

Hoxne Neighbourhood Development Plan

Supporting Document 5 – Housing Needs Assessment Response (Submission Draft Stage)

1. A Housing Needs assessment was commissioned through Locality/Government technical Support from consultancy AECOM. The completed report is Supporting Document 5A.
2. The key findings of the report can be summarised as:
 - Affordability
 - Home ownership is beyond the reach of households with incomes of £27-£81,000 but they can afford average market rents.
 - For this group rent to buy is currently the most affective route to home ownership.
 - Those on lower quartile incomes earning less that £27,000 will be able to afford entry level market rents or affordable or social rents depending on their income. Affordable home ownership is not an option for this group.
 - Taking a population pro rata from the District affordable requirement indicates a need for 8 affordable homes for sale and 10.5 for rent. This does not include unmet need at the start of the Plan period and may therefore be an underestimate.
 - A mix of 71% rented and 29% routes to home ownership is suggested – 25% could be provided through the Governments First Homes policy if implemented.
 - Dwelling size
 - Hoxne has a rapidly ageing population structure and its existing stock is characterised by larger houses.
 - New development should seek to rebalance the stock towards smaller homes - 42% 1 – 2 bedroom, 38% 3 bedroom and 20% 4 bedroom.
 - Older people
 - Over the Plan period the % of over 75's is expected to double.
 - The need for specialist homes for this age group is estimated to be between 33 and 38 units.
 - Most specialist housing should be provided where there is good access to services.
3. Hoxne Parish Council also commissioned a Housing Needs Survey which is Supporting Document 5B. The overall response rate was quite low (22.8%) and the response rate for some questions much lower still. Because of this and the imprecise nature of some of the questions the survey only gives an indication of the scale and type of housing need in the Parish. The key findings are:
 - The majority of questionnaires were returned by longer term residents, owning their own homes and in older age groups.
 - A need for housing for 58 people living in the village and 28 wishing to return.
 - Of the 58, 23 were over 60 and 31 over 45 years old.
 - 70% wanted accommodation for a single person (38%) or a couple (32%).

- 57 respondents said they were unable to move and identified affordability of the main constraint.
- 6 people had registered a housing need of which 5 were over 55.

The Working Group's response:

Affordability

- As a hinterland village Hoxne is not required to meet all of its housing need. The Joint Local Plan directs growth to market towns and core villages such as Eye. It is likely that nearby Towns in Norfolk such as Diss and Harleston will also play a role in meeting need from the village.
- The HNA uses 2011 population as a basis for the pro rata of housing needs. More recent population estimates indicate that Hoxne has a smaller share of the District population now than it did in 2011. This will offset the suggested underestimate produced by pro rata because of current unmet need.
- A site or sites for 53 homes in total would be required to provide 18.5 affordable homes if the 35% required in the Pre-Submission draft Joint Local Plan is applied.
- The Housing Need Survey supports the need for affordable housing in the village. It is difficult to draw specific conclusions about the numbers of dwellings required not least because the survey reports individuals not households. The recommendation of the District Council is to plan for 33% of need identified in a survey which suggests 20 – 30 individuals and fewer households as 32% of need was for couples.
- The Housing Needs survey also indicates that a substantial proportion of need is for older people.
- The HNDP consultation response has indicated strong support for the provision of more affordable housing in the village.
- It would be desirable to provide affordable housing for up to 19 households over the plan period.

Dwelling size

- There is a need for smaller homes in the village and it is appropriate to have a policy response to this need.

Older People

- The Pre-Submission Draft of the Joint Local Plan supports the HNAs finding that specialist provision for older people should be located where there is good access to services.
- Therefore, the majority of the estimated need from Hoxne should be located in places such as Eye, Diss and Harleston.
- Orwell is a current provider of specialist housing in Hoxne and will be approached for its view on additional supply.
- The Housing Needs Survey indicates that a substantial proportion of housing need is for older people and for one or two bedroom homes.

- One and two bedroom homes should be provided in new development in the village to help older people who do not need specialist accommodation but wish to stay in the village and would benefit from a move to smaller accommodation.

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