point).

Local rents and the household income required to service a rent

- 4.6 Table 4.1 shows the 25th and 50th the percentile price point for rented housing in Long Ashton and the district of North Somerset.

⁸ Local Housing Need Assessment: A guide to good practice (DETR 2000) paragraphs 4.18 to 4.29

⁹ Local Housing Need Assessment: A guide to good practice (DETR 2000) paragraph 4.22

	Percentile 25 (lower quartile) £pcm	Percentile 50 (Median) £pcm
Long Ashton	1,001	1,300
North Somerset	693	849

Source: Zoopla 2021

- 4.7 The average cost of all rentals at both the 25th and 50th percentile suggests that prices are higher in the parish, when compared to the district as a whole.
- 4.8 Table 4.2 states the household income required to service local rents at benchmark levels.

	Percentile 25	Average
Monthly rental price (£ per calendar month (PCM))	1,001	1,300
Annual gross household income required £	48,048	62,400

Source: Zoopla and arc4

- 4.9 Table 4.3 states the 2022 value of the local housing allowance that applies to the Long Ashton area noting that this is the Bristol BRMA (broad rental market area). This is significant as it is the maximum rent level that is eligible for housing benefit. Any household eligible for housing benefit and seeking a private rental would need to 100% fund any rent above this level. This significance of this information is that any low-income household eligible for housing benefit, seeking more than a 1-bedroom rental in the area would probably not have the full cost of the rental met by housing benefit as the allowance is lower than local entry level prices.
- 4.10 It should be noted that any dwellings let at housing allowance rates and below could be counted as affordable supply. However a comparison of BRMA levels and table 4.2 and 4.3 shows that benefit claimants would have to pay a significant top up to afford entry level market prices.

Dwelling type	£ per week	£ pcm	Income needed to service £ p.a.
Shared accommodation	82.85	390	18,741
1-bedroom	159.95	693	33,270
2-bedrooms	189.86	823	39,491
3-bedrooms	218.63	947	45,475
4-bedrooms	304.93	1,321	63,425

Source: VOA

House prices and the income required to service a mortgage

Long Ashton house prices compared to North Somerset as a whole

- 4.11 Table 4.4 shows that the broad average local lower quartile price across all dwelling types for calendar year 2021 for Long Ashton as published by the Land Registry is estimated at £381,875. Similarly, the broad average local median price for 2021 is estimated at £473,500.
- 4.12 Table 4.4 shows that *on average*, lower quartile prices are significantly higher in the local area compared to the rest of the district. The lower quartile value is regarded by the government and HNS practice guidance as the entry level price for market housing. The lower quartile point is regarded as the lowest price that a reasonable supply of housing is available in reasonable condition.
- 4.13 However, much of the following analysis in chapters 4 and 5 is based upon lower quartile values for different sizes and type of dwelling. This value is taken as the point at which households would require affordable housing if they are living in unsuitable housing and could not afford lower quartile prices or higher of the number of bedrooms they need. Clearly 25% of supply is below the lower quartile price and will be bought by households or investors. There is a risk that such households will find their accommodation unsuitable.

Table 4.4 Comparison of house prices between Long Ashton and North Somerset		
	Percentile 25 (lower quartile) £	Percentile 50 (median) £
Long Ashton	381,875	473,500
North Somerset	222,000	295,500

Source: Land Registry price paid 2021

Prices by dwelling type

- 4.14 Whilst Land Registry price paid averages are quoted above, the only further analysis possible is by dwelling type.
- 4.15 Prices vary considerably by house type (table 4.5) with the difference between detached and semi-detached of particular note.

Table 4.5 Variation in house price by type				
Type	Percentile 25 £	Median £	Percentile 75 £	Count
Detached	585,000	700,500	807,500	74
Flat	330,000	425,000	467,750	31
Semi-detached	391,750	475,000	595,625	58
Terraced	285,000	385,200	410,000	65

Source: Land Registry 2021/2

Prices by number of bedrooms

- 4.16 Many households consider the number of bedrooms needed to be a primary factor in their need to move home. The Land Registry does not publish sales by number of bedrooms. The following information is taken from the Rightmove website which is based upon Land Registry registered transactions cross references to its database and in most but not all cases. There is enough information to indicate the extent to which price varies by number of bedrooms.

Table 4.6 Variation in house price by number of bedrooms					
	1-bedroom £	2-bedroom £	3-bedroom £	4-bedroom £	5 or more- bedroom £
Lower quartile £	165,750	267,250	354,000	516,250	685,375
Median £	202,500	289,000	390,000	650,000	720,000
Range from £	129,000	196,000	275,000	382,500	500,000
Range to £	276,000	705,000	695,000	1,200,000	1,385,000
Number in sample	2	15	41	39	20

Source: Land Registry and Rightmove 2021/2

- 4.17 Table 4.7 below calculates the income required to service these entry level prices by number of bedrooms. This is a significant calculation as we base our assessment of whether or not a household is in affordable need on these numbers in comparison to their future housing requirements.

Table 4.7 Income needed to service the mortgage by number of bedrooms					
	1-bedroom £	2-bedroom £	3-bedroom £	4-bedroom £	5 or more- bedroom £
Purchase price	165,750	267,250	354,000	516,250	685,375
Minimum deposit (10%)	16,575	26,725	35,400	51,625	68,538
Mortgage required	149,175	240,525	318,600	464,625	616,838
Annual gross household Income required to service the mortgage	33,150	53,450	70,800	103,250	137,075

Source: Land Registry, Rightmove and arc4

- 4.18 The importance of table 4.8 building on table 4.7, is the indication of increase in purchase price affecting moving households needing to upsize and the implications for affordability. The gap between 3 and 4-bedroom is a substantial impact for growing families.

	Increase in price £	Increase in income required to fund £
1 to 2-bedroom	101,500	20,300
2 to 3-bedroom	86,750	17,350
3 to 4-bedroom	162,250	32,450
4 to 5 or more-bedroom	169,125	33,825

Source: derived from tables 4.6 and 4.7

The affordability of entry level market housing for sale

- 4.19 The following tables examine the affordability of market housing at the average lower quartile level price both generally and for selected key worker and low income groups using national pay scales. Several household configurations are examined. Additional tables show the income needed for selected affordable home ownership products.
- 4.20 Throughout the following affordability analysis, it must be borne in mind that a larger deposit, whether funded through savings, equity or 'the bank of mum and dad' will reduce the size of the loan and the income required to service it. It should also be recognised that household circumstances will dictate whether the household is eligible for a mortgage, the maximum that a lender is willing to offer and at what interest rate. Factors such as household expenditure, debt, savings and credit score are all assessed, and 'stress tested' by lenders.
- 4.21 In table 4.9, using average dwelling prices for the local area, we estimate the income required to service a mortgage or loan based upon standard assumptions of a 10% deposit and 4.5 income multiplier.

	Price Level Parish		Price Level District	
	Lower quartile £	Median £	Lower quartile £	Median £
Purchase price	381,875	473,500	222,000	295,500
Minimum deposit (10%)	38,188	47,350	22,200	29,550
Mortgage required	343,688	426,150	199,800	265,950
Annual gross household income required to service the mortgage	76,375	94,700	44,400	59,100

Source: Land Registry price paid and arc4

- 4.22 We have already noted that lower quartile prices in the parish are higher than the district of North Somerset. The difference in purchase prices is even larger at the median price point. At the lower quartile price point, individuals require an additional £31,975 of income to afford to live in the parish over the wider area, and £35,600 at the median price point.
- 4.23 Table 4.10 estimates the affordability of average lower quartile prices for selected key worker occupations and household configurations. It is apparent that using the 4.5 income multiplier no single income household at entry level (qualified) or pay after 3-years service (or average for the occupation in the case of nurses) could afford the average entry level price of £381,875. The table also indicates the house price that could be afforded at these household income levels.

Table 4.10 House Purchase Affordability (selected key workers and national minimum and living wages)				
Status	Annual Gross income	Value of mortgage based upon income	Salary required to fund LQ price	LQ price 2021/2
Police Constable				
Newly qualified	£31,143	£140,144	£76,375	£381,875
3-years experience	£34,728	£156,276	£76,375	£381,875
Nurse				
Newly qualified	£27,055	£121,748	£76,375	£381,875
Average	£35,000	£157,500	£76,375	£381,875
Fireman				
Newly qualified	£32,224	£145,008	£76,375	£381,875
3-years experience	£34,269	£154,211	£76,375	£381,875
Teacher				
Newly qualified	£28,000	£126,000	£76,375	£381,875
3-years experience	£31,750	£142,875	£76,375	£381,875
Minimum Wage				
1 x full time	£18,525	£83,363	£76,375	£381,875
1 x full time, 1 x part time	£28,405	£127,823	£76,375	£381,875
2 x full time	£37,050	£166,725	£76,375	£381,875
Living Wage				
1 x full time	£21,225	£95,513	£76,375	£381,875
1 x full time, 1 x part time	£32,591	£146,660	£76,375	£381,875
2 x full time	£42,510	£191,295	£76,375	£381,875

Source: national pay scales 2022, gov.uk 2022, Land Registry 2021/2 and arc4

- 4.24 In table 4.11 we consider the affordability of low-cost housing home ownership (LCHO) products defined as affordable housing within the NPPF 2021 annexe B definitions. Here we use the average lower quartile price as a benchmark before discount as most dwellings coming onto the market would be new build which tends to be offered at a higher price than resale housing.
- 4.25 10% shared ownership would be the most affordable option. The minimum share that can be purchased has been reduced to 10%. The income needed to fund this product would be £47,307 p.a., although this would still be unaffordable to households listed in table 4.10.
- 4.26 The second most affordable product is 30% discounted sale, potentially a First Homes product available only to first time buyers. In this example an income of £53,463 p.a. would be needed to fund a mortgage.

Table 4.11 The income required to fund selected low cost home ownership products	
Discounted sale (20% discount)	Costings/income required
Full price (based on 25th percentile)	£381,875
Starter home price (20% off full price)	£305,500
10% deposit on equity share	£30,550
Mortgaged amount	£274,950
Income required for mortgage	£61,100
Discounted sale (30% discount, potentially First Home scheme)	Costings/income required
Full price (based on 25th percentile)	£381,875
Starter home price (30% off full price)	£267,313
10% deposit on equity share	£26,731
Mortgaged amount	£240,581
Income required for mortgage	£53,463
Shared ownership 50%	Costings/income required
Full price (based on 25th percentile)	£381,875
Equity 50%	£190,938
10% deposit on equity share	£19,094
Mortgaged amount	£171,844
Service Charge (monthly)	£30
Rent (per month based on 2.75% on remaining equity pa)	£438
Income required for mortgage	£38,188
Income required for rent/service charge	£22,443.13
TOTAL	£60,631
Shared ownership 10% (minimum share)	Costings/income required
Full price (based on 25th percentile)	£381,875
Equity 10%	£38,188
10% deposit on equity share	£1,909
Mortgaged amount	£36,278
Service Charge (monthly)	£30
Rent (per month based on 2.75% on remaining equity pa)	£788
Income required for mortgage	£8,062
Income required for rent/service charge	£39,245.63
TOTAL	£47,307
Help to buy	Costings/income required
Full price (based on 25th percentile)	£381,875
Equity 75%	£286,406
Loan 20%	£76,375
Deposit 5%	£19,094
Mortgaged amount	£286,406
Income required for mortgage	£63,646
Loan fee (1.75% in year 6)	£1,337

Source: Land Registry and arc4

Intermediate (Affordable) housing ‘bandwidth’

- 4.28 When the definition of affordable housing within the NPPF is taken into account necessary to distinguish between affordable products for rent and affordable home ownership products. Practice guidance is clear on this point.¹⁰ The term intermediate housing is generally applied to the cap between social rents and entry level market housing.
- 4.29 Selective relevant quotes from the NPPF (February 2019) are (our emphasis):
- Annexe B, definition, affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions (list is selectively reproduced here);
 - Annexe B, definition, affordable housing (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 price*;
 - Annexe B, definition, affordable housing (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);
 - Paragraph 62: Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required; and
 - Paragraph 71: Local planning authorities should support the development of entry-level exception sites, suitable for first time buyers (or those looking to rent their first home).
- 4.30 So affordable housing applies to households whose needs are not met by the market and this is understood to be in terms of affordability and supply. This is why we use the 25th percentile price (both market sale and market rent) as a proxy for both affordability and supply. Our analysis of affordable need has two components. Firstly, those in need of housing that can only afford social rented prices and secondly those that can afford more than a social rent but not market prices. However, the affordability of market prices differs considerably between market rent and market sale which is illustrated in tables 4.12 and 4.13.

¹⁰ Local Housing Need Assessment: A guide to good practice (DETR 2000) paragraphs 2.23 and 4.48-4.51

Rented housing

- 4.31 Table 4.12 shows that on average, within Long Ashton, a household in housing need, seeking rented housing with a combined gross income of up to £48,048 could be regarded as being in affordable need.

Table 4.12 Difference in income needed to service a social rent and a minimum market rent			
	Social rent* £	Minimum Market rent **(Lower Quartile) £	Difference £
Weekly rent	97.37	231	133.63
Calendar monthly equivalent	422	1,001	579
Income required	20,252.96	48,048	27,795.04

Source: *Social Housing Regulator query tool 2019; **Zoopla 2020;

Affordable home ownership

- 4.32 Table 4.13 shows that on average, within Long Ashton, a household in housing need, with a combined gross income of up to £76,375 seeking affordable home ownership, could be regarded as being in affordable need.

Table 4.13 Difference in income needed to service a social rent and a minimum market			
	Social rent* (£PCM)	Minimum Market price ** (LQ)	Difference £
Price	422	381,875	n/a
Income required	20,252.96	76,375	56,122.04

Source: *Social Housing Regulator query tool 2019; **Land registry 2020;

Key findings: local house prices, rents and affordability

- 4.33 In summary, the housing market has seen a high proportion of detached and semi-detached dwellings with 3 or 4-bedrooms. Prices in the parish are substantially more expensive than the wider district, and entry level housing is unaffordable to many household groups.
- 4.34 It is noteworthy that the gap between lower quartile prices of 3 and 4-bedroom homes is sizeable. Over £32,000 extra income per annum would need to be found by the households and it will be a challenge for many younger households to be able to afford to upsize within the parish.
- 4.35 House price and income data enables us to define the parameters for the affordable home ownership products locally defined in the NPPF. For the purposes of this HNS, households would need a minimum income of £47,307 per annum income to afford the lowest cost affordable home ownership option (10% shared ownership. An income

of £76,375 per annum would be required to fund the entry level market house price (table 4.9).

Concluding remarks: affordable housing and truly affordable housing

- 4.36 This chapter contains a great deal of information on local house prices, rents and the income needed to service these housing costs. In chapter 2, table 2.1 we state the Government's definition of affordable housing¹¹ in relation to affordable rented housing and affordable home ownership.
- 4.37 It is clear that new build housing that meets the NPPF definitions of affordable home ownership housing may not be affordable to many households that aspire to it in areas with high house prices. This is because affordable home ownership prices are based upon market prices and discounts may be insufficient to enable housing to be affordable to some local households.

¹¹ NPPF 2021 Annex 2

5. Assessing housing need

Introduction and summary of the chapter

- 5.1 This section uses data from a household survey and the local authority housing register to estimate the demand for additional housing in the parish and the extent to which supply from the existing housing stock might meet that need.
- 5.2 The household survey questionnaire content, analysis and modelling closely follows government practice guidance for housing needs surveys. In particular the definition of housing need and the process for modelling the scale of affordable housing have been followed. We distinguish between housing need and aspiration and our findings only relate to:
 - households that are residents of the parish or who have a local connection to it;
 - households that are in housing need and are likely to move home or make their first home in the parish; and
 - households that are in need of affordable housing.
- 5.3 All respondents were asked for their view on the type of housing they thought would be needed in the parish in future.
- 5.4 The first part of the analysis of housing need focusses on the survey findings that are a snapshot of household circumstances and their housing needs at the time of the survey. This is all households irrespective of their existing or proposed future tenure.
- 5.5 The second part of the analysis focuses on the need for affordable housing. In accordance with good practice guidance, modelling is used to turn the snapshot of data of affordable need and supply into an annual flow of affordable need and supply. The key output is a measure of the imbalance between flows of affordable need and flows of supply.

About the household survey

- 5.6 The household survey was conducted during November 2022. All Royal Mail registered addresses in the parish of Long Ashton were sent a questionnaire and had the option of responding by post or online. 2,834 questionnaires were dispatched and 272 were returned. 222 of these were returned through the post, and 50 were completed online. Some of the questionnaires will have been delivered to vacant residential addresses. According to the census 2021 there were 2,595 households resident in the parish and if we use this number as a denominator the response rate was 10.5%.
- 5.7 This chapter reports the main outputs of the survey to inform the need for additional market and affordable housing and further information about local households – especially those that are proposing to move home or newly forming households seeking their first home.

Practice guidance and definitions used in the analysis

- 5.8 Firstly, the current definition of affordable housing need must be understood to differentiate between the need for market housing and affordable housing. According to the national planning policy framework (NPPF) 2021, Annexe 2, affordable housing need is defined as *'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 definitions'*. [These are fully listed in chapter 2].
- 5.9 This is why section 4 of this report seeks to understand local house prices and rents in some depth and establish the price and cost of entry level housing to the market. This information has been used in the following analysis.
- 5.10 It is important to appreciate that a substantial body of government guidance exists in the conduct of SHMA, HNS and LHNS.
- 5.11 The most detailed guidance¹² was produced in the year 2000 which is the bedrock of housing needs assessments and is still in use today by the leading consultancies. The principles are reiterated in the NPPG¹³. The practice guidance was written by leading academics and commissioned by the government to ensure that **consultants and clients had a common approach** to undertaking HNAs and interpreting findings.
- 5.12 The key features of best practice guidance some of which are reflected in the NPPG 2021 are:
- in the assessment of housing need; **no single source of data** should be wholly relied upon (multiple sources of data have been considered in this HNS and have been applied);
 - the criteria for a household being regarded as in housing need are defined¹⁴ (these definitions are adopted in a simplified format in this HNS);
 - household surveys and housing registers take a **snapshot** of the number of households in need at a point in time and these **need to be converted into annual flows** of households (this is done in this HNS);
 - the method for undertaking this conversion is the **'basic needs assessment model'** (BNAM) (the BNAM is used in the HNS and all SHMA and LHNS studies undertaken by arc4 and other leading consultants);
 - **the key output** is the imbalance between annual flow of households in need and flow of supply (not the stock) of affordable housing;

¹² Housing Need Assessments: A Guide to Good Practice (DETR) 2000.

¹³ NPPG 2021 affordable housing paras 020 to 024

¹⁴ Housing Need Assessments: A Guide to Good Practice (DETR) 2000 table 4.2

- further analysis is needed to disaggregate the key output between the flows affordable rented housing and the affordable home ownership. (The HNS includes this analysis); and
- housing registers can underestimate levels of housing need.

Crosstabulations

- 5.13 It would be impossible to comprehensively report on survey findings as around 50 questions were asked, covering around 450 variables. A variable is an answer given to a specific question from a list of possible answers. Only the most significant crosstabulations of data variables was undertaken. Each crosstabulation used in this report is explained at the point that it is used. The dataset, which is anonymous, is available for additional ad hoc enquiries should the need arise.
- 5.14 A simple example of a crosstabulation is as follows. A survey of 50 people was undertaken. Each respondent was asked to state their gender and were asked other questions, in this example, how many pets they owned, if any, and what sort of pet they owned (cat, dog etc). From this information you can simply state the number of pets that were owned in total by adding up the answers. However, by using a *crosstabulation* of the data you can find out the answer to more questions such as do more men than women own pets? do more men than women own dogs? etc.
- 5.15 We now report key findings on a topic-by-topic basis based upon questions used in the questionnaire.

Respondent's general views on priorities for future housing in the parish

- 5.16 Tables 5.1, and 5.2 record respondent views of what they consider to be priorities for future housing in the parish. This is in terms of groups of people and types of dwellings needed in the parish. Note that this was a multiple-choice question and in some cases respondents did not record any priority, so the totals vary on each row. Accordingly, percentages are calculated on the basis of the response to each option rather than the number of households resident in the parish.
- 5.17 Table 5.2 shows that a greater number and proportion of respondents would prioritise smaller homes being built in the parish – whether for singles, couples, families or older households wishing to downsize, and energy efficient homes. Large, detached dwellings and town houses are not seen to be a priority by many respondents.

Table 5.1 If new homes were to be built in the future in the parish, which types would you consider a priority for the community?

	Priority: Number				Priority: %			
	High	Some	None	Total	High	Some	None	Total
Small homes for singles or couples	56	70	37	163	34.4	42.9	22.7	100
Small family homes (2 or 3-bedroom)	79	73	27	179	44.1	40.8	15.1	100
Larger family homes (4 or 5-bedroom)	22	44	80	146	15.1	30.1	54.8	100
Homes that facilitate working from home	27	62	55	144	18.8	43.1	38.2	100
Smaller homes to enable older people to downsize	55	73	32	160	34.4	45.6	20.0	100
Supported living (sheltered housing or extra care)	41	79	35	155	26.5	51.0	22.6	100
Detached houses	16	42	78	136	11.8	30.9	57.4	100
Semi-detached houses	20	62	51	133	15.0	46.6	38.3	100
Terraced houses	13	58	61	132	9.8	43.9	46.2	100
Town houses (3-storey)	8	38	83	129	6.2	29.5	64.3	100
Bungalows	35	70	46	151	23.2	46.4	30.5	100
Flats or apartments	26	52	61	139	18.7	37.4	43.9	100
Homes with high levels of energy efficiency or Eco Homes	133	32	22	187	71.1	17.1	11.8	100
None of the above	6	1	35	42	14.3	2.4	83.3	100

Source: household survey data

5.18 In Table 5.2, respondents would prioritise houses affordable to first time buyers and affordable homes to rent, with some degree of priority also assigned to older person's housing. Relatively few respondents would consider self-build housing a priority in the parish or homes to rent from a private landlord.

Table 5.2 Which household groups should be considered a priority for the community, if any, in future?								
	Priority: Number				Priority: %			
	High	Some	None	Total	High	Some	None	Total
Homes affordable to first time buyers	96	77	29	202	47.5	38.1	14.4	100
Age restricted housing for older people	45	78	48	171	26.3	45.6	28.1	100
Homes to rent (private landlord), affordable to average income households	25	67	68	160	15.6	41.9	42.5	100
Homes to rent (social landlord) affordable to low-income households	56	59	58	173	32.4	34.1	33.5	100
Housing suited to frail elderly or disabled people	51	93	30	174	29.3	53.4	17.2	100
Affordable home ownership such as shared ownership	28	65	59	152	18.4	42.8	38.8	100
Those wishing to build their own homes (self/custom-build)	12	53	87	152	7.9	34.9	57.2	100
Homes for multi-generational families (including annexes)	15	79	60	154	9.7	51.3	39.0	100

Source: household survey data

Older person's housing options

5.19 The questionnaire asked respondents aged over 60 what they consider and expect their housing options to be in the future. The following table clearly shows the majority of respondents expect to remain in their current accommodation rather than move into a smaller dwelling or any form of supported accommodation.

Table 5.3 If you are aged 60 years or over, please tell us about any future options you would realistically consider or expect.

	Consider	Expect
Continue to live in your current accommodation for the foreseeable future with support or adaptations when needed	32	113
Live independently, closer to health and essential services	18	18
Live independently in a smaller or more manageable dwelling	40	10
Live in age restricted sheltered housing as a social or private tenant	18	1
Live in leasehold age restricted flats or apartments with support (similar to McCarthy and Stone retirement living)	19	3
Live in rented housing with a high level of care and support	10	0
Live in an annexe to my children's accommodation	13	2
Live with children other relative or friend who could provide support	6	0
Live in a care or nursing home	20	4

Source: household survey data

- 5.20 62 respondents answered the question '*If you are aged 60-years or over and are thinking of moving home would you expect to remain living within Long Ashton?*'. 18 answered no, 44 answered yes.
- 5.21 The main reason for moving away from Long Ashton is to move closer to family, or cheaper accommodation, and the main reasons households plan to remain in the area are local connection, and being close to friends and/or family.

The characteristics of moving households

- 5.22 Up to this point information from respondents have been reported without any statistical adjustment. The remaining tables in chapter 5 have been upscaled to represent the household population of the parish as whole. Tables report the scaled-up numbers and the baseline number. 272 questionnaires were returned and the best estimate of the household population is 2,524. So actual (or baseline) response to each question has been upscaled to represent the household population as a whole.
- 5.23 Upscaling of survey responses is unavoidable. In brief, readers will see that the key output of the following analysis is to compare the level of need to the level of supply. The level supply is an actual number not a sample. It would be both illogical and misleading to compare the need based upon a sample of 272 households to the actual number of dwellings that form the supply. Upscaling is therefore necessary to

compare need and supply on a like for like basis. Readers will note that the findings based upon this assumption are reality checked by using housing register data in place of survey data in accordance with the good practice guidance.

- 5.24 According to the Housing Needs Survey, 610 households plan to move home at some point over the next 5-years. This is based upon 64 of the 272 responses. Of these 400 (base 42) households, when asked *'What is the main reason you want to move home in the next five years'*, specified a main reason for seeking to move home that shows a need to move, rather than a desire. The need factors used in the questionnaire were derived from the good practice guidance¹⁵.
- 5.25 As a reality check we note from table there were 228 registered sales in 2021/2 which is in excess of the survey response of $591/5=118$ per annum. Not all of the 591 moving households (over a 5-year period) will purchase a dwelling, many will rent.
- 5.26 The reasons for seeking to move home stated by respondents are presented in table 5.4.

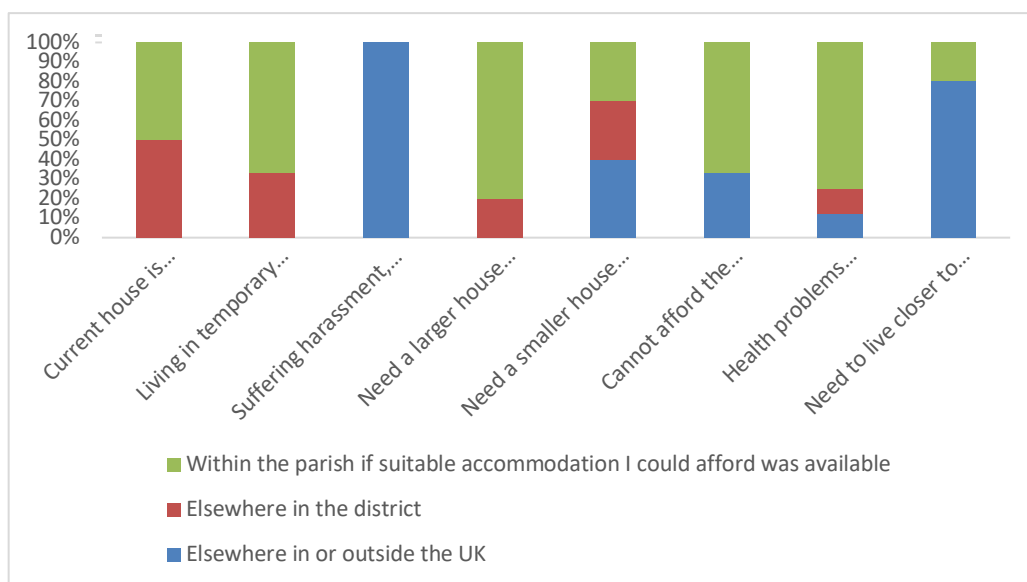
Table 5.4 Main reason for needing to move home	
'Need to move' reasons	
Reason	Count
Current house is overcrowded	19
Living in temporary accommodation and need permanent accommodation	38
Suffering harassment, threat of harassment, crime or domestic abuse	9
Need a larger house	76
Need a smaller house	108
Cannot afford rent or mortgage payments	28
Health problems and/or need housing suitable for older/disabled person	75
Need to live closer to family or friends to give or receive care or support	47
Total	400
Base	42
'Aspire to move' reasons	
Want to live in a nicer house or area	69
Would like to live in a particular school catchment area	9
Would like to live closer to family or friends	19
Other reason	113
Total	210
Base	22
Base Grand Total	62
Scaled up Grand Total	610

Source: household survey 2022

¹⁵ Housing Need Assessments: A Guide to Good Practice (DETR) 2000 table 4.2

- 5.27 The smaller number of households wishing to move for aspirational reasons are not considered to be in housing need and are not included in the remainder of this analysis. One household also wishes to move into a care home, so is excluded from the remainder of the analysis as it is not seeking dwelling.
- 5.28 Not all households that are in housing need and wish to move home would seek to remain living in the area. Respondents were asked if they would prefer to live within Long Ashton parish, or if they would prefer to move elsewhere in the North Somerset district, or elsewhere in or outside of the UK. The information here is based upon a crosstabulation of households that plan to move, are in some form of housing need, and where they plan to move to.
- 5.29 Of the households in housing need that are seeking to move home, 219 households (36% of 610 moving households) (base 23) would remain in Long Ashton. 287 households would remain in the district, but live outside of the parish, and the remaining 104 households would live elsewhere in or outside of the UK. The reasons listed in table 5.4 are broken down by where households wish to move to in Figure 5.2. This shows each reason households are in housing need, with where the households intend to reside shown as a percentage. The reasons have been abbreviated so that they can be identified clearly and are displayed in the order they are displayed in table 5.6.

Figure 5.2 Reasons households seeking to move home, and where to.



Source: Household survey 2022

- 5.30 This shows what factors are the drivers in why households might be leaving the area. A significant number of moving households in housing need wish to remain in the area, and the reasons for moving away are more likely to be about proximity to family than the accommodation being inappropriate in some way.
- 5.31 Table 5.5 summarises the homes required in terms of number of bedrooms by those that are in housing need and wish to remain in the area.

Bedrooms	Number	Percent
1	22	10.0
2	66	30.1
3	95	43.4
4	27	12.3
5	9	4.1
Total	219	100
Base	23	

Source: household survey 2022

- 5.32 40% of the need is for 1 and 2-bedroom dwellings. 83% of the need is for 1, 2 or 3-bedroom dwellings.
- 5.33 Table 5.6 presents survey findings regarding preferred tenure of moving households that have been reality checked for affordability. For this, we will just look at the tenure of those moving from and remaining in the study area.
- 5.34 Please note that respondents are not asked if they wish to move into Affordable Home Ownership (AHO) dwellings in this question – this asked in a later question and is assessed in paragraph 5.39.
- 5.35 The evidence suggests there is a desire to move away from insecure private rented dwellings into owner occupied tenures. An additional factor may be that households are renting housing to enable them to move into the area giving them time to await a suitable house to purchase.

	Current	Future	Difference
Owner-occupied	86	95	10
Affordable	67	114	48
Private rented	67	10	-58
Total	219	219	
Base	23	23	

Source: household survey 2022. Rounding errors are present

The characteristics of newly forming households

- 5.36 Evidence from the household survey suggests 229 people (base 24) are planning to leave an existing household and find a place of their own over the next 5-years. Of these, 76 (base 8) plan to remain in the study area.
- 5.37 All of the newly forming households remaining in the area are single person households.

- 5.38 The bedrooms required by these newly forming households are presented in table 5.7, and tenure sought in table 5.8.

Bedrooms	Number	Percent
1	29	38
2	29	38
3	19	25
Total	76	100
Base	8	

Source: household survey 2022

Tenure Type	Number	Percent
Owner Occupied*	38	50.0
Affordable	29	37.5
Private Rented**	10	12.5
Total	76	100
Base	8	

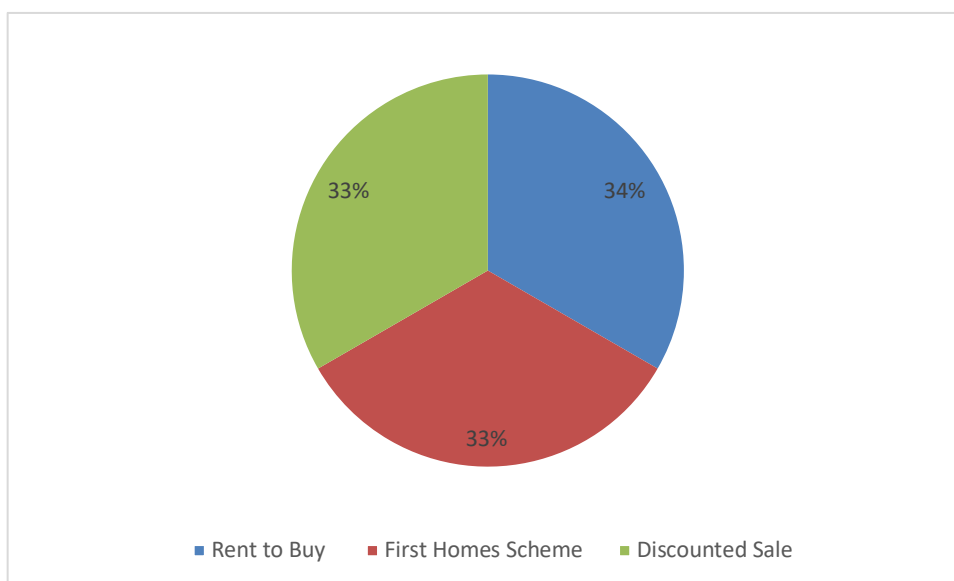
Source: household survey 2022

*Includes those seeking affordable home ownership

** Would need to claim housing benefit/universal credit housing element

The level of interest in affordable home ownership

- 5.39 There are a number of affordable home ownership options available. With the Government launching its First Homes scheme, and further options for discounted sale and shared ownership and the related rent to buy scheme available to households. The new Help to Buy scheme however is not classed as affordable housing by the government. Both First Homes and Help to Buy are now restricted to first time buyers.
- 5.40 The survey questionnaire asked both existing households that plan to move, and newly forming households, if they would consider any of these options. Whilst we have already considered tenure for existing households at table 5.8, some households declared they would be interested in these options – even if it looks like they might not need to rely on them, or they expressed interest in multiple options. Half of existing households and two thirds newly forming households stated that they would be interested in affordable home ownership. Figure 5.3. show expressions of interest for affordable home ownership options with most interest being in the new First Homes scheme although there is a similar level of interest in other options except shared ownership. There was significant interest in rent to buy which potentially leads to shared ownership.

Figure 5.3 Interest expressed in affordable home ownership options

Source: household survey 2022

- 5.41 In the case of First Homes, we assume that households considered themselves eligible for the scheme as the survey questionnaire was clear about the criteria for it. The evidence certainly suggests interest in the First Homes scheme, with shared ownership being the least popular.

Summary of current need by tenure

- 5.42 The following table summarises the five-year housing need for the study area from both existing and newly forming households based solely on the household survey data.
- 5.43 Individual responses to the survey were carefully analysed to ensure that plausible decisions have been made on the affordability of options to households to ensure that respondents expectations in terms of affordability are realistic. Any assumptions that have been made, are based upon an individual's preference for in affordable housing (affordable rented and homeownership) options commensurate with the income levels they have identified, or what they have told us is affordable to them.
- 5.44 The following data have been derived from crosstabulations of household survey data involving the questions of local connection (to North Somerset) housing need, intention to move home, whether existing or newly forming household's location of the future home was the parish.

Tenure	Existing households	Newly forming households	Total Households
Market sale	95	29	104
Market rent	10	19	28
Affordable rent	57	19	57
Affordable home ownership e.g. First Homes	57	10	66
Total	219	76	296

Source: household survey 2022. NB base numbers stated in previous tables. Rounding errors are present.

NB total affordable need is 57+57+19+10=143)

- 5.45 Table 5.9 shows the number of households that were assessed as requiring and being able to afford either market or affordable housing and the latter has been disaggregated into affordable rented housing and affordable home ownership according to their preference. The affordable number (143) is taken forward into the affordable need modelling presented later in this chapter.
- 5.46 Bedroom requirements by dwelling type are presented in table 5.10. This shows that those able to afford market housing are seeking a higher proportion of 3-bedroom homes and lower proportions of 1 or 2-bedroom homes than those needing affordable rented housing. As indicated in table 4.8 some growing households needing 4-bedroom accommodation are looking to the affordable home ownership tenure to achieve this.

	Market number required	Affordable rent required	Affordable Home Ownership required	All	Market number required	Affordable rent required	Affordable Home Ownership required
Number of bedrooms	Number			Row total	Percent		
1	19	19	0	38	12.5	25.0	0.0
2	48	48	38	134	31.3	62.5	57.1
3	86	10	0	95	56.3	12.5	0.0
4	0	0	19	19	0.0	0.0	28.6
5	0	0	10	10	0.0	0.0	14.3
	153	76	67	296	100.0	100.0	100.0

Source: household survey 2022. Base stated in previous tables.

- 5.47 The above is gross need and no allowance has been made for use of vacancies.

How should the scale of need be interpreted?

- 5.48 A HNS cannot be considered robust if it is not interpreted correctly. There are 2 principal misconceptions about interpreting data presented in HNS studies which are addressed if the good practice guidance is followed.
- 5.49 **The first misconception is that households in need is a finite number.** In fact there is a *flow* of households in need that never stops because the circumstances of people and households are constantly changing. Households will continue to form as children grow up and as adults form new relationships. Household needs will change due to factors such as age, birth of children, illness or death of family members, change in economic circumstances. At the same time their current dwelling may fall into disrepair or become unsuitable for their changing needs¹⁶. Our household survey was designed to capture all of these factors affecting households.
- 5.50 Therefore it would be over simplistic and inappropriate to conclude that *'the need is X households'*. We have to employ a model to turn this snapshot of need into an annual rate of flow i.e. *'Y households per annum'*.
- 5.51 The scale of the flow may change from time to time and this is why HNS studies should be repeated every 5-years.
- 5.52 Further, we would also highlight the underlying trends detected by the household survey that should be taken into account when assessing levels of housing need in the parish. The first important trend is affordability which is worsening as house prices rise. Many new households are unable to participate in the local home ownership market as they cannot afford to do so, neither can key worker or other households unless they have significant equity or savings or more than one income. The second most important trend is demographic change. We have also evidenced from household projections that the population is ageing. None of the above will be addressed unless newbuild housing actually addresses these needs.
- 5.53 **The second misconception is that the future flow of housing supply of affordable housing can be accurately predicted** which is why in this report up until table 5.10 we have reported gross need (i.e. not taking account of supply).
- 5.54 Further analysis of the need for affordable housing below, will focus on modelled data using the basic needs assessment model (BNAM) which turns the above snapshot information into annual flows of need and factors in several sources of supply.

¹⁶ Housing Need Assessments: A Guide to Good Practice (DETR) 2000 table 4.2

Turning the snapshot of affordable need into a flow: the basic needs assessment model (BNAM)

- 5.55 The fundamental concept that sits behind the good practice guidance and the National Planning Practice Guidance (NPPG) 2021¹⁷ is an understanding of how the quantity of housing need should be stated. As alluded to in paragraph 5.49 above, the correct unit of measurement is households per annum, in other words the rate of flow of households in need. The role of the model is to turn snapshots of need from sources such as a housing register or household surveys into annual flows of need. Snapshots are of limited value as they do not reflect a real-world dynamic situation of existing households falling into need as their circumstances change and new households forming.
- 5.56 The importance of the Basic Needs Assessment Model (BNAM) is that it is the tried and tested method for converting snapshot levels of households in housing need (from household surveys or housing registers) into flows. The concept and the BNAM process has been accepted as sound by innumerable Local Plan and planning appeal inspectors.

Stages of the BNAM

- 5.57 There are 4 main stages to the model:
1. snapshot quantity of existing households in affordable housing need;
 2. snapshot quantity of newly forming households in affordable housing need;
 3. conversion of snapshots of affordable need into annual flows; and
 4. estimation of the flow supply from the existing affordable stock and committed future supply from new build
- 5.58 Because the NPPF 2021 defines several affordable rented and affordable home ownership products we ensure that each is disaggregated at need and supply stages of the model.

Affordable housing need

- 5.59 We apply the model to more than just the household survey data. Snapshots of housing need have been derived from the household survey and the council's housing register. However careful consideration needs to be given to housing register data as its scope is mostly to record existing households in social/affordable rented need. We need to add in estimates of annual newly forming need and need where households have expressed a preference for affordable home ownership. Only by making these adjustments from the best available data, can we compare findings from different data sources on a like for like basis.

¹⁷ NPPF 2019 affordable housing paras 020 to 024

- 5.60 The findings of the **need side** of the model Stages 1, 2 and 3 are presented in table 5.11.
- 5.61 A full description of the BNAM model and the assumptions we have made regarding inputs to the BNAM are contained in the technical appendix at the end of this report.

Step #	Step	Upscaled survey evidence
1	Snapshot quantity of existing households in affordable housing need	114
2	Snapshot quantity of newly forming households in affordable housing need	29
	Sub total	143
3	Conversion of snapshots of affordable need into annual flows (divide by 5) (households per annum)	29

Source: Household survey 2022 (table 5.9), NB rounding errors may be present. Unrounded and base numbers are presented in the technical appendix.

- 5.62 Data in table 5.11 shows that according to the survey broadly 50% of the affordable need is for affordable home ownership, 50% for social or affordable rent (67/75).
- 5.63 The survey based affordable need gross flow of 29 households per annum should be regarded as an underestimate. This is because the survey was targeted on local residents and as such it cannot record need from households that do not live in the parish but have a connection to it. The evidence suggests that the number of households with a local connection is significant as a number of households leave the parish annually and this number accumulates.
- 5.64 As noted at the start of this chapter, the good practice guidance states that more than one source of data should be used in the HNS. We asked the council to provide housing register data using a Freedom of Information (FOI) Act, the response to which is stated in the technical appendix. Housing register data should not be regarded as an accurate comparator to survey data as it is not an objective or comprehensive system for assessing affordable need:
- councils restrict who is eligible to register;
 - registration is voluntary, people in need may choose not to register and tend not to register if they believe that a timely offer of accommodation can be made;
 - it does not record those who are seeking affordable home ownership; and
 - it does not take account of newly forming households as specified by the good practice guidance.
- 5.65 Data supplied by the council in response to our FOI request is difficult to interpret. The council told us that 750 applicants stated they were seeking to live in Long Ashton.

- This means that competition for vacancies through the Homechoice system will be intense and justifies our assumption in the BNAM supply model that only a fraction of vacancies will benefit parish residents in affordable need.
- 5.66 The FOI response states that 24 parish residents and 28 with a local connection are on the register. These numbers are not plausible as a snapshot level of need compared to survey and prevalence rate findings when the scale of local supply and challenging levels of affordability due to high house prices are taken into account. Readers are reminded that there has been no affordable housebuilding in the parish for a number of years.
- 5.67 We have modelled housing register data and this appears in our technical appendix. The key finding is that for local connection data we estimate a gross unmet need for 23 dwellings per annum which should be regarded as an underestimate for the reasons outlined in paragraph 5.64 above.
- 5.68 The FOI response stating 750 applicants are seeking affordable rented housing in the parish is noteworthy and has severe implications for local need as discussed in paragraph 5.66. This has not been modelled but the inference remains that Long Ashton is playing a limited role in meeting the districts affordable need overall in preference to local households.
- 5.69 To reflect this, we have undertaken an exercise to examine the pro rata number of households on the district housing register published by the Government's Live table 600. The detailed steps are presented in the technical appendix but by this method we find the gross flow of need to be 42 dwellings per annum which is higher than the survey findings.
- 5.70 So, in conclusion, the good practice guidance states that more than one method should be used to assess the level of need. We have used 3 methods (survey, prevalence rates and housing register) and modelled 4 sets of data. The flow of gross need ranges from 22 to 43 dwellings per annum with the household survey at 29 dwellings per annum being a little lower than the average value of all 4 sets of data (34 dwellings per annum).
- 5.71 Prevalence rates are explained in the technical appendix.

Affordable supply

- 5.72 Stage 4 of the model assesses **supply side** data and arrives at the net imbalance between supply and demand flows. arc4 has refined the last stage of the model to distinguish between affordable rented housing and affordable home ownership imbalances.
- 5.73 The last stage of the model is estimating affordable supply and deducting the flow of affordable supply from the flow of households in need of affordable housing. The good practice guidance is clear that estimating supply is complex as it varies from year to year and committed supply from new build is subject to interpretation.
- 5.74 Supply comes from two sources; vacancies from within the existing stock of housing (relets and resales) and new build (first lettings and sales). These types of supply have different impacts on the unmet need for affordable housing which will be explained

later. Also future supply from extant planning consents should be taken into account provided this is committed supply. It is our practice not to include outline consents as committed supply or allocated sites where full planning consent has not been obtained,

- 5.75 Regarding vacancies *in the existing stock* (relets), snapshot supply data as at 2022 has been obtained from the council. We have adjusted this level of supply downward as the council's letting system allocates some parish affordable supply to non-parish residents. We have taken this step as our aim is to measure unmet need for affordable housing arising from parish residents so only a relevant proportion of the supply should be taken into account.
- 5.76 Regarding vacancies *for the affordable home ownership stock* the census 2011 recorded a stock of 40 units and we have reflected the small amount of supply that will arise from this annually at 2 units. Again it is likely that vacancies will not be purchased by local households. Although census 2022 data shows that the stock has reduced in size.
- 5.77 Regarding future new build, we could find no consented supply of affordable housing from the council's planning portal.
- 5.78 Further assumptions that we have used in stage 4 of the model are explained in the technical appendix at the end of this report. Please note that in table 5.12, a negative number in the right most 3 columns describe an undersupply of affordable housing.
- 5.79 The table can easily be used to model the impact of future supply as development proposals come forward and can be regarded as committed supply if they receive full planning consent.
- 5.80 The key finding from table 5.12 is that annually for the next 5-years on the basis of household survey data, (the time horizon of the HNS) there is a need for an additional flow of around 22 affordable dwellings per annum. Cumulatively there is a 5-year unmet need of 108 dwellings (49 affordable rent and 59 affordable home ownership).
- 5.81 Readers are reminded that this finding should be regarded as a minimum number as the HNS cannot take into account need from households living outside the parish with a local connection to the parish. Survey evidence suggests that cumulatively this will be a large number of households as a large proportion of households told us they would leave the parish to find suitable housing they can afford.

Table 5.12 Summary of the detailed analysis of the flow of supply and affordable need (household survey outputs)

	Gross flow of need			Supply flow from vacancies			Supply flow from first lettings and sales			Supply flow from all sources			Imbalance between supply and need		
	Affordable rent	Affordable home ownership	Affordable total	Affordable rent	Affordable home ownership	Total	Affordable rent	Affordable home ownership	Total	Affordable rent	Affordable home ownership	Total	Affordable rent	Affordable home ownership	Total
Year 1	15	14	29	5	2	7	0	0	0	5	2	7	-10	-12	-22
Year 2	15	14	29	5	2	7	0	0	0	5	2	7	-10	-12	-22
Year 3	15	14	29	5	2	7	0	0	0	5	2	7	-10	-12	-22
Year 4	15	14	29	5	2	7	0	0	0	5	2	7	-10	-12	-22
Year 5	14	13	27	5	2	7	0	0	0	5	2	7	-9	-11	-20
5-year totals	74	69	143	25	10	35	0	0	0	25	10	35	-49	-59	-108

Source: household survey, and data from SNDC

Note: a negative number in the rightmost 3 columns indicates a shortfall in supply.

Implications of unmet need for affordable housing

- 5.82 If the *flow* of affordable need is not met the options facing households are:
- to leave the area in order to find suitable housing they can afford; or
 - to stay put and endure unsuitable housing; or
 - in the case of newly forming households, do not form or continue to share housing.
- 5.83 We have noted that many households told us they plan to leave the area to find suitable housing they can afford. However, in reality many will also turn to the private rented sector.
- 5.84 The English Housing Survey (EHS) headline report 2021 provides relevant information in respect to the role of the tenures. The report shows the tenure that the sample of new households achieved in 2021 across England, subject to rounding errors:
- Owner occupation 27%
 - Social rent 13%
 - Private rent 60%
- 5.85 It is clear that most new households rely upon rented housing whether market or social rent. Private rented sector housing often ‘takes the strain’ where affordable supply is inadequate, or households are unable to afford local house prices. The HNS demonstrates that in the parish, the private rented sector cannot fulfil this role due to the small size of the stock and the stock of affordable housing is insufficient to meet the established level of need.
- 5.86 HNS Tables A2.1 and 3.1 show that the proportion of private rented homes in the study area was a lower proportion of the stock compared to the district and England as a whole – some 275 units (294 census 2021). Figure A2.3 shows that 46% are detached and semi-detached houses. Table A.2.5 shows that over half of the units are 3 or more-bedroom homes. We understand that a proportion of flats in the parish are age restricted for older people. Accordingly, the private rented sector stock will generate relatively few vacancies many of which would not be suitable or affordable entry level housing for new households.
- 5.87 Further, the local housing allowance rates for 2 or more-bedroom housing would be unaffordable to most of the key worker households and 3 or more-bedroom housing would not be affordable to many households of all types.
- 5.88 The implication of the above is that rented housing whether affordable or market, is of such scale as not to present a feasible option for many households unable to meet their needs through home ownership and supply of affordable home ownership is small compared to other tenures. These households have little choice but to find suitable housing they can afford outside the parish.

Summary and key findings of section 5

- 5.89 The section is in 4 parts:
- information about the survey and the relevant practice guidance;

- analysis of snapshot data from the survey;
 - modelling of the data from the survey and comparison of findings using other sources of data; and
 - further relevant data from external sources such as the Survey of English Housing.
- 5.90 The first part of the analysis of housing need focusses on the survey findings that are a snapshot of household circumstances and their housing needs at the time of the survey. For the avoidance of doubt this is all households irrespective of their existing or proposed future tenure.
- 5.91 Key findings from the snapshot are:
- 108 (27%) of households in need that intend to move home in the next five-years needed a smaller home whilst 76 (20%) stated that they needed a larger home;
 - 20% cited financial reasons or issues to do with security of tenure;
 - 20% cited healthcare problems;
 - of those households that are living in unsuitable housing 219 (36% of all moving households) were seeking to remain in the parish, those seeking to leave were mostly moving to give or receive care or support or relocate for employment;
 - 76 (33%) of newly forming households wish to remain in the parish;
 - All newly forming households will be single person households;
 - there is likely to be a future shortage of 1, 2 and 3-bedroom dwellings across all tenures;
 - regarding affordable rented housing, survey data shows that 88% of the need is for 1 and 2-bedroom housing; and
 - overall, the survey snapshot found that 143 households were likely to be in affordable housing need across the 5-year horizon of the survey.
- 5.92 Broadly these quantitative survey findings reflect the qualitative views of respondents about priorities for new build housing in Long Ashton. In our survey respondents told us that their priorities would be for smaller homes being built in the parish – whether for singles, couples, families or older households wishing to downsize, and energy efficient homes. Large, detached dwellings and town houses are not seen to be a priority by many respondents. Respondents also told us that they would prioritise houses affordable to first time buyers and affordable homes to rent, with some degree of priority also assigned to older person’s housing. Relatively few respondents would consider self-build housing a priority in the parish or homes to rent from a private landlord.
- 5.93 It is necessary to convert this snapshot data into an annual flow of households in order to compare need to flow of supply that will arise from vacancies and committed new build housing. The Basic Needs Assessment Model (BNAM) is used to achieve this.
- 5.94 When annualised by the BNAM to turn snapshot survey data into an annual flow, there is an affordable need of 29 existing and newly forming household per annum. This is regarded as a minimum measure of affordable need using this method;

- 5.95 If prevalence rate data instead of survey data is adjusted to include newly forming households and those seeking affordable home ownership there are 36 households per annum in affordable need. Housing register data is also used to estimate need for comparative purposes, and this is summarised in table 9.1 of the technical appendix.
- 5.96 Survey data suggests that 50% of the households in need would prefer affordable home ownership rather than social or affordable rented housing.
- 5.97 Affordable supply from vacancies and projected first lettings and sales is projected forward to arrive at an estimate of the amount of supply to deduct from the above gross affordable need. Supply from new build is subject to interpretation. The supply is based upon recent supply from affordable vacancies allocated to local households.
- 5.98 Overall, the net 5-year need for affordable housing is 108 dwellings around 22 dwellings per annum.
- 5.99 It is important to note that this finding is for the 5-year period 2022 to 2026 inclusive. Supply and demand flows would need to be re-measured in 2026 to arrive at the level of unmet affordable need for the following 5-years.
- 5.100 We conclude that need exists for my client's development proposal. HNS findings reveal a wider context to this need:
- no additional new build supply has been built in the parish for over a decade despite an annual flow of need being present;
 - according to the census there are fewer households living in affordable housing in the parish over the decade 2011 to 2021;
 - due to the s106 agreement and policy within the neighbourhood plan, the additional supply arising from the site would be let to local people in perpetuity; and
 - the objectives of the neighbourhood plan would be met, conforming with policy LHN 3 and LHN 4 concerning local requirements, housing mix, as well as enabling downsizing and ensuring that dwellings would help to meet local need in perpetuity.

6. Key findings and conclusions

Introduction and summary of the chapter

- 6.1 Our aim in this section is to consider all relevant information and form a balanced assessment of the level of unmet housing need in the parish.
- 6.2 Additional affordable housing is needed and should aim to address some apparent imbalances between the housing supply and households:
- the need to retain a proportion of existing and newly forming households that would otherwise leave the area;
 - the need to achieve a larger proportion of affordable home ownership in the housing stock; and
 - the need to enable older households to downsize without leaving the community;
- 6.3 These would be achieved by ensuring that smaller homes with 1, 2 or 3-bedrooms were built in future, and some emphasis on the affordable home ownership tenures.
- 6.4 The annual flow of households in affordable need exceeds the available supply to such an extent that my client's proposed scheme is justified.
- 6.5 Chapter 2 sets the context for this HNS by referencing the National Planning Policy Framework (NPPF) in particular the current definition of affordable housing. Reference is also made to the importance the government attaches to development enabling mixed communities to retain a wide range of households and achieve a mix of housing size, type and tenure. Reference is made to the Local Plan and the Neighbourhood Plan.
- 6.6 Chapters 3 and 4 demonstrate that in many respects the parish cannot be regarded as mixed and balanced when compared to district and national profiles. As at census day 2011, the key features of the housing stock were, when compared to wider geographies, the predominance of detached dwellings and lower proportion of flats and terraced houses. Regarding number of bedrooms, similar to the wider geographies, 3-bedroom dwellings formed the highest proportion of the housing stock, although the large proportion of 4 and more-bedroom dwellings compared to the wider geographies is evident. Most dwellings are owner-occupied dwellings.
- 6.7 Comparing data between the 2011 and 2021 censuses it is evident that the number of households living in affordable housing has reduced, possibly due to the purchase of stock under the right to buy/acquire and shared ownership households becoming sole owners.
- 6.8 The main household types in Long Ashton were single under 65s, and married couples with a smaller proportion of single parent households.
- 6.9 The population projections for the district reveals an aging population set to grow significantly over the coming years.

- 6.10 According to data from the Land Registry and Rightmove, the gap between average prices of 2 and 3-bedroom and 3 and 4-bedroom homes being large, will challenge many younger households and growing families to be able to afford to upsize into home ownership within the parish. With a small social and private rented sector they may not be able to rent locally either.
- 6.11 Chapter 4 also demonstrates that much of the market housing supply through vacancies consists of or 3 and 4-bedroom houses, and there is potentially little supply of flats and 1-bedroom dwellings. Unless this is addressed through new-build housing, the area will not be able to retain its younger or older population.
- 6.12 Chapter 5 reported on the information and data gathered from the household survey. Firstly, it presented snapshot data. Overall, the survey found that over the next 5-years 219 existing households and 76 newly forming households are likely to be in housing need and would seek to remain in the parish. Overall, there is likely to be a shortage of 1, 2 and 3-bedroom dwellings across all tenures.
- 6.13 The survey snapshot found that 114 existing and 29 newly forming households are likely to be in *affordable* housing need, 143 in total over the 5-year horizon of the survey.
- 6.14 Broadly these quantitative survey findings reflect the qualitative views of respondents about priorities for new build housing in Long Ashton. In our survey respondents told us that their priorities would be for smaller homes being built in the parish – whether for singles, couples, families or older households wishing to downsize, and energy efficient homes. Large, detached dwellings and town houses are not seen to be a priority by many respondents. Respondents also told us that they would prioritise houses affordable to first time buyers and affordable homes to rent, with some degree of priority also assigned to older person’s housing. Relatively few respondents would consider self-build housing a priority in the parish or homes to rent from a private landlord.
- 6.15 Regarding affordable need, in accordance with government good practice guidance the recommended Basic Needs Assessment Model (BNAM) is employed to turn snapshot data onto annual flows of households in need. The model then compares the flow of households in affordable need to the flow of supply. The model recognises that need and supply must be separately accounted for in respect of social/affordable rented housing and affordable home ownership due to the current definition of affordable housing in the NPPF.
- 6.16 When annualised by the BNAM to turn snapshot data into an annual flow, there is a minimum affordable need of 29 existing and newly forming household per annum. This is regarded as a minimum measure of affordable need using this method;
- 6.17 The good practice guidance suggests that more than one source of data is used in a housing needs assessment such as this. If prevalence rate data instead of survey data is used there are 43 households per annum in affordable need.
- 6.18 Supply from vacancies, committed first lettings and sales is projected forward to arrive at an estimate of the amount of supply to deduct from the above gross affordable need. The supply we have taken into account is based upon supply from affordable vacancies allocated to local households and committed supply from newbuild

assuming that it would be let or sold to local households. This reduces the flow of unmet affordable need measured by the survey to 22 units per annum.

- 6.19 The proportion of affordable home ownership suggested by the survey is significantly higher than that envisaged by local plan. Survey data suggests that the proportion of intermediate and affordable home ownership need is 50% of the overall affordable need.
- 6.20 Therefore, my client's proposal would meet some but not all of the unmet need estimated by the HNS. There needs to be a sustained level of newbuild affordable housing in the parish if need and supply are to be in balance.
- 6.21 We conclude that need exists for my client's development proposal. The HNS puts this finding into context:
- no additional new build supply has been built in the parish for over a decade despite an annual flow of need being present;
 - according to the census there are fewer households living in affordable housing in the parish over the decade 2011 to 2021;
 - due to the s106 agreement, this additional supply would be let to local people; and
 - the objectives of the neighbourhood plan would be met, conforming with policy LHN 3 and LHN 4 concerning local requirements, housing mix, as well as enabling downsizing and ensuring that dwellings would help to meet local need in perpetuity.

7. Appendix 1: Data

7.1 These tables provide the data to support figures 2.1 to 2.6. The source is census 2011 except for the population projections which are published by ONS.

Table A2.1 Tenure						
	Long Ashton		North Somerset		England	
	Number		%		Number	
Owned Outright	998	39.5	32,474	36.8	6,745,584	30.6
Owned (Mortgaged)	976	38.7	31,891	36.1	7,229,440	32.8
Shared Ownership	40	1.6	542	0.6	173,760	0.8
Social rented	212	8.4	8,103	9.2	3,903,550	17.7
Private rented	275	10.9	14,270	16.2	3,715,924	16.8
Living rent free	23	0.9	947	1.1	295,100	1.3
All Households	2,524	100.0	88,227	100.0	22,063,368	100.0

Table A2.2 House type						
	Long Ashton		North Somerset		England	
	Number	%	Number	%	Number	%
Detached	898	35.6	29,547	33.5	4,949,216	22.4
Semi-Detached	805	31.9	26,694	30.3	6,889,935	31.2
Terraced	405	16.0	14,050	15.9	5,396,459	24.5
Flat etc	374	14.8	16,755	19.0	4,668,839	21.2
Caravan etc.	2	0.1	1,181	1.3	158,919	0.7
Total	2,524	100.0	88,227	100.0	22,063,368	100.0

	Owned outright		Owned (mortgage)		Social rented		Private rented etc.		Totals	
	Number	%	Number	%	Number	%	Number	%	Number	%
Detached	411	16	407	16	9	0	71	3	898	36
Semi-detached	330	13	342	14	66	3	67	3	805	32
Terraced	131	5	196	8	35	1	43	2	405	16
Flat etc.	126	5	71	3	102	4	117	5	416	17
Totals	998	40	1,016	40	212	8	298	12	2,524	100

	Long Ashton		North Somerset		England	
	Number	%	Number	%	Number	%
Studio/bedsit	8	0.3	177	0.2	54,938	0.2
1-bedroom	143	5.7	8,626	9.8	2,593,893	11.8
2-bedrooms	461	18.3	22,920	26	6,145,083	27.9
3-bedrooms	973	38.5	33,659	38.2	9,088,213	41.2
4-bedrooms	682	27	18,064	20.5	3,166,531	14.4
5 & 5+bedrooms	257	10.2	4,781	5.4	1,014,710	4.6
Totals	2,524	100	88,227	100	22,063,368	100

	Owned outright		Owned (mortgage)		Social rented		Private rented etc.		Totals	
	Number	%	Number	%	Number	%	Number	%	Number	%
1-bedroom	27	1	10	0	72	3	42	2	151	6
2-bedroom	155	6	117	5	90	4	99	4	461	18
3-bedroom	456	18	384	15	40	2	93	4	973	39
4 or more- bedroom	360	14	505	20	10	0	64	3	939	37
All categories	998	40	1,016	40	212	8	298	12	2,524	100

Table A2.6 Household composition						
	Long Ashton		North Somerset		England	
	Number	%	Number	%	Number	%
One person aged 65 & over	312	12.4	12,523	14.2	2,725,596	12.4
One person other	363	14.4	14,592	16.5	3,940,897	17.9
Family all aged 65 and over	282	11.2	9,727	11.0	1,789,465	8.1
Married couple no children	369	14.6	12,847	14.6	2,691,927	12.2
Married couple 1 dep. child	190	7.5	5,007	5.7	1,285,267	5.8
Married couple 2 or more dep. children	349	13.8	8,802	10.0	2,087,738	9.5
Married couple all children non-dep	110	4.4	4,615	5.2	1,233,748	5.6
Same-sex Civil Partnership couple	6	0.2	103	0.1	30,775	0.1
Cohabiting couple no children	158	6.3	4,430	5.0	1,173,172	5.3
Cohabiting couple 1 dep. Child	45	1.8	1,633	1.9	438,750	2.0
Cohabiting couple 2 or more dep. children	51	2.0	1,654	1.9	452,030	2.0
Cohabiting couple all children non-dep	8	0.3	317	0.4	108,486	0.5
Lone parent 1 dep child	58	2.3	3,016	3.4	883,356	4.0
Lone parent 2 or more dep. children	49	1.9	2,361	2.7	689,899	3.1
Lone parent all children non-dep.	49	1.9	2,359	2.7	766,569	3.5
Other with one dependent child	18	0.7	752	0.9	290,816	1.3
Other with two 2 or more dependent children	21	0.8	672	0.8	293,200	1.3
Other household types; all full-time students	1	0.0	104	0.1	124,285	0.6
Other; all aged 65 and over	7	0.3	284	0.3	61,715	0.3
Other household types	78	3.1	2,429	2.8	995,677	4.5
All households	2,524	100.0	88,227	100.0	22,063,368	100

Table A2.7 Population projections in broad age bands						
Projected Year	Aged 0 to 15	Aged 16 to 24	Aged 25 to 49	Aged 50 to 64	Aged 65+	All Ages
2018	38,863	18,088	62,670	43,351	50,947	213,919
2019	39,141	17,846	62,811	44,041	51,659	215,500
2020	39,316	17,673	63,057	44,753	52,216	217,015
2021	39,587	17,471	63,250	45,370	52,852	218,532
2022	39,610	17,530	63,508	45,879	53,509	220,041
2023	39,653	17,667	63,837	46,093	54,268	221,517
2024	39,563	17,912	64,257	46,319	54,960	223,011
2025	39,537	18,138	64,721	46,299	55,750	224,446
2026	39,402	18,528	65,177	46,194	56,569	225,868
2027	39,186	19,024	65,612	45,912	57,529	227,263
2028	39,004	19,463	66,033	45,553	58,581	228,636
2029	38,880	19,788	66,422	45,213	59,672	229,978
2030	38,859	20,002	66,633	45,036	60,750	231,273
2031	38,880	20,057	66,951	44,890	61,768	232,543
2032	38,817	20,209	67,275	44,698	62,801	233,806
2033	38,894	20,169	67,702	44,680	63,635	235,080
2034	39,135	20,034	68,070	44,648	64,465	236,351
2035	39,362	19,842	68,487	44,664	65,232	237,585
2036	39,595	19,629	68,961	44,638	66,014	238,833
2037	39,857	19,433	69,389	44,755	66,687	240,119
2038	40,150	19,287	69,646	45,161	67,178	241,421
2039	40,464	19,190	69,849	45,632	67,592	242,731
2040	40,773	19,122	70,039	46,206	67,912	244,054
2041	41,094	19,019	70,151	46,951	68,181	245,397
2042	41,427	18,996	70,284	47,623	68,434	246,762
2043	41,767	19,046	70,410	48,192	68,725	248,134
Change (No)	2,904	958	7,740	4,841	17,778	34,215
Change (%)	7.5%	5.3%	12.4%	11.2%	34.9%	16.0%

Source: Nomis

8. Appendix 2: The Survey Questionnaire



The Occupier

Reference number:

(Please note and quote in all correspondence)

Local Housing Needs Survey (HNS)

Dear resident,

Please take 5-10 minutes to complete this questionnaire which is being sent to all households in the parish of Long Ashton. You can also take the survey online on your PC, tablet or smartphone using the QR code below or visiting www.tinyurl.com/LongAshton22

What is the aim of the survey? Our client is the Long Ashton Land Company Ltd. which owns the land next to Warren Lane.

Why is a survey necessary? Housing needs surveys have a shelf life of between 3 and 5-years and my client is seeking to update the survey undertaken in 2018. The survey report would incorporate data from the recent census (2021) and reveal any impact of the surge in house prices, rents and the cost of living on those residents needing to find more suitable housing or set up home for the first time.

Can someone that lives outside the parish take the survey? Yes, if they have a connection to the village or parish using the above link or QR code below.

What companies are involved in running the survey? arc4 is an experienced housing consultancy who's staff have worked all over England and Wales providing independent and impartial housing needs surveys and assessments. CNB Housing insights is a sub-contractor of arc4 (ICO reg. no. ZA773915) and will undertake the data processing on behalf of arc4.

Will my personal information be shared? arc4 guarantees your privacy and the security of the data. We will not pass it on to anyone, including the client. arc4 is registered with the Information Controller's Office (ICO) (reg. no. Z992934X) and complies fully with data protection legislation and GDPR. All information from respondents will be amalgamated and anonymously summarised in a statistical report.

Can I get help with the survey? Answers to FAQ appear on arc4's website www.arc4.co.uk You can get help at any time by calling the following freephone number **0800 612 9133**.

The deadline for responding is 28th November 2022. Please use the reply envelope provided or complete online. The reply envelope is addressed to CNB Housing Insights.

Yours faithfully

Chris Broughton

arc4



Questionnaire Part 1: About you, your current home and household:

1. Do you currently reside within the parish of Long Ashton? Please tick one box			
Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
2. IF in question 1 you have replied 'yes', have you lived within the parish of Long Ashton for the last 2 consecutive years or more?			
Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
3. Do you currently reside within the District of North Somerset? Please tick one box			
Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
4. IF in question 3 you have replied 'yes', have you lived within the North Somerset district for the last 2 consecutive years or more? Please tick one box			
Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
5. If you have answered no to any of questions 1 4, please provide further information. We are asking this question as we wish to include non residents with a local connection to the parish (as defined by the council) in the survey. Please tick all boxes that apply:			
What is the name of the town/village or full postcode of where you live currently?		<input type="checkbox"/>	
Have close family members lived in Long Ashton parish (parent, sibling or adult children) for the last 2 consecutive years or more?		<input type="checkbox"/>	
Do close family members resident in the parish <u>provide</u> care or support <i>for you</i> ?		<input type="checkbox"/>	
Do close family members resident in the parish <u>receive</u> care or support <i>provided by you</i> ?		<input type="checkbox"/>	
Do you or your partner work in the parish of Long Ashton (16 hours or more per week for more than one year)?		<input type="checkbox"/>	
Do you or your partner work in the district of North Somerset (16 hours or more per week for more than one year)?		<input type="checkbox"/>	
Within the last 5-years have you lived anywhere in North Somerset for a continuous period of 10-years or more?		<input type="checkbox"/>	

6. How would you describe your current home? Please tick one box

Detached house or bungalow		Studio or bedsit flat	
Semi-detached house or bungalow		Caravan or mobile home	
Terraced House or bungalow		Living with another household and sharing facilities	
Flat or maisonette (ground floor)		Lodging or renting a room in someone's house	
Flat or maisonette (upper floor)		Refuge or temporary accommodation	

7. Please tick if your present accommodation is a bungalow or dormer bungalow

--	--

8. How many bedrooms do you have in your present home?

Single bedrooms		Double bedrooms		Total bedrooms	
-----------------	--	-----------------	--	----------------	--

9. How would you describe the tenure of your current home? Please tick one box

Owner-occupier (own outright)		Council or housing association rented	
Owner-occupier (with a mortgage or loan)		Shared ownership or shared equity	
Rented privately		Lodging or temporary accommodation	

10. How would you describe the circumstance of you and any partner?

	Self	Partner
Employed or self-employed: working full time		
Employed or self-employed: working part time		
Home-maker or unpaid carer		
Unemployed		
Full time student		
Permanently retired		

11. Please enter information for each person currently living in your accommodation

	Relationship to you (e.g. partner/spouse, parent, son/daughter, lodger, friend, carer)	Age	Gender (M/F/other)
Person 1	(YOU)		
Person 2			
Person 3			
Person 4			
Person 5			
Person 6			
Person 7			

12. Is the 'head of household' or their partner aged 65 or over?

Yes/no

13. Are you and/or your partner employed in any of the following essential local worker categories? Please tick any that apply

Doctor, nurse, care worker	<input type="checkbox"/>	Transport e.g. rail staff, HGV driver	<input type="checkbox"/>
Education and child care e.g. teacher, support staff, social worker	<input type="checkbox"/>	Public safety and national security e.g. police, MOD, fire service, prison and probation staff	<input type="checkbox"/>
Key public services e.g. justice system, religious staff, journalism	<input type="checkbox"/>	Utilities, communication, financial services e.g. banking, gas and electricity staff, postal service	<input type="checkbox"/>
Food e.g. processing, food sales and delivery	<input type="checkbox"/>		<input type="checkbox"/>

14. If your household moved home into the parish in the last 5 years why did you move home?*Please tick any that apply:*

Employment in the parish	<input type="checkbox"/>
Easier commuting from the parish	<input type="checkbox"/>
To obtain more suitable housing	<input type="checkbox"/>
To give or receive care or support from or to a family member	<input type="checkbox"/>
To live nearer family and/or friends	<input type="checkbox"/>
School catchment	<input type="checkbox"/>
To live in a rural area	<input type="checkbox"/>

15. Please tell us if you or your partner (if any) have your name(s) down on any of the following waiting lists or registers		<i>Please tick any that apply:</i>	
The North Somerset affordable housing register			
A waiting list for affordable housing maintained by a housing association			
A register of interest for affordable home ownership			
A waiting list for a nursing or care home			
The North Somerset self and custom housebuilding register			

If you or your partner are aged 60-years or more, please let us know about the housing options you would consider later in life in questions 16 and 17:

16. If you are aged 60 years or over, please tell us about any future options you would realistically consider or expect.			<i>Please tick any that apply:</i>	
	Consider	Expect		
Continue to live in your current accommodation for the foreseeable future with support or adaptations when needed?				
Live independently, closer to health and essential services				
Live independently, in a smaller or more manageable dwelling				
Live in age restricted sheltered housing as a social or private tenant				
Live in leasehold age restricted flats or apartments with support (similar to McCarthy and Stone retirement living)				
Live in rented housing with a high level of care and support				
Live in an annexe to my children’s accommodation				
Live with children other relative or friend who could provide support				
Live in a care or nursing home				
Other <i>Please write in:</i>				

17. If you are aged 60 years or over and are thinking moving home would you expect to remain living within the parish?		Yes/No
Please write in the main reason for your response:		

Questionnaire Part 2: your views about housing in the parish

The following questions seek your views on the type of housing that are most needed locally.

18. If new homes were to be built in the future in the parish, which types would you consider a priority for the community, if any? <i>Please tick the level of priority:</i>			
Description	Not needed/no priority ✓	Some priority ✓	High priority ✓
Small homes for singles or couples			
Small family homes (2 or 3-bedroom)			
Larger family homes (4 or 5-bedroom)			
Homes that facilitate working from home			
Smaller homes to enable older people to downsize			
Supported living (sheltered housing or extra care)			
Detached houses			
Semi-detached houses			
Terraced houses			
Town houses (3-storey)			
Bungalows			
Flats or apartments			
Homes with high levels of energy efficiency or Eco Homes			
None of the above			

19. Which household groups should be considered a priority for the community, if any, in future? <i>Please tick the level of priority:</i>			
Description	Not needed/no priority ✓	Some priority ✓	High priority ✓
Homes affordable to first time buyers			
Age restricted housing for older people			
Homes to rent (private landlord), affordable to average income households			
Homes to rent (social landlord) affordable to low-income households			
Housing suited to frail elderly or disabled people			
Affordable home ownership such as shared ownership			
Those wishing to build their own homes (self/custom-build)			
Homes for multi-generational families (including annexes)			
Other priority groups – please state:			

Part 3: Future house moves – your entire household

Please complete this section if your entire household **plans or needs to move home** in the next 5-years and the dwelling you currently live in would become available for another household to buy or rent. Please answer if you need to move home but cannot for any reason.

20. Does your <u>entire household</u> plan to move home in the next 5 years leaving a vacant house for sale or rent? <i>Please tick one box and continue from question as directed:</i>		
Yes	<input type="checkbox"/>	<i>Please continue from Q21</i>
No	<input type="checkbox"/>	<i>Please continue from part 4</i>
I/We would like or need to move home but are unable to	<input type="checkbox"/>	<i>Please continue from Q21</i>

21. How likely are you to move home if suitable housing you could afford was available? <i>Please tick one box</i>					
Highly likely	<input type="checkbox"/>	Quite likely	<input type="checkbox"/>	Possibly	<input type="checkbox"/>

22. Where would you ideally like to move to? <i>Please tick one box</i>	
Within the parish if suitable accommodation I could afford was available	<input type="checkbox"/>
Elsewhere in the district	<input type="checkbox"/>
Elsewhere in or outside the UK	<input type="checkbox"/>

23. What is the <u>main reason</u> you are planning to move home within the next 5 years? <i>Please tick <u>one</u> box only</i>	
1. Current house is overcrowded (e.g. children over 10-years of opposite sex sharing a bedroom)	<input type="checkbox"/>
2. Living in temporary accommodation and need permanent accommodation	<input type="checkbox"/>
3. Forced to move (e.g. eviction, repossession or tenancy ending)	<input type="checkbox"/>
4. Suffering harassment, threat of harassment, crime or domestic abuse	<input type="checkbox"/>
5. Need a larger house i.e. too few bedrooms for your family	<input type="checkbox"/>
6. Need a smaller house i.e. have rooms that you don't need or cannot manage	<input type="checkbox"/>
7. Cannot afford the rent or mortgage payments	<input type="checkbox"/>
8. Health problems and/or need housing suitable for older/disabled person	<input type="checkbox"/>
9. Current house is in severe disrepair I cannot afford/my landlord won't rectify	<input type="checkbox"/>

10. Need to live closer to family or friends to give or receive care or support	
11. Need to move home because of a relationship breakdown	
12. Need to re-locate for employment in the parish	
13. None of the above	

24. If 'none of the above' apply, which of the following would be the main reason for you moving home? *Please tick one box only:*

Want to live in a nicer house or area	
Would like to live closer to family or friends	
Plan to permanently move into my friend or my partner's accommodation	
Would like to live closer to shops or doctors or other services	
To reduce journey time or distance to work	
Would like to be in a particular school catchment area	
Other reason	

25. What type of dwelling would your next home be? Please tick one box

Detached house		Studio or bedsit flat	
Semi-detached house		Caravan or mobile home	
Terraced house		A nursing or care home	
Bungalow		Living with another household and sharing facilities	
Flat or maisonette		Refuge or temporary accommodation	

26. How many bedrooms would your new home need to have do you have?

Single bedrooms		Double bedrooms		Total bedrooms	
-----------------	--	-----------------	--	----------------	--

27. What tenure would your new home be? Please tick one box

Owner occupied (outright)	
Owner occupied (with a mortgage or loan)	
Rented privately (private tenancy, tied with employment or living rent free)	
Rented from a council or housing association	

28. If you cannot afford local market house prices or private rents, would you most likely take one of the following options. Please tick your main interest:

1. Discounted sale (20-30% discount off market price but also applies to re-sales)	
2. The Government's First Home Scheme (30% discount off purchase price and re-sales. Available to first time buyers only)	
3. Shared ownership (you jointly own part of the dwelling with a housing association and pay rent on the part you don't own)	
4. Rent to buy (you rent a dwelling from a housing association for a set amount of time before exercising an option to buy as a shared owner or full owner)	

29. If you have responded to Q28 what is your main preference? Enter no. 1 4:

	<i>Enter</i>	
--	--------------	--

30. Would your next home be either self or custom built? Please tick one option:

Definitely		Possibly		No	
------------	--	----------	--	----	--

31. What amount could you afford to pay for your housing costs? Please fill in the corresponding box or tick one of the last two options

House purchase - purchase price	£		
House purchase - deposit amount	£		
Private rental - monthly cost	£		
None of the above - I could only afford a social rent		None of the above - I could only afford to rent if I claimed housing benefit	

32. What is the gross annual income of yourself and any partner? *

£

** You are assured that your response is confidential. Your personal information will not be published, shared or sold to anyone. The information would help us to estimate house prices and rents of any housing that might be built, to be affordable to local households.*

33. Do any of the following statements apply to any member of your household (either now or in the next 5 years)? Please tick any that apply

Personal care or support will be needed	
Adaptations will be needed in the home (e.g. ramp, stairlift, bathroom adaptations)	
Adaptations will be needed for wheelchair use in the home	

Part 4: Future house moves – people planning to leave your household and get a place of their own. Please complete on their behalf.

This may be a child or any other member of your household or someone that is living with you temporarily, moving permanently away from your home. Please complete the questions for each new household likely to form from your existing household in the next 5-years. **Do not include** people that plan to leave temporarily, or form student households.

34. Do any members of your household plan to move home to a place of their own permanently in the next 5 years? Please tick one box and continue from question as listed

Yes		Please continue from Q36
They want to move home but are unable to		Please continue from Q35
No		The survey is complete. Thank you.

35. If they are unable to move home, please tell us the main reason?

	New household 1	New household 2
Lack of suitable accommodation they can afford		
Because of family, support or health reasons		
Any other reason		

36. How would you describe the new household?

	Household 1	Household 2
Single person household		
Couple, without children		
Single parent or couple with children		
AND what is the age of the oldest person in the new household?		

37. How would you describe the new household(s) that will form when they leave?

(will they need a place of their own or will move in with someone else?)

Tick one box per household

	Household 1	Household 2
A member of your household is planning to live alone or live with someone who is also seeking a place of their own (if this option is selected, please continue with the survey at question 38).		

A member of your household is planning to move in with someone who <i>already has a place of their own</i> . <i>If this option is selected, there is no need to complete further questions for this household.</i>		
A member of your household is planning to live in a care home or nursing home. <i>If this option is selected, there is no need to complete further questions for this household.</i>		

38. Where would the new household(s) ideally like to move home to?

Please tick one box per household

	Household 1	Household 2
In the parish if suitable accommodation they could afford was available		
Elsewhere in district if accommodation they could afford was available		
Elsewhere in or outside the UK		

39. What type of accommodation would their new home be?

Please tick one box per household

	Household 1	Household 2
Detached house or bungalow		
Semi-detached house or bungalow		
Terraced house or bungalow		
Flat or maisonette		
Studio or bedsit flat		
Caravan or mobile home		
A refuge or temporary accommodation		
Accommodation provided by employer or armed forces		

40. How many bedrooms would they need in their new home

	Household 1	Household 2

41. What tenure would they like their new home to be? *Please tick one box per household*

	Household 1	Household 2
Owner occupied (outright)		
Owner occupied (with a mortgage or loan)		
Rented privately (private tenancy, tied with employment		

Rented from a council or housing association		
--	--	--

42. If they cannot afford local market house prices or private rents, would they most likely take one of the following options? *Please tick any that are of interest:*

	Household 1	Household 2
1. Shared ownership (they jointly own part of the dwelling with a housing association and pay rent on the part you don't own)		
2. Discounted sale (20-30% discount but also applies to re-sales)		
3. The Government's 'First Home' scheme (30% discount off purchase price and re-sales. Available to first time buyers only)		
4. Rent to buy (you rent a dwelling from a housing association for a set amount of time before exercising an option to buy as a shared owner or full owner.		

43. If you have responded to Q42 what is their main preference? *Enter no. 1 4:*

--	--

44. What amount could they afford to pay for their housing costs?

Please fill in the corresponding box or tick one of the last two options for each household

	Household 1	Household 2
House purchase – purchase price:	£	£
House purchase – deposit amount:	£	£
Private rental – monthly cost:	£	£
They could only afford a social rent		
They would need to claim housing benefit		

45. Estimated household income*

	Household 1	Household 2
What is their estimated annual gross income?	£	£

* You are assured that your response is confidential. Your personal information will not be published, shared or sold to anyone. The information would help us to estimate house prices and rents of any housing that might be built, to be affordable to local households.

46. Do any of the following apply to any member of the new household(s)?

Please tick any that apply :

	Household 1	Household 2

Care or support in the new home would be needed		
Adaptations would be needed (e.g. for access, stairlift, bathroom)		
Adaptations for wheelchair use in the home would be needed		

Thank you for completing this questionnaire. Please return it in the prepaid envelope provided.

9. Appendix 3: Technical Appendix (explanation of key assumptions made in the BNAM)

The council's response to FOI requests

A: Need

FOI 4126524

A) How many applicants that are resident in the parish are on the register?

24

Please provide a breakdown of the priority band they are in and bedrooms required?

Data exempt

B) How many households are on the register that have indicated a preference to be housed in the parish?

750

NOTE: The North Somerset Housing Register records residence by parish, but preference by electoral ward. Long Ashton electoral ward also includes Wraxall and Failand Parish.

Please provide a breakdown of priority and bedrooms required

Data exempt

C) How many households are on the register and have a local connection to the parish that is in accordance with your allocation policy?

28

NOTE: The North Somerset HomeChoice Policy doesn't have a defined parish connection criteria, but we have provided the combined information of those who either live or work in the parish.

Please provide a breakdown of priority and bedrooms required?

Data exempt

D) Does the council have a list of households that are seeking affordable home ownership?

If so, please provide information of demand within the parish, preferably indicating the affordable tenure required? If you don't have this data at parish level please provide for the local authority area as a whole.

No.

B: Supply**Long Ashton**

Please provide the following data from the Homefinder/Homechoice system:

A) How many relets and how many first lettings of new build were there for the area over the last 12 months (or the latest 12 months you have data for) that were advertised by the homechoice system (i.e. please exclude decants/temporary moves for repairs or improvements)? Please state the period.

Lettings data since 1 November 2021

Relets	20
New Build	0

B) How many were let to residents of the area including those with a local connection to the area as defined by your allocation policy, and how many were let to applicants living outside this area without a local connection to the area?

Long Ashton resident	Data exempt
Other North Somerset local connection	

C) Please provide a breakdown of the lettings in terms of number of bedrooms, whether new build or relet and housing register priority band.

All relets (see Question A)

1-bed, Band A	<5
1-bed, Band B	<5
1-bed, Band C	<5
2-bed, Band A	<5
2-bed, Band B	5
2-bed, Band C	5
3-bed, Band B	<5

Gross affordable need

- 9.1 Chapter 5 presents snapshot data from the household survey and concludes that 143 households are in affordable housing need over a 5-year period from November 2022. In chapter 5 we explain that the correct interpretation of unmet housing need is the rate of flow of need compared to the rate of flow of supply.
- 9.2 The basic Needs Assessment Model (BNAM) is used to convert a snapshot into a flow. The BNAM findings for the flow of need are presented in table 5.11. The full tabulation

of the model is now presented in table 9.1 below. This table includes base data and grossed-up data. It is necessary to gross up data to make a like for like comparison of other sources of data. This is because 90% of households did not respond to the survey. Note that there has been no adjustment for survey bias (some tenures in the sample being under or over-represented) as error margins would be unacceptably high.

9.3 Table 9.1 also contains comparative data so that the survey findings are compared to other sources of data. The data used for comparison is from prevalence rates and the housing register. As noted in chapter 5, to compare housing register data and survey data on a like for like basis, additional information is needed regarding newly forming households and those in affordable need seeking NPPF defined affordable home ownership products who will not be included in register data.

Table 9.1 Gross need using BNAM model applied to several data sources						
Stage		Unweighted survey	Upscaled survey	Housing register (local connection)	Housing Register (Pro rata)	arc4 Prevalence rates
Response		272 (10%)	2,595 (100%)	N/A	N/A	N/A
Snapshot Filters	Existing households with a local connection planning to move home over the next 5-years	64	610.59			
	Existing households planning to move home over the next 5-years in housing need	42	400.70			
	Existing households planning to move home over the next 5-years who seek to remain resident in Long Ashton Parish	23	219.43			260
	Existing households planning to move home over the next 5-years who seek to remain resident in Long Ashton Parish in affordable need	12	114.49	28	76	156
	People or households likely to leave an existing household and find a place of their own over the next 5-years	24	228.97			201
	People or households likely to leave an existing household and find a place of their own over the next 5-years seeking	8	76.32			60

	to remain in the study area					
	People or households likely to leave an existing household and find a place of their own over the next 5-years seeking to remain in the study area in affordable need	3	28.62	29	29	60
Totals	A. Total number of households (existing and newly forming) in housing need seeking to remain in Long Ashton Parish (sum of rows preceding the above shaded rows)	31	295.75			
	B. Total number of households (existing and newly forming) in affordable housing need seeking to remain in Long Ashton Parish (sum of shaded rows)	15	143.11	57	105	216
Modelling	Uplift for 50% affordable home ownership:50% Affordable rent		N/A	57	105	N/A
	Snapshot		143	114	210	216
	Annualise: Gross need p.a.	3	29	23	42	43
	Supply from vacancies		7	7	7	7
	Net shortfall p.a.		22	16	35	36
	5-year shortfall		*108	79	175	181

Source: as stated in column headings. Rounding errors are present. * See table 5.12.

- 9.4 The grossing up factor is parish households at census 2021 divided by responses to the survey = $2,595/272 = 9.5404$.
- 9.5 Interpretation of housing register data is difficult as the local authority was unable to provide an accurate assessment of the number of households not resident in the parish with a local connection. Neither does the households survey. To sense check survey findings and partial housing register data supplied by the council stated above, we have considered the scale of North Somerset's entire housing register as reported in Gov.uk live table 600. Live table 600 (LT 600) carries a health warning that the numbers presented are not equivalent to the number of households in need. There are several additional factors to consider but only some adjustments are possible:
- households in need not registering which is an unknown and cannot be estimated (explained further in paragraph 5.65);

- as the number is a snapshot number it should be regarded as a number that is net of supply. Social and affordable supply from vacancies and new build completions are reported by Gov.uk so this can be adjusted; and
- register numbers and supply vary year by year so we have taken the average of the last 3-years.

9.6 The adjustment is as follows:

- average value of social and affordable rented vacancies (CoRe social housing lettings data) = 135;
- average value of social and affordable rented new build (LT 1011C) = 55;
- average value of numbers on the housing register = 3,116;
- the estimated minimum gross need from existing households = the sum of the above = 3,306;
- the pro-rata factor is parish households in social/affordable housing census 2021 (Table 3.1) divided by district households social/affordable housing = $201/8,714 = 2.3066\%$;
- existing households in seeking social or affordable rented housing pro rata to Long Ashton is $3,306 \times 2.3066\% = 76$;
- local newly forming household in affordable need from survey evidence = 29;
- the sub total of households seeking social or affordable rented housing = $29+76=105$;
- uplift for affordable home ownership is estimated as approximately equivalent to those in affordable rented housing according to survey evidence table 5.9;
- Long Ashton's gross affordable need by this method is the district need is therefore 210 households; and
- this is annualised to 42 dwellings per annum less supply of 7 units per annum = 36 or 181 over the 5-year horizon of the HNS.

9.7 This should be regarded as a minimum number as not all households in need of social or affordable housing will have joined the housing register. It is a higher rate of flow than measured by the household survey which should also be regarded as an underestimate as HNS methodology is incapable of measuring need from households with a local connection to the parish that don't live within the parish.

9.8 Use of prevalence rates are common in social science where large amounts of historic data exist from which prevalence rates can be drawn. arc4 has a database of over 2.5m households (weighted data) from which on average 10% of a household population will be in housing need and around 60% will be in affordable need and around half of these households will be seeking suitable housing elsewhere. This is how we have arrived at the number of 156 existing households in affordable need. This is sometimes called backlog need. For newly arising need we base our prevalence rate of 1.55% of households per annum and note from survey evidence that 30% are in affordable need that are seeking to remain in the area. This is 60 households over a 5-

year period. The prevalence rate reflects the English Housing Survey (EHS) household formation rate averaged over 3-years.

Assumptions made in estimating future affordable housing supply

- 9.9 Our experience and the good practice guidance tell us that it is very difficult to get an accurate reading of the flow of affordable housing supply:
- stock is often confused with supply;
 - it fluctuates on an annual basis;
 - new build housing distorts the background level of supply (and need);
 - whilst we acknowledge that it is important to take future new build housing into account there is no certainty that sites with planning consent will be developed;
 - in line with the NPPF, supply of social and affordable rented housing must be separated from supply of affordable home ownership such as shared ownership; and
 - there is currently a negligible supply of affordable home ownership vacancies in most local authority areas.
- 9.10 Taking all of the above into account, we have developed a supply model that improves upon the basic needs assessment model. This appears as table 5.12 in the report.

Local need and supply

- 9.11 Readers are reminded that due to the application of the Council's social and affordable lettings policy, a proportion of affordable rented housing vacancies and first lettings of newbuild affordable housing will be let to households who do not live in the parish. See the council's response to our FOI request "B: Supply" above. We have therefore, in table 5.12, reduced the level of supply from social/affordable vacancies from 20 to 5 given the overwhelming demand for vacancies from the housing register (FOI A: Need, paragraph B) as it would not be a fair comparison of local need against local supply. Our aim is to measure unmet need for housing deriving from parish residents or those with a connection to the parish.
- 9.12 We have worked on parish HNS where as few as 5% of vacancies are allocated to local people.

Summary of extant planning consents and allocated sites that are committed as of July 2022

- 9.13 Using the council's planning portal, we could find no extant planning consent for affordable housing.

Local need and supply

- 9.14 Readers are reminded that due to the application of the Council's social and affordable lettings policy, a proportion of affordable rented housing vacancies and first lettings of newbuild affordable housing will be let to households who do not live in the parish. We have therefore, in table 5.14, reduced the level of supply from vacancies and newbuild as it would not be a fair comparison of local need against local supply. Our aim is to measure unmet need for housing deriving from parish residents or those with a connection to the parish.

APPENDIX 2

Subject:☐

FW: Housing Needs Survey

From: Jonathan Davies <jdavies100@gmail.com>
Date: 9 January 2018 at 09:12:44 GMT
To: "Janet Turp (LAPC)" <clerk@longashtonparishcouncil.com>
Subject: Re: Housing Needs Survey

Hi Janet

Thanks for your email. These points were discussed with Arc4 and for clarity we will forward the cover letter to you shortly.

Kind regards

J

Jonathan Davies
Lambridge Place Developments Ltd
19 Lambridge Place
Larkhall
Bath
BA1 6RU

07891172808

On Mon, Jan 8, 2018 at 4:04 PM, Janet Turp (LAPC) <clerk@longashtonparishcouncil.com> wrote:

Jonathan

Did you discuss these points with Arc?

Regards

Janet

Janet Turp
Clerk to Long Ashton Parish Council
01275 393551
PO Box 3102
Long Ashton
Bristol
BS41 9XA
(Monday to Thursday 09:00 to 16:00)

[follow on twitter](#)

From: [Jonathan Davies](#)
Sent: Thursday, December 07, 2017 8:31 PM
To: [Janet Turp \(LAPC\)](#)

Subject: Re: Housing Needs Survey

Hi Janet

Many thanks for your email and detailed response, which I note. I will discuss these points with Arc 4 and come back to you shortly.

Kind regards

Jonathan

Jonathan Davies

Lambridge Place Developments Ltd

[19 Lambridge Place](#)

[Larkhall](#)

[Bath](#)

[BA1 6RU](#)

07891172808

Sent from my iPad

On 30 Nov 2017, at 13:51, Janet Turp (LAPC) <clerk@longashtonparishcouncil.com> wrote:

Dear Jonathan

The PC has no comments on the questions asked within the survey but has the following general comments

1. The PC is concerned that in its present format the questionnaire could be thought to come from the Parish Council and so the title should be changed to something along the lines of
Long Ashton
Housing Needs Survey
undertaken on behalf of Lambridge Place Developments

This is especially important as these types of surveys are usually instigated by Parish or District councils so it must be absolutely transparent that it is being conducted on your behalf.

2. The introduction to the survey suggests that households are required to complete the survey (by the use of should). You are asking for some very personal information so the PC considers it important that it is made clear that completion of the survey is purely voluntary.

The Parish Council is also clear that there should be no inference in the accompanying letter that the survey is being carried out with the support of the Parish Council and it should be made obvious why you are carrying out the survey.

Please feel free to contact me if you require any further clarification.

Regards

Janet

Janet Turp
Clerk to Long Ashton Parish Council
01275 393551
PO Box 3102
Long Ashton
Bristol
BS41 9XA
(Monday to Thursday 09:00 to 16:00)

[follow on twitter](#)

From: [Jonathan Davies](#)
Sent: Tuesday, November 28, 2017 5:40 PM
To: [Janet Turp](#)
Subject: Housing Needs Survey

Hi Janet

Further to our issue of the HN Survey perhaps you could forward any responses by the 6th December?

Many thanks

Jonathan

Jonathan Davies
Lambridge Place Developments Ltd
[19 Lambridge Place](#)
[Larkhall](#)
[Bath](#)
[BA1 6RU](#)

07891172808

Sent from my iPad

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2016.0.8013 / Virus Database: 4791/15165 - Release Date:
11/28/17

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Version: 2016.0.8013 / Virus Database: 4791/15204 - Release Date: 12/11/17

APPENDIX 3

**RESIDENTIAL PLANNING & RELATED APPLICATIONS IN LONG ASHTON
2006-2023**

(includes applications for 3 dwellings and more only)

Planning Application Reference	Address	Description of Development	Provision of Affordable Housing?	Decision
06/P/1540/F	Northleaze Primary School, Long Ashton Road, Long Ashton, Bristol BS41 9HY	Erection of 6 no. three bed houses on land to the east of school; conversion of school house building into 4 no. one bed flats and 1 no. three bed house and conversion of toilet block to 1 no. single storey dwelling	Yes – all affordable	Approved 11/8/06
07/P/0213/F	2-12 Long Ashton Road	Demolition of existing house, store and glasshouses, erection of 20 dwellings with one new access off Long Ashton Rd and associated landscaping	No	Approved 23/4/07
08/P/0970/F	Bracken Hill, North Road, Leigh Woods, Somerset, BS8 3PL	Conversion of existing residential and former university accommodation into 6no flats, alterations and extension to The Lodge, conversion of two dwellings at The Coach House into 4no residential units and 1no annexe, erection of 7no dwellings, conversion of potting shed following the demolition of chimney stack into 1no dwelling. Demolition of existing glasshouses. Ancillary works including new roadway, bin stores and car parking spaces.	No	Approved 1/509

**RESIDENTIAL PLANNING & RELATED APPLICATIONS IN LONG ASHTON
2006-2023**

(includes applications for 3 dwellings and more only)

Planning Application Reference	Address	Description of Development	Provision of Affordable Housing?	Decision
10/P/0368/F	9 Warren Lane And Land Adjoining, Long Ashton Somerset BS41 9DA	Erection of 12no detached retirement dwellings with 2 detached car barns , detached double garage and detached bin store with associated means of access, car parking, landscaping and open space following demolition of dwelling at no 9	No	Refused 13/8/10 Appeal allowed 16-3-211
11/P/0623/F	Bracken Hill House North Road Leigh Woods Long Ashton BS8 3PL	Erection of six dwellings within the former kitchen garden. Ancillary works including the construction of new roadway, bin stores, driveways and car parking spaces.	No	Approve subject to Legal agreement on 4/7/11
14/P/0654/F (previous application ref: 13/P/1767/F refused on 05 Nov 2013)	Auto Scuderia, 142 Long Ashton Road	Demolition of car sales and workshop building and erection of 8no. dwellings with associated car parking, landscaping and alternations to existing vehicular access off Long Ashton Road and Glebe Road	No	Approved on 14/1/15

**RESIDENTIAL PLANNING & RELATED APPLICATIONS IN LONG ASHTON
2006-2023**

(includes applications for 3 dwellings and more only)

Planning Application Reference	Address	Description of Development	Provision of Affordable Housing?	Decision
15/P/0421/LB	Burwalls Bridge Road Leigh Woods Long Ashton BS8 3PD	Change of use from sui generis to C3 residential use with conversion of the grade II Burwalls House to 5no flats, demolition of outbuildings (excluding the former coach house and Lodge) and replacement with 6no dwellings with associated infrastructure, parking, open space and landscaping. Revision of 14/P/0945/LB to incorporate changes to the internal layout, omission of proposed solar PV panels on the roof and provision of glazed doors to provide access to second floor balcony of the main house, and internal layout changes and inclusion of rooflight on south elevation of retained stable block and removal of chimney stack on south east gable end of stable block	No	Approved 14/12/15

**RESIDENTIAL PLANNING & RELATED APPLICATIONS IN LONG ASHTON
2006-2023**

(includes applications for 3 dwellings and more only)











Planning Application Reference	Address	Description of Development	Provision of Affordable Housing?	Decision
17/P/5562/OUT See also: <i>20/P/0640/PIP</i> <i>22/P/2073//OUT</i>	Land To The East Of The Guide Hut Weston Road Long Ashton North Somerset	Outline application for the erection of 1no. dwelling house with details of Access, Layout and Scale to be considered at outline stage and matters of Appearance and Landscaping reserved for subsequent approval	No	Approved 12/718
18/P/4061/FUL	Gatcombe Farm Gatcombe Lane Flax Bourton BS48 3QT	Conversion and part demolition of agricultural buildings (Units 1, 6, 7, 9 and 10) to create 5no. dwellings	No	Approved 10/5/19
18/P/5051/FUL	1 Providence Lane	Demolition of existing buildings and redevelopment of site to provide 9no. residential (use Class C3) units and associated works including parking provision and refuse/recycling stores	No	Approved 14/6/19
20/P/0640/PIP See also: <i>17/P/5562/OUT</i> <i>22/P/2073/OUT</i>	Builders Yard to the east of the guide hut, Weston Road, Long Ashton	Permission in principle for the erection of 2-5 dwellings.	No	Refused 21/5/20. Appeal allowed.

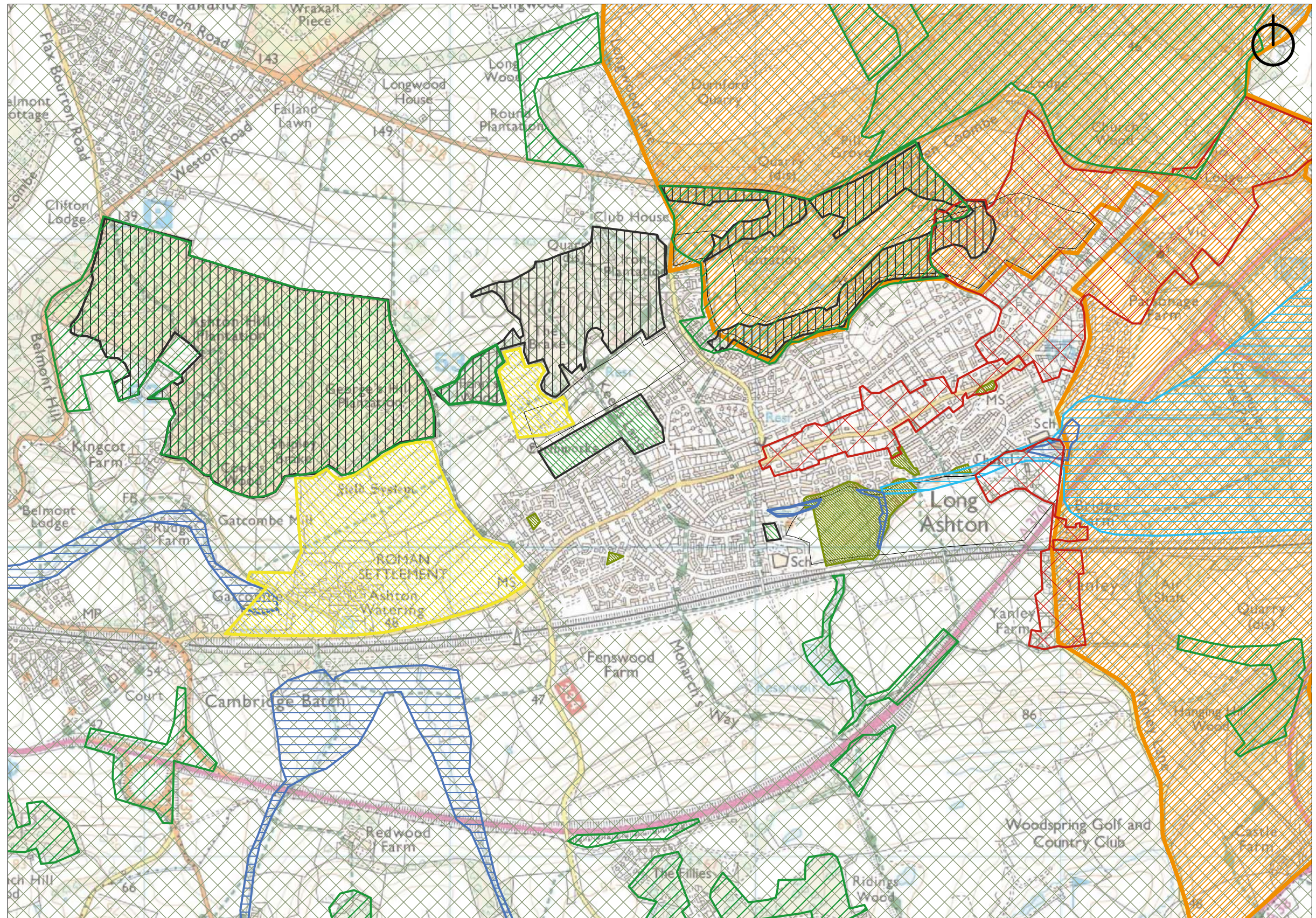
**RESIDENTIAL PLANNING & RELATED APPLICATIONS IN LONG ASHTON
2006-2023**

(includes applications for 3 dwellings and more only)

Planning Application Reference	Address	Description of Development	Provision of Affordable Housing?	Decision
22/P/2073/OUT See also: 17/P/5562/OUT 20/P/0640/PIP	Land to the east (builders yard) of the Guide hut, Weston Road, Long Ashton	Outline planning application for the erection of up to 7no. detached dwellings and garages with associated access parking following demolition of existing buildings. Access, layout and scale for approval; appearance and landscaping reserved for subsequent approval	No	Decision pending
23/P/0365/FUL	Cambridge Batch Garage, Weston Road, Long Ashton	Demolition and clearance of Cambridge Batch Garage and associated buildings. Erection of no.11 dwellings with access from Weston Road.	3no dwellings- 2no social rent and 1no shared ownership.	Decision pending

APPENDIX 4

-  **Neighbourhood Plan Map 2
Local Green Spaces**
(Only those adjoining & within the village shown)
-  **Neighbourhood Plan Map 3
Sites of Open Space Value**
(Only those adjoining & within the village shown)
-  **Neighbourhood Plan Map 6
Area of Separation**
(Entire Parish extent shown)
-  **Neighbourhood Plan Map 7
Area of Value to Nature or Landscape**
(Only those to the north of the village shown)
-  **Conservation Areas**
-  **Scheduled Monument**
-  **Wildlife Sites**
-  **Flood Zone 2**
-  **Flood Zone 3**
-  **Green Belt**



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Land South of Warren Lane, Long Ashton

Planning Designations

Scale: NTS
Initials: PM
Date: 26 April 2023

Project	Originator	Zone	Level	Type	Role	Drawing No	Revision
21077	NP	XX	XX	DR	A	1010	1

APPENDIX 5

Photographs of Potential Alternative Sites

Site HE20277



Looking south across the site from Weston Road

Site HE20276 and HE2047



Road frontage to the sites looking south



Views across the site



Road and pedestrian access to Long Ashton

Site at Estune Business Park



Office building - residential conversion underway



Agents board

Site HE2021



Views south across the site



Views south towards the site from amenity area at Theynes Croft



View south towards the site across amenity area at Theynes Croft



View across the site north from Yanley Lane towards Long Ashton



Site frontage to Yanley Lane

Site HE2088



Direct access from Long Ashton opposite north-west corner of the site

Site HE2018



View south east towards Bristol



Site frontage on to Long Ashton Road

APPENDIX 6



Appeal Decision

Hearing held on 23 October 2013

Site visits made on 23 and 24 October 2013

by **Joanna Reid BA(Hons) BArch(Hons) RIBA**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 18 November 2013



Appeal Ref: APP/M2270/A/13/2197861

Land south of Penns Yard, Pembury, Kent TN2 4XY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Town and Country Housing Group against the decision of Tunbridge Wells Borough Council.
- The application Ref 12/03453/FULMJ/TA1, dated 14 December 2012, was refused by notice dated 27 March 2013.
- The development proposed is 27 no. affordable rent residential units (2 x 2bed and 7 x 3bed houses, 6 x 1bed and 4 x 2bed flats, 8 x 2bed maisonettes) with 48 car parking spaces, garden areas, communal amenity space, children's play area and ecology receptor site: incorporating new access road and minor alterations to the existing parking arrangement for the existing affordable homes and relocation of lamp post.

Decision

1. The appeal is allowed and planning permission is granted for 27 no. affordable rent residential units (2 x 2bed and 7 x 3bed houses, 6 x 1bed and 4 x 2bed flats, 8 x 2bed maisonettes) with 48 car parking spaces, garden areas, communal amenity space, children's play area and ecology receptor site: incorporating new access road and minor alterations to the existing parking arrangement for the existing affordable homes and relocation of lamp post at land south of Penns Yard, Pembury, Kent, TN2 4XY, in accordance with the terms of the application, Ref 12/03453/FULMJ/TA1, dated 14 December 2012, subject to the conditions set out in Schedule A at the end of this decision.

Procedural matters

2. Kent County Council's agent has confirmed that the financial contributions referred to in the Council's reason for refusal 4 towards local libraries, youth facilities and community learning are not being sought. I shall deal with the appeal accordingly.
3. As the daylight was failing at the site visit on 23 October 2013 I carried out an unaccompanied site visit on 24 October 2013 to see the site from its surroundings and to see other nearby developments and features which had been drawn to my attention at the hearing.
4. The completed planning obligation was submitted after the hearing was closed to allow a drafting error to be corrected. Due to the angled alignment of the site boundaries to the compass points, the references to compass points in this decision are approximate. So, for 'south' read 'roughly south', and so on.

Main issues

5. From my inspection of the site and its surroundings, and from the representations made at the hearing and in writing, I consider that the main issues in this appeal are:
- Whether the proposal would compromise the aims of local and national policy to control development in the Green Belt and in the countryside,
 - The effect that the proposed development would have on the landscape and scenic beauty of the High Weald Area of Outstanding Natural Beauty, and
 - Whether planning obligations for financial contributions towards youth and adult recreation space, adult social services, and primary education facilities would meet the statutory tests in *The Community Infrastructure Levy Regulations 2010* (the CIL).

Reasons

Green Belt and countryside

6. Part of the appeal site is outside but adjoining the Limits to Built Development (LBD) of the village of Pembury defined in the *Tunbridge Wells Borough Local Plan* (LP) Proposals Map, so that part of the site is within the countryside. That part is also within the Metropolitan Green Belt (Green Belt), where inappropriate development is, by definition, harmful.
7. Core Policy 2 of the *Tunbridge Wells Borough Local Development Framework Core Strategy* (CS) states that there will be a general presumption against inappropriate development that would not preserve the openness of the Green Belt, or which would conflict with the purpose of including land within it. Any new development should accord with the *National Planning Policy Framework* (Framework). The Framework states that the construction of new buildings in the Green Belt should be regarded as inappropriate. Exceptions to this include limited affordable housing for local community needs under policies set out in the Local Plan.
8. LP Policy MGB1 states that within the Green Belt planning permission will not be granted other than for, amongst other things, limited affordable housing to meet local needs in accordance with LP Policy H8. Where no alternative site is available to meet local needs within the LBD, LP Policy H8 aims to permit residential development outside the LBD provided that all of a number of criteria are met. LP Policy LBD1 states that outside the LBD development will only be permitted where it would be in accordance with all relevant Local Plan policies. Its aims include to ensure sustainable development patterns, and to limit development in the surrounding countryside.
9. The proposal, which is entirely for rented affordable dwellings, would meet part of the identified local housing need in Pembury, which the Council has a responsibility to provide. It would be in accordance with CS Strategic Objective SO5, which aims to provide high quality housing to meet the needs of all sectors of the community.
10. The housing need had been identified by the Council's Housing Department, and it was demonstrated in the Housing Needs Survey for the Parish of Pembury in 2008. At the hearing, it was confirmed that there were about 73 households on the Council's register at the end of September 2013 with a need

for affordable housing and a demonstrated local connection to the Parish of Pembury. Of these, about 36 households were in very high (Band 2) housing need. Thus, the scheme for 27 dwellings would only provide some of the affordable housing urgently needed by local people. The Council's planning witness confirmed that the need for the affordable housing is not in dispute.

11. CS Core Policies 1 and 14 were not concerns of the Council in their reasons for refusal. However, CS Core Policy 1 gives priority to the development of previously developed land within the LBD of settlements, but it sets out circumstances where, exceptionally, it may be appropriate to release sites outside the LBD. These include affordable housing, for local needs only, at the villages where the need cannot be met within the LBD in accordance with Core Policy 6. CS Core Policy 14 aims to restrict new development to sites within the LBD of villages. Outside the LBD affordable housing to meet an identified local need in perpetuity may be allowed in accordance with CS Core Policy 1.
12. The appellant's Evaluation Assessment of Potential Development Sites within Pembury considered land owned or managed by the appellant within the LBD, including 32 High Street, which has since been sold, and in and around Belfield Road. It concludes that the local need for affordable housing would not be met on existing sites within the LBD and that the appeal site is the only feasible and available site to meet some of that local need. From what I saw, and for the reasons given in the assessment, I agree. Whilst it might be possible to meet some of the need within the LBD in future, no suitable and available sites have been identified to meet the existing very high need. As the village is largely tightly bordered by the Green Belt and the Area of Outstanding Natural Beauty almost any site for affordable housing outside the LBD would be subject to similar constraints as the appeal site.
13. The appeal site is an overgrown area of land which was identified as being suitable for development as a rural exception site for affordable housing in the Council's 2009 Strategic Housing Land Availability Assessment (SHLAA). Other sites identified in the SHLAA would be well related to the LBD in compliance with CS Core Policy 6. However, the appeal site was considered to be the most suitable because it is close to the heart of the village and most local services, it is the smallest of the SHLAA sites outside but adjacent to the LBD, it is next to residential areas in Penns Yard and Camden Avenue, and it would be reached through the appellant's existing development by the Penns Yard cul-de-sac. Moreover, a small part of the site adjoining back and side gardens in Camden Avenue is within the LBD, where the principle of development is acceptable.
14. The only conflict alleged with CS Core Policy 6 and LP Policy H8 is that there is a chance that the affordable dwellings would not be available to meet local housing needs in perpetuity. The appellant has explained that a recent change in housing legislation has given some tenants who pay an affordable rent the right to acquire their home. Some settlements are designated protected areas, which are exempt from this provision, but Pembury is not one of them. As the housing would be grant funded the appellant would also not be able to offer tenancies which would fall outside these provisions. For the reasons given by the appellant in writing and at the hearing, I see no reason to disagree.
15. If dwellings at the site were to be acquired by their occupiers, they would cease to be available to meet local community needs. Because this recent change in housing legislation could prevent the existing local community need being met

- outside the LBD of Pembury on a rural exception site, there would be almost no opportunity to meet the local need in Pembury which exists now. This would be contrary to CS Strategic Objective SO5. Thus, there is a conflict between housing legislation and national and local planning policy.
16. The appellant and the Council's housing witness confirmed at the hearing that there has been minimal take up of the right to acquire in the appellant's other schemes in Pembury over the last 25 years, and almost no take up for around 10 years. The reasons for this include the high property values in Pembury, the reduced right to acquire discounts offered, and the low incomes of tenants. Therefore, it is expected that the chance of tenants exercising the right to acquire their homes would be minimal, if at all, over the life of the scheme.
 17. The appellant also explained that it would be in its interest, as the registered social landlord, to limit rights of mutual exchange with tenants outside the locality, in accordance with the principles of its charity status. Circumstances in the future may not reflect what has happened in the past. However, due to the existing very high need for the affordable dwellings and the minimal take up of the right to acquire in Pembury so far, and the restricted opportunities for mutual exchange, there would be only a slight chance that some affordable rented dwellings would not be available to meet local need in perpetuity.
 18. The Framework defines rural exception sites as small sites used for affordable housing in perpetuity where sites would not normally be used for housing. It advises that small numbers of market homes may be allowed on rural exception sites at the local planning authority's discretion. So, whilst none are proposed now, the slight chance that some dwellings may become market homes in the future would not prevent the site from being considered to be a rural exception site.
 19. The appellant has submitted a planning obligation which seeks to ensure that the affordable dwellings would be rented to people in housing need with a local connection to Pembury. It would not remove rights to acquire or mutual exchange because statutory rights under other legislation could not be limited by a planning obligation. So, it would not satisfy the letter of CS Policies 6 and 14 for the affordable housing to be available in perpetuity. However, the obligation would enable the dwellings to remain available to meet local need as far as it is reasonably possible, in accordance with the thrust of those Policies and LP Policy H8.
 20. Open market housing at much of the site would be contrary to local and national policy, because it would be in the Green Belt and in the countryside, so the obligation would be necessary to make the development acceptable in planning terms. It would be directly related to the whole of the proposed development, and as it would affect all of the dwellings it would be fairly and reasonably related in scale and kind to the development. As the obligation would satisfy all 3 of the statutory tests in the CIL, I shall take it into account.
 21. National and local policy refer to 'limited affordable housing' and 'small sites', but they do not define 'limited' or 'small'. Although the Council says that the scheme would not be limited in scale, character or number of units, the site area and the 27 dwellings would be small in relation to the physical scale of the village, the number of dwellings in it, and its population. The density would be relatively low at roughly 37.5 dwellings per hectare, so the amount of development on the site would be limited, and the mainly 2-storey dwellings

- would be in character with their surroundings. No speculative or general demand housing is proposed, so the scheme would be limited to affordable housing to meet local needs. The number of affordable dwellings would also be limited because the proposal would meet only part of the identified local need.
22. Furthermore, part of the site is within the LBD and the equivalent of roughly 5 dwellings, or the equivalent of roughly 3 of the plots, would be within the LBD. On this basis there would be only roughly 22 dwellings or roughly 24 plots that would be rightly classified as rural exception housing. This would be similar to the scheme including 23 rural exception dwellings permitted by the Council in Hawkhurst, where the population in Hawkhurst and Sandhurst Ward is similar to the population of Pembury Ward. Therefore, the scheme would provide limited affordable housing to meet local community needs.
 23. Having regard to the need for the development, the tension between housing legislation and local and national planning policy, the low potential for the rights to acquire or mutually exchange being exercised at the site, the ability to further reduce the potential for the right to acquire through means such as tenancy types, and the planning obligation to ensure that the rented affordable dwellings would only be allocated to eligible local people, the proposal falls to be considered as rural exception housing which is acceptable in terms of national and local policy in the countryside.
 24. Because the scheme would provide limited affordable housing to meet local community needs, it would not amount to inappropriate development in the Green Belt. As it would not, therefore, be necessary for the appellant to demonstrate very special circumstances, the Minister's statement drawn to my attention by the Council is not directly relevant to the appeal proposal.
 25. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence. Due to its limited scale and its spacious layout, and the siting of the dwellings within and close to the village, with a landscaped area in the southern part of the site furthest from the LBD, the scheme would achieve an acceptable balance between the need for the scheme and the essential characteristics of the Green Belt.
 26. Furthermore, the sympathetically designed scheme would respect the character and appearance of the nearby mainly residential development and its Green Belt countryside setting, so it would sustain the village status and setting of Pembury. No suitable and available site to meet the need within the village has been identified. Because the development would be well related to the village, it would not unacceptably encroach into the countryside or encourage unrestricted sprawl. As the spaces between the site and the A21 would be unaffected and there is a substantial area of Green Belt land on the opposite side of the A21, the development would not lead to unacceptable coalescence with, or cause Pembury to become a suburb of, Royal Tunbridge Wells. Thus, the scheme would also achieve an acceptable balance between the need for the development and the purposes of including land within the Green Belt.
 27. Because the proposal would be a valid exception to Green Belt policy, the scheme would not set a harmful precedent for development in the Green Belt. This is supported by the consultation draft of the Council's Site Allocations Development Plan Document, because Sites numbered 345 and 346, which adjoin the site to the west and east, are not proposed for allocation.

28. I consider that the proposal would not compromise the aims of local and national policy to control development in the Green Belt and in the countryside. It would satisfy CS Core Policies 1 and 2, the thrust of CS Core Policies 6 and 14, LP Policies LBD1 and MGB1, the thrust of LP Policy H8, and the Framework.

Area of Outstanding Natural Beauty

29. The part of the site that is outside the LBD is also within the Area of Outstanding Natural Beauty which has the highest status of protection in relation to landscape and scenic beauty. CS Core Policy 4 aims to conserve and enhance the Borough's urban and rural landscapes, including the Area of Outstanding Natural Beauty, and to use the *Tunbridge Wells Borough Local Development Framework Supplementary Planning Document Borough Landscape Character Area Assessment (LCA)* to manage, conserve and enhance the landscape as a whole.
30. The reasons for siting the affordable housing on a rural exception site in the Green Belt, given in the first main issue, apply with similar strength in the Area of Outstanding Natural Beauty because almost the entire village is also tightly bounded by, and outside, the Area of Outstanding Natural Beauty. They provide the exceptional circumstances whereby planning permission could be granted for major development in this designated area. The scheme would be in the public interest because it would provide affordable housing to meet some of the identified local need, and, because there is no public access to the site, it would not cause the loss of recreational opportunities.
31. The LCA explains that Pembury is a ridge-top settlement, and that the still dense surrounding forest cover means that it is not a visually dominant feature in the landscape. The self-contained 'introverted' character of the village is accentuated by its physical severance from its wider surroundings by the bypasses to the south and west. However, the village retains its 'forest village' character with tree cover extending up to the settlement edge, and its individual character and separateness from Royal Tunbridge Wells. The LCA 2011 Update recognises that the area has changed considerably, that it is likely to continue to do so, and that the preservation of the character of Pembury as a village is likely to be a key issue for future developments.
32. Most of the site is within the Area of Outstanding Natural Beauty, but nearby public views of the site are largely restricted to parts of Cornford Lane and Chalket Lane. It is within the mainly undeveloped land between the edge of the village and the A21, but the character of the landscape has been physically and aurally eroded by the road in its deep cutting and the associated traffic noise. Thus, the site is less sensitive to development than other parts of the Area of Outstanding Natural Beauty, including other sites around Pembury.
33. The scale, form, materials and design of the dwelling blocks would reflect the Kent vernacular. The height of the 2 part 3-storey flat blocks, which would be in keeping with the nearby 3-storey buildings in the High Street, would be contained by the fall down across the site from north to south and from east to west, so they would not look out of place. Due to its fairly low density and modest scale, and its spacious siting, the built form of the development would not unacceptably intrude into the countryside enclosed by the A21.
34. Existing boundary trees and hedgerows would be conserved. New trees and plants within and edging the development, including the deep landscaped area

- in the southern part of the site, would include indigenous species planting which would reinforce local distinctiveness. Thus, the landscaping would provide a sensitive transition to the rural landscape beyond the site, which includes the generous tree dominated spaces between the site and the A21.
35. From Cornford Lane, the west boundary planting, with the roofs of the dwellings beyond, would be little different to the present views of the dwellings and their gardens in Camden Avenue. In the restricted views from Chalket Lane the dwellings would have little visual impact due to the sporadic intervening vegetation and the existing evergreen planting by the east boundary. Even if part of that evergreen screen were to be reduced in height to increase the light in the garden by Block D, the traditional forms and materials of the well spaced dwelling blocks would complement their rural site.
36. The development would result in a small change to the form of the village, but it would have little visual impact in long views across the landscape, and it would preserve the forest village character and setting of Pembury. Because the scheme would be well related to the village, it would conserve the empty 'remote' and secretive woodland and heathland character and distinctiveness of the surrounding rural landscape.
37. Although the Council's reason for refusal refers to a presumption against new development, this is not a term in CS Core Policy 4. However, the scheme would achieve a sympathetic balance between the need for the rural exception housing and the conservation and enhancement of the natural beauty of the Area of Outstanding Natural Beauty. Because the scheme would harmonise with its urban and rural contexts it would sustain the intrinsic character and distinctiveness of the Borough's natural and built environment.
38. I consider that the proposed development would not harm the landscape and scenic beauty of the Area of Outstanding Natural Beauty. It would satisfy CS Policy 4 and the Framework.

Financial contributions

39. The Council is seeking a financial contribution towards off-site youth and adult recreation facilities in accordance with CS Core Policy 8, LP Policy R2 and the *Tunbridge Wells Borough Recreation Open Space Supplementary Planning Document (SPD)* which aim, amongst other things, to provide and maintain a range of recreational facilities.
40. Although land has been allocated for the proposed extensions to Woodside playing fields, beyond the eastern edge of the LBD of Pembury, in accordance with LP Policy R3, it has not been purchased. Moreover, planning permission has not been granted for the facilities proposed there. So, there would be little certainty that these extensions would be provided, and, thus, that the contribution would be necessary, even though the basis for seeking the contribution is set out in the SPD. Because it has not been demonstrated that the contribution would be necessary to make the development acceptable in planning terms, it would fail to meet that statutory test in the CIL.
41. The Council's parks and sports team leader has advised that the existing facilities at Lower Green Road, which is an easy walk from the site, would not be likely to attract further finance. Instead, the contribution would be likely to be spent at Rusthall. Rusthall is on the other side of Royal Tunbridge Wells and

about 5 km away, so people living at the site would be unlikely to use those facilities. As the Rusthall scheme would be outside the Parish of Pembury, it would be contrary to the SPD and LP Policy R2. Moreover, because this scheme would not be directly related to the development, it would not meet the statutory test in the CIL. Although a need for pitch drainage at the Lower Green Road facilities was raised by an interested party at the hearing, insufficient evidence was put to me to show that this would be necessary to make the development acceptable in planning terms.

42. The appellant has explained that Kent County Council would not normally expect financial contributions from affordable housing because it is a provision that meets local needs. However, as there is a chance that some dwellings may not be available to meet local needs in perpetuity, contributions towards primary education, and adult social services, are being sought.
43. The contributions would appear to have been calculated on the basis that all of the dwellings would not be available to meet local need from the outset. However, it has been found that there is only a slight chance that one or more dwellings could become general market housing in the future. Even if, in the very unlikely event that, all of the dwellings were to cease to be available as affordable housing to meet local community needs in the future, they would have been available to meet local needs in the meantime. It is accepted that these future circumstances could be difficult to predict. However, as it has not been shown that an allowance has been made for them, it is not possible to assess whether the contributions would be fairly and reasonably related in scale and kind to the development. So, that statutory test in the CIL would not be met.
44. For all of these reasons, each of the obligations for financial contributions towards youth and adult recreation space, adult social services, and primary education, fails to meet one of the statutory tests in the CIL. As it is necessary for all 3 of the statutory tests in the CIL to be met, I shall not take these obligations into account.

Other matters

45. There would be little physical change to the immediate settings of the 2 listed buildings at 21 and 23 High Street, which are either side of the junction of Penns Yard with the High Street, and the small part of the appeal site which includes part of the Penns Yard highway, which is within the Pembury Conservation Area. The scheme would be within the wider settings of these listed buildings and the Conservation Area but it would be largely screened by the existing development in Penns Yard, and its sympathetic Kent vernacular design would harmonise with its heritage contexts. As the listed buildings face the sometimes busy High Street, the additional vehicle and pedestrian comings and goings associated with the scheme would not damage their settings or the character of the Conservation Area. Therefore, the settings of the listed buildings at 21 and 23 High Street would be preserved, and the character and the appearance of the Conservation Area would be preserved.
46. Turning to highway safety and the free flow of traffic in Penns Yard and the High Street, and at the junction of these roads, the highway authority has raised no objections, subject to the imposition of planning conditions. The appellant's transport statement shows that the Penns Yard road and its junction with the High Street has sufficient capacity to accommodate the

development, and that no mitigation measures would be required beyond the already implemented waiting restrictions around the junction. The end of the Penns Yard road would be realigned, but the parking within the existing Penns Yard development would be relocated within that development. As the car and cycle parking for the future occupiers would exceed the highway authority's minimum standards the scheme would be self-sufficient in terms of parking for the occupiers and their visitors. So, the development would not be likely to promote any off-site parking which could lead to congestion in nearby streets.

47. The transport statement shows that there would not be any significant queuing at the junction in peak hours, so vehicle movements associated with the development would not be likely to cause harmful pollution. It confirms that the scheme would be well related to most facilities within Pembury and accessible by public transport, and that the traffic generated would not have a significant impact on the surrounding highway network. It does not raise concerns about access for emergency vehicles, and it explains that there are no clusters or patterns of accidents nearby that would cause concern in the context of the scheme. In the light of the transport statement and from what I saw, I see no reason to disagree with the highway authority's findings.
48. Due to its siting and design the development would respect nearby occupiers' living conditions with regard to outlook, privacy, and daylight and sunlight. Because of the oblique angles of view from the east-facing living area windows in the first and second floor flats in Block C, and as Blocks A and B are houses with first floor bedrooms, unacceptable overlooking of the patio areas in the back garden at 6 Camden Avenue would not be likely to occur. Because of their orientation, siting and form the dwellings would not cause unacceptable overshadowing, or a detrimental loss of daylight or sunlight, that would harm those occupiers' living conditions in their home or in their back garden.
49. The appellant's noise impact assessment has been carried out in accordance with recognised standards and practice. The proposed noise mitigation measures would ensure that the living conditions of the future occupiers, in their homes and outdoors, would not be harmed by traffic noise from the A21 dual carriageway. Acoustically attenuated ventilation to specified areas, which could be controlled by condition, would allow the future occupiers to ventilate and cool their homes without the need to open windows.
50. The scheme has been designed in accordance with Lifetime Homes standards. There would be safe and easy access for people with disabilities and specific access requirements, and one house has been designed specifically for a family needing wheelchair accessible accommodation. The scheme has also been designed to achieve Secured by Design certification, which takes into account the well established principles of natural surveillance and defensible space. So, the on-site children's play area for the proposed and existing schemes in Penns Yard would not be likely to attract antisocial behaviour.
51. The appellant's extended phase 1 habitat survey concluded that the site has low ecological value, and that no protected species were likely to be impacted upon by the proposal. The site clearance works for the initial survey, which were carried out in accordance with the appellant's reptile method statement and mitigation strategy, found no evidence of reptiles at the site. However, an ecology receptor site is proposed so that, in the unlikely event that reptiles are found during site clearance for development, they can be translocated. The

well vegetated areas within the site could provide routes for wildlife, and the indigenous species planting and ecology receptor site, including hibernacula and log piles, would enhance opportunities for biodiversity.

52. The scheme was revised to take into account views expressed in the public consultation of 2011, and subsequent pre-application discussions with the Council. It is supported by substantial evidence of compliance with other planning issues including soil conditions, arboriculture and the use of energy. The petition submitted with the Council's questionnaire includes roughly 1600 signatures, but the weight to be attached to it is lessened for a number of reasons. The signatures are undated so it is not clear whether it was signed before or after amendments were made to the scheme. The statements on the petition do not appear on each page, so some signatories may not have been aware of them. Some signatories have not included their full address, and a proportion of them appear to live outside Pembury, in settlements including Tonbridge, Sevenoaks, Uckfield and London.
53. The appellant's offer of a 'ransom strip' was withdrawn because it was not considered to be good planning by the Council, and it was not part of the proposal before me. All of the representations of interested parties and the petition have been taken into account. However, none of the points raised against the scheme, individually or cumulatively, outweigh the planning considerations that have led to my conclusions. Therefore, planning permission should be granted subject to conditions.

Conditions

54. The Council's suggested conditions have been considered in the light of the advice in Circular 11/95 *The Use of Conditions in Planning Permissions* and the Framework. The condition identifying the approved plans is reasonable and necessary for the avoidance of doubt and in the interests of proper planning. Conditions for visibility splays, for car parking, access and turning areas, and for a construction method statement, are necessary in the interests of highway safety. The condition to control external lighting is necessary in the interests of biodiversity and to protect the character and appearance of the area.
55. The conditions to control external materials, hard and soft landscape works, and boundary treatment are reasonable and necessary to protect the character and appearance of the area. The condition for boundary treatment is also necessary to protect the privacy of neighbouring occupiers, and to protect future occupiers from traffic noise in their gardens. As the Council's suggested landscaping condition includes retained trees, the condition in the appellant's arboricultural impact assessment for an arboricultural method statement is reasonable to ensure that trees and hedges within and close to the site are protected during construction, to safeguard the character and appearance of the locality and to conserve the landscape and natural beauty of the Area of Outstanding Natural Beauty. Because most of the site is within the Green Belt and the Area of Outstanding Natural Beauty, and part is within their setting, these designations provide the exceptional circumstances whereby it is reasonable to withdraw the specified permitted development rights.
56. The condition for acoustically attenuated mechanical ventilation is necessary to safeguard future occupiers from traffic noise in their homes. The condition to control working hours during demolition or construction is reasonable to protect the living conditions of nearby occupiers. The condition for foul and surface

water drainage details is necessary in the interests of public health and to avoid flooding. The condition for the children's play area is reasonable for the safety and wellbeing of its users. These conditions have been imposed.

57. If a planted tree or shrub should fail because it is unsuited to the site, or if a retained tree or shrub should fail, it would not be reasonable to require its replacement with a tree or shrub of the same species and size. The tailpiece in the landscaping condition is reasonable to give the Council the discretion to approve a different species and/or size if necessary. The tailpieces have been removed from other conditions because there is an established procedure to deal with revisions to planning conditions.
58. The appellant's geotechnical consultant's ground investigation report confirms that there is no evidence of potential contamination on or close to the site, so the Council's suggested condition is not reasonable or necessary. Insufficient evidence has been put to me to show that traffic calming would be necessary in the interests of highway safety. These conditions have not been imposed.

Conclusion

59. For the reasons given above and having regard to all other matters raised, the appeal succeeds.

Joanna Reid

INSPECTOR

Schedule A

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 5037-P100B, 4721-P101D, 4721-P102A, 4721-P103A, 4721-P110A, 4721-P111A, 4721-P112A, 4721-P113A, 4721-P114C, 4721-P115, 4721-P116, 4721-P117A, 4721-P118A, 4721-P119, 4721-P120, 4721-P121D, 25252 C.01C, 25252 SKC.02G, and TCHG/12/01Rev.B.
- 3) No dwelling shall be occupied until space has been laid out within the site in accordance with approved plan 4721-P121D, and surfaced and drained in accordance with details submitted to and approved in writing by the local planning authority, for cars to be parked, for the loading and unloading of vehicles, and for vehicles to turn so that they may enter and leave the site in forward gear, and those areas shall not thereafter be used for any purpose other than the parking, loading and unloading and turning of vehicles.
- 4) No external lighting shall be installed until its details have been submitted to and approved in writing by the local planning authority. External lighting shall be installed in accordance with the approved details and it shall be retained as such thereafter.
- 5) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall

- be adhered to throughout the construction period. The Statement shall provide for:
- i) the parking of vehicles of site operatives and visitors
 - ii) loading and unloading of plant and materials
 - iii) wheel washing facilities
- 6) No development shall take place until samples and details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
 - 7) No other development shall take place until the areas of land within the visibility splays shown on approved plan 25252 C.01C have been reduced in level and cleared of any obstruction exceeding a height of 0.6 m above the level of the nearest part of the carriageway and the lighting column currently within the visibility splay has been relocated to the position shown on approved plan 25252 C.01C, and the visibility splays shall be retained as such thereafter.
 - 8) No development shall take place until an Arboricultural Method Statement has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved Arboricultural Method Statement.
 - 9) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme approved in writing by the local planning authority. If within a period of 5 years from the date of the completion of the development any tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree or shrub of the same species and size as that originally planted or retained shall be planted at the same place, unless the local planning authority gives its written approval to any variation.
 - 10) No development shall take place until details of foul and surface water drainage have been submitted to and approved in writing by the local planning authority, and development shall be carried out in accordance with the approved details. If the details include a sustainable urban drainage system, no development shall take place until details of the implementation, maintenance, and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The sustainable drainage scheme shall be implemented and thereafter managed and maintained in accordance with the approved details which shall include a timetable for its implementation, and a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.
 - 11) Notwithstanding the provisions of *The Town and Country Planning (General Permitted Development) Order 1995* as amended (or any order revoking and re-enacting that Order with or without modification), no

development shall be carried out within Classes A, B, C or E of Part 1 of Schedule 2 of that Order.

- 12) Demolition or construction works shall not take place outside 0800 hours to 1800 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays nor at any time on Sundays or Bank Holidays.
- 13) No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. No dwelling shall be occupied until the boundary treatment has been carried out in accordance with the approved details and the boundary treatment shall be retained as approved thereafter.
- 14) No development shall take place until details of the acoustically attenuated mechanical ventilation systems in accordance with the appellant's noise impact assessment have been submitted to and approved in writing by the local planning authority. No dwelling shall be occupied until the approved mechanical ventilation systems have been installed in accordance with the approved details, and they shall be maintained as approved in efficient working order thereafter.
- 15) No development shall take place until details of the children's play area, including equipment, surfacing, and boundary treatment, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and shall be retained as such thereafter.

End of Schedule A

APPEARANCES

FOR THE APPELLANT:

Mike Allwood	New business manager, Town and Country Housing Group
Mrs J Tasker BSc(Hons) BTP MRTPI	Appellant's agent, Robinson Escott Planning
Mrs Tanja Napoli BArch RIBA	Appellant's architect, Churchill Hui
Daniel Salmon BSc(Hons) MRICS	Chartered surveyor, Lawson Queay

FOR THE LOCAL PLANNING AUTHORITY:

Nancy Redgrove	Principal planning officer, Tunbridge Wells Borough Council
Sarah Lewis	Housing officer, Tunbridge Wells Borough Council

INTERESTED PERSONS:

Cllr Mike Tompsett	Tunbridge Wells Borough and Ward Councillor
Cllr June Crowhurst	Tunbridge Wells Borough and Ward Councillor and chair of Pembury Parish Council

Cllr Paul Barrington-King	Tunbridge Wells Borough and Ward Councillor and cabinet member for sustainability
Cllr Chris Hoare	Kent County Councillor for Tunbridge Wells East
Dr Wendy Le-Las PhD MRTPI FRSA	Chartered planner, Le-Las Associates, representing Pembury Parish Council
Deborah Horwood	Local resident, representing residents of Penns Yard
David Coleman	Local resident and planning chair of Pembury Parish Council
Kathryn Franklin	Local resident, representing the Pembury Society
Steve Brice	Local resident

DOCUMENTS PUT IN AT THE HEARING

- 1 List of Pembury representatives wishing to speak, put in by Dr Le-Las.
- 2 Certified copy of unilateral undertaking, put in by the appellant.
- 3 Plan TCHG/12/01Rev.B, put in by the appellant.
- 4 Statement with plan and photographs, put in by Ms Horwood and Ms Sheppard.
- 5 Appendix 1 of Kent County Council statement, put in by the Council.
- 6 CS Core Policy 8, put in by the Council.
- 7 Email from Nancy Redgrove to Team P16 at The Planning Inspectorate sent 24 September 2013 12:27, put in by the Council.
- 8 CS Strategic Objective SO5, put in by the Council.
- 9 LP Policy R3, put in by the Council.
- 10 Notification of Grant of Permission to Develop Land ref TW/05/02102/FULMJ/PJT, photographs and plan, for 23 rural exception dwellings in Hawkhurst, put in by the appellant.
- 11 Notification of Grant of Permission to Develop Land ref TW/05/00719/FULMJ/DP1, plan and associated documents, for Cornford House, Cornford Lane, put in by the appellant.
- 12 LP Inset Map 11 – Pembury, put in by the Council.
- 13 Email from the appellant's solicitor sent 22 October 2013 09:49, put in by the appellant.
- 14 Email from Sarah Lewis sent 14 October 2013 12:00, put in by the appellant.
- 15 Photographs taken during the site clearance in November 2011, put in by the appellant.
- 16 Map showing Rusthall in relation to Royal Tunbridge Wells and Pembury, put in by the appellant.

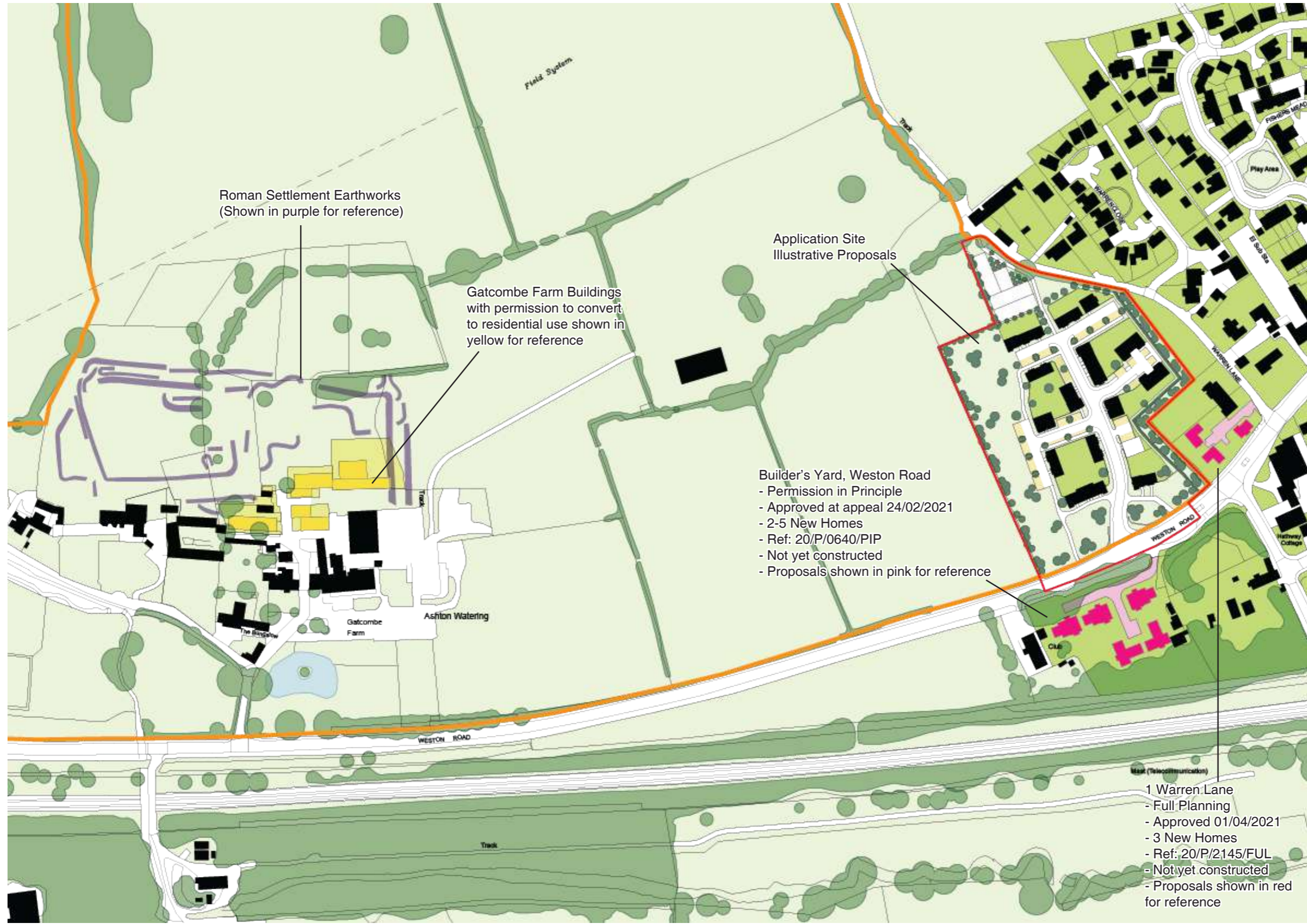
DOCUMENT PUT IN AFTER THE HEARING

- 17 Certified copy of corrected unilateral undertaking, put in by the appellant.

APPENDIX 7

Responsibility is not accepted for errors made by others in scaling from this drawing. Contractors must check all dimensions on site. Discrepancies must be reported immediately to the architect before proceeding. This drawing is copyright ©2018 Nash Partnership. All rights reserved.

Rev.	Date	Notes	Init.
1	10.09.21	Draft Issue	PM



Buildings	Scheduled Monument boundary	Open space/fields	Approved buildings not yet constructed	Trees existing	Gardens to Farm Buildings With Approval to Convert
Roman settlement earthworks	Site	Gardens	Pond	Trees proposed	Farm Buildings With Approval to Convert to Residential Use

CDM Regulations

0 1 2cm

Drawing Scale 1:1000 @ A3

0 25 50m

nash partnership

Nash Partnership
23a Sydney Buildings
Bath
BA2 6BZ

01225 442424
www.nashpartnership.com
mail@nashpartnership.com

File name: 21077-NP-XX-XX-DR-A-0007

DRAFT

Job Number	Originator	Zone	Level
21077	NP	XX	XX
Type	Role	Drawing Number	Revision
DR	A	0007	1

Project
Land South of Warren Lane, Long Ashton

Title
Wider Area Analysis
Illustrative Proposals

Drawn by	Project Manager	Scale
RB	PM	NTS @ A3

1 Warren Lane
- Full Planning
- Approved 01/04/2021
- 3 New Homes
- Ref: 20/P/2145/FUL
- Not yet constructed
- Proposals shown in red for reference

Builder's Yard, Weston Road
- Permission in Principle
- Approved at appeal 24/02/2021
- 2-5 New Homes
- Ref: 20/P/0640/PIP
- Not yet constructed
- Proposals shown in pink for reference

Roman Settlement Earthworks
(Shown in purple for reference)

Gatcombe Farm Buildings
with permission to convert
to residential use shown in
yellow for reference

Application Site
Illustrative Proposals

APPENDIX 8

**NORTH SOMERSET COUNCIL
DELEGATED PLANNING APPLICATION
REPORT SHEET**

Target Date: 15th August 2006

Application No. 06/P/1540/F **Application Type:** Full Planning Permission

Case Officer: Mr D P Tate

Proposal: Erection of 6 no. three bed houses on land to the east of school; conversion of school house building into 4 no. one bed flats and 1 no. three bed house and conversion of toilet block to 1 no. single storey dwelling

Location: Northleaze Primary School, Long Ashton Road, Long Ashton, Bristol, BS41 9HY

Planning History/Background

See MVM

Policy Framework

See MVM

Consultation Summary

Conservation: No objection subject to conditions.

Environment Agency: No comments

Trees & Landscaping: No objection subject to conditions.

Education: No comments

Streets & Open Spaces: No objection subject to conditions.

Contamination: No objection subject to conditions.

Wessex Water: No objection

Highways: No objection subject to conditions.

Parish/Town Comments

No Objection

Neighbour's Views

6 letters of concern and objection.

The main planning issues include:

- retention of the trees needed.
- The new buildings should be single-storey
- Concern about parking on the road.
- Loss of privacy
- To close to the east boundary
- New units out of character.
- Noise from the parking of vehicles.
- Lack of parking.

PLANNING ISSUES

HOUSING

There is no principle or specific objection to the re-use of the school site for housing, particularly affordable housing. The use of the site for 100% affordable housing is regarded as meeting the policy aim of provided a balanced community.

The Housing Needs Register only provides a snapshot in time and does not allow the Council to interrogate individual applications to establish a local connection - The information on residents who currently live in a village and have sought to register with the Council to identify a local connection. This will miss many people who may have a stronger local connection to the village than someone who may have only recently moved there. For example there may be people who will not show as having a local connection who:

- had to move out of the village as they were unable to afford to stay
- with family connections to the village
- born in the village but moved away
- work in the village but are unable to afford to live there
- have not registered for housing assistance with the Council

Therefore the number of people that can be extracted from the register does not give a true reflection of local need. However, it can be confirmed that out of the total residents on the register wanting to be considered for Long Ashton there are 795 - of these 562 are currently resident in North Somerset (Government Guidance prevents all Local Authorities having blanket restrictions on accepting people from outside the District onto the register and the Housing will be allocated according to Housing Need.) and 44 are currently resident in the Parish (35 of who currently live in Long Ashton and have requested to stay in Long Ashton).

CONSERVATION

The amended plans have addressed the following concerns:

The continuous roofline the terrace has been recessing so that half of the terrace will create more depth and shadowing and will help break up the continuous roof line without affecting the internal arrangements of the units.

The dormer windows have been revised. The glazing in the pitch of the dormer has been revised and omitting the glazing in the pitch of the dormer and reducing the dormers eaves line to lie along the terraces eaves line has created a better proportioned windows.

The roof lights have been raised closer to the apex of the roof and thus simplified the roof.

Revised windows have been proposed that better reflect the proportions of the dormer windows and simplify the elevation. These windows have been lowered to line up with the door lintels. The soldier course has been lowered to line up with the top of the lintels.

DRAINAGE

The developer indicates that surface water drainage will be connected to the mains. There are no public surface water sewers in the area. Drainage details have been conditioned.

ECOLOGY

It is requested that a full wildlife survey for the existing buildings and the grounds, with special reference to protected species, particularly bats. It is essential that the consultants have access to all the roof space. An ecology condition has been imposed.

LANDSCAPING

The site is in the Conservation Area therefore all trees with a stem diameter of 75mm or greater at a height of 1.5m from ground level are afforded statutory protection. Either a six-week prior notification of intention to carry out any proposed tree removal/tree work would be necessary or details of tree removal/tree work must be submitted and agreed as part of the application.

Trees on site are represented on the proposed layout plans along the road frontage, most of these are growing below overhead high voltage power lines against a high retaining wall. The Maple at the southeast corner of the site has a multi-stemmed form and is recommended for removal. As per Kevin Carlton's comments no objection to the removal of the small purple plum to the front of the old school building. The remaining trees along the frontage contribute significantly to the public visual amenity.

The site access is proposed to the rear. There is a large ash tree shown on the plans that has been previously significantly reduced and now exhibits a poor form. It is recommended that this is removed and the access moved towards the west boundary as a result. This would then take it further from the trees on the open area adjacent.

Please ask the applicant for a tree survey in accordance with BS5837: 2005 'Trees in relation to Construction – Recommendations'. This survey would include all both trees on the site and those that overhang or impact the site from adjacent properties. This would then inform the site layout based on root protection areas and other tree constraints. The plan should show the existing trees, their accurate canopy spreads, the root protection areas/ tree protection fencing location what is to be removed with justifications and replacement proposals. There is no objection subject to conditions.

PLANNING

The building of the new school, on a site to the south of the existing school, is finished, with the current school building being closed. Approximately half of the existing site is already in the ownership of the Council with the remainder in the process of being transferred to the Council from the Trustees of Northleaze Church of England Voluntary Assisted Primary School Long Ashton Somerset.

The School building is Listed and the re-development of the site has taken this into consideration. The development of the school building is predominately internal with the external character of the building being conserved. The new terrace has picked-up some of the design features of the school building and provided a design that will respect the street scene. The general public view of the new building is, in any event, minimal. The most suitable alternative use of the site is for the conversion of the school building into residential units and for new residential units on the remainder of the site. The total area of the site, including the school building, is approximately half an acre.

The proposal has led to an interest from the Council's Strategy and Enabling Team and Members of the Affordable Delivery Group for use of the site for affordable housing. Knightstone Housing Association has been chosen as they were in a position to proceed quickly with the feasibility study and have funds available. The feasibility study was carried out in conjunction with the Strategy and Enabling Team and Members of the Affordable Housing Delivery Group.

There is a high identified need and demand for affordable housing in Long Ashton well outstripping supply. This scheme fits into the key objectives of the Housing Strategy and

Planning objectives particularly relating to sustainable communities and providing good quality low cost home ownership and rented housing on a brownfield site.

The Affordable Housing Delivery Plan projects that North Somerset will deliver 400 affordable housing units over the three year period April 2005 - March 2008. This projection was based on average grant levels to Registered Social Landlords in North Somerset over the past two years of £73,700 for rented units and £53,980 for shared ownership units. The design of the scheme has been revised in conjunction with the Conservation officer.

LOCAL CONCERNS

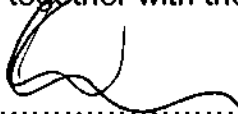
Within the curtilage of the LB all trees are protected and therefore the retention of most of the trees will remain. One or two of the trees are to be removed with agreement with the Tree Officer. Although it has been suggested that the new buildings should be single-storey, such a scale would not reflect the character of the Listed building and be out of keeping on the site and in the general locality. It is single-storey dwelling that is the exception on Long Aston Road rather than the rule. The position and height of the new building will not seriously impact on the living conditions or privacy of adjoining neighbours and takes into account Policies CON/1 and RL/1 of the Local Plan. Compared to the school activities, the vehicular movements will be reduced and on-road parking and noise from vehicles is likely to be minimal. The parking arrangements/numbers are to adoptable parking standards. All other concerns have been addressed by condition.

Recommendations

APPROVE.

Reason for Overriding Parish Council comments (if appropriate)

In recommending this application, I have taken into consideration the relevant policies of the Development Plan and given due weight to the North Somerset Replacement Local Plan, Second Deposit Draft, as well as other relevant Government legislation, including the Human Rights Act 1998, together with the comments made by the consultees and other interested parties.

Signed: 

Dated: *10/08/06*

Authorised by: *R.D.W.*

Dated: *10/8/06*

APPENDIX 9

Biodiversity Net Gain Assessment



1478	R10	26th April 2023	-
Admin QA	Author	Checked	Approved
-	Anthony Hiscocks BSc (Hons) MSc and Carly Goodman-Smith MBiolSci MCIEEM	Carly Goodman-Smith MBiolSci MCIEEM	Carly Goodman-Smith MBiolSci MCIEEM

Disclosure:

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Section 4: Post-development Assessment	9
Section 5: Conclusion	11



Section 1: Introduction

- 1.1. This Biodiversity Net Gain (BNG) note has been prepared to inform the upcoming appeal at Land to the South of Warren Lane, North of Weston Road, Long Ashton (hereafter referred to as the 'appeal site') - Planning Inspectorate Ref: APP/D0121/W/23/3315584.
- 1.2. This relates to the Council's refusal of the following outline planning application, which was submitted in November 2021:

"(Application reference: 21/P/3076/OUT) for the erection of up to 35no. dwellings, allotments and associated access, parking, drainage infrastructure and landscaping, with new access off Weston Road for approval and appearance, layout, scale and landscaping reserved for subsequent approval."
- 1.3. Tyler Grange Group Ltd (TG) were instructed by Long Ashton Land Company to undertake an Ecological Assessment (EA) of the appeal site to inform the above application, which included an 'extended Phase I Habitat survey, desk study, records search, GCN and bat surveys. Historical ecological data from previous assessments going back to 2014 was also consulted to inform the EA report produced in October 2021 to inform development design and ultimately a planning application (report ref: **1478_R07a_HM_CW**).
- 1.4. To inform the EA report, a Habitat Evaluation Procedure (HEP) metric calculation in relation to analysis of potential impacts on bats associated with the designated North Somerset Bat SAC, which indicated a gain in habitats available for bats. However a Biodiversity Net Gain (BNG) assessment was not undertaken at the time of application, or requested in order to determine planning, albeit an indication of ecological enhancements deliverable were identified within the EA report.
- 1.5. To inform the upcoming appeal and indicate likely measurable net gains achievable for biodiversity as a result of the proposals, this Biodiversity Net Gain Assessment has been prepared using the latest approved DEFRA metric version 4.0. This report should be read in conjunction with the EA report, the Illustrative Site Plan (Nash Partnership File name: **21077_NP_XX_DR_A_1003 revision 3**) and the completed BNG metric excel spreadsheet (1478_R11_CGS).

Context

- 1.6. The 'site' is defined by the red-line boundary for the site as shown on the Illustrative Site Plan. The site is located to the south of Warren Lane to the north of Weston Road and west of Long Ashton.
- 1.7. This site is approximately 2.2 hectares and predominantly comprises arable cropland bounded by a post and wire fence to the west, hedgerows and trees to the north and east and to the south by a stone wall and associated scrub beyond which is Weston Road. Similar arable and pastoral farmland is located to the north, west and south along with areas of woodland, streams and residential settlements. Warren Lane is to the immediate east, beyond which is residential development.



Aims and Objectives

- 1.8. The aims of this report is to provide findings of the BNG calculation and assessment undertaken as part of the Ecological Assessment for the project. The objectives are to:
- Calculate the project's pre- and post-development biodiversity units;
 - Determine the change in biodiversity units as a result of the proposed development and proposed onsite enhancements for biodiversity; and
 - Advise on what level of net gain could be achieved, and where there are opportunities to enhance the net gain value of the site.
- 1.9. The BNG assessment has been undertaken with respect to the British Standard for BNG BS8683:2020 and this report follows reporting guidance¹.

Policy and Legislation

- 1.10. Whilst the Environment Act 2021 has now been passed and indicates the need for 10% BNG uplift as a result of development, secondary legislation is required for it to be legally implemented and a two year 'grace period' was included such that there is no legal requirement until such legislation is updated. The proposed amendments to the Town and Country Planning Act, specifically Schedule 14, will make Biodiversity Net Gain a condition of planning with the target 'gain' currently set at 10% by the Secretary of State. The changes to the TaCPA to make BNG legally mandated and enforceable are anticipated from November 2023.
- 1.11. National Planning Policy Framework (NPPF) Paragraph 174 requires the planning system to *'contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures'*. Paragraph 179 of the revised NPPF also promotes developments to *'identify and pursue opportunities for securing measurable net gains for biodiversity'*.
- 1.12. The North Somerset Council Core Strategy, January 2017, Policy CS4: Nature conservation states that the biodiversity of North Somerset will be maintained and enhanced by *inter alia "seeking to ensure that new development is designed to maximise benefits to biodiversity, incorporating, safeguarding and enhancing natural habitats and features and adding to them where possible, particularly networks of habitats. A net loss of biodiversity interest should be avoided, and a net gain achieved where possible"*.
- 1.13. Whilst it has not yet been adopted, the emerging North Somerset Local Plan 2038 Preferred Options Consultation Draft March 2022 Policy DP33: Biodiversity Net Gain, states that *"Development (except exempt development) must demonstrate at least a 10% net gain for biodiversity, accounted for in a biodiversity net gain (BNG) plan. Where BNG is to be delivered the biodiversity net gain plan is likely to include a management plan, particularly for larger developments, setting out how habitats will be managed and monitored, with funding and*

¹ <https://cieem.net/resource/guidelines-for-ecological-impact-assessment-ecia/>



reporting for a minimum of 30 years. Legal agreements are likely to be necessary, particularly where BNG is to be delivered through an offsetting scheme."

Quality Assurance

- 1.14. All ecologist at Tyler Grange Group Ltd are members of, or are working towards membership of the Chartered Institute of Ecologists and Environmental Management (CIEEM) and abide by the Institutes Code of Professional Conduct.



Section 2: Methodology

Habitat Survey

- 2.1. An 'extended' Phase I habitat field survey was undertaken on 25th May 2017 by Hazel Marsh, a full member of CIEEM and updated in June 2018, September 2019 and June 2021 by Paul Webb and Sara Curtis (both CIEEM members). The habitat survey methodology for both surveys was based on guidance set out in the 'Handbook for Phase I habitat survey'². This 'extended' Phase I technique provides an inventory of the habitat types present and dominant species.
- 2.2. Retrospectively the onsite habitats have been assessed against the UK Habitats Classification System³ to aid with Biodiversity Net Gain calculations. Broad assumptions have been made on habitat condition assessments, given detailed assessments were not conducted at the time of survey, however given the nature of the dominant habitat type and nature of the proposals, use of a precautionary approach to conditions assessments is considered to be a robust approach to this assessment.

Mitigation Hierarchy and Good Practice Principles

- 2.3. The CIEEM BNG good practice principles for development (which include the mitigation hierarchy)⁴ were applied at all stages of the assessment.

BNG Metric

- 2.4. The BNG Assessment of the site has been completed using the Natural England's latest BNG Metric (the Biodiversity Metric 4.0), which should be reviewed in conjunction with this report. The Defra 4.0 metric is the approved metric by the Secretary of State, and its usage will be mandated for BNG assessments under the Environment Act 2021.

Metric Calculations

- 2.5. The metric was firstly used to assign numerical values to allow biodiversity units to be calculated for each habitat type based on various attributes. The number of biodiversity units was then compared for pre- and post- development to give an indication of the change in ecological value.
- 2.6. Pre-development biodiversity units represent existing baseline conditions of habitats within the site and were calculated by inputting the following information in the metric:
 - Habitat type – taken from field surveys;

² <https://data.jncc.gov.uk/data/9578d07b-e018-4c66-9c1b-47110f14df2a/Handbook-Phase1-HabitatSurvey-Revised-2016.pdf>

³ <https://ukhab.org/>

⁴ Baker, J. Hoskin, R. & Butterworth (2019). Biodiversity net gain: Good practice principles for development. A practical guide. Ciria, CIEEM & IEMA.



- Habitat area/length – area (ha) of each habitat was measured on QGIS digital mapping, the urban street tree calculator was used for any standard trees on site;
- Habitat distinctiveness – a score based on type of habitat present linked to habitat type and automated in the metric;
- Habitat condition – a score based on specific condition assessment criteria for each habitat type; and
- Strategic significance – whether the Site is in an area in local strategy, an ecologically desirable location or not.

2.7. The Illustrative Site Plan was used to determine the attributes of post-development habitats. Post-development biodiversity units represent the completed development and landscaped habitats within the site, including habitats retained and created. These were calculated using the same inputs as for pre-development biodiversity units as listed above with the addition of risk multipliers to take into account the likely scale of impact and potential for success of a post-development habitat to be established including:

- Difficulty risk – difficulty of creating or enhancing a given habitat; and
- Temporal risk – time required for newly created or enhanced habitats to establish.

2.8. Habitat metric calculations were undertaken by Anthony Hiscocks, an experienced Senior Ecologist at Tyler Grange who is a suitably qualified person under the definition of the BS8683:2020.

Limitations

2.9. The metric uses habitats as a proxy for biodiversity and does not account for other biodiversity enhancements such as species-targeted enhancements like bat and bird boxes. Detail on biodiversity mitigation and enhancement measures to be delivered outside of the BNG are detailed in the EA reports and would be included in a future Landscape and Ecological Management Plan (LEMP), which could be controlled through a condition of planning.

2.10. When mapping and recording habitats, types and conditions were assigned using professional judgement and with reference to the appropriate guidance.

2.11. The post-development habitats were determined based on the Illustrative Site Plan. The illustrative proposals have been used to identify the key habitats proposed and assumptions are made on extents of habitats based on a precautionary approach to condition and value. Whilst these are illustrative and subject to change as part of the planning process, it is considered that the precautionary approach allows an assessment to be made as to the likelihood to achieve net gains in biodiversity.



Section 3: Baseline Assessment

Baseline Habitats

- 3.1. Habitats of the site are described in detail in the original EA and the Defra Metric 4.0 has been utilised to establish the pre-development 'baseline' of **4.22 Habitat Units** and **1.48 Hedgerow Units**.
- 3.2. The habitat types and conditions for the habitats and hedgerows are provided in **Table 3.1 and 3.2** below, and full descriptions and condition assessments for the habitats are provided in the EA and supplied Biodiversity Net Gain metric excel sheet (**1478_R11_AH**).

Table 3.1: Baseline Habitat Conditions

Habitat Type	Condition
Cropland – Cereal crops	N/A
Urban – Developed land; sealed surface	N/A
Urban – Built linear features	N/A
Grassland – Modified grassland	Moderate

Table 3.2: Baseline Hedgerow Conditions

Hedgerow Type	Condition
Native Hedgerow with trees	Moderate
Non-native and ornamental hedgerow	Poor
Native hedgerow	Good



Section 4: Post-development Assessment

- 4.1. The areas of post-development habitat creation are shown on the Illustrative Site Plan.

Habitat Retention, Creation and Enhancement

- 4.2. The mitigation hierarchy has been applied through the development design to avoid, minimise, mitigate, and as a last resort compensate for known or potential impacts. As such, the development has been designed to retain and where possible enhance ecologically important features, including the retention of features of highest ecological importance, namely the boundary hedgerows and trees.
- 4.3. The scheme has also been designed to provide buffers where practicable to those habitats of highest ecological value, namely the boundary hedgerows.
- 4.4. Specific measures will be required to compensate and mitigate any loss of habitats and impacts that occur, to ensure opportunities for wildlife are provided for the long-term, biodiversity increases, and an overall ecological enhancement occurs.
- 4.5. The new development will comprise buildings, roads and other areas of hardstanding (Urban – developed land, sealed surface), along with private gardens (Urban – vegetated gardens). Within the residential parcels, a ratio of 70:30 between built form and vegetated gardens has been applied in line with published guidance⁵ Open green space within the development areas will comprise allotments, orchard with neutral grassland (assumed poor condition given likely recreational pressure), wildflower (neutral) grassland buffers (assumed poor condition to account for recreational pressures), amenity (modified) grassland (moderate condition), and urban tree planting throughout the residential streetscape where appropriate.
- 4.6. Descriptions of the onsite habitats and their condition assessment is provided in the net gain metric and **Table 4.1** and **Table 4.2** overleaf.

Habitat Management

- 4.7. Habitats enhanced and created on the site will be maintained for at least 30 years post-development as this is what is required to satisfy the conditions for BNG in the best practice guidelines (CIRIA 2019). This could be secured via planning condition to control the preparation and implementation of a Landscape Ecological Management Plan (LEMP). The management will be adapted based on monitoring results to ensure the best desired outcomes are achieved.

Metric Results

- 4.8. The Defra Metric 4.0 has been utilised to establish the post-development value of **6 Habitat Units** and **3.4 Hedgerow Units**.

⁵ <https://publications.naturalengland.org.uk/publication/6049804846366720>



- 4.9. The Biodiversity Metric calculates that the proposed development within the site would result in a net change of at least **+1.78 Habitat Units**, and **+1.93 Hedgerow Units**, which equates to a **42.07% net gain in Habitat units** and a **130.64% net gain in Hedgerow Units**.
- 4.10. The habitat types and conditions for the proposed habitats and new hedgerows are provided in **Tables 4.1 and 4.2** below, and assumptions and targeted condition assessments for the habitats also provided in the excel metric document (**1478_R11_AH**). A precautionary approach has been taken in relation to targeted condition to account for potential recreational pressures and it is assumed that the existing condition of retained hedgerows and trees could be maintained (via implementation of the LEMP) when in reality there is also opportunity to deliver further net gains through enhancement of these retained features..

Table 4.1: Post-development Habitat Conditions

Habitat Type	Condition
Urban – Developed land; sealed surface	N/A
Urban – Vegetated Land	N/A
Urban - Allotments	Moderate
Grassland – Modified grassland	Moderate
Grassland – Other neutral grassland (Orchard)	Poor
Individual trees – Urban tree	Poor

Table 4.2: Post-development Hedgerow Conditions

Hedgerow Type	Condition
Species-rich native hedgerow	Poor



Section 5: Conclusion

- 5.1. Application of the Biodiversity Metric 4.0 calculates that the proposed development could result in a **net gain** of at least **+1.78 Habitat Units (42.07%)**, and **+1.93 Hedgerow Units (130.64%)**.
- 5.2. Given full update condition assessments of the existing boundary hedgerows have not been conducted a precautionary approach has been taken with regards to their condition and assumes that the existing condition would be maintained through implementation of future a LEMP.
- 5.3. The habitat types proposed in this assessment are considered proportionate and appropriate for the site, considering the context of the existing habitats and the wider landscape. A precautionary approach has been taken when considering the likely target condition of habitats post-development and it is considered that it may be possible to increase net gains further through refinement of onsite habitats type, extent and management via any future reserved matters application to control detailed soft landscaping proposals and a LEMP.
- 5.4. Provided that the various 'best practice' principles are followed in relation to specific habitat creation and management, it is considered that the appeal site could achieve a significant **net gain** of biodiversity value, that far exceeds the 10% net gains required by future local policy and the Environment Act 2021 and supporting legislation in the TaCPA.





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The Biodiversity Metric 4.0 - Calculation Tool

Start page

Project details			
Planning authority:	NorthSomerset Council		
Project name:	Land south of Warren Lane, Long Ashton		
Applicant:	Long Ashton Land Company Ltd.		
Application type:	Outline		
Planning application reference:	21_P_3076		
Completed by:	Anthony Hiscocks - Tyler Grange Group Ltd.		
Date of metric completion:	25 April 2023		
Reviewer:	Carly Goodman-Smith - Tyler Grange Group Ltd.		
Version control:	-		
Consenting body reviewer:			
Date of consenting body review:			
Target % net gain:	10%		
Irreplaceable habitat present on-site at baseline:	No		
Total site area (including irreplaceable habitat area):	2.24	Irreplaceable habitat area at baseline:	0.00

Instructions

Main menu

Results

Cell style conventions	
	Attention required
	Input error/rules and principles not met
	Use of this cell is not appropriate
	Enter data
	Automatic lookup
	Result

View all

Reset view

On-site baseline map

Insert

On-site baseline map reference number

On-site post intervention map

Insert

On-site post-intervention map reference number

Off-site baseline map

Insert

Off-site baseline map reference number

Off-site post intervention map

Insert

Off-site post-intervention reference number

The Biodiversity Metric 4.0 - Calculation Tool

Main menu

Key

-  Area habitats
-  Hedgerows and lines of trees
-  Watercourses

- [Start page](#)
- [Instructions](#)
- [Technical data](#)
- [Results](#)

Tree helper						
Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small	138	0.5619		0.0000		0.0000
Medium		0.0000		0.0000		0.0000
Large		0.0000		0.0000		0.0000
Total	138	0.5619	0	0.0000	0	0.0000

Start here

1

2

3

4

On-site baseline

A 1 On site Area Habitat Baseline

B 1 On site Hedge Baseline

C 1 On site Watercourse Baseline

On-site post development

A 2 On site Area Habitat Creation

A 3 On site Area Habitat Enhancement

B 2 On site Hedge Creation

B 3 On site Hedge Enhancement

C 2 On site Watercourse Creation

C 3 On site Watercourse Enhancement

Off-site baseline

D 1 Off site Area Habitat Baseline

E 1 Off site Hedge Baseline

F 1 Off site Watercourse Baseline

Off-site post development

D 2 Off site Area Habitat Creation

D 3 Off site Area Habitat Enhancement

E 2 Off site Hedge Creation

E 3 Off site Hedge Enhancement

F 2 Off site Watercourse Creation

F 3 Off site Watercourse Enhancement

Land south of Warren Lane, Long Ashton
Headline Results

Return to

On-site baseline	Habitat units	4.22	
	Hedgerow units	1.48	
	Watercourse units	0.00	
On-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	Habitat units	6.00	
	Hedgerow units	3.40	
	Watercourse units	0.00	
On-site net change <small>(units & percentage)</small>	Habitat units	1.78	42.07%
	Hedgerow units	1.93	130.64%
	Watercourse units	0.00	0.00%

Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change <small>(units & percentage)</small>	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Combined net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	1.78	
	Hedgerow units	1.93	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	

FINAL RESULTS

Total net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	1.78	
	Hedgerow units	1.93	
	Watercourse units	0.00	
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	42.07%	
	Hedgerow units	130.64%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	4.22	4.64	0.00
Hedgerow units	10.00%	1.48	1.62	0.00
Watercourse units	10.00%	0.00	0.00	0.00

Unit requirement met or surpassed ✓
 Unit requirement met or surpassed ✓
 Unit requirement met or surpassed ✓

Project Name: Land south of Warren Lane, Long Ashton Map Reference:
A-1 On-Site Habitat Baseline

Area habitat summary	
Total Net Unit Change	1.78
Total Net % Change	48.87%
Trading Rules Satisfied	Yes ✓

Condense / Show Co units

Condense / Show Rows

Main Menu

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Ref	Existing area habitats			Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Ecological baseline	
	Broad Habitat	Habitat Type	Area (hectares)					Total habitat units	
1	Cropland	Cereal crops	2.1	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	4.20	
2	Urban	Developed land: sealed surface	0.13	V.Low	N/A, Other	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00	
3	Urban	Built linear features	0.005	V.Low	N/A, Other	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00	
4	Grassland	Modified grassland	0.005	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	0.02	
5									
6									
7									
8									
9									
Total habitat area			2.24					4.22	
Site Area (Excluding area of individual trees and Green walls)			2.24						

Retention category biodiversity value						Bespoke compensation agreed for unacceptable losses	Comments		
Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost		User comments	Consenting body comments	GHs reference number
0.055	0	0.11	0.00	2.05	4.09	Comprising cereal crops (includes area of existing hedgerows (DSSha) which is shown as retained in accordance with BNG guidance)			
0	0	0.00	0.00	0.13	0.00	Existing hardstanding road			
0.003	0	0.00	0.00	0.00	0.00	Existing wall on southern boundary			
0	0	0.00	0.00	0.01	0.02	Grassland field margins with scattered scrub			
0.08	0.00	0.11	0.00	2.18	4.11				

Total area lost (excluding area of individual trees and Green walls) 2.18

M² to hectares conversion tool: Select a unit: Hectares M²

Project Name: Land south of Warren Lane, Long Ashton Map Reference

B-1 On-Site Hedge Baseline

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 Condense / Show Rows
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Hedgerow summary	
Total Net Unit Change	1.93
Total Net % Change	130.94%
Trading Rules Satisfied	Yes ✓

Baseline ref	Hedge number	Existing hedgerow habitats	Length (m)	Distinctiveness		Strategic significance	Required Action to Meet Trading Rules	Ecological baseline
				Distinctiveness	Condition			
1	H1	Native hedgerow	0.056	Low	Good	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.34
2	H2	Non-native and ornamental hedgerow	0.04	V.Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.04
3	H3	Native hedgerow	0.071	Low	Good	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.43
4	H4	Native hedgerow	0.099	Low	Good	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.59
5	H5	Native hedgerow with trees	0.01	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.08
6								
7								
8								
9								
10			0.28					1.48

Retention category biodiversity value						Comments		
Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Consenting body comments	GIS reference number
0.056	0	0.34	0.00	0.00	0.00	Species poor hedgerow		
0.04	0	0.04	0.00	0.00	0.00	Ornamental beech hedgerow		
0.071	0	0.43	0.00	0.00	0.00	Species poor hedgerow		
0.097	0	0.58	0.00	0.00	0.01	Species poor hedgerow		
0.005	0	0.04	0.00	0.01	0.04	Species poor hedgerow with trees		
0.27	0.00	1.42	0.00	0.01	0.05			

Project Name: Land south of Warren Lane, Long Ashton Map Reference:
B-2 On-Site Hedge Creation

Hedgerow summary	
Total Net Unit Change	1.93
Total Net % Change	130.64%
Trading Rules Satisfied	Yes ✓

Condense / Show Columns

Condense / Show Rows

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Instructions

Baseline ref	New hedge number	Proposed habitats		Distinctiveness	Condition	Strategic significance	Temporal multiplier			Difficulty risk multipliers	Hedge units delivered	Comments		GIS reference number
		Habitat type	Length (km)				Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation			User comments	Consenting body comments	
1		Species-rich native hedgerow	0.513	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	1.98	Proposed species rich hedgerow			
2														
3														
4														
5														
6			0.61							1.98				

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Bath Office: 23a Sydney Buildings, Bath BA2 6BZ
Phone: 01225 442424

Bristol Office: Generator Building, Counterslip, Bristol, BS1 6BX
Phone: 0117 332 7560

Website: www.nashpartnership.com