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APPENDIX

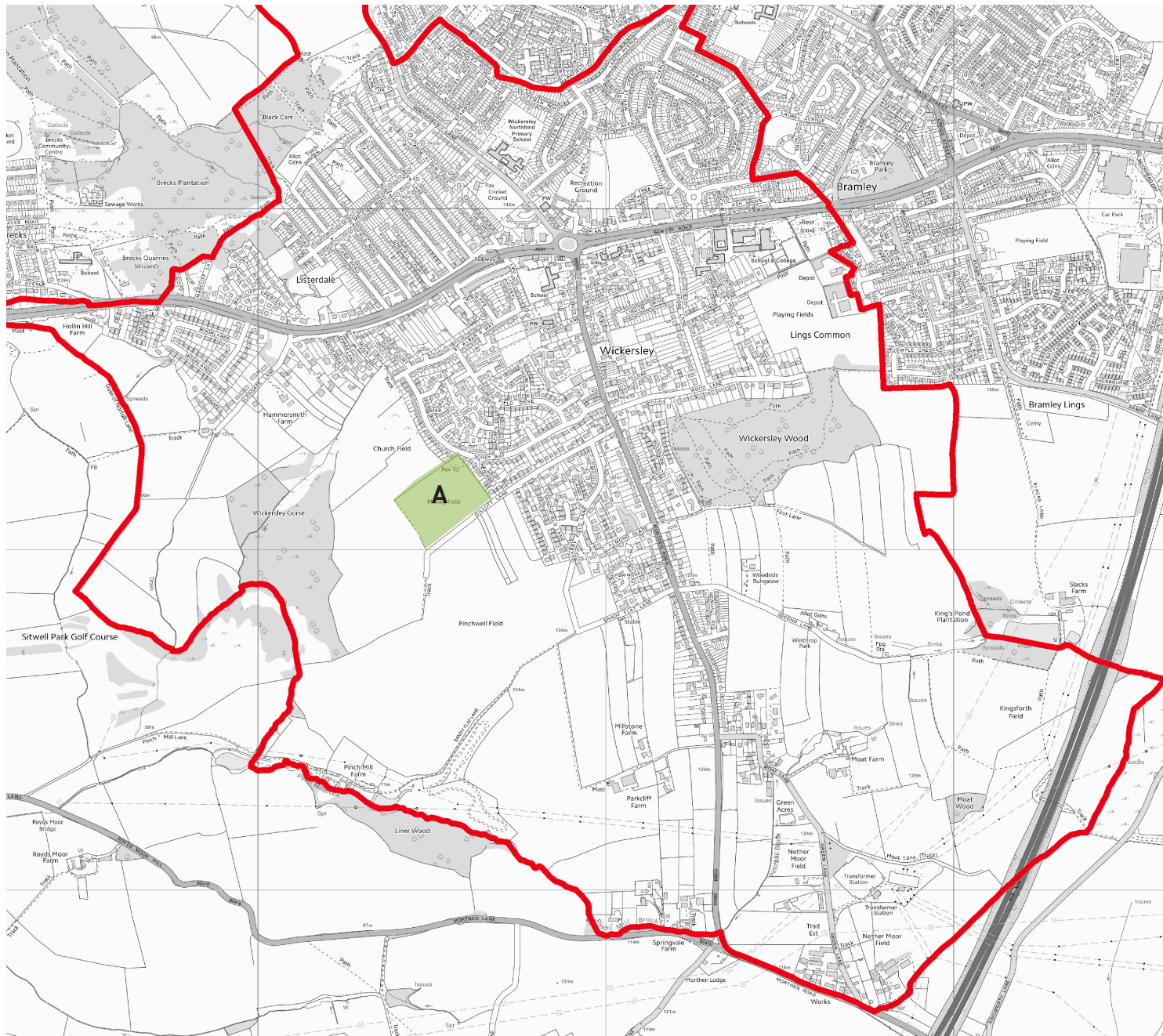
WICKERSLEY NEIGHBOURHOOD PLAN

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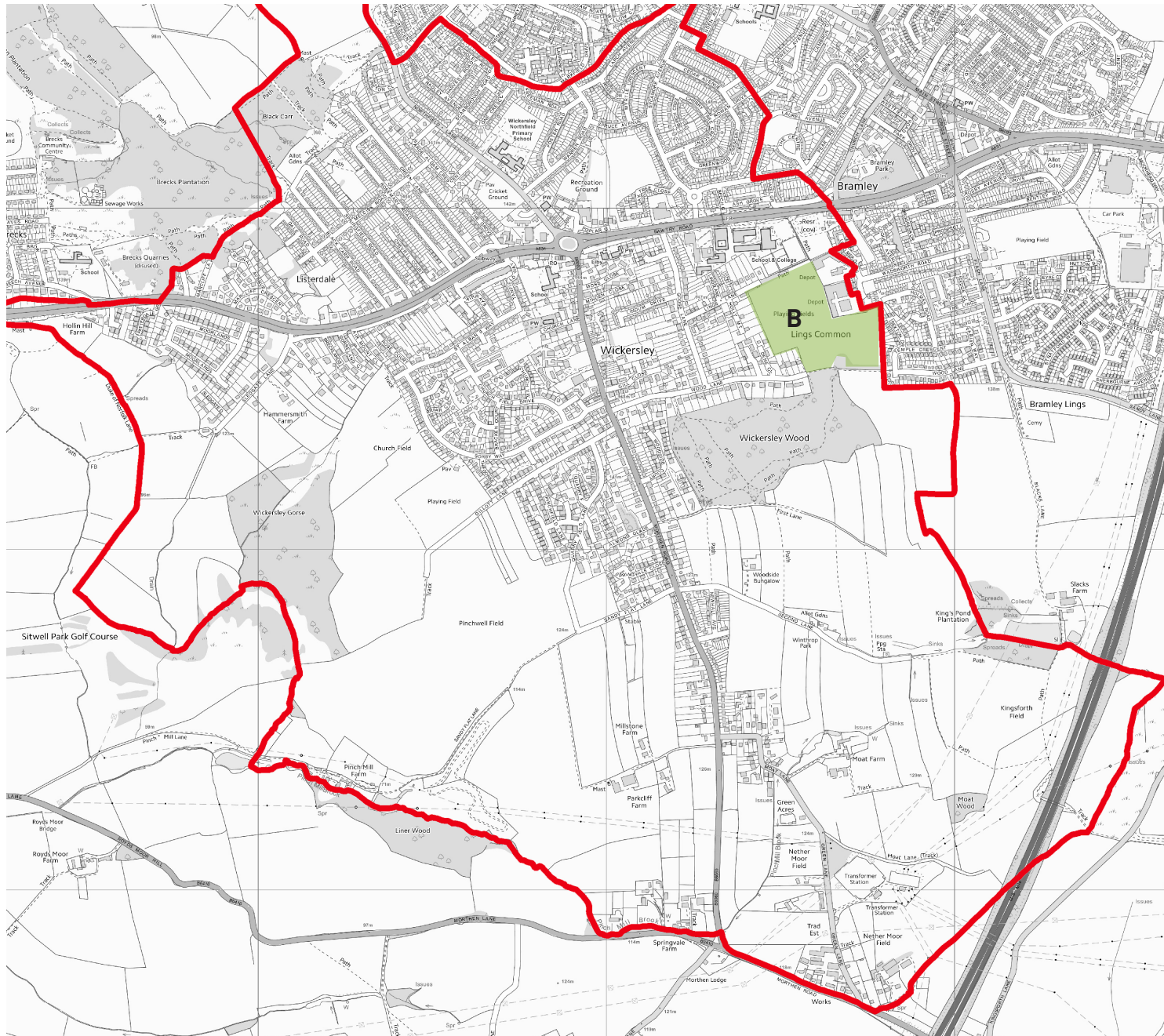
9.2 LOCAL GREEN SPACE ASSESSMENT

BOB MASON RECREATION GROUND (SITE A)	
Location	Land off Sorby Way
Size	4 Hectares
Proximity to community served (ref NPPF 100a)	Site is bounded by housing on the eastern and northern edges. The site is considered in close proximity to the community as there are 1000s of properties within a five minute walk from the site. The site is 800m to the village centre.
Local in character / not an extensive tract of land (ref NPPF 100c)	The site is 4 hectares and is considered local in character. Wickersley has a variety of green spaces used for recreation and leisure of a similar size which is a defining characteristic of the local area.
Landscape significance, Historic significance, Recreational value, Wildlife richness (ref NPPF 100b)	Landscape significance - Identified as playing fields in the Sites and Policies document. Generally well maintained and well used by the community. Site also bounds open countryside to the south and west. Historical significance unknown. Wildlife Richness - the site abuts open countryside to the south and west and includes mature planting to three of the four boundaries. The site is within 200m of Wickersley Gorse which is a local woodland and forms part of the Strategic Green Infrastructure Corridor (Thrybergh). Recreational value - the site includes a young people's play are, a sports pavilion, football pitches, a cycle track and green open space. The site is well used by local residents and sports clubs.
Summary Assessment	This is an important site to the local community, it is owned and managed by the Parish Council. The site is well used for leisure and recreation in addition to providing some level of support and movement to local wildlife and biodiversity. The site is currently designated Green Belt which offers protection to the site from development although this designation does not recognise the important role the site plays in supporting the needs of the community.
Recommendation	DESIGNATE AS LOCAL GREEN SPACE



9.2 LOCAL GREEN SPACE ASSESSMENT

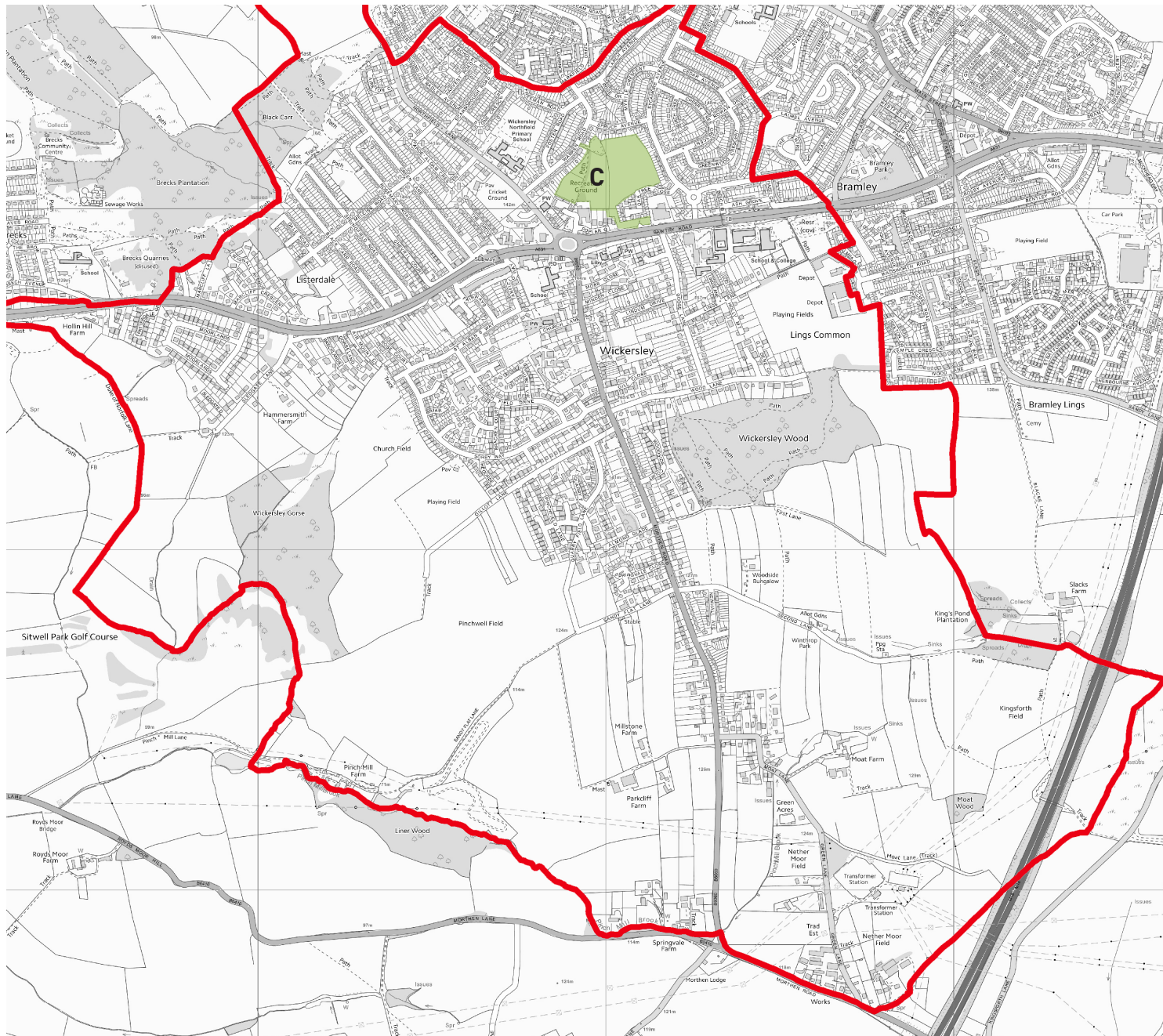
LINGS COMMON (SITE B)	
Location	Land between Wood Lane & Lings Lane
Size	7 Hectares
Proximity to community served (ref NPPF 100a)	Site is bounded by housing on the eastern and western edge, with some properties also to the south. Immediately to the north of the site is Wickersley High School. The site is within reasonable proximity to the majority of the Parish.
Local in character / not an extensive tract of land (ref NPPF 100c)	The site is 7 hectares and is considered local in character. Wickersley has a variety of green spaces used for recreation and leisure of a similar size which is a defining characteristic of the local area.
Landscape significance, Historic significance, Recreational value, Wildlife richness (ref NPPF 100b)	Landscape significance - Identified as playing fields in the Sites and Policies document. Generally well maintained and well used by the community. Historical significance unknown. Wildlife Richness - the site abuts Wickersley wood and open countryside to the south of the site. Trees and hedgerows form the majority of the boundary for the site. These features will contribute to supporting wildlife and biodiversity to some extent. Recreational value - the site is predominantly used for cricket, football and tennis by Wickersley High School but facilities are also available for hire by the local community.
Summary Assessment	The site is used predominately by Wickersley High School as their school playing fields. The site is well used for leisure and recreation in addition to providing some level of support to local wildlife and biodiversity. The site is currently designated Green Belt which offers protection to the site from development although this designation does not recognise the important role the site plays in supporting the needs of the community.
Recommendation	DESIGNATE AS LOCAL GREEN SPACE



Wickersley Neighbourhood Plan

9.2 LOCAL GREEN SPACE ASSESSMENT

WICKERSLEY PARK & BOWLING GREEN (SITE C)	
Location	Off Oaktree Close & off Warren Road
Size	3.8ha
Proximity to community served (ref NPPF 100a)	The site is within close proximity to the community it serves. It is bounded by residential properties on all sides and is centrally located within the village.
Local in character / not an extensive tract of land (ref NPPF 100c)	The site is local in character and is not an extensive tract of land.
Landscape significance, Historic significance, Recreational value, Wildlife richness (ref NPPF 100b)	<p>The site is designated as green space in the Site and Policies document.</p> <p>It is the primary green space in Wickersley and is well-used by residents for leisure and recreation. The site includes an outdoor gym, playground and bowling green.</p> <p>The site also contributes to wildlife and biodiversity locally due to the quantity of mature vegetation around the perimeter.</p>
Summary Assessment	The site is of great importance to the local community that use the site for leisure and recreational purposes. It also contributes to local wildlife and biodiversity. It is owned and managed by Wickersley Parish Council who are currently significantly upgrading the existing children's play facility.
Recommendation	DESIGNATE AS LOCAL GREEN SPACE

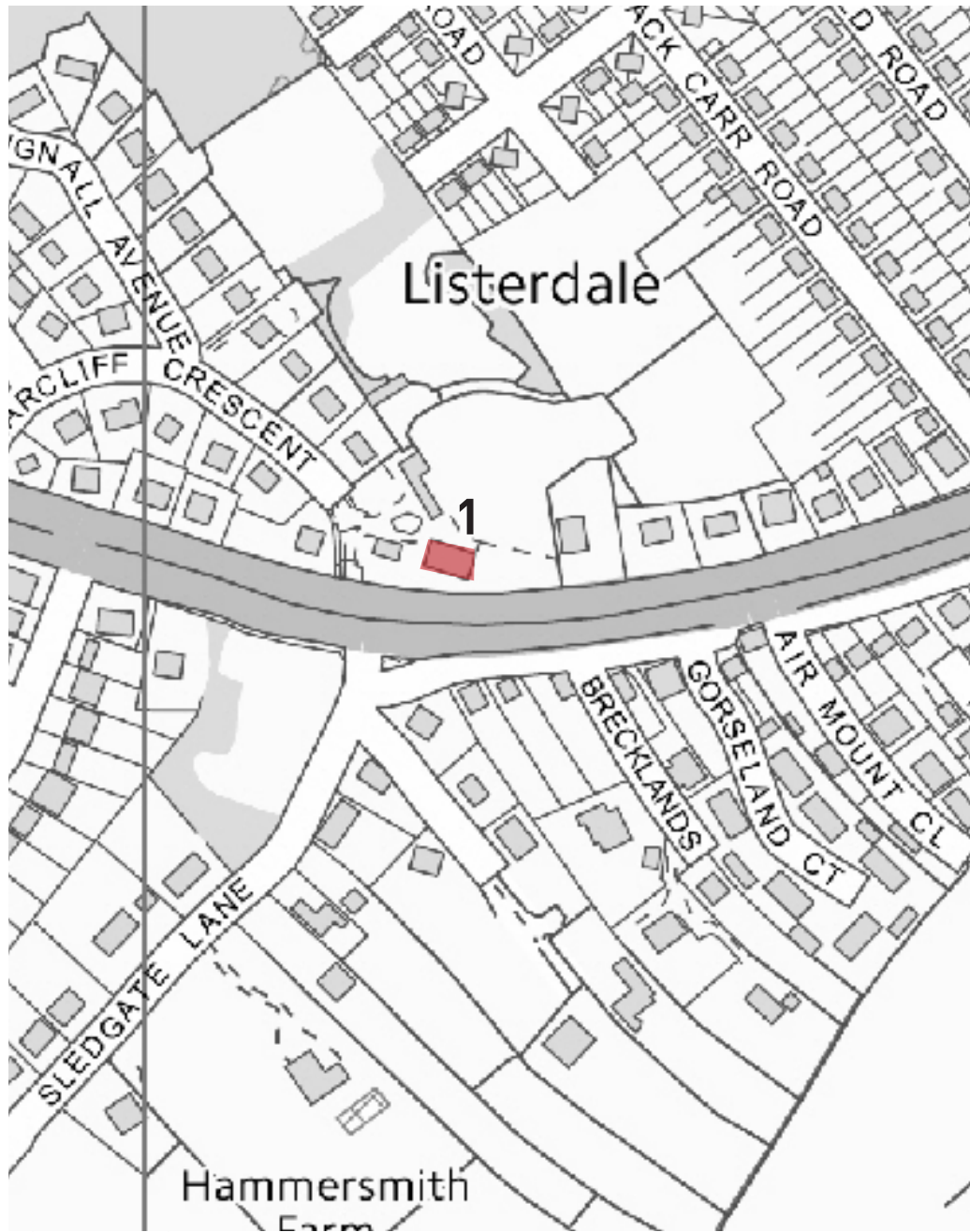


Wickersley Neighbourhood Plan

9.3 HERITAGE ASSESSMENT

Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(1) Castle House, Bawtry Road [Lister's Castle]</p>	<p>Bawtry Road</p>	<p>Large detached property with unusual architectural style</p>	<p>Lister's Castle, as it is affectionately known by locals, has to be one of the most distinctive properties in the parish of Wickersley. Built in the 1920's by its original owner, Joe Lister, to replace a pre-fabricated building allegedly constructed in a weekend! It is unique and difficult to describe its architectural style. Built of a narrow, handmade red brick with distinctive herring bone patterning, the main part of the building is flat roofed with both stepped gables leading up to it and turreting around the parapet. Its fenestration is also unusual and distinctive with large, complex casements filled with elaborate stained glass work. The interior is unsurveyed but likely to contain other unusual architectural features of the time, fireplaces etc with the possibility of art deco features which are rare in the UK and in particular in Rotherham.</p> <p>The building is also a monument to its builder, Joe Lister, a man with great vision who made a significant impact on the social history and development of the Wickersley we see today. It was Mr Lister who campaigned to get the inadequate road from the Brecks to Wickersley widened, including placing campaign boards at intervals along the roadside, something which gained national publicity.</p> <p>In the 1930's, Mr Lister began to build an estate of new houses which eventually comprised 650 semi-detached and 40 detached houses which stretched all the way from the Brecks up to Wickersley.</p> <p>BASIS OF DESIGNATION USING POLICY SP45 CRITERIA: HISTORICAL ASSOCIATION, ARCHITECTURAL STYLE, LANDMARK QUALITY</p>

9.3 HERITAGE ASSESSMENT



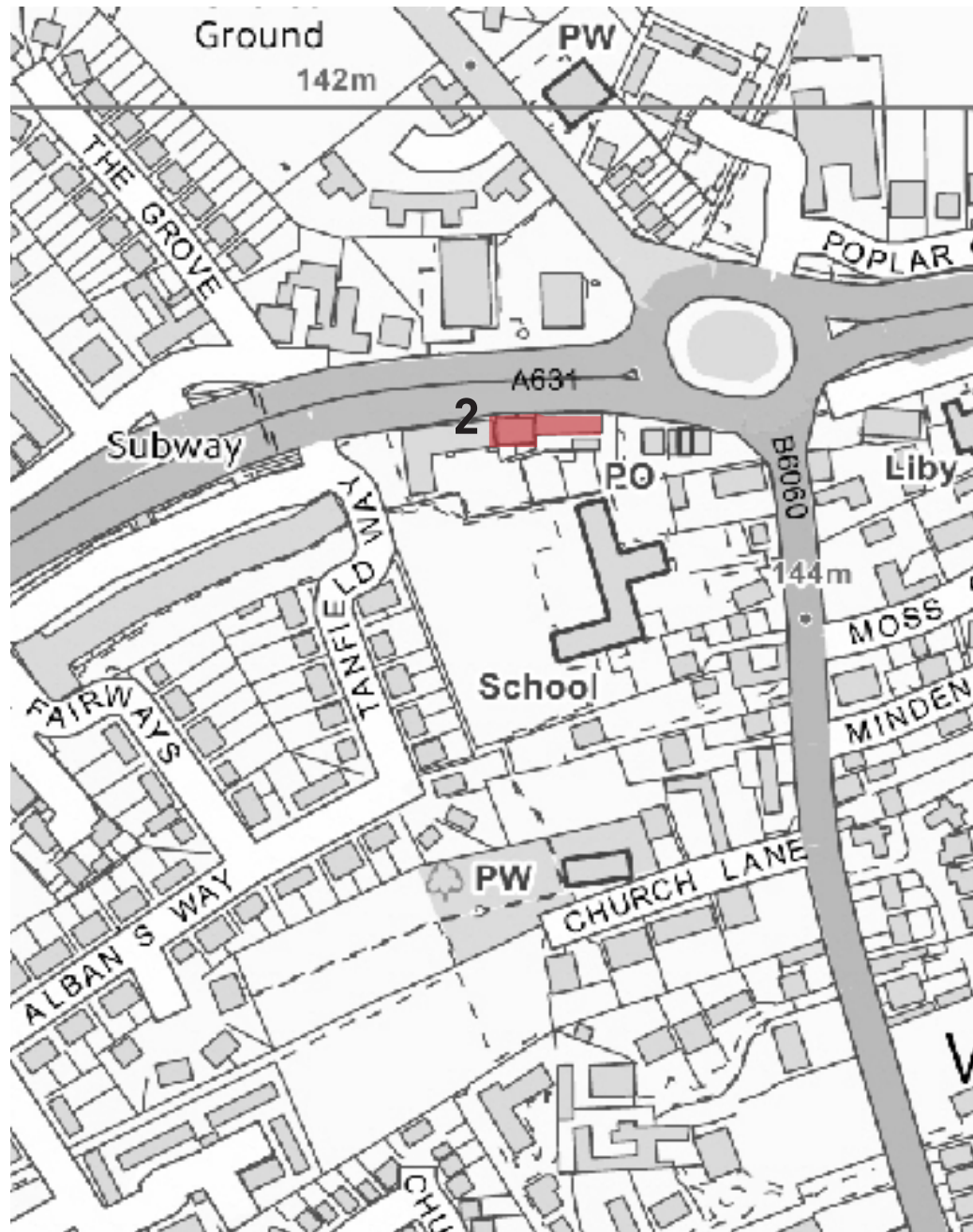
Wickersley Neighbourhood Plan



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Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(2)</p> <p>Numbers 258 – 272 Bawtry Road, Wickersley (Inclusive)</p>	<p>Bawtry Road</p>	<p>Row of worker cottages and double fronted cottages</p>	<p>Built in the 1830's, a row of workers cottages (258-268) and two double fronted cottages (270&272) all built in the same style fronting the main Bawtry Road. Constructed of local sandstone with slate roofs, they are a reminder of the pre-mass transport era before Bawtry Road was widened and the roundabout built which necessitated the demolition of many original 18th and 19th century buildings including the original Masons Arms and the old White Swan public house.</p> <p>BASIS OF DESIGNATION USING POLICY SP45 CRITERIA: AGE, GROUP VALUE</p>

9.3 HERITAGE ASSESSMENT



Wickersley Neighbourhood Plan



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Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(3)</p> <p>280 Bawtry Road</p>	<p>Bawtry Road</p>	<p>Former house built in early 19th century</p>	<p>A former house built in the early 19th century, now converted to business use standing in a prominent position on what would have originally been Wickersley crossroads. A three storey building, unusual for Wickersley, built of the typical local sandstone but with a replacement roof, the building has wooden four pane hanging sashes with horns at first and second floor which are typical of the later Victorian era which suggests they may be replacements.</p> <p>BASIS OF DESIGNATION: AGE, POSITIVE CONTRIBUTION TO OPEN SPACE</p>

9.3 HERITAGE ASSESSMENT



Wickersley Neighbourhood Plan



9.3 HERITAGE ASSESSMENT

Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(4)</p> <p>Sycamore Cottage, 3 Morthen Road, Wickersley</p>	<p>Morthen Road</p>	<p>2 Storey sandstone cottage</p>	<p>Built in the mid 19th century, Sycamore Cottage is a two storey sandstone building with a recent stone slate replacement roof. Still retains certain original features including stone kneelers and stone and clay chimney pots. Historic maps suggest the cottage was original two dwellings, hence the window and certainly the door opening is not original. All windows are twentieth century replacements. The footprint of the building today shows that much of the rear of the building is a 20th century extension.</p> <p>BASIS OF DESIGNATION: DISTINCTIVE ARCHITECTURAL STYLE, POSITIVE CONTRIBUTION TO TOWNSCAPE</p>

9.3 HERITAGE ASSESSMENT



Wickersley Neighbourhood Plan



9.3 HERITAGE ASSESSMENT

Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(5)</p> <p>Lilac Farm, Morthen Road, Wickersley</p>	<p>Morthen Road</p>	<p>Farm complex</p>	<p>The Lilac Farm complex is a particularly interesting group of buildings. Lilac Farm itself, below its rendered exterior and replacement tiled roof could be much older than initially imagined. It has many characteristics of an 18th century farmhouse, for example its steeply pitched roof, typical of older farm buildings in the south of the Borough. It has the feel of a building which may contain a much older timber frame structure.</p> <p>BASIS OF DESIGNATION: AGE</p>

9.3 HERITAGE ASSESSMENT



Wickersley Neighbourhood Plan

9.3 HERITAGE ASSESSMENT

Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(6)</p> <p>1, Lilac Farm Close, Wickersley</p>			<p>Though this building is difficult to photograph without trespassing, it is clear that it is one of Lilac Farms still standing outbuildings. Two storey, built of sandstone with a pantile roof, it was converted to residential usage in the 1990's. Previously a cow barn when Lilac Farm was still in use as a dairy farm. Probably late 18th century, a further clue to its age being an external pump shown on the old Ordnance Survey maps. The old maps show that the old settlement of Wickersley was dotted with these before the arrival of mains water in the 20th century. In the surrounding area, Morthen for example, there are surviving examples of these cast iron water pumps though few, if any, appear to survive in Wickersley.</p> <p>BASIS OF DESIGNATION: AGE</p>

9.3 HERITAGE ASSESSMENT



Wickersley Neighbourhood Plan

9.3 HERITAGE ASSESSMENT

Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(7)</p> <p>3, Lilac Farm Close, Morthen Road, Wickersley</p>	<p>Morthen Road</p>	<p>Former agricultural building</p>	<p>Again, former agricultural buildings of the former Lilac Farm complex. Typically two storey, built of local sandstone with clay pantile roofs they were again sympathetically converted to residential usage in the 1990's. Obviously this can lead to more openings in the building's façade, however, in these cases openings, as the photographs show, and alterations have been kept to a minimum helping preserve the buildings former agricultural character.</p> <p>BASIS OF DESIGNATION: AGE</p>

9.3 HERITAGE ASSESSMENT



Wickersley Neighbourhood Plan



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Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(8)</p> <p>10 Morthen Road, Wickersley</p>	<p>Morthen Road</p>	<p>Former agricultural building</p>	<p>The photograph above shows both 10 Morthen Road (on the left) and the back of the converted barn described above. Number 10 is a late 18th century (?) extension to the original barn which has probably always been in residential use. Built to match the adjoining barns with local sandstone and clay pantile roof which has been replaced in the last fifty years.</p> <p>BASIS OF DESIGNATION: AGE</p>

9.3 HERITAGE ASSESSMENT



Wickersley Neighbourhood Plan



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Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(9)</p> <p>1 Moss Close, Wickersley</p>	<p>Moss Close</p>	<p>Offshoot to Wickersley Hall</p>	<p>Before the construction of Moss Close in the mid 1960's this property, including the Grade II listed Wickersley Hall (attached), was previously known as Copeland Cottage. Number 1 Moss Close, as it is now known, is an early 19th century building built of coursed, dressed sandstone. The section attached to the listed Wickersley Hall is two storey with a 20th century cement tiled roof.. Running parallel to Moss Close is a long single storey offshoot with a slate roof. On the listing description for Wickersley Hall, the offshoot is described as "not of special interest" however, its age alone makes it worthy of inclusion on any potential Local List.</p> <p>BASIS OF DESIGNATION: AGE, GROUP VALUE</p>

9.3 HERITAGE ASSESSMENT



Wickersley Neighbourhood Plan



9.3 HERITAGE ASSESSMENT

Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(10)</p> <p>Minden Cottage, 7 Morthen Road</p>	<p>Morthen Road</p>	<p>Offshoot to Wickersley Hall</p>	<p>The unusually named Minden Cottage is another late 18th century cottage built of local sandstone under a slate roof. Retains many of its original features including shaped kneelers characteristic of many of the local buildings of its age. A high quality building with its name encapsulated in cast iron in its impressive gate opening onto Morthen Road. The building has had a 20th century extension to the rear which is sympathetic but not of great interest.</p> <p>The name of the cottage presumably comes from the significant and famous battle of Minden which was a decisive engagement during the Seven Years' War. Fought on 1 August 1759, an Anglo-German army under the overall command of Field Marshal Ferdinand of Brunswick defeated a French army commanded by Marshal of France, Marquis de Contades. The battle was an iconic victory for the British Minden regiments who advanced into battle with white roses in their hats plucked from the local hedgerows. Many famous British regiments celebrate this victory and it may be that a veteran of this battle once built and/or occupied Minden cottage.</p> <p>BASIS OF DESIGNATION: AGE, HISTORICAL ASSOCIATION, RETAINED ARCHITECTURAL INTEGRITY</p>

9.3 HERITAGE ASSESSMENT



Wickersley Neighbourhood Plan



9.3 HERITAGE ASSESSMENT

Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(11)</p> <p>Minden Cottage outbuildings Morthen Road</p>	<p>Morthen Road</p>	<p>Outbuildings to Minden Cottage</p>	<p>The outbuildings to Minden cottage, probably dating from the late 18th century, have been partially converted whilst still maintaining much of their original agricultural character including (replica) stable door and hay loft hatch. Unlike the adjacent cottage, the sandstone building is topped with a clay pantile roof.</p> <p>BASIS OF DESIGNATION: AGE, RETAINED ARCHITECTURAL INTEGRITY</p>

9.3 HERITAGE ASSESSMENT



Wickersley Neighbourhood Plan



9.3 HERITAGE ASSESSMENT

Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(12)</p> <p>2 Church Lane, Wickersley</p>	<p>Church Lane</p>	<p>Outbuildings to Manor Farm</p>	<p>Number 2 Church Lane is comprised of the former outbuildings of the adjacent Manor Farm.</p> <p>Built of local sandstone with a slate roof to the main house and clay pantiles to the outbuildings and garages, the complex is a mixture of one and two storey buildings. Converted in the late 1980's, these buildings have again been sympathetically converted with an impressive Yorkshire stone courtyard</p> <p>BASIS OF DESIGNATION: SOCIAL & ECONOMIC HISTORY, DISTINCTIVE ARCHITECTURAL STYLE</p>

9.3 HERITAGE ASSESSMENT



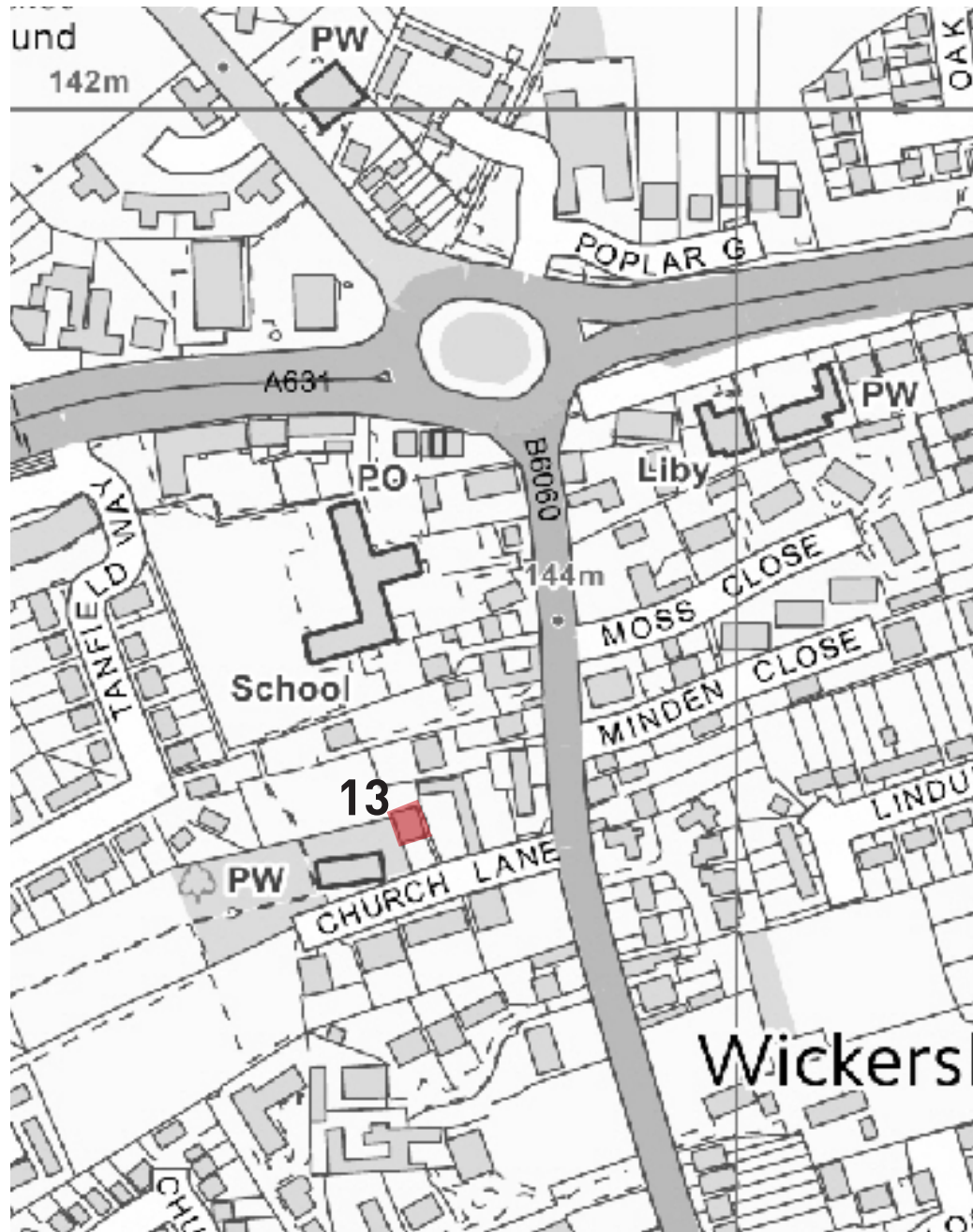
Wickersley Neighbourhood Plan



9.3 HERITAGE ASSESSMENT

Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(13)</p> <p>Manor Farm, Church Lane, Wickersley</p>	<p>Church Lane</p>	<p>Former Manor Farm House</p>	<p>The former Manor Farm House, modernised along with the adjacent outbuildings during the 1980's. Built of sandstone with a tiled roof, put on as part of the modernisation, the farm house retains the appearance of a late 18th century farmhouse typical of the southern part of the Borough</p> <p>BASIS OF DESIGNATION: AGE, RETAINED ARCHITECTURAL INTEGRITY</p>

9.3 HERITAGE ASSESSMENT



Wickersley Neighbourhood Plan



9.3 HERITAGE ASSESSMENT

Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(14)</p> <p>13, Morthen Road, Wickersley</p>	<p>Morthen Road</p>	<p>Early 19th Century Cottage</p>	<p>An extremely attractive and well maintained detached early 19th century cottage. With a sympathetic wooden door replacement and wood framed, two paned hanging sashes, it would be a worthy inclusion to any proposed Local List. The extension to the rear in the early 2000's is of no particular significance. The building is now in business use.</p> <p>BASIS OF DESIGNATION: AGE, RETAINED ARCHITECTURAL INTEGRITY, DISTINCTIVE ARCHITECTURAL STYLE</p>

9.3 HERITAGE ASSESSMENT



Wickersley Neighbourhood Plan



9.3 HERITAGE ASSESSMENT

Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(15)</p> <p>West Thorpe Cottage, 17 Morthen Road, Wickersley</p>	<p>Morthen Road</p>	<p>Former agricultural buildings</p>	<p>Again, one of the former agricultural buildings of the adjacent 13 Morthen Road, further confirming that 13 Morthen Road was original a farm house or at least had some agricultural function. A 1 ½ storey structure with its rear elevation sloping down to the floor. Built of sandstone with a slate roof, probably built in the early 19th century. Typical of the village agricultural buildings which are often gable end onto the main road.</p> <p>Openings for doors and windows have been kept to a minimum, reminiscent of its agricultural past, however, the windows themselves could arguably be of a better design more in keeping with its overall character.</p> <p>BASIS OF DESIGNATION: AGE, SOCIAL & ECONOMIC HISTORY</p>

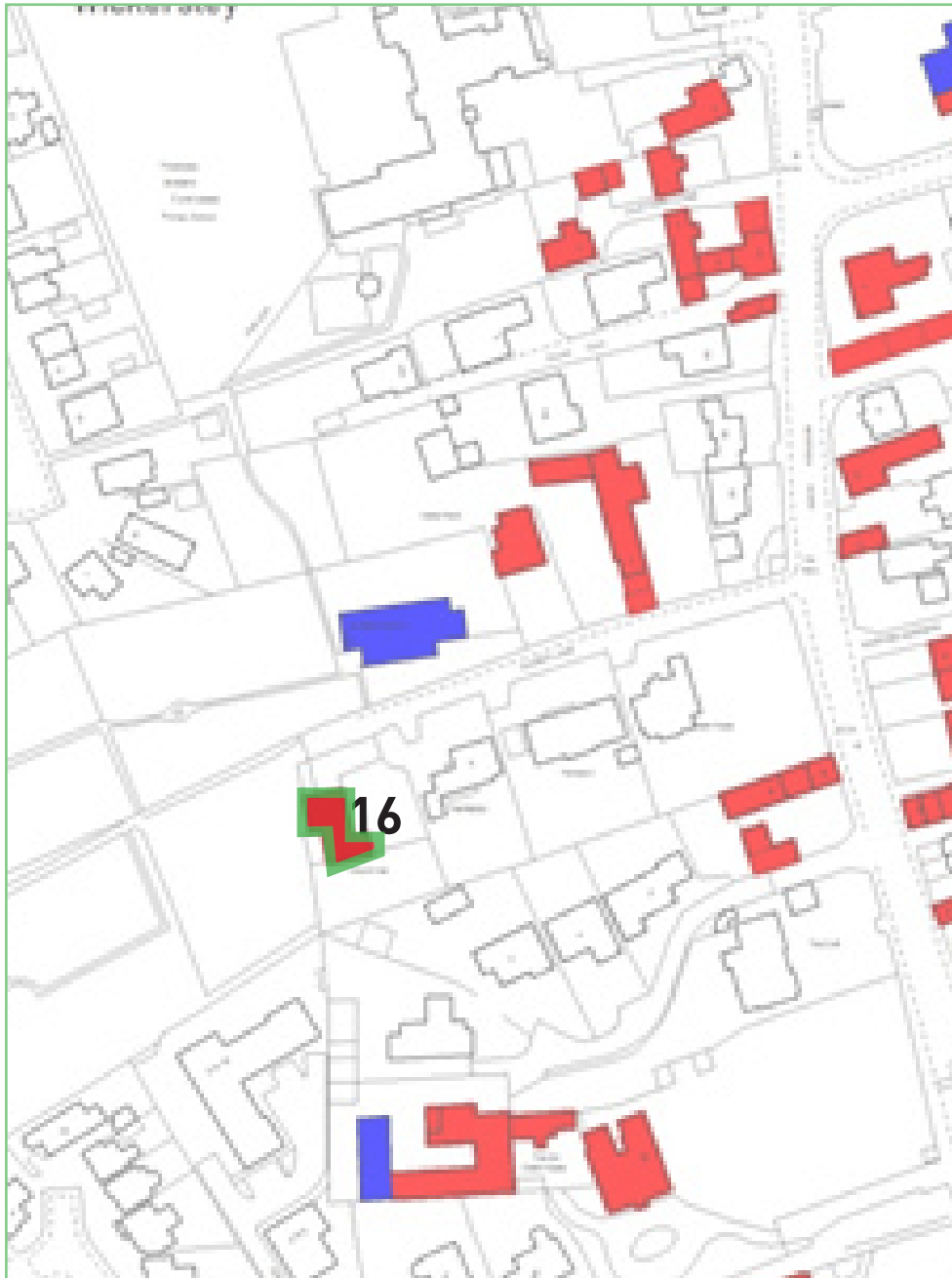
9.3 HERITAGE ASSESSMENT



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Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(16)</p> <p>The Barn, Church Lane, Wickersley (also known as the Church Hall)</p>	<p>Church Lane</p>	<p>Former barn</p>	<p>A one and two storey building built of coarse squared sandstone with a red, clay pantile roof. The building is now used as the church hall but originally would have been barns/agricultural buildings for the former rectory building which was demolished and replaced sometime in the mid 20th century. Its agricultural origins can be seen in its wall openings, as illustrated by the photograph. Probably dates from circa 1800.</p> <p>BASIS OF DESIGNATION: AGE</p>

9.3 HERITAGE ASSESSMENT



Wickersley Neighbourhood Plan



9.3 HERITAGE ASSESSMENT

Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(17)</p> <p>30-34 Morthen Road, Wickersley including outbuildings</p>	<p>Morthen Road</p>	<p>Former workers houses</p>	<p>A row of three former workers houses, again with the distinctive gable end to the road way layout characteristic of the village. Built of sandstone with a clay pantile roof, the property furthest from Morthen Road is double sized occupying half of the row. Sympathetic to the original building with no additional window openings and wooden doors with conservation roof lights to the larger property.</p> <p>BASIS OF DESIGNATION: SOCIAL & ECONOMIC HISTORY, RETAINED ARCHITECTURAL INTEGRITY</p>

9.3 HERITAGE ASSESSMENT



Wickersley Neighbourhood Plan



9.3 HERITAGE ASSESSMENT

Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(18)</p> <p>19-25 Morthen Road, Wickersley</p>	<p>Morthen Road</p>	<p>19th Century semi-detached properties</p>	<p>Dating from the late 19th century these four semi-detached properties are of significant quality to warrant inclusion in the list of locally significant buildings reminiscent as they are of estate cottages found in Firbeck built by the Lord Scarborough Estate. Built of an unusual sandstone different to many other buildings in the village, it is likely they would originally have had (Welsh) slate roofs. The chimney design is different on the building to the left, possibly due to the fact that the other pair were built a few years earlier. All original window openings, frame and door design remain and only number 21 has been extended to the rear. Good solid well preserved examples of this building type which are unique to Wickersley but more common in settlements to the south and east of the settlement.</p> <p>BASIS OF DESIGNATION: RETAINED ARCHITECTURAL INTEGRITY, HISTORICAL ASSOCIATION, DISTINCTIVE ARCHITECTURE</p>

9.3 HERITAGE ASSESSMENT



Wickersley Neighbourhood Plan



9.3 HERITAGE ASSESSMENT

Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(19)</p> <p>27-33 Morthen Road, Wickersley</p>	<p>Morthen Road</p>	<p>Worker cottages</p>	<p>A row of four workers cottages perpendicular to the main Morthen Road dating from the late 18th, early 19th century. Built of squared sandstone with slate roofs, the first three cottages are two storey, stepping up to three storey in the case of number 33. The end elevation facing Morthen Road has been (unusually) part white rendered. All four cottages retain their original brick built chimney stacks. The window openings are original but the door and window frames are the usual late 20th century replacements.</p> <p>BASIS OF DESIGNATION: AGE</p>

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Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(20)</p> <p>39 Morthen Road, Wickersley</p>	<p>Morthen Road</p>	<p>Former outbuilding to Primitive Methodist Chapel which is Grade II listed</p>	<p>Two storey, coursed, dressed sandstone cottage with a slate roof. Probably dating from the late 18th century when the building would have been outbuildings to the adjacent former Primitive Methodist chapel which is now listed Grade II. This is confirmed by the door opening at first floor level shown on the photograph above. The door and window openings appear to be largely original. The window openings are late 20th century replacements, however, the wooden doors at first and ground floor are more in keeping with the buildings agricultural past. The building only has one chimney stack at its street gable end, further confirming its previous use.</p> <p>BASIS OF DESIGNATION: SOCIAL & ECONOMIC HISTORY, RETAINED ARCHITECTURAL INTEGRITY</p>

9.3 HERITAGE ASSESSMENT



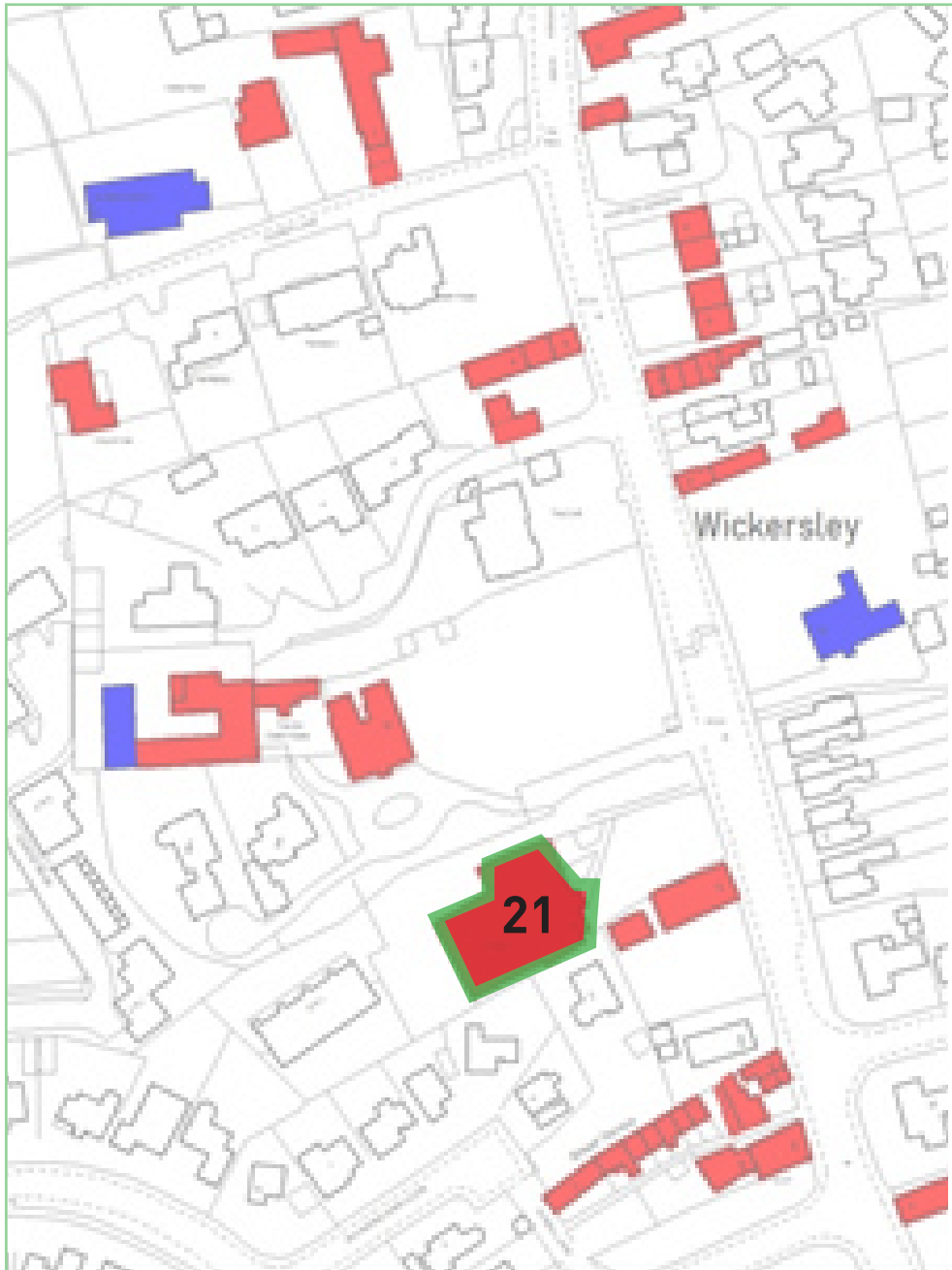
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Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(21)</p> <p>40 Morthen Road, Wickersley (Wickersley Club)</p>	<p>Morthen Road</p>	<p>Former farm house</p>	<p>At the core of the much extended Wickersley Club is a two storey coarse dressed sandstone building with a slate roof. Built in the late 18th century it was probably another farm house, the 1850 and 1888 Ordnance Survey maps showing extensive outbuildings to the rear which were demolished in the middle of the last century.</p> <p>BASIS OF DESIGNATION: AGE</p>

9.3 HERITAGE ASSESSMENT



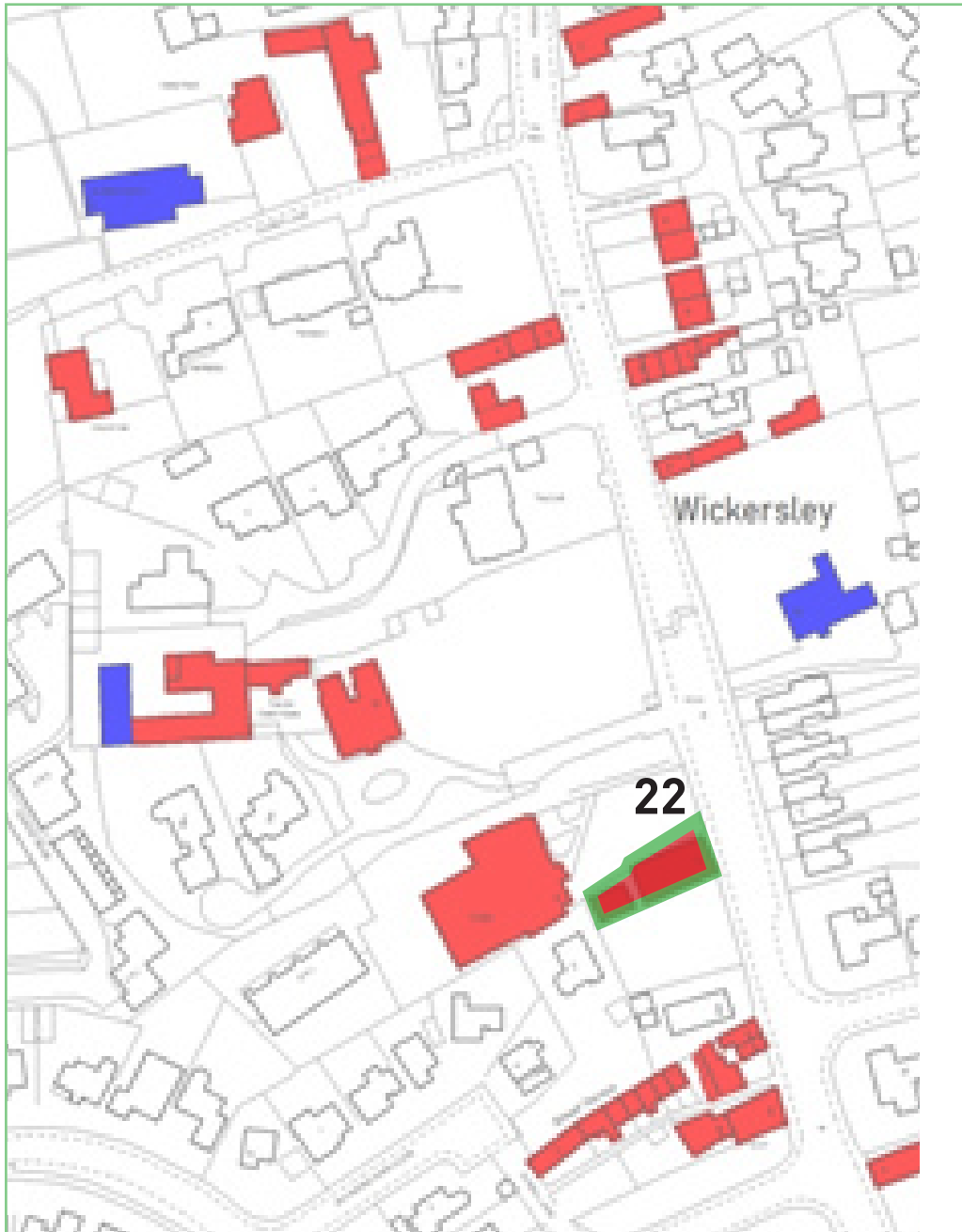
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Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(22)</p> <p>42 Morthen Road, Wickersley</p>	<p>Morthen Road</p>	<p>Late 18th Century cottage</p>	<p>Large, former L shaped late 18th century cottage built of dressed sandstone with a (replacement) pantile roof. Have an interesting sloped roof to the rear down to ground floor level which is characteristic of the local area. Again set perpendicular to the main road, the building retains its original brick chimney stacks and clay pots. What is interesting about this particular building is the fenestration. The original window frames had been replaced in the late 20th century by inappropriate, dark wood with leaded glass. In the last five years the owners have replaced these again with four pane, cream coloured casement windows which are more in keeping with the character of the building showing that older buildings such as these can have their appearance badly damaged by a bad choice of fenestration but, equally, they can be returned to their former glory.</p> <p>BASIS OF DESIGNATION: AGE</p>

9.3 HERITAGE ASSESSMENT



Wickersley Neighbourhood Plan



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Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(23)</p> <p>46 & 48 Morthen Road, Wickersley + rear outbuildings</p>	<p>Morthen Road</p>	<p>Pair of cottages circa 1800</p>	<p>Pair of cottages circa 1800. Built of dressed sandstone with slate roofs and central brick built chimneys. Window and door openings are original but the frames and windows are not. Provokes an interesting debate as to which are more appropriate. The building to the left also illustrates the damage that inappropriate strap pointing can do to the appearance of stone built buildings</p> <p>BASIS OF DESIGNATION: AGE</p>

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9.3 HERITAGE ASSESSMENT

Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(24)</p> <p>2-14 Sitwell Terrace, Wickersley</p>	<p>Sitwell Terrace</p>	<p>Row of 7 agricultural workers cottages</p>	<p>A row of seven (formerly 8) late 18th century, agricultural workers cottages built of sandstone with a slate roof. The half of the row furthest from Morthen Road have been cream rendered, as were numbers 10 & 12, though this has now been removed to reveal the original stonework.</p> <p>The majority of the original window openings, to both front and rear remain, however, there have been a wide range of 20th century replacement door and window frames.</p> <p>The properties on this row are extremely small by modern standards and one of the cottages was extended in the 1970's. A further application to extend one of the adjacent properties was subsequently refused in 1989 on the grounds that it would have been detrimental to the appearance of this attractive row of terraces within the Wickersley Conservation Area.</p> <p>BASIS OF DESIGNATION: AGE, GROUP VALUE</p>

9.3 HERITAGE ASSESSMENT



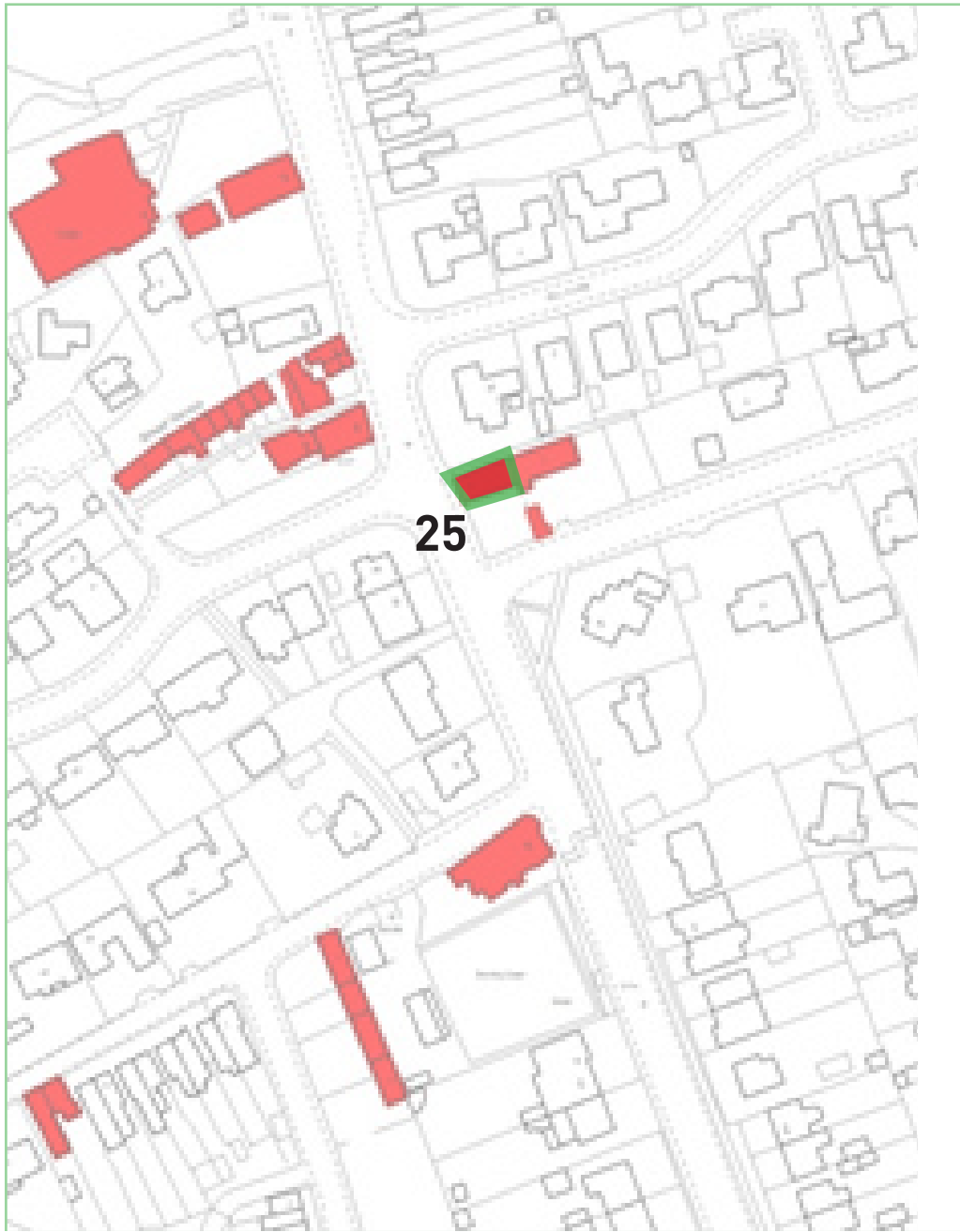
Wickersley Neighbourhood Plan



9.3 HERITAGE ASSESSMENT

Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(25)</p> <p>91 Morthen Road, Wickersley</p>	<p>Morthen Road</p>	<p>Former agricultural building</p>	<p>Further research is needed on the history of 91 Morthen Road and the attached 1, Wood Lane below. Both properties date from the mid to late 18th century but there are certain clues as to the buildings original form and purpose. The photograph shows the gable end of 91 Morthen Road facing directly onto the pavement. The stone here appears to be different to that used on the elevation facing Wood Lane. In addition, there is the filled in stone mullion window which today is almost at ground level. Looking at the old Ordnance Survey maps (OS 1901) these show another L-shaped building suggestive of yet another small farm complex</p> <p>BASIS OF DESIGNATION: AGE</p>

9.3 HERITAGE ASSESSMENT



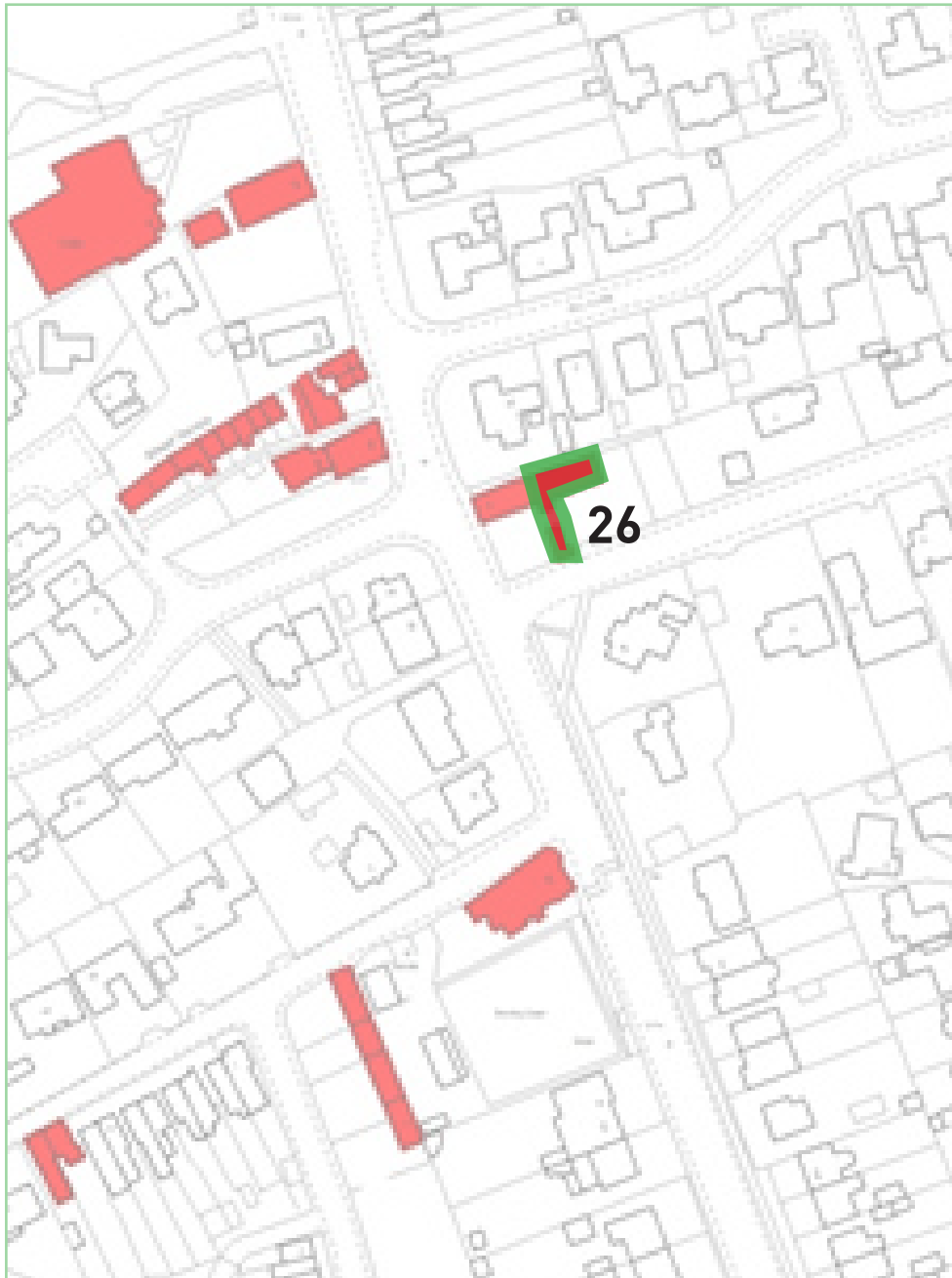
Wickersley Neighbourhood Plan



9.3 HERITAGE ASSESSMENT

Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(26)</p> <p>1 Wood Lane, Wickersley + outbuildings</p>	<p>Wood Lane</p>	<p>Former agricultural complex</p>	<p>As above.</p> <p>Former agricultural complex dating back to mid to late 19th century</p> <p>BASIS OF DESIGNATION: SOCIAL & ECONOMIC HISTORY, GROUP VALUE</p>

9.3 HERITAGE ASSESSMENT



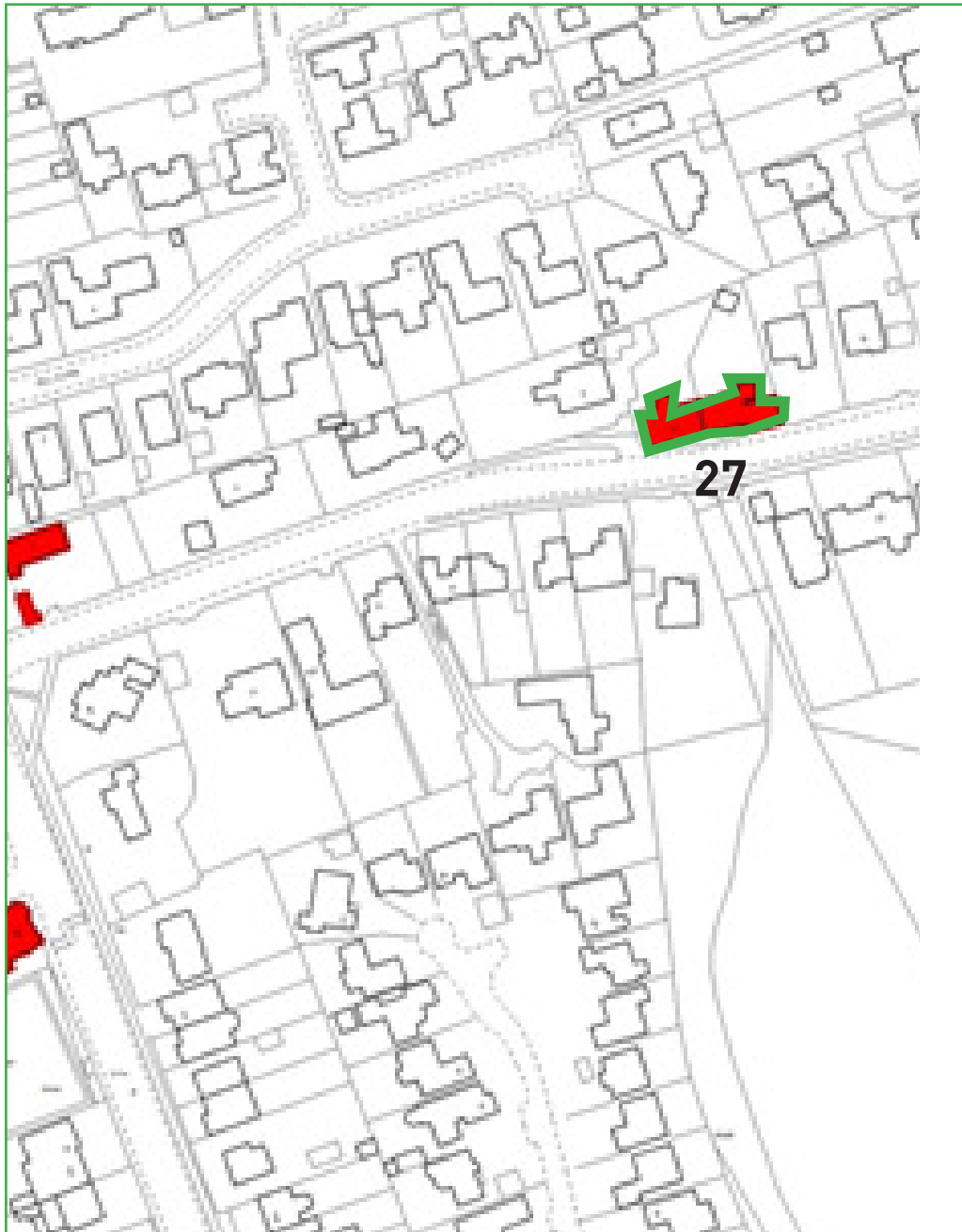
Wickersley Neighbourhood Plan



9.3 HERITAGE ASSESSMENT

Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(27)</p> <p>11 & 13 Wood Lane, Wickersley</p>	<p>Wood Lane</p>	<p>Former Wesleyan Chapel</p>	<p>Built in 1828, this former Wesleyan Methodist church was converted to residential use in the late 1970's. Built of sandstone with a slate roof, the photo shows the building retains its distinctive window openings synonymous with the Wesleyan Methodist movement and its buildings.</p> <p>BASIS OF DESIGNATION: AGE, RETAINED ARCHITECTURAL INTEGRITY</p>

9.3 HERITAGE ASSESSMENT



Wickersley Neighbourhood Plan



9.3 HERITAGE ASSESSMENT

Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(28)</p> <p>58 Morthen Road, Wickersley</p>	<p>Morthen Road</p>	<p>Former Christian Institute</p>	<p>Arguably, aside from the church of St Albans, the landmark building in the village. Formerly the home of the Wickersley Christian Institute, this spectacular building, dating from the early 18th century has a distinctive four storey hexagonal tower topped by a church like spire. Built once again from the local sandstone, the structure also boasts a three storey castellated tower.</p> <p>Sold in the 1990's by the Christian Institute with planning permission for six self contained flats, the building has successfully been converted into much loved living space.</p> <p>BASIS OF DESIGNATION: AGE, QUALITY LANDMARK, ARCHITECTURAL STYLE</p>

9.3 HERITAGE ASSESSMENT



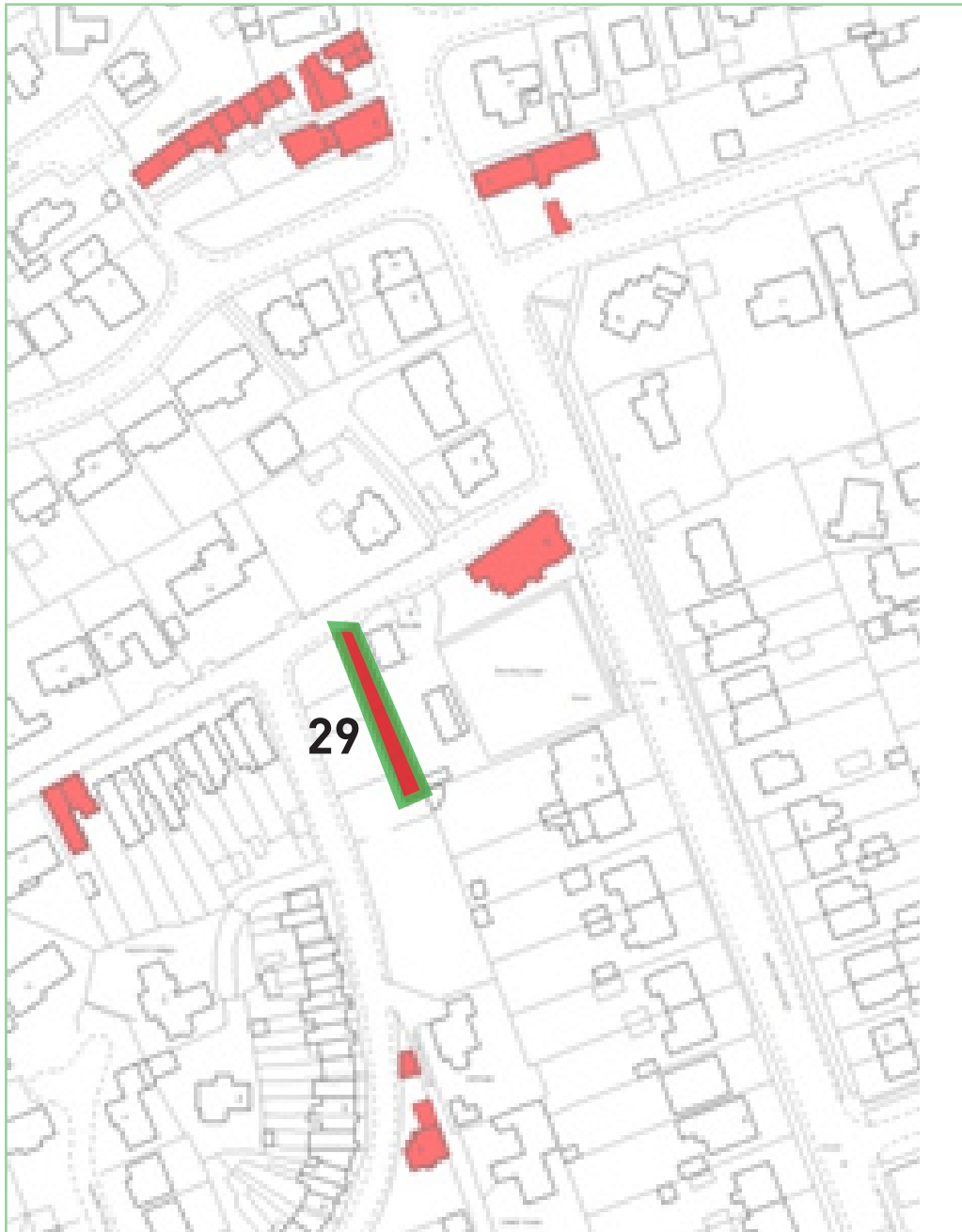
Wickersley Neighbourhood Plan



9.3 HERITAGE ASSESSMENT

Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(29)</p> <p>1-7 Quarryfield Lane, Wickersley</p>	<p>Quarryfield Lane</p>	<p>Early 19th century workers cottages</p>	<p>A fantastic row of early 19th century workers cottages. Built of sandstone with a Welsh slate roof these properties have been well maintained and contain their original door and window openings both front and back. Very worthy local list candidates.</p> <p>BASIS OF DESIGNATION: AGE, RETAINED ARCHITECTURAL INTEGRITY, GROUP VALUE</p>

9.3 HERITAGE ASSESSMENT



Wickersley Neighbourhood Plan



9.3 HERITAGE ASSESSMENT

Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(30)</p> <p>23 Quarryfield Lane, Wickersley</p>	<p>Quarryfield Lane</p>	<p>L-shaped former agricultural building</p>	<p>Another example of an L-shaped former agricultural building built of the local stone with a clay pantile roof. The 1850 Ordnance Survey map suggests the outbuilding still standing to the north of the house may have contained one of the many village wells.</p> <p>BASIS OF DESIGNATION: AGE, ARCHITECTURAL STYLE</p>

9.3 HERITAGE ASSESSMENT



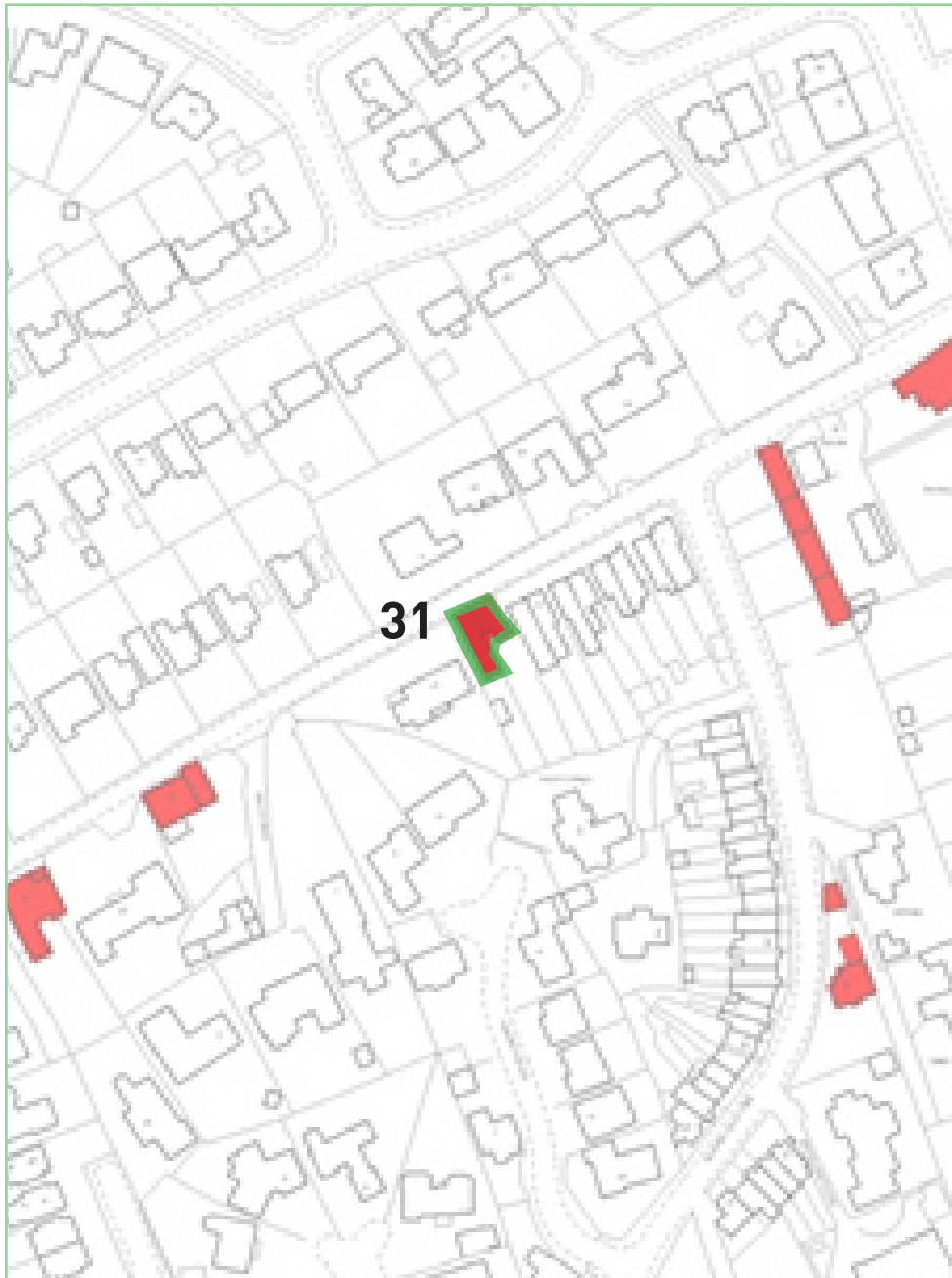
Wickersley Neighbourhood Plan



9.3 HERITAGE ASSESSMENT

Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(31)</p> <p>17 & 19 Gillott Lane, Wickersley</p>	<p>Gillot Lane</p>	<p>Semi-detached cottages</p>	<p>Interestingly, in the 19th century, Gillot Lane was formerly known as Rollin Lane. At the time of the 1850 Ordnance Survey map, Rollin Lane had only three properties built on it, all of which are contained here as candidates for a prospective Local List. Therefore, in age terms, they are within the criteria for inclusion. However, all of them have been extended and renovated, arguably to the point of exclusion. 17 & 19 Gillot Lane has probably been altered least not least because it has sympathetically kept its original and distinctively small window openings.</p> <p>BASIS OF DESIGNATION: AGE, ARCHITECTURAL STYLE</p>

9.3 HERITAGE ASSESSMENT



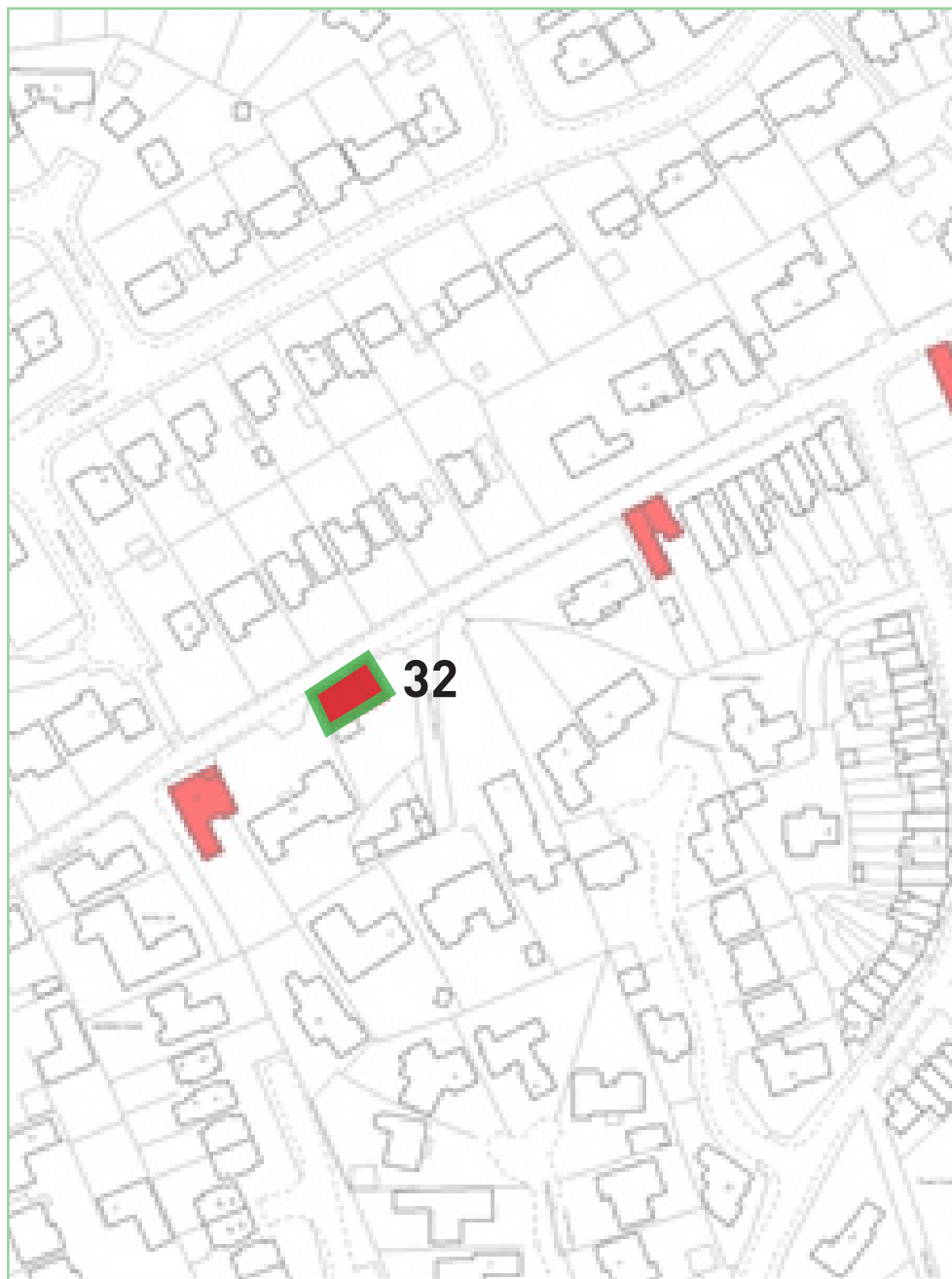
Wickersley Neighbourhood Plan



9.3 HERITAGE ASSESSMENT

Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(32)</p> <p>Pinchfield Cottage, 31 Gillot Lane, Wickersley</p>	<p>Gillot Lane</p>	<p>Early 19th century cottage</p>	<p>When Gillot Lane was known as Rollin Lane, Pinchfield Cottage was originally “Pinchfield House” The core of the building dates from the early 19th century, built of sandstone with a red pantile roof, however, there have been a number of late 20th century extensions, including the rebuilding of the left hand dormer window which has significantly improved the appearance of the building.</p> <p>BASIS OF DESIGNATION: AGE, RETAINED ARCHITECTURAL INTEGRITY</p>

9.3 HERITAGE ASSESSMENT



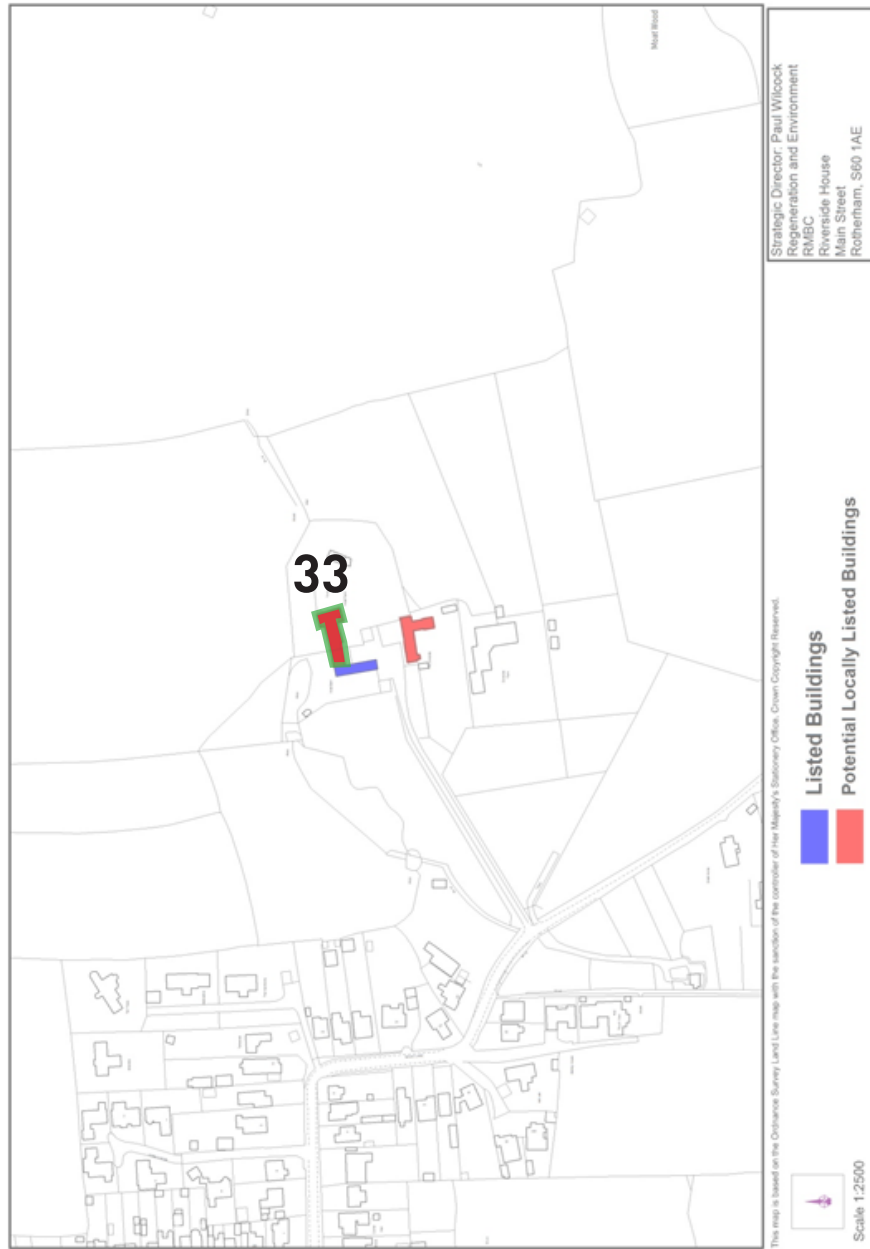
Wickersley Neighbourhood Plan



9.3 HERITAGE ASSESSMENT

Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(33)</p> <p>Moat Farm, Moat Lane, Wickersley</p>	<p>Moat Lane</p>	<p>Farm complex</p>	<p>As can be seen from the aerial photograph, here we have a distinct complex of buildings including the main farm house, associated barns (Grade II listed) and a dovecote. All of these buildings have been converted to residential use over the last thirty years with the farmhouse having been considerably extended to the east. The listed barn, a former stable block with granary over, dates from the late 18th century. Built of coursed, dressed sandstone with a red pantile roof it was converted to residential use in the 1990's. The attached, and extended, farm house appears to be of a similar age. Again built of the local sandstone, it is topped with a slate roof. The farmhouse extension is older than it looks, certainly built before the 1958 Ordnance Survey map. To the south is the dovecote, again built of local sandstone, it has a roof structure topped with stone slate on the central tower and clay pantiles to the remainder. Also converted to residential in the 1990's, it has been considerably extended to the rear. As the photo below shows, the extensions have been carried out tastefully with a near perfect match of stone. The dovecote conversion required Listed Building Consent by virtue of it being considered a curtilage listed building, ie part of the curtilage of the listed barn.</p> <p>The real significance of this complex of buildings is their history. 20th century architectural investigations suggest that there has been a settlement of buildings on the site for over a thousand years. Obviously, the main clue lies in the name. Originally whatever stood on the site was a defensive, moated settlement possibly occupied by monks connected with nearby Roche Abbey who may have been gifted the site after the Norman conquest by the De Wickersley family. There is evidence, including an architectural sketch, to show that in the early 20th century, a monks cell still stood on the site.</p> <p>Subsequently to this, there is also evidence that the first of the Fitzsturgis family may have lived here until their own Manor House had been built in the nearby village of Wickersley.</p> <p>In addition to the standing evidence research has revealed that two nearby fields are known as Near Black Butts and Far Black Butts. Their names suggest that in Medieval times these would have been archery butts, a common feature of Medieval life where locals would have practiced their much needed archery skills. These areas were often in close proximity to the all important Manor House.</p> <p>To conclude, the evidence suggests that this site and the buildings that stand on it today are of significant</p> <p>BASIS OF DESIGNATION: AGE, HISTORICAL ASSOCIATION, LANDMARK QUALITY</p>

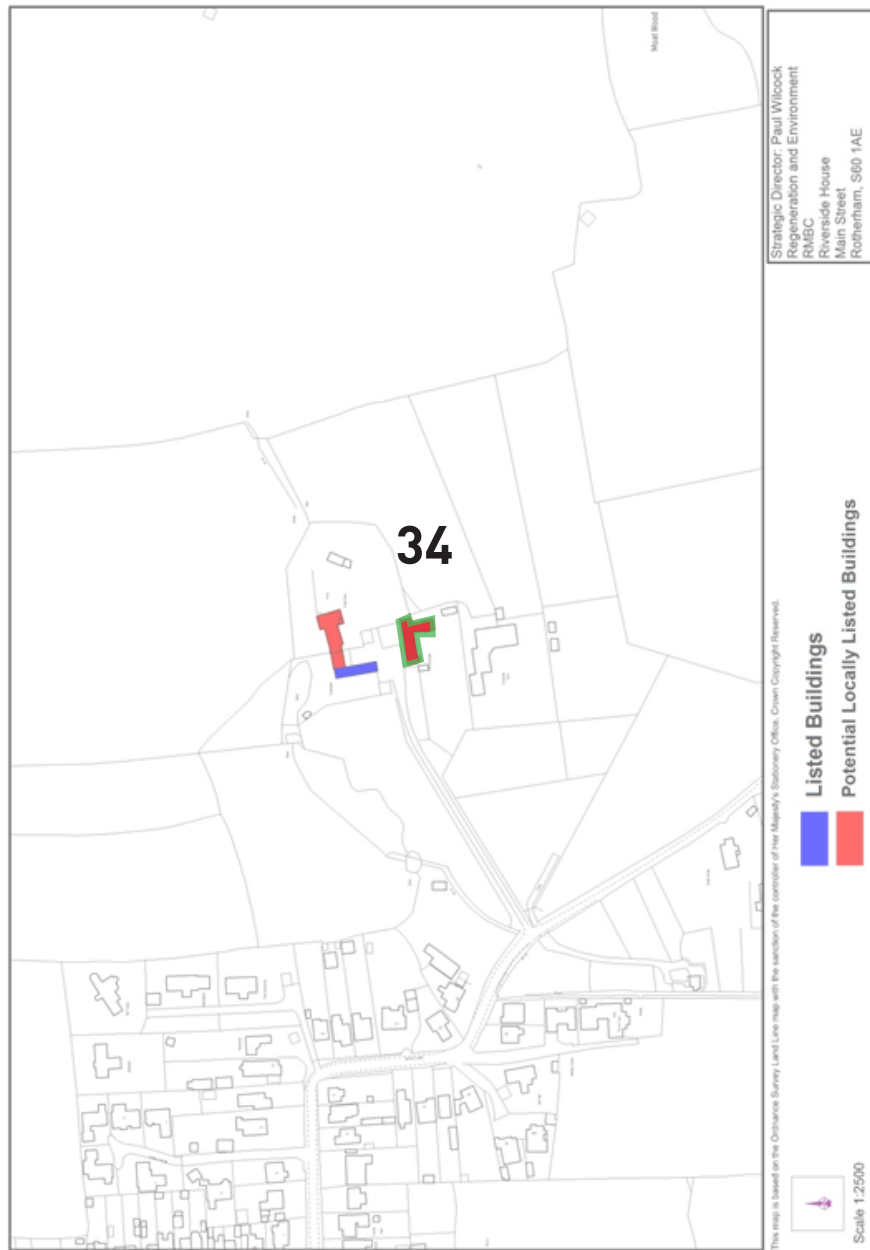
9.3 HERITAGE ASSESSMENT



9.3 HERITAGE ASSESSMENT

Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(34)</p> <p>The Dovecote, Moat Lane, Wickersley</p>	<p>Moat Lane</p>	<p>Dovecote at Moat Farm</p>	<p>A mid to late 18th century Dovecote at Moat Farm. Built of coursed, dressed sandstone with a stone slate roof. At the time of the survey in 1998 the interior of the dovecote had been stripped and the building converted into a residential property.</p> <p>BASIS OF DESIGNATION: AGE, HISTORICAL ASSOCIATION, LANDMARK QUALITY</p>

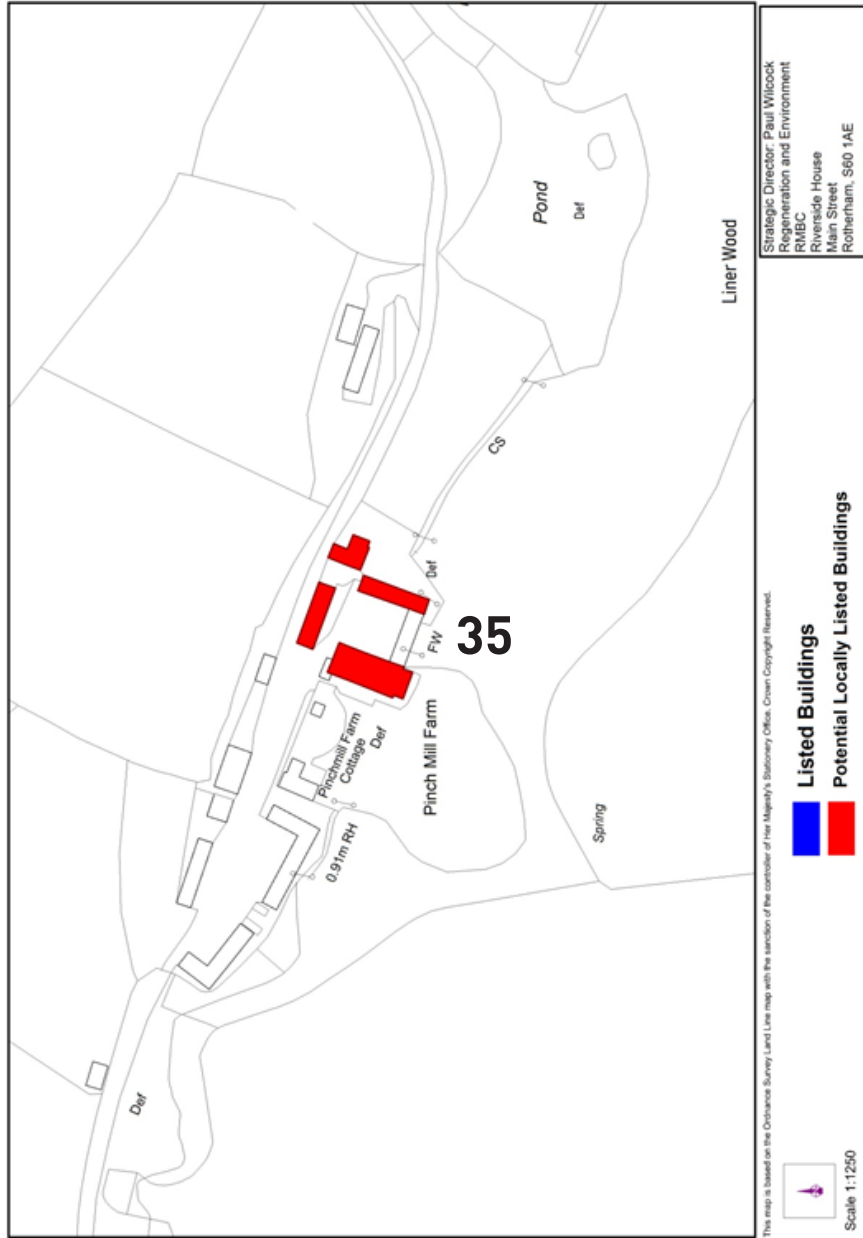
9.3 HERITAGE ASSESSMENT



9.3 HERITAGE ASSESSMENT

Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(35)</p> <p>Pinchmill Farm, Pinchmill Lane, Wickersley.</p>	<p>Pinchmill Lane</p>	<p>Early 19th century farm</p>	<p>This will include the various buildings that are shown on the 1850 Ordnance Survey map.</p> <p>BASIS OF DESIGNATION: AGE, SOCIAL & ECONOMIC ASSOCIATION</p>

9.3 HERITAGE ASSESSMENT



9.3 HERITAGE ASSESSMENT

Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(36)</p> <p>17-25 Lings Lane, Wickersley</p>	<p>Lings Lane</p>	<p>Workers cottages</p>	<p>A row of five sandstone built workers cottages with tiled roof to the east of the main settlement of Wickersley. Again, like many properties in the village, the row extends away from the main road with its side elevation facing. The houses are well kept though almost all window frames and glass are replacements, however, the characteristic small window openings of the early 19th century still remain. Character and symmetry has again been slightly damaged by the brick built two storey extension on the property furthest from the road.</p> <p>BASIS OF DESIGNATION: GROUP VALUE, AGE</p>

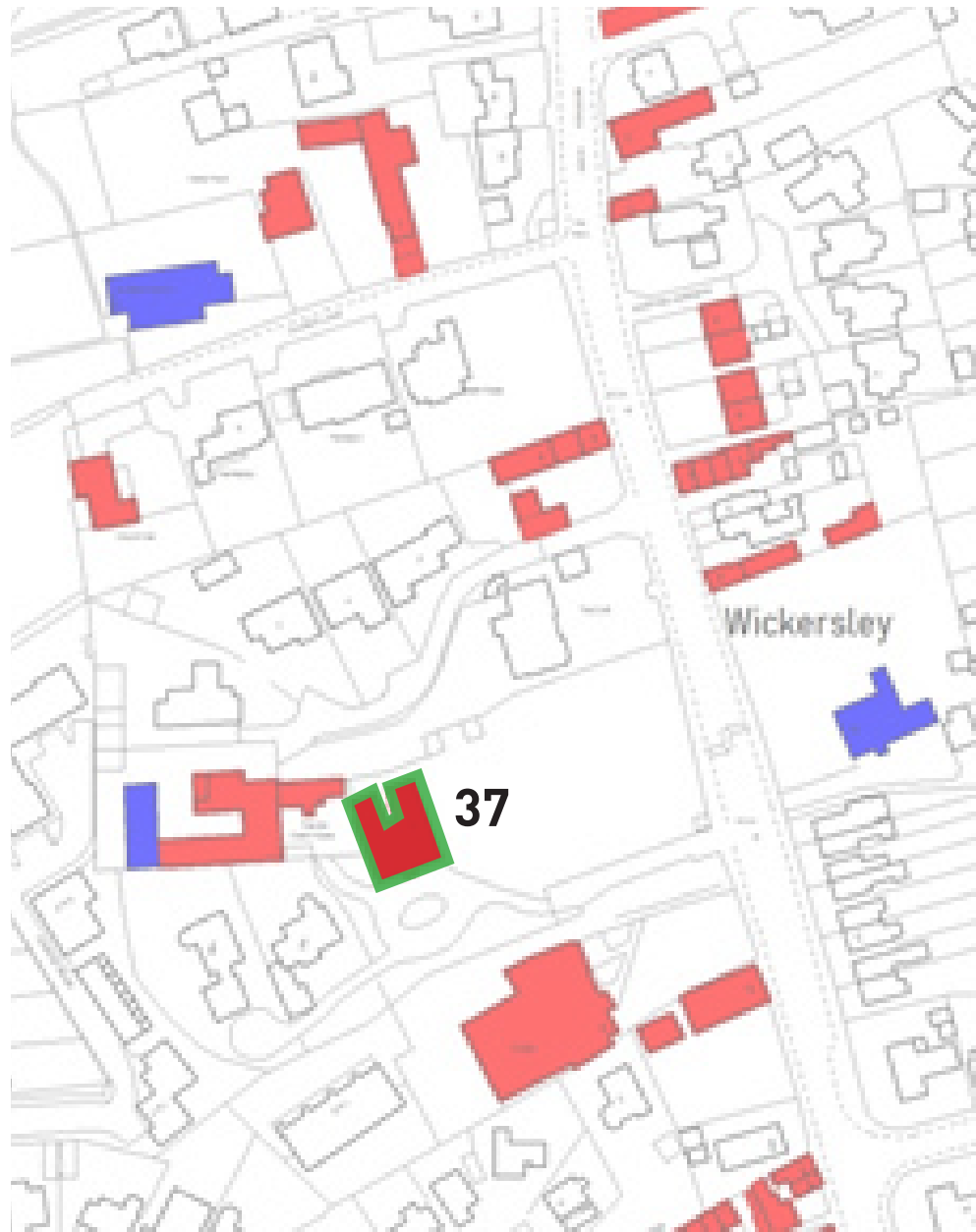
9.3 HERITAGE ASSESSMENT



9.3 HERITAGE ASSESSMENT

Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(37)</p> <p>Wickersley Grange, 38 Morthen Road</p>	<p>Morthen Road</p>	<p>Manor / farm house</p>	<p>Wickersley Grange is an imposing, late 18th century manor/farm house, as confirmed by the former agricultural buildings to the immediate west, the barn of which is listed Grade II. Two storey and built of ashlar sandstone with a slate roof, the building is symmetrical with three sets of windows to the three principle elevations. The window frames appear to be largely original with wooden twelve pane hanging sashes to the first floors and two pane sashes at ground floor level. To the main elevation (south) is the original but simple, ground floor wooden entrance porch.</p> <p>BASIS OF DESIGNATION: AGE, RETAINED ARCHITECTURAL INTEGRITY</p>

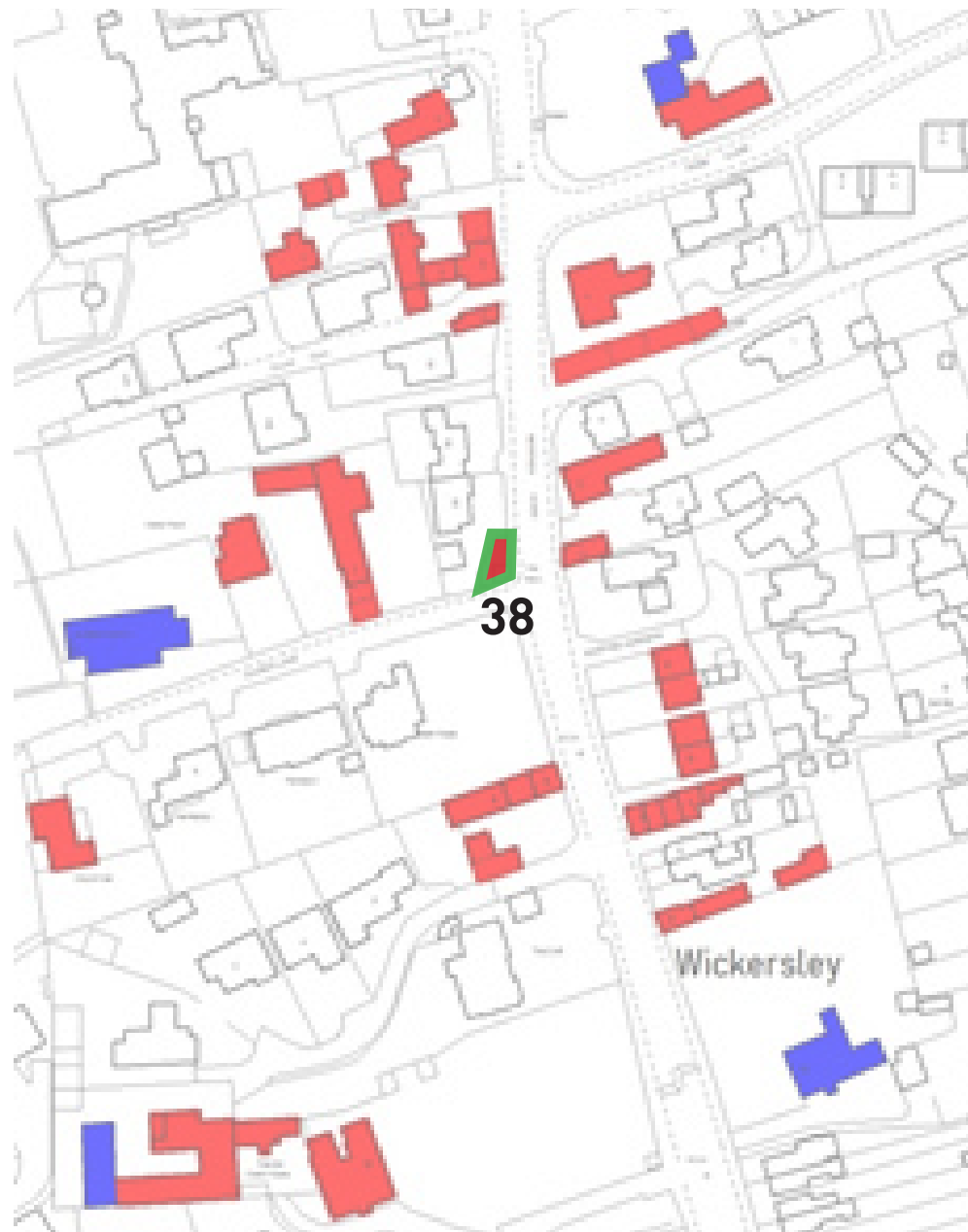
9.3 HERITAGE ASSESSMENT



9.3 HERITAGE ASSESSMENT

Feature name (Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
<p>(38)</p> <p>Wickersley War Memorial, Morthen Road</p>	<p>Morthen Road</p>	<p>War memorial</p>	<p>A typical village war memorial to the fallen of both world wars. Erected in 1920. Designed by Mssrs Clarkson and Company, composed of a 14 foot granite, tapering octagonal cross mounted on three octagonal base plinths with the inscriptions on the third plinth from the bottom. The memorial has been well maintained and is in excellent condition.</p> <p>The memorial contains 43 names, 28 from the First World War, 15 from the Second World War. Many war memorials up and down the country have been added to the National Heritage List for England, a process which has gathered pace since the centenary celebrations for the ending of the First World War. As yet, no assessment has been made of the Wickersley memorial. Nominations for possible inclusion on the list can be made by any organisation or member of the public.</p> <p>BASIS OF DESIGNATION: HISTORICAL ASSOCIATION, SOCIAL AND ECONOMIC ASSOCIATION, QUALITY LANDMARK</p>

9.3 HERITAGE ASSESSMENT



9.4 REASONABLE WALKING DISTANCE

IDENTIFYING FACILITIES AND SERVICES WITHIN REASONABLE WALKING DISTANCE

Measuring reasonable walking distance

18 Each site is different in its relationship with its surroundings. Road and rail networks may create barriers, as might topography or other natural features. As such in calculating the services and facilities within 800 metres via a safe pedestrian route a degree of flexibility will be required. Walking distances may be shortened where, for example, sites are particularly steep or the facility would serve older or disabled people), or lengthened, for example in rural locations and green belt villages where appropriate. In these circumstances applicants should prepare clear evidence to demonstrate the facility and services within the 800 metres walking distance, and justify any variation in distances with reference to particular site characteristics or circumstances.

19 It is recognised that development sites come in a range of shapes, sizes and layouts, including different site boundary treatments and pedestrian and vehicle access points. Recognising this, and to ensure consistency, in calculating distances from existing facilities and services, measurements should be taken to the centre of the site via safe pedestrian access and taking into account barriers

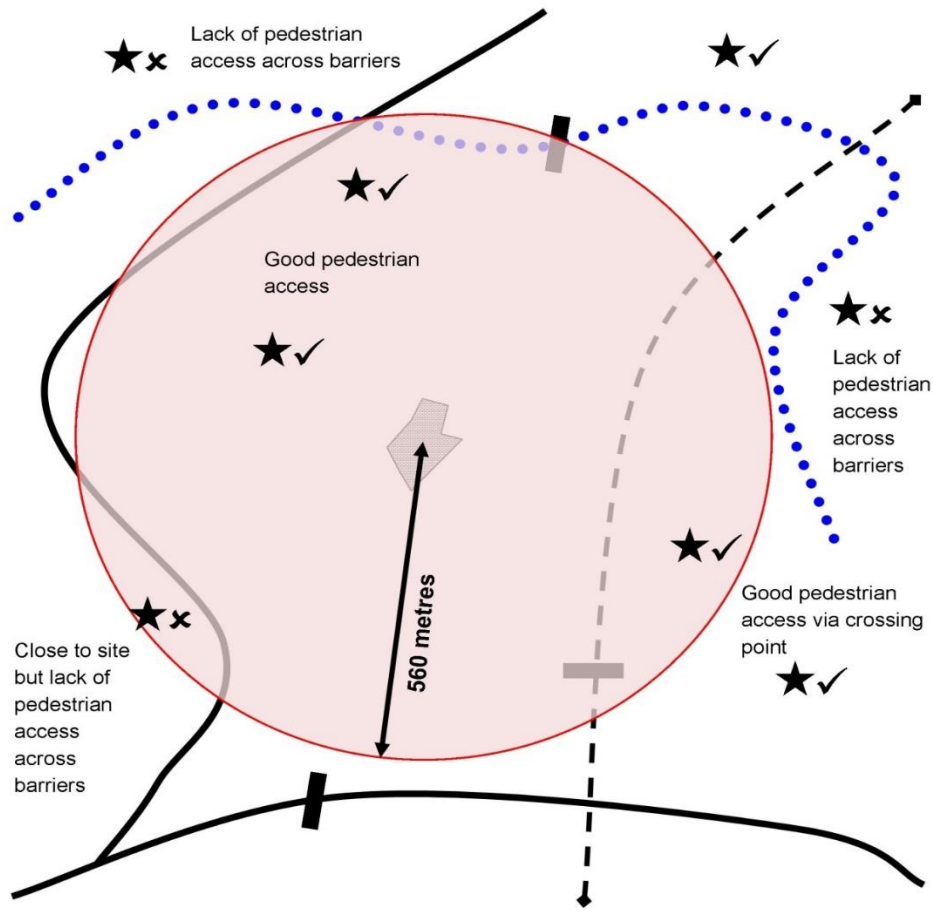
20 However where measurement from the centre of the site is inappropriate (for example due to the layout of the site) alternative approaches may be taken to demonstrate that at least 80% of proposed homes are within 800 metres of a reasonable range of facilities. This could include measurements taken from proposed dwellings furthest from any existing facilities and services.

21 A broad rule of thumb can be adopted in converting walking distance to straight line distance. The Council's Green Space Audit (1) adopted an assumption that for every 400 metres of walking distance 120 metres can be deducted to estimate a straight line distance. A walking distance of 800 metres can therefore be converted to a 560 metres straight line distance. This may be a useful starting point when assessing sites; however as indicated above any assessment should take account of the site's specific context.

22 The diagram overleaf illustrates how the straight line distance approach could be used to assist in identifying services and facilities within reasonable walking distance of a proposed site. It highlights:

How facilities may be close to a site but would not be within 800 metres walking distance due to barriers which prevent pedestrian access. How facilities may be beyond barriers but remain within 800 metres walking distance via pedestrian crossing points.

Identifying facilities and services within reasonable walking distance



Key	
..... River	★✓ Service or facility within 800 metres reasonable walking distance
--- Railway line	★x Service or facility beyond 800 metres reasonable walking distance
— Main road	○ 560 metre straight line distance
▬ Pedestrian crossing point	
▨ Proposed development site	

9.5 DISTRICT CENTRE USES

Figure (?):

Use	No	%
A1	38	42
A2	9	10
A3	6	7
A4	3	3
A3/A4	1	1
A5	6	7
B1	0	0
B2	0	0
B8	0	0
C1	0	0
C2	0	0
C3	12	13
D1	3	3
D2	0	0
Sui Gen	5	6
Vacant	7	8
TOTAL	90	100
Floorspace:	Sqm	%
Total	8776	
Vacant	606.89	7

Jan 2020

Data provided by RMBC

9.6 RMBC Policy SP62

Policy SP 62 Safeguarding Community Facilities

Those areas allocated on the Policies Map for Community Facilities will be retained or developed for such purposes. In addition, land or buildings currently used or last used for community purposes, including sport and recreational facilities but not identified as such on the Policies Map will be similarly safeguarded.

Development involving the loss of existing sports and recreational buildings will only be permitted where:

- a. an assessment has been undertaken which has clearly shown them to be surplus to requirements; or
- b. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c. the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.
Development proposals which involve the loss of other community facilities shall only be permitted where the Local Planning Authority is satisfied that adequate alternative provision has been made or where some other overriding public benefit will result from the loss of the facility, or that the retention of the land or building in community use is no longer viable, on the basis that:
 - d. the site or premises have been marketed to the Council's satisfaction for at least 12 months and included both traditional and web-based marketing, and regular advertisement in local, regional and / or national publications as appropriate; and
 - e. opportunities to re-let premises have been fully explored including the formation of a social enterprise or charitable group that can take over the premises; and
 - f. the premises / site have been marketed at a price which is commensurate with market values (based on evidence from recent and similar transactions and deals); and
 - g. it has been demonstrated that the terms and conditions set out in the lease are reasonable and attractive to potential businesses, and that no reasonable offer has been refused.

9.7 GREEN INFRASTRUCTURE RESOURCES

Information to support green infrastructure improvements are listed below:

Rotherham Local Biodiversity Action Plan

(available on line at <https://www.rotherham.gov.uk/downloads/download/79/evidence-base-downloads>)

Rotherham MBC Guidance: Local Wildlife Good Practice Guidance and updated guidance as available see online at

<https://www.rotherham.gov.uk/downloads/file/633/local-wildlife-good-practice-guidance>

AN EVIDENCE BASE FOR GREEN INFRASTRUCTURE IN YORKSHIRE AND HUMBER , Section D76 – Thrybergh, available on line at

<https://www.rotherham.gov.uk/downloads/file/687/yorkshire-humber-green-infrastructure-mapping-project>

Rotherham Landscape Character Assessment and Landscape Capacity Study (available on line at

<https://www.rotherham.gov.uk/downloads/file/663/landscape-character-assessment-capacity-study-2010->

Green Space Audit

<https://www.rotherham.gov.uk/downloads/file/763/rmbc-green-space-audit-2005->

Green Spaces Strategy

<https://www.rotherham.gov.uk/downloads/file/673/rotherham-green-space-strategy-2010->

Rotherham Playing Pitch Strategy

<https://www.rotherham.gov.uk/downloads/file/675/rotherham-playing-pitch-strategy-2009->

<https://www.rotherham.gov.uk/downloads/file/762/rmbc-green-spaces-audit-2005-appendices>

Rights of Way Improvement Plan

<https://www.rotherham.gov.uk/downloads/download/47/rights-of-way-improvement-plan>

Rotherham Metropolitan Borough Council Cumulative Impact Policy 2020-2023

Licensing Act 2003

Background

The concept of Cumulative Impact has been included within Section 182 Licensing Guidance issued by the Home Office since the implementation of the Licensing Act 2003.

The Licensing Act regulates the sale of alcohol, late night refreshment and the provision of entertainment. Section 5 of the Act requires licensing authorities to publish a Statement of Licensing Policy every five years (amended by the Police Reform and Social Responsibility Act). This Statement of Policy sets out the Council's framework in regulating the trade.

The Council's Statement of Licensing Policy has been reviewed and consulted upon between June 2019 and March 2020. A reviewed policy was introduced in June 2020.

The Policing and Crime Act 2017 gave Cumulative Impact a statutory basis and this is now included in primary legislation. A licensing authority may publish a 'cumulative impact assessment' stating that it considers that the number of premises licenses or club premises certificates is at such a level that it would be inconsistent with the promotion of the licensing objectives to grant any further licences or certificates in that area and restrict changes to licensable activities of existing licenses.

The inclusion of cumulative impact within primary legislation gives licensing authorities a prescribed method for implementing cumulative impact assessments and provides guidance for the level of evidence required for an assessment to be successfully included and upheld. This part of the Act was commenced in April 2018, alongside revised Section 182 Guidance issues to licensing authorities.

Prior to this change in legislation, the Council had not published a Cumulative Impact Policy. However, as this is now part of primary legislation, the Council believes this is the correct time to identify any areas that may benefit from the introduction of a Cumulative Impact Assessment.

Any cumulative impact assessment must set out the evidence for the authority's opinion, must be consulted upon before it is published, must be reviewed every three years as a minimum, and any review must be consulted upon and any revisions must be published alongside an evidence base.

9.8 Cumulative Impact Policy

Implementing a Cumulative Impact Assessment

Publishing a cumulative impact assessment sets a strong statement of intent about the approach that will be taken when considering applications for the grant and variation of premises licenses or club premises certificates in the area described. The Council will have regard to the assessment when determining or revising the Statement of Licensing Policy, as well as when making determinations alongside the Section 182 guidance.

Any cumulative impact assessment does not change the fundamental principles of which licensing decisions are determined and the Council reserves the right to grant an application where it is appropriate and demonstrates through the operating schedule that the applicant would not add to the cumulative impact of the area in which they are applying.

However, the Council would expect an applicant to consider the potential cumulative impact of their licence on local issues when setting out the steps that will be taken to promote the licensing objectives. An applicant must be able to demonstrate to the Council and other responsible authorities that granting a new or varied licence will not add to the cumulative impact already being experienced within the area.

This policy does not create a ban on the grant of licenses within the assessed zone and the Council can only consider cumulative impact to refuse an application if one or more relevant representations are made. Where no representation is received, the Council must grant the licence, as stated in the Licensing Act 2003.

Therefore, a cumulative impact assessment does not reduce the onus placed on responsible authorities, local residents or residents' groups in making representations where they consider this necessary in order to uphold and promote the licensing objectives. This policy gives a basis of information which can be used when making a representation; a representation can be made just on the fact that an assessment has been published. Any person making a representation must be able to demonstrate that the representation withstands the scrutiny which it will be subjected to at a Licensing Committee, or sub-committee meeting.

The obligation to demonstrate that the application is suitable for the area is placed onto the applicant. An applicant must suitably evidence that their proposal will not add to the cumulative impact within the area. To assist this process, the Council recommends early consultation with responsible authorities. This can be achieved separately with each responsible authority, or through the Council's Licensing service.

9.8 Cumulative Impact Policy

Evidencing a Cumulative Impact Assessment

This Cumulative Impact Assessment has been carried out in accordance with Section 5a of the Licensing Act 2003.

A large variety of data has been included for analysis within this policy, to evidence the need for a Cumulative Impact Assessment. The following methods and data have been included in this policy:

Public Health Licensing Toolkit:

As a responsible authority, Public Health has a meaningful contribution to make to licensing decisions. However, as health is not explicitly mentioned as part of any licensing objective, it is challenging for Public Health to fully engage with licensing decision making. However, the Council believe that Public Health has an important role to play within Licensing and should be encouraged to influence the process, within the boundaries of the legislation.

One way in which Public Health are now able to input into licensing decisions is through a 'toolkit', which uses a wide range of data from responsible authorities, including public health. This toolkit has created a rating system of each Lower Super Output Area (LSOA) within the borough to inform decision makers of the 'risk rating' associated to the location of any application.

The data sources included have been chosen due to their relevance to the licensing objectives, alongside contextual factors such as health data which allows decision-makers to understand the wider implications of granting an application within certain areas. All responsible authorities, as well as the public, will have access to this toolkit and can use it when deciding to make a representation against a licence, or when negotiating appropriate licensing conditions.

This toolkit is in-line with recommendations made by Public Health England.

Police and Crime Data:

South Yorkshire Police publish crime data monthly through the police data portal (data.police.gov.uk). This data has been used alongside confidential intelligence reports shared between the police and its partner agencies, including the Council. These reports focus on specific areas and give further information and analysis around particular areas and its associated crime.

All crime data records offence type, location, date and time which has been used to analyse crime statistics within the borough. Although a borough-wide assessment has been undertaken, only relevant information to the Cumulative Impact Assessments

9.8 Cumulative Impact Policy

undertaken has been included within this report. This is partly due to the sensitive nature of some crime statistics and some of these are not able to be published. Further information is available through the Licensing Service if needed.

Community Protection and Regulation Data:

Data provided by the Community Protection and Regulation service was focused on noise complaints which are recorded by the Environmental Health unit. This data stores information regarding every noise complaint which is sent to the Council, alongside the case information which is updated as and when the Council assess the complaint received.

Public Consultation:

In June 2019, the Cabinet took the decision to undertake a two-stage consultation process in reviewing the Licensing Act 2003 Statement of Licensing Policy. The first stage of this consultation focused on broad issues to help guide the focus of the revised policy and gauge the local position in terms of licensing issues.

As part of the first stage of consultation, members of the public were invited to engage with the Council to highlight particular areas where the number or density of licensed premises were causing an issue which may undermine the licensing objectives. Officers also attended six drop-in sessions across the borough in areas where there are a high number of premises and statistically, higher levels of issues associated to licensed premises such as anti-social behaviour. This consultation survey received 70 responses whilst approximately 50 residents attended drop-in sessions, although 80% of those residents attended the session in Wickersley.

A further consultation period occurred between January and February 2020 which asked specific questions regarding Cumulative Impact Assessments and the issues associated to a large number of licensed premises. The survey received 41 responses whilst approximately 40 residents attended drop-in sessions, although all but two of these residents attended the session in Wickersley.

An assessment of the above data brought to attention two main areas of interest in regards to Cumulative Impact. These are:

1. Rotherham Town Centre
2. Wickersley

9.8 Cumulative Impact Policy

These became areas of focus after the first stage of consultation and other areas should be considered out of scope for the remainder of this policy. However, this could be reviewed at a later stage if further evidence became apparent.

Rotherham Town Centre:

Rotherham Town Centre is the largest urban centre within the borough.

The data provided through the consultation process shows that crime, anti-social behaviour and environmental health rates are at their highest in this area and that there could be links between these statistics and licensed premises, although this does reflect the town centre being the largest urban centre in the borough.

The Council is looking to encourage responsible licensable activity within the Town Centre to create a thriving and bustling historic market town as part of its ambition set out in the Town Centre Masterplan. This vision relies on diversifying the offer within the Town Centre, creating new leisure and entertainment venues incorporating places to eat out, as well as bars and cafes. Currently, the density of licensed premises in the centre is decreasing, meaning that CIA may have very little use.

The focus on improving licensed premises in the town centre should focus on those premises that are already licensed. There are a number of measures in place to improve the centre, including a Public Space Protection Order, alongside significant resource deployed by responsible authorities.

Currently, the Council believe that the Town Centre would not benefit from a Cumulative Impact Zone. Taking a decision to implement a zone may detract from the overarching ambition of regenerating the Town Centre and attracting new businesses, increasing footfall and diversifying the current offer. However, this decision will be regularly reviewed and amended if the licensing objectives are being undermined within the town centre.

The Town Centre Masterplan also focuses on improving the residential offer which could mean that a Cumulative Impact Assessment may be relevant in the future.

Wickersley:

Wickersley is a village which is situated on the urban fringe of Rotherham town centre. Although the village is well served by road, with direct links to the M1, M18 and A1(M) motorways, it is a settled, residential community with distinct heritage and associated characteristics. It has a population of approximately 8,000 people, with 23% of people aged over 65 (compared to an average of 19.4%), whilst having significantly less young people than the borough average, at just 26% aged under 24, compared to an average of 29.2%.

9.8 Cumulative Impact Policy

There are currently nineteen premises within Wickersley. In total, sixteen premises are located along a 300 metre section of Bawtry Road, with all nineteen located within a 350 metre radius of one another. Of these nineteen premises, ten are on-licensed drinking establishments.

In recent years, Wickersley has become an urban centre with a significantly increased range and number of licensed premises. The area attracts a large amount of people from across the borough and surrounding areas of South Yorkshire. Currently, the density of premises within Wickersley West LSOA is 37.6 premises per square kilometre (pkm²). Across the broader Middle Super Output Area (MSOA) of Bramley and Wickersley, the average density is 12.7 pkm², whilst the average across the borough is 2.2 pkm². The MSOA covering Rotherham Town Centre has a density of 23.6 pkm², which suggests that proportionately, Wickersley's evening economy is the busiest within Rotherham.

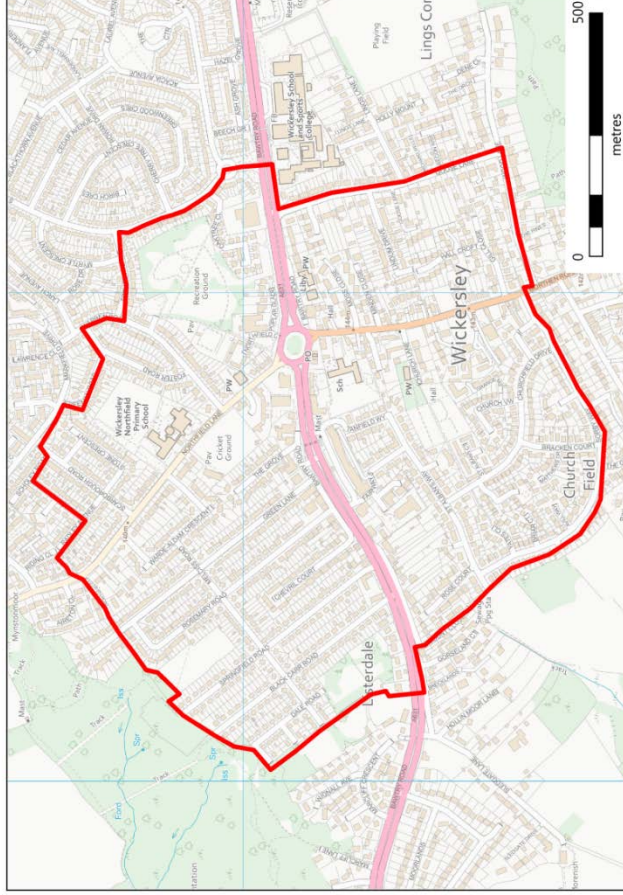
However, the centre does not have the required infrastructure to deal with a large and sustained night-time economy, and the current number of licensed premises is negatively impacting the largely residential properties that are in close proximity to designated retail space.

There are less resources designated to Wickersley currently by the responsible authorities to deal with the impacts of licensed premises, which maximises the impact of these premises on those who live there.

The Council believes that the number of licensed premises within Wickersley is at such a level that it would be inconsistent with the promotion of the licensing objectives to grant any further licenses or certificates in the area, and restrict any changes to licensable activities of existing licences.

9.8 Cumulative Impact Policy

Wickersley Cumulative Impact Assessment



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The Wickersley Cumulative Impact Zone (CIZ) is situated in the centre of Wickersley and covers parts of both the Wickersley and Hellaby wards. Bawtry Road acts as a boundary between the two wards and this runs throughout the zone. The CIZ is related to the sale of alcohol for consumption on, or on and off the premises, including premises such as, but not limited to, pubs, bars, late night opening restaurants and clubs. The CIZ is saturated with premises of these types.

This zone has been selected by overlaying current premises, LSOA boundaries, local plan data, crime, anti-social behaviour, noise complaints and areas which were raised by residents through consultation. The zone is the outcome of this analysis.

Whilst each individual premise may comply with their licence conditions, and where problems are found they can be dealt with through action plans, or subsequently a review of the licence, this particular zone has become saturated as new businesses open, or existing businesses vary the use of a particular premise.

The Council considers the number of premises licences or club premises certificates is at such a level that it would be inconsistent with the promotion of the licensing objectives to grant any further licences or certificates in the Wickersley Cumulative Impact Zone, and to restrict changes to licensable activities of existing licenses.

Therefore, it is the Council's policy on receipt of relevant representations that applications for the sale of alcohol for consumption on, or on and off, the premises will be refused, unless the applicant can show that their licensed premise would not increase the impact of such premises on the zone, as described in this assessment.

9.8 Cumulative Impact Policy

To set out the Council's opinion, evidence has been gathered from the responsible authorities and residents. This data has been divided into the four licensing objectives.

1. Public Safety

The Public Safety licensing objective concerns the physical safety of people whilst within the vicinity of licensed premises. This includes both the prevention of accidents and the immediate harms that can result from alcohol consumption, such as alcohol poisoning.

Alcohol-related ambulance call-outs are ranked a 'medium' risk within Wickersley West LSOA (where 16 of the 19 licensed premises within Wickersley are located). Between 2016 and 2018, there were 50 ambulance call-outs which were directly related to alcohol. The high level of alcohol-related call outs indicates that those who come to the area can drink excessive amounts, sometimes across a number of premises which leads to a medical emergency such as alcohol poisoning. Wickersley West is in the top quartile of LSOAs across Yorkshire and the Humber which does not reflect the demography of the area.

Furthermore, the Council believe that the setting of Wickersley centre on either side of the A631 (Bawtry Road) should also be considered when assessing public safety, as this is a busy road which links the M1 and M18, as well as Rotherham town centre with outlying urban areas. The density of premises within the area often leads to people, who may be intoxicated, walking between multiple premises within an evening, which is dangerous due to the proximity of this A-road. Between 2018 and 2019, three road traffic collisions were recorded within the Cumulative Impact Zone. Two of these incidents happened at a weekend whilst the other occurred at 22:15, which broadly matches what would be expected from a night-time economy.

Public safety also concerns the safe departure of those using the premises. Currently, there is one agreement in place between a licensed premise and a private hire operator, which has an operator base within its car park. Apart from this, there are not any permanent transport options in Wickersley which would meet the demand of a night-time economy such as a taxi rank, late night bus network or railway station. Although individual premises may advertise private hire companies to their customers, as well as a small number of Hackney Carriages who may play for hire on side streets, this does not give an adequate and sustainable capacity to move people from the area when premises close. This correlates to the temporal analysis of crime which shows a peak between the hours of 2300-0200. This trend, especially when dealing with offences categorised as anti-social behaviour, suggests that when people are leaving premises, they are not leaving the area immediately, which may be due, in part, to a lack of suitable transport.

9.8 Cumulative Impact Policy

2. Prevention of public nuisance

When considering the licensing objectives, the Council and responsible authorities should focus on the effect of licensable activities on any person living and working in the area around the premises, which may be considered disproportionate and unreasonable. This will usually concern noise nuisance, light pollution, noxious smells and litter.

Although not given a statutory definition in the Licensing Act 2003, it covers anything which may be considered to reduce the living and working amenity and environment of persons living and working in the proximity of premises. It may also cover the impacts of licensed premises where they are prejudicial to the health of residents.

Within Wickersley, there are two key areas of concern which fall under this licensing objective. Many residents cited noise nuisance from premises as a key issue in the area, alongside issues with street scene such as broken glass, fouling and vomiting.

The Council's Environmental Health team record noise complaints and those concerning licensed premises within Wickersley between January 2016 and present have been analysed below:

Complaint Month	Number of Complaints
January	1
February	1
March	3
April	2
May	7
June	3
July	3
August	19
September	1
October	0
November	2
December	0
Total	42

Complaint Type	Number of Complaints
Bank Holiday	4
Music	27
Noise	11
Total	42

Complaint Day	Number of Complaints
Monday	4
Tuesday	1
Wednesday	1
Thursday	0
Friday	4
Saturday	15
Sunday	2
Total	27

From 2016, forty-two noise complaints were made about licensed premises within Wickersley. Of these, twenty-seven related to a particular date, of which twenty-one occurred between Friday night and Sunday night. A further four issues were identified on a Bank Holiday Monday. The number of complaints was highest in summer months, with August being the peak month for reports of noise nuisance.

9.8 Cumulative Impact Policy

Levels of noise complaints have decreased between 2016 and 2019. 2016 saw a peak of complaints (17), followed by two static years (11, 11). However, complaints decreased sharply in 2019 (3). Although this clearly shows that some premises are dealing with real concerns from residents, it also reflects that residents do not feel empowered to report noise complaints against licensed premises as they do not feel as though these complaints have been remedied in the past. This view was aired multiple times through meetings with residents, who believed that their concerns were not being dealt with seriously.

In a resident's session in October 2019, noise was still the largest concern of residents, but many said that they did not feel that the current systems in place could deal with noise issues from premises. Residents cited three main areas of concern:

1. Outside drinking and live music in gardens and terraced areas in summer months
2. Noise from customers leaving premises and staying in the area after licensed times
3. Noise from premises staff after licensed hours, such as continuing to play loud music or emptying glass bins outside.

Although the Council understand that these issues are not breaching individual licence conditions, the impact of the noise of several premises to residential properties within close proximity has a detrimental and consistent negative impact. This is intensified in summer months when multiple events happen in the same evening, or when multiple premises clean the outside of premises after licensable hours. This means that residents are not only being impacted to the early hours of the morning by the noise of a licensed premise, but also by other activities related to the running of a licensed premise through the night.

Another key issue raised under this licensing objective is the negative impact of licensed premises on the overall cleanliness and appearance of the community. Residents are very concerned at the amount of litter that is left in and around premises, which often includes broken glass. Further concern was raised around urine and vomit being present on streets, especially at a weekend, both of which are clearly linked to the use of licensed premises.

The Parish Council litter pick the centre of Wickersley daily and have been doing this for many years. Two 'handymen' are employed directly by the Parish to maintain the the village and although they cover the whole Parish, work is concentrated on the Tanyard area. Overall, three commercial waste bins are filled weekly.

9.8 Cumulative Impact Policy

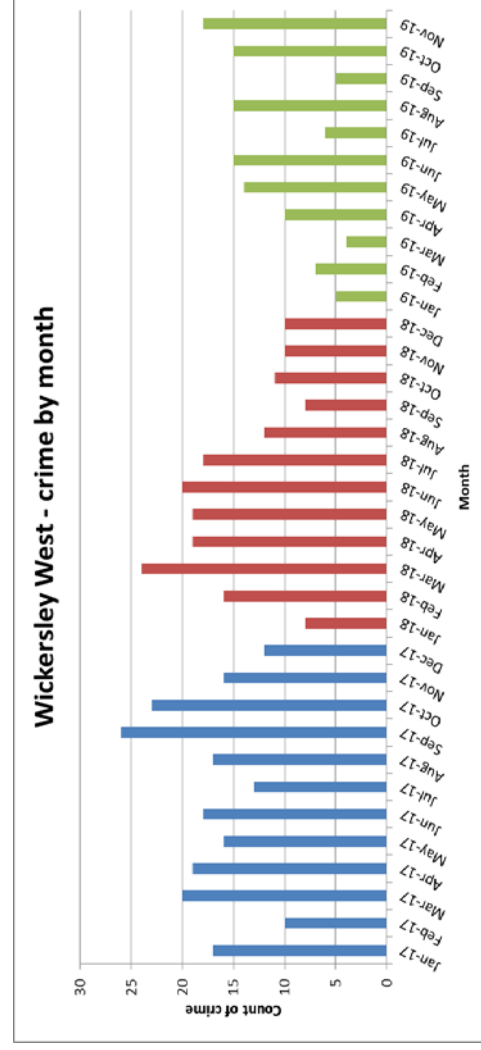
“There is a lot of waste which is particularly noticeable at the weekend. Our personnel work seven days a week and although they have been in post for several years, more litter has certainly been noticed in recent years”

Wickersley Parish Council Clerk

Nine residents of Wickersley cited litter, especially glass, as their largest concern and stated that “glass bottles or glasses are always left on walls outside” and that “establishments do not think they are responsible for picking up broken glass in the environment around them”. One resident cited that glass had been “thrown at their house and driveway by drinkers”.

3. Prevention of Crime and Disorder

This licensing objective relates to any disorder which takes place on or around premises, including offences such as anti-social behaviour, drug-dealing, theft and assault. South Yorkshire Police is the main partner agency who advises on these matters, although the Council also have teams in place to deal with anti-social behaviour and community protection. Data from both of these sources has been used when evidencing this section.



The previous three years of crime data for Wickersley West LSOA indicates that crime rates were consistently high in both 2017 and 2018. September 2017 had the highest number of crimes recorded within a month (26), followed by March 2018. There were sixteen months across the three year period where more than fifteen crimes were committed. In the six month period between February-July 2018, the crime rate stayed above this level continuously. On average, spring and summer months have higher levels of recorded crime across the period, although

9.8 Cumulative Impact Policy

July 2019 does not correlate with this pattern. Winter months have much lower crime rates with January recording the lowest rate of crime in 2018, and second lowest in 2019. However, in 2017, this was not the case.

It is also of note that October and November 2019 have recorded significantly higher levels of crime than the same months in 2018 and that crime levels has increased since September, which has not been seen previously over the period.

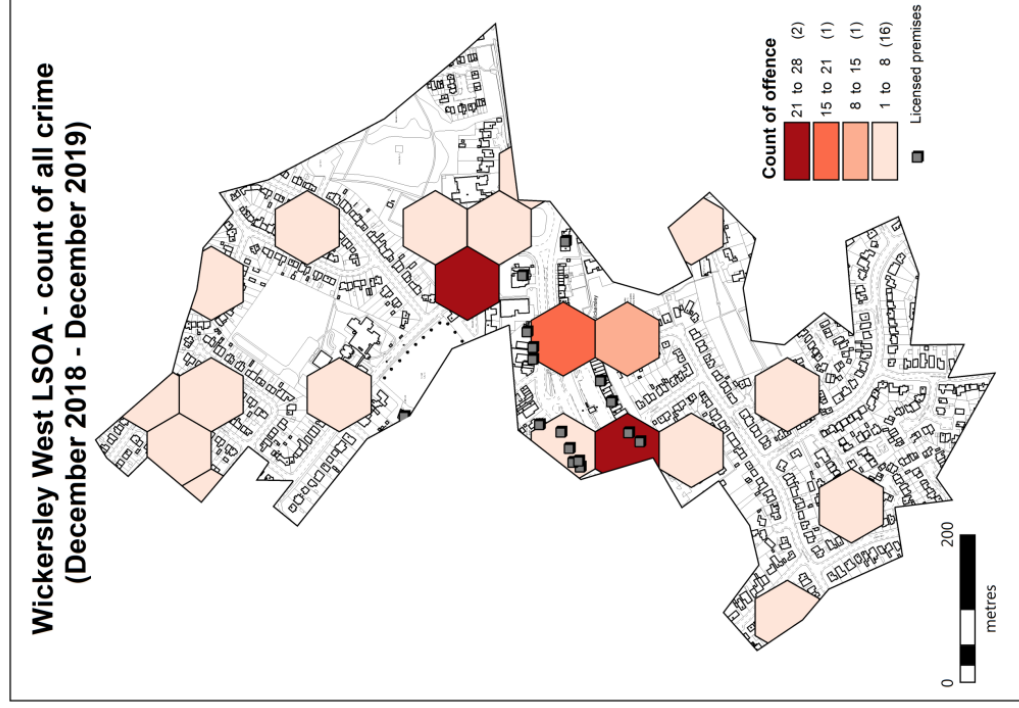
The most common crime committed between December 2018 and December 2019 were offences of a violent or sexual nature, which includes offences such as violence against the person, grievous bodily harm and sexual assault. This was followed by anti-social behaviour which consists of personal and environmental issues, as well as nuisance behaviour. Both of these offence types have a clear link to a night-time economy, or to those people who have visited a licensed premise before committing an offence.

Offence	Count
Violence and sexual offences	33
Anti-social behaviour	23
Shoplifting	14
Other theft	11
Criminal damage and arson	10
Public order	10
Vehicle crime	10
Burglary	8
Drugs	2
Other crime	1
Robbery	1
Theft from the person	1

Other offences listed which could be associated to a night-time economy are theft, public order, drugs and theft from the person. Taking all of these offences into account, 65% of all crime recorded in Wickersley West could be linked to the night-time economy within the area.

Further analysis of these crimes looks at the temporal and spatial distribution within Wickersley West, which is shown below.

9.8 Cumulative Impact Policy



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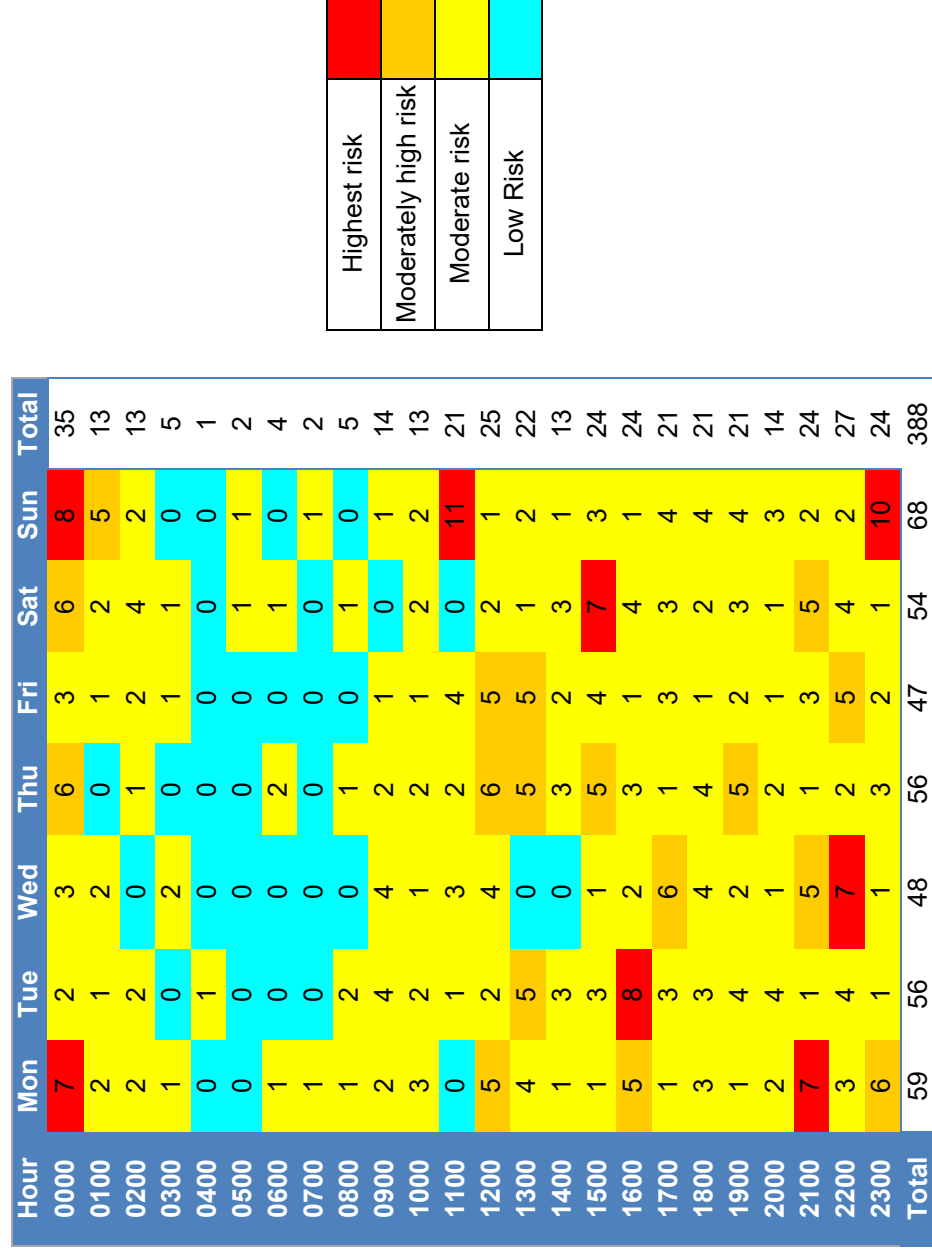
The hexagonal map divides the LSOA into 50 metre segments. There are three segments where more than fifteen offences took place within the past calendar year (December 2018 – December 2019). These are all situated alongside Bawtry Road within close proximity to licensed premises. The most prevalent hotspot is located just north of the junction where Northfield Lane joins Bawtry Road, where a total of 28 offences took place. There is a licensed premise located on this junction which may signify that a number of these offences were attributable to this premise.

Location	Count
On or near Willow Court	28
On or near Supermarket	24

9.8 Cumulative Impact Policy

On or near Pedestrian Subway	15
On or near Tanfield Way	12

To assess the spatial distribution of offences further, street level data has been provided by the police. This shows that Willow Court, a large, age restricted housing scheme, located directly behind the largest capacity premises within the centre, has the highest recorded level of crime within the area. Each of the three other streets which had a count higher than 10 are all located on or perpendicular to Bawtry Road and are all within 75 metres of a licensed premise.



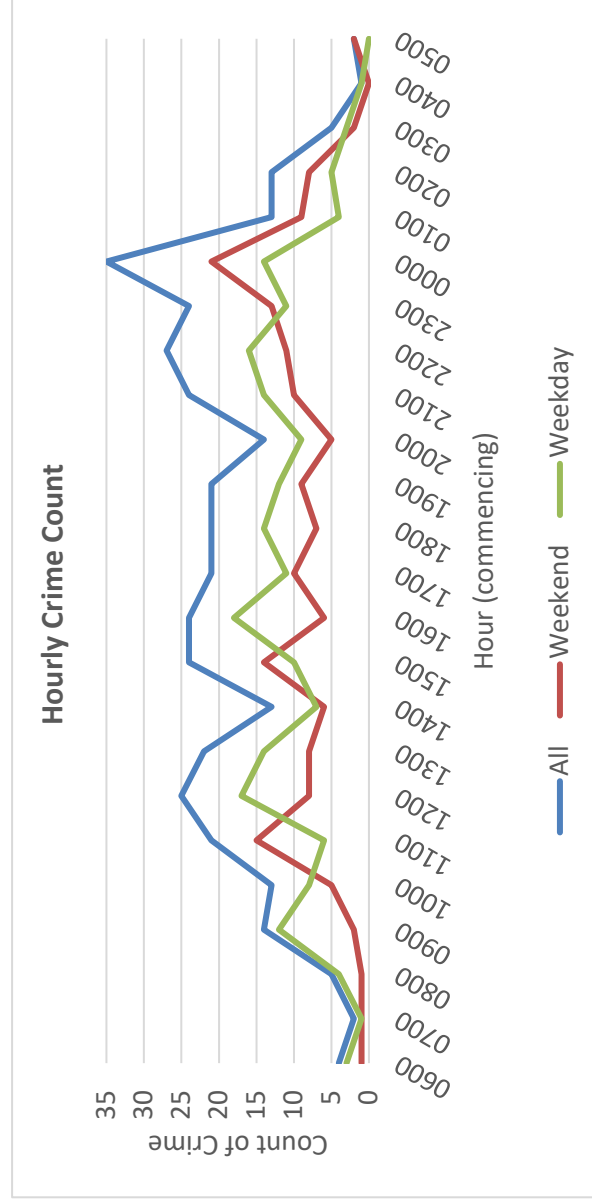
Temporal Analysis: Crime figures for Wickersley West and Wickersley South between January 2016 and December 2019. Included with the permission of South Yorkshire Police.

The temporal analysis above also shows a clear correlation to the night-time economy in Wickersley, with the main peak of offences taking place between 2100-0100. Within this four hour period, 28.3% of all crimes occurred. An increase

9.8 Cumulative Impact Policy

of crime during these hours is common within an area that has a large night-time economy and coincides with the variety of licensing hours within the centre. Furthermore, the peak seen between these hours is magnified over the weekend (Friday 0600 – Monday 0600) which sees higher and more consistent peaks between 00:00 and 01:00, with a slower return to a base level, which takes until 03:00. The graph below demonstrates this point.

Seven of the eight 'highest risk' hours identified by the police are either between 2100-0100, or at a weekend. This also shows the impact of licensed premises and can be apportioned, at least in part, to the number of drinking establishments within the centre of the area.



The temporal analysis undertaken only includes reported crimes. Although unaudited, ASB data was also made available to the Council by the police which further exacerbated the peaks seen over the weekend, with peak levels of offending occurring again between 2100-0100 across the weekend. Although this data cannot be made available in this document, further information can be requested from the Licensing Service if required.

Although the Council recognise that crime levels have decreased in 2019, offences can have a disproportionate impact on the residents of Wickersley due to the large amount of residential areas within very close proximity to licensed premises. Furthermore, the demographic of Wickersley shows that there are more people aged 65 and older compared to the borough average, which increases the impact felt by residents due to crime and anti-social behaviour, especially for disturbance that takes place within the hours of a night-time economy.

9.8 Cumulative Impact Policy

The concerns of residents were expressed through an online survey and residents meeting and some of these responses focused on feeling unsafe in the area where they live.

“People of all ages are scared to go out in the evening due to the amount of people drinking outside”.

“I would never go into the village from late-afternoon onwards. I do not feel safe”.

Furthermore, in its formal written response to the consultation, Wickersley Parish Council expressed a number of concerns, including the perception that residents are excluded from the night-time economy, partly due to crime.

“Wickersley has become out-of-bounds for many residents at weekends”.

4. Protection of Children from Harm

There is no evidence to show that this licensing objective is being undermined within the Cumulative Impact Zone.

9.8 Cumulative Impact Policy

Conclusion

The assessment has been carried out in accordance with Section 5(a) of the Licensing Act 2003. The assessment has been published as the Council believe that the number of licensed premises within the area described in the assessment is such that granting any further licences, or varying existing licenses, would be inconsistent with the Council's duty under the Act to promote the licensing objectives.

Factors considered when granting applications in a Cumulative Impact Zone

When considering the presumption against granting or varying a licence in a ClZ, the Council must be satisfied that the applicant will not impact any further on the cumulative impact of existing licensed premises.

Applicants may suggest measures which they believe will demonstrate there will be no further impact from their premise. Examples that the Council may consider as demonstrating that there will be no further impact include:

- Small premises who operate outside of the peak hours of disruption, as described in the CIA.
- Premises which are not alcohol-led and operate during the day-time economy.
- Instances where a business is relocating to a new premise but retaining the same style of business.
- Conditions which ensure the premise will operate in a particular manner, such as a minimum number of waiting staff to secure a food-led premise.

Examples of factors the Council will not consider include:

- That the premise will be well managed and well run.
- That the premise will be constructed to a high specification
- That the applicant operates similar premises in other areas without complaint.

Any representation made which supports the grant of a licence within a Cumulative Impact Zone will also be taken into account by the Council.

9.9 Planning consents 2010-2020

Number of Dwellings receiving planning consent in South Wickersley 2010-2020

Number of Bedrooms	Number of Dwellings	Percentage
5/6	45	31
4	70	47
3	9	6
2	24	16
Total	148	100

Note : This does not include the two large housing sites off Second Lane.

9.10 Housing Needs Assessment



9.10 Housing Needs Assessment

Wickersley Parish Council HNA
Quality information

2

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Revision history

Revision	Revision date	Details	Authorised	Name	Position
1	September 2018	Drafting	AR	Abi Rhodes	Graduate Planner
2	October 2018	Review	IT	Ivan Tennant	Principal Planner
3	October 2018	Review	MG	Maggie Godfrey	Wickersley Parish Council
4	November 2018	Final Report	AR	Abi Rhodes	Graduate Planner

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9.10 Housing Needs Assessment

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9.10 Housing Needs Assessment

Wickersley Parish Council HNA

List of acronyms used in the text:

AH	Affordable Housing (NPPF definition)
AMH	Affordable Market Housing
GT	Gypsy & Traveller
GTAA	Gypsy and Traveller Accommodation Assessment
HNA	Housing Needs Assessment
HNF	Housing Needs Figure
LPA	Local Planning Authority
MHCLG	Ministry for Housing, Communities and Local Government (formerly DCLG)
NDP	Neighbourhood Development Plan
NP	Neighbourhood Plan
NPA	Neighbourhood Plan Area
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
PPG	Planning Practice Guidance
PRS	Private Rented Sector
RMBC	Rotherham Metropolitan Borough Council
SHLAA	Strategic Housing Land Availability Assessment
SHMA15	Rotherham Strategic Housing Market Assessment
WPC	Wickersley Parish Council

9.10 Housing Needs Assessment

1. Executive Summary

Introduction

1. This report provides the Wickersley with information about the amount and mix of housing they should plan for going forward. The information provided can be used to inform debate within the group, local understanding of the needs and the justification for any site allocation and site mix policies within the neighbourhood plan.
2. The approach taken here recognises that the Neighbourhood Plans will need to meet the statutory 'basic conditions', the fulfilment of which is tested through an independent examination. One of these, Basic Condition E, requires the Neighbourhood Plan to be in 'general conformity with the strategic policies' of the Local Plan.
3. The Government's Planning Practice Guidance indicates that the level of housing development is likely to count as a strategic policy.¹ As such, this formal Housing Need Assessment (HNA) investigates specific local needs that are relevant to the neighbourhood whilst supporting the strategic development needs set out in the current Local Plan. This means a Neighbourhood Plan can propose more housing where there is demonstrable need, but not less than the Local Plan.
4. In terms of the types of housing needed, there is generally more flexibility on what Neighbourhood Plan can cover. In order to understand the types of housing needed in the Neighbourhood Area (NA), we have gathered a wide range of local evidence and distilled this into policy recommendations designed to inform decisions on housing characteristics.
5. The information is produced using reputable sources of the most recent data available and tested ways of analysing such data.
6. At a neighbourhood planning level, one important consideration is determining the extent to which the neighbourhood diverges from the local authority average, reflecting the fact that a single town, village, or neighbourhood almost never constitutes a housing market area on its own and must therefore be assessed in its wider context.
7. Our brief was to advise on data at this more local level to help Wickersley understand the tenure, type, and size of housing needed to inform Neighbourhood Plan policies including allocations. The analysis also responds to important background information given to the researchers by WPC which resulted in a number of agreed research questions:
 - RQ1: What Affordable Housing (social housing, affordable rented, shared ownership, intermediate rented) and market tenures should be included in the housing mix?
 - RQ2. What type (terrace, semi, bungalows, flats and detached) and size (number of habitable rooms) of housing is appropriate in Wickersley?
 - RQ3. What provision should be made for specialist housing for first time buyers, retired people, disabled people and the elderly in Wickersley?

Headlines

8. The housing requirement from the Local plan generates a Housing Needs Figure (HNF) of around 229 homes for Wickersley based on the Local Plan allocations. While the capacity of these sites has not been confirmed and there is likely to be some scope for movement.
9. The strategic mix of housing put forward by Rotherham Strategic Housing Market Assessment 2015 (SHMA15) is that 54% of housing across Rotherham should be two or fewer bedrooms. However, on balance, and considering the demographic profile of Wickersley, it is likely to be more appropriate that 40% of homes should be two or fewer bedrooms in the Parish. Providing this mix of housing could also help to reverse the trend of younger adults leaving the area, or being unable to move into it due to affordability pressures.
10. From the affordability analysis we have done it is apparent that only those households in the Upper Quartile are able to access sale dwellings without subsidy. This means the majority of households must choose from alternative tenures, either Private Rent, or an Affordable Housing (AH) tenure. Given the majority of dwellings in the Neighbourhood Area (NA) are privately owned, this suggests a significant misalignment with community need.
11. It is notable however, that rents for entry-level PRS dwellings remain higher than median household incomes, indicating the majority of households are likely to require some form of subsidised housing. As set out earlier in this study, it is therefore appropriate that the accent is placed on the provision of AH. As shown in the Affordable Housing Model, a target of 40% would make substantial in-roads into the overall need for AH over the Plan period.

¹ PPG Paragraph: 006 Reference ID: 2a-006-20140306

9.10 Housing Needs Assessment

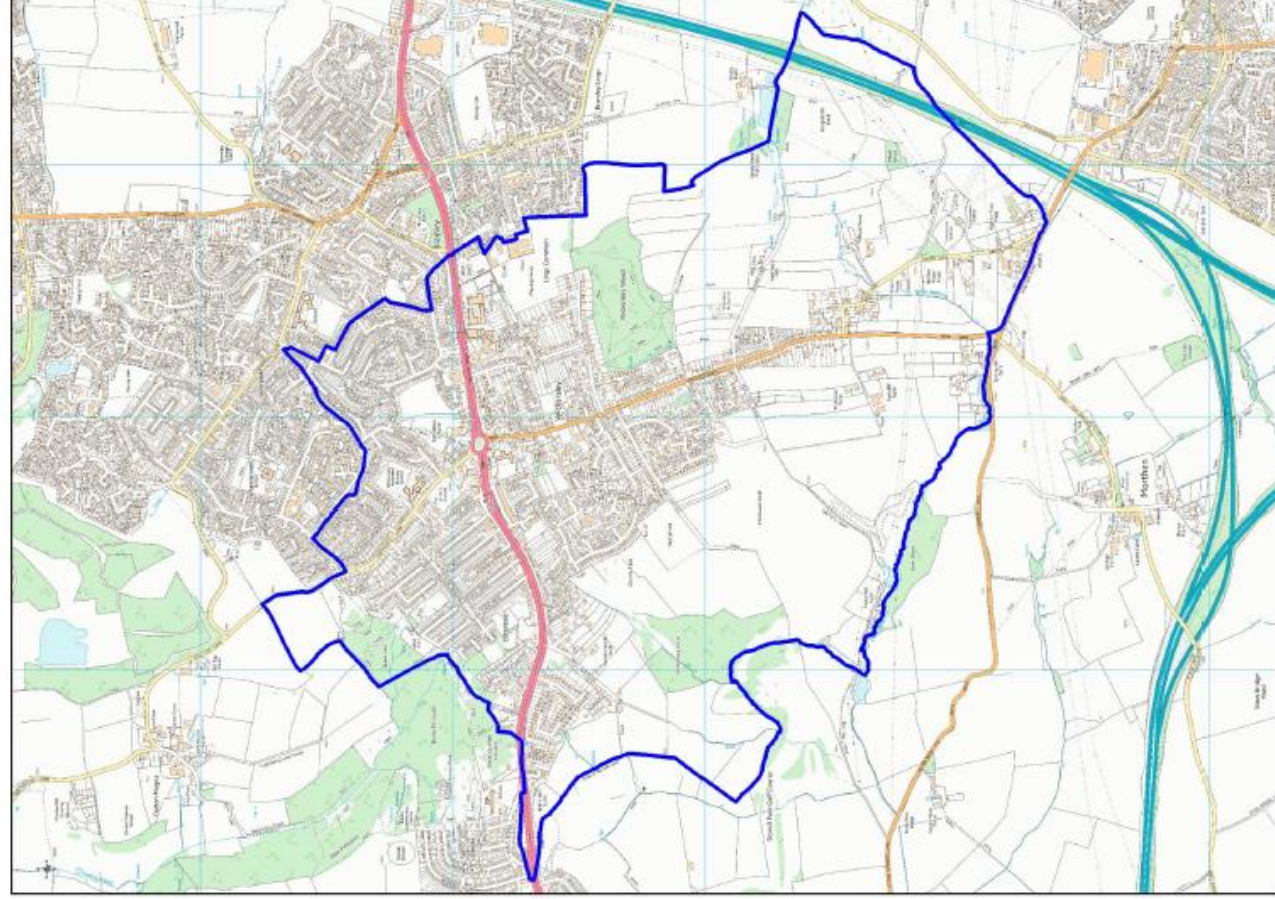
12. AECOM's assessment of the need for specialist dwellings in Wickersley is a minimum of 228 specialist dwellings for the elderly, split approximately 30% affordable and 70% market. However, there is no obligation for all of these to be delivered within the Parish itself; particularly as such facilities may be better suited to larger towns with more services. Even so, it would be valuable for the Parish Council to engage with providers of specialist housing for the elderly and to consider how their Neighbourhood Plan policies might support such a facility to be built in Wickersley.

Context

Local context

13. Wickersley is a village within the parish of Wickersley located in the Metropolitan borough of Rotherham, South Yorkshire. It is situated 3 miles from the centre of Rotherham and is located near to M1 to the south and the M18 to the East and A1 (M) to the north. The nearest train station to Wickersley is located in Rotherham Town Centre and Woodhouse 4 miles to the south of the Parish. Figure 1-1 below shows the parish boundary.

Figure 1-1: Wickersley Parish boundary



Source: RMBD (2017)

9.10 Housing Needs Assessment

Planning policy context

14. In line with the basic conditions of Neighbourhood Planning, Neighbourhood Development Plans (NDPs) are required to be in general conformity with adopted strategic local policies, as discussed above. Consequently, there is a requirement for the relevant Local Plan to be reviewed as part of this HNA.
15. Rotherham Metropolitan Borough Councils Local Plan core strategy was adopted September 2014 and sets out the vision, objectives and high level strategy/ policies to guide future change in Rotherham up to 2028.
16. Following this the sites and policies document was adopted by the council 27th June 2018 and is the most up to date site allocations and policies Local Plan for the area and so we have reviewed its key policies relating to housing below.

Rotherham Local Plan 2013-2028 (core strategy, 2014 and Site Options/Polices, 2018)

Policy CS 1 – Delivering Rotherham’s Spatial Strategy

17. Rotherham’s spatial strategy will be delivered through new investment and development in sustainable locations in accordance with the settlement hierarchy set out in table 1-1 below. The hierarchy should also be used by public service providers to inform decisions about the provision of their services and infrastructure.

9.10 Housing Needs Assessment

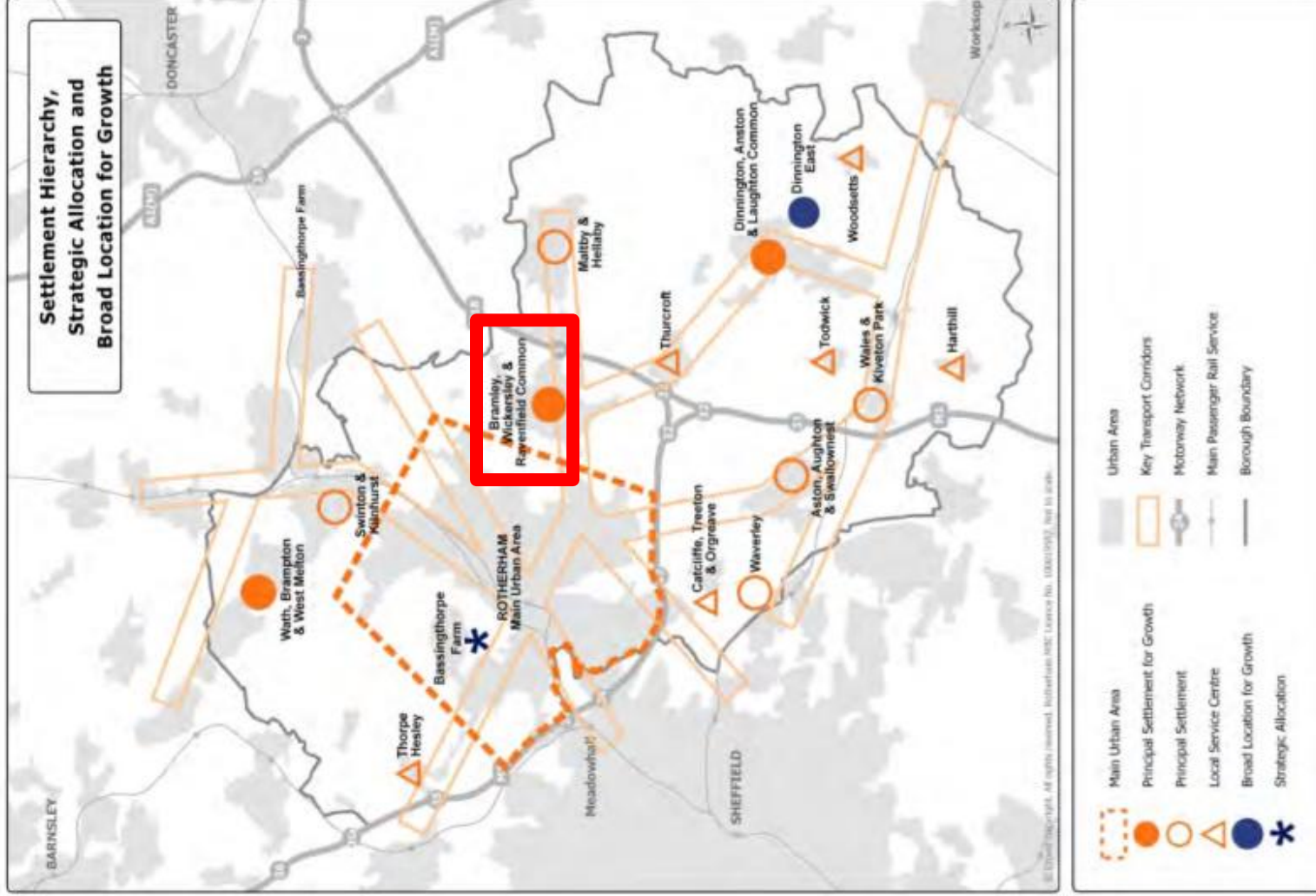
Table 1-1: Distribution of housing, employment and retail growth

Settlement	Indicative Housing Provision		Indicative Employment Provision		Indicative Retail Provision
	Percentage of borough requirement	Approx. Number of dwellings	Percentage of borough requirement	Approx. Hectares of land	
Main location for new growth					
Rotherham urban area (including Bassingthorpe Farm strategic allocation)	38%	5,471	30%	71	7,500 sqm convenience goods 11,000 sqm comparison goods (Rotherham town centre)
Settlement	Percentage of borough requirement	Approx. Number of dwellings	Percentage of borough requirement	Approx. Hectares of land	Gross square metres of floorspace
Principal settlements for growth					
Dinnington, Anston and Laughton Common (including Dinnington East broad location for growth)	9%	1,300	16%	38	0
Wath-upon-Deerne, Brampton Bierlow and West Melton	9%	1,300	7%	16	0
Bramley, Wickersley and Ravenfield Common	6%	800	7%	16	1,500 sqm convenience goods
Principal settlements					
Waverley	17%	2,500	18%	42	0
Maltby and Hellaby	5%	700	2%	5	0
Aston, Aughton and Swallownest	4%	560	8%	19	0
Swinton and Klinhurst	4%	560	0%	0	0
Wales and Kiveton Park	3%	370	4%	9	0
Local service centres					
Catcliffe, Treeton and Orgreave	1%	170	5%	12	0
Thorpe Hesley	1%	170	0%	0	0
Thurcroft	2%	300	3%	7	0
Todwick			0%	0	0
Harthill			0%	0	0
Woodsetts			0%	0	0
Other villages		170			
Laughten en le Morthen			0%	0	0
Harley			0%	0	0
Green Belt villages	0%	0	0%	0	0

Source: RMBC – Local Plan 2018

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Figure 1-2 - Settlement Hierarchy, Strategic Allocation and Broad Location for Growth



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Policy CS 3 - Location of New Development

18. In allocating a site for development the Council will have regard to relevant sustainability criteria, including “brownfield and, proximity to services, public transport and to relieve deprivation”.

Policy CS 6 - Meeting the Housing Requirement

19. Sufficient land will be allocated in the Sites and Policies document to meet Rotherham’s housing requirement of “850 net additional dwellings per annum or 12,750 for the period 2013 to 2028, plus any shortfall in the delivery against that annual target from April 2008 to March 2013” of 1,621 dwellings (108 per annum) The following principles will be applied to the allocation and release of these sites:
 - a. “New allocations will be distributed according to the Spatial Strategy set out in Policy CS1 Delivering Rotherham’s Spatial Strategy
 - b. In each settlement site allocations shall be made that would promote sustainable growth, having regard to the criteria laid down in Policy CS3 Location of New Development
 - c. Housing development will be expected to make efficient use of land while protecting or enhancing the character of the local area”.

20. **Table 1-2 – Summary of Housing requirement**

Backlog against local target 2008/09 to 2012/13	1,621
Core strategy requirement 2013/14 to 2027/28	12,750
Total requirement	14,371
5 year requirement + backlog + 20%	5,747
Annual requirement in first five years	1,150
Requirement for final 10 years	8,624
Annual requirement in final 10 years	862

Source: RMBC

Policy CS 7 - Housing Mix and Affordability

- a. Proposals for new housing will be expected to deliver a mix of dwelling sizes, type and tenure taking into account an up to date Strategic Housing Market Assessment for the entire housing market area and the needs of the market, in order to meet the present and future needs of all members of the community.
- b. The Council will seek the provision of affordable housing on all housing development according to the targets set out below, subject to this being consistent with the economic viability of the development:
 - i. Sites of 15 dwellings or more or developments with a gross site area of 0.5 hectares or more; 25% affordable homes on site
 - ii. Sites of less than 15 dwellings or developments with a gross site area of less than 0.5 hectares; 25% affordable homes on site or a commuted sum of £10,000 per dwelling to contribute towards provision off site. Any agreed commuted sums would be subject to the provision of a payment scheme agreed between the Council and the applicant.
- c. New self-build homes will be exempt from the requirement to provide affordable housing. This exemption will apply to homes built or commissioned by individuals, families or groups of individuals for their own use and that will be owner-occupied.

Where the need for affordable housing has been identified in local service centres and Green Belt villages, which cannot be met on infill sites or in nearby larger settlements small scale rural exception sites will be supported either within the village or as small extensions to the village, as a means of providing affordable housing

When considering the mix of house types to be included in any proposal, regard shall be given to the identified needs of people with special requirements including disabled people, older people and people from minority ethnic backgrounds.

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Table 1-3: Summary of local factors specific to Wickersley with a potential impact on neighbourhood plan housing characteristics

Factor	Sources	Summary of analysis	Conclusion
Tenure & Affordability	Census 2001/11, Land Registry SHMA15	The Estimated Lower Quartile Affordability Ratio (LQAR) ² of 11 and median MAR of 9 indicates that the lack of affordability is acute at the lower end of the income spectrum. Based on median and lower quartile household incomes in the district of £20,238 and £12,501 respectively, it can be said that for many households a number of tenures would be available to them, both for rent and that may lead to home ownership. As a result a varied mix of tenures is appropriate to meet the community's housing needs.	It seems appropriate the accent should be on Social and Affordable Rent dwellings, with Shared Ownership dwellings available to those seeking a route to home ownership, and an alternative to PRS dwellings.
Type and size	Census 2001/11, Land Registry SHMA15	Close to 73% of homes in Wickersley in 2011 were detached or semi-detached. A similar proportion of homes were also two & three bedrooms, with just 27% being two bedrooms or less, significantly fewer than across Rotherham, where 32% of homes are two bedrooms or less. For most households, regardless of how many people lived in them, the most common size of home was three bedrooms, although for households with four or more people, most had four or more bedrooms. The number of households with no children is increasing however, as is the number of older households in general. It is clear that the Parish is experiencing a growth in middle age and older population, with less young people coming into the village, and many children growing up and leaving.	The village is typical of many neighbourhood areas in having many older couples remaining in family size homes, some of whom may wish to downsize as they age and some of whom may not. Given these patterns of under occupancy, a SHMA15 compliant mix of 30% of homes should be one-two bedrooms. The delivery of such a mix could also help to reverse the trend of younger adults leaving the area, or being unable to move into it, likely due to affordability pressures.

² ONS (2018) "Affordability ratios calculated by dividing house prices by gross annual workplace-based earnings. Based on the median and lower quartiles of both house prices and earnings in England and Wales".

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Specialist housing

<p>Census 2011, MHCLG Household Projections, ONS Population Projections, HLIN</p>	<p>Data on the existing provision of elderly housing is not maintained at the very local level. However, the Rotherham Older People's Care Needs and Provision 2014 report identified that in 2014 there were 1729 care homes for the elderly in Rotherham.</p> <p>With the SHMA15 suggesting an increase in the over 65 age group of 25% over the Plan period, there is likely to be an increase the pressure on the care homes.</p> <p>Using existing rates of provision in Rotherham, there would be a need for approximately 107 specialist housing units overall for residents of Wickersley by 2028, including 55 dwellings with care services (i.e. assistance with day to day tasks.</p>	<p>We recommend that the parish take as its need figure for specialist dwellings a minimum of 35 dwellings, split approximately 35% affordable and 65% market.</p> <p>There could also be a need for up to 228 additional places of retirement housing, or, where desired by residents, the adaptation of existing homes or provision of new ones according to Lifetime Homes standards.</p> <p>However, there is no obligation for all these to be provided within the parish itself. We would encourage WPC to explore with RMBC the possibilities of allocating sites for such housing should this be in line with community views.</p>
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9.10 Housing Needs Assessment

Approach

Research Questions

21. Below we set out the Research Questions (RQs) relevant to this study, as discussed and agreed with LPC.
22. RQs are arrived at the start of the project through discussion with the parish. They serve to direct our research and provide the structure for the HNA.

Tenure

23. The Parish wish to seek the appropriate tenure split for housing for sites allocated within the Local Plan, as well for any additional windfall housing that is likely to come forward in the NPA area. WPC is very open to considering a full range of Affordable Housing (AH) tenures, including the wider scope allowed for in the revised NPPF, issued earlier this year (2018). Moreover, there is a need to understand what tenure is required as there are a number of younger residents who are unable to afford market housing in the area and are unable to access Social Rented dwellings. In addition, the responses from the recent household survey identified the need for starter homes.

24. RQ1: What Affordable Housing (social housing, affordable rented, shared ownership, intermediate rented) and market tenures should be included in the housing mix?

Type and size

25. WPC recognise that there is a mix of urban and rural areas within the parish, therefore the group realise the increase in the areas desirability for development. Much of the new housing that has been built in recent years has been of the large executive type, especially South of Bawtry Road. In addition, there has been a trend for smaller and medium sized dwellings on large plots being redeveloped and replaced with larger houses that do not meet the needs of the residents.

26. Responses from the recent (July 2018) household survey on the type of housing people thought was most needed in Wickersley stated that of the 301 respondents, the majority felt there was a need for smaller family homes.

27. The HNA will therefore look into the type and size of dwellings that should be supported over the Plan period, bearing in mind current and future demographic trends.

28. RQ2. What type (terrace, semi, bungalows, flats and detached) and size (number of habitable rooms) of housing is appropriate in Wickersley?

Housing for specialist groups

29. The Parish is aware that its population is aging, and wishes to ensure future housing provision takes into account the needs of the retired, disabled people and those aged 75+. The response from the household survey confirms that there is a need for homes for first-time buyers, along with housing for the elderly.

30. RQ3. What provision should be made for specialist housing for first time buyers, retired people, disabled people and the elderly in Wickersley?

Relevant Data

31. The PPG states that neighbourhood planners can refer to existing needs assessments prepared by the local planning authority as a starting point. As such, we turn to the Rotherham Housing Market Assessment, published in 2015, (henceforward, SHMA15) which provides relatively up-to date statistics and conclusions on housing need in the area.

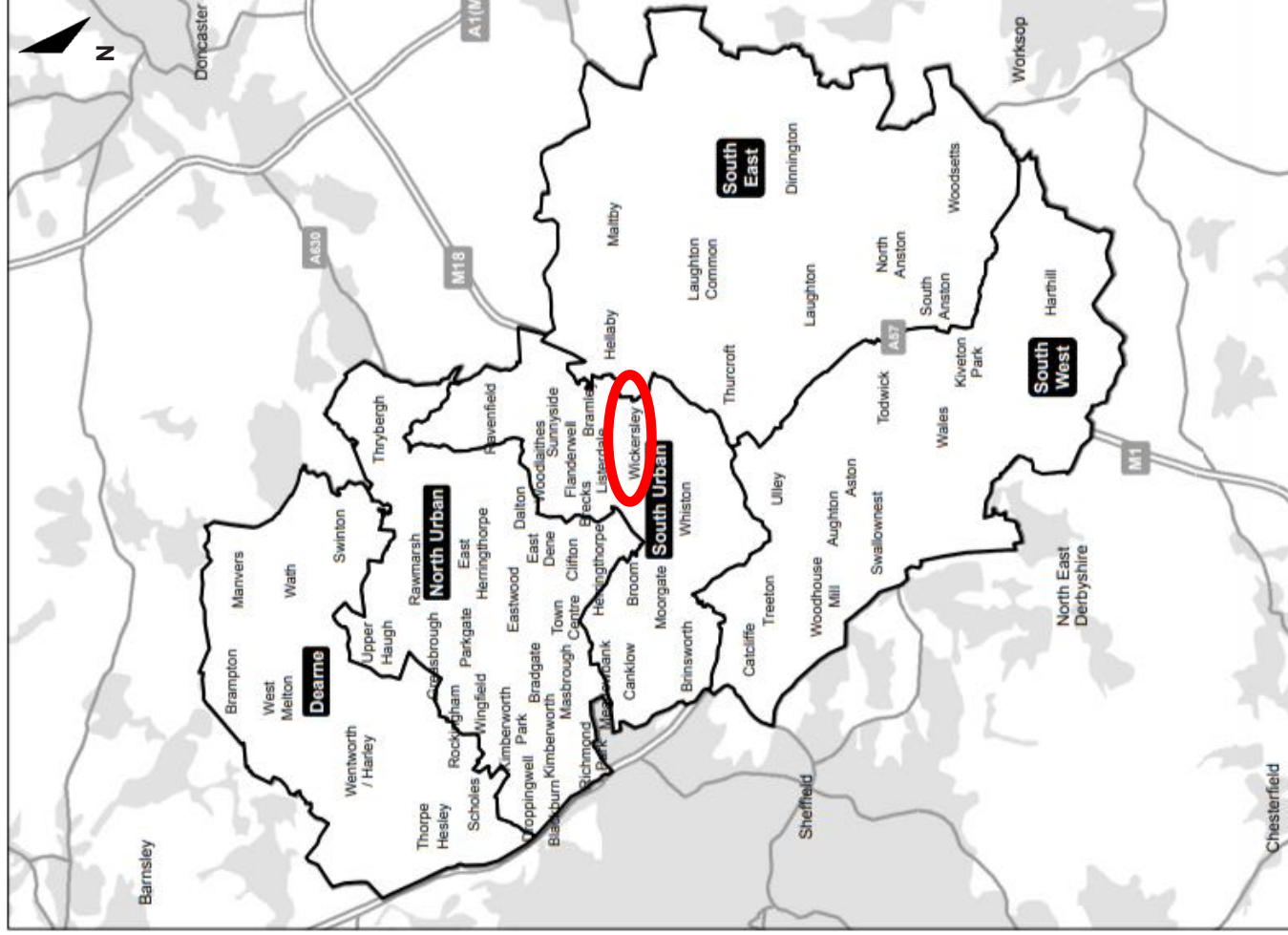
32. The SHMA15 draws upon a range of data including population projections, housing market transactions and employment scenarios to derive the objectively assessed housing need. As such, it contains a number of points of relevance when determining the degree to which the housing needs context of Wickersley differs from the district and county picture.

33. The basis for strategic housing market assessments prepared by local planning authorities is the housing market area, a geographical area defined as part of the study as being a contiguous housing market, based on a series of indicators including how people travel to work, and where they tend to move house. The Rotherham Housing market Area (HMA) is shown in Figure 2-3 below. This HMA has been used to contextualise the data in this study. As it can be seen, Wickersley falls within the South urban HMA sub area.

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Wickersley Parish Council HNA

Figure 1-3: The Rotherham Housing Market Area



Source: SHMA 15 (RMBC)

Documents provided by Rotherham Council

34. A range of information relevant to housing needs assessment is held by the LPA itself. Therefore annual completions monitoring data acquired directly from Rotherham Council has been used in preparing this HNA report.

2. RQ2 Tenure

RQ2: What Affordable Housing (social housing, affordable rented, shared ownership, intermedicate rented) and market tenures should be included in the housing mix?

35. Tenure refers to the legal arrangements in place that enable a household to live in their home; it determines their rights and influences the level of payments to be made in return for these rights. Broadly speaking, tenure falls into two categories, Affordable Housing and Market Housing, depending on whether the household benefits from a subsidy of some sort to enable them to live in their home.
36. We will address this section by examining the tenure of dwellings in the current stock and recent supply, and make an assessment, based on a reasonable interpretation of the evidence we have been able to gather, whether continuation of these trends would meet future needs; or, alternatively, whether there exist misalignments between the supply of different tenures of housing and local need. Such misalignments can justify policies that guide new development to prioritise certain tenures, so as to bring supply and demand into better alignment³.

Definitional issues

37. It is necessary at this stage of the study to make clear the distinction between Affordable Housing as planning terminology and the colloquial meaning of the phrase. In the course of this study, we refer to Affordable Housing, abbreviated to 'AH'. We mean by this those forms of housing tenure that fall within the definition of Affordable Housing set out in the current National Planning Policy Framework (NPPF): Social Rent, Affordable Rent, Affordable Private Rent (brought forward by Build to Rent schemes) and forms of AH designed to offer affordable routes to home ownership⁴. To distinguish this from the colloquial definition, we refer to the latter as Affordable Market Housing (AMH).
38. The definition of Affordable Housing set out in the NPPF make clear the government's commitment to home ownership but recognise the important role of Social, Affordable and Private Rent tenures for those not currently seeking home ownership.
39. It is important to note however that the 2012 version of the NPPF refers to the 'national rent regime' not 'Government's rent policy'. It has been suggested that this change in wording may give central Government, and by extension local authorities, wider flexibility in arriving at rents. It may also lead to the abolition of Social Rent as it has been understood in recent years.⁵
40. The revisions seek to broaden the definition of AH to include a range of low cost housing opportunities for those aspiring to own a home, including Starter Homes.
41. In paragraph 64 of the revised NPPF, Government introduces a recommendation that *'where major housing development is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership'*. In line with PPG⁶, the assumption should be that 'major housing development' can be defined as sites of more than 10 units, and that affordable home ownership includes Starter Homes, Shared Ownership homes and homes available for discount market sale.

Current tenure profile

42. In order to set a baseline for our examination of tenure, it is necessary to present a picture in the NA based on the most recent reliable data. Table 2-1 below presents Census data from 2011; this shows that the distribution of how households occupy their homes within Wickersley, compared to the rest of Rotherham and England. It is worth noting the higher number of owner occupied dwellings in Wickersley (75.6%) compared to Rotherham (65.2%) and England (63.3%). There is also a low number shared ownership dwellings in Wickersley (0.2%). This is similar to Rotherham (0.3%) but lower than England (0.9%). When looking at the social rented sector, there is a lower proportion in Wickersley (6.9%) compared to Rotherham (21.5%) and the rest of England (17.7%). However, the proportion of private rented dwellings in Wickersley is significantly higher (16.3%) than the rest of Rotherham (11.3%).

³ PPG Paragraph: 021 Reference ID: 2a-021-20160401

⁴ NPPF, July 2018

⁵ McGready, B, Affordable Housing and Planning, MBL seminars, April 2018

⁶ PPG 031 Reference ID: 23b-031-20161116

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Table 2-1: Tenure (households) in Wickersley, 2011

Tenure	Wickersley	Rotherham	England
Owned; total	75.6%	65.2%	63.3%
Shared ownership	0.2%	0.3%	0.8%
Social rented; total	6.9%	21.5%	17.7%
Private rented; total	16.3%	11.3%	16.8%

Source: Census 2011, AECOM Calculations

43. In the following Table, we note the changes in the way households occupy their homes during the inter-censal period; the general uplift across all tenures is the result of the increase in dwellings (and therefore households) over the period, from 3,079 in 2001 to 3,357 in 2011. It is important to note the percentages shown below can be misleading; the increase of 100% in shared ownership dwellings starts from a low base of 3, increasing to 6. The proportional increase in privately rented dwellings at the District and National geographies is however reflected in the increase in PRS in the NA, with Wickersley recording an increase of 51.6% as against 139.4% for the District. The number of socially rented dwellings has shown a decrease, from 252 to 226 homes.

Table 2-2: Rates of tenure change in Wickersley, 2001-2011

Tenure	Wickersley	Rotherham	England
Owned; total	4.3%	6.1%	-0.6%
Shared ownership	100.0%	3.0%	30.0%
Social rented; total	-10.3%	-13.7%	-0.9%
Private rented; total	51.6%	139.4%	82.4%

Source: Census 2001 and 2011, AECOM Calculations

44. In conclusion, we can therefore note that:
- Owner-occupation remains the dominant tenure in the NA (the tenure for most households);
 - There has been an increase in PRS during the 2001-11 inter-censal period;
 - The number of those socially renting has decreased in the NA.

Affordability

45. In order to understand whether the tenure profile of the current stock reflects the needs of the population currently and over the Plan Period, an important starting point is to consider whether this profile provides different market segments access to dwellings of a suitable type and size given their household composition.
46. In line with the PPG, we have considered evidence of affordability by looking specifically at the relationship between lower quartile house prices and incomes, as expressed in the Lower Quartile Affordability Ratio⁷ (LQAR) and the Median Affordability Ratio⁸ (MAR). While this is a relatively crude measure of affordability, as it does not take account of the cost of servicing mortgage debt, it is a useful basic measure for benchmarking affordability changes over time. Furthermore, the Planning Practice Guidance makes clear that lower-quartile house prices should also be used as a benchmark for entry-level home prices⁹.
47. Figure 2-1 on the following page looks at selected measures of house prices in Wickersley. This shows that price growth has been fairly moderate for both Lower Quartile (7%) and slightly higher for Median prices (11%) and mean prices (13%). This suggests that price growth has been concentrated in the higher end of the market, whilst there has been slightly less growth in the lower end of the market, thus lifting the median and mean figures.
48. It can be noted from the table below that house prices began to fall after the 2008 recession and have steadily begun to recover to a point where they have now exceed the pre-recession house prices. When looking at the average minimum and maximum price paid in Wickersley these figures have fluctuated significantly over the period and decreasing from 2008-2017, however due to a greater number of sales, this has resulted in an overall increase in the LQ, mean and median price paid over for this period. This data is based on an average of 100 sales per annum over the period in Wickersley.

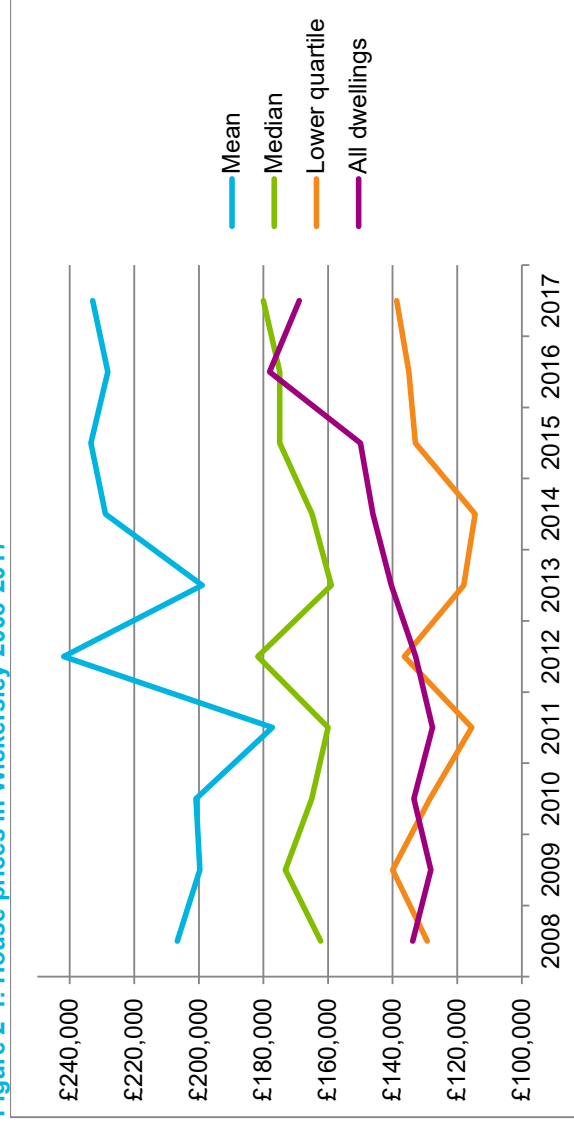
⁷ See glossary

⁸ See glossary

⁹ Planning Practice Guidance, Paragraph: 024 Reference ID: 2a-024-20180913

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Figure 2-1: House prices in Wickersley 2008-2017



Source: Land Registry PPD

49. The Table 2-3 below breaks down house prices by type of house, as recorded in the Land Registry. This shows that detached homes have seen the greatest increase in prices over this period (8%) and semi-detached homes have increased as well, but by a smaller percentage (4%). Terraced properties, on the other hand, have seen a slight decrease over the same period (-1%). This shows that no single type of dwelling grew particularly significantly. While terraced properties did see a decrease, overall house prices rose marginally over this period. Given that detached properties increased the most over the period, this is in line with the picture seen above, given that these property types tend to be the most expensive type, and often fall into the top end of the market.

Table 2-3: House prices by type in Wickersley, 2008-2017

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	GRO WTH
Detached	£335,366	£267,118	£318,790	£271,048	£350,560	£343,722	£333,592	£370,457	£389,142	£362,830	8.2%
Semi-Detached	£153,835	£148,519	£148,168	£143,188	£155,558	£152,983	£153,025	£158,215	£162,126	£159,922	4.0%
Terraced	£119,665	£118,999	£125,800	£123,899	£137,549	£131,825	£118,079	£125,183	£139,714	£116,000	-3.1%
All Types	£158,783	£157,458	£166,111	£134,242	£135,807	£116,873	£114,819	£129,714	£158,595	£160,441	1.0%

Source: Land Registry PPD

50. For the purposes of this HNA, given the inaccessibility of household income data at the neighbourhood level, we have drawn on data presented in the SHMA 15 based on the assumption household income levels in Rotherham are likely to be broadly similar to Wickersley. Table 2-4 below shows local incomes, across Rotherham, the lower quartile (20th percentile¹⁰) gross annual residence-based earnings were £ 308.5¹¹ per week in 2014, which equates to £16,042 annually, whilst the 40th and 60th percentile incomes were £21,070 and £27,768, averaging £24,419.

¹⁰ SHMA 2015

¹¹ SHMA table 4.8 2015.

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Table 2-4 : Household gross weekly pay in Rotherham by quartile, 2008-2014

Year	20th percentile		40th percentile		60th percentile		80th percentile	
	No.	conf %	No.	conf %	No.	conf %	No.	conf %
2008	295.9	3.4	369.6	4.2	478.6	5.7	613.6	8.4
2009	304.2	2.5	383.9	4.0	492.2	5.2	667.0	7.9
2010	312.7	2.4	407.7	3.8	521.0	4.6	658.0	7.3
2011	310.2	2.6	395.4	3.4	500.8	5.1	670.8	7.0
2012	306.6	3.7	403.9	4.2	529.4	5.1	682.3	7.7
2013	304.8	2.8	400.5	3.7	546.2	4.9	697.7	6.7
2014	308.5	2.8	405.1	4.6	534.0	4.7	701.3	8.0

Source: SHMA 2015

51. From this it is possible to generate an estimated LQAR of 7.1 (rounded) and a Median Affordability Ratio of MAR of 6.8 in 2014. This indicates that the lack of affordability is acute at the lower end of the income spectrum and, while it eases at the median point, for sale market dwellings are arguably beyond the means of people at this level of household income.
52. In order to check the validity of the calculations in the table above and bring them up to date, we have checked the Annual Survey of Hours and Earnings¹² that are available at a local authority level from 2017. Table 2-5 below shows the Lower Quartile weekly earning is £240.4¹³, which equates to an annual income of £12,501. The median income is £389.2 per week, which equates to annual earnings of £20,238.
53. From this it is possible to generate an estimated LQAR of 11 (Rounded) and a Median Affordability Ratio (MAR) of 9 in 2017. This shows that the affordability ratio has worsened from 2014 to 2017; highlight that households on the lowest income struggle with affordability.

Table 2-5 : Household gross weekly pay in Rotherham by quartile, 2017

Place Description	Number of jobs (thousand)	Percentiles								
		Median	Mean	10	20	25	30	40	60	75
England and Wales	22,881	451.1	543.5	144.4	239.0	285.5	318.2	382.4	530.3	688.8
England	21,720	453.9	547.0	144.4	239.2	286.4	319.2	383.3	533.7	690.8
Rotherham	99	381.1	444.5	134.0	206.6	249.4	276.0	325.8	459.9	580.8

Source: Annual Survey of Hours and Earnings, 2017

Affordability Thresholds

54. In order to gain a finer understanding of affordability, it is also useful to understand what levels of income are required to afford different tenures. This done through the use of 'affordability thresholds.'
55. We have prepared thresholds for market purchase, Private Rented Sector (PRS), Shared Ownership at 25%, 50% and 75%, Affordable Rent set at 80%, and estimated Social Rent levels across Wickersley. The calculations are detailed in the Appendix A. The key assumptions made in assessing the affordability of different tenures are explained alongside the calculations. Table 2-6 below shows the annual cost of different tenures and the income required to support these costs.

¹²ONS (2017) available at:

<https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/earningsandworkinghours/bulletins/annualsurveyofhoursandearnings/2017provisional/2016revisedresults> Last accessed 09.10.18

¹³ ONS (2017) Available at:

<https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/earningsandworkinghours/bulletins/annualsurveyofhoursandearnings/2016provisionalresults/relateddata?uri=employmentandlabourmarket/peopleinwork/earningsandworkinghours/bulletins/annualsurveyofhoursandearnings/2016provisionalresults/relateddata&uri=employmentandlabourmarket/peopleinwork/earningsandworkinghours/bulletins/annualsurveyofhoursandearnings/2016provisionalresults/relateddata&page=3>

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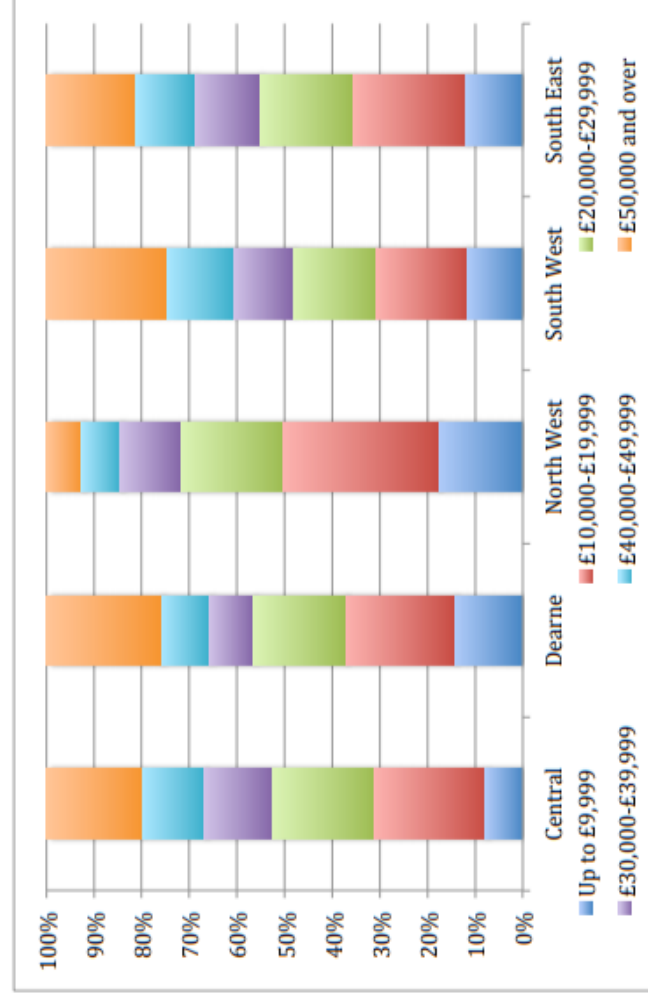
Table 2-6: Affordability Thresholds (Income required, £)

Tenure	Cost of purchase	Annual rent	Income Required
Entry-level Market Sale	138,750	N/A	£ 35,679
Shared ownership (75%)	£104,063	£3,469	£30,228
Starter Homes	£110,400	N/A	£28,389
Entry-level Market Rent	N/A	£ 5,964	£ 23,856
Shared ownership (50%)	£69,375	£6,938	£24,777
Shared ownership (25%)	£34,688	£10,406	£19,326
Affordable Rent	N/A	£5,964	£19,085
Social Rent - 3 Bed Dwelling	N/A	£4,536	£18,144
Social Rent - 2 Bed Dwelling	N/A	£4,080	£16,320

Source: AECOM Calculations

56. The income required to afford the different tenures is then benchmarked against two measurements of household income: the median annual household income and the lower quartile household income for the District set out above of £20,238 and £12,501 respectively.
57. Taking into consideration the tenures of AH set out in table 2-6 and the Affordability Thresholds set out using the ASHE-based measure of household income, it is immediately apparent for a large proportion of these households, of the majority of tenures would not be suitable, depending on whether they are seeking to rent or adopt a pathway to home ownership. As a result a varied mix of tenures is appropriate to meet the community's housing
58. Figure 2-2 below show the income of the different sub market HMA areas within Rotherham. Wickersley falls within the central area, which shows that the majority (approx. 52%) earn less than £30,000. The largest proportion of people (approx. 22%) earn between £10,000-£20,000. Therefore it is clear to see that based on table 4-6 that over half of the population of Wickersley are unable to afford an entry-level market dwelling., but other tenures may be more suited to their need, supporting the idea that a mix of tenures being the most appropriate for Wickersley.

Figure 2-2 – Income distribution by Housing Market Area in Rotherham, 2014



Source: SHMA15, Rotherham Household Survey 2014

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Conclusions

59. The estimated LQAR of 11 and median MAR of 9 indicates that the lack of affordability is acute at the lower end of the income spectrum and, while it eases at the median point, for sale market dwellings are still well beyond the means of people at this level of household income.
60. Based on median and lower quartile household incomes in the district of £20,238 and £12,501 respectively, it can be said that for many households a number of tenures would be available to them, both for rent and that may lead to home ownership. As a result a varied mix of tenures is appropriate to meet the community's housing needs.
61. From the affordability analysis we have done it is apparent that only those households in the Upper Quartile are able to access sale dwellings without subsidy. This means the majority of households must choose from alternative tenures, either Private Rent, or an AH tenure. Given the majority of dwellings in the NA are privately owned, this suggests a significant misalignment with community need.
62. The new NPPF acknowledges that Build to Rent dwellings have a role to play in providing affordable market homes, and may contribute to AH need where they include a component of Affordable Private Rent. It is therefore appropriate for policy in Wickersley to support Build to Rent development.
63. It is notable however, that rents for entry-level PRS dwellings remain higher than median household incomes, indicating the majority of households are likely to require some form of subsidised housing. As set out earlier in this study, it is therefore appropriate that the accent is placed on the provision of AH. As shown in the Affordable Housing Model, a target of 40% would make substantial in-roads into the overall need for AH over the Plan Period.
64. Table 4-6 above provides a flavour of what tenure split is appropriate given the relationship between household income and affordability thresholds; it seems appropriate the accent should be on Social and Affordable Rent dwellings, with Shared Ownership dwellings available to those seeking a route to home ownership, and an alternative to PRS dwellings.

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3. RQ 3. Type and size

RQ2. What type (terrace, semi, bungalows, flats and detached) and size (number of habitable rooms) of housing is appropriate in Wickersley?

65. As identified earlier in this study, PPG recommends a consideration of the existing housing provision and its suitability, having regard for demographic shifts in age and household composition as well as affordability, to address future as well as current community need. For this reason, we start with a consideration type and size within the existing housing stock.

Background and definitions

66. Before beginning our consideration of type and size, it is important to understand how different types of households occupy their homes. Crucially, household 'consumption' of housing (in terms of housing size) tends to increase alongside wages, with the highest earning households consuming relatively more (i.e. larger) housing than those on lower incomes. Similarly, housing consumption tends to increase, alongside wealth and income, with age, such that older households tend to have larger homes than younger households, often as a result of cost and affordability¹⁴.
67. In this context, even smaller households (those with smaller numbers of inhabitants, including just one or two people) may be able to choose to live in larger homes than their needs would suggest, and thus would be defined in census terms as under occupying their homes. This is a natural feature of the housing market, and can even distort considerations of future housing needs, with market dynamics and signals giving a very different picture than demographics, household type and size suggest for future years.
68. In order to understand the terminology surrounding size of dwellings, it is important to note the number of rooms recorded in Census data excludes some rooms such as bathrooms, toilets and halls; and to be clear that data on dwelling size is collected on the number of rooms being occupied by each household. In the section that follows, 'dwelling sizes' should be translated as follows¹⁵:
- 1 room = bedsit
 - 2 rooms = flat/house with one bedroom and a reception room/kitchen
 - 3 rooms = flat/house 1-2 bedrooms and one reception room and/or kitchen
 - 4 rooms = flat/house with 2 bedroom, one reception room and one kitchen
 - 5 rooms = flat/house with 3 bedrooms, one reception room and one kitchen
 - 6 rooms = house with 2 bedrooms and 2 reception rooms and a kitchen, or 3 bedrooms and one reception room and a kitchen
 - 7+ rooms = house with 3, 4 or more bedrooms
69. It is also useful to clarify somewhat the census terminology around dwellings and households spaces, which can be confusing in the context of flats, apartments, shared and communal dwellings, and houses in multiple occupations, types which may typically fall into the private rented sector. Dwellings are counted in the census by combining address information with census returns on whether people's accommodation is self-contained¹⁶, and as such all dwellings are classified into either shared or unshared dwellings. Household spaces make up the individual accommodation units forming part of a shared dwelling.
70. The key measure of whether a dwelling is shared or unshared relates to the census' definition of a household. A household is defined as "One person living alone or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area."¹⁷ On this basis, where unrelated residents of a dwelling share rooms other than a kitchen, this would be considered a single household in an unshared dwelling, whilst where only a kitchen is shared, each resident would be considered their own household, and the dwelling would be considered shared.

¹⁴ SHMA15, pp.130, para 8.5

¹⁵ <https://www.nomisweb.co.uk/census/2011/qs407ew>

¹⁶ <https://www.gov.uk/guidance/dwelling-stock-data-notes-and-definitions-includes-hfr-full-guidance-notes-and-returns-form>

¹⁷ Ibid.

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71. Whilst it is unlikely that these issues are of particular relevance to Wickersley, given that their main applicability is to students and other people likely to be sharing homes, it is still helpful to understand the terms as a background to the data in this chapter.

Existing types and sizes

72. Below we consider the existing types and sizes of dwellings in Wickersley. Table 3-1 shows that the majority of dwellings in Wickersley are detached (49%), which is higher than the rest of Rotherham (29%) and significantly higher than England (22%). The next largest dwelling type is semi-detached (24%) however, this is lower than the rest of Rotherham (27%) and England (31%). All other dwelling types in the NA make up a smaller proportion of the dwelling stock when compared to the surrounding area of Rotherham and England, particularly terraced properties.

Table 3-1: Types of dwellings (rounded), 2011

Dwelling Type (excluding caravan and other temporary structures)	Wickersley	Rotherham	England
Whole house or bungalow: Detached	49%	39%	22%
Whole house or bungalow: Semi-detached	24%	27%	31%
Whole house or bungalow: Terraced (including end-terrace)	11%	17%	25%
Flat, maisonette or apartment: Purpose-built block of flats or tenement	11%	15%	16%
Flat, maisonette or apartment: Part of a converted or shared house (including bed-sits)	3%	2%	4%
Flat, maisonette or apartment: In a commercial building	1%	1%	1%

Source: Census 2011

73. Below we look at the number of bedrooms in homes in Wickersley, Rotherham and England. The most common size of home in Wickersley is 3 bedrooms (55.5%); this is higher than the rest of Rotherham (52.8%) and England (41%). It can also be noted that there is a greater proportion of 4 bedroom dwellings (14.3%) compared to Rotherham (11.6%) and slightly higher than England (14%). This can also be seen for 5 bedroom dwellings (4.1%), compared to Rotherham (2.3%) however there is a lower proportion when compared to the rest of England (5%). This shows that generally there is a greater number of larger dwellings in the NA when compared to the rest of Rotherham. This statement is further supported by the smaller proportion of 1 bedroom/bedsit dwellings in Wickersley (2.9%) when compared to Rotherham (7.9%) and England (12%).

Table 3-2: Number of bedrooms in household spaces, 2011

Number of Bedrooms	Wickersley	Rotherham	England
1 bedroom/Bedsit	2.9%	7.9%	12%
2 bedrooms	23.6%	25.4%	28%
3 bedrooms	55.1%	52.8%	41%
4 bedrooms	14.3%	11.6%	14%
5 or more bedrooms	4.1%	2.3%	5%

Source: Census 2011, AECOM Calculations

74. The data in table 3-3 allows us to consider a broader picture of the size of the housing stock in Wickersley in comparison with the district. This data only covers homes and dwelling spaces (i.e. homes in a shared dwelling) that are occupied and does not cover vacant or second homes.

75. The data considers the total number of rooms in each household, that is, the self-reported count of the number of rooms available to each household in the Census, including kitchens but excluding bathrooms.

76. This shows that the number of rooms overall are similar to both Wickersley and Rotherham, although two contrasts stand out: there are more than double the proportion of dwellings with 9 rooms or more in Wickersley

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than in Rotherham while a smaller proportion of homes with 3 habitable rooms. All dwellings over 6 rooms have a larger presence in Wickersley than across Rotherham; however these differences are less significant than can be seen in the number of bedrooms table above. Overall, the findings from the table below support the findings that dwellings are generally larger in Wickersley than across the rest of Rotherham.

Table 3-3: Number of rooms in household spaces, 2011

Number of Rooms	Wickersley	Rotherham	England
1 Room	0%	0.2%	1%
2 Rooms	0.4%	1.1%	3%
3 Rooms	3.6%	7.4%	10%
4 Rooms	15.3%	18%	19%
5 Rooms	31.1%	31.5%	25%
6 Rooms	24%	23.7%	19%
7 Rooms	10.8%	9.6%	10%
8 Rooms	6.6%	5%	6%
9 Rooms or more	8%	3.5%	6%

Source: Census 2001/2011, AECOM Calculations

77. In this context it is useful to consider how the number of rooms in dwellings has changed over the Census period.

This shows that the dwelling stock has shifted to some extent. However, it is crucial to remember that these changes describe the way that households occupy their dwellings. It would suggest that there may have been a general trend towards enlarging properties, with stock of smaller properties being lost as a result of additions and conservatories being built. In this way the enlarging of properties by one generation has a long term impact on those from another generation seeking homes, as the size (and usually the value) of these properties increases.

78. The data in table 3-4 suggests that, particularly for larger homes or 3 or more room homes (which make up the majority of housing in Wickersley), that housing size is as much a matter of choice, preference and ability to afford housing as it is of 'need' as defined by the bedroom standard, which essentially sets a minimum number of bedrooms needed for different household types.

Table 3-4: Rate of change in the number of rooms per household, 2011

Number of Rooms	Wickersley	Rotherham	England
1 Room	-66.7%	-30.8%	-5.2%
2 Rooms	-26.3%	19.9%	24.2%
3 Rooms	25.3%	11.7%	20.4%
4 Rooms	4.2%	-2.2%	3.5%
5 Rooms	2.3%	-2.6%	-1.8%
6 Rooms	-0.4%	1.6%	2.1%
7 Rooms	19.5%	31.1%	17.9%
8 Rooms	40.4%	63.1%	29.8%
9 Rooms or more	-66.7%	-30.8%	-5.2%

Source: Census 2001/2011, AECOM Calculations

79. It is helpful to turn to demographic factors affecting housing needs to better understand how the future needs of Wickersley's population might be met in terms of new housing. The evidence assembled below seeks to populate a series of key indicators; these are the household composition and occupancy both now and how they are likely to change in future years. Through a consideration of these trends and how they interrelate to each other, it is possible to arrive at recommendations as to how the type and size of housing in Wickersley should be influenced through planning policy.

Factors affecting size of housing needed: household composition

80. Household composition, set out in Table 3-5 below, is a key factor driving the size of housing that will be needed in Wickersley in future. Data for the parish differs from that of the district in a variety of key areas.

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81. What is notable is that there slightly fewer one person households in Wickersley (27.2%) compared to Rotherham (28.5) and the rest of England (30.5%), which results in a larger proportion of one family households (69.8%) when compared to Rotherham (66.5%) and England (61.8%).
82. When looking at the breakdown of households composition with these two categories, it is clear to see that there is a larger proportion of these one person households that are over the age of 65 (17%) in Wickersley when compared to Rotherham (13.2%) and England (12.4%), however there are significantly less in the other category (10.2% when compared to Rotherham (15.3%) and England (17.9%). The 'other' category is made up of multi-adult households such as those sharing, which may or may not include children.
83. Additionally, when looking at one family households, there is a larger presence of those over the age of 65 in Wickersley (16.5%) compared to Rotherham (9.1%) and England (8.1%). The other difference that is worth noting is the slightly lower proportion of one family households with dependent children in Wickersley (23.6%) compared to Rotherham (27.4%). The table below also shows that the average households size in Wickersley is slightly smaller (2.26 people) compared to Rotherham (2.38 people) and England (2.4 people).
84. Overall, this highlights that there is a greater number of older one person and one family households in the NA compared to the rest of the district, combined with the slightly lower proportion of families with dependent children, which could lead to the assumption that the population is aging with the NA.

Table 3-4: Household composition, 2011

Type	Wickersley	Rotherham	England
One person household			
Total	27.2%	28.5%	30.2%
Aged 65 and over	17.0%	13.2%	12.4%
Other	10.2%	15.3%	17.9%
One family only			
Total	69.8%	66.5%	61.8%
All aged 65 and over	16.5%	9.1%	8.1%
With no children	19.0%	19.2%	17.6%
With dependent children	23.6%	27.4%	26.5%
All children Non-Dependent	10.6%	10.8%	9.6%
Total	3.0%	4.9%	8.0%
Average Household Size	2.26	2.38	2.40

Source: Census 2011, AECOM calculations

85. It is also revealing to consider changes in household composition in Wickersley between the 2001 and 2011 Censuses; as the PPG makes clear, changes should be used to determine whether, should such trends continue, future housing needs will be met by the existing housing stock. From table 3-6 below we can see that there have been significant increases, though from a low base, of families over 65 (21.4%), as well as an increase in households with dependent children (1.2%) and non-dependent children (1.8%). Additionally, all one person household totals have significantly increased (21.6%) with those one person households over 65 increasing by 12.5% and those falling into the 'other' category increasing by 40.3%. There have also been slight decreases in households with no children (-3.1%). These trends differ significantly from those seen across Rotherham and indeed England.

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Table 3-6: Rates of change in household composition in Wickersley 2001-2011

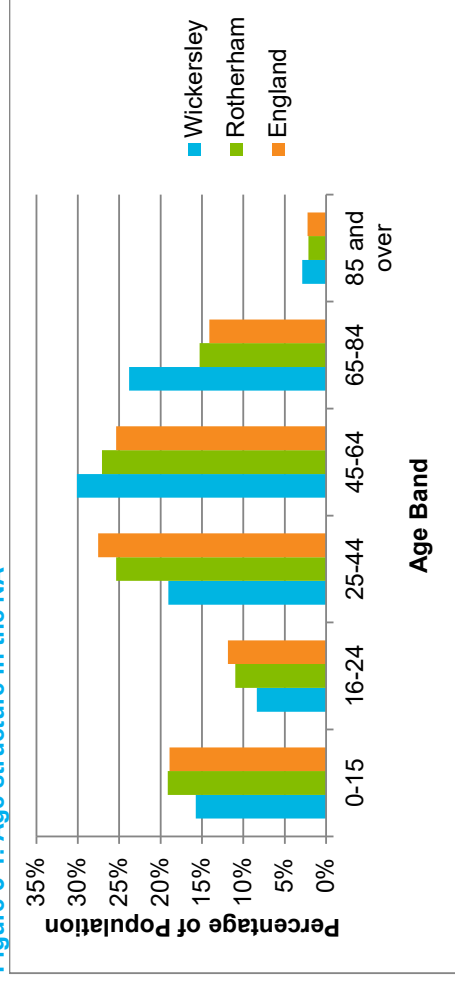
Type	Wickersley	Rotherham	England
One person household			
Total	21.6%	11.0%	8.4%
Aged 65 and over	12.5%	-2.8%	-7.3%
Other	40.3%	26.6%	22.7%
Total	4.1%	2.9%	5.4%
One family only			
All aged 65 and over	21.4%	5.6%	-2.0%
With no children	-3.1%	6.9%	7.1%
With dependent children	1.2%	-2.4%	5.0%
All children non-dependent	1.8%	8.4%	10.6%
Total	3.1%	20.5%	28.9%

Source: Census 2011, AECOM calculations

Factors affecting size of housing needed: age structure

86. Given that the way the Census considers household composition is clearly related in part to age and different stages in life, it is also relevant to consider the age structure of the population in Wickersley. Figure 3-1 below shows that Wickersley has far more people in middle age and far fewer younger adults relative to Rotherham and England. There are also fewer teenagers and children. This points to an ageing population, as well as a group of people who may have moved to the village to raise their children, and stayed as their children grew up, with children then leaving the village upon forming their own households.

Figure 3-1: Age structure in the NA



Source: Census 2001 and 2011, AECOM calculations

87. Table 3-7 below confirms the picture, that the rate of change of the younger half of the population has increased marginally, with the 25-44 age categories decreasing by 13.5%, when compared to the 45 and over age categories which has seen a significant increase between the census period. This trend is not the same for Rotherham and the rest of England, which has generally seen a more gradual increase across all the age groups. There has been a significant increase in those ages 65-84 years old, which is considerably higher than Rotherham and England, this trend can also be seen in the 85 and over age group, however Rotherham has actually increased at a higher rate. Overall, this suggests an ageing population and is likely to be due to wider demographic shifts experienced across the borough with people living longer, but this appears to be happening in a more extreme way in Wickersley.

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Table 3-7: Rate of change in the age structure of the population of Wickersley, 2001-2011

Age group	Wickersley	Rotherham	England
0-15	1.7%	-5.7%	1.2%
16-24	7.3%	14.2%	17.2%
25-44	-13.5%	-7.9%	1.4%
45-64	7.2%	12.9%	15.2%
65-84	35.4%	13.8%	9.1%
85 and over	30.1%	34.6%	23.7%

Source: Census 2011, AECOM calculations

88. Table 3-8 below shows the projected population for Rotherham at the end of the Plan Period. It highlights that the projections from 2018 to 2018 are most likely to increase in the older age groups, those ages 65+ and those ages 15-44. The over 80 age group is predicted to increase by 1.8% and the 15-29 age group is predicted to increase by 2.6%. Those between the ages of 0-14 and 45-64 are predicted to decrease over the next 10- years, with the largest decrease of 2.4% in those ages 45-64. This trend is broadly similar to the pattern of growth shows in table 5-7 above. However, as generally the ageing population has been more pronounced in Wickersley than Rotherham and national data, this trend is likely to continue at a more exacerbated scale resulting in a more pronounced ageing population in the NA.

Table 3-8: Rate of population growth in Rotherham

Age	2018 population projection s	% (grouped)	2028 Projection Figures in thousands (to one decimal place)	%	% (grouped)
0-4	15.7	18.2	15.2	5.6	17.6
5-9	16.6		15.9	5.9	
10-14	15.7		16.5	6.1	
15-19	14.4	17.2	16.2	6.0	19.6
20-24	14.2		13.5	5.0	
25-29	16.8		14.5	5.3	
30-34	16.5	17.8	16.6	6.1	19
35-39	15.9		17.9	6.6	
40-44	14.5		17.0	6.3	
45-49	18.6	27.2	16.2	6.0	24.8
50-54	19.4		14.6	5.4	
55-59	18.0		18.1	6.7	
60-64	15.8	14.6	18.4	6.8	15.6
65-69	14.4		16.5	6.1	
70-74	14.4		13.9	5.1	
75-79	9.8	5	11.9	4.4	6.8
80-84	7.1		10.2	3.8	
85-89	3.9		5.2	1.9	
90+	2.1		2.9	1.1	
All ages	263.8		271.1		

Source: ONS

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Conclusions

89. Bringing together the evidence from our consideration of household composition and age structure in Wickersley in comparison to Rotherham, it is clear that the Parish has experienced a growth in the proportion of the population who are middle aged and older, and a corresponding fall in the proportion of younger people. This may be because fewer young people are coming into the village, and/or some children born in the NA may be growing up and leaving. These points to an emerging demographic imbalance that may be addressed through planning policy.
90. Given these shifts in age structure and composition, it is necessary to understand the wider housing market context and how this relates to the future housing needs; this will enable us arrive at a view on the types and sizes of housing needed in future.
91. In Table 3-8 below we reproduce Table 5.27 from SHMA15; this puts forward a strategic mix of dwellings at the level of the Housing Market Area (HMA) it is helpful to consider whether this mix would be appropriate for the NA, given the evidence we have gathered in this study. The SHMA15 sets out an annual requirement for 900 dwellings across the Plan period, which has now been superseded by the latest Local plan document stating an annual requirement for 850 dwellings and additional 108 dwelling per annum to cover the backlog . Although the overall figure has increase slightly, the proportionate mix is considered to be the most up-to-date data to refer to and suggests a predominance of 2(41%) and 3 (37%) bedroom properties for Market housing and intermediate housing, and 1 (38%) and 2 (45%) bedroom for socially rented properties.

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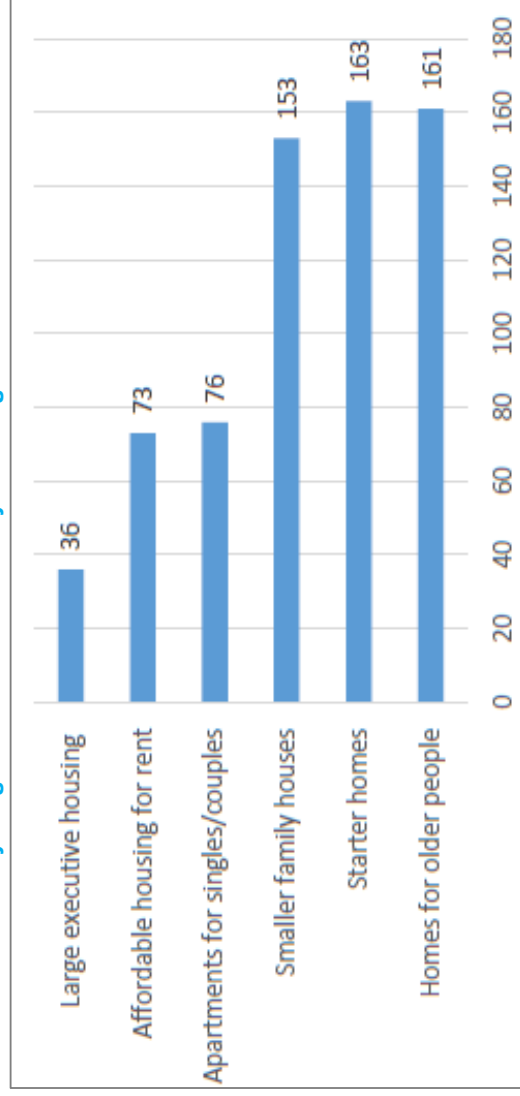
Table 3-8: Conclusions regarding strategic mix of housing in the HMA

Tenure	Number of bedrooms				Total
	1	2	3	4+	
Social rent	65	77	27	1	170
Intermediate	0	15	52	0	67
Market	58	272	248	85	663
Total	123	363	327	86	900

Source: SHMA15

92. Clearly, different types of households occupy housing in different ways, as discussed at the beginning of this chapter. Responses from the recent (July 2018) Wickersley household survey on the type of housing people thought was most needed in Wickersley stated that of the 301 respondents, the majority felt there was a need for smaller family homes (1-2 bedrooms, as stated by the group), with much less of a desired need for large executive homes (4+ bedrooms). There was also the stated need for homes for older people whilst will be covered later in the report. Overall, this data is broadly similar to the conclusions set out in the SHMA15; however the views of the neighbourhood group favor a great need for smaller 1-2 bedroom homes than the SHMA15 and a lesser need for larger executive homes.

Table 3-9: Wickersley Neighbourhood Plan Survey: Housing Need



Source: Wickersley Housing Need Assessment

93. The strategic mix of housing above taken from the SHMA15 suggests that, across both affordable (social rented and intermediate) and market tenures, 59% of housing would be two or fewer bedrooms, as shown by working out the percentage from table 5-8 above. Indeed, this is likely to produce a housing mix within which smaller dwellings represent a smaller proportion than the current one in Wickersley, where in fact less than 27% of homes are this size.
94. It is likely that the housing mix for market housing in Rotherham is likely to be more appropriate in Wickersley than that for all tenures, i.e. 40% of homes should be one-two bedrooms. The delivery of such a mix could also help to reverse the trend of younger adults leaving the area, or being unable to move into it, likely due to affordability pressures.
95. We have already set out AECOM's recommendations for the sizes of housing needed in future. Neighbourhood plan policies can provide guidance as to the sizes of homes that should be developed, however the extent to which this guidance will be delivered is subject to the viability of individual housing schemes.

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4. RQ 4. Specialist Housing

RQ3. What provision should be made for specialist housing for the elderly in Wickersley?

Background and definitions

96. Before considering the need for specialist housing in Wickersley in more detail, it is useful to understand the national context for specialist housing for the elderly across England (see Appendix A for definitions).
97. Between 1974 and 2015, the population aged 65 and over in England grew by 47% and the population aged 75 and over grew by 89%.¹⁸ A Demos survey of over 60s conducted in 2013 found a “considerable appetite” amongst this age group to move to a new property, with one quarter of all those surveyed suggesting they would be interested in buying a specialist property, and one quarter considering renting a specialist home.¹⁹
98. Indeed, 76% of those in homes of three or more bedrooms wished to downsize, and this rose to 99% of those in homes of five or more bedrooms, with two bedrooms the preferred choice for both.²⁰ However, in spite of evidence of high demand, currently only 5% elderly people’s housing is made up of specialist homes,²¹ with Demos suggesting that “the chronic undersupply of appropriate housing for older people is the UK’s next housing crisis.”²² and local authorities often “accused of reluctance to approve development plans for specialist housing....out of fear of increased care costs”.²³ Indeed, whilst many of those surveyed may consider moving, the percentage who ultimately do is likely to be relatively low, and many who do may move into general needs housing, for example market sale bungalows.
99. In 2014 there were approximately 450,000 units of sheltered social rented and private sector retirement housing in England, with approximately one quarter of these in private sector and the rest provided at social rent levels.²⁴ This situation reflects the significant constraints on the delivery of such housing in the market sector, as well as the improved health of older people today in comparison with previous generations.
100. Given that the vast majority of people over 75 live in their own homes, but the current stock is primarily for social rent, AECOM has developed a ‘tenure-led’ approach to calculating the need for specialist housing, which also takes into account the health and mobility of population of the NA so as to arrive at projections for future need for specialist housing provided with some level of care or other services.
101. The following chapter applies a three stage process to determine the potential incidence of need for specialist housing for the elderly, based on tenures, projections of the future population of elderly people in the NA, and Census data relating to mobility limitations and overall health. These are then compared with rates of provision that have been recommended by the Housing Learning and Improvement Network (HLIN), as well as with existing rates of provision across Rotherham.
102. Clearly, this calculation represents an assumption, with the actual decision for an elderly person to enter specialist housing highly dependent on individual circumstances. As already noted, the actual proportion of elderly people that can be considered in need of specialist housing is affected both by overall levels of health as well as by individual lifestyle choices, given that the vast majority of elderly people currently choose to continue to live in their homes into their old age.
103. The charity Age UK suggests that “inaccessible housing should not force anyone out of their home or local community against their wishes. It’s much better to have ‘pull factors’ that attract older people towards housing alternatives.”²⁵ By understanding the tenure breakdown of specialist housing need, we are able to better understand the extent to which demand will be a factor in this market segment.

¹⁸ <http://researchbriefings.files.parliament.uk/documents/CBP-7423/CBP-7423.pdf>

¹⁹ <https://www.demos.co.uk/files/TopotheLadder-web.pdf?1378922386>

²⁰ *Ibid.*

²¹ https://www.housinglin.org.uk/_assets/Resources/Housing/OtherOrganisation/for-future-living_Oct2014.pdf

²² <https://www.demos.co.uk/files/TopotheLadder-web.pdf?1378922386>

²³ <http://researchbriefings.files.parliament.uk/documents/CBP-7423/CBP-7423.pdf>

²⁴ https://www.ageuk.org.uk/globalassets/age-uk/documents/reports-and-publications/reports-and-briefings/safe-at-home/rb_july14_housing_later_life_report.pdf

²⁵ <https://www.ageuk.org.uk/documents/EN-GB/Political/Age%20UK%20ID201813%20Housing%20Later%20Life%20Report%20-%20Final.pdf?dtrk=true>

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Tenure-led projections

104. Firstly, we review data on the tenure of households aged 55-75 across Rotherham. We take this cohort approach because it is these households which, over the next 20 years, will be reaching the age of 75+. This is the age which is considered the typical threshold for specialist housing provision. It is therefore appropriate for this to form the basis for calculations of future housing need. Moreover, it provides a starting point for specialist housing according to different tenures given that those currently occupying their own home will wish to do so in the future, even where opportunities to downsize or move into specialist accommodation are available, and that those who currently rent, either in the private or social sectors, are likely to need affordable rented accommodation of some kind.

Table 4-1: Tenure of households aged 55-75 in Rotherham, 2011

All owned	Owned outright	Owned with a mortgage/loan or Shared ownership	All Rented	Social rented	Private rented	Living rent free
72.5%	53.7%	18.8%	27.5%	21.2%	4.9%	1.4%

Source: Census 2011

105. Secondly we project how the overall number of older people in Wickersley is likely to change in future based on the ONS' SNPP for the year 2028. This suggests an increase of 47% over the period (504 people), which aligns with the notable ageing of the population described throughout this study.

Table 4-2: Projections of elderly population in Wickersley to 2028

	2011	2028	
	Population Wickersley	Population Rotherham	Projected Population Rotherham
All ages	7,392 (2.9% of the district total)	257,280	271,300
75+	873 (4.4% of the district total)	20,059	31,300
			1377 (4.4% of the district total)

Source: ONS SNPP 2014, AECOM calculations

106. The results of this exercise provide us with a projection of the number of people living in each tenure in the 55-75 cohort in 2011 as shown in the table below. A key assumption here is that, for the purposes of arriving at the proportion of households aged 75+ falling into different tenures in 2028, and the number of specialist units to be provided, the growth in the overall population number of those aged 75 and over may be used. This is justified on the basis that many people over the age of 75 do live alone, for example as a result of the death of a partner, and encourages a conservative view of future provision. In the context of a rapidly aging population, this is not unreasonable.

Table 4-3: Projected tenure of households aged 75+ in Wickersley to 2028

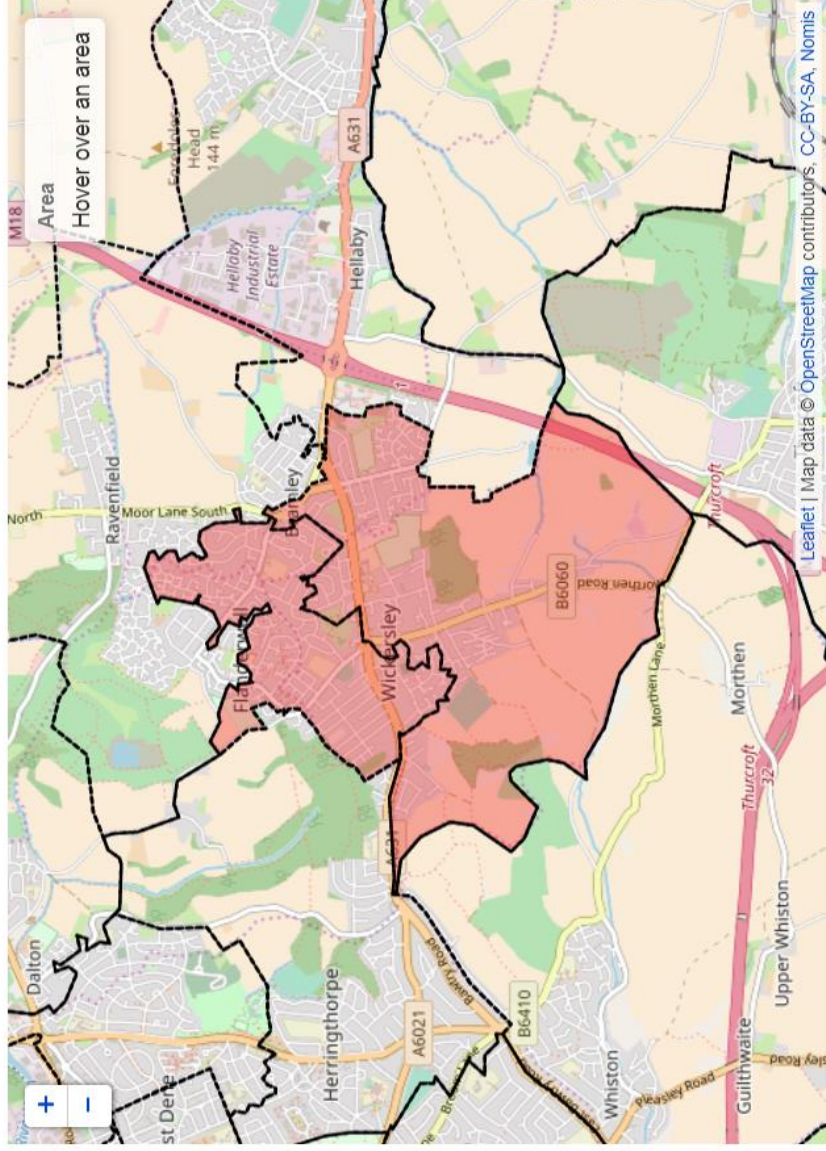
Owned	Owned outright	Owned with a mortgage/loan or Shared ownership	All Rented	Social rented	Private rented	Living rent free
365 (504x 72.5%)	271 (504x 53.7%)	95 (504x 18.8%)	139 (504 x 27.5%)	107 (50.4 x 21.2%)	25 (504 x 4.9%)	7 (504x 1.4%)

Source: ONS SNPP 2014, AECOM calculations

107. Thirdly, we have considered the incidence of mobility limitations, as defined by the census, within each tenure group for those aged 65+ across the Wickersley area, the smallest area for which data is available, as shown in figure 6-1 on the following page.

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Figure 4-1: Wickersley SOA



Source: Nomis

108. This allows us to link the levels of need (as defined by the levels of mobility limitations within the population) to tenure (based on the premise that such needs can be deemed a proxy for the need for specialist housing in this age group). The tendency for people in rented housing to have higher dependency levels is well established, and partly arises because people with higher dependency levels tend to have lower incomes and so is less able to afford to buy, even at earlier stages in their lives.

Table 4-4: Tenure and mobility limitations of those aged 65+ in Wickersley

Tenure	Day-to-day activities limited a lot (%)	Day-to-day activities limited a little (%)	Day-to-day activities not limited (%)			
All categories: Tenure	1,472	10	1,615	11	11,720	79
Owned or shared ownership: Total	833	7	1,174	10	9,350	82
Owned: Owned outright	585	13	810	18	3,071	69
Owned: Owned with a mortgage or loan or shared ownership	248	4	364	5	6,279	91
Rented or living rent free: Total	639	19	441	13	2,370	69
Rented: Social rented	432	27	257	16	898	57
Rented: Private rented or living rent free	207	11	184	10	1,472	79

Source: Census 2011

109. If we focus on those whose activities are limited a lot, the calculations suggest that of the 139 renters and the 365 home owners in Wickersley in this age group, there could be need for 26 specialist homes for owner occupiers (7% x 365) and 26 for renters of all kinds (19% x 139), or 15 new specialist homes in total. These outputs are shown in the table below, based on the assumption that those whose day-to-day activities are limited a lot will need housing with care (e.g. extra care housing, with significant on-site services, including potentially medical services), whilst those with their day to day activities limited only a little may need adaptations to their existing homes, or sheltered or retirement living providing some degree of oversight or additional services for older people.

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Table 4-5: AECOM estimate of specialist housing need in Wickersley to 2028

	Affordable	Market	Total (rounded)
Housing with care (e.g. extra care)	26	26	52 (49%)
Adaptations, sheltered, or retirement living	18	37	55 (51%)
Total	44 (41%)	63 (59%)	107 (100%)

Source: Census 2011, AECOM Calculations

110. It is important to compare these findings with the recommendations of the Housing LIN, an authority on how to plan for the housing needs of the elderly. Below are the equivalent LIN recommendations, which produce a significantly higher figure, weighted less towards affordable provision (37%, rounded) compared to table 4-5 above and lower care needs (72%).

Table 4-7: Housing LIN estimate of specialist housing need in Wickersley to 2028.

	Affordable	Market	Total
Housing with care (e.g. extra care)	8	15	23 (18%)
Adaptations, sheltered, or retirement living	40	66	107 (72%)
Total	48 (37%)	82 (63%)	129 (100%)

Source: Housing LIN

111. On the basis of the evidence gathered, we see the tenure led approach offering a starting point based on ONS SNPP for the year 2028. It is however notable that the Housing LIN calculations generate a slightly higher number. An appropriate conclusion to draw from this is that the tenure-led approach already represents a conservative assessment of future need, by taking population numbers as a proxy for the number of households. In addition, Housing LIN can be viewed as an aspirational number that may be delivered in the absence of constraints on resources.
112. For this reason, we recommend that the parish should take as its need figure for specialist dwellings a minimum of 107, split approximately 40 % affordable and 60 % market. Such high levels of affordable provision may be difficult to achieve given the need to preserve settlement viability, and in fact suggest that a dedicated scheme of affordable specialist housing for the elderly may be necessary to secure the appropriate tenure of specialist homes for Wickersley.
113. The Parish should consider whether further evidence, for example a survey of older people in the area, might shed light on the need for further specialist dwellings. For example, for those whose day to day activities may be limited only a little, or whether Lifetime Homes-standard²⁶ dwellings or adaptations to existing homes would be suitable to meet their needs.
114. There is no obligation for the whole need to be provided within the Parish itself. As such, the specialist dwellings identified in this report do not need to be provided within the neighbourhood plan housing target- rather, there is likely to be some overlap between these dwellings and the overall housing needs figure, depending on the number that could reasonably be provided within the parish itself. In many cases, it will be more appropriate for a 'hub and spoke' model to be developed- i.e. a development of specialist care dwellings in a nearby larger, more accessible town such as Rotherham, serving the needs of a number of smaller settlements such as Wickersley. This approach takes account of larger settlement's higher levels of accessibility to services and facilities. This is helpful in the recruitment and retention of specialist care staff and enable economies of scale (e.g. a centralised dementia care unit or enhanced sheltered development serving a widely dispersed rural population from a single location).
115. Partnership working with specialist developers is also recommended to introduce a greater degree of choice into the housing options for elderly people who wish to leave their family homes in their old age.
116. We also note the evidence presented to the All Party Parliamentary Group on Housing and Care for Older People's inquiry 'HAPPI4' suggested that a policy link between Rural Exceptions Sites and specialist dwellings for the elderly could be made in Local Plans, and by extension Neighbourhood Plan policy.²⁷
117. Similarly the inquiry called for Local Plans to allocate sites for specialist housing for the elderly, and this could undoubtedly also be extended to neighbourhood plans.²⁸ We would encourage WPC to explore with RMBC the possibilities of such a policy, and whether it would be in conformity with the relevant Local Plan strategic policies.

²⁶ See glossary

²⁷ http://www.housingandcare21.co.uk/files/8515/2508/3531/APPG_Rural_HAPPI_4_Housing_Care_Report...pdf

²⁸ Ibid.

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5. Conclusions

Overview

Table 5-1: Summary of local factors specific to Wickersley with a potential impact on neighbourhood plan housing characteristics

Factor	Sources	Summary of analysis	Conclusion
Tenure & Affordability	Census 2001/11, Land Registry SHMA15	The estimated LQAR of 11 and median MAR of 9 indicates that the lack of affordability is acute at the lower end of the income spectrum. Based on median and lower quartile household incomes in the district of £20,238 and £12,501 respectively, it can be said that for many households a number of tenures would be available to them, both for rent and that may lead to home ownership. As a result a varied mix of tenures is appropriate to meet the community's housing needs.	It seems appropriate the accent should be on Social and Affordable Rent dwellings, with Shared Ownership dwellings available to those seeking a route to home ownership, and an alternative to PRS dwellings.
Type and size	Census 2001/11, Land Registry SHMA15	<p>Close to 73% of homes in Wickersley in 2011 were detached or semi-detached. A similar proportion of homes were also two & three bedrooms, with just 27% being two bedrooms or less, significantly fewer than across Rotherham, where 32% of homes are two bedrooms or less.</p> <p>For most households, regardless of how many people lived in them, the most common size of home was three bedrooms, although for households with four or more people, most had four or more bedrooms.</p> <p>The number of households with no children is increasing however, as is the number of older households in general.</p> <p>It is clear that the Parish is experiencing a growth in middle age and older population, with less young people coming into the village, and many children growing up and leaving.</p>	<p>The village is typical of many neighbourhood areas in having many older couples remaining in family size homes, some of whom may wish to downsize as they age and some of whom may not. Given these patterns of under occupancy, a SHMA15 compliant mix of 30% of homes should be one-two bedrooms.</p> <p>The delivery of such a mix could also help to reverse the trend of younger adults leaving the area, or being unable to move into it, likely due to affordability pressures.</p>

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<p>Specialist housing</p>	<p>Census 2011, MHCLG Household Projections, ONS Population Projections, HLIN</p>	<p>Data on the existing provision of elderly housing is not maintained at the very local level. However, the Rotherham Older People's Care Needs and Provision 2014 report identified that in 2014 there were 1729 care homes for the elderly in Rotherham, with the SHMA15 suggesting an increase in the over 65 age group of 25% over the Plan Period, this is likely to increase the pressure on the care homes. Using existing rates of provision in Rotherham, there would be a need for approximately 107 specialist housing units overall for residents of Wickersley by 2028, including 55 dwellings with care services (i.e. assistance with day to day tasks.</p>	<p>We recommend that the parish take as its need figure for specialist dwellings a minimum of 107 dwellings, split approximately 40% affordable and 60% market. There could also be a need for up to 22 additional places of retirement housing, or, where desired by residents, the adaptation of existing homes or provision of new ones according to Lifetime Homes standards. However, there is no obligation for all these to be provided within the parish itself and clearly in some cases, it would not be economically feasible to do so. We would encourage WPC to explore with RMBC the possibilities of allocating sites for such housing should this be in line with community views.</p>
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Recommendations for next steps

118. This neighbourhood plan housing needs advice has aimed to provide Wickersley with evidence on housing trends from a range of sources. We recommend that the parish should, as a next step, discuss the contents and conclusions with RMBC with a view to agreeing and formulating draft housing policies, in particular the appropriate approach to identifying the level of need for new housing in the NP area, bearing the following in mind:
- Neighbourhood Planning Basic Condition A, that it has regard to national policies and advice contained in guidance issued by the Secretary of State; Condition D, that the making of the neighbourhood plan contributes to the achievement of sustainable development; and Condition E, which is the need for the neighbourhood plan to be in general conformity with the adopted strategic development plan;
 - the views of RMBC – in particular in relation to the housing need figure that should be adopted;
 - the views of local residents;
 - the views of other relevant local stakeholders, including housing developers; and
 - the numerous supply-side considerations, including local environmental constraints, the location and characteristics of suitable land, and any capacity work carried out by RMBC, including but not limited to the SHLAA
 - the recommendations and findings of this study; and
 - The impact of the new Government proposed standard methodology on calculating housing need on the district and its neighbourhoods.
119. Recent changes to the planning system, forthcoming changes to the NPPF, as well as the implementation of the Housing and Planning Act, will continue to affect housing policies at a local authority and, by extension, a neighbourhood level.
120. This advice note has been provided in good faith by AECOM consultants on the basis of housing data and national guidance current at the time of writing (alongside other relevant and available information).
121. Bearing this in mind, we recommend that the steering group should monitor carefully strategies and documents with an impact on housing policy produced by RMBC or any other relevant body and review the neighbourhood plan accordingly to ensure that general conformity is maintained.
122. At the same time, monitoring on-going demographic or other trends over the period in which the neighbourhood plan is being developed (factors summarised in Table 1) would help ensure relevance and credibility of its policies.

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Appendix A : Calculation of Affordability Thresholds

A.1 Market Housing

1. Given the limited quantity of Affordable Housing (AH) in the NA, the needs of the great majority of the people will be served by the market. People on higher incomes will be able to access a variety of market dwellings; their choices will be driven principally by how much they can afford to spend, the extent to which old age is driving their choice of home as well as personal taste.
2. The operation of the market is the best means of addressing the demand for different types of housing for sale. It is important planning policy does not place unnecessary burdens on the market preventing its ability to respond to demand; this is after all the principal way equilibrium is achieved in the housing market and house price growth kept in check. In this way the notion of viability is essential. It is important not to deter development in the context of clear housing need; to do so will not only frustrate the delivery of new housing but also may deprive the community of resources for infrastructure improvements.
3. To determine affordability in market housing, we consider two primary indicators, 'Income Thresholds' (IT), which denotes the maximum share of a family's income that should be spent on accommodation costs, and thirdly 'Purchase Thresholds' (PT), which denotes the standard household income requirement to access mortgage products.

A.2 Market sales

4. The starting point for calculating the affordability of a for sale dwelling (Purchase Threshold) for a given household is the loan to value ratio to which most mortgage companies are prepared to agree. This is conservatively estimated to be 3.5. We note that to produce a more accurate assessment of affordability, both the savings available for a deposit and the equity in the home from which the buyer is moving (if not a first time buyer) should be taken into account. However, this data is not available for Wickersley; an assumption is therefore made that a 10% purchase deposit is available to the prospective buyer.
 - The calculation is therefore
 - Value of an 'entry level dwelling'²⁹ £138,750
 - Purchase deposit = £13,875 @10% of value
 - Value of dwelling for mortgage purposes = £124,875
 - Loan to value ratio = 3.5 of value of mortgage
 - Purchase Threshold = **£ 35,679**

A.3 Private rented sector (PRS)

5. Income thresholds are used to calculate the affordability of other tenures of housing, rented and AH tenures. Households are deemed to be able to afford private rent if the lower quartile private rent does not exceed 25% of gross household income for households with incomes of less than £40,000 per annum, or 30% for households with incomes of more than £40,000 per annum.
6. For the purposes of arriving at an understanding of lower quartile private rent, an assumption is made this equates to the average rent paid for in the NA for a two bedroom dwelling (enough space for two or three individuals). In order to conform with the Government guidance on overcrowding³⁰, such a home would require three habitable rooms (a flat or house with two bedrooms). We have turned to the property website Home.co.uk to establish the rental values for property in the NA. The best available data is derived from properties available for rent within the S65, which covers the majority of the parish area. Moreover, it forms a larger geography with a greater number of example properties; the larger sample size is likely to generate more robust findings.

²⁹ Entry level dwelling can be understood to mean the average value of dwellings falling into the lower quartile of house prices in the NA. For the purpose of this exercise, we have used the LQ house price in Table 6.3 [House prices (Wickersley) 2017]

³⁰ This is based in the notion of the 'room standard'. This indicates a dwelling is legally overcrowded if two people of the opposite sex have to share a room to sleep in (this does not apply when couples share a room).
http://england.shelter.org.uk/housing_advice/repairs/overcrowding

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Rental sector statistics (two Bedroom Homes) in IP14 postcode area versus county average

Wickersley		Rotherham	Difference
Average property rents (pcm)	£497pcm	£520pcm	

Source: Home.co.uk

- It is possible to derive from this data the estimated income threshold for PRS dwellings in the NA; the calculation is therefore
 - Annual rent = £497 x 12 = £ 5,964
 - Multiplied by 4 = £ 23,856
 - Income Threshold (PRS) = **£ 23,856**
- The new NPPF acknowledges that Build to Rent dwellings have a role to play in providing affordable market homes, and may contribute to AH need where they include a component of Affordable Private Rent. It is therefore appropriate for policy in Wickersley to support Build to Rent development.
- It is notable however, that rents for entry-level PRS dwellings remain higher than median household incomes, indicating the majority of households are likely to require some form of subsidised housing. As set out earlier in this study, it is therefore appropriate that the accent is placed on the provision of AH.

A.4 Affordable Housing

- We identified the various different tenures that constitute the new definition of Affordable Housing (AH) within the NPPF (2018 version): Social Rent and Affordable Rent, Starter Homes, Discounted market sales housing, and other affordable routes to home ownership.
- This variety of AH tenures reflects an ambition by the Government to provide a pathway to home ownership to those who seek it, as well as introducing market principles into the provision of subsidised housing for rent. The aim is to divide AH into a series of products designed to appeal to different sectors of the market and, by changing eligibility criteria, bring rents closer in line with people's ability to pay.
- A good example is, in 2012, the introduction of dwellings for Affordable Rent, rent for this tenure is set at up to 80% of market rent, with intention that the additional income is used to help fund the development of new homes. Labelled an 'intermediate' product, this would be suitable for people with an income that precludes them from eligibility for the Social Rent dwellings (those dwellings where the rent is set in accordance with the Government's rent policy), but who cannot afford to access the private market.
- The overall aim is to reduce the group who are eligible for Social Rent dwellings to those who have, relatively speaking, and very low household incomes. However, within this segment, market principles also apply given the link between rents and size of dwelling, with a strong financial incentive for households to only occupy a dwelling deemed suited to their composition, based on an 'occupancy rating' formula set by the Government.
- We consider each of the AH tenures in turn, before arriving at a recommendation for how the quota of AH yielded by development should be divided between these tenure types.

Social Rent

- Rents in socially rented properties reflect a 'formula rent' based on a combination of individual property values and average earnings in each area, maintaining substantial discounts to market rents. As such, it is suitable for the needs of those on low incomes, and is subject to strict eligibility criteria.
- To determine social rent levels we have used the Data and Statistical Return (DSR) from the HCA. This data is only available at the District level, but operates as an acceptable proxy for Wickersley given the shared demographic and employment characteristics identified in this study between the two geographies. DSR provides data about rents and the size and type of stock owned and managed by Private Registered Providers (PRPs) and is presented in the Table below.

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Social rent levels (£)

Size	1 bed	2 beds	3 beds	4 beds	All
Average social rent PCM	280	340	378	417	234
Annual average	3,360	4,080	4,536	5,006	4,245
Income needed	13,440	16,320	18,144	20,026	16,980

Source: HCA, AECOM Calculations

- Given the household income levels reported in the SHMA15, it is appropriate that a substantial portion of the AH dwellings coming through the planning system are for Social Rent.

Affordable Rent

- Commentators have repeatedly raised concerns about affordable rent not constituting a realistic form of AH given that in many areas this reduces rent to levels that are still beyond the means of the target group: those on incomes substantially below the mean.
- Affordable rent is controlled at no more than 80% of the local market rent; as we have seen the annual entry-level rent is £5,964. In the event of a 20% reduction in rent to £4,771, the IT would come down to **£19,085** bringing rents within closer reach to those on lower income.

Intermediate Tenures

- Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. They can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Starter Homes

- Housing and Planning Act 2016 (HPA) includes provisions to introduce a general duty on planning authorities in England to promote the supply of 'Starter Homes', and a specific duty to require a minimum number or proportion of 'Starter Homes' on certain residential development sites. In paragraph 64 of the NPPF18, the Government introduces a recommendation that *"where major housing development is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership"*.
- This is a fulfilment of the direction of travel set in the Housing White Paper. It states that, *"in keeping with our approach to deliver a range of affordable homes to buy, rather than a mandatory requirement for 'Starter Homes,' we intend to amend the NPPF to introduce a clear policy expectation that housing sites deliver a minimum of 10% affordable home ownership units. It will be for local areas to work with developers to agree an appropriate level of delivery of 'Starter Homes', alongside other affordable home ownership and rented tenures"*.
- This is a substantial watering-down of the 'Starter Home' requirement as envisaged when policy contained in the Housing and Planning Act was first conceived. In effect, it leaves it to local groups, including neighbourhood plans, to decide an appropriate level of affordable home ownership products, while taking note of the 10% policy expectation.
- A Starter Home is a new build home with a value not exceeding £250,000 outside London and £450,000 inside the city; they are eligible for first time buyers aged under 40.
- The decision whether to treat Discounted Market Sale Homes (DMSH) as AH should be determined by whether lowering the asking price of new build homes of a size and type suitable to first time buyers by 20% would bring them within reach of people currently unable to access Affordable Market Housing for purchase.
- So as to provide a conservative assessment of suitability of DMSH, we propose to use the value we have estimated for an entry-level dwelling of £138,000.
- Applying a discount of 20% arrives at the approximate selling price of £110,400. Allowing for a 10% deposit further reduces the value of the property to £99,360. The IT at a multiple of 3.5 is £28,389. The income required is significantly higher than the median income £20,000-£30,000 for households in need of housing, and although building Starter Homes would reduce affordability pressures, home ownership would still remain out of reach for many people.

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28. Notwithstanding, given the gap between the IT for PRS (£23,856) and the Purchase threshold (£35,679), it is plausible that Starter Homes will provide a route to home ownership to those currently renting: it is therefore appropriate for this tenure to be including the housing mix in Wickersley.

Shared Ownership

29. As we have seen, there are very few shared ownership dwellings in Wickersley (6 at the time of the last Census). Nevertheless, it is worth considering its future role.
30. Shared ownership involves the purchaser buying an initial share in a property typically of between 25% and 75% and paying rent on the share retained by the provider. Shared ownership is flexible in two respects, in the share which can be purchased and in the rental payable on the share retained by the provider. Both of these are variable. The share owned by the leaseholder can be varied by 'stair-casing'. Generally, stair-casing will be upward, thereby increasing the share owned. In exceptional circumstances (as a result of financial difficulties, and where the alternative is repossession), and at the discretion of the provider, shared owners may staircase down, thereby reducing the share they own. Shared equity is available to both first-time buyers, people who have owned a home previously and council and housing association tenants with a good credit rating whose household income does not exceed £60,000.
31. To determine the affordability of shared ownership, calculations are based on the lower quartile house price for Wickersley in 2017³¹ (£138,740). The amount of the deposit available to the prospective purchaser is assumed to be 10% of the value of the dwelling, the standard loan to value ratio of 3.5 is used to calculate the income required to obtain a mortgage. The income required to cover the rental component of the dwelling is based on the assumption that a household spends no more than 25% of the income on rent (as for the IT for PRS)
32. A 25% equity share of £138,750 is £34,688, from which a 10% deposit of £3,468 is netted off. The mortgage value of £31,219 (£34,688 - £3,468) is then divided by 3.5. To secure a mortgage of £31,219, an annual income of £8,920 (£31,219 / 3.5) is therefore needed. In addition to the mortgage costs, rent is charged on the remaining 75% shared ownership equity, the unsold value of £104,063. An ongoing annual rent equivalent to 2.5% of the value of the unsold equity is assumed, which is £2,602 and requires an income of £10,406. Therefore, an income of around **£19,326** (£8,920 + £10,406) is required to afford a 25% shared equity purchase of an entry-level house with annual rent.
33. A 50% equity share of £138,750 is £69,375, from which we are netting off a 10% deposit of £. The mortgage cost of £62,437 (£69,375 - £6,938) is then divided by 3.5. To secure a mortgage of £62,437, an annual income of £17,839 (£62,437 / 3.5) is therefore needed. In addition to the mortgage costs, rent is charged on the remaining 50% shared ownership equity, the unsold value of £69,375. An ongoing annual rent equivalent to 2.5% of the value of the unsold equity is assumed, which corresponds to £1,734, requiring an income of £6,938. Therefore, an annual income of around **£24,777** (£17,839 + £6,938) is required to afford a 50% shared equity purchase of an entry-level house with annual rent.
34. A 75% equity share of £138,750 is £104,063, from which we are netting off a 10% deposit of £10,406. The mortgage cost of £93,656 (£104,063 - £10,406) is then divided by 3.5. To secure a mortgage of £93,656, an annual income of £26,759 (£93,656 / 3.5) is therefore needed. In addition to the mortgage costs, rent is charged on the remaining 25% shared ownership equity, the unsold value of £34,688. An ongoing annual rent equivalent to 2.5% of the value of the unsold equity is assumed, which corresponds to £867, requiring an income of £3,469. Therefore, an annual income of around **£30,228** (£26,759 + £3,469) is required to afford a 75% shared equity purchase of an entry-level house with annual rent.
35. Given these values, again noting where these values fall in relation to Affordable Rented dwellings, PRS and for sale homes, Shared Ownership offers an alternative choice to people currently in rented accommodation seeking to move over to a tenure that offers a route to home ownership. For this reason it is reasonable to include this tenure within the housing mix at Wickersley.

³¹ It is important to note that this is based on new build sales only. The current shared ownership models are only available for new build homes, with the assumed cost therefore differing from the cost of open market housing, which also include resale properties.

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Appendix B Housing Needs Assessment Glossary

Adoption

The final confirmation of a local plan by a local planning authority.

Affordability³²

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

Affordability Ratio

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

Affordable Housing (NPPF Definition)/Intermediate Housing³³

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with Homes England. Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing. Homes that do not meet the above definition of affordable housing, such as "low cost market" housing, may not be considered as affordable housing for planning purposes.

Affordable rented housing

Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime** but is subject to other rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable)***. The national rent regime is the regime under which the social rents of tenants of social housing are set, with particular reference to the Guide to Social Rent Reforms (March 2001) and the Rent Influencing Regime Guidance (October 2001). **** Local market rents are calculated using the Royal Institution for Chartered Surveyors (RICS) approved valuation methods. The Tenant Services Authority has issued an explanatory note on these at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1918430.pdf>

Annual Monitoring Report

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

Basic Conditions

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

Backlog need

³² <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1918430.pdf>

³³ <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

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

Bedroom Standard³⁴

A measure of occupancy (whether a property is overcrowded or under-occupied, based on the number of bedrooms in a property and the type of household in residence. The Census overcrowding data is based on occupancy rating (overcrowding by number of rooms not including bathrooms and hallways). This tends to produce higher levels of overcrowding/ under occupation. A detailed definition of the standard is given in the Glossary of the EHS Household Report

Co-living

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

Community Led Housing/Community Land Trusts

Housing development, provision and management that is led by the community is very often driven by a need to secure affordable housing for local people in the belief that housing that comes through the planning system may be neither the right tenure or price-point to be attractive or affordable to local people. The principle forms of community-led models include cooperatives, co-housing communities, self-help housing, community self-build housing, collective custom-build housing, and community land trusts. By bringing forward development which is owned by the community, the community is able to set rents and/or mortgage payments at a rate that it feels is appropriate. The Government has a range of support programmes for people interested in bringing forward community led housing.

Community Right to Build Order³⁵

An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.

Concealed Families (Census Definition)³⁶

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

Equity Loans/Shared Equity

An equity loan which acts as a second charge on a property. For example, a household buys a £200,000 property with a 10% equity loan (£20,000). They pay a small amount for the loan and when the property is sold e.g. for £250,000 the lender receives 10% of the sale cost (£25,000). Some equity loans were available for the purchase of existing stock. The current scheme is to assist people to buy new build.

Extra Care Housing³⁷

New forms of sheltered housing and retirement housing have been pioneered in recent years, to cater for older people who are becoming more frail and less able to do everything for themselves. Extra Care Housing is housing designed with the needs of frailer older people in mind and with varying levels of care and support available on site. People who live in Extra Care Housing have their own self-contained homes, their own front doors and a legal right to occupy the property. Extra Care Housing is also known as very or enhanced sheltered housing, assisted living, or simply as 'housing with care'. It comes in many built forms, including blocks of flats, bungalow estates and retirement villages. It is a popular choice among older people because it can sometimes provide an alternative to a care home. In addition to the communal facilities often found in sheltered housing (residents' lounge, guest suite, laundry), Extra Care often includes a restaurant or dining room, health & fitness facilities, hobby rooms and even computer rooms. Domestic support and personal care are available, usually provided by on-site staff. Properties can be rented, owned or part owned/part rented. There is a limited (though

³⁴ <https://www.gov.uk/government/publications/english-housing-survey-2011-to-2012-headline-report>

³⁵ <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

³⁶ http://webarchive.nationalarchives.gov.uk/20160107160832/http://www.ons.gov.uk/ons/dcp171776_350282.pdf

³⁷ <http://www.housingcare.org/jargon-extra-care-housing.aspx>

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increasing) amount of Extra Care Housing in most areas and most providers set eligibility criteria which prospective residents have to meet.

Fair Share

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

Habitable Rooms

The number of habitable rooms in a home is the total number of rooms, less bathrooms, toilets and halls.

Household Reference Person (HRP)

The concept of a Household Reference Person (HRP) was introduced in the 2001 Census (in common with other government surveys in 2001/2) to replace the traditional concept of the head of the household. HRPs provide an individual person within a household to act as a reference point for producing further derived statistics and for characterising a whole household according to characteristics of the chosen reference person.

Housing Market Area (PPG Definition)³⁶

A housing market area is a geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work. It might be the case that housing market areas overlap.

The extent of the housing market areas identified will vary, and many will in practice cut across various local planning authority administrative boundaries. Local planning authorities should work with all the other constituent authorities under the duty to cooperate.

Housing Needs

There is no official definition of housing need in either the National Planning Policy Framework or the National Planning Practice Guidance. Clearly, individuals have their own housing needs. The process of understanding housing needs at a population scale is undertaken via the preparation of a Strategic Housing Market Assessment (see below).

Housing Needs Assessment

A Housing Needs Assessment (HNA) is an assessment of housing needs at the Neighbourhood Area level.

Housing Products

Housing products simply refers to different types of housing as they are produced by developers of various kinds (including councils and housing associations). Housing products usually refers to specific tenures and types of new build housing, such as Starter Homes, the Government's flagship 'housing product'.

Housing Size (Census Definition)

Housing size can be referred to either in terms of the number of bedrooms in a home (a bedroom is defined as any room that was intended to be used as a bedroom when the property was built, any rooms permanently converted for use as bedrooms); or in terms of the number of rooms, excluding bathrooms, toilets halls or landings, or rooms that can only be used for storage. All other rooms, for example, kitchens, living rooms, bedrooms, utility rooms, studies and conservatories are counted. If two rooms have been converted into one they are counted as one room. Rooms shared between a number of households, for example a shared kitchen, are not counted.

Housing Type (Census Definition)

This refers to the type of accommodation used or available for use by an individual household, including detached, semi-detached, terraced including end of terraced, and flats. Flats are broken down into those in a purpose-built block of flats, in parts of a converted or shared house, or in a commercial building.

Housing Tenure (Census Definition)

³⁶ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

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Tenure provides information about whether a household rents or owns the accommodation that it occupies and, if rented, combines this with information about the type of landlord who owns or manages the accommodation.

Income Threshold

Income thresholds are derived as a result of the annualisation of the monthly rental cost and then asserting this cost should not exceed 35% of annual household income.

Intercensal Period 2001-2011

The period between the last two censuses, i.e. between years 2001 and 2011.

Intermediate Housing

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing. Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing, may not be considered as affordable housing for planning purposes.

Life Stage modelling

Life Stage modelling is forecasting need for dwellings of different sizes at the end of the Plan Period on the basis of changes in the distribution of household types and key age brackets (life stages) within the NA. Given the shared behavioural patterns associated with these metrics, they provide a helpful way of understanding and predicting future community need. This data is not available at the parish level so District level data is employed on the basis of the NA falling within a defined Housing Market Area.

Life-time Homes

Dwellings constructed to make them more flexible, convenient adaptable and accessible than most 'normal' houses, usually according to the Lifetime Homes Standard, 16 design criteria that can be applied to new homes at minimal cost: <http://www.lifetimehomes.org.uk/>.

Life-time Neighbourhoods

Lifetime neighbourhoods extend the principles of Lifetime Homes into the wider neighbourhood to ensure the public realm is designed in such a way to be as inclusive as possible and designed to address the needs of older people, for example providing more greenery and more walkable, better connected places.

Local Development Order

An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.

Local Enterprise Partnership

A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local Planning Authority

The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the District council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

Local Plan

The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Lower Quartile

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The bottom 25% value, i.e. of all the properties sold, 25% were cheaper than this value and 75% were more expensive. The lower quartile price is used as an entry level price and is the recommended level used to evaluate affordability; for example for first time buyers.

Lower Quartile Affordability Ratio

The Lower Quartile Affordability Ratio reflects the relationship between Lower Quartile Household Incomes and Lower Quartile House Prices, and is a key indicator of affordability of market housing for people on relatively low incomes.

Market Housing (PPG Definition)

Market housing is housing which is built by developers (which may be private companies or housing associations, or Private Registered Providers), for the purposes of sale (or rent) on the open market. It is the opposite of affordable housing.

Mean (Average)

The sum of all values divided by the number of values. The more commonly used “average” measure as it includes all values, unlike the median

Median

The middle value, i.e. of all the properties sold, half were cheaper and half were more expensive. This is sometimes used instead of the mean average as it is not subject to skew by very large or very small statistical outliers.

Median Affordability Ratio

The Lower Quartile Affordability Ratio reflects the relationship between Median Household Incomes and Median House Prices, and is a key indicator of affordability of market housing for people on middle-range incomes.

Mortgage Ratio

The mortgage ratio is the ratio of mortgage value to income which is typically deemed acceptable by banks. Approximately 75% of all mortgage lending ratios fell below 4 in recent years³⁹, i.e. the total value of the mortgage was less than 4 times the annual income of the person who was granted the mortgage.

Neighbourhood Plan

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

Older People

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

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

An output area is the lowest level of geography for publishing statistics, and is the core geography from which statistics for other geographies are built. Output areas were created for England and Wales from the 2001 Census data, by grouping a number of households and populations together so that each output area's population is roughly the same. 175,434 output areas were created from the 2001 Census data, each containing a minimum of 100 persons with an average of 300 persons. Lower Super Output Areas consist of higher geographies of between 1,000-1,500 persons (made up of a number of individual Output Areas) and Middle Super Output Areas are higher than this, containing between 5,000 and 7,200 people, and made up of individual Lower Layer Super Output Areas. Some statistics are only available down to Middle Layer Super Output Area level, meaning that they are not available for individual Output Areas or parishes.

Overcrowding

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

³⁹ <https://www.which.co.uk/news/2017/08/how-your-income-affects-your-mortgage-chances/>

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Planning Condition

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

Planning Obligation

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

Purchase Threshold

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

Proportionate and Robust Evidence (PPG Definition)

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

Private Rented

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

Rural Exception Sites

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

Shared Ownership

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

Sheltered Housing⁴⁰

Sheltered housing (also known as retirement housing) means having your own flat or bungalow in a block, or on a small estate, where all the other residents are older people (usually over 55). With a few exceptions, all developments (or 'schemes') provide independent, self-contained homes with their own front doors. There are many different types of scheme, both to rent and to buy. They usually contain between 15 and 40 properties, and range in size from studio flats (or 'bedsits') through to 2 and 3 bedroomed. Properties in most schemes are designed to make life a little easier for older people - with features like raised electric sockets, lowered worktops, walk-in showers, and so on. Some will usually be designed to accommodate wheelchair users. And they are usually linked to an emergency alarm service (sometimes called 'community alarm service') to call help if needed. Many schemes also have their own 'manager' or 'warden', either living on-site or nearby, whose job is to manage the scheme and help arrange any services residents need. Managed schemes will also usually have some shared or communal facilities such as a lounge for residents to meet, a laundry, a guest flat and a garden.

Strategic Housing Land Availability Assessment (NPPF Definition)

⁴⁰ <http://www.housingcare.org/jargon-sheltered-housing.aspx>

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A Strategic Housing Land Availability Assessment (SHLAA) is a document prepared by one or more local planning authorities to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the pPan Period. SHLAAs are sometimes also called LAA (Land Availability Assessments) or HELAAS (Housing and Economic Land Availability Assessments) so as to integrate the need to balance assessed housing and economic needs as described below.

Strategic Housing Market Assessment (NPPF Definition)

A Strategic Housing Market Assessment (SHMA) is a document prepared by one or more local planning authorities to assess their housing needs, usually across administrative boundaries to encompass the whole housing market area. The NPPF makes clear that SHMAs should identify the scale and mix of housing and the range of tenures the local population is likely to need over the Plan Period. Sometimes SHMAs are combined with Economic Development Needs Assessments to create documents known as HEDNAs (Housing and Economic Development Needs Assessments).

Specialist Housing for the Elderly

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

Social Rented Housing

Social rented housing is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008.) for whom guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with Homes England.⁴¹

⁴¹ <http://www.communities.gov.uk/documents/planningandbuilding/doc/1980960.doc#Housing>

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