

**Calne Community Neighbourhood Plan Review  
Housing Needs Assessment – Technical report by AECOM**

The following technical reports were commissioned by the Calne Community Neighbourhood Plan Steering Group to provide important background information to support the review of the housing policies for the plan.

Appendix 1 contains the high-level report based on published data carried out by Aecom. Appendix 2 contains the report by Place Studio on the primary data collected through a local survey.

The report at Appendix 1 is by Aecom who provide this technical support through Locality. This technical support is part of a range of free packages that are available to Neighbourhood Planning Groups.

The report relies on the published data available from National and Local Authorities. In this instance the report has information taken from the Wiltshire Local Plan published for consultation in January 2021.

The CCNP Steering Group notes that the report contains extracts from the Wiltshire Local Plan Review regarding Housing requirements for the large village Derry Hill and Studley that are incorrect. The following explains where the Wiltshire Local Plan Review is quoted and the error that it contains.

The Wiltshire Local Plan Review is quoted at:

**1. Page 24 of the report:**

Table 5.3

Sets out the details and distribution of the expected delivery of housing in the Calne Community Area to 2026:

	Requirement 2006-26	Housing already provided for		Housing to be identified	
		Completions 2006-14	Specific permitted sites	Strategic sites	Remainder to be identified
Calne Town	1,440	757	639	0	44
Remainder	165	72	18	0	75
Community Area total	1,605	829	657	0	119

**2. Page 31 of the report:**

**Figure 2-8: Extract from table 2.4 ‘Chippenham HMA Large Village indicative housing requirements’ of the Wiltshire Council Local Plan - Empowering Rural Communities document**

Large Villages Chippenham HMA			
Settlement	Baseline indicative housing requirement 2016-2036	Annualised baseline housing requirement in dwellings per annum	Completions (2016-19) & Commitments (1 April 2019)
Derry Hill/Studley	80	4.0	2

## Quantity of housing to provide

95. The NPPF 2021 (paragraphs 66 and 67) requires Local Authorities to provide neighbourhood groups upon request with a definitive or an indicative number of houses to plan for over the Neighbourhood Plan period.

96. WC has fulfilled that requirement by providing CCNA with an indicative housing requirement figure in the emerging Local Plan, of 438 residual dwellings to be accommodated within CCNA by the end of the Plan period 2036.<sup>26</sup> This is a combination of the residual requirement for Calne at 2019 (360 dwellings) plus the requirement for the larger villages of Derry Hill/Studley (80 dwellings minus 2 completions / commitments at 2019 = residual of 78 dwellings). The emerging Wiltshire Local Plan envisages “infill development to continue to be delivered at Small Villages, in line with the Wiltshire Core Strategy, without having to meet a prescribed target” (as explained in the Empowering Rural Communities document).

97. It is worth emphasising at this point that the above are only the residual requirements for CCNA. The total requirement of the emerging strategy 2016-2036 is 1,690 (1,610 for Calne + 80 for Derry Hill/Studley).

### 3. Correction to the quoted information

Wiltshire Council confirmed in response to Calne Without Parish Council’s comment to the consultation on the Wiltshire Local Plan Review that the numbers contained in these extracts are incorrect and did not take account of the completed development at Studley Gardens approved under application number **17/03035/REM**

The completions/commitments figure in table 2-8 should read 55 this leaves a residual, referred to in paragraph 96, of 25 dwellings not the 78 quoted in the report.

This figure will be subject to change if further planning applications for residential development receive permission and developments are built. Anyone seeking to use this information should check with Wiltshire Council for the current position.

Any enquires to be directed to: David Way, Spatial Planning, Wiltshire Council  
[David.Way@wiltshire.gov.uk](mailto:David.Way@wiltshire.gov.uk)

Appendix 1

Calne Housing Needs Assessment (HNA) October 2022 AECOM

# Calne

Housing Needs Assessment (HNA)

October 2022

## Quality information

<b>Prepared by</b>	<b>Checked by</b>	<b>Approved by</b>
Stephanie Brewer Associate Director	Paul Avery Principal Housing Consultant	Paul Avery Principal Housing Consultant

## Revision History

<b>Revision</b>	<b>Revision date</b>	<b>Details</b>	<b>Authorized</b>	<b>Name</b>	<b>Position</b>
V1	22 June 2022	First Draft	SB	Stephanie Brewer	Associate Director
V2	23 June 2022	Internal Review	PA	Paul Avery	Principal Housing Consultant
V3	28 July 2022	Group Review	SG	Sarah Glen	Calne Community Neighbourhood Plan Steering Group
V4	4 August 2022	Amendments following Group Review	SB	Stephanie Brewer	Associate Director
V5	4 October 2022	Locality Sign Off	AO	Annabel Osborne	Neighbourhood Planning Officer

Prepared for: Calne Community Neighbourhood Plan Steering Group

Prepared by:

AECOM Infrastructure & Environment UK Limited  
Aldgate Tower  
2 Lemn Street  
London E1 8FA  
United Kingdom  
aecom.com

© 2022 AECOM Infrastructure & Environment UK Limited. All Rights Reserved.

This document has been prepared by AECOM Infrastructure & Environment UK Limited (“AECOM”) for sole use of our client (the “Client”) in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of AECOM.

## Table of Contents

1. Executive Summary.....	7
Tenure and Affordability .....	7
Type and Size .....	11
Specialist Housing for Older People.....	13
2. Context.....	17
Local context.....	17
The Housing Market Area Context .....	22
Planning policy context.....	23
Policies in the adopted local plan .....	24
Policies in the emerging local plan and emerging evidence .....	29
Quantity of housing to provide.....	31
3. Approach .....	32
Research Questions.....	32
Tenure and Affordability .....	32
Type and Size .....	32
Specialist Housing for Older People.....	33
Relevant Data .....	33
4. RQ 1: Tenure, Affordability and the Need for Affordable Housing .....	34
Introduction .....	34
Current tenure profile .....	35
Affordability.....	37
House prices .....	37
Income .....	39
Affordability Thresholds.....	40
Affordable housing- quantity needed.....	46
Affordable Housing policy guidance .....	50
Conclusions- Tenure and Affordability .....	57
5. RQ 2: Type and Size.....	62
Introduction .....	62
Existing types and sizes .....	62
Background and definitions .....	62
Dwelling type.....	63
Dwelling size .....	64
Age and household composition .....	66
Age structure.....	66
Household composition .....	68
Occupancy ratings.....	69
Dwelling mix determined by life-stage modelling.....	71
Suggested future dwelling size mix .....	71
The SHMA findings.....	75
Conclusions- Type and Size.....	77
6. RQ 3: Specialist housing for older people .....	79
Introduction .....	79
Current supply of specialist housing for older people .....	80
Tenure-led projections.....	82

Housing LIN-recommended provision .....	85
SHMA findings.....	87
Conclusions- Specialist Housing for Older People .....	87
7. Conclusions .....	91
Overview .....	91
Recommendations for next steps .....	95
Appendix A : Calculation of Affordability Thresholds.....	97
A.1 Assessment geography .....	97
A.2 Market housing .....	98
i) Market sales .....	98
ii) Private Rented Sector (PRS).....	99
A.3 Affordable Housing .....	99
i) Social rent.....	100
ii) Affordable rent .....	100
iii) Affordable home ownership .....	101
Appendix B : Housing Needs Assessment Glossary .....	104

## Figures

Figure 2-1: Map of the Calne Community Neighbourhood Area .....	20
Figure 2-2: Calne Community Deprivation Map .....	21
Figure 2-3: Chippenham HMA.....	22
Figure 2-4: Calne Community Area in the Wiltshire Core Strategy .....	26
Figure 2-5: Core Strategy Inset Map 6 - Calne.....	27
Figure 2-6: Extract from table on page 14 of the Wiltshire Local Plan Emerging Spatial Strategy (January 2021).....	30
Figure 2-7: Extract from table on page 25 of the Wiltshire Local Plan Emerging Spatial Strategy (January 2021).....	30
Figure 2-8: Extract from table 2.4 'Chippenham HMA Large Village indicative housing requirements' of the Wiltshire Council Local Plan - Empowering Rural Communities document .....	31
Figure 4-1: House prices by quartile in CCNA, 2012-2021.....	38
Figure 4-2: Affordability thresholds in CCNA, income required (additional cost of deposit in black) .....	45
Figure 5-1: Age structure in CCNA, 2011 .....	67
Figure 5-2: Age of household reference person by dwelling size in Wiltshire, 2011 .	73
Figure 5-3: Housing mix of OAN for market and affordable housing (Swindon and Wiltshire) .....	75

## Tables

Table 2-1: Summary of relevant policies in the made Calne Community Neighbourhood Plan to 2026.....	28
Table 4-1: Affordable Housing Completions data.....	36
Table 4-2: Tenure (households) in CCNA, 2011 .....	37
Table 4-3: Median house prices by type in CCNA, 2012-2021 .....	39
Table 4-4: Average House Prices in different parts of CCNA in 2012 and in 2021 ...	39

Table 4-5: Affordability thresholds in CCNA (income required, £) .....	41
Table 4-6: Discount on sale price required for households to afford First Homes.....	43
Table 4-7: Households on the Wiltshire Council Housing Waiting List that have selected a parish in CCNA as their first preference as at 4 May 2022 (Bands 1-4, by unit size).....	47
Table 4-8: Estimate of the potential demand for affordable housing for sale in CCNA .....	49
Table 4-9: Wiltshire Council Open Market Register for CCNA as at May 2022 by unit size preference (all entries are for Calne, with none for Calne Without) .....	50
Table 4-10: Summary breakdown of all sites in the deliverable supply.....	51
Table 4-11: Indicative tenure split (Affordable Housing) .....	57
Table 4-12: Estimated delivery of Affordable Housing in CCNA .....	60
Table 5-1: Accommodation type CCNA, 2011 and 2021.....	63
Table 5-2: Accommodation type, various geographies, 2021 .....	64
Table 5-3: Dwelling size (bedrooms), CCNA, 2011 and 2021.....	65
Table 5-4: Dwelling size (bedrooms), various geographies, 2021 .....	66
Table 5-5: Age structure of CCNA population, 2011 and 2020 .....	67
Table 5-6: Household composition, CCNA, 2011.....	68
Table 5-7: Occupancy rating by household composition in CCNA, 2011 .....	70
Table 5-8: Projected distribution of households by age of HRP, CCNA .....	73
Table 5-9: Suggested dwelling size mix to end of Plan period in 2036, CCNA .....	74
Table 6-1: Existing specialist housing for the elderly in CCNA .....	81
Table 6-2: Tenure of households aged 55-75 in Wiltshire, 2011 .....	82
Table 6-3: Modelled projection of elderly population in CCNA by end of Plan period	83
Table 6-4: Projected tenure of households aged 75+ in CCNA to the end of the Plan period .....	84
Table 6-5: Tenure and mobility limitations of those aged 65+ in CCNA, 2011 .....	84
Table 6-6: AECOM estimate of specialist housing need in CCNA by the end of the Plan period .....	85
Table 6-7: Recommended provision of specialist housing for older people from the SHOP toolkit.....	86
Table 6-8: HLIN estimate of specialist housing need in CCNA by the end of the Plan period .....	87
Table 7-1: Summary of study findings specific to CCNA with a potential impact on Neighbourhood Plan housing policies .....	91

### List of acronyms used in the text:

AECOM	The acronym stands for Architecture, Engineering, Construction, Operations, and Management
AONB	Area of Outstanding Natural Beauty
CTC	Calne Town Council
CWPC	Calne Without Parish Council
CCNA	Calne Community Neighbourhood Area
CCNP	Calne Community Neighbourhood Plan
DLUHC	Department for Levelling Up, Housing and Communities (formerly MHCLG)
HMA	Housing Market Area
HNA	Housing Needs Assessment
HRF	Housing Requirement Figure (the total number of homes the NA is expected to plan for, usually supplied by LPAs)
HLIN	Housing Learning and Improvement Network
HRP	Household Reference Person
LHN	Local Housing Need
LPA	Local Planning Authority
NA	Neighbourhood (Plan) Area
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
PPG	Planning Practice Guidance
PRS	Private Rented Sector
RQ	Research Question
SHMA	Strategic Housing Market Assessment
WC	Wiltshire Council
VOA	Valuation Office Agency
WCS	Wiltshire Core Strategy (adopted)
WLP	Wiltshire Local Plan (emerging)

# 1. Executive Summary

1. Calne Community is a Neighbourhood Area comprising Calne Town and Calne Without, located in the local authority area of Wiltshire Council. The Neighbourhood Area boundary covers the areas administered by Calne Town Council and Calne Without Parish Council.
2. The Calne Community Neighbourhood Plan Steering Group are currently reviewing the Calne Community Neighbourhood Plan previously made in 2018, to bring it up to date and strengthen it. Our Housing Needs Assessment will form a part of this Neighbourhood Plan review and its evidence and will be useful in enabling the new Calne Community Neighbourhood Plan (2022-2038) to introduce or amend more locally specific Neighbourhood Plan policies on the subject of housing need.
3. Our Executive Summary below details the conclusions of each chapter of our report, addressing the three research questions formulated at the outset of our research, without the use of abbreviations. Please consult our Glossary in Appendix B for explanations of planning and housing terminology used.

## Tenure and Affordability

4. The majority of households in the Calne Community Neighbourhood Area own their own home. While the private rented sector expanded in the intercensal period 2001-2011, more than doubling its share, social renting remains the second most common tenure in Neighbourhood Area, followed by private renting. However, it is worth noting that this is reversed for Calne Without parish, where private renting is the second most common tenure after home ownership, and social renting makes up a lower percentage. Shared ownership homes accommodate only 1% of local households in the NA.
5. House prices have seen considerable broad based growth over recent years in the Calne Community Neighbourhood Area, with higher growth observed in Calne than Calne Without parish. Different house types have seen between 39-58% price growth, with average growth at 49%. Mean house prices increased by £85,000 over the period 2012-21. House prices are higher in the rural than in the urban parts of the Neighbourhood Area (median in Calne is £252,750 and £315,000 in Calne Without parish).
6. Household incomes determine the ability of households to exercise choice in the housing market, and consequently the level of need for affordable housing products. The average total household income before housing costs in the Calne Community Neighbourhood Area was £45,500 in 2018. Wiltshire's gross individual lower quartile annual earnings were £13,788 in 2020. To estimate the income of households with two lower quartile earners, this figure is doubled to £27,576. There is clearly a large gap between the spending power of average earning households and those earning the lowest 25% of incomes, particularly where the household in question has only one earner. Furthermore, the average income for the wider rural areas of the Neighbourhood Area is higher (£49,000 in Calne Without parish) than the average incomes in the main settlement of Calne (£45,100-45,500 for Calne parish), where average levels of deprivation are also higher.

7. Thinking about housing for purchase on the open market, it appears that local households on average incomes are clearly unable to access even entry-level homes unless they have the advantage of a very large deposit. Market housing, even with the benefit of an above average income, is likely to remain out of reach to most. The median house price would require an annual income of £66,857, which is considerably higher than the current average income in the Calne Community Neighbourhood Area (45,500).
8. Private renting is generally affordable to average earners and even those with slightly below average earnings. However, households made up of one, or even two lower quartile earners still cannot afford the given rental thresholds. Affordability is improved if households are able or willing to dedicate a larger proportion of their incomes to rental costs, although this has repercussions for other quality of life aspects and cannot be assumed to suit all individuals' circumstances.
9. There is a relatively large group of households in the Calne Community Neighbourhood Area who may be able to afford to rent privately but cannot afford home ownership, typically earning between around £33,000 per year (at which point entry-level rents become affordable) and £54,000 (at which point entry-level market sale homes become affordable). This 'can rent, can't buy' cohort may benefit from the range of affordable home ownership products such as First Homes and shared ownership.
10. This report has estimated the income required to afford First Homes and tested the implications of 30%, 40%, and 50% discount levels. In the Calne Community Neighbourhood Area, a discount of 30% would be sufficient to make home ownership an affordable option for those on average incomes. However, even with a 50% discount, the income required (£31,821) is still above the income of a household with one or two lower quartile earners.
11. Shared ownership appears to be slightly more affordable than First Homes but is broadly accessible to similar groups. While a 25-50% share is affordable on average household incomes in the Calne Community Neighbourhood Area, only shared ownership with a 10% equity share is affordable to those households on two lower quartile incomes. No Shared Ownership options are affordable to those on a single lower quartile income.
12. The income required to access rent to buy is assumed to be the same as that required to afford market rents. On that basis, First Homes and shared ownership are less affordable options, unless it is shared ownership at 10% equity.
13. In conclusion, all of these products would provide valuable to different segments of the local population, with shared ownership at a lower equity share, and rent to buy potentially allowing lower earning households to get a foot on the housing ladder, with rent to buy particularly helpful to those with little or no savings for a deposit, and First Homes (especially at 50% discount) potentially providing a better long-term investment to those who can afford to access it. However, none of these routes to home ownership are affordable to households on lower quartile incomes, except Shared Ownership at 10%.
14. Affordable rented housing is generally affordable to households with two lower earners depending on their household size (average earning households are unlikely to be eligible). However, households with a single lower earner appear unable to afford any of

the tenures considered including the smallest socially rented units without recourse to benefits.

15. The evidence in this chapter suggests that the affordable rented sector performs a vital function in the Calne Community Neighbourhood Area as the only option for a large segment of those in the greatest need. Social rents are cheaper and would therefore leave households on lower earnings better off and better able to afford their other living costs, such as food and fuel etc. Where households are supported by housing benefit the difference in the cost of affordable and social rents may be irrelevant as the level of housing benefit flexes according to the rent. This means that households supported by housing benefit may be no better off in social rented accommodation because they receive a lower rate of housing benefit to cover their rent.
16. This study estimates a total need for affordable housing in the Calne Community Neighbourhood Area of 622-1,252 units, made up of roughly 454 affordable rented units (based on pro-rating the 2017 Strategic Housing Market Assessment figures) and 168-798 units of affordable home ownership (based on AECOM calculations) over the Plan period. Both forms of Affordable Housing appear to be valuable in meeting the needs of people on different incomes.
17. The indicative housing requirement figure in the emerging Local Plan for the Calne Community Neighbourhood Area is 438 residual dwellings to be accommodated by the end of the Plan period 2036. The following extracts from the Wiltshire Local Plan Emerging Spatial Strategy and Wiltshire Council Local Plan Empowering Rural Communities documents (also reproduced in Tables 2-6 and 2-8 later in our HNA) show the sources of this indicative residual requirement (360 residual units for Calne plus 78 residual units for Derry Hill/Studley):

			Overall Housing Requirement (Dwellings)		Overall Employment Requirement (Hectares)
	Wiltshire Core Strategy 2006-2026	Brownfield target 2021-2031	Emerging Strategy 2016-2036	Residual at 1 April 2019	
<b>Calne</b>	1440	60	<b>1610</b>	360	4

<b>Settlement</b>	<b>Baseline indicative housing requirement 2016-2036</b>	<b>Annualised baseline housing requirement in dwellings per annum</b>	<b>Completions (2016-19) &amp; Commitments (1 April 2019)</b>
<b>Derry Hill/Studley</b>	80	4.0	2

18. Table 4-12 summarises the Calne Community Neighbourhood Area position with regards to the expected delivery of Affordable Housing, and how this might ideally be apportioned among sub-categories of tenure to meet local needs over the Plan period. This exercise simply applies the housing requirement figure for the area to the Core Strategy and made Neighbourhood Plan policy expectation of 30% and shows the quantities of affordable housing for rent and sale that would be delivered if the tenure mix proposed in this Housing

Needs Assessment, on the basis of need and national policy (67% affordable housing for rent and 33% for sale) were to be rigidly enforced. In this sense it is somewhat hypothetical, and the outcomes in practice may differ, either as a result of measures taken in the emerging revised neighbourhood plan (e.g. if the group plan for more housing and therefore more affordable housing than the Core Strategy); if the affordable housing requirement increases in the emerging new Wiltshire Local Plan; if the group decide to influence the tenure mix in other ways; or as a result of site-specific constraints.

19. However, as housing delivery in Calne is relatively high, with much of the housing requirement in the emerging Local Plan already covered by existing commitments and completions, and as most existing permissions on major sites appear to include a 30% affordable housing requirement and completions over the past 10 years have included the same affordable housing tenure mix of 67% and 33%, these expected delivery figures are not entirely unrealistic:

#### Estimated delivery of Affordable Housing in Calne Community Neighbourhood Area

	Step in Estimation	Expected delivery
A	Provisional capacity figure	1,690 (total Housing Requirement Figure 2016-2036) <i>(438 - residual Housing Requirement Figure at 2019)</i>
B	Affordable housing quota (%) for Calne Community Neighbourhood Area in Wiltshire's adopted Core Strategy	30%
C	Potential total Affordable Housing in the Neighbourhood Area (A x B)	507 based on the total Housing Requirement Figure <i>(131 based on the residual Housing Requirement Figure at 2019)</i>
D	Rented % (e.g. social/ affordable rented)	67%
E	Rented number (C x D)	340 <i>(88 based on the residual Housing Requirement Figure at 2019)</i>
F	Affordable home ownership % (e.g. First Homes, Rent to Buy)	33%
G	Affordable home ownership number (C x F)	167 <i>(43 based on the residual Housing Requirement Figure at 2019)</i>

Source: AECOM estimate based on Local Planning Authority's affordable housing policies, AECOM's indicative tenure mix

20. Despite significant housing delivery in the Calne Community Neighbourhood Area, the expected level of affordable housing delivery shown above, whether based on the total or residual Housing Requirement Figure for the Neighbourhood Area, will not meet the full quantity of demand identified in our estimates of the need for affordable housing. However, the figures of 131 affordable housing for rent likely to be delivered and 43 affordable units for sale likely to be delivered based on the Calne Community Neighbourhood Area's residual Housing Requirement Figure and on our proposed tenure mixes would at least cover the majority of the current number of households on the Council's Waiting List for affordable rented housing (153 households) and those on the Council's Open Market Register for affordable housing for sale (42 households).
21. We recommend that the affordable housing policy requirement be met wherever possible, and for further avenues for delivering greater quantities of Affordable Housing (such as exception sites) to be explored. If the group considered exceeding the Core Strategy and made Neighbourhood Plan affordable housing policy requirement in a revised Calne Community Neighbourhood Plan then it must be noted that an extremely high standard of justification is required which goes beyond the scope of this Housing Needs Assessment, in particular around the issue of what level of Affordable Housing delivery can be financially viable in the Neighbourhood Area. Raising the percentage of Affordable Housing required could have the effect of discouraging new building from coming forward altogether. Should the group wish to consider such an option, it is advisable to discuss this with the Local Planning Authority in the first instance. This is particularly pertinent, as Wiltshire Council are also currently in the process of writing a new emerging Local Plan for Wiltshire.
22. Affordable housing is typically provided and made financially viable by its inclusion as a proportion of larger market developments, as guided by Local Plan policy. However, if the community wishes to boost the supply of affordable housing, there are other, more proactive routes available for its provision. For example, using community development orders, identifying exception sites or developing community land trusts are all ways of boosting the supply of affordable housing.

## **Type and Size**

23. This study provides an indication of the likely need for different types and sizes of homes, based on demographic change. It is important to remember that other factors should be considered in determining the dwelling mix that is desirable in the Neighbourhood Area or on any particular site. These include the specific characteristics of the nearby stock of housing (such as its condition and design), the role of the Neighbourhood Area or site within the wider housing market area (linked to any Local Authority strategies or plans), and site-specific factors which may justify a particular dwelling mix.
24. Terraced and detached houses are the most common dwelling types in the Calne Community Neighbourhood Area, with terraces the most common in Calne parish and detached homes most common in Calne Without. These, as well as semi-detached houses, make up a larger proportion of homes in the NA than across Wiltshire or England

as a whole. Conversely, the Neighbourhood Area contains a slightly lower proportion of flats and bungalows. Calne parish has a higher proportion of flats than Calne Without.

25. In terms of dwelling size, properties in the Calne Community Neighbourhood Area are largely middle sized with three bedrooms (making up around 43.5% of all properties), followed by two- and four-bedroom properties (making up around 25% each). Smaller dwellings are under-represented in the Calne Community Neighbourhood Area compared to the rest of the country, but this is similarly the case for Wiltshire as a whole. Properties are larger on average in Calne Without than Calne parish.
26. Recent development has not significantly changed the overall profile of the local housing stock. There appears to have been some additions to all size categories in new homes built in the Calne Community Neighbourhood Area since 2011. Most new builds, like the existing stock, have three bedrooms (39%), followed by properties with two and four bedrooms (accounting for 28-29% of new builds). Smaller properties including studios and one- to two-bedroom units made 33.5% of recent completions (compared to 31.3% in the Census). 91% of completions in the Neighbourhood Area are houses and only 9% are flats.
27. Overall, taking into account existing stock and recent completions, the Calne Community Neighbourhood Area has a lower proportion of flats compared to houses, a lower proportion of smaller homes with one- and two-bedrooms, and a slightly higher percentage of larger houses with four or more bedrooms, than comparator geographies. There are fewer smaller homes suitable for younger first-time buyers and older households looking to downsize, particularly in Calne Without parish.
28. As regards age structure and household composition, the Neighbourhood Area population has a rather similar profile to that of the county and country as a whole. The age profiles of the two parishes within the NA are also similar. The two largest age groups, together making up just over half of the Calne Community Neighbourhood Area population, were the two “middle” age categories aged 25-64 years, followed by young children under the age of 15. Those between 65-84 and older teenagers and young adults aged 16-24 were the two next largest categories. Those aged over 85 are the smallest age group.
29. The Calne Community Neighbourhood Area population is largely made up of one family households (69%), with fewer one person or ‘other’ households. The population profile is again very similar to the rest of the county and country. However, the Neighbourhood Area has an even more pronounced predominance of one family households (particularly those with dependent children and without children) compared to the larger geographies.
30. Nearly half of all households in the Calne Community Neighbourhood Area (43%) live in a home with two or more spare bedrooms, and over three quarters (77%) live in a home with at least one spare bedroom, while only 2% of the Neighbourhood Area population were over-occupying their homes. Households over the age of 65 are the most likely to have two or more spare bedrooms. Families over 65 and families under 65 with no children are most likely to under-occupy their home. The most likely to over-occupy their home are lone parents and ‘other household types’ with dependent children. This is quite common

and suggests that the larger housing isn't necessarily being occupied by households with the most family members.

31. Looking forward towards the end of the plan period, population growth can be expected to be primarily driven by the oldest households aged 65 and over, projected to grow by a significant 72% from 2011 - 2036.
32. The findings of the Swindon and Wiltshire Strategic Housing Market Assessment also show a growing and aging population and a need for primarily mid sizes homes.
33. Our model suggests that what is most needed to be built in the Calne Community Neighbourhood Area over the plan period includes two bedroom properties (29%); followed by three bedroom homes (25%); plus a smaller amount of four bedroom properties (21%); and only a smaller amount of very small or very large properties with one bedroom or five + bedrooms (12 and 13% respectively). Most of all, while prioritising mid-sized homes, a variety of housing should be provided to cater for different needs, incomes, sizes, and life-stages, including smaller homes suitable for first time buyers, those with limited funds, and those looking to downsize. In terms of distribution between the two parishes, Calne parish may be a more suitable location for more of new 3- to 4-bedroom homes, while Calne Without parish may benefit from more 2- to 3-bedroom homes, and a proportion of flats, to increase choice and variety.

## **Specialist Housing for Older People**

34. The subject of specialist housing needs of older and disabled people is of particularly interest to the Neighbourhood Plan Steering Group, especially as regards needs for affordable housing for elderly residents. Note that the proportion of the population that is elderly is the same for Calne and Calne Without parishes.
35. The Calne Community Neighbourhood Area has a current specialist offer of 78 units per 1,000 population of over 75 year olds (123 units for 1,582 individuals, based on the Office for National Statistics 2020 population estimate of the population aged 75 and over in the Calne Community Neighbourhood Area). The Housing Learning and Improvement Network model recommends a provision of 251 units per 1,000 population. Our analysis therefore shows a very significant current under-provision, as is the case in most locations around the country.
36. Only 2 of the total 123 specialist units currently available in the Calne Community Neighbourhood Area offer an on-site care element (such as Housing with Care / Extra Care housing). All other units are age exclusive / retirement housing without onsite care. Approximately half of all units on offer are available for market purchase (with freehold or leasehold) and half for social rent for those in financial need. The provision also includes 2 private rented properties and 4 properties allocated by a charity to persons with limited means and a local connection.
37. Currently, 80% of 55-75 year olds in the Calne Community Neighbourhood Area own their own home, renters making up 20% (about two thirds of these rent from the council or a housing association and one third rent privately, and 1% living rent free). The population of over 75s is projected to almost double in the Neighbourhood Area over the plan period,

while the overall population is only projected to increase by 15%. The picture across Wiltshire is similar.

38. The potential need for specialist housing with some form of additional care for older people can be estimated by bringing together data on population projections, rates of disability, and what tenure of housing the current 55-75 cohort occupy in the Neighbourhood Area. This can be sense-checked using a toolkit based on national research and assumptions.
39. These two methods produce a range of 331 to 442 specialist accommodation units that might be required during the Plan period in the Calne Community Neighbourhood Area. These estimates are based on the projected growth of the older population, thereby assuming that today's older households are already well accommodated. If this is found not to be the case, it would justify aspiring to exceed the range identified here.
40. Overall, the largest demand is likely to be for sheltered accommodation for market sale, which makes up just under half (between 43-48%) of projected demand.
41. The 2017 Strategic Housing Market Assessment includes similar findings to our study, for across Swindon and Wiltshire, projecting a significant growth in the elderly population. The Strategic Housing Market Assessment further projects that future need for specialist older persons housing will make up 19% of the overall Objectively Assessed Housing Need across Wiltshire.
42. There is also projected to be a significant level of demand for extra-care units (28-42%), with the majority of these also needed for market sale. About one third of total demand (28-36%) is for affordable specialist housing. Housing with on-site care makes up about one third to half of this affordable elderly housing demand, depending on the method used to estimate this need.
43. It is worth noting that Neighbourhood Plans cannot set the proportion of housing (specialist or otherwise) that should be affordable, as this has to be in line with Local Plan policy. In the case of Wiltshire, the adopted Core Policy 43 requires 30% of housing in the Calne Community Neighbourhood Area to be affordable. The made Calne Neighbourhood Plan Policy H2 supports this 30% requirement for proposals with a net gain of 11+ dwellings, states that this 30% is a minimum requirement, and that proposals must consider and address the current evidence of housing need. These policies, together with the evidence provided in our Housing Needs Assessment, should be useful in supporting negotiations for the provision of at least 30% affordable housing on specialist housing schemes in the Calne Community Neighbourhood Area to meet evidenced demand.
44. The key imbalance of current provision versus future need is that the current stock includes only very little housing provision with on-site care (1.6% of current provision compared to a projected demand of which 28-42% is for extra-care). This imbalance will need to be redressed through future supply as a priority.
45. As the majority of unmet need (just under half) is for market sheltered housing, this element might be satisfied by making sure all new housing is accessible and adaptable for people with lower support needs. Furthermore, as pointed out in our chapter on type and size of housing, the NA could benefit of some smaller units suitable for those looking to downsize, particularly in Calne Without parish.

46. There is no known future supply of specialist housing indicated in commitment data shared by Wiltshire Council. Therefore, given that it appears unlikely that there will be a large volume of additional specialist supply during the Plan period in the Calne Community Neighbourhood Area, an avenue open to the Neighbourhood Planning steering group is to discuss the standards of accessibility and adaptability in new development to be met in the Local Plan with the Local Planning Authority. The local level evidence supplied in this report could be used to support this discussion. The group may also be able to encourage the adaptation of existing properties through grant schemes and other means, although it is acknowledged that Neighbourhood Plans may have limited influence over changes to the existing stock.
47. Wiltshire Council's Core Policy 46 provides explicit encouragement for development to accommodate specific groups such as older people. However, it does not set targets or percentage requirements for the proportion of new housing that might be required to meet national standards for accessibility and adaptability (Category M4(2)), or for wheelchair users (Category M4(3)). Made Neighbourhood Plan policy H3 states that consideration should be given to accommodation suitable for elderly and/or disabled people, but also does not include a specific requirement. The evidence gathered here would appear to justify the Calne Community Neighbourhood Plan Steering Group approaching the Local Planning Authority to discuss setting requirements on accessibility and adaptability at a Local Plan level. The timing for such discussions appears suitable at the time of writing our Housing Needs Assessment, as the emerging new Local Plan is still in its early stages of preparation. It is unclear whether Neighbourhood Plans can set their own requirements for the application of the national standards of adaptability and accessibility for new housing. Therefore, discussions with the Local Planning Authority are advised if this is a key priority.
48. It is relatively common for Local Plans to require that all or a majority of new housing meets Category M4(2) standards in response to the demographic shifts being observed nationwide. The localised evidence gathered here would further justify this. The proportion of new housing that might accommodate those using wheelchairs might be set with reference to the proportion of affordable housing applicants in the county falling into this category.
49. While it is important to maximise the accessibility of all new housing, it is particularly important for specialist housing for older people to be provided in sustainable and accessible locations. This is due to a number of reasons, as follows:
- so that residents, who often lack cars of their own, are able to access local services and facilities, such as shops and doctor's surgeries, on foot;
  - so that any staff working there have the choice to access their workplace by more sustainable transport modes; and
  - so that family members and other visitors have the choice to access relatives and friends living in specialist accommodation by more sustainable transport modes.
50. Alongside the need for specialist housing to be provided in accessible locations, another important requirement is for cost effectiveness and economies of scale. This can be achieved by serving the specialist elderly housing needs arising from a number of different

locations and/or Neighbourhood Areas from a single, centralised point (i.e. what is sometimes referred to as a 'hub-and-spoke' model).

51. Calne Town functions as a centre for the surrounding area, providing access to shops, services, and strategic bus routes. Therefore, it is considered by AECOM that Calne Town is, in broad terms, a relatively suitable location for specialist accommodation to meet some local need, on the basis of the accessibility criteria and the considerations of cost-effectiveness above. As such, there is potential for some specialist accommodation to be provided within the Neighbourhood Area, and particularly in the more sustainable urban locations in the Neighbourhood Area (while noting there is no specific requirement or obligation to do so if there is potential to meet need arising from the Calne Community Neighbourhood Area in other suitable locations near to but outside the Plan area boundaries). The more rural and remote parts of the Neighbourhood Area are likely to be less suitable as a location for specialist housing provision. Where it is considered for any reason desirable to meet some of the specialist need outside the Neighbourhood Area boundaries, in larger settlements with access to more public transport and local services (such as Chippenham for example), there will be a degree of overlap between the number of specialist dwellings to be provided and the overall dwellings target for the Neighbourhood Area itself.
52. Wherever specialist housing is to be accommodated, partnership working with specialist developers is recommended, so as to introduce a greater degree of choice into the housing options for older people who wish to move in later life.

## 2. Context

### Local context

53. Calne Community is a Neighbourhood Area comprising Calne Town and Calne Without, located in the local authority area of Wiltshire Council (WC). The Neighbourhood Area (NA) boundary covers the areas administered by Calne Town Council and Calne Without Parish Council and was designated on 17 February 2014.
54. The Calne Community Neighbourhood Plan (CCNP) Steering Group is the body of people appointed to manage and lead on the Neighbourhood Plan (NP). The steering group is sponsored by and reports to Calne Town Council and Calne Without Parish Council. The Steering Group are currently reviewing the Calne Community Neighbourhood Plan previously made in 2018 for their designated area, to bring it up to date and strengthen it. Within this NP review and its evidence, of which our HNA will form a part, the CCNP Steering Group wish to ensure there is a level of differentiation between urban and rural areas, where data makes this possible.
55. The proposed Neighbourhood Plan period starts in 2022 and extends to 2036, therefore comprising a planning period of 14 years. The NP end date is designed to match that of the emerging Wiltshire Local Plan 2016-2036. The evidence supplied in our report will look forward to the Plan end date of 2036, but where possible will also provide annualised figures which can be extrapolated to a different term if the Plan period changes.
56. The Calne Community Neighbourhood Area (CCNA) is a large area of 4,838 hectares, encompassing the town of Calne, the adjacent settlement of Quemerford, and several distinct villages and hamlets, including Studley and Derry Hill. Calne Town functions as a centre for the surrounding area, providing access to shops, services, and employment. Calne Without Parish encircles Calne Town. There are also some large estates in the NA, which are major landholders (particularly Bowood Estate), providing employment and some rented housing.
57. The eastern part of the NA falls within the North Wessex Downs AONB. There are also three Sites of Special Scientific Interest (SSSIs) and a large number of listed buildings and scheduled monuments in the NA. The historic alignment of the Wilts and Berks Canal passes through CCNA.
58. The NA is connected by strategic bus routes to Royal Wootton Bassett, Chippenham, and Devizes, as well as connected by non-strategic A road to Chippenham and Marlborough. There is no railway connection to any part of the NA, but the railway line passes through nearby Chippenham (the nearest station) to the west.
59. CCNA is seeing substantial growth with allocation of 1,400 homes in Calne and 165 homes in the remainder of the Community Area in the 2015 Wiltshire Core Strategy (2006-2026) and a new housing requirement of 1,690 homes in the emerging Wiltshire Local Plan (2016-2036), anticipated to be submitted for Examination in Public in 2023.
60. For Census purposes, CCNA is made up, like the rest of England, of statistical units called Lower Layer Super Output Areas (LSOAs), Middle Layer Super Output Areas (MSOAs)

and Output Areas (OAs)<sup>1</sup>. The Neighbourhood Area equates to the following MSOAs and OAs:

- MSOA E02006657
- MSOA E02006658
- OA E00162667
- OA E00162731
- OA E00162732
- OA E00162733
- OA E00162734
- OA E00162885

61. An alternative statistical proxy for the NA boundary, which can also be interrogated for data from both the 2001 and the 2011 Censuses, is the combination of the two parishes of:

- Calne (E04011660) and
- Calne Without (E04011661).

62. Due to statistical anomalies of the Census, the former combination of OAs and MSOAs results in a slightly lower total population figure than the latter combination of the two parishes, despite both covering the geography of the NA. To ensure a closer fit to the 2018 made Neighbourhood Plan (which was based on parish population figures), and to ensure a slightly larger and thus robust statistical sample, we have opted for using the combination of the two parishes of Calne and Calne Without as a statistical proxy for the NA throughout our HNA.

63. On this basis, the statistics show that in the 2011 Census the NA had a total of 20,070 residents, formed into 8,176 households and occupying 8,416 dwellings. This population can also be disaggregated between the two parishes making up the NA. The more urban Calne parish has a population of 17,274 persons, arranged into 7,113 households, living in 7,308 dwellings. The more rural parish of Calne Without is home to 2,796 persons and 1,063 households, living in 1,108 dwellings.

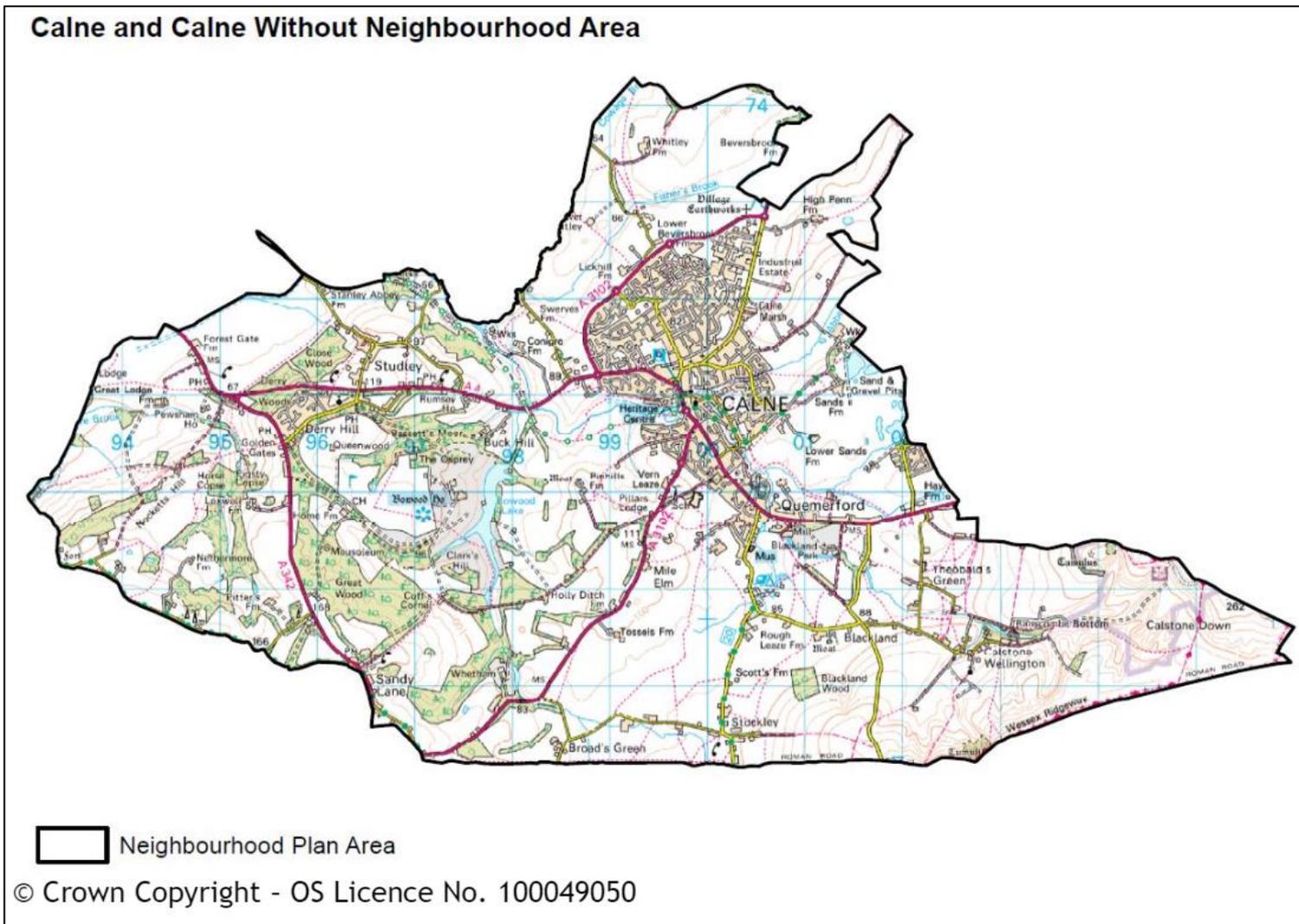
64. The Office for National Statistics (ONS) produces mid-year population estimates for parishes and wards throughout the country. The mid-2020 population estimate for CCNA (the newest one available at the time of writing) is 21,758 – indicating population growth of around 1,688 individuals since 2011. It is worth noting that this figure is an estimate only, based on data which is mostly available at local authority level such as administrative registers of births and deaths, data on moves between local authorities, small-area population estimates, and official population projections, and not based on a survey count.

---

<sup>1</sup> Output areas are the smallest geographies for published Census outputs with a population under 650 people; LSOAs have a population of under 3,000 persons, and MSOAs is the next largest, with a population of below 15,000 residents. These smaller areas statistical units allow for easier data aggregation and disaggregation and provide a standardised structure for collecting, analysing, and comparing data. For more information please see the ONS guidance on Census Geographies [\[ARCHIVED CONTENT\] Output Area \(OA\) - ONS \(nationalarchives.gov.uk\)](#)

65. WC, as the Local Planning Authority (LPA), has provided AECOM with completions data for ten years 2011-2021. The total number of net completions from new development that have taken place in CCNA in 2011-2021 is 1,142 units in Calne parish and 325 units in Calne Without, the large majority of which were built in or after 2016. The total for CCNA is 1,467.
66. In addition to these completions, WC has also provided us with a summary of the very substantial commitments as outstanding at 2021, of 377 housing units (296 net units in Calne and 81 in Calne Without). Altogether this amounts to 1,844 units either completed by 2021 or expected to be completed soon as an outstanding commitment as at 2021. This is more than one additional housing unit per additional person since 2011, which constitutes quite substantial growth for a Neighbourhood Area.
67. A map of the Neighbourhood Plan area as designated in 2014 appears below in Figure 2-1. The map illustrates the more built-up urban core at Calne Town (largely in Calne parish) and the more rural and less densely populated area surrounding Calne (largely in Calne Without parish), and the above completions and commitments figures show that the majority of growth is taking place in Calne rather than Calne Without parish. However, as pointed out to AECOM by the NP Steering Group, some development on the edge of Calne town is extending into Calne Without Parish, which makes the distinction between the more urban and the more rural areas of the NA increasingly less clear.

Figure 2-1: Map of the Calne Community Neighbourhood Area<sup>2</sup>

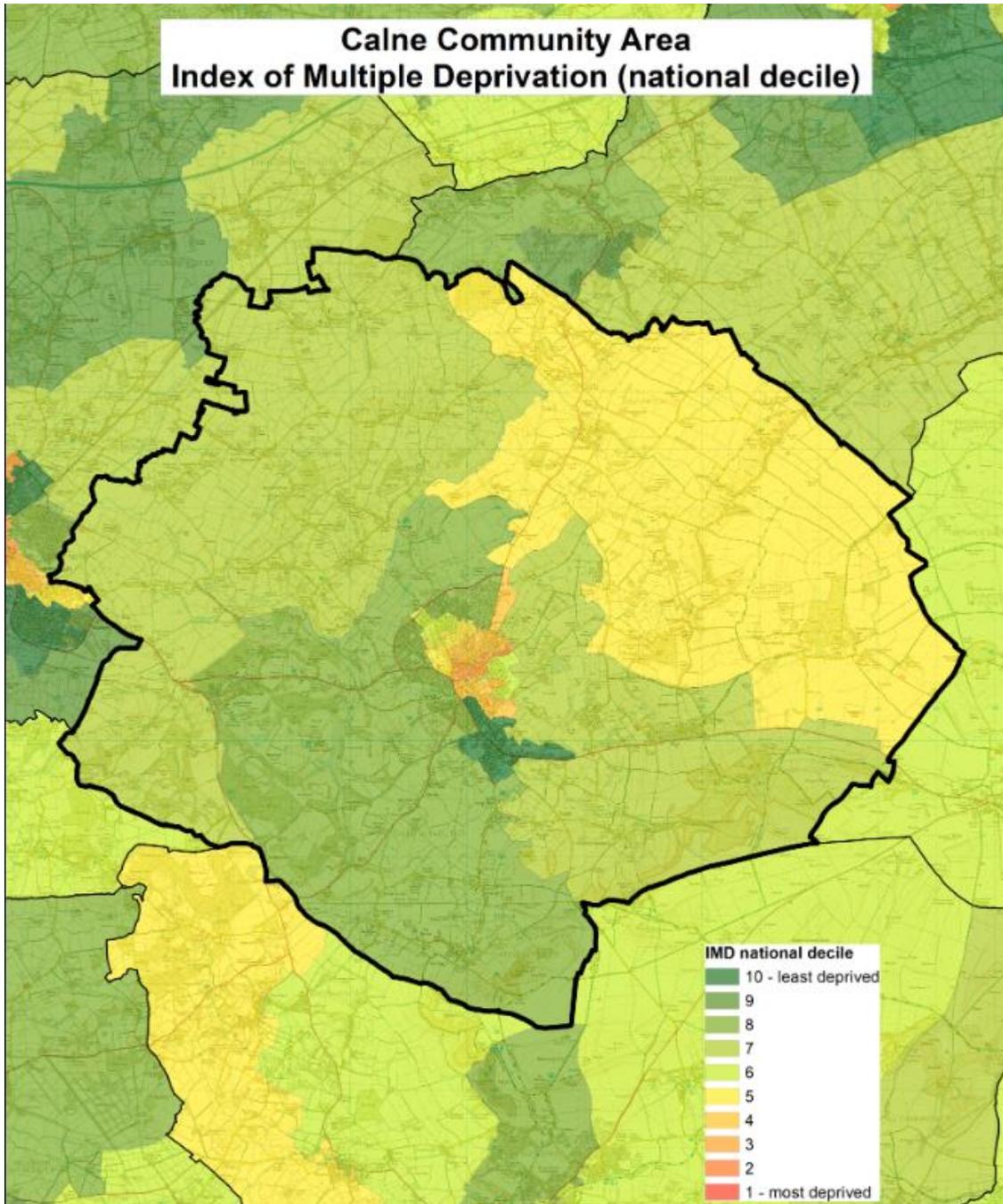


Source: Calne Town Council and Calne Without Parish Council

<sup>2</sup> Available at [www.calnecommunityplan.com/](http://www.calnecommunityplan.com/)

68. The Calne Community Area has a marginally higher level of deprivation than some of its surrounding areas of Wiltshire, particularly at its centre, which affects housing affordability.

**Figure 2-2: Calne Community Deprivation Map<sup>3</sup>**



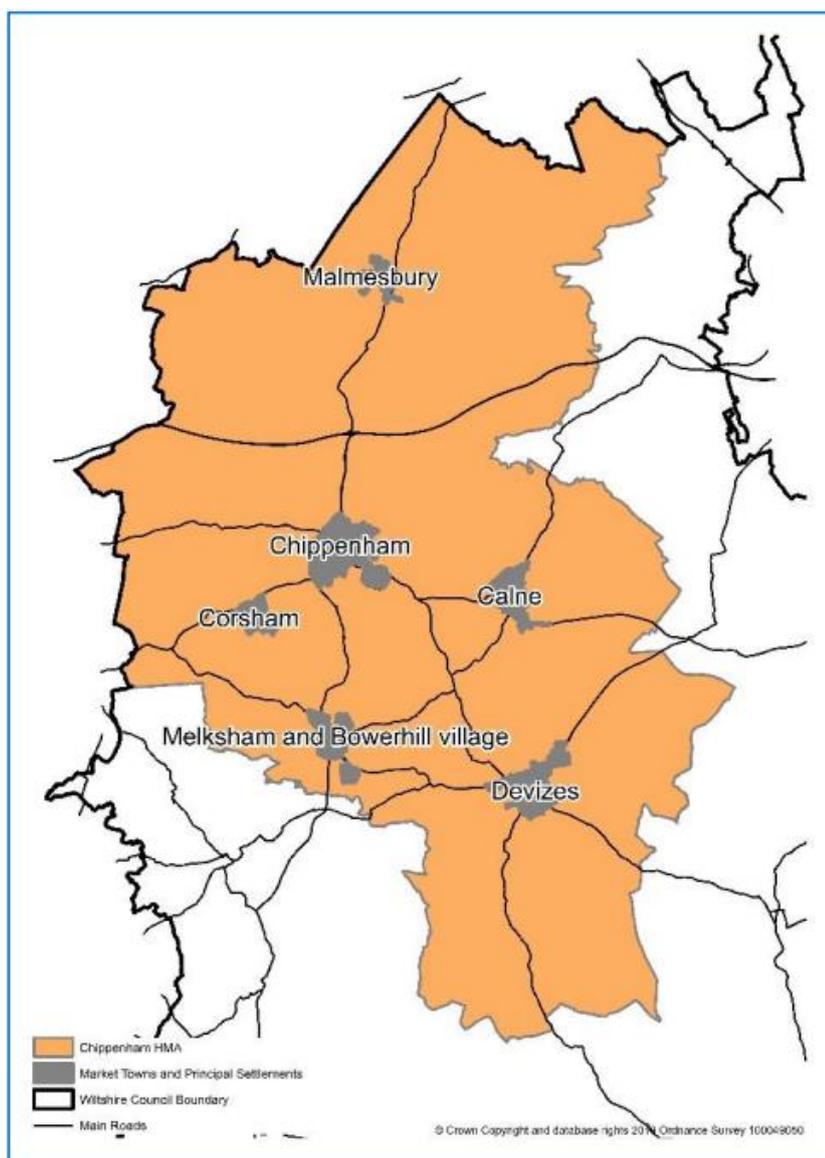
Source: *Wiltshire Intelligence Website*

<sup>3</sup> [Calne.png \(3179x4494\) \(wiltshireintelligence.org.uk\)](#)

## The Housing Market Area Context

69. Whilst this HNA focuses on CCNA, it is important to keep in mind that neighbourhoods are not self-contained housing market areas. Housing market areas are usually wider than local authority areas and often stretch across a number of districts or boroughs. This is because housing market areas are inherently linked to the labour market, employment patterns and travel to work areas. In the case of CCNA, the NA sits within the Chippenham Housing Market Area (HMA), which is one of four HMAs relevant to Wiltshire (the other three are Salisbury, Swindon and Trowbridge). The extent of the Chippenham HMA is shown below and includes the areas around the settlements of Malmesbury, Chippenham, Corsham, Calne, Melksham and Bowerhill village, and Devizes:

**Figure 2-3: Chippenham HMA**



Source: *Wiltshire Local Plan Review Chippenham Housing Market Area Assessment Summary*<sup>4</sup>

<sup>4</sup> [Appendix 4 Chippenham HMA.pdf \(wiltshire.gov.uk\)](#)

70. When households who live in these areas move home, the vast majority will move within this housing market geography. However, the housing market area also has links to other neighbouring areas, including Salisbury, Swindon and Trowbridge HMAs, as mentioned above.
71. At the neighbourhood scale it is not possible to be definitive about housing need and demand because neighbourhoods like CCNA are closely linked to other areas. In the case of CCNA, changes in need or demand in settlements nearby is likely to impact on the neighbourhood.
72. The Chippenham HMA is forecast to have by far the largest additional housing need over the emerging Wiltshire Local Plan period to 2036, compared to the other three HMAs in the local authority area. The levels of growth in the NA will depend on the growth scenario pursued as the new Local Plan progresses. For Calne, there is also a '*need to address concerns about job growth corresponding to the recent increase in new homes being built at the town*<sup>5</sup>'. However, this is outside of the remit of our assessment.
73. In summary, CCNA functions within a strategic housing market area and within the wider context of Wiltshire as a whole. It is therefore useful to think about the role of the neighbourhood within the wider area. This HNA can provide evidence to understand this role and the specific features of the neighbourhood within this wider context. Neighbourhood Plans can have a significant impact in shaping their neighbourhoods, enhancing the positive role the neighbourhood plays within the wider housing market, or in developing policies to change entrenched patterns and improve housing outcomes in the neighbourhood and wider area.

## Planning policy context

74. Neighbourhood Plans are required to be in general conformity with adopted strategic local policies.<sup>6</sup> In the case of CCNA, the relevant adopted statutory development plan consists of:
- The adopted Wiltshire Core Strategy (WCS) 2015<sup>7</sup>,
  - Saved Policies from the District Local Plans (District Council Local Plans, the West Wiltshire Leisure and Recreation Development Plan Document and the South Wiltshire Core Strategy) – saved until replaced by the emerging new Wiltshire Local Plan<sup>8</sup>,
  - The Chippenham Site Allocations Plan 2017 (which includes some parts of Calne Without)<sup>9</sup>,
  - The Wiltshire Housing Site Allocations Plan 2020<sup>10</sup>,
  - A number of adopted Minerals and Waste Plans<sup>11</sup>, and

<sup>5</sup> See Wiltshire Council Local Plan – Planning for Calne document [WLP Market Town Planning for Calne FINAL.pdf \(wiltshire.gov.uk\)](https://www.wiltshire.gov.uk/wp-content/uploads/2017/03/WLP-Market-Town-Planning-for-Calne-FINAL.pdf)

<sup>6</sup> A description of the Basic Conditions of Neighbourhood Planning is available at <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

<sup>7</sup> [Wiltshire Core Strategy - Wiltshire Council](https://www.wiltshire.gov.uk/wp-content/uploads/2015/06/Wiltshire-Core-Strategy-2015.pdf)

<sup>8</sup> [Saved policies from District Local Plans - Wiltshire Council](https://www.wiltshire.gov.uk/wp-content/uploads/2017/03/Saved-Policies-from-District-Local-Plans.pdf)

<sup>9</sup> [csap-adopt-adopted-may-2017.pdf \(wiltshire.gov.uk\)](https://www.wiltshire.gov.uk/wp-content/uploads/2017/03/csap-adopt-adopted-may-2017.pdf)

<sup>10</sup> [Wiltshire Housing Site Allocations Plan - Wiltshire Council](https://www.wiltshire.gov.uk/wp-content/uploads/2020/03/Wiltshire-Housing-Site-Allocations-Plan-2020.pdf)

<sup>11</sup> [Minerals and Waste - Wiltshire Council](https://www.wiltshire.gov.uk/wp-content/uploads/2017/03/Minerals-and-Waste-Plans-2017.pdf)

- The made Calne Community Neighbourhood Plan 2018<sup>12</sup>.

75. The key adopted development plan document which sets out housing policies relevant to the CCNP plan review and to this HNA are contained in the WCS 2015. The Core Strategy provides the overarching policy framework, while the NP adds local detail.

## Policies in the adopted local plan

76. Table 2-1 below summarises adopted Local Plan policies that are relevant to housing need and delivery in CCNA.

**Table 2-1: Summary of relevant adopted policies in the Wiltshire Core Strategy 2015**

Policy / section	Provisions
Chapter 3	Sets out the spatial vision for Wiltshire
Core Policy 1	Defines Calne as a Market Town within the settlement hierarchy, with market towns having <i>'the potential for significant development that will increase the jobs and homes in each town in order to help sustain and where necessary enhance their services and facilities and promote better levels of self-containment and viable sustainable communities'</i> . (Derry Hill / Studley are defined as Large Villages and Small Villages include Bremhill, Cherhill, Compton Bassett, Heddington and Hilmarton)
Core Policy 8	Set out the spatial strategy for CCNA; states indicative Housing Requirement for Calne town of 1,440 and of 165 units for the remainder of the NA (1,605 in total). Development proposals in CCNA need to demonstrate how issues and considerations listed in WCS paragraph 5.41 will be addressed

Table 5.3 Sets out the details and distribution of the expected delivery of housing in the Calne Community Area to 2026:

	Requirement 2006-26	Housing already provided for		Housing to be identified	
		Completions 2006-14	Specific permitted sites	Strategic sites	Remainder to be identified
Calne Town	1,440	757	639	0	44
Remainder	165	72	18	0	75
Community Area total	1,605	829	657	0	119

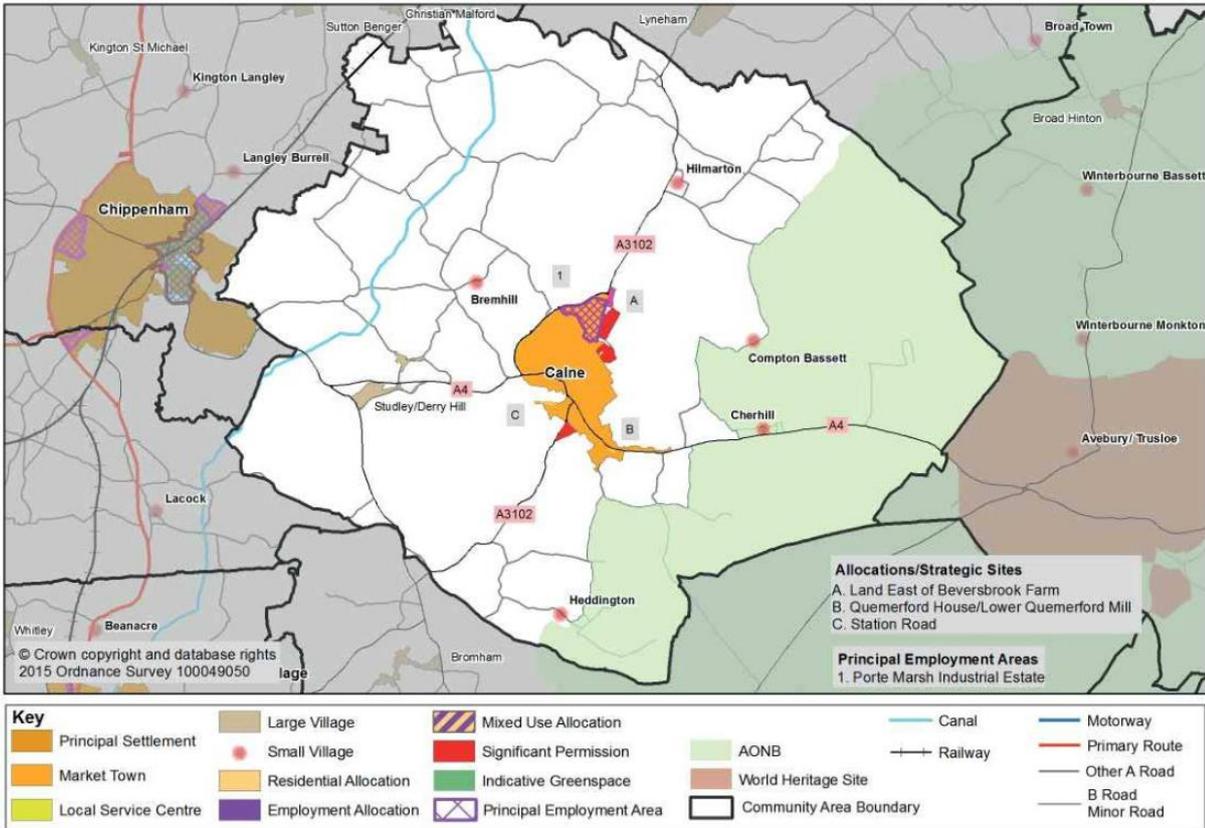
<sup>12</sup> [Made plans - Wiltshire Council](#)

Policy / section	Provisions
Core Policy 43	<p>On sites of 5 + dwellings, affordable housing provision of at least 30% (net) will be provided within the 30% affordable housing zone and at least 40% (net) will be provided on sites within the 40% zone. Only in exceptional circumstances, where it can be proven that on-site delivery is not possible, will a commuted sum be considered.</p> <p><i>(Note that Calne is in the 30% affordable housing zone, as per WCS paragraph 6.44 and policies map)</i></p> <p>Tenure will be negotiated on a site-by-site basis to reflect the nature of the development and local needs as set out in Core Policy 45.</p>
Core Policy 45	<p>New housing, both market and affordable, must be well designed to address local housing need incorporating a range of different types, tenures and sizes of homes to create mixed and balanced communities. Housing size and type are expected to reflect demonstrable community need. The Strategic Housing Market Assessment (SHMA) sets out need across the LPA. Any variation to this will need to be justified through new, sound evidence.</p>
Core Policy 46	<p>The provision, in suitable locations, of new housing to meet needs of vulnerable and older people will be required.</p> <p>The provision of sufficient new accommodation for Wiltshire's older people will be supported, including nursing accommodation, residential homes and extra-care facilities.</p> <p><i>(Note that no percentage requirement is set)</i></p>

*Source: Adopted Wiltshire Core Strategy 2015*

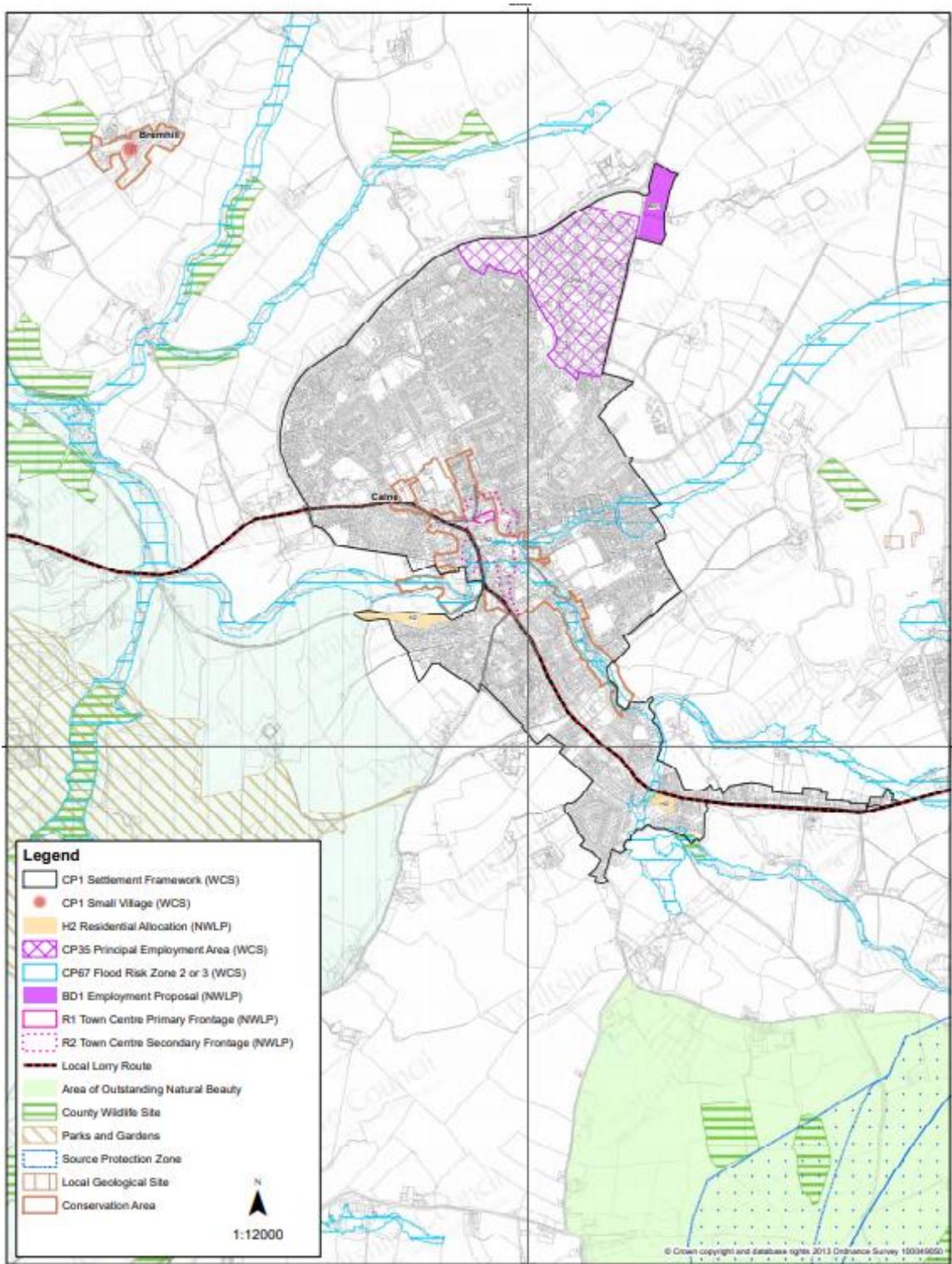
77. The Core Strategy is accompanied by an interactive policies map, including mapping for Calne Community Area. This sets out the local authority and community area boundary, housing and employment allocations, affordable housing zones (designating either 30 or 40% affordable housing requirements), settlement and employment classifications, the AQMA, heritage and environment designations, flood risk retail classifications, transport routes and hubs, services, retail classifications, agricultural land quality and conservation areas. A number of inset maps are also provided (inset 6 covers the Calne Community NA – see below).

**Figure 2-4: Calne Community Area in the Wiltshire Core Strategy**



Source: WCS Figure 5.3

Figure 2-5: Core Strategy Inset Map 6 - Calne



Source: Wiltshire Council<sup>13</sup>

<sup>13</sup> At <http://pages.wiltshire.gov.uk/wcsmods-calne-inset-updated.pdf>

78. Calne already has, as mentioned above, a ‘made’ Neighbourhood Development Plan dating from 2018, which will continue to form part of the statutory development plan for CCNA, until such a time when the revised NP is made.

**Table 2-1: Summary of relevant policies in the made Calne Community Neighbourhood Plan to 2026**

<b>Policy / section</b>	<b>Provisions</b>
H1 – Housing Allocation	Approximately 20ha of Land North of Low Lane, Calne – as identified on Policies Map 4a (Calne Inset Map A) - is allocated for housing development within the terms of the extant planning consents 14/11179/OUT, 16/12380/REM and 17/00679/OUT. <i>(Note, capacity was stated as 295 dwellings across the whole site)</i>
H2 – Affordable Housing	Residential proposals with net gain of 11+ dwellings <sup>14</sup> / gross residential floorspace of 1,000m <sup>2</sup> will be required to include an affordable housing element (subject, where appropriate, to viability assessment) of at least 30%, but proposals must consider and address the current evidence of housing need; Mix may vary site-by-site on basis of evidence but will approximate to 60% affordable rented and 40% shared ownership.
H3 – Housing Mix	Proposals should include suitable mix of dwelling sizes informed by and addressing needs for local community in line with WCS Core Policy 45. Range is likely to include 1-2 bed small homes, larger 3 and 4 bedroom family homes, executive housing and affordable housing. Specific consideration should be given to accommodation suitable for elderly and/or disabled and plots for self-build houses.

*Source: Calne Community Neighbourhood Plan 2018*

79. The made NP 2018 is underpinned by housing related evidence including:

- Wiltshire Strategic Housing Market Assessment 2011;
- Wiltshire Core Strategy Housing Topic Papers 2 and 15;
- Affordable Housing Viability Study 2011;
- Affordable Housing Core Policy 43 Paper - Implication of Viability Review (February 2014);
- Wiltshire Council Housing Priorities Action Plan;
- Housing waiting list data from Wiltshire Council dating from 2012/2013;
- Methodology and disaggregation of additional housing requirements Jan 2014;

<sup>14</sup> Please note that this higher threshold than in the Core Policy is due to raising of the affordable housing small sites threshold by national government since the publication of the Core Strategy. This is currently enshrined in NPPF 2021 paragraph 64, which states that “Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).” For housing, major development is defined as providing 10 or more homes, or site size of 0.5 hectares or more.

- Requirements Technical Paper (February 2014);
- Wiltshire Council Housing Priorities Action Plan; and
- Results of the 'What matters to you' survey undertaken in 2013.

## **Policies in the emerging local plan and emerging evidence**

80. The emerging Local Plan documents relevant to CCNA are as follows:

- The emerging Swindon and Wiltshire Joint Spatial Framework<sup>15</sup>,
- The emerging Wiltshire Local Plan, and
- The emerging Gypsy and Travellers DPD<sup>16</sup>.

81. The Joint Spatial Framework is being prepared by Wiltshire Council and Swindon Borough Council and will set out broad amounts and spatial distributions of new jobs, homes, and infrastructure 2016 - 2036. It is intended to inform individual local plan reviews (including the emerging Wiltshire Local Plan) and encourage them to be consistent, taking their lead from the joint strategy.

82. Wiltshire Council and Swindon Borough Council published the Swindon and Wiltshire Joint Spatial Framework: Issues Paper and supporting evidence papers for each Housing Market Area for consultation in 2017. However, no further documents have been published since then. Specific framework documents were produced for Chippenham, Salisbury, Swindon, and Trowbridge HMAs. Other joint evidence included a Strategic Housing Market Assessment (SHMA) produced in 2017<sup>17</sup>.

83. The emerging Wiltshire Local Plan review is in its early stages. Wiltshire Council undertook a consultation on the emerging plan between January and March 2021. The results of the consultation are being reviewed by WC at the time of writing, and will inform the emerging draft Local Plan. Further consultation is due to take place later in 2022. Submission to the Secretary of State for Examination in Public planned for 2023.

84. Published consultation material included a number of documents<sup>18</sup>, with those most relevant to our HNA including:

- Emerging Spatial Strategy<sup>19</sup>;
- Empowering Rural Communities<sup>20</sup>;
- Local Housing Needs Assessment (2019)<sup>21</sup>;
- Planning for Calne document<sup>22</sup>; and
- Site Selection Report for Calne<sup>23</sup>.

---

<sup>15</sup> <https://www.wiltshire.gov.uk/planning-policy-sw-joint-spatial-framework>

<sup>16</sup> [Gypsy and Travellers - planning - Wiltshire Council](#)

<sup>17</sup> At <https://www.wiltshire.gov.uk/planning-policy-sw-joint-spatial-framework>

<sup>18</sup> At <https://www.wiltshire.gov.uk/planning-policy-local-plan-review-consultation>

<sup>19</sup> [Wiltshire Local Plan Emerging Spatial Strategy FINAL.pdf](#)

<sup>20</sup> [Wiltshire Local Plan Empowering Rural Communities FINAL.pdf](#)

<sup>21</sup> [Swindon Wilts Local Housing Needs Assessment April 2019.pdf \(wiltshire.gov.uk\)](#)

<sup>22</sup> [WLP Market Town Planning for Calne FINAL.pdf \(wiltshire.gov.uk\)](#)

<sup>23</sup> [WLP Market Town Site Selection report for Calne FINAL.pdf \(wiltshire.gov.uk\)](#)

85. The Emerging Spatial Strategy contains information on the proposed scale of growth (additional new homes and employment land, 2016 to 2036); place shaping priorities to guide development (these play a central role in developing planning policies and proposals for development at each place); potential development sites; and settlement profiles on important services and infrastructure that will need to be taken into consideration when planning for the future of the NA.
86. The emerging Spatial Strategy document sets out the new settlement hierarchy (in a table on page 3), in which Calne is classified, as previously in the Core Strategy, as a Market Town. Market Towns *'have the potential for significant development that will increase the number of jobs and homes to help sustain/ enhance services and facilities and promote self-containment and sustainable communities'*.
87. The document also discusses growth; the spatial strategy and how to formulate and deliver it; details of the four identified HMAs including Chippenham; and plans for next steps of the Local Plan.
88. The emerging strategy (table on page 14 of the document) states the following proposed requirements for Calne:

**Figure 2-6: Extract from table on page 14 of the Wiltshire Local Plan Emerging Spatial Strategy (January 2021)**

			Overall Housing Requirement (Dwellings)		Overall Employment Requirement (Hectares)
	Wiltshire Core Strategy 2006-2026	Brownfield target 2021-2031	Emerging Strategy 2016-2036	Residual at 1 April 2019	
<b>Calne</b>	1440	60	<b>1610</b>	360	4

Source: Wiltshire Council

89. In this context, 'residual' is defined as "how many new homes are left to be planned for once completions and commitments have been taken off the overall requirement".
90. Paragraph 17 on page 25 further sets out individual calculations for Calne:

**Figure 2-7: Extract from table on page 25 of the Wiltshire Local Plan Emerging Spatial Strategy (January 2021)**

Settlement and Housing Market Area (HMA)	Average annual permissions 2009-2019(dwelling)	Brownfield Housing Target 2021-2031 (dwelling)	Existing developable permissions (2021-2031)
<b>Chippenham HMA</b>			
Calne	7.9	60	3

Source: Wiltshire Council

91. The 'Empowering Rural Communities' document also includes a housing requirement for the settlement of Derry Hill/Studley which is located within the NA:

**Figure 2-8: Extract from table 2.4 'Chippenham HMA Large Village indicative housing requirements' of the Wiltshire Council Local Plan - Empowering Rural Communities document**

<b>Large Villages Chippenham HMA</b>			
<b>Settlement</b>	<b>Baseline indicative housing requirement 2016-2036</b>	<b>Annualised baseline housing requirement in dwellings per annum</b>	<b>Completions (2016-19) &amp; Commitments (1 April 2019)</b>
Derry Hill/Studley	80	4.0	2

92. There are not yet any emerging policies available to consider.

93. While the emerging Local Plan will be underpinned by a range of useful evidence on the subject of housing, including the Swindon and Wiltshire LHNA undertaken in 2019<sup>24</sup>, locally specific housing evidence, such as is provided by our HNA, will be useful in enabling the new CCNP to introduce or amend more locally specific NP policies on the subject of housing need.

94. As part of this effort, the CCNP Steering Group are also undertaking a Housing Survey<sup>25</sup> at our time of writing. The results of this survey may be incorporated into our HNA at a later stage, if and when they are ready.

## Quantity of housing to provide

95. The NPPF 2021 (paragraphs 66 and 67) requires Local Authorities to provide neighbourhood groups upon request with a definitive or an indicative number of houses to plan for over the Neighbourhood Plan period.

96. WC has fulfilled that requirement by providing CCNA with an indicative housing requirement figure in the emerging Local Plan, of 438 residual dwellings to be accommodated within CCNA by the end of the Plan period 2036.<sup>26</sup> This is a combination of the residual requirement for Calne at 2019 (360 dwellings) plus the requirement for the larger villages of Derry Hill/Studley (80 dwellings minus 2 completions / commitments at 2019 = residual of 78 dwellings). The emerging Wiltshire Local Plan envisages "infill development to continue to be delivered at Small Villages, in line with the Wiltshire Core Strategy, without having to meet a prescribed target" (as explained in the Empowering Rural Communities document).

97. It is worth emphasising at this point that the above are only the residual requirements for CCNA. The total requirement of the emerging strategy 2016-2036 is 1,690 (1,610 for Calne + 80 for Derry Hill/Studley).

<sup>24</sup> [Appendix 2 Swindon and Wiltshire LHN Assessment.pdf](#)

<sup>25</sup> <https://www.calne.gov.uk/news/homes-and-housing-needs-survey-launched/>

<sup>26</sup> As per Wiltshire Council Local Plan Emerging Spatial Strategy, and Empowering Rural Communities Documents; [Local Plan Review consultation - Wiltshire Council](#)

## 3. Approach

### Research Questions

98. The following three research questions were formulated at the outset of the research through discussion with the CCNP Steering Group. They serve to direct the research and provide the structure for the HNA.

### Tenure and Affordability

99. The neighbourhood planning group would like to understand the needs of the community for housing of varying tenures, as well as the relative affordability of those tenures that should be provided to meet local need now and into the future.

100. This evidence will allow the CCNP Steering Group to establish the right conditions for new development to come forward that is affordable, both in the broader sense of market housing attainable for first-time buyers, and as Affordable Housing for those who may be currently priced out of the market.

101. The neighbourhood planners are interested in exploring the need for Affordable Housing for sale (also known as affordable home ownership) and are therefore eligible for support under the Affordable Housing for sale element of the Neighbourhood Planning Technical Support programme. Analysis and commentary on this issue has been provided where relevant and possible in the HNA.

RQ 1: What quantity and tenures of Affordable Housing should be planned for over the Neighbourhood Plan period?

### Type and Size

102. The neighbourhood planning group is seeking to determine what size and type of housing would be best suited to the local community. In this issue, as well as throughout the HNA, the steering group wish to explore the differences between the urban and rural areas within CCNA, where possible.

103. The aim of this research question is to provide neighbourhood planners with evidence on the types and sizes needed by the local community. This will help to shape future development so that it better reflects what residents need.

104. This is of particular interest to the CCNP Steering Group, as local stock is predominantly larger family housing with a perceived lack of variety to cater for smaller households amongst elderly downsizers (see also RQ3 below) and younger households.

105. While this study is not able to advise on space standards or home configurations, it may reveal imbalances between the available stock and demographic trends.

106. Note, however, that the evidence gathered here takes the current population as its starting point and projects forward trends that exist today. It therefore risks embedding features of the housing stock and occupation patterns that the community may actually wish to change. In that sense, the findings in this report might be viewed as the baseline scenario

on top of which the community's objectives and primary evidence should be layered to create a more complete picture and vision for the future.

RQ 2: What type (terrace, semi, bungalows, flats and detached) and size (number of bedrooms) of housing is appropriate for the Plan area over the Neighbourhood Plan period?

## Specialist Housing for Older People

107. This chapter supplements the demographic evidence relating to Type and Size, including the potential demand for downsizing, to consider the quantity and characteristics of need for housing for older people with some form of additional care.
108. This is an issue of particular interest to the CCNP Steering Group taking into account an aging local population. Currently, in the rural areas of the NA, former Estate workers may retire into estate cottages, and there are a number of commercial schemes for elderly housing. However, the former only address the needs of certain groups and the latter are not affordable to any elderly without considerable pension funds or equity from existing home ownership. The group perceive a particular lack of affordable housing for the elderly.

RQ 3: What provision should be made for specialist housing for older people over the Neighbourhood Plan period?

## Relevant Data

109. This HNA assesses a range of evidence to ensure its findings are robust for the purposes of developing policy at the Neighbourhood Plan level and is locally specific. This includes data from the 2011 Census and a range of other data sources, including:
  - Other Office of National Statistics (ONS) datasets providing more up-to-date demographic information;
  - ONS population and household projections for future years;
  - Valuation Office Agency (VOA) data on the current stock of housing;
  - Land Registry data on prices paid for housing within the local market;
  - Rental prices from Home.co.uk;
  - Local Authority housing waiting list data as at May 2022;
  - Swindon and Wiltshire LHNA 2019; and
  - The Community Housing Survey undertaken by the CCNP Steering Group (if / once results are available before our HNA is concluded).
110. More recent data sources for the population and existing housing stock will be used wherever possible in this report. However, Census datasets providing, for example, the breakdown of households (as opposed to individuals) by age and the tenure of dwellings, cannot be accurately brought up to date in this way. Such patterns are instead generally assumed to persist to the present day.

## 4. RQ 1: Tenure, Affordability and the Need for Affordable Housing

RQ1: What Affordable Housing (e.g. social housing, affordable rented, shared ownership, discounted market sale, intermediate rented) and other market tenures should be planned for in the housing mix over the Neighbourhood Plan period?

### Introduction

111. This section approaches the question of affordability from two perspectives. First, it examines what tenure options are currently available in the NA and which of them might be most appropriate going forward, based on the relationship between how much they cost and local incomes. Second, it estimates the quantity of Affordable Housing that might be required during the Neighbourhood Plan period. The scale of need for these homes can justify planning policies to guide new development.
112. Tenure refers to the way a household occupies their home. Broadly speaking, there are two categories of tenure: market housing (such as homes available to purchase outright or rent from a private landlord) and Affordable Housing (including subsidised products like social rent and shared ownership). We refer to Affordable Housing, with capital letters, to denote the specific tenures that are classified as affordable in the current NPPF. A relatively less expensive home for market sale may be affordable but it is not a form of Affordable Housing.
113. The definition of Affordable Housing set out in the NPPF 2021 makes clear the Government's commitment to home ownership by broadening the definition to include a range of low-cost housing opportunities for those aspiring to own a home. As part of this effort, the Government has recently introduced a new product called First Homes.<sup>27</sup>
114. Because the First Homes product is new and expected to be an important part of the strategy for improving access to home ownership, it is worth summarising its key features and implications:
- First Homes should be available to buy with a minimum discount of 30% below their full market value (i.e. the value of an equivalent new home);
  - The discount level can be set higher than 30% – at 40% or 50% – where this can be suitably evidenced. The setting and justifying of discount levels can happen at neighbourhood as well as local authority scale;
  - After the discount is applied the initial sale price must not exceed £250,000 (or £420,000 in Greater London), and lower caps can be set locally;

---

<sup>27</sup> The shape that the new First Homes product will take is set out in a Ministerial Statement issued in May 2021, available here: <https://questions-statements.parliament.uk/written-statements/detail/2021-05-24/hlws48>. The relevant update to PPG is available here: <https://www.gov.uk/guidance/first-homes#contents>.

- Purchasers must be first-time buyers with an income less than £80,000 (or £90,000 in Greater London), and First Homes can be prioritised for local people and/or key workers;
- They will be subject to legal restrictions ensuring the discount is retained for future occupants, and renting out or sub-letting will not normally be permitted;
- In addition to setting the discount level, local authorities and neighbourhood planning groups can apply additional criteria, such as a lower income cap, local connection test or prioritisation for key workers through adopted plans, emerging policy or Supplementary Planning Documents.
- 25% of all homes delivered through Section 106 developer contributions on sites enabled through the planning process should be sold as First Homes. In simpler terms, 25% of all subsidised Affordable Housing on mainstream housing developments should be First Homes. This is likely to mean that First Homes will take the place of shared ownership housing in many circumstances, and in some cases may also displace social or affordable rented homes.

## Current tenure profile

115. The current tenure profile is a key feature of the NA. Patterns of home ownership, private renting and affordable/social renting reflect demographic characteristics including age (with older households more likely to own their own homes), and patterns of income and wealth which influence whether households can afford to rent or buy and whether they need subsidy to access housing.
116. Table 4-2 presents data on tenure in CCNA compared with Wiltshire and England from the 2011 Census, which is the most recent available source of this information.
117. As is the case in most places around the country, the majority of households in CCNA own their own home. This percentage is actually slightly higher in CCNA (70%) than around Wiltshire and England as a whole (68 and 63% respectively). Social renting at 15%, is the second most common tenure, with a slightly higher percentage of social renters nationally (18%) than across the NA and LA. Private renting is the third most common tenure, at 13% in the NA (15% and 17% across Wiltshire and England). Across the LA, private renting has actually now overtaken social renting as the tenure occupied by the second highest percentage of households.
118. As mentioned in our context section, CCNA is home to some large estates providing rented housing to some current and former estate workers in rural areas. However, it appears that this arrangement only houses a small percentage of the local population.
119. The CCNP Steering Group also noted that while some shared ownership was built in the 2000s, the occupiers of these properties have largely been able to staircase towards 100% ownership since then. However, even before this, shared ownership has only ever made up a very small percentage of the overall tenure of the NA (1% in 2011 and only 0.4% in 2001). This percentage is similarly low across Wiltshire and England as a whole.

120. Looking at the differences between the two parishes making up the NA, while owner occupation is the most common in both, a larger percentage of people live in socially rented accommodation in urban Calne parish, constituting the second most common tenure there followed fairly closely by private renting. In more rural Calne Without parish, the second most common tenure is private renting, and social renting only makes up a much smaller percentage.
121. Affordable housing completions data presented in Table 4-1, shows that over the past 10 years, 465 units of affordable housing were completed in Calne parish, and 17 in Calne Without parish. Total affordable housing completions for CCNA were therefore 482 units from 2011/12-2020-21 (48 per annum). This constitutes 32% of all 1,467 net completions during this time. Of these affordable completions, 67% were affordable housing for rent and 33% were affordable for sale (shared ownership and First Buy).

**Table 4-1: Affordable Housing Completions data**

Year	AH completions CCNA	Tenure & Bedroom Number
2011 / 12	1	1 x First Buy, (2 bed flat) - Calne
2012 / 13	76	51 x Social Rent, 14 x NBNB, 7 x First buy, 4 x Shared Ownership - Calne
2013 / 14	40	27 x social rent 8 x shared ownership, 5 x First Buy - Calne
2014 / 15	44	24 x social rent, 10 x shared ownership, 10 x Affordable Rent - Calne
2015 / 16	34	34 x Affordable Rent - Calne
2016 / 17	22	17 x Affordable Rent, 5 x Shared Ownership - Calne
2017 / 18	39	28 x Affordable Rent, 11 x Shared Ownership - Calne
2018 / 19	111 + 17 = 128	79 Affordable Rent, 39 Shared Ownership – Calne; and 10 x Affordable Rent, 7 x Shared ownership - Calne Without
2019 / 20	71	38 x Affordable Rent, 33 Shared Ownership - Calne
2020 / 21	27	18 x Affordable Rent, 9 x Shared Ownership - Calne

Source: Provided by Wiltshire Council<sup>28</sup>

122. As the above illustrates, the majority of affordable housing completions, like housing completions and commitments in general, took place in Calne rather than Calne Without Parish, and were therefore concentrated in the more urban parts of the NA, which are likely to be chosen as more sustainable locations for development.
123. Based on existing commitments in the housing land supply, the vast majority of current major development permissions in CCNA also appear to include a 30% affordable housing requirement in the permission (more detail on this is discussed below).

<sup>28</sup> By email dated 18.05.2022

Affordable housing will therefore continue to form a considerable percentage of the overall mix, with around two thirds for rent and one third for sale, based on recent permissions and completions.

124. There is no current data on the proportion of housing that is rented because the choice to let out a property does not require planning permission or other changes that would be recorded centrally. The 2021 Census will provide the most robust and up-to-date picture of this when the results are released in the coming months. However, it is interesting to observe the change recorded between the 2001 and 2011 Census: in CCNA the private rented sector expanded from 6-13%, more than doubling its share of households that period. In absolute terms, this was an increase from 367-1,041 households. Home ownership grew even more in absolute terms during this period, from 4,851 to 5,728 households, although this represents a decline in its overall share of households from 74 to 70%.

**Table 4-2: Tenure (households) in CCNA, 2011**

Tenure	CCNA	Wiltshire	England
Owned; total	70.1%	67.5%	63.3%
Shared ownership	1.0%	0.8%	0.8%
Social rented; total	14.8%	14.7%	17.7%
Private rented; total	12.7%	15.4%	16.8%

Sources: *Census 2011, AECOM Calculations*

## Affordability

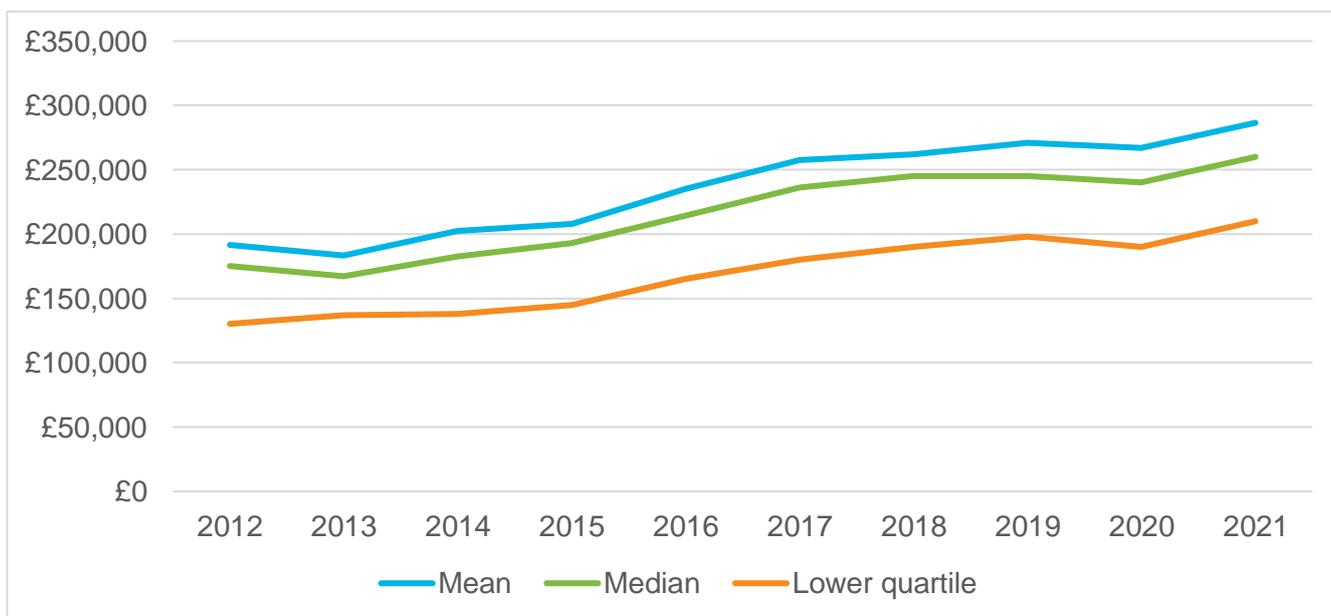
125. As mentioned in our context section, affordability is an issue of concern to the CCNP Steering Group, with some parts of CCNA experiencing higher deprivation levels than surrounding parts of Wiltshire. This is particularly true of the more built-up centre of the NA. There is also a more specific concern over affordability of housing for the elderly, which is discussed in more detail in our exploration of RQ3.

## House prices

126. House prices provide an indication of the level of demand for homes within an area. The relationship between house prices and incomes determines whether housing is affordable to local households and, to a large extent, what tenure, type, and size of home they occupy. Changes in affordability over time can indicate pressures in the housing market. As such, it is useful for the evidence base of plans to examine trends in prices and consider what this reveals about the local housing market.
127. Figure 4-1 looks at selected measures of house prices in CCNA. It shows that average house prices have been rising gently and steadily over the past 9 years. There was a slight slowdown in 2012-13 and 2019-20. However, rising trends continued thereafter, with mean house prices increasing by £85,000 over the period 2012-21 (about £9,450 per annum). Compared to the local authority mean, CCNA mean house prices are lower, especially for flats.

128. The relationship between the mean, median, and lower quartile average measures remained largely unchanged throughout the 9-year period. The CCNA median (which is the middle number when you sort the data from smallest to largest) shows a similar but very slightly lower trajectory than the mean (average), with only very minor divergences between the two. This is quite common and is the characteristic of a housing market which has a slightly larger number of house prices at the lower end and slightly fewer house prices at the higher end. In this case, the median lies in the lower range of values (where more of the house prices are). Because the mean captures the average of all the house prices, both high and low, the few outlying data points on the high end (as in, the slightly smaller number of more expensive homes) cause the mean to increase marginally, making it a little higher than the median.
129. The lower quartile (lowest 25%) house price average being significantly lower in turn confirms that there are more below average price houses in the area than expensive ones. However, lower quartile prices have risen the most, from 130,250 in 2012 to 210,000 in 2021.

**Figure 4-1: House prices by quartile in CCNA, 2012-2021**



Source: Land Registry PPD

130. When comparing house price trends of Calne parish with Calne Without parish, a quite marked difference can be observed. In Calne, median prices have risen by 51%, with mean prices increased by 50% and lower quartile prices by an even higher 59% between 2012-2021. Over the same period in Calne Without Parish, price increases have been significantly lower, with median prices up by 26%, mean prices by 25% and lower quartile prices by only 15%.
131. Table 4-3 breaks down house prices by type, presenting the median within each type. It shows that while the price of homes has grown significantly overall (49% in total / 5.4% per annum), prices of semi-detached houses have increased most, followed by terraces followed by detached houses, and finally, flats. Price growth in all categories has been fairly considerable, between 39-58% over the nine year period.

**Table 4-3: Median house prices by type in CCNA, 2012-2021**

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Growth
Detached	£249,950	£242,498	£260,000	£285,000	£310,000	£348,995	£330,000	£351,250	£332,500	£365,000	46%
Semi-Detached	£160,500	£169,000	£181,500	£199,950	£215,000	£238,725	£237,500	£230,000	£231,498	£252,750	58%
Terraced	£143,250	£140,000	£152,000	£165,000	£175,000	£192,250	£190,000	£199,950	£192,995	£220,000	54%
Flats	£100,000	£91,000	£103,500	£105,000	£122,000	£125,500	£127,000	£130,000	£129,000	£138,500	39%
<b>All Types*</b>	<b>£175,000</b>	<b>£167,250</b>	<b>£182,748</b>	<b>£193,000</b>	<b>£214,250</b>	<b>£235,998</b>	<b>£245,000</b>	<b>£245,000</b>	<b>£240,000</b>	<b>£260,000</b>	49%

Source: Land Registry PPD

132. When looking at average prices for the two separate parishes to compare urban and rural parts of CCNA, it is clear that the rural areas have significantly higher average prices compared to the more built-up areas in Calne Parish, despite having grown at a much lower rate since 2012. Therefore, prices in the two parishes have been becoming slightly more similar since 2012, but with Calne Without parish prices still remaining significantly above those in Calne parish.

**Table 4-4: Average House Prices in different parts of CCNA in 2012 and in 2021**

	CCNA	Calne Parish	Calne Without Parish
<b>Mean 2012</b>	£191,305	£182,589	£285,378
<b>Median 2012</b>	£175,000	£167,000	£250,000
<b>Lower Quartile 2012</b>	£130,250	£128,700	£212,500
<b>Mean 2021</b>	£286,516	£273,262	£357,475
<b>Median 2021</b>	£260,000	£252,750	£315,000
<b>Lower Quartile 2021</b>	£210,000	£205,000	£245,000

Source: Land Registry PPD

## Income

133. Household incomes determine the ability of households to exercise choice in the housing market, and consequently the level of need for affordable housing products. Two sources of data are used to examine household incomes in the NA.

134. The first source is ONS's estimates of incomes in small areas. This is locally specific but limited to the overall average income (i.e. it does not provide a separate measure for average income of lower earners). The average total household income before housing costs locally was £45,500 in 2018 (this is the most recent measure available to us at the time of writing). A map of the area to which this data applies is provided in Appendix A. To differentiate between rural and urban incomes, the data can be split by MSOA, which shows that the average income for the MSOA covering the wider rural area (£49,100) is higher than the average incomes in the two MSOAs covering the main settlement of Calne (£45,100 and 45,500). This also chimes with the deprivation map we showed

earlier in our context section, which shows higher levels of deprivation at the built-up centre of CCNA, compared to the more rural outer areas.

135. The second source of income data is ONS's annual estimates of UK employee earnings. This provides a separate measure for lower quartile average earnings (i.e. the income of the lowest 25% of earners). However, it is only available at the Local Authority level. It also relates to individual, rather than household earnings. While this is an accurate representation of household incomes where there is only one earner, it does not represent household income where there are two or more people earning. Wiltshire's gross individual lower quartile annual earnings were £13,788 in 2020. To estimate the income of households with two lower quartile earners, this figure is doubled to £27,576.
136. It is immediately clear from this data that there is a large gap between the spending power of average earning households and those earning the lowest 25% of incomes, particularly where the household in question has one earner only.

## Affordability Thresholds

137. To gain a clearer understanding of local affordability, it is useful to understand what levels of income are required to afford different tenures. This is done using 'affordability thresholds': the estimated amount of annual income required to cover the cost of rent or a mortgage, given local housing prices.
138. AECOM has determined thresholds for the income required in CCNA to buy a home in the open market (average and entry-level prices), and the income required to afford private rent and the range of Affordable Housing tenures as set out in the NPPF. These calculations are detailed and discussed in more detail in Appendix A.
139. The key assumptions made in assessing the affordability of different tenures are explained alongside the calculations, but it is worth noting here that we have assumed that the maximum percentage of household income that should be spent on rent is 30% and that mortgage financing will be offered at a maximum of 3.5 times household income.
140. Table 4-5 summarises the estimated cost of each tenure, the annual income required to support these costs within the NA, and whether local incomes are sufficient. The income required column assumes the household already has access to a deposit (which we have assumed to be 10% of the value to be purchased) but does not reflect the possibility that households may already hold equity from an existing property. Although these factors may be crucial to whether housing will be affordable, they are highly dependent on individual circumstances that cannot be anticipated here.
141. The same information is presented as a graph in **Error! Reference source not found.** on a subsequent page, with selected measures from the table presented for clarity.

**Table 4-5: Affordability thresholds in CCNA (income required, £)**

Tenure	Mortgage Value	Rent	Income required	Affordable on mean incomes?	Affordable on LQ 1 incomes?	Affordable on LQ 2 incomes?
<b>Market Housing</b>						
Median House Price	£234,000	-	<b>£66,857</b>	No	No	No
NA Median New Build House Price	£222,748		<b>£63,642</b>	No	No	No
LQ/Entry-level House Price	£189,000	-	<b>£54,000</b>	No	No	No
Average Market Rent	-	£11,028	<b>£36,760</b>	Yes	No	No
Entry-level Market Rent	-	£9,000	<b>£30,000</b>	Yes	No	No
<b>Affordable Home Ownership</b>						
First Homes (-30%)	£155,923	-	<b>£44,550</b>	Yes	No	No
First Homes (-40%)	£133,649	-	<b>£38,185</b>	Yes	No	No
First Homes (-50%)	£111,374	-	<b>£31,821</b>	Yes	No	No
Shared Ownership (50%)	£111,374	£3,094	<b>£42,134</b>	Yes	No	No
Shared Ownership (25%)	£55,687	£4,641	<b>£31,379</b>	Yes	No	No
Shared Ownership (10%)	£22,275	£5,569	<b>£24,927</b>	Yes	No	Yes
<b>Affordable Rented Housing</b>						
Affordable Rent	-	£6,682	<b>£22,251</b>	Yes	No	Yes
Social Rent	-	£5,261	<b>£17,519</b>	Yes	No	Yes

Source: AECOM Calculations

142. Before considering each tenure category in turn, it is important to stress that these affordability thresholds have been calculated to give a sufficiently robust indication of the costs of various tenures to inform Neighbourhood Plan policy choices. These figures rely

on existing data and assumptions, and it is not possible to estimate every possible permutation. The income figures also disguise a large degree of variation. For simplicity the analysis below speaks in terms of tenure products being ‘affordable’ or ‘not affordable’ for different groups, but individual circumstances and the location, condition, and other factors of specific properties in each category have a large impact. These conclusions should therefore be interpreted flexibly.

### **Market housing for purchase and rent**

143. Thinking about housing for purchase on the open market, it appears that local households on average incomes are unable to access even entry-level homes unless they have the advantage of a very large deposit. Market housing, even with the benefit of an above average income, is likely to remain out of reach to most. The median house price would require an annual income £21,357 higher than the current average.
144. To add some comparison between the affordability of home ownership in the two parishes making up the NA, the median house price in Calne Without (£315,000) is 6.4 times the average parish income (£49,100), while the median house price in Calne parish (£252,750) is 5.6 times the average income for the two MSOAs covering this parish (£45,100 - £45,500). Therefore housing in Calne Without parish, despite slightly higher average parish incomes, is even less affordable than housing in Calne parish. However, in general terms the difference this makes is likely to be limited, as home ownership in both parishes is unaffordable on average incomes.
145. Private renting is generally affordable to average earners and even to some households with slightly below average income. The income threshold required is around £36,760, so 8,740 below average earnings. Entry-level market rents are even more affordable, requiring household incomes of £30,000. However, as lower quartile earnings are considerably below the average in CCNA, households made up of either one or two lower quartile earners cannot afford the given rental thresholds, not even at lower quartile rents. Affordability is improved if households are able or willing to dedicate a larger proportion of their incomes to rental costs, although this has repercussions for other quality of life aspects and cannot be assumed to suit all individuals’ circumstances.

### **Affordable home ownership**

146. As in many locations, there is a relatively large group of households in CCNA who may be able to afford to rent privately but cannot afford home ownership. They are typically earning between around £30,000 per year (at which point entry-level rents become affordable) and £54,000 (at which point entry-level market sale homes become affordable). This ‘can rent, can’t buy’ cohort may benefit from the range of affordable home ownership products such as First Homes and shared ownership.
147. First Homes are to be offered at a discount of at least 30% on equivalent market prices (i.e. new build, entry-level properties). Local authorities and neighbourhood plan qualifying bodies will have discretion to increase the discount on First Homes to 40% or 50% where there is evidence to suggest this is appropriate.
148. This report has estimated the income required to afford First Homes and tested the implications of 30%, 40%, and 50% discount levels. All three levels of discount,

including the lowest at 30%, would make home ownership affordable to households on average earnings in CCNA.

149. Table 4-6 shows the discount required for First Homes to be affordable to the three income groups. Because it is not possible to estimate the cost of a typical First Home due to a lack of data on new build entry-level house prices in the NA, it is worth considering the discounts required for some additional price benchmarks. The table above uses median house prices in the NA as the best proxy for the cost of a newly built entry-level home in the area, because this reflects the local market and accounts for the price premium usually associated with newly built housing (which would bring the price closer to the price of median existing homes than existing entry-level homes). However, it is worth thinking about First Homes in relation to the cost of new build prices in the wider area, and of entry-level existing prices locally to get a more complete picture. The discount levels required for these alternative benchmarks are given below.
150. Lower quartile earners would generally not be able to afford First Homes, even if the highest discounts of 50% were applied. The only circumstance in which First Homes could be affordable to a household on lower quartile incomes would be for a household with two earners and if a 50% discount were offered on an entry-level home. Even in that case, affordability would be marginal.

**Table 4-6: Discount on sale price required for households to afford First Homes**

Tenure/product	Mean Income	LQ x1	Income LQ x2
NA Median House Price	32%	79%	59%
NA Median New Build House Price	29%	78%	57%
NA Entry-level House Price	16%	74%	49%

Source: Land Registry PPD; ONS MSOA total household income

151. Shared ownership appears to be only marginally more affordable than First Homes, but is broadly accessible to the same groups. Government has recently announced that the minimum equity share for shared ownership will fall to 10% of the property value.<sup>29</sup> If this is delivered in the NA, it will make shared ownership easier to access for more people. 10% is the only equity share level at which shared ownership would become affordable to a household on two lower quartile earnings in CCNA. However, while the income threshold for a 10% equity shared ownership home is lower, this product may not necessarily be more attractive than the alternatives (such as shared ownership at higher equity shares and First Homes) for those who can afford them.
152. The transition from 10% to 100% ownership would be long, and during this period the rent on the 90% unsold value would not be subsidised, meaning that monthly costs for occupants will remain relatively high and the build-up of equity will be relatively slow. This product would therefore only be a realistic route to full ownership for households prepared to take a long-term view.

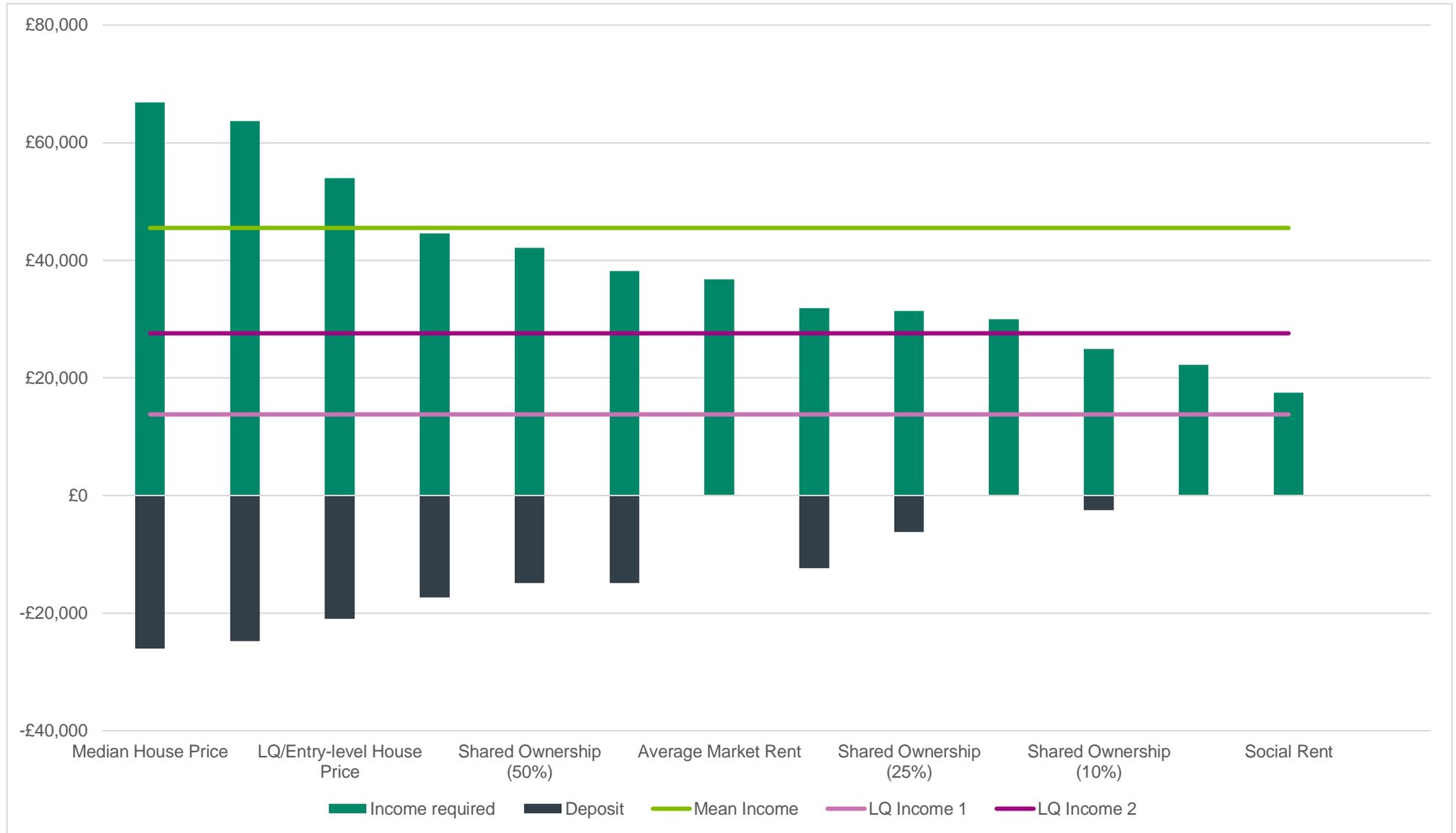
<sup>29</sup> The previous minimum equity share was 25%. This change took effect from 28 June 2021 and transitional arrangements are in place for planning policy documents that are prepared during the implementation timeframe. Changes are also introduced to make the process of staircasing to full ownership more gradual with lower minimum increments of 1%. The ministerial statement confirming and detailing the changes is available here: <https://questions-statements.parliament.uk/written-statements/detail/2021-05-24/hws48>.

153. The income required to access Rent to Buy is assumed to be the same as that required to afford market rents. On that basis, shared ownership is a marginally more affordable option than Rent to Buy, but again, only at the lowest equity share of 10%.
154. These three products need to be considered in relation to what they offer occupants in the long term beyond simply being affordable to access or not.
- First Homes allow for a greater ownership stake in the property, enabling occupiers to benefit from price appreciation over time. Monthly outgoings are also limited to mortgage costs alone, which tend to be cheaper than renting.
  - Shared ownership at high equity shares performs a similar function to First Homes, but there are additional costs associated with the rented portion.
  - Shared ownership at low equity shares can usually be accessed by lower earning households (than First Homes) and requires a smaller deposit. However, this is a potentially less attractive route to eventual ownership because monthly outgoings remain high. The occupant has to pay a significant monthly rent as well as service charges and other costs, so it can be harder for them to save funds to buy out a greater share in the property over time.
  - Rent to Buy requires no deposit, thereby benefitting those with sufficient incomes but low savings. It is more attractive than renting but results in a much slower accumulation of the funds that can provide an eventual route to ownership than the other tenures discussed above.
155. In conclusion, all of these products would provide value to different segments of the local population, with shared ownership at a lower than 25% equity share potentially allowing lower earning households to get a foot on the housing ladder, while Rent to Buy is helpful to those with little or no savings for a deposit, and First Homes (especially at 50% discount) may provide a better long-term investment to those who can afford to access it.

### **Affordable rented housing**

156. Affordable rented housing is generally affordable to households with two lower earners depending on their household size (average earning households are unlikely to be eligible). However, households with a single lower earner appear unable to afford any of the tenures considered, including the smallest socially rented units. Many such individuals will, if unable to secure a social rented dwelling require additional subsidy through Housing Benefit to access housing.
157. The evidence in this chapter suggests that the affordable rented sector performs a vital function in CCNA, as the only option for a large segment of those in the greatest need. Social rents are cheaper and would therefore leave households on lower earnings better off and better able to afford their other living costs, such as food and fuel etc. Where households are supported by housing benefit, the difference in the cost of affordable and social rents may be irrelevant as the level of housing benefit flexes according to the rent. This mean that households supported by housing benefit may be no better off in social rented accommodation because they receive a lower rate of housing benefit to cover their rent.

**Figure 4-2: Affordability thresholds in CCNA, income required (additional cost of deposit in black)**



Source: AECOM Calculations

## Affordable housing- quantity needed

158. The starting point for understanding the need for affordable housing in CCNA is the relevant Strategic Housing Market Assessment (SHMA dating from 2017) and the Local Housing Need Assessment (LHNA dating from 2019). The 2019 LHNA was undertaken for Swindon Borough Council and Wiltshire Council by ORS. This joint study estimates the needs for housing in the two local authority areas, divided up into HMAs, based on the government's standard method for calculating housing need, and relevant Planning Practice Guidance at the time. The LHNA identifies a minimum local housing need of 40,680 dwellings for Wiltshire over the 20-year period 2016-2036. This can be compared to an Objectively Assessed Need (OAN) of 44,000 identified by the previous SHMA. However, the LHNA states that a higher figure of 45,700 dwellings would be an appropriate target for Wiltshire to align with jobs growth projections. For Chippenham HMA, which CCNA is part of, this would mean a requirement of between 16,900 and 20,400 dwellings overall, equivalent to 845-1,020 dwellings per year of the plan period on average. The LHNA does not go into detail on affordable housing needs figures.
159. The 2017 SHMA, undertaken for Swindon and Wiltshire by ORS, established a total housing need of 44,000 for Wiltshire and projected a total need for 14,600 additional affordable homes for Wiltshire as a whole over the plan period. This translates to 2,200 housing units and 730 affordable housing units per annum. Therefore, 33% of the total housing need is for affordable homes. The SHMA estimates that this affordable need is largely (73%) for social/affordable rent in Wiltshire, as it relates to households who live in unsuitable housing and who cannot afford to access market rents. A small proportion of these households (27% of total affordable housing need) may be able to afford some kind of intermediate affordable housing, such as shared ownership. In some cases this is more affordable than market rents, especially when available at a share of 25%.
160. When the SHMA figures are pro-rated to CCNA, based on its fair share of the population (4.26% of the LPA's population), this equates to 31 affordable homes per annum (predominately for social/affordable rent) or 622 affordable homes over the Neighbourhood Plan period 2016-2036, of which 454 would be for rent and 168 for sale. If this affordable housing need was further disaggregated by parish, this would equate to 27 units for Calne parish and 4 for Calne Without parish, per annum.
161. In order to add further detail to this figure, we have sought local housing waiting list data from WC. This waiting list data in Table 4-7 (as at 5<sup>th</sup> May 2022) shows that a total number of 153 households on the housing waiting list (those waiting to access affordable rented housing) have selected a parish in CCNA as their first preference location (147 households have selected Calne Parish and 6 have selected Calne Without Parish). This shows a relatively significant current backlog of households waiting for appropriate affordable rented accommodation in CCNA, chiefly for smaller units, and primarily in the town rather than in rural

parts of the NA. Interestingly, the greatest demand overall is for 1 bed units. However, none of this demand is from the six persons expressing a preference for Calne Without parish, who expressed a unit preference for a 2, 3, or 4 bed home.

**Table 4-7: Households on the Wiltshire Council Housing Waiting List that have selected a parish in CCNA as their first preference as at 4 May 2022 (Bands 1-4<sup>30</sup>, by unit size)<sup>31</sup>**

<b>Unit size preference Calne Parish</b>							
	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4 bed</b>	<b>5 bed</b>	<b>6 bed</b>	<b>Total Calne</b>
<b>Band 1</b>	4	2	1	0	0	0	
<b>Band 2</b>	15	10	10	1	0	0	
<b>Band 3</b>	30	15	12	2	1	1	
<b>Band 4</b>	16	10	13	4	0	0	
<b>All Bands</b>	<b>65</b>	<b>37</b>	<b>36</b>	<b>7</b>	<b>1</b>	<b>1</b>	
<b>Unit size preference Calne Without Parish</b>							
	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4 bed</b>	<b>5 bed</b>	<b>6 bed</b>	<b>Total Calne Without</b>
<b>Band 1</b>	0	0	0	0	0	0	
<b>Band 2</b>	0	1	1	1	0	0	
<b>Band 3</b>	0	1	0	0	0	0	
<b>Band 4</b>	0	1	1	0	0	0	
<b>All Bands</b>	<b>0</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>0</b>	
<b>Total CCNA</b>	<b>65</b>	<b>40</b>	<b>38</b>	<b>8</b>	<b>1</b>	<b>1</b>	<b>Total both parishes: 153</b>

162. Turning now to an alternative method of estimating the possible extent of need for Affordable Housing which provides a route to home ownership, Table 4-8 estimates the potential demand in CCNA. This model aims to estimate the number of households who might wish to own their own home but cannot afford to (the 'can rent, can't buy' group described in the previous section). The model is consistent with methods used at Local Authority scale in taking as its starting point households currently living in or expected to enter the private rented sector who are not on housing benefit.

163. There may be other barriers to these households accessing home ownership on the open market, including being unable to save for a deposit, or being unable to afford a home of the right type/size or in the right location. The model also discounts 25% of households potentially in need, assuming a proportion will be renting out of choice. This assumption is based on consistent results for surveys and polls at the national level which demonstrate that most households (typically

<sup>30</sup> Wiltshire Council operates a banding system to prioritise housing need and assessments of housing applications, where Band 1 is classified as "Emergency Need"; Band 2 is "High Need"; Band 3 is "Medium Need"; and Band 4 is "Low Need".

<sup>31</sup> Provided by Wiltshire Council in email dated 18.05.2022

80% or more) aspire to home ownership<sup>32</sup>. No robust indicator exists specifically for CCNA or a wider scale to suggest aspirations may be higher or lower in the NA.

164. The result of this alternative calculation is up to 57 households per annum who may be interested in affordable home ownership (or 798 for the entirety of the Plan period).
165. This assumes a rate of turnover in the existing stock will satisfy some need, although this is extremely minimal because of the low proportion of stock in the NA currently (only 1% of households currently live in shared ownership accommodation).
166. It is also worth bearing in mind that this demand for affordable home ownership is likely to be proportionately greater in Calne Without parish, as this has a higher percentage of private renters than Calne parish.
167. It is important to keep in mind that the households identified in this estimate are, by and large, adequately housed in the private rented sector, Affordable Housing, or living in other circumstances. They do not necessarily lack their own housing but would prefer to buy rather than rent. They have been included in the national planning definition of those in need of Affordable Housing, but their needs are less acute than those on the waiting list for affordable rented housing.

---

<sup>32</sup> <http://www.ipsos-mori-generations.com/housing.html>

**Table 4-8: Estimate of the potential demand for affordable housing for sale in CCNA**

Stage and Step in Calculation	Total	Description
<b>STAGE 1: CURRENT NEED</b>		
1.1 Current number of renters in CCNA	1,269.0	Census 2011 number of renters * national % increase to 2018
1.2 Percentage renters on housing benefit in LA	11.8%	% of renters in 2018 on housing benefit
1.3 Number of renters on housing benefits in CCNA	149.9	Step 1.1 * Step 1.2
1.4 Current need (households)	839.3	Current renters minus those on HB and minus 25% assumed to rent by choice
1.5 Per annum	<b>60.0</b>	Step 1.4 divided by plan period
<b>STAGE 2: NEWLY ARISING NEED</b>		
2.1 New household formation	867.6	LA household projections for plan period (2018 based) pro rated to NA
2.2 % of households unable to buy but able to rent	11.5%	(Step 1.4 + Step 3.1) divided by number of households in NA estimated in 2020
2.3 Total newly arising need	99.5	Step 2.1 * Step 2.2
2.4 Total newly arising need per annum	<b>7.7</b>	Step 2.3 divided by plan period
<b>STAGE 3: SUPPLY OF AFFORDABLE HOUSING</b>		
3.1 Supply of affordable housing	212	Number of shared ownership homes in NA (Census 2011 + completions data 2011-2021) - excludes First Buy
3.2 Supply - intermediate resales	<b>10.6</b>	Step 3.1 * 5% (assume rate of re-sale)
<b>NET SHORTFALL PER ANNUM / PLAN PERIOD</b>		
Overall shortfall (or surplus) per annum	<b>57</b>	(Step 1.5 + Step 2.4) - Step 3.2
Overall shortfall (or surplus) over the plan period	798	(Step 1.4 + Step 2.3) - Step 3.2 * number of years to end of plan period

Source: AECOM model, using Census 2011, English Housing Survey 2018, DLUHC 2018 based household projections and net additions to affordable housing stock. 2018 is the latest reliable data for some datasets so is used throughout for consistency.

168. WC, in addition to their Housing Waiting List for affordable rented housing, also maintain a Council Open Market Register, which includes households not considered to be currently in need, but who may want to move into a rented property or may be considered suitable for an intermediate tenure. This Register shows the following demand for CCNA, which like the Housing Waiting List data is again concentrated towards smaller units sizes:

**Table 4-9: Wiltshire Council Open Market Register for CCNA as at May 2022 by unit size preference** (all entries are for Calne, with none for Calne Without) <sup>33</sup>

Unit size preference						
1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	Total
15	20	5	2	0	0	42

169. Note that all of the entries in the open market register for CCNA relate to Calne parish, with no demand registered for Calne Without. This is slightly surprising as Calne Without has a higher proportion of private renters than Calne parish. In total, there are 42 entries on this register, compared to 153 entries on the housing waiting list for affordable rented accommodation in CCNA (i.e. almost 4 times as many).
170. There is no policy or legal obligation on the part either of the Local Authority or Neighbourhood Plan to meet affordable housing needs in full, though there are tools available to the Steering Group that can help ensure that it is met to a greater extent if resources permit (e.g. the ability to allocate sites for affordable housing).
171. It is also important to remember that even after the Neighbourhood Plan is adopted, the assessment of need for Affordable Housing, the allocation of affordable rented housing to those in need, and the management of the housing waiting list, all remain the responsibility of the Local Authority rather than the neighbourhood planning group.

## Affordable Housing policy guidance

172. WC's adopted policy on this subject (Core Policy 43) and CCNP policy H2 require 30% of new housing in CCNA to be affordable for major development, subject to viability.
173. Based on completions figures provided by WC for CCNA to us as part of this HNA, affordable housing has actually constituted 32% of all net completions over the past 10 years (2011/12-2020/21). Existing commitments and permissions as part of the emerging strategy for Wiltshire for the 2016-2036 plan period can also give an indication of likely affordable housing delivery. These show that in Calne, 627 dwellings have been built between 2016-2019 and, at 1 April 2019, 625 homes are already in the pipeline i.e. they have planning permission, resolution to grant planning permission or are allocated for development in the Calne Community Neighbourhood Plan (2018)<sup>34</sup>. Looking at the summary breakdown of all sites in the deliverable supply in the Appendix 1 of the Wiltshire Housing Land Supply Statement April 2022 (calculated with a base date of April 2021)<sup>35</sup> for CCNA<sup>36</sup>, the following affordable housing picture emerges:

<sup>33</sup> Provided by Wiltshire Council in email dated 18.05.2022

<sup>34</sup> As stated in the Wiltshire Council Local Plan - Planning for Calne Document [WLP Market Town Planning for Calne FINAL.pdf \(wiltshire.gov.uk\)](#)

<sup>35</sup> [Housing Land Supply Statement 2021 - FINAL.pdf \(wiltshire.gov.uk\)](#)

<sup>36</sup> Note that major developments were only listed for Calne in the Appendix, with none for Calne Without and only one small site for Derry Hill/Studley

**Table 4-10: Summary breakdown of all sites in the deliverable supply**

<b>Site Address</b>	<b>Application Ref.</b>	<b>Total Units</b>	<b>Affordable units / percentage affordable</b>
Land North of Low Lane Calne	N18.4823	165	50 (30%)
Land off Sandpit Road Calne	N18.3098	21	6 (30%)
Land at Silver Street Calne Wiltshire	N16.4124	154	46 (30%)
Land to East of Oxford Road Oxford Road Calne Wiltshire	N16.7209	200	0 (0%)
Woodlands Social Club Woodland Park Calne SN11 0JX	18/04202/ FUL	18	5 (30%)
Land North of 270 Oxford Road Calne Chippenham	N16.5344	26	8 (30%)
Phase B Land North of Low Lane , Calne	18/12108/ REM	69	26 (38%)
Marden Court , Quarr Barton Calne	19/06378/ FUL	16	5 (30%)
Land to rear of 8 - 13 High Street, Calne, Wiltshire	19/03435/ FUL	39	Payment in lieu, (£409,693.81)
Land North of Low Lane - Phase C Calne Wiltshire	20/00481/ REM	64	24 (38%)
<b>Total</b>		<b>772</b>	<b>170 (22% average on-site affordable provision)</b>

*Source: Appendix 1 of the Wiltshire Housing Land Supply Statement April 2022, calculated with a base date of April 2021*

174. This shows that most major development permissions appear to include a 30% affordable housing requirement and that an average 22% of units are permitted as on-site affordable housing provision. Therefore, taking this evidence and that of the completions data shared by WC together, it appears a reasonable assumption that around 30% of the total HRF for Calne will likely be delivered as affordable over the plan period.

175. The overall proportion of housing that must be affordable is not an area of policy that a Neighbourhood Plan can usually influence, but it is worth emphasizing that

the HNA finds there to be robust evidence of need for Affordable Housing in the NA, and every effort should be made to maximise delivery where viable.

176. How the Affordable Housing that comes forward through mainstream development sites is broken down into specific tenures – such as the balance between rented tenures and routes to home ownership – is, in line with Core Policy 45, to be informed by the SHMA or new sound evidence from either an updated SHMA or other credible evidence source. As explained above, the 2017 SHMA estimated that 73% of affordable housing need in Wiltshire is for affordable rent and 27% for intermediate affordable housing.
177. Made CCNP Policy H2, which is more recent than the adopted Core Strategy or SHMA publication, specifies that the requirement is for at least 30% Affordable Housing but that proposals must consider and address current evidence of housing need; and that the mix of affordable housing may vary site-by-site on the basis of evidence, but will approximate to 60% affordable rented and 40% shared ownership. Our current HNA can supply newer localized evidence, and this section summarises the factors that might be taken into account before proposing a suggested Affordable Housing tenure mix that might be suitable for the CCNP going forward.
178. The following evidence and considerations may be used as a starting point in the development of policy concerning the Affordable Housing mix:

- A. **Evidence of need for Affordable Housing:** This study estimates that CCNA requires roughly 454 units of affordable rented housing (based on pro-rating the 2017 SHMA figures) and between 168-798 units of affordable home ownership (based on AECOM calculations) over the Plan period. Both forms of Affordable Housing appear to be valuable in meeting the needs of people on various incomes.

Working from the lower figure as a minimum need for affordable housing, in line with the 2017 SHMA we would suggest that of a total need for 622, 73% of Affordable Housing should be rented and 27% should offer a route to ownership. However, as noted above, the potential extent of demand for affordable housing for sale could be considerably higher. Furthermore, these figures are not directly equivalent: the former expresses the identified need of a group with acute needs and no alternative options; the latter expresses potential demand from a group who are generally adequately housed in rented accommodation and may not be able to afford the deposit to transition to ownership. So while potential demand for affordable home ownership may exceed need for affordable rented housing, more acute needs should be prioritized.

If the quantity of new housing overall were unlimited, 36% affordable rented to 63% affordable housing for sale may be an appropriate affordable tenure mix. However, this is not likely and also not strictly necessary.

- B. **Can Affordable Housing needs be met in full?** How far the more urgently needed affordable rented housing should be prioritised in the tenure mix depends on the quantity of overall housing delivery expected.

As much of the total HRF for CCNA is already committed, it is likely that the full HRF or more will come forward over the plan period.

The total need for affordable housing we have calculated is 622-1,252, which amounts to 84% of the total housing requirement for CCNA over the plan period (i.e. 1,690).

If the current Local Plan and NP requirement of 30% were achieved on every site to be developed in CCNA over the plan period 2016-2036, up to around 507 affordable homes might be expected in the NA (note that this is based on the total housing requirement for CCNA of 1,690, rather than the residual requirement of 438 dwellings, which deducts existing commitments and completions, as those are still coming forward during the plan period).

As demonstrated above, some developments will come forward with lower or no affordable housing provision, and some development will come forward on small infill developments, where schemes do not meet the threshold of 11 dwellings, above which the Affordable Housing policy applies. However, various completions data from WC appears to show an average of 30% of net completions coming forward as affordable, which makes an assumption of 30% affordable housing delivery likely to be realistic. The total potential demand for Affordable Housing identified here will be very unlikely to be fulfilled, regardless.

Affordable rented housing should have a higher weighting in the tenure mix to ensure that the most acute needs are met as a priority. Given the volume of existing completions and commitments, it is reasonable to assume that further affordable supply will be forthcoming but limited, and that affordable rented accommodation should be prioritised. Three possible appropriate benchmarks include the 60% rented 40% ownership guideline mix in the currently made CCNP; the mix proposed in the 2017 SHMA of 73% versus 27% (as referenced in the adopted Core Strategy); and the 67% rented and 33% for sale mix achieved on affordable housing completions during the past 10 years. It also has to be born in mind that the majority of the total HRF for CCNA is on sites which are already committed. Therefore, even if the NP promotes a different affordable housing tenure mix, this will have a limited effect during the remainder of the plan period.

- C. **Government policy (e.g. NPPF) requirements:** Current NPPF policy requires 10% of all homes to be delivered for affordable home ownership. For 10% of all housing to be affordable ownership in CCNA, where 30% of all housing should be affordable in line with current policy, 33% of Affordable Housing should be for affordable ownership. Core Policy 45 specifies that the tenure mix should be as per the SHMA or newer evidence. Therefore, the most up to date evidenced and adopted affordable tenure mix policy is in the made CCNP (policy H2), which specifies that the mix may vary site-by-site on basis of evidence but will approximate to 60% affordable rented and 40% shared ownership. Therefore, designating 33% of Affordable Housing as First Homes

complies with the guideline tenure split sought in the adopted development plan for CCNA.

There can be exceptions to this requirement if it would prevent the delivery of other forms of Affordable Housing. Based on the findings of this HNA there is some evidence that delivering 10% or more of homes as affordable home ownership would impact on the ability to deliver social/affordable rented homes, as the overall supply of affordable housing will be limited and the need for affordable rented products appears considerable.

D. **Local Plan policy:** As noted above, the adopted development plan (in this case, the made CCNP 2018 Policy H2) seeks an approximate tenure split of 60% affordable rented and 40% shared ownership, while the Core Strategy does not specify a mix.

E. **First Homes policy:** the Government recently concluded a consultation on the introduction of First Homes (to provide at least 30% discount on new build home prices). The proposals have now been enacted through a ministerial statement. A minimum of 25% of all Affordable Housing secured through developer contributions are now required to be First Homes.

This new minimum requirement may have the effect of displacing other products in any established tenure mix, and will reduce the amount of social or affordable rent if this was proposed to be more than 75% of Affordable Housing. This is not currently the case in CCNA. However, a revised tenure split may be proposed in the emerging Wiltshire Local Plan.

After the 25% First Homes requirement has been met, the remaining 75% of Affordable Housing units should, as a first priority, protect the provision for social rent set out in the development plan. The remaining units should then be allocated to other tenure products in the relative proportions set out in the development plan.

AECOM is aware that some Local Planning Authorities are considering 'top slicing' their affordable housing quota to provide 25% First Homes and then allocating the remaining proportion according to their existing policy tenure split. If this was done in Wiltshire, and specifically in CCNA, the remaining 75% of the affordable housing provision would then be apportioned 60% to affordable rent and 40% to affordable home ownership in line with CCNP 2018 Policy H2. If this approach is taken, all other things being equal, it would reduce the provision of rented forms of affordable housing, since it would effectively protect the provision of other forms of affordable home ownership alongside First Homes. Some LPAs are considering this approach because of the existing business models of registered providers which have relied on shared ownership to cross subsidise affordable rented housing and uncertainty over whether First Homes could replace this model.

This guidance generally applies to local authority level policy, and there is still potential for CCNP's future tenure mix to deviate, as WC have previously allowed the NP to set a tenure mix based on recent evidence.

- F. **Viability:** HNAs cannot take into consideration the factors which affect viability in the neighbourhood area or at the site-specific level. Viability issues are recognised in the Local Plan and it is acknowledged that this may affect the provision of affordable housing, the mix of tenures provided and the discounts that can be sought on First Homes properties.
  - G. **Funding:** the availability of funding to support the delivery of different forms of Affordable Housing may also influence what it is appropriate to provide at a particular point in time or on any one site. The steering group may wish to keep this in mind so that it can take up any opportunities to secure funding if they become available.
  - H. **Existing tenure mix in CCNA:** Based on evidence from the Census 2011, the proportion of households living in affordable housing in CCNA is average for Wiltshire (around 16%). This means that there is some Affordable Housing stock (to rent and for sale) present currently within the NA, and that the majority of this is for social or affordable rent. This suggests that provision of affordable housing, including a proportion of Affordable Housing for sale, would offer a wider choice of homes for local residents and, importantly, may allow those on lower incomes including newly forming households and younger families to remain in or move to the area.
  - I. **Views of registered providers:** it is not within the scope of this HNA to investigate whether it would be viable for housing associations (registered providers) to deliver and manage affordable rented homes in CCNA. The funding arrangements available to housing associations will determine rent levels.
  - J. **Wider policy objectives:** the CCNA steering group may wish to take account of broader policy objectives for CCNA and/or the wider local authority area. These could include, but are not restricted to, policies to attract younger households, families or working age people to the NA. These wider considerations may influence the mix of Affordable Housing provided. Both the made CCNP 2018 and the Wiltshire Core Strategy aim for a mix of dwelling types and tenures to meet the needs of the community. The made NP also includes the following relevant policy objectives: *“Provide for a balance of new homes and jobs to support the economic prosperity of our growing community and reduce the need to travel”*.
179. On the basis of the considerations above, Table 4-11 proposes an indicative Affordable Housing tenure mix that might be sought through Neighbourhood Plan policy.
180. This indicative mix is chiefly a response to the expectation that the delivery of Affordable Housing will be lower than the total needs identified here, and that the majority of delivery over the plan period 2016-36 is already committed and will therefore not be subject to any new NP policies on tenure mix. In this context, affordable rented tenures should be prioritised. The made NP Policy H2 guideline mix of 60% rented to 40% ownership offers a benchmark. However, a higher

percentage of affordable housing for rent, in line with evidence in the 2017 SHMA and in this HNA, could be justified. A split of 67% rented and 33% for sale would comply with the various minimum requirements mandated nationally and is also the same as the tenure split being delivered by Affordable Housing completions in Calne 2011/12-2020/21.

181. It would be possible for the CCNP Steering Group, with the support of WC, to claim an exception to the NPPF requirements based on the severity of need for affordable rented housing. However, it is not in this report's scope to comment on this and a mix within the national minimum requirements is considered the most robust option.
182. Since Shared Ownership at 10% appears to be the most affordable, followed by Rent to Buy at Entry Level Market Rents, followed by shared ownership at 25% and First Homes at 50% discount, these tenures were given according priority within the affordable housing for sale provision. However, as First Homes are required by government to make up 25% of all affordable homes, this makes up the largest part of the for sale provision.
183. This mix should be viewed as a starting point, based primarily on secondary evidence, which should be reconsidered in light of considerations F to J above, and in particular the views and objectives of the community.
184. Where the CCNA steering group wish to develop future policy that deviates from that outlined in the development plan at the time (this could be either the adopted Core Strategy and made CCNP, or the emerging Wiltshire Local Plan, if draft policies are published by this time) – either by differing from the headline split between renting and ownership or by specifying a greater level of detail around sub-tenures, it is important that they liaise with WC to gather more detailed income and viability information, and to ensure that departures from the local policy context have their support.
185. Another option when developing future Neighbourhood Plan policies on tenure splits is to add caveats to the policy in question, to the effect that the precise mix of affordable housing will be considered on the basis of site-by-site circumstances in addition to this evidence, as is the case in the made 2018 CCNP.

**Table 4-11: Indicative tenure split (Affordable Housing)**

Tenure	Indicative mix	Considerations and uncertainties
<b>Routes to home ownership, of which</b>	<b>33%</b>	
First Homes	25%	Product untested so uncertainties around viability, developer, lenders and buyer appetite etc.
Shared ownership	4%	Recently confirmed changes to the model to allow purchases of 10% share - impact on viability unknown. RPs business plans currently reliant on shared ownership model. Impact of displacement by First Homes unknown.
Rent to Buy	4%	Emerging product with popularity and effectiveness as yet unknown. Impact of displacement by First Homes unknown.
<b>Affordable Housing for rent, of which</b>	<b>67%</b>	
Social rent	To be set by Registered Providers	Uncertain how much funding available to support this tenure in local area. Uncertain whether RPs willing to own/manage stock in this area.
Affordable rent	To be set by Registered Providers	Uncertain whether RPs willing to own/manage stock in this area.

Source: AECOM calculations

## Conclusions- Tenure and Affordability

186. The majority of households in CCNA own their own home. While the private rented sector expanded in the intercensal period 2001-2011, more than doubling its share, social renting remains the second most common tenure in CCNA, followed by private renting. However, it is worth noting that this is reversed for Calne Without parish, where private renting is the second most common tenure after home ownership, and social renting makes up a lower percentage. Shared ownership homes accommodate only 1% of local households in the NA.

187. House prices have seen considerable broad based growth over recent years in CCNA, with higher growth observed in Calne than Calne Without parish. Different house types have seen between 39-58% price growth, with average growth at 49%. Mean house prices increased by £85,000 over the period 2012-21. House prices are higher in the rural than in the urban parts of the NA (median in Calne is £252,750 and £315,000 in Calne Without parish).

188. Household incomes determine the ability of households to exercise choice in the housing market, and consequently the level of need for affordable housing products. The average total household income before housing costs in CCNA was £45,500 in 2018. Wiltshire's gross individual lower quartile annual earnings were £13,788 in 2020. To estimate the income of households with two lower quartile earners, this figure is doubled to £27,576. There is clearly a large gap between the spending power of average earning households and those earning the lowest 25% of incomes, particularly where the household in question has only one earner. Furthermore, the average income for the wider rural areas of the NA is higher (£49,000 in Calne Without parish) than the average incomes in the main settlement of Calne (£45,100-45,500 for Calne parish), where average levels of deprivation are also higher.
189. Thinking about housing for purchase on the open market, it appears that local households on average incomes are clearly unable to access even entry-level homes unless they have the advantage of a very large deposit. Market housing, even with the benefit of an above average income, is likely to remain out of reach to most. The median house price would require an annual income of £66,857, which is considerably higher than the current average income in CCNA (45,500). Housing in Calne Without parish, despite slightly higher average parish incomes, is even less affordable than housing in Calne parish. However, in general terms the difference this makes is likely to be limited, as home ownership in both parishes is unaffordable on average incomes.
190. Private renting is generally affordable to average earners and even those with slightly below average earnings. However, households made up of one, or even two lower quartile earners still cannot afford the given rental thresholds. Affordability is improved if households are able or willing to dedicate a larger proportion of their incomes to rental costs, although this has repercussions for other quality of life aspects and cannot be assumed to suit all individuals' circumstances.
191. There is a relatively large group of households in CCNA who may be able to afford to rent privately but cannot afford home ownership, typically earning between around £33,000 per year (at which point entry-level rents become affordable) and £54,000 (at which point entry-level market sale homes become affordable). This 'can rent, can't buy' cohort may benefit from the range of affordable home ownership products such as First Homes and shared ownership.
192. This report has estimated the income required to afford First Homes and tested the implications of 30%, 40%, and 50% discount levels. In CCNA, a discount of 30% would be sufficient to make home ownership an affordable option for those on average incomes. However, even with a 50% discount, the income required (£31,821) is still above the income of a household with one or two lower quartile earners.
193. Shared ownership appears to be slightly more affordable than First Homes but is broadly accessible to similar groups. While a 25-50% share is affordable on average CCNA household incomes, only shared ownership with a 10% equity

share is affordable to those households on two lower quartile incomes. No Shared Ownership options are affordable to those on a single lower quartile income.

194. The income required to access rent to buy is assumed to be the same as that required to afford market rents. On that basis, First Homes and shared ownership are less affordable options, unless it is shared ownership at 10% equity.
195. In conclusion, all of these products would provide valuable to different segments of the local population, with shared ownership at a lower equity share, and rent to buy potentially allowing lower earning households to get a foot on the housing ladder, with rent to buy particularly helpful to those with little or no savings for a deposit, and First Homes (especially at 50% discount) potentially providing a better long-term investment to those who can afford to access it. However, none of these routes to home ownership are affordable to households on lower quartile incomes, except Shared Ownership at 10%.
196. Affordable rented housing is generally affordable to households with two lower earners depending on their household size (average earning households are unlikely to be eligible). However, households with a single lower earner appear unable to afford any of the tenures considered including the smallest socially rented units without recourse to benefits.
197. The evidence in this chapter suggests that the affordable rented sector performs a vital function in CCNA as the only option for a large segment of those in the greatest need. Social rents are cheaper and would therefore leave households on lower earnings better off and better able to afford their other living costs, such as food and fuel etc. Where households are supported by housing benefit the difference in the cost of affordable and social rents may be irrelevant as the level of housing benefit flexes according to the rent. This means that households supported by housing benefit may be no better off in social rented accommodation because they receive a lower rate of housing benefit to cover their rent.
198. This study estimates a total need for affordable housing in CCNA of 622-1,252 units, made up of roughly 454 affordable rented units (based on pro-rating the 2017 SHMA figures) and 168-798 units of affordable home ownership (based on AECOM calculations) over the Plan period. Both forms of Affordable Housing appear to be valuable in meeting the needs of people on different incomes.
199. Table 4-12 summarises CCNA's position with regards to the expected delivery of Affordable Housing, and how this might ideally be apportioned among sub-categories of tenure to meet local needs over the Plan period. This exercise simply applies the housing requirement figure for the area to the Core Strategy and made NP policy expectation of 30% and shows the quantities of affordable housing for rent and sale that would be delivered if the tenure mix proposed in this HNA, on the basis of need and national policy (67% affordable housing for rent and 33% for sale) were to be rigidly enforced. In this sense it is somewhat hypothetical, and the outcomes in practice may differ, either as a result of measures taken in the emerging revised neighbourhood plan (e.g. if the group

plan for more housing and therefore more affordable housing than the Core Strategy); if the affordable housing requirement increases in the emerging new Wiltshire Local Plan; if the group decide to influence the tenure mix in other ways; or as a result of site-specific constraints.

200. However, as housing delivery in Calne is relatively high, with much of the housing requirement in the emerging Local Plan already covered by existing commitments and completions, and as most existing permissions on major sites appear to include a 30% affordable housing requirement and completions over the past 10 years have included the same affordable housing tenure mix of 67% and 33%, these expected delivery figures are not entirely unrealistic:

**Table 4-12: Estimated delivery of Affordable Housing in CCNA**

	Step in Estimation	Expected delivery
A	Provisional capacity figure	1,690 total HRF 2016-2036 <i>(438 residual HRF at 2019)</i>
B	Affordable housing quota (%) for CCNA in Wiltshire's adopted Core Strategy	30%
C	Potential total Affordable Housing in NA (A x B)	507 based on total HRF <i>(131 based on residual HRF at 2019)</i>
D	Rented % (e.g. social/ affordable rented)	67%
E	Rented number (C x D)	340 <i>(88 based on residual HRF at 2019)</i>
F	Affordable home ownership % (e.g. First Homes, Rent to Buy)	33%
G	Affordable home ownership number (C x F)	167 <i>(43 based on residual HRF at 2019)</i>

*Source: AECOM estimate based on LPA's affordable housing policies, AECOM's indicative tenure mix*

201. Despite significant housing delivery in CCNA, the expected level of affordable housing delivery shown above, whether based on the total or residual HRF for CCNA, will not meet the full quantity of demand identified in our estimates of the need for affordable housing. However, the figures of 88 affordable housing for rent likely to be delivered and 43 affordable units for sale likely to be delivered based on CCNA's residual HRF and on our proposed tenure mixes would at least cover the majority of the current number of households on the Council's Waiting List for affordable rented housing (153 households) and those on the Council's Open Market Register for affordable housing for sale (42 households).

202. We recommend that the affordable housing policy requirement be met wherever possible, and for further avenues for delivering greater quantities of Affordable Housing (such as exception sites) to be explored. If the group considered exceeding the Core Strategy and made NP affordable housing policy requirement in a revised CCNP then it must be noted that an extremely high standard of justification is required which goes beyond the scope of this HNA, in particular around the issue of what level of Affordable Housing delivery can be financially viable in the NA. Raising the percentage of Affordable Housing required could have the effect of discouraging new building from coming forward altogether. Should the group wish to consider such an option, it is advisable to discuss this with the LPA in the first instance. This is particularly pertinent, as WC are also currently in the process of writing a new emerging Local Plan for Wiltshire.
203. Affordable housing is typically provided and made financially viable by its inclusion as a proportion of larger market developments, as guided by Local Plan policy. However, if the community wishes to boost the supply of affordable housing, there are other, more proactive routes available for its provision. For example, using community development orders, identifying exception sites or developing community land trusts are all ways of boosting the supply of affordable housing.

## 5. RQ 2: Type and Size

RQ 2: What type (terrace, semi, bungalows, flats and detached) and size (number of bedrooms) of housing is appropriate for the Plan area over the Neighbourhood Plan period?

### Introduction

204. The evidence in this chapter is intended to give a snapshot of the existing dwelling stock in CCNA in terms of type and size, as well as some of the population characteristics that tend to influence housing needs. From this, it is possible to develop an understanding of what sort of housing would be appropriate going forward.
205. It is worth emphasising that this evidence assumes that existing demographic and occupation patterns will persist into the future. It can therefore be thought of as the baseline or default scenario, into which the community may wish to intervene – for example to attract a different or more balanced demographic. The recommendations in this chapter, particularly the final suggested size mix, are a starting point that may be adjusted in light of other community objectives and primary evidence.

### Existing types and sizes

#### Background and definitions

206. Before beginning to explore issues of dwelling type and size, it is important to note that the demand for housing by size and type tends to be determined primarily by wealth – with those having more buying power choosing to occupy larger homes, and often preferring detached properties to denser types, such as flats.
207. This study is concerned primarily with need rather than demand. Need for homes of different sizes is chiefly determined by the number of people occupying the home. In the strict sense, there is no ‘need’ for dwellings of any particular type, other than the specific needs of those with certain disabilities for level access properties, for example.
208. The best proxy for the number of people in a household is age or ‘life stage’, with younger and then older households tending to have one or two people, and those in between these poles more likely to have larger families including children. Life stage is therefore a main indicator considered here for the size of housing needed. But it is worth pointing out that wealth is also correlated with age, so it is not possible to attain a pure view of what is needed from the secondary data alone.
209. It is also useful to clarify the terminology around dwellings and households. Dwellings are counted in the Census by combining address information with Census returns on whether people’s accommodation is self-contained. As such,

all dwellings are classified as either shared or unshared dwellings. Households are groups of people who live together as a coherent unit (such as a family), and a dwelling is shared where there is more than one household occupying it (e.g. two families or a group of individual students). Hence, there is usually a different number of households and dwellings in any given area. The number of dwellings can also exceed that of households in areas with large numbers of holiday or second homes.

210. As noted in the Context section of this report, there is no perfect data source for the current mix of dwellings in the NA. For some aspects, such as the size mix of homes, adding together Census figures and completions data from WC for the intervening period is highly accurate. For others, such as the type and mix of homes, this method is not available, and Valuation Office Agency (VOA) data must be used. In the case of CCNA, some comparison with completions data is also possible. The most appropriate combination of available approaches is used in this section.

## Dwelling type

211. The below presents a comparison between Census 2011 data and more recent VOA data from 2020. While this comparison has its limitations (because Census data counts bungalows within each of the other categories rather than independently and because the Census data relates to a slightly larger proxy area), it is still useful to demonstrate some of the trends. Note also that VOA data is rounded to the nearest 10 in each dwelling category.
212. The two accommodation type categories which show the largest increases 2011-2021 in CCNA are terraces and detached houses. 3,044 total additional homes are captured in the 2021 VOA data compared to the 2011 Census, including an additional 734 terraces and 624 detached homes. The third most increased type is semi-detached houses at 401 additional dwellings. The actual increases in detached and semi-detached dwellings are likely to be even larger, as bungalows generally fall into one of those two categories in the Census. Overall, this indicates that in CCNA mostly houses have been built rather than flats (the latter show only an increase of 248 dwellings), and that most new houses built were terraced or detached.

**Table 5-1: Accommodation type CCNA, 2011 and 2021**

Dwelling type	2011 (Census)	2021 (VOA)
Bungalow	-	910
Flat	972	1220
Terrace	2,426	3160
Semi-detached	2,459	2860
Detached	2,556	3180
Unknown/other	-	130
Total	8,416	11,460

Source: ONS 2011, VOA 2021, AECOM Calculations

213. Looking at the VOA data from 2021 in more detail, CCNA has a slightly lower proportion of flats and bungalows at one end of the spectrum, and a slightly higher proportion of terraced, semi-detached, and detached houses on the other end, compared to the rest of Wiltshire or to England as a whole.
214. Terraced and detached houses are the two most common dwelling types in the NA, closely followed by semi-detached houses. Across the country there are fewer houses and significantly more flats. Flats are not particularly represented in CCNA or Wiltshire. This suggests that the NA is likely to have fewer dwellings suitable for first time buyers or downsizers.
215. When comparing common dwelling types between the two individual parishes making up CCNA, this shows that in more rural Calne Without, detached and semi-detached houses are by far the most common, while in more urban Calne parish, the most common dwelling type is terraced houses, followed closely by semi-detached and detached homes. Calne parish also has a slightly higher proportion of flats.

**Table 5-2: Accommodation type, various geographies, 2021**

Dwelling type	CCNA	Wiltshire	England
Bungalow	7.9%	11.7%	9.4%
Flat	10.6%	12.2%	23.0%
Terrace	27.6%	23.4%	26.4%
Semi-detached	25.0%	24.8%	23.8%
Detached	27.7%	26.1%	15.9%
Unknown/other	1.1%	1.8%	1.4%

*Source: VOA 2021, AECOM Calculations*

216. Looking at recent completions data from WC, approximately 9% of net completions in CCNA between 2011/12 and 2020/21 were flats, while 91% were houses. In the more urban Calne parish, flats made up a slightly greater proportion of total net completions than in the more rural Calne Without parish (10% versus 6%). Unfortunately, the completions data does not provide a further breakdown of accommodation type. However, this still illustrates that recent completions have not significantly increased the proportion of flats across the NA.

## Dwelling size

217. As there is completions data available for CCNA from the local authority, the below shows Census data from 2011, Wiltshire completions data for CCNA, and 2020 VOA data for comparison.
218. While the VOA data helpfully shows changes that have been made to existing homes (i.e. extensions and the subdivision of rooms) that the other method overlooks (because the 2011 Census mix is effectively frozen at that point in time), it is in other respects less accurate. The VOA data is rounded to the nearest ten for each dwelling category, records a number of properties with an unknown number of rooms, and the newest data available is for 2021 – which misses any

homes completed in recent months. However, it still offers some chances of comparison with Census and completions data and for observing trends.

219. From 2011-2021, the proportion of studios, one- and two-bedroom properties in CCNA has slightly increased and the proportion of three- and four-bed properties has slightly decreased. It appears that the trend is for new properties built in CCNA to be slightly smaller than existing properties. However, the most common dwelling size in 2021, as in 2011, is still three bedrooms (making up 44% of the total). This is also true for both the individual parishes that make up CCNA. The next most common dwelling sizes across the NA are homes with 2 and 4 bedrooms, which both make up a similar proportion of the total (around 24-25% each). It is worth noting that in the more rural Calne Without, 4 and 5 bedrooms are the second and third most common dwelling size, while in the more urban Calne, homes with two and one bedrooms are the second and third most common.
220. Between 2011 and 2021, the dwelling size mix across the NA remains almost unchanged. Again, when looking at the split between the two parishes, larger units of four and three are more common in completions in rural Calne Without, while in more urban Calne, completions have mostly been slightly smaller, with 3-bedroom units most common, followed closely by 2- and then 4-bed units.

**Table 5-3: Dwelling size (bedrooms), CCNA, 2011 and 2021**

Number of bedrooms	Completions		2021 total	
	2011 (Census)	2011-2021 (Wiltshire)	(Census + completions)	2021 (VOA)
Studio	7 (0.1%)	N/A	7 (0.1%)	-
1	555 (6.8%)	85 (5.8%)	640 (6.6%)	830 (7.4%)
2	1,991 (24.4%)	406 (27.7%)	2,397 (24.9%)	2,850 (25.3%)
3	3,615 (44.2%)	577 (39.3%)	4,192 (43.5%)	4,900 (43.5%)
4+	2,008 (24.6%)	430 (29.3%)	2,438 (25.3%)	2,680 (23.8%)
Unknown	-	-31 (-2.1%)	-31 (-0.3%)	10 (0.1%)
<b>Total</b>	<b>8,176</b>	<b>1,467</b>	<b>9,643</b>	<b>11,270</b>

Source: ONS 2011, VOA 2021, AECOM Calculations

221. Again, it is useful to look at the percentage breakdown of dwelling sizes in comparison with the wider district and country. Smaller dwellings are under-represented in CCNA compared to the rest of the country, particularly in the more rural Calne Without, but this is similarly the case for Wiltshire as a whole. Recent development appears to be filling this gap to some minor extent, but not in a very significant way.
222. 3-bedroom homes remain by far the most common dwelling size across CCNA, Wiltshire and England.

**Table 5-4: Dwelling size (bedrooms), various geographies, 2021**

<b>Number of bedrooms</b>	<b>CCNA</b>	<b>Wiltshire</b>	<b>England</b>
1	7.4%	7.4%	12.3%
2	25.3%	25.6%	28.1%
3	43.5%	43.6%	43.4%
4+	23.8%	23.3%	15.5%

*Source: VOA 2021, AECOM Calculations*

223. Therefore, considering all of the different sets of data together, any shortage in CCNA is likely to be of smaller homes suitable for smaller households, such as younger first-time buyers and older households looking to downsize. While recent development appears to have provided a marginally higher proportion of smaller properties, the overall picture remains that CCNA has a very similar house size profile for Wiltshire, and that both the NA and the county have a lower proportion of flats and bungalows, and a lower proportion of smaller homes with one- and two-bedrooms, and a slightly higher percentage of larger houses with four or more bedrooms.

## **Age and household composition**

224. Having established the current stock profile of CCNA and identified recent changes to it, the evidence gathered below examines the composition and age structure of households living in the NA. Many of these indicators have a bearing on what housing might be needed in future years.

### **Age structure**

225. Table 5-5 shows the most recent estimated age structure of the NA population, alongside 2011 Census figures.

226. In the 2011 Census, the two largest age groups, together making up the majority (53%) of the CCNA population, were the two “middle” age categories, which together include those aged 25-64 years. Young children under the age of 15, accounting for 22% of the population, is the next largest category, followed by older persons aged between 65 and 84 (13%) and by older teenagers and young adults aged 16-24, accounting for 10%. The smallest age group is aged 85 and over, making up 2% of the total population. When examining the individual parishes in turn, the age structures are largely similar with the most significant being the middle age groups, and children under 18 and older persons over 65 respectively making up the same proportions in both parishes.

227. The 2020 estimates, while showing slightly different percentages, largely still show the same trends. The two middle categories of those aged 25-64 are still the two largest (52% together). All the younger age groups under 44 have decreased in proportion and in absolute terms. The biggest decline is an 8% decrease in the proportion of children under 15. The older age groups over 44 have increased in terms of proportion and in absolute terms. All of the increases in population are thus driven by the older age groups aged 45+. The CCNA

population is clearly growing and aging. Many other communities experience similar trends.

228. Note that ONS advises exercising caution with population estimates by single year of age (from which this 2020 data has been derived), as patterns of variance and bias make it relatively less accurate compared to Census data.

229. It is also worth noting that only the age structure of the population (individuals) can be brought up to date in this way. The life stage of households, which forms the basis of the subsequent analysis of future dwelling size needs, is not estimated each year. The 2011 Census therefore remains the most accurate basis to use in those areas, and the brief comparison here demonstrates that the change from 2011-2020 has not been so significant as to invalidate the 2011 household data used in modelling later in this chapter.

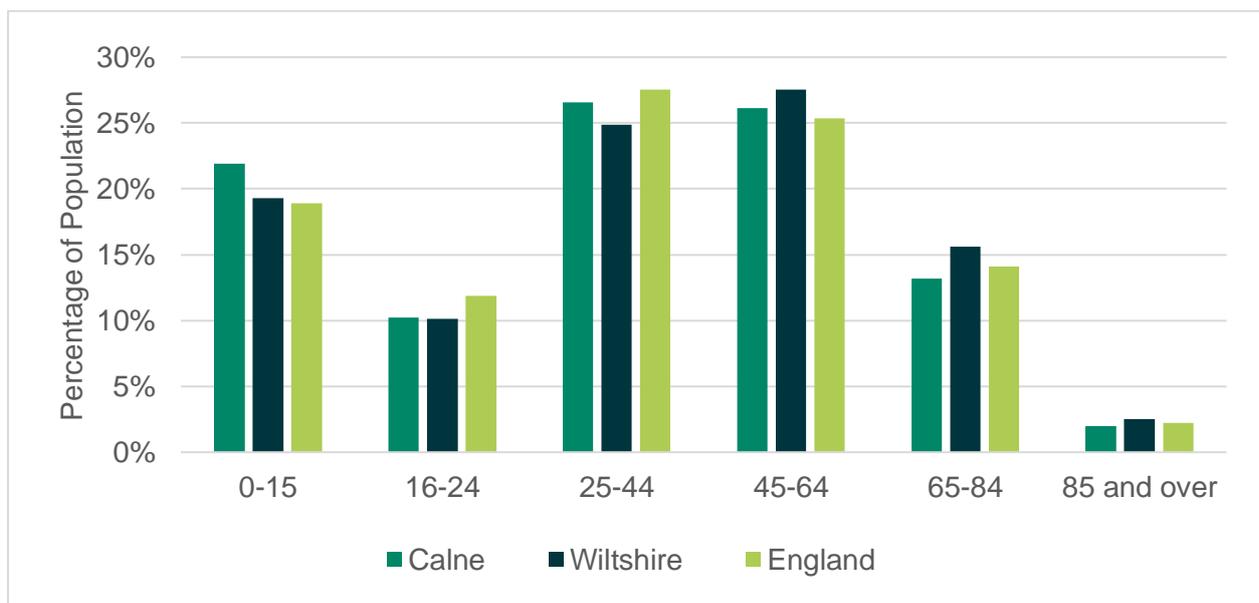
**Table 5-5: Age structure of CCNA population, 2011 and 2020**

Age group	2011 (Census)		2020 (ONS, estimated)	
0-15	4398	22%	4,375	20%
16-24	2,052	10%	1,913	9%
25-44	5,333	27%	4807	22%
45-64	5,242	26%	6483	30%
65-84	2,649	13%	3665	17%
85 and over	396	2%	515	2%
Total	20,070	100%	21,758	100%

Source: ONS 2011, ONS mid-2020 population estimates, AECOM Calculations

230. For context, it is useful to look at the CCNA population structure alongside that of the county and country. Figure 5-1 (using 2011 Census data) shows that the NA population has a relatively similar age profile to that of Wiltshire and England as a whole. The only differences are slight.

**Figure 5-1: Age structure in CCNA, 2011**



Source: ONS 2011, AECOM Calculations

## Household composition

231. Household composition (i.e. the combination and relationships of adults and children in a dwelling) is an important factor in the size (and to an extent, the type) of housing needed over the Neighbourhood Plan period. Table 5-6 shows that CCNA's population is largely made up of one family households, with fewer one person or 'other' households (the latter category includes households such as flatshares).
232. In this, the population profile is again very similar to the rest of the county and country, with the only difference being that CCNA has an even more pronounced predominance of one family households than across the larger geographies. Within this category, CCNA also has a slightly higher proportion of family households with dependent children and without children. One person households in general are less represented in CCNA compared to the county and country. Family households aged 65 and over make up a lower percentage of households compared to across Wiltshire, but a higher percentage compared to England as a whole. Overall, the household compositions are largely similar across all three geographies.
233. Note that non-dependent children refer to households in which adult children are living at home, or which students still call their primary residence despite living for most of the year near to university. A marked increase in this category can be taken to indicate the relative unaffordability of entry-level homes, where young people are financially unable to move out and form their own households. The category of families with non-dependent children is relatively low in CCNA. While the data is quite old at this point, it is interesting to observe that this category grew by 20% between 2001 and 2011 in CCNA, almost twice as fast than the county and national average, where this group grew by 12 and 11% respectively.

**Table 5-6: Household composition, CCNA, 2011**

Household composition		Calne	Wiltshire	England
<b>One person household</b>	<b>Total</b>	<b>26.1%</b>	<b>26.7%</b>	<b>30.2%</b>
	Aged 65 and over	10.9%	12.7%	12.4%
	Other	15.3%	14.0%	17.9%
<b>One family only</b>	<b>Total</b>	<b>69.4%</b>	<b>68.1%</b>	<b>61.8%</b>
	All aged 65 and over	8.5%	10.1%	8.1%
	With no children	21.6%	21.3%	17.6%
	With dependent children	31.5%	28.0%	26.5%
	All children Non-Dependent <sup>37</sup>	7.9%	8.7%	9.6%
<b>Other household types</b>	<b>Total</b>	<b>4.4%</b>	<b>5.2%</b>	<b>8.0%</b>

Source: ONS 2011, AECOM Calculations

<sup>37</sup> Refers to households containing children who are older than 18 e.g. students or young working people living at home.

## Occupancy ratings

234. The tendency of households to over- or under-occupy their homes is another relevant consideration to the future size needs of the NA. Data on occupancy ratings can be interesting to look at particularly in areas where there is a prevalence of larger housing and an unmet need for downsizing. A person is considered to under-occupy their home when there are more bedrooms in their home than a family of their size and composition would normally be expected to need. This is expressed as an occupancy rating of +1 or +2, indicating that there is one surplus bedroom or at least two surplus bedrooms (respectively). Over-occupancy works in the same way, with a rating of -1 indicating at least one bedroom too few.
235. In CCNA, nearly half of all households (43%) live in a home with two or more spare bedrooms, and over three quarters (77%) live in a home with at least one spare bedroom. Households over the age of 65 are the most likely to have two or more spare bedrooms. Families over 65 and families under 65 with no children are most likely to under-occupy their home (to have one or two spare bedrooms). Within the single person category, those over 65 are slightly more likely to under-occupy their home than those under 65.
236. Only 2% of CCNA households were over-occupying their homes. The most likely to over-occupy their home / be over-crowded are lone parents and 'other household types' with dependent children. This is quite common and suggests that the larger housing isn't necessarily being occupied by households with the most family members, but by the people with the most wealth (such as couples without children) or by older people who have not chosen or not been able to move to smaller properties.

**Table 5-7: Occupancy rating by household composition in CCNA, 2011<sup>38</sup>**

	<b>Household Composition</b>	<b>+2 rating</b>	<b>+1 rating</b>	<b>0 rating</b>	<b>-1 rating</b>
<b>All</b>	<b>All households</b>	<b>43%</b>	<b>34%</b>	<b>20%</b>	<b>2%</b>
<b>One person household</b>	<b>Total</b>	<b>45%</b>	<b>35%</b>	<b>20%</b>	<b>0%</b>
	Aged 65 and over	52%	32%	16%	0%
	Other	41%	37%	22%	0%
<b>One family only</b>	<b>Total</b>	<b>44%</b>	<b>34%</b>	<b>20%</b>	<b>2%</b>
	Aged 65 and over	71%	26%	3%	0%
	Married or same-sex civil partnership couple: Total	49%	34%	16%	2%
	Married or same-sex civil partnership couple: No children	79%	20%	2%	0%
	Married or same-sex civil partnership couple: Dependent children	31%	43%	24%	2%
	Married or same-sex civil partnership couple: All children non-dependent	24%	47%	25%	3%
	Cohabiting couple: Total	35%	39%	24%	2%
	Cohabiting couple: No children	54%	37%	9%	0%
	Cohabiting couple: Dependent children	14%	41%	41%	3%
	Cohabiting couple: All children non-dependent	15%	41%	38%	6%
	Lone parent: Total	10%	36%	45%	9%
	Lone parent: Dependent children	8%	33%	50%	10%
	Lone parent: All children non-dependent	14%	46%	33%	6%
	<b>Other household types</b>	<b>Total</b>	<b>16%</b>	<b>32%</b>	<b>37%</b>
With dependent children		13%	24%	36%	27%
Other (including all full-time students and all aged 65 and over)		19%	36%	37%	8%

Source: ONS 2011, AECOM Calculations

<sup>38</sup> Available at [Nomis - Official Labour Market Statistics - Nomis - Official Labour Market Statistics \(nomisweb.co.uk\)](http://nomisweb.co.uk)

## Dwelling mix determined by life-stage modelling

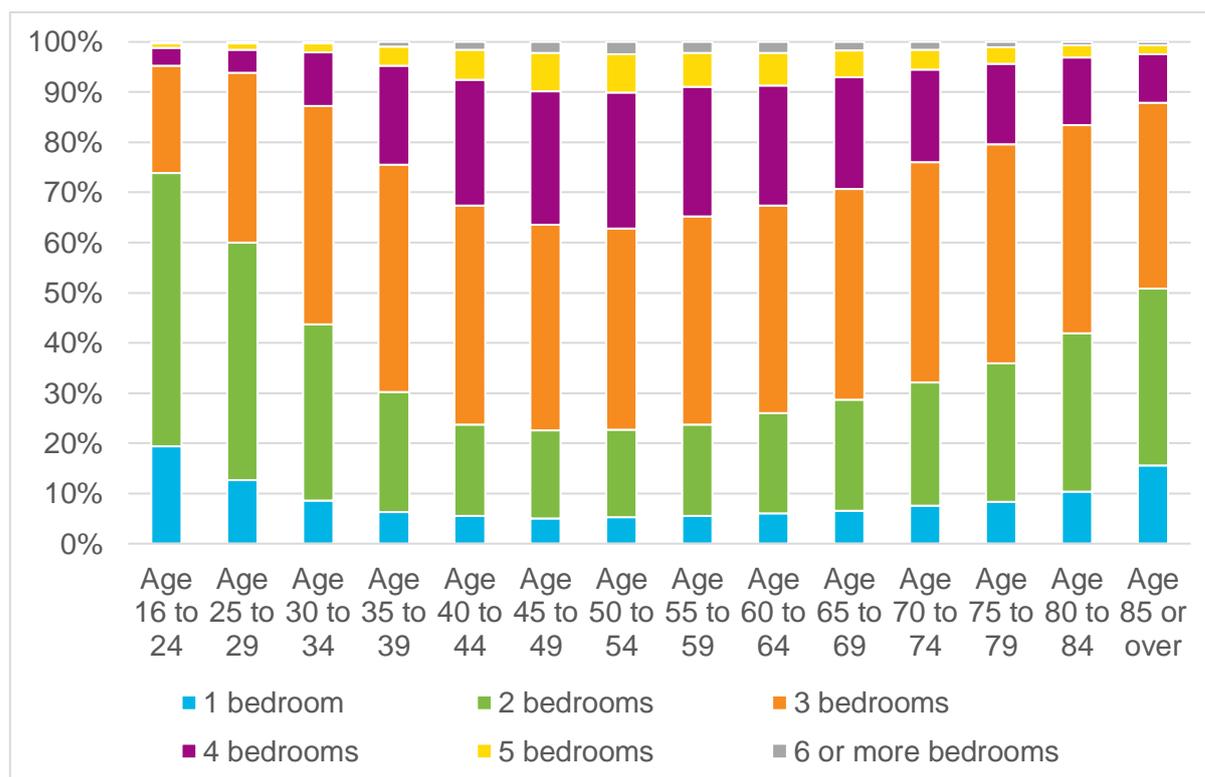
### Suggested future dwelling size mix

237. As noted above, there is a strong link between the life stage of a household and the size of dwelling that a household can be expected to need. The final part of this chapter presents the results of a model that aims to estimate the dwelling size needs of CCNA at the end of the Neighbourhood Plan period. The steps involved in this model are not presented in full, but can be summarised – along with the underpinning assumptions and some limitations – as follows:

- The starting point is the age distribution of CCNA households in 2011.
  - The life stage of a household is determined by the age of the household reference person (HRP), a more modern term for the head of household.
  - As noted above, household life stages are not estimated annually, so the older Census data must be used.
- This life stage data is then projected forward to the end of the Plan period by applying the growth rates for each household age group as suggested by the latest household projections. This allows for an estimate of how the NA population might evolve in future.
  - ONS household projections are produced every two years but are only available at Local Authority level. The growth rates are therefore applied to the 2011 starting household age profile of the NA.
- Next, we turn to a Census dataset that shows the occupation patterns or preferences of each household life stage (e.g. what proportion of households aged under 24 tend to live in 1 bedroom homes as opposed to 2, 3 or 4 bedroom homes). This data is mapped to the distribution of the projected NA population for each life stage and each dwelling size category to form a picture of what mix of homes might be appropriate in future.
  - This occupation data is again only available at Local Authority scale, so it does risk embedding any unusual characteristics present in the area.
  - The model also assumes that today's occupation patterns persist into the future, which is not a given, particularly with the change in preferences for home working space and other features arising from the Covid-19 pandemic. However, there is no better indication of what those patterns might look like. It is considered more appropriate to adjust the end mix that results from this model to reflect such trends than to build further speculative assumptions into the model.
- Finally, this 'ideal' future mix of dwelling sizes can be compared to the current stock of housing in the NA. From this we can identify how future development might best fill the gaps.
  - The 2011 dwelling size mix is used for consistency, so any imbalances in new development since then may justify adjustments to the final results.

238. It is important to keep in mind that housing need is not an exact science and this exercise provides an estimate based on demographic trends and occupancy patterns alone. It does not take into account income and wealth, other than in an indirect way through the tendency of households to occupy more or less space than they 'need'. It also does not anticipate changes in how people may wish to occupy their homes in response to social and technological change.
239. The approach therefore embeds existing patterns of occupancy which may or may not be desirable. As such, it is appropriate for the result of this model to be taken as a baseline scenario – what would occur if current trends persisted. It may well be the intention of the community to intervene to produce a different outcome more in line with their interpretation of emerging trends and their place- and community-shaping objectives. Layering these factors on top of the indicative picture provided by this model is considered entirely appropriate for the purpose of drafting neighbourhood plan policy.
240. Before presenting the results of this exercise, it may be interesting to review two of the inputs described above.
241. The first, given as Figure 5-2 below, sets out the relationship between household life stage and dwelling size for CCNA in 2011. This shows how the youngest households occupy the smallest dwellings, before rapidly taking up larger homes as their families expand, and then more gradually downsizing to smaller homes again as they age. This is a trend that can be observed in all geographies. However, it is worth noting that, as across the rest of the country, older households in Wiltshire do not tend to return to living in homes as small as those occupied by the youngest households. As such, homes of 3 or more bedrooms continue to make a larger proportion of the homes occupied by the over 80s than those occupied by the households with a younger reference person under 30.

**Figure 5-2: Age of household reference person by dwelling size in Wiltshire, 2011**



Source: ONS 2011, AECOM Calculations

242. The second dataset of note is the result of applying Local Authority level household projections to the age profile of CCNA households in 2011 and the updated estimates of household numbers described in the bullets above. Table 5-8 below makes clear that population growth can be expected to be primarily driven by the oldest households, with a reference person aged 65 and over. This age group is projected to grow by a very significant 72% from 2011 to the end of the NP period in 2036. Two other age groups which are also projected to grow, but at lower rates of 12% and 7% respectively, are those aged 55-64 and those aged 25-34. Age groups projected to decline are young children and those aged 35-54.

**Table 5-8: Projected distribution of households by age of HRP, CCNA**

Year	Age of HRP and under 24	Age of HRP 25 to 34	Age of HRP 35 to 54	Age of HRP 55 to 64	Age of HRP 65 and over
2011	255	946	3,598	1,379	1,998
2036	220	1,010	3,455	1,547	3,439
% change 2011-2036	-14%	7%	-4%	12%	72%

Source: AECOM Calculations

243. The final result of this exercise is presented in Table 5-9 below. The model suggests that what is most needed to be built in CCNA over the plan period is a mix consisting of 2 bedroom properties (29%), 3 bedroom properties (25%); a smaller amount of 4 bedroom properties (21%); a very small amount of very large

and very small properties with 1 bedroom or 5 bedrooms +, at 12% and 13% respectively.

**Table 5-9: Suggested dwelling size mix to end of Plan period in 2036, CCNA**

Number of bedrooms	Current mix (2011)	Target mix (2036)	Balance of new housing to reach target mix
1 bedroom	6.8%	7.7%	12.4%
2 bedrooms	24.4%	25.0%	28.7%
3 bedrooms	44.2%	41.2%	24.8%
4 bedrooms	19.5%	19.8%	20.9%
5 or more bedrooms	5.0%	6.3%	13.1%

*Source: AECOM Calculations*

244. However, it is never advisable to restrict future housing delivery to selected size categories only. The result of this model is a relatively blunt measure of what could be beneficial given population change and existing imbalances in housing options. It is a starting point for thinking about how best to address the more nuanced needs of the future population.
245. For example, the young starter families and downsizing older households mentioned above may both need 'mid-sized' homes of two and three bedrooms, and to some extent four bedrooms, but are likely to have extremely different requirements and degrees of purchasing power. There is limited scope for Neighbourhood Planning policy to influence the more detailed characteristics of new housing, but additional guidance and prioritisation could be informed by further primary research.
246. Furthermore, as we mentioned earlier in this chapter, when looking at the two parishes making up the NA individually, the more rural Calne Without, as it contains more larger detached and semi-detached dwellings with more bedrooms and fewer flats than the rest of the NA, may more so benefit of the provision of some mid-sized and smaller units of 2 and 3 bedrooms, and the provision of some flats. This would widen choice. At the same time, the more urban Calne parish may be the better location for middle and slightly larger homes of 3 and 4 bedrooms.
247. The preceding chapter found that affordability is a serious challenge in the NA. While the provision of Affordable Housing (subsidised tenure products) is one way to combat this, another is to ensure that homes come forward which are of an appropriate size, type, and density for local residents' budgets. Continuing to provide smaller homes with fewer bedrooms would help to address this situation, especially as CCNA has a slight under-representation of these.
248. To best meet the needs of the large cohort of older households expected to be present by the end of the Plan period, it should be considered whether the existing options are well tailored to older people's requirements in terms of space, flexibility, quality, location, and accessibility. Variety should be sought within the mid-sized homes that come forward in future to attract both newly forming

households on lower budgets and older households with substantial equity from their existing larger homes. Facilitating downsizing among older households may release those larger homes for use by families who need more bedrooms.

249. That said, it may not be realistic to expect growing families to be able to afford the larger detached or semi-detached homes that are currently likely to be those that are under-occupied in the NA, although the presence of a good proportion of terraces in the NA is helpful in this matter. Regardless, reducing the issue of dwelling size to a number of bedrooms is certainly insufficient. There may be a strong justification to continue supplying larger homes despite their abundance because a different kind of larger home is needed to accommodate growing families with less buying power. This is too speculative to quantify in a percentage size mix, but is among the good reasons not to inhibit any size of dwelling entirely.
250. More generally, it would be unwise for any new housing that does come forward to be delivered in an unbalanced way. Those wishing to move within or relocate to the area will have a range of circumstances and preferences, and they should be offered a range of choices. As such, it is recommended that priority is given to mid-sized homes but that this is done to a degree that aligns with the wider objectives of the community and does not limit choice or threaten viability. The evidence in this section represents a starting point for further thought and consultation.

### The SHMA findings

251. The 2017 Swindon and Wiltshire SHMA also shows a growing and aging population across Wiltshire. It agrees that whilst there is projected to be a significant increase of single person households, not many one bedroom dwellings are projected to be needed, which reflects that many single person and other smaller households will continue to occupy medium sized and larger family housing. Overall, nearly all of the market housing need is for houses, rather than flats. The need for affordable housing is also predominantly for houses, with around 28% need for flats. As for CCNA, across Wiltshire and Swindon, need is largely for 3-bedroom dwellings, followed by 1-2 bedroom homes, and by 4-bedroom homes, with only small amounts of need for houses of five bedrooms or more.

**Figure 5-3: Housing mix of OAN for market and affordable housing (Swindon and Wiltshire)**

		Market Housing	Affordable Housing	TOTAL
Flat	1 bedroom	300	3,550	3,830
	2+ bedrooms	890	2,810	3,670
House	1-2 bedrooms	5,470	7,300	12,600
	3 bedrooms	30,310	8,240	37,950
	4 bedrooms	10,510	950	11,310
	5+ bedrooms	2,420	250	2,640
<b>TOTAL</b>		<b>48,900</b>	<b>23,100</b>	<b>73,000</b>

Source: 2017 Swindon and Wiltshire SHMA (Figure 77); ORS Housing Model

252. The 2019 Swindon and Wiltshire LHNA does not discuss type and size of households.

## Conclusions- Type and Size

253. This study provides an indication of the likely need for different types and sizes of homes, based on demographic change. It is important to remember that other factors should be considered in determining the dwelling mix that is desirable in the NA or on any particular site. These include the specific characteristics of the nearby stock of housing (such as its condition and design), the role of the NA or site within the wider housing market area (linked to any Local Authority strategies or plans), and site-specific factors which may justify a particular dwelling mix.
254. Terraced and detached houses are the most common dwelling types in CCNA, with terraces the most common in Calne parish and detached homes most common in Calne Without. These, as well as semi-detached houses, make up a larger proportion of homes in the NA than across Wiltshire or England as a whole. Conversely, the NA contains a slightly lower proportion of flats and bungalows. Calne parish has a slightly higher proportion of flats than Calne Without.
255. In terms of dwelling size, properties in CCNA are largely middle sized with three bedrooms (making up around 43.5% of all properties), followed by two- and four-bedroom properties (making up around 25% each). Smaller dwellings are under-represented in CCNA compared to the rest of the country, but this is similarly the case for Wiltshire as a whole. Properties are larger on average in Calne Without than Calne parish.
256. Recent development has not significantly changed the overall profile of the local housing stock. There appears to have been some additions to all size categories in new homes built in CCNA since 2011. Most new builds, like the existing stock, having 3 bedrooms (39%), followed by properties with 2 and 4 bedrooms (accounting for 28-29% of new builds). Smaller properties including studios and 1- to 2-bedroom units made 33.5% of recent completions (compared to 31.3% in the Census). 91% of completions in CCNA are houses and only 9% are flats.
257. Overall, taking into account existing stock and recent completions, CCNA has a lower proportion of flats compared to houses, a lower proportion of smaller homes with one- and two-bedrooms, and a slightly higher percentage of larger houses with four or more bedrooms, than comparator geographies. There are fewer smaller homes suitable for younger first-time buyers and older households looking to downsize, particularly in Calne Without parish.
258. As regards age structure and household composition, the NA population has a rather similar profile to that of the county and country as a whole. The age profiles of the two parishes within the NA are also similar. The two largest age groups, together making up just over half of the CCNA population, were the two “middle” age categories aged 25-64 years, followed by young children under the age of 15. Those between 65-84 and older teenagers and young adults aged 16-24 were the two next largest categories. Those aged over 85 are the smallest age group.
259. CCNA’s population is largely made up of one family households (69%), with fewer one person or ‘other’ households. The population profile is again very

similar to the rest of the county and country. However, CCNA has an even more pronounced predominance of one family households (particularly those with dependent children and without children) compared to the larger geographies.

260. Nearly half of all households in the NA (43%) live in a home with two or more spare bedrooms, and over three quarters (77%) live in a home with at least one spare bedroom, while only 2% of the CCNA population were over-occupying their homes. Households over the age of 65 are the most likely to have two or more spare bedrooms. Families over 65 and families under 65 with no children are most likely to under-occupy their home. The most likely to over-occupy their home are lone parents and 'other household types' with dependent children. This is quite common and suggests that the larger housing isn't necessarily being occupied by households with the most family members.
261. Looking forward towards the end of the plan period, population growth can be expected to be primarily driven by the oldest households aged 65 and over, projected to grow by a significant 72% from 2011 - 2036.
262. The findings of the Swindon and Wiltshire SHMA also show a growing and aging population and a need for primarily mid sizes homes.
263. Our model suggests that what is most needed to be built in CCNA over the plan period includes 2-bedroom properties (29%); followed by 3-bedroom homes (25%); plus a smaller amount of 4 bedroom properties (21%); and only a smaller amount of very small or very large properties with 1 bedroom or 5+ bedrooms (12 and 13% respectively). Most of all, while prioritising mid-sized homes, a variety of housing should be provided to cater for different needs, incomes, sizes, and life-stages, including smaller homes suitable for first time buyers, those with limited funds, and those looking to downsize. In terms of distribution between the two parishes, Calne parish may be a more suitable location for more of new 3- to 4-bedroom homes, while Calne Without parish may benefit from more 2- to 3-bedroom homes, and a proportion of flats, to increase choice and variety.

## 6. RQ 3: Specialist housing for older people

RQ 3: What provision should be made for specialist housing for older and disabled people over the Neighbourhood Plan period?

### Introduction

264. This chapter considers in detail the specialist housing needs of older and disabled people in CCNA.
265. This subject is of particular interest to the CCNP Steering Group, particularly affordable housing for elderly residents, for which demand is perceived as outstripping limited supply as the local population is aging.
266. Some housing for older people is provided through estate cottages for former estates workers, and some provision made as part of commercial elderly housing schemes. However, a concern was raised by CCNP Steering Group that these current provisions are probably insufficient to cater for all of the local needs for elderly housing, and that there is a particular need for affordable older persons housing for those with limited means. The steering group would also like to investigate the possibility of an older persons specialist affordable housing exception site as part of the new emerging NP. This chapter includes consideration of both market and affordable older persons housing need, to provide relevant evidence to the NP on this subject.
267. The level of care associated with specialist housing products can vary widely, and is broadly categorised, in descending order from highest to lowest care level, as follows:
- Specialist schemes that have 24-hour onsite care and support, typically including onsite catering (e.g. extra care, flexicare, and enhanced care);
  - Specialist housing that is designed with the relevant group in mind. This may be suitable for receiving care or support, but this is not typically provided onsite or at all times of day (e.g. sheltered housing); and
  - Mainstream housing that is adapted or capable of adaptation so that the inhabitant can live independently and care or support can be provided in the home.
268. People experience ageing differently. Much depends on their health, lifestyle, and relationship with work. Some people live healthy and active lives into advanced old age while others may need support and care much earlier in their lives. Some will be interested in moving to a suitable home closer to services while for others ageing independently in place will be key to their wellbeing.
269. Because of the wide variation in the level of support needed, as well as the financial capabilities of those affected, the estimates of need presented here

should be viewed with caution. They offer an idea of the broad scale of potential need rather than an obligatory target that must be met.

270. The specialist housing needs of older people (75+) are assessed below using two methods. The first is a tenure-led projection, based on rates of mobility limitation among this age group and the tenure of housing they currently occupy. The second, included for the purposes of comparison, is based on the Housing Learning and Improvement Network (HLIN) Strategic Housing for Older People (SHOP) tool,<sup>39</sup> which is based on best practice nationally and sets a recommended level of provision per 1,000 head of population.
271. It is important to note that the need for housing for particular groups of people may well exceed, or be proportionally high in relation to, the total housing need or requirement. This is because the needs of particular groups will often be calculated having consideration to the whole population of an area as a baseline as opposed to the projected new households which form the baseline for estimating housing need overall.<sup>40</sup>
272. It is also worth pointing out that this study covers the need for housing, i.e. buildings that the planning system classifies as Use Class C3 (private dwellings) only.<sup>41</sup> Residences that fall into Use Class C2 (institutions including prisons, boarding schools and some care homes for the elderly) are not within the scope of this research. Unfortunately, the dividing line between care homes for older people that fall into use class C2 and those where accommodation is counted as C3 is blurred. As such, the findings of this chapter may justify the provision of extra-care C3 housing and/or C2 care home units, but it is not possible to state definitively how much of each would be required.

## **Current supply of specialist housing for older people**

273. When determining a final target for the need for specialist dwellings, it is necessary first to take account of current supply. Information on the current stock is collated manually using the search function on the Elderly Accommodation Counsel's Website: <http://www.housingcare.org>.
274. Table 6-1 counts a total of 6 schemes, containing 123 units of specialist accommodation in the NA at present. All of these appear to be located in Calne itself, rather than in the surrounding settlements. The units appear to be a mix in terms of tenure, with approximately half (58) available for rent from a social landlord and another approximate half available for market sale with freehold or leasehold (59 units). The provision also includes 2 private rented properties and 4 properties allocated by a charity to persons with limited means and a local connection. Only 2 of the total 123 units appear to offer any kind of on-site care element.

---

<sup>39</sup> Available at <https://www.housinglin.org.uk/Topics/browse/HousingExtraCare/ExtraCareStrategy/SHOP/SHOPv2/>

<sup>40</sup> See Paragraph: 017 Reference ID: 2a-017-20190220, at <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

<sup>41</sup> For a full description of Planning Use Classes, please refer to [https://www.planningportal.co.uk/info/200130/common\\_projects/9/change\\_of\\_use](https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use)

275. ONS 2020 population estimates suggest that there are currently around 1,582 individuals aged 75 or over in CCNA. This suggests that current provision is in the region of 78 units per 1,000 of the 75+ population (a common measure of specialist housing supply). Note that, as previously pointed out, the age structures of Calne and Calne Without parishes are very similar, with the same percentage of older persons.

**Table 6-1: Existing specialist housing for the elderly in CCNA**

	<b>Name</b>	<b>Description</b>	<b>Units</b>	<b>Tenure</b>	<b>Type</b>
1	Cherry Tree Court	17 flats, houses. Built in 1990. Sizes 1 bedroom, 2 bedroom; Garden; New residents accepted from 50 years of age.	17	Freehold and Leasehold	Age Exclusive Housing
2	Dr Johnson's Almshouses	4 flats. Built in 1650. Sizes studio, 1 bedroom. Includes mobility standard properties; Garden; This almshouse charity caters for single persons of limited means having connection with Calne and surrounding villages, with preference given to single women.	4	Licence through charity	Age Exclusive Housing
3	James House	22 flats. Built in 2004. Sizes 1 bedroom, 2 bedroom; Visiting management staff and Careline alarm service Lounge, Laundry, Guest facilities, Garden; Monthly social activities.	22	Rent (social landlord)	Retirement Housing
4	Penn Court	42 flats. Built in 2006. Sizes 1 bedroom, 2 bedroom; Resident management staff and Careline alarm service; Lift, Lounge, Laundry, Guest facilities, Garden, kitchenette; Regular Social Activities. New residents accepted from 60 years of age.	42	Leasehold	Retirement Housing
5	The Firs	2 flats. Built in 2008. Sizes 1 bedroom. Assisted Living scheme with on-site care staff (24 hours / 7 days), non-resident management staff (24	2	Rent (market)	Housing with Care / Close Care Housing

		hours, 7 days); Stair lift(s), Lounge, Dining room, Laundry, Garden, Hobby room, Activities room, Hairdressing salon social activities; Meal(s) available.			
6	The Wharf	36 flats, houses. Built in 1991. Sizes 1 bedroom, 2 bedroom, 3 bedroom. Visiting management staff and Careline alarm service; Lift, Lounge, Laundry, Guest facilities, Garden; Regular Social Activities. New residents accepted from 55 years of age.	36	Rent (social landlord)	Retirement Housing

Source: <http://www.housingcare.org>

## Tenure-led projections

276. Turning to determining future need for specialist housing, the first step is to review data on the tenure of households aged 55-75 across CCNA, as this is the most recent and smallest geography for which tenure by age bracket data is available.

277. The 2011 55-75 age bracket is considered the best proxy for the group likely to fall into need for specialist accommodation during the Plan period to 2036. It is assumed that those currently occupying their own home will wish to do so for as long as practicably possible in future, even where downsizing or moving into specialist accommodation. Equally, those who currently rent, either in the private or social sectors, are projected to need affordable rented specialist accommodation.

278. According to Table 6-2 below, the vast majority (80%) of 55-75 year olds in Wiltshire own their own home, with most of these owning their home outright, without a mortgage, loan or similar. Renters make up 20% of 55-75 year olds, with about two thirds of these renting from the council or housing association and the other third renting privately. 1% of 55-75 year olds live rent free.

**Table 6-2: Tenure of households aged 55-75 in Wiltshire, 2011**

All owned	Owned outright	Owned with a mortgage or loan or Shared Ownership	All Rented	Social rented	Private rented	Living rent free
80.2%	56.2%	24.1%	19.8%	11.7%	6.6%	1.4%

Source: Census 2011

279. The next step is to project how the overall number of older people in CCNA is likely to change in future, by extrapolating from the ONS Sub-National Population Projections for Wiltshire at the end of the Plan period. The figure must be extrapolated from the Local Authority level data because such projections are not available at neighbourhood level. The results are set out in Table 6-3 below.

280. The over 75 population in CCNA is projected to nearly double (from 1,398 to 2,717) while the overall population is projected to increase by just 15% (20,070 to 23,057) between 2011 and 2036.

**Table 6-3: Modelled projection of elderly population in CCNA by end of Plan period**

Age group	2011		2036	
	Calne (Census)	Wiltshire (Census)	Calne (AECOM Calculation)	Wiltshire (ONS SNPP 2018)
All ages	20,070	470,981	23,057	541,068
75+	1,398	40,418	2,717	78,539
%	7.0%	8.6%	11.8%	14.5%

*Source: ONS SNPP 2020, AECOM Calculations*

281. A key assumption for the next stages of the calculation is that the older people living in the NA currently are already suitably accommodated, either because they occupy the existing stock of specialist accommodation, have made appropriate adaptations to their own homes or do not require support or adaptations. This is unlikely to be completely true, but it is not possible to determine how many such individuals are inadequately housed without evidence from a household survey (which itself may not give a complete picture).

282. The people whose needs are the focus of the subsequent analysis are therefore the additional 1,319 individuals expected to join the 75+ age group by the end of the Plan period. This figure should also be converted into households with reference to the average number of people per household with a life stage of 75+ in Wiltshire in 2011 (the smallest and most recent dataset to capture households). In 2011 there were 40,418 individuals aged 75+ and 28,655 households headed by a person in that age group. The average household size is therefore 1.4105, and the projected growth of 1,319 people in CCNA can be estimated to be formed into around 935 households.

283. The next step is to multiply this figure by the percentages of 55-75 year olds occupying each tenure (shown in the table above). This is set out in Table 6-4. This provides a breakdown of which tenures those households are likely to need.

**Table 6-4: Projected tenure of households aged 75+ in CCNA to the end of the Plan period**

<b>Owned</b>	<b>Owned outright</b>	<b>Owned with mortgage or loan or shared ownership</b>	<b>All rented</b>	<b>Social rented</b>	<b>Private rented</b>	<b>Living rent free</b>
<b>750</b>	525	225	<b>185</b>	110	62	13

Source: Census 2011, ONS SNPP 2020, AECOM Calculations

284. Next, rates of disability by tenure are considered. The tendency for people in rented housing to have higher disability levels is well established. It arises partly because people with more limiting disabilities tend to have lower incomes. It also reflects the fact that as people develop support and care needs they may find that the only suitable and affordable option to them is available in the social rented sector. Table 6-5 presents this data for CCNA from the 2011 Census. Note that the closest proxy for the 75+ age group in the Census is the 65+ age group.

**Table 6-5: Tenure and mobility limitations of those aged 65+ in CCNA, 2011**

<b>Tenure</b>	<b>All categories: Long-term health problem or disability</b>	<b>Day-to-day activities limited a lot</b>	<b>Day-to-day activities limited little</b>	<b>Day-to-day activities not limited</b>			
<b>All categories: Tenure</b>	<b>2,939</b>	<b>586</b>	<b>19.9%</b>	<b>807</b>	<b>27.5%</b>	<b>1,546</b>	<b>52.6%</b>
<b>Owned or shared ownership: Total</b>	<b>2,347</b>	<b>393</b>	<b>16.7%</b>	<b>602</b>	<b>25.6%</b>	<b>1,352</b>	<b>57.6%</b>
Owned: Owned outright	2,022	339	16.8%	538	26.6%	1,145	56.6%
Owned: Owned with a mortgage or loan or shared ownership	325	54	16.6%	64	19.7%	207	63.7%
<b>Rented or living rent free: Total</b>	<b>592</b>	<b>193</b>	<b>32.6%</b>	<b>205</b>	<b>34.6%</b>	<b>194</b>	<b>32.8%</b>
Rented: Social rented	404	141	34.9%	139	34.4%	124	30.7%
Rented: Private rented or living rent free	188	52	27.7%	66	35.1%	70	37.2%

Source: DC3408EW Health status

285. It is now possible to multiply the projected number of 75+ households occupying each tenure by the rates of mobility limitation for that tenure to arrive at the final tenure-led estimate for specialist housing needs. The number of households

falling into potential need for specialist accommodation over the Plan period is 442.

286. These findings are set out in the table below, based on the assumption that those whose day-to-day activities are limited a lot may need housing with care (e.g. extra care housing, with significant on-site services, including potentially medical services), while those with their day to day activities limited only a little may simply need adaptations to their existing homes, or alternatively sheltered or retirement living that can provide some degree of oversight or additional services. However, it is important to note that, even those people who have high support or care needs can often be supported to live in their own homes. This is often reflected in policy of local authorities, with explicit aim to reduce the need to commission increasing numbers of care home beds.

**Table 6-6: AECOM estimate of specialist housing need in CCNA by the end of the Plan period**

Type	Affordable	Market	Total (rounded)
Housing with care (e.g. extra care)	Multiply the number of people across all rented tenures (not just social rent as those aged 65+ who need to rent are overwhelmingly likely to need Affordable Housing) by the percent of occupiers in that tenure who have day to day activity limitations limited a lot	Multiply the number of people across all owner-occupied housing by the percent of occupiers in that tenure who have day to day activity limitations limited a lot	186
	60	126	
Adaptations, sheltered, or retirement living	Multiply the number of people across all rented housing by the percent of occupiers in that tenure who have day to day activity limitations limited a little	Multiply the number of people across all owned housing by the percent of occupiers in that tenure who have day to day activity limitations limited a little	256
	64	192	
<b>Total</b>	<b>124</b>	<b>318</b>	<b>442</b>

Source: Census 2011, AECOM Calculations

## Housing LIN-recommended provision

287. It is worth comparing these findings with the recommendations of the Housing Learning and Improvement Network (HLIN), one of the most simple and widely used models estimating for the housing needs of older people. **Error! Reference source not found.** reproduces the key assumptions of HLIN's Strategic Housing for Older People (SHOP) toolkit. The table serves as a guide to the numbers of

specialist dwellings for older people that should be provided given the increase in their numbers over the Plan period, and how these should be split into the different tenures.

288. It is worth highlighting that the HLIN model suggests that the level of unmet demand for specialist housing for older people of all kinds is approximately 251 units per 1,000 of the population aged 75+.

**Table 6-7: Recommended provision of specialist housing for older people from the SHOP toolkit**

FORM OF PROVISION	ESTIMATE OF DEMAND PER THOUSAND OF THE RELEVANT 75+ POPULATION
Conventional sheltered housing to rent	60
Leasehold sheltered housing	120
Enhanced sheltered housing (divided 50:50 between that for rent and that for sale) <sup>36</sup>	20
Extra care housing for rent	15
Extra care housing for sale	30
Housing based provision for dementia	6

Source: *Housing LIN SHOP Toolkit*

289. As Table 6-3 shows, CCNA is forecast to see an increase of 1,319 individuals aged 75+ by the end of the Plan period. According to the HLIN tool, this translates into need as follows:

- Conventional sheltered housing to rent =  $60 \times 1.319^{42} = 79$
- Leasehold sheltered housing =  $120 \times 1.319 = 158$
- Enhanced sheltered housing (divided 50:50 between that for rent and that for sale) =  $20 \times 1.319 = 26$
- Extra care housing for rent =  $15 \times 1.319 = 20$
- Extra care housing for sale =  $30 \times 1.319 = 40$
- Housing based provision for dementia =  $6 \times 1.319 = 8$

290. This produces an overall total of 331 specialist dwellings which might be required by the end of the plan period.

291. Table 6-8 sets out the HLIN recommendations in the same format as Table 6-6. It is important to stress that the SHOP toolkit embeds assumptions that uplift the provision of specialist accommodation compared to current rates.

<sup>42</sup> This is the total 1,319 individuals aged 75+ by the end of the Plan period divided by 1,000, as Housing LIN SHOP Toolkit provision recommendations are per 1,000 population aged 75+

**Table 6-8: HLIN estimate of specialist housing need in CCNA by the end of the Plan period**

Type	Affordable	Market	Total
Housing with care (e.g. extra care)	Includes: enhanced sheltered housing for rent + extra care housing for rent + housing based provision for dementia	Includes: enhanced sheltered housing for sale + extra care housing for sale	94
	41	53	
Sheltered housing	Conventional sheltered housing for rent	Leasehold sheltered housing	237
	79	158	
<b>Total</b>	<b>120</b>	<b>211</b>	<b>331</b>

Source: Housing LIN, AECOM calculations

## SHMA findings

292. The 2017 SHMA demonstrates that the population in older age groups is projected to increase substantially across Swindon and Wiltshire, with three quarters of the overall population growth projected to be from persons aged 65+ and half projected to be aged 75+. This aging of the population becomes even more apparent when considering the growth in older households, with the increase in households aged 65+ representing 93% of the household growth at county level.

293. The SHMA further identifies future need for specialist older person housing units of various types, representing 19% of the overall OAN across Wiltshire. This need is split up into categories of Extra Care, sheltered, leasehold and dementia housing, in line with the same Housing LIN toolkit used in our HNA.

294. The 2019 LHNA does not provide any relevant commentary.

## Conclusions- Specialist Housing for Older People

295. The subject of specialist housing needs of older and disabled people is of particular interest to the CCNP Steering Group, especially as regards needs for affordable housing for elderly residents. Note that the proportion of the population that is elderly is the same for Calne and Calne Without parishes.

296. CCNA has a current specialist offer of 78 units per 1,000 population of over 75 year olds (123 units for 1,582 individuals, based on the ONS 2020 population estimate of the population ages 75 and over in CCNA). The Housing LIN model recommends a provision of 251 units per 1,000 population. Our analysis

therefore shows a very significant current under-provision, as is the case in most locations around the country.

297. Only 2 of the total 123 specialist units currently available in CCNA offer an on-site care element (such as Housing with Care / Extra Care housing). All other units are age exclusive / retirement housing without onsite care. Approximately half of all units on offer are available for market purchase (with freehold or leasehold) and half for social rent for those in financial need. The provision also includes 2 private rented properties and 4 properties allocated by a charity to persons with limited means and a local connection.
298. Currently, 80% of 55-75 year olds in CCNA own their own home, renters making up 20% (about two thirds of these rent from the council or a housing association and one third rent privately, and 1% living rent free). The population of over 75s is projected to almost double in CCNA over the plan period, while the overall population is only projected to increase by 15%. The picture across Wiltshire is similar.
299. The potential need for specialist housing with some form of additional care for older people can be estimated by bringing together data on population projections, rates of disability, and what tenure of housing the current 55-75 cohort occupy in the NA. This can be sense-checked using a toolkit based on national research and assumptions.
300. These two methods produce a range of 331 to 442 specialist accommodation units that might be required during the Plan period in CCNA. These estimates are based on the projected growth of the older population, thereby assuming that today's older households are already well accommodated. If this is found not to be the case, it would justify aspiring to exceed the range identified here.
301. Overall, the largest demand is likely to be for sheltered accommodation for market sale, which makes up just under half (between 43-48%) of projected demand.
302. The 2017 SHMA includes similar findings to our study, for across Swindon and Wiltshire, projecting a significant growth in the elderly population. The SHMA further projects that future need for specialist older persons housing will make up 19% of the overall OAN across Wiltshire.
303. There is also projected to be a significant level of demand for extra-care units (28-42%), with the majority of these also needed for market sale. About one third of total demand (28-36%) is for affordable specialist housing. Housing with on-site care makes up about one third to half of this affordable elderly housing demand, depending on the method used to estimate this need.
304. It is worth noting that Neighbourhood Plans cannot set the proportion of housing (specialist or otherwise) that should be affordable, as this has to be in line with Local Plan policy. In the case of Wiltshire, the adopted Core Policy 43 requires 30% of housing in CCNA to be affordable. The made Calne NP H2 supports this 30% requirement for proposals with a net gain of 11+ dwellings, states that this 30% is a minimum requirement, and that proposals must consider and address

the current evidence of housing need. These policies, together with the evidence provided in our HNA, should be useful in supporting negotiations for the provision of at least 30% affordable housing on specialist housing schemes in CCNA to meet evidenced demand.

305. The key imbalance of current provision versus future need is that the current stock includes only very little housing provision with on-site care (1.6% of current provision compared to a projected demand of which 28-42% is for extra-care). This imbalance will need to be redressed through future supply as a priority.
306. As the majority of unmet need (just under half) is for market sheltered housing, this element might be satisfied by making sure all new housing is accessible and adaptable for people with lower support needs. Furthermore, as pointed out in our chapter on type and size of housing, the NA could benefit of some smaller units suitable for those looking to downsize, particularly in Calne Without parish.
307. There is no known future supply of specialist housing indicated in commitment data shared by WC. Therefore, given that it appears unlikely that there will be a large volume of additional specialist supply during the Plan period in CCNA, an avenue open to the Neighbourhood Planning steering group is to discuss the standards of accessibility and adaptability in new development to be met in the Local Plan with the LPA. The local level evidence supplied in this report could be used to support this discussion. The group may also be able to encourage the adaptation of existing properties through grant schemes and other means, although it is acknowledged that Neighbourhood Plans may have limited influence over changes to the existing stock.
308. WC's Core Policy 46 provides explicit encouragement for development to accommodate specific groups such as older people. However, it does not set targets or percentage requirements for the proportion of new housing that might be required to meet national standards for accessibility and adaptability (Category M4(2)), or for wheelchair users (Category M4(3)). Made NP policy H3 states that consideration should be given to accommodation suitable for elderly and/or disabled people, but also does not include a specific requirement. The evidence gathered here would appear to justify the CCNP Steering Group approaching the LPA to discuss setting requirements on accessibility and adaptability at a Local Plan level. The timing for such discussions appears suitable at the time of writing our HNA, as the emerging new Local Plan is still in its early stages of preparation. It is unclear whether Neighbourhood Plans can set their own requirements for the application of the national standards of adaptability and accessibility for new housing. Therefore, discussions with the LPA are advised if this is a key priority.
309. It is relatively common for Local Plans to require that all or a majority of new housing meets Category M4(2) standards in response to the demographic shifts being observed nationwide. The localised evidence gathered here would further justify this. The proportion of new housing that might accommodate those using wheelchairs might be set with reference to the proportion of affordable housing applicants in the county falling into this category.

310. While it is important to maximise the accessibility of all new housing, it is particularly important for specialist housing for older people to be provided in sustainable and accessible locations. This is due to a number of reasons, as follows:
- so that residents, who often lack cars of their own, are able to access local services and facilities, such as shops and doctor's surgeries, on foot;
  - so that any staff working there have the choice to access their workplace by more sustainable transport modes; and
  - so that family members and other visitors have the choice to access relatives and friends living in specialist accommodation by more sustainable transport modes.
311. Alongside the need for specialist housing to be provided in accessible locations, another important requirement is for cost effectiveness and economies of scale. This can be achieved by serving the specialist elderly housing needs arising from a number of different locations and/or Neighbourhood Areas from a single, centralised point (i.e. what is sometimes referred to as a 'hub-and-spoke' model).
312. Calne Town functions as a centre for the surrounding area, providing access to shops, services, and strategic bus routes. Therefore, it is considered by AECOM that Calne Town is, in broad terms, a relatively suitable location for specialist accommodation to meet some local need, on the basis of the accessibility criteria and the considerations of cost-effectiveness above. As such, there is potential for some specialist accommodation to be provided within the Neighbourhood Area, and particularly in the more sustainable urban locations in CCNA (while noting there is no specific requirement or obligation to do so if there is potential to meet need arising from CCNA in other suitable locations near to but outside the Plan area boundaries). The more rural and remote parts of CCNA are likely to be less suitable as a location for specialist housing provision. Where it is considered for any reason desirable to meet some of the specialist need outside the Neighbourhood Area boundaries, in larger settlements with access to more public transport and local services (such as Chippenham for example), there will be a degree of overlap between the number of specialist dwellings to be provided and the overall dwellings target for the Neighbourhood Area itself.
313. Wherever specialist housing is to be accommodated, partnership working with specialist developers is recommended, so as to introduce a greater degree of choice into the housing options for older people who wish to move in later life.

# 7. Conclusions

## Overview

314. Table 7-1 sets out in full the conclusions and recommendations of this Neighbourhood Plan housing needs assessment, based on the evidence reviewed and analysed.

**Table 7-1: Summary of study findings specific to CCNA with a potential impact on Neighbourhood Plan housing policies**

Issue	Summary of evidence and data assessed	Conclusions and recommendations
<p>Quantity of affordable housing to plan for</p>	<p>Based on the 2017 Swindon and Wiltshire SHMA, affordable housing makes up 33% of the total need in Wiltshire. Most of this need (73%) is for social/affordable rent and 27% for intermediate affordable housing, such as shared ownership.</p> <p>153 households currently on the Housing Waiting List have selected CCNA for their first preference (147 selected Calne and 6 Calne Without).</p> <p>There are also 42 entries on the open market register for CCNA (all relate to Calne parish), which includes households that may be considered suitable for an intermediate tenure.</p> <p>There is currently very minimal stock of affordable home ownership properties. Only 79 households (1%) in the 2011 Census were accommodated in a shared ownership property. 1,206 households (15%) lived in a socially rented property.</p>	<p>When the SHMA figures are prorated to CCNA, based on its fair share of the LPA population (4.26%), this equates to 31 homes per annum (predominately for social/affordable rent) or 622 homes over the Neighbourhood Plan period 2016-2036 (of which 454 would be for rent and 168 affordable housing for sale).</p> <p>An alternative estimate of the extent of potential demand for affordable housing for sale shows that up to as many as 798 CCNA households may be interested in affordable home ownership over the plan period.</p> <p>Some of this need would be addressed through turnover of existing stock. However, this will be limited, especially for shared ownership, as only 1% of CCNA households currently live such accommodation.</p> <p>It is important to keep in mind that the households identified in our estimate of shared ownership need do not necessarily lack their own housing but would prefer to buy rather than rent.</p>

<p>Housing tenure and affordability</p>	<p>CCNA households on average incomes are unable to access even entry-level homes unless they have very large deposit. Private renting is generally affordable to average earners. There is a relatively large group who may be able to afford to rent but cannot afford to buy a home. Affordable rented housing is affordable to households with two lower earners but households with a single lower earner are likely unable to afford any of the tenures including the smallest socially rented units without recourse to benefits. Rural areas in CCNA have higher average prices, higher average incomes, and lower deprivation levels compared to CCNA's more built-up areas.</p> <p>We applied the 2016-2036 housing requirement figure (HRF) for CCNA (1,690 units) to the current Local and Neighbourhood Plan 30% affordable housing requirement, together with our recommended split of 67% for rent and 33% for sale. This shows the quantities of affordable housing that would be delivered if this requirement and tenure mix were rigidly enforced: 507 affordable units, with 340 for rent and 167 for sale, based on CCNA total HRF; or 131 affordable units with 88 for rent and 43 for sale, based on 2019 residual HRF of 438.</p> <p>Expected levels of CCNA affordable delivery will evidently fall short of demand identified, despite significant completions. However, projected affordable delivery will at least cater for most of the current households on the Council's Waiting List (153 for affordable rented) and those on the Council's Open Market Register (42 for affordable housing for sale).</p>	<p>The current Local and Neighbourhood Plan's 30% affordable housing policy requirement should be met wherever possible in CCNA, and further avenues for delivering greater quantities of affordable housing should be explored in discussion with the LPA (e.g. using community development orders, identifying exception sites or developing community land trusts).</p> <p>Despite the potentially larger extent of demand for affordable housing for sale, affordable rented housing should have a higher weighting in the mix to ensure most acute needs are met as a priority.</p> <p>Three possible appropriate benchmarks for a potential affordable mix include: the 60% rented / 40% ownership guideline mix in the currently made CCNP; the mix proposed in the 2017 SHMA of 73% versus 27% (as referenced in the adopted Core Strategy); and the 67% rented / 33% for sale mix achieved on CCNA affordable housing completions over the past 10 years.</p> <p>It also has to be born in mind that the majority of the total HRF for CCNA is on sites which are already committed. Therefore, even if the emerging CCNP promotes a different affordable housing tenure mix, this will have a limited effect during the remainder of the plan period.</p>
---	---	---

<p>Housing type and size</p>	<p>Terraced and detached houses are the most common dwelling types in CCNA, followed by semi-detached houses. Together they make up a larger proportion of homes than across Wiltshire or England, and flats and bungalows make up a comparatively lower proportion.</p> <p>In terms of dwelling size, properties in CCNA were largely middle sized with 3 bedrooms, followed by 2- and 4- bed properties. Smaller units are comparatively under-represented.</p> <p>New builds since 2011 have not significantly changed the local housing stock profile. Most have 3 bedrooms, followed by 2 and 4 bedrooms. The proportion of smaller properties is only marginally greater in completions compared to stock. 91% of completions are houses.</p> <p>The two largest age groups (the “middle” age categories aged 25-64 years) together make up just over half of the CCNA population. Young children under 15 are the second largest group. Those aged 65-84 and 16-24 were the two next largest categories. The over 85s are the smallest age group.</p> <p>CCNA’s population is made up largely of one family households (69%), with fewer one person or ‘other’ households.</p> <p>Households are more likely to under-occupy their home (77%) than to over-occupy it (2%). Over 65s are the most likely to have two or more spare bedrooms. Families over 65 and families under 65 with no children are most likely to under-occupy their home. Those most likely to over-occupy are lone parents and ‘other households’ with dependent children.</p>	<p>Looking forward towards the end of the emerging CCNP plan period, population growth can be expected to be primarily driven by the oldest households with a reference person aged 65 and over, projected to grow by a significant 72% from 2011 to 2036.</p> <p>Our model suggests that what is most needed to be built in CCNA over the plan period is a mix of primarily 2 bedroom (29%), 3 bedroom (25%), and 4 bedroom (21%) properties; with a smaller amount of very small or very large properties with 1 bedroom or 5+ bedrooms (12% and 13% respectively).</p> <p>Most of all, while prioritising mid-sized homes, a variety of housing should be provided to cater for different needs, incomes, sizes, and life-stages. This should include smaller homes suitable for first time buyers, those with limited funds, and those looking to downsize, particularly in Calne Without Parish.</p>
------------------------------	--	---

<p>Specialist housing for older people</p>	<p>Based on information from the Elderly Accommodation Counsel’s Website, CCNA has a current specialist offer of 78 units per 1,000 population of over 75-year olds (123 units for 1,582 individuals, based on 2020 ONS population estimates). All of these appear to be located in Calne, rather than in the surrounding settlements. The Housing LIN model recommends a provision of 251 units per 1,000, which shows a very significant current under-provision.</p> <p>The existing stock of extra-care is extremely low. Only 1.6% of specialist units currently available (2 of the total 123) offer on-site care provision. All other units are retirement housing without onsite care. Approximately half (59) of all units are for market purchase (freehold or leasehold) and about half (58 units) are social rented. 2 units are offered for private rent and 4 are allocated by a charity to persons with limited means and a local connection.</p> <p>Currently, 80% of 55-75 year olds in CCNA own their own home, renters making up 20% (about two thirds are renting from council or housing association, one third are private renters, and 1% live rent free).</p> <p>The population of over 75s is projected to almost double in CCNA over the plan period, while the overall population is only projected to increase by 15%. The picture across Wiltshire is similar.</p>	<p>We have brought together population projections, rates of disability, and what tenure of housing the current 55-75s occupy, and have sense-checked this using the Housing LIN toolkit. This results in 331-442 specialist units that might be required in CCNA to 2036. There is no known future supply of specialist housing indicated in WC commitment data.</p> <p>Of the 331-442 units projected to be needed to 2036, just under half (43-48%) is for sheltered units for market sale. There is also significant projected demand for extra-care units (28-42% or 94-186 units), with most needed for market sale (compared to 2 units of extra care housing currently available). Housing with care should therefore be prioritised.</p> <p>About one third of total older persons housing demand is for affordable specialist housing (28-36% or 120-124 units). Housing with on-site care makes up about one third to half of this affordable demand.</p> <p>The NP could require higher standards of accessibility and adaptability in new development and encourage the adaptation of existing properties through grant schemes and other means, to cater for some of the sheltered housing demand.</p> <p>The HNA and SHMA evidence could be used to justify a target for a proportion of housing to meet national standards for</p>
--	---	--

Issue	Summary of evidence and data assessed	Conclusions and recommendations
		<p>accessibility and adaptability or for wheelchair users.</p> <p>It is also important for specialist housing for older people to be provided in sustainable, accessible locations, and in a cost-effective way which enables economies of scale.</p> <p>Calne Town is, in broad terms, a relatively suitable location for specialist accommodation to meet some local need, with the rural parts of CCNA less so.</p> <p>Partnership working with the local authority and specialist developers is recommended.</p>

## Recommendations for next steps

315. This Neighbourhood Plan housing needs assessment aims to provide the CCNP Steering Group with evidence on a range of housing trends and issues from a range of relevant sources. We recommend that the neighbourhood planners should, as a next step, discuss the contents and conclusions with WC, with a view to agreeing and formulating draft housing policies, bearing the following in mind:

- All Neighbourhood Planning Basic Conditions, but in particular Condition E, which is the need for the Neighbourhood Plan to be in general conformity with the strategic policies of the adopted development plan;
- The views of WC;
- The views of local residents;
- The views of other relevant local stakeholders, including housing developers and estate agents; and
- The numerous supply-side considerations, including local environmental constraints, the location and characteristics of suitable land, and any capacity work carried out by WC.

316. This assessment has been provided in good faith by AECOM consultants on the basis of housing data, national guidance, and other relevant and available information current at the time of writing.

317. Bearing this in mind, it is recommended that the Neighbourhood Plan steering group should carefully monitor relevant strategies and documents with an impact

on housing policy produced by the Government, WC, or any other relevant party and review the Neighbourhood Plan accordingly to ensure that general conformity is maintained.

318. At the same time, monitoring on-going demographic or other trends over the Neighbourhood Plan period will help ensure the continued relevance and credibility of its policies.

# Appendix A : Calculation of Affordability Thresholds

## A.1 Assessment geography

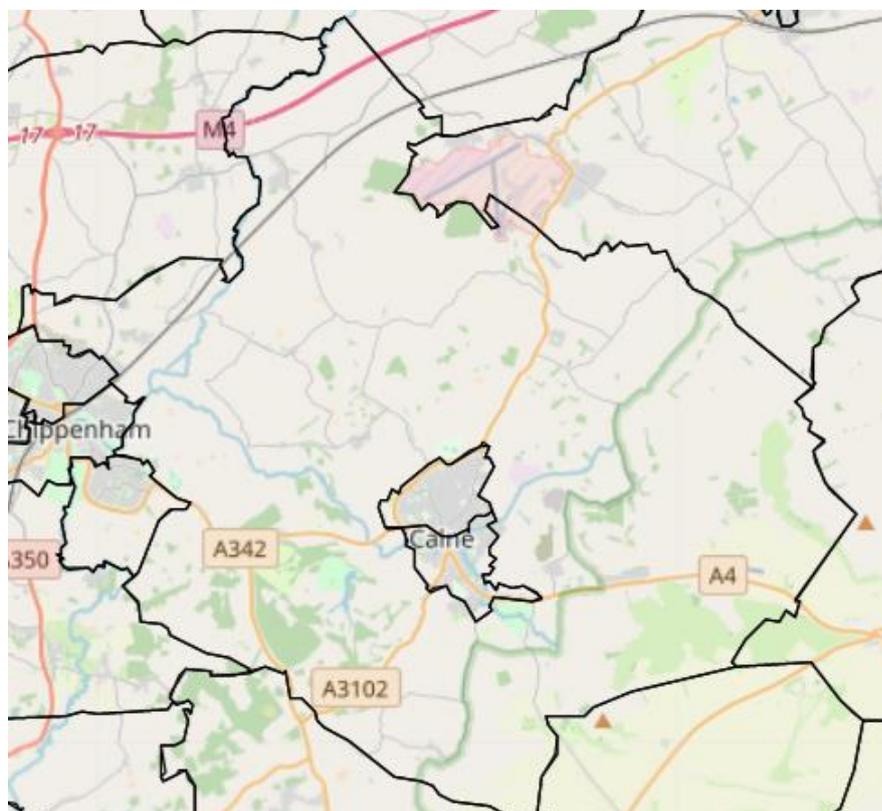
319. As noted in the Tenure and Affordability chapter above, affordability thresholds can only be calculated on the basis of data on incomes across the Neighbourhood Area. Such data is available at MSOA level but not at the level of Neighbourhood Areas.

320. As such, when calculating affordability thresholds, an MSOA needs to be selected that is a best-fit proxy for the Neighbourhood Area. In the case of CCNA, it is considered that a combination of three MSOAs provides the closest realistic proxy for the Neighbourhood Area boundary:

- MSOA E02006657 (the north of the settlement);
- MSOA E02006658 (the south of the settlement); and
- MSOA E02006655 (which covers a wider rural area which extends slightly beyond the NA).

321. As such, this is the assessment geography that has been selected. A map of the combined geography appears in Figure A-1 below.

**Figure A-1: Combination of MSOAs used as a best-fit geographical proxy for Calne Community Neighbourhood Area**



Source: ONS

## A.2 Market housing

322. Market housing is not subsidised and tends to be primarily accessible to people on higher incomes.
323. To determine affordability in market housing, this assessment considers two primary indicators: income thresholds, which denote the maximum share of a family's income that should be spent on accommodation costs, and purchase thresholds, which denote the standard household income required to access mortgage products.

### i) Market sales

324. The starting point for calculating the affordability of a dwelling for sale (i.e. the purchase threshold) from the perspective of a specific household is the loan to income ratio which most mortgage companies are prepared to agree. This ratio is conservatively estimated to be 3.5.
325. To produce a more accurate assessment of affordability, the savings required for a deposit should be taken into account in addition to the costs of servicing a mortgage. However, unlike for incomes, data is not available for the savings available to households in CCNA, and the precise deposit a mortgage provider will require of any buyer will be determined by their individual circumstances and the state of the mortgage market. An assumption is therefore made that a 10% purchase deposit is required and is available to the prospective buyer. In reality it is possible that the cost of the deposit is a greater barrier to home ownership than the mortgage costs.
326. The calculation for the purchase threshold for market housing is as follows:
- Value of a median NA house price (2021) = £260,000;
  - Purchase deposit at 10% of value = £26,000;
  - Value of dwelling for mortgage purposes = £234,000;
  - Divided by loan to income ratio of 3.5 = purchase threshold of £66,857.
327. The purchase threshold for an entry-level dwelling is a better representation of affordability to those with lower incomes or savings, such as first-time buyers. To determine this threshold, the same calculation is repeated but with reference to the lower quartile rather than the median house price. The lower quartile average in 2020 was £210,000, and the purchase threshold is therefore £54,000.
328. Finally, it is worth assessing the purchase threshold for new build homes, since this most closely represents the cost of the new housing that will come forward in future. In the case of CCNA, the available sample of new build prices within the NA was sufficiently large for the purposes of our analysis. Land Registry records 22 sales of new build properties in CCNA in 2020. The average new build price in 2021, in line with this data, was £247,498, resulting in purchase threshold of £63,642. In comparison, the new build average price for across Wiltshire was higher, at £319,995. Average new build prices for new detached homes were

300,000, 234,245 for semi-detached houses, and 229,000 for terraced houses. No prices for new build flats were listed. This average for new build terraces is therefore likely to be the best representation of entry-level new build homes for sale in the NA.

## ii) Private Rented Sector (PRS)

329. Income thresholds are used to calculate the affordability of rented and affordable housing tenures. It is assumed here that rented housing is affordable if the annual rent does not exceed 30% of the household's gross annual income.
330. This is an important assumption because it is possible that a household will be able to afford tenures that are deemed not affordable in this report if they are willing or able to dedicate a higher proportion of their income to housing costs. It is becoming increasingly necessary for households to do so. However, for the purpose of planning it is considered more appropriate to use this conservative lower benchmark for affordability on the understanding that additional households may be willing or able to access housing this way than to use a higher benchmark which assumes that all households can afford to do so when their individual circumstances may well prevent it.
331. The property website [Home.co.uk](https://www.home.co.uk) shows rental values for property in CCNA as in May 2022. Average rents for properties available for rent within Calne were used as a proxy for the NA, as this is where the majority of rental properties are likely to be located.
332. According to [home.co.uk](https://www.home.co.uk), there were 11 properties for rent at the time of search in May 2022, with an average monthly rent of £919. There were 3 two-bed properties listed, with an average price of £750 per calendar month.
333. The calculation for the private rent income threshold for entry-level (2 bedroom) dwellings is as follows:
- Annual rent = £750 x 12 = £9,000;
  - Multiplied by 3.33 (so that no more than 30% of income is spent on rent) = income threshold of £30,000.
334. The calculation is repeated for the overall average to give an income threshold of £36,760.

## A.3 Affordable Housing

335. There are a range of tenures that constitute the definition of Affordable Housing within the NPPF 2021: social rent and affordable rent, discounted market sales housing, and other affordable routes to home ownership. More recently, a new product called First Homes has been introduced in 2021. Each of the affordable housing tenures are considered below.

## i) Social rent

336. Rents in socially rented properties reflect a formula based on property values and average earnings in each area, resulting in substantial discounts to market rents. As such, this tenure is suitable for the needs of those on the lowest incomes and is subject to strict eligibility criteria.
337. To determine social rent levels, data and statistical return from Homes England is used. This data is only available at the LPA level so must act as a proxy for CCNA. This data provides information about rents and the size and type of stock owned and managed by private registered providers and is presented for Wiltshire in the table below.
338. To determine the income needed, it is assumed that no more than 30% of income should be spent on rent. This is an assumption only for what might generally make housing affordable or unaffordable – it is unrelated to the eligibility criteria of Affordable Housing policy at Local Authority level. The overall average across all property sizes is taken forward as the income threshold for social rent.

**Table A-1: Social rent levels (£)**

Size	1 bed	2 beds	3 beds	4 beds	All
Average social rent per week	£86.42	£98.54	£108.83	£120.82	£101.17
Annual average	£4,494	£5,124	£5,659	£6,283	£5,261
Income needed	£14,964	£17,063	£18,845	£20,921	£17,519

Source: Homes England, AECOM Calculations

## ii) Affordable rent

339. Affordable rent is controlled at no more than 80% of the local market rent. However, registered providers who own and manage affordable rented housing may also apply a cap to the rent to ensure that it is affordable to those on housing benefit (where, under Universal Credit, the total received in all benefits to working age households is £20,000).
340. Even an 80% discount on the market rent may not be sufficient to ensure that households can afford this tenure, particularly when they are dependent on benefits. Registered Providers in some areas have applied caps to larger properties where the higher rents would make them unaffordable to families under Universal Credit. This may mean that the rents are actually 50-60% of market levels rather than 80%.
341. Data on the most realistic local affordable rent costs is obtained from the same source as social rent levels for Wiltshire. Again, it is assumed that no more than 30% of income should be spent on rent, and the overall average is taken forward.
342. Comparing this result with the average 2 bedroom annual private rent above indicates that affordable rents in the NA are actually closer to 75% of market rates than the maximum of 80%, a feature that is necessary to make them achievable to those in need.

**Table A-2: Affordable rent levels (£)**

Size	1 bed	2 beds	3 beds	4 beds	All
Average affordable rent per week	£104.25	£123.75	£148.93	£182.59	£128.50
Annual average	£5,421	£6,435	£7,744	£9,495	£6,682
Income needed	£18,052	£21,429	£25,789	£31,617	£22,251

Source: Homes England, AECOM Calculations

### iii) Affordable home ownership

343. Affordable home ownership tenures include products for sale and rent provided at a cost above social rent, but below market levels. The three most widely available are discounted market housing (a subset of which is the new First Homes product), shared ownership, and Rent to Buy. These are considered in turn below.

344. In paragraph 65 of the NPPF 2021, 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.” The recently issued Ministerial Statement and updates to PPG state that 25% of all Affordable Housing should be First Homes – the Government’s new flagship discounted market sale product. When the NPPF is next updated, it is expected that the 10% affordable home ownership requirement referenced above may be replaced by the First Homes requirement.

#### First Homes

345. Whether to treat discounted market housing as affordable or not depends on whether discounting the asking price of new build homes of a size and type suitable to first time buyers would bring them within reach of people currently unable to buy market housing.

346. The starting point for these calculations is therefore the estimated cost of new build housing in CCNA, which as noted above, is £247,498.

347. For the minimum discount of 30%, the purchase threshold can be calculated as follows:

- Value of a new home (NA average) = £247,498;
- Discounted by 30% = £173,248;
- Purchase deposit at 10% of value = £17,325;
- Value of dwelling for mortgage purposes = £155,923;
- Divided by loan to income ratio of 3.5 = purchase threshold of £44,550.

348. The income thresholds analysis in the Tenure and Affordability chapter also compares local incomes with the costs of a 40% and 50% discounted First Home. This would require an income threshold of £38,185 and £31,821 respectively.

349. All of the income thresholds calculated here for First Homes are below the cap of £80,000, above which households are not eligible.
350. Note that discounted market sale homes may be unviable to develop if the discounted price is close to (or below) build costs. Build costs vary across the country. However, as an illustration, the build cost for a 2 bedroom home (assuming 70 sq. m and a build cost of £1,500 per sq. m) would be around £105,000, excluding any land value or developer profit. This would not appear to be an issue in CCNA, as discounted prices would be higher than this.

### **Shared ownership**

351. Shared ownership involves the purchaser buying an initial share in a property, typically of between 25% and 75% (but now set at a minimum of 10%) 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 occupant can be increased over time through a process known as 'staircasing'.
352. In exceptional circumstances (for example, 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 first-time buyers, people who have owned a home previously, and council and housing association tenants with a good credit rating whose annual household income does not exceed £80,000.
353. To determine the affordability of shared ownership, calculations are again based on the estimated costs of new build housing as discussed above. The deposit available to the prospective purchaser is assumed to be 10% of the value of the dwelling, and the standard loan to income ratio of 3.5 is used to calculate the income required to obtain a mortgage. The rental component is estimated at 2.5% of the value of the remaining (unsold) portion of the price. The income required to cover the rental component of the dwelling is based on the assumption that a household spends no more than 30% of the income on rent (as for the income threshold for the private rental sector).
354. The affordability threshold for a 25% equity share is calculated as follows:
- A 25% equity share of £247,498 is £61,874;
  - A 10% deposit of £6,187 is deducted, leaving a mortgage value of £55,687;
  - This is divided by the loan to value ratio of 3.5 to give a purchase threshold of £15,911;
  - Rent is charged on the remaining 75% shared ownership equity, i.e. the unsold value of £185,623;
  - The estimated annual rent at 2.5% of the unsold value is £4,641;
  - This requires an income of £15,469 (annual rent multiplied by 3.33 so that no more than 30% of income is spent on rent).

- The total income required is £31,379 (£15,911 plus £15,469).

355. The same calculation is repeated for equity shares of 10% and 50%, producing affordability thresholds of £24,927 and £42,134 respectively. All of these income thresholds are below the £80,000 cap for eligible households.

### **Rent to Buy**

356. Rent to Buy is a relatively new and less common tenure, which through subsidy allows the occupant to save a portion of their rent. This is intended to be used to build up a deposit to eventually purchase the home. It is therefore estimated to cost the same as private rents – the difference being that the occupant builds up savings with a portion of the rent.

### **Help to Buy (Equity Loan)**

357. The Help to Buy Equity Loan is not an affordable housing tenure but allows households to afford market housing through a loan provided by the government. With a Help to Buy Equity Loan the government lends up to 20% (40% in London) of the cost of a newly built home. The household must pay a deposit of 5% or more and arrange a mortgage of 25% or more to make up the rest. Buyers are not charged interest on the 20% loan for the first five years of owning the home.
358. It is important to note that this product widens access to market housing but does not provide an affordable home in perpetuity.

# Appendix B : Housing Needs Assessment Glossary

## **Adoption**

This refers to the final confirmation of a local plan by a local planning authority.

## **Affordability**

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 housing 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 =  $\frac{£200,000}{£25,000} = 8$ , (the house price is 8 times income).

## **Affordable Housing (NPPF Definition)**

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

c) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and

Rent to Buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

### **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<sup>43</sup>.

### **Age-Restricted General Market Housing**

A type of housing which is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens but does not include support or care services.

### **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 considered at the examination stage of neighbourhood development plans. They need to be met before a plan can progress to referendum.

### **Backlog need**

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

### **Bedroom Standard<sup>44</sup>**

The bedroom standard is 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.

---

<sup>43</sup> The Tenant Services Authority has issued an explanatory note on these methods at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1918430.pdf>

<sup>44</sup> See <https://www.gov.uk/government/statistics/english-housing-survey-2011-to-2012-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 Order<sup>45</sup>**

A community right to build order is a special kind of neighbourhood development order, granting planning permission for small community development schemes, such as housing or new community facilities. Local community organisations that meet certain requirements or parish/town councils are able to prepare community right to build orders.

## **Concealed Families (Census definition)<sup>46</sup>**

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.

---

<sup>45</sup> See <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

<sup>46</sup> See [http://webarchive.nationalarchives.gov.uk/20160107160832/http://www.ons.gov.uk/ons/dcp171776\\_350282.pdf](http://webarchive.nationalarchives.gov.uk/20160107160832/http://www.ons.gov.uk/ons/dcp171776_350282.pdf)

## **Extra Care Housing or Housing-With-Care**

Housing which usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are included in retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.

## **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.

## **First Homes**

The Government has recently confirmed the introduction of First Homes as a new form of discounted market housing which will provide a discount of at least 30% on the price of new homes. These homes are available to first time buyers as a priority but other households will be eligible depending on agreed criteria. New developments will be required to provide 25% of Affordable Housing as First Homes. A more detailed explanation of First Homes and its implications is provided in the main body of the HNA.

## **Habitable Rooms**

The number of habitable rooms in a home is the total number of rooms, excluding 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**

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.

## **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 more than one household, 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 (i.e. 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)**

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**

This means 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 by 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 neighbourhood level so LPA level data is employed on the basis of the NA falling within its 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 housing need (NPPF definition)**

The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 60 of this Framework).

## **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 or the Greater London Authority, to the extent appropriate to their responsibilities.

## **Local Plan**

This is 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 form part of the Local Plan and are known as 'Development Plan Documents' (DPDs).

## **Lower Quartile**

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**

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.

## **Mean (Average)**

The mean or the average is, mathematically, the sum of all values divided by the total number of values. This is 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 years<sup>47</sup>, 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 Development Order (NDO)**

An NDO will grant planning permission for a particular type of development in a particular area. This could be either a particular development, or a particular class of development (for example retail or housing). A number of types of development will be excluded from NDOs, however. These are minerals and waste development, types of development that, regardless of scale, always need Environmental Impact Assessment, and Nationally Significant Infrastructure Projects.

## **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 single 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,

---

<sup>47</sup> See <https://www.which.co.uk/news/2017/08/how-your-income-affects-your-mortgage-chances/>

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.

### **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**

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.

### **Retirement Living or Sheltered Housing**

Housing for older people which usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.

### **Residential Care Homes and Nursing Homes**

Housing for older people comprising of individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually

include support services for independent living. This type of housing can also include dementia care homes.

## **Rightsizing**

Households who wish to move into a property that is a more appropriate size for their needs can be said to be rightsizing. This is often used to refer to older households who may be living in large family homes but whose children have left, and who intend to rightsize to a smaller dwelling. The popularity of this trend is debatable as ties to existing communities and the home itself may outweigh issues of space. Other factors, including wealth, health, status and family circumstance also need to be taken into consideration, and it should not be assumed that all older households in large dwellings wish to rightsize.

## **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 dwellings 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% (though this was lowered in 2021 to a minimum of 10%), 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 Housing<sup>48</sup>**

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 bed roomed. 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

---

<sup>48</sup> See <http://www.housingcare.org/jargon-sheltered-housing.aspx>

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**

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 Plan period. SHLAAs are sometimes also called LAAs (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 under the 2012 version of the NPPF, 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.). Guideline target rents for this tenure 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.<sup>49</sup>

---

<sup>49</sup> See <http://www.communities.gov.uk/documents/planningandbuilding/doc/1980960.doc#Housing>



## Appendix 2

Calne Community neighbourhood Plan | Homes and Housing Need  
Survey Results August 2022 Place Studio

## Calne Community Neighbourhood Plan | Homes and Housing Need SURVEY RESULTS August 2022

### *Introduction*

The survey ran between 16th May and 10<sup>th</sup> July 2022.

It was promoted through the Neighbourhood Plan dedicated website, as well as through direct email, on facebook and at community events in the town and parish.

There were 393 completed responses<sup>1</sup>.

85 respondents were from Calne Without which represents 21.63% of the overall respondents<sup>2</sup>. Results from Calne Without have been extracted separately and are presented in the appendix to this report.

Actual response figures and (rounded) percentage breakdowns are provided for each survey question in this report. This represents the number of responses received as a proportion of all respondents answering each individual question. Not all of the respondents provided answers to all of the questions available, therefore the figures presented for each question may not necessarily match the numbers above.

Open-ended comments have been reproduced verbatim from submitted survey responses and may contain spelling, grammatical and other errors. All open-ended comments are included, and have been grouped into shared types of comment for this report and analysis of the feedback.

The aim of the survey was to build an understanding of the views of our community linked to housing and housing need and the role of the Neighbourhood Plan. The Neighbourhood Plan can allocate sites, or control housing delivery through policies that set out criteria (or rules) linked to things like local housing need and housing quality.

### *Results*

#### **1. Housing Quality, Choice and Need and the Role of the Neighbourhood Plan**

---

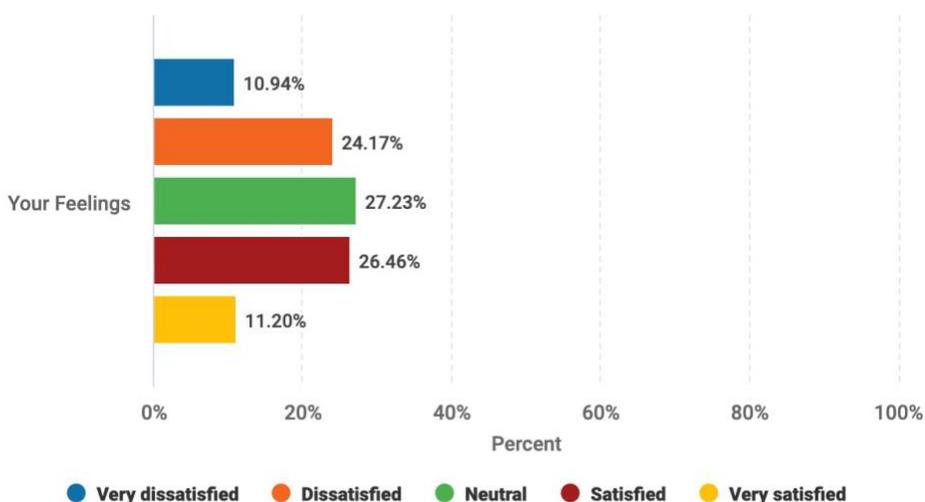
<sup>1</sup> There were also a number of partial responses (207). Partial responses are surveys which have not been fully completed and are not included in the report summary – these responses were mainly blank and are likely to indicate where people were interested to look at the survey but did not wish to respond.

<sup>2</sup> The population of Calne is estimated to be 18,571 in 2020 the 308 respondents therefore represent 1.66% of the Calne population. The population of Calne Without is estimated to be 3,187 in 2020 the 85 respondents therefore represents a 2.67% of the population. Population estimates taken from:  
[http://citypopulation.de/en/uk/southwestengland/admin/wiltshire/E04012686\\_\\_calne\\_without/](http://citypopulation.de/en/uk/southwestengland/admin/wiltshire/E04012686__calne_without/)

Answering these three quick questions will help us understand what the community thinks about local housing choices and the role it wishes our updated Neighbourhood Plan to have in helping address community needs.

1. How do you feel about the existing housing provision in Calne and Calne Without?						
Answer Choices	Very dissatisfied	Dissatisfied	Neutral	Satisfied	Very satisfied	Response Total
Your Feelings	10.94% 43	24.17% 95	27.23% 107	26.46% 104	11.20% 44	393
					answered	393
					skipped	0

How do you feel about the existing housing provision in Calne and Calne Without?



2. Why do you feel this way?				
Answer Choices		Response Percent	Response Total	
1	Affordable opportunities to buy		15.01%	59
2	Too expensive to buy		22.65%	89
3	Affordable choices to rent		9.92%	39
4	Good range of house types for my needs		29.26%	115
5	Limited range of house types		11.96%	47
6	Good availability to buy or rent		16.03%	63
7	Shortage of availability to buy or rent		19.08%	75

2. Why do you feel this way?				
8	Other (please specify):		25.95%	102
			answered	393
			skipped	0

## Comments (102)

### Concerns about recent housing delivery

- House building seems random. Needs a strategic plan.
- Persimmon houses are very poor quality.
- All recent developments in the town have all been of the same or similar nature, dense estates with little private space or interesting/modern designs and a lack of focus of sustainability and sustainable technology.
- too many houses
- Too many houses, taking away green space
- Too many now.
- Too many houses being built
- You keep building OAP homes where shops should be which would attract more people and business.
- Too many in same area..
- We've have too many houses built on the green belt.
- You've ruined calne too many houses not bug enough roads schools cant cope doctors can't cope dentists can't cope the one way system is a joke, open up town hill as it used to be, make it one way system, its nit as though we have a lots of shops!
- Calne is big enough as it is
- Too many houses
- Too many new houses being built!
- too many houses being built on green spaces
- We cannot allow more housing on our fields. The community housing plan is a waste of time as it's been ignored and overruled up to now. We have expanded too much in the last 10 years without adjusting the local amenities.
- Too many new houses being built
- Too many 'new builds' sprawling over countryside already. No ordinary salaried person can afford them even the 'affordable' homes.
- Enough housing already
- Mass over-development has lead to a large housing stock
- too many poorly planned dormitory estates
- No coherence in housing policy
- No ecologically sound alternatives (carbon low or neutral)
- Not enough spaces for wildlife.
- there is enough housing in Calne, don't want it to be a large town or city
- Calne has plenty of houses no more required.

### Cost / Affordability

- There is a need for more houses as I notice prices are increasing rapidly. We need to be attracting more new people to our area.
- National problem with rent price
- Housing is far too expensive and there's too many new houses being built
- Need affordable homes to rent for the over 65's
- Locals have been priced out of the market and there are very limited rentable properties within the town anymore
- I'm okay but daughter can't afford to move out.
- The present house prices are unaffordable for the majority of those who work in the area.
- Not enough rental properties with secure tenancy and affordability
- Insufficient affordable or local authority housing. A very NIMBY attitude to new developments whilst simultaneously wondering how to get people back into the town centre
- All new built estates have such small gardens, not enough parking, all crammed in and the roads are too narrow so this also causing issues.
- Dissatisfied for the younger generation

### Facilities / Infrastructure

- Too many houses for the amenities available
- Poor facilities/amenities for current population
- Too many houses not enough amenities including dentist doctors and shops restaurants to support this. Roads a nightmare as no southern bypass. Apparently only possible building if all land behind Quemerford developed
- Too many houses and not enough infrastructure.
- Too many for facilities and infrastructure we have.
- Not enough infrastructure being built to accommodate the amount of houses being built!
- Road infrastructure can't cope and no employment to warrant more housing.
- Too many houses not enough amenities
- Not enough facilities to manage current population, if you want to add more houses, we need additional doctors surgeries, dentists, schools etc to cope with influx of new homes.
- Not enough local services or parking
- Too many new houses with no thought for amenities
- Too many expensive new houses and no new infrastructure
- We have more houses than Calne can cope with now
- Too many houses and not enough amenities
- Too many houses for infrastructure
- Not enough infrastructure to support number of new builds leading to more crime
- Too many houses, no available dentist, drs and schools soon won't cope. We need to keep our green space- trees, plants and wildlife are being killed for no reason now, except for greed 🚫🌳🌿🐾
- Too much green space being built on and not enough amenities

### Specific Needs

- More bungalows for elderly
- No 1 beds
- We need more social houses
- Not enough social housing. For bungalows or one bedroom
- Good range for families but lack of options for the young and older people

- here are limited 1 and 2 bedroom properties for young people to start out living independently. If we had more of these the housing market could develop a proper chain of needs to start or downsize. As far as I'm aware the local authority do not cater for 1 bedroom properties or are very few. We need to develop the area that younger people would like to stay in. Definitely need more shops . Get the landlords to have to lease their units at affordable prices. I love Calne but would like it developer but not much more. Use empty properties buildings and redevelop into housing. I don't think Calne needs loads of new estates as it will become too big. Use buildings already here wisely.
- More one bedroom houses and flats needed for first time buyers
- There has been plenty of housing stock for me needs, but I recognise the lack of shared housing for young people who need housemates to rent.
- Not enough 3 bed social housing

**Other**

- I'm not looking for a house in Calne
- To expensive for first time buyers that have lived in calne for their younger years
- I have not been in the market for renting or buying for years.
- National developers that own any land build what they can get away with and there is no point debating the national planning policy
- Not aware of housing needs/availability
- I am unsure of the state of existing housing provision
- I don't know enough about it to comment
- Loads of houses for sale
- empty houses in Calne that could be lived in
- Haven't had to really house hunt yet
- Well-preserved green space around housing areas

**2. Planning for Housing to Meet Local Needs**

**3. If new housing was to be planned for Calne and Calne Without what type of housing do you consider would best meet local needs?**

Answer Choices			Response Percent	Response Total
1	Open market family homes		26.41%	103
2	Smaller open market homes		24.10%	94
3	Open market flats		8.72%	34
4	Housing Association / Local authority rented homes		30.77%	120
5	Shared ownership homes (part buy/part rent)		20.26%	79
6	Discounted open market & "First Homes" (homes sold at more than 20% below market value)		24.87%	97

3. If new housing was to be planned for Calne and Calne Without what type of housing do you consider would best meet local needs?				
7	Community led and Co-operative housing schemes (run by not for profit organisation)		25.13%	98
8	Self build homes		15.90%	62
9	Unsure		7.18%	28
10	Other (please specify):		21.28%	83
			answered	390
			skipped	3

## Comments (83)

### Amount of housing

- Stop building- too many houses are removing wildlife environments
- No more houses! We have enough housing!
- None. Local needs are for much better infrastructure for the housing that already exists. We are ruining this town with over provision of housing.
- None
- Too many houses and developments in Calne already
- We do not need any more houses built, we need better infrastructure
- Homes built on Previously developed land. Stop building houses and destroying countryside and farm land.
- I do not agree with new homes this changing the village dynamic and encouraging an influx of local authority housing
- No more housing. Enough is enough.
- Happy with existing housing opportunities we do not need new housing as we do not have space or facilities for more
- No more houses, without more facilities
- None without losing all of Calne's character and remaining green spaces or eating further into surrounding green land.
- Keep green space - stop building
- No more housing please. The whole appeal of calne is that it is small and surrounded by leisure areas, woodland and fields which is why we like calne. There has been extensive housing developments already and infrastructure cannot support further development
- do we really need more new housing?
- None required
- Stop building
- No further housing is required
- No new housing needed as there are 200 odd houses available on Right move within 5 miles of Calne
- No more housing please! It feels the towns services are at breaking point with all the new development. More investment needed in town facilities before another influx of people to the town.
- We do not need any more housing

## Calne Community Neighbourhood Plan | 2022 Review Housing Survey Results | REPORT V2 AUG22

- No more house building needed in Calne
- No more housing developments. Instead, look at reuse of current areas in need of development
- We don't need anymore!
- we don't need any more housing
- No new housing, Calne already has too many
- There's not room for any more!
- None
- There's enough already
- Stop building houses and create a town. Stop expanding housing into Calne without.
- Too many houses now, stop building
- No more houses

### Concern re Facilities / Services

- Happy with existing housing opportunities we do not need new housing as we do not have space or facilities for more
- No new homes should be considered until the towns current infrastructure needs have been resolved.
- No more houses to be built. We need more infrastructure to support what we already have
- Not enough facilities for the town already...try seeing the dentist, doctor etc.
- None until the builders are forced to add to our continuity....ie doctors, dentist, community teams, play grounds, sports facilities & shops!
- We don't need housing, we need Doctors and medical facilities as you keep bussing in OAPs and building more housing without a thought to town planning
- Too many already being built. Soon be no, countryside left
- None needed, people move/die
- No more homes as the infrastructure isn't there to support them
- Shops, Dr's, dentists, infrastructure
- not enough facilities for family housing
- Don't build anymore without infrastructure and bypass
- there are enough houses already- please don't build more without first increasing all amenities and necessities
- No more homes as the infrastructure isn't there to support them
- Calne can't support anymore housing , it's been unable to accommodate the huge population increases that has already occurred
- Don't need more houses without better infrastructure

### What's needed

- Generally supportive of development, there is a National chronic shortage of homes, but please permit interesting and sustainable homes that place space and community as a high priority alongside sustainability and green spaces.
- 'Green' Eco/sustainable homes
- Housing with more off road parking. Too many houses, although provide parking for two cars, it doesn't consider those with older children who drive their most households should have parking for 4 cars
- Diverse housing stock is more likely to lead to a diverse population
- More bungalows needed
- Scot Frames houses

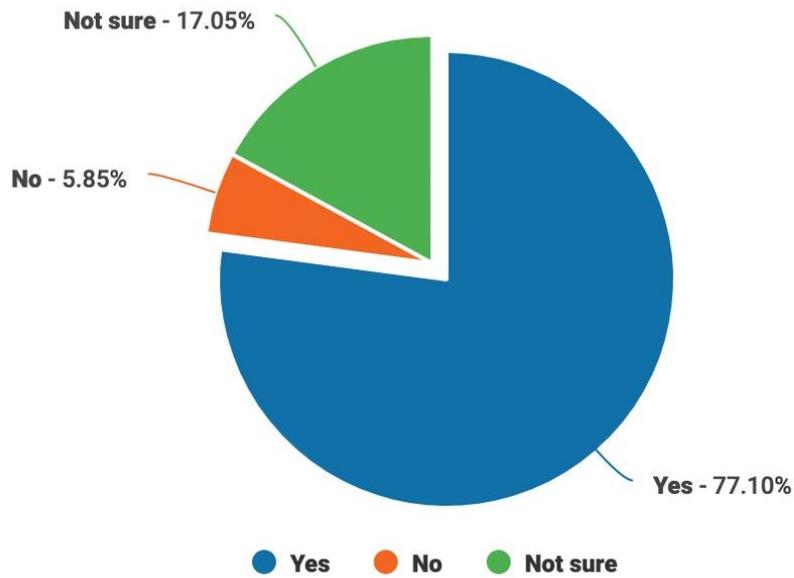
Calne Community Neighbourhood Plan | 2022 Review  
Housing Survey Results | REPORT V2 AUG22

- Large homes split up purposefully for renting rooms in a larger property. I.e. en suite rooms with shared living areas
- Bungalows for disabled/elderly
- With the present house being built in the area they are unaffordable for locals to buy.
- It has to be more affordable and 'greener'
- Bungalows and retirement property
- Scot Frames houses
- A blend of different schemes and opportunities is required. There is no one size fits all panacea for housing.
- carbon neutral (heat pump and solar panels)
- Affordable 3 bed houses. Help with mortgages for single parents on a single income. No shared ownership they are a massive scam.
- A range of homes with bigger gardens, more open space, not narrow roads within the estates
- Affordable first family homes e.g. 2/3 beds
- We want large homes - bring wealth into the town is what is required. Not affordable homes.
- Work live units
- Should be allowed to build in our own gardens to help needs of our own family e.h elderly parent and children with additional needs and older children wanting first homes.
- Forget 2 beds more 3 beds are needed.
- Affordable retirement rental homes
- With the population ageing, bungalows are needed, not Rip off retirement homes which are often extortionate money making schemes. Homes for Older population, Like Curzon Park are needed !!!!
- Bedsits for young professionals
- Council owned to rent
- Affordable homes
- Choice of properties
- Housing associated with income generation
- Calne does not need more houses without more industry supplying more jobs

**Other**

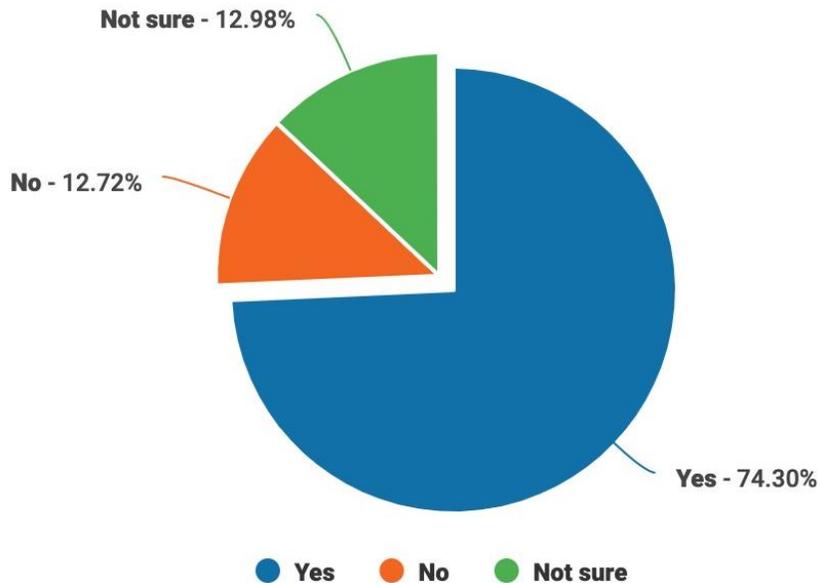
- Discounted schemes only work for the first buyer, like shared ownership. The next buyer pays market price and then back to square one.
- Nature reserves. Wildlife also needs a home

4. Do you think the Calne Community Neighbourhood Plan should continue to contain policies to influence how future housing is planned and delivered within Calne and Calne Without?				
Answer Choices			Response Percent	Response Total
1	Yes		77.10%	303
2	No		5.85%	23
3	Not sure		17.05%	67
			answered	393
			skipped	0



**5. Do you think that the Calne Community Neighbourhood Plan should continue to identify the sites where the houses to meet future housing need will go?**

Answer Choices		Response Percent	Response Total
1	Yes	74.30%	292
2	No	12.72%	50



5. Do you think that the Calne Community Neighbourhood Plan should continue to identify the sites where the houses to meet future housing need will go?				
3	Not sure		12.98%	51
			answered	393
			skipped	0

### 3. About You and Your Household

The following questions are about your household and your current housing. Answering these questions will help us understand more about our community's housing, who has answered this questionnaire from within it and where we may need to reach out to secure the views of other people within our area

Please only answer the questions if they're relevant to you.

6. How would you describe your household?				
Answer Choices			Response Percent	Response Total
1	Single person (65+)		13.85%	54
2	Couple (65+)		15.38%	60
3	Single (under 65)		7.69%	30
4	Couple (under 65)		25.64%	100
5	Family with children (either single parent or couple)		30.51%	119
6	Other (please specify):		6.92%	27
			answered	390
			skipped	3
Other (please specify): (27) <ul style="list-style-type: none"> <li>• Couple under 65 with adult children still at home</li> <li>• Pensioner widowed</li> <li>• Pensioner Age 80</li> <li>• 62 and 67</li> <li>• Couple under 65 with a 33 year old living here</li> <li>• Multi generation</li> <li>• Adults - 3 adults under 65</li> <li>• Family with one child and adult both with needs</li> <li>• Couple under 60 with 1 adult son</li> <li>• Children both over 18 at university</li> <li>• Couple 65+ with adult disabled dependant</li> <li>• House share</li> <li>• Me and 1 adult child</li> <li>• Mixed age couple</li> <li>• with adult child residing with us</li> <li>• Couple one over one under 65, plus son</li> <li>• one under 65 and one over</li> <li>• Couple, apart from weekends, then couple with 3 children</li> <li>• Single mum with 18+ family - they can't afford anywhere to rent</li> </ul>				

## 6. How would you describe your household?

- Couple 57-76
- Couple under 65 + Ukrainian couple under 65, + 1 Ukrainian child
- Couple..one over 65 ...one under
- Couple and adult child
- Couple 55-66
- 2 adults mother and son
- Couple one over 65 one under
- Couple

## 7. What tenure of housing do you currently live in?

Answer Choices		Response Percent	Response Total
1	Owned		81.44% 316
2	Private rented		5.93% 23
3	housing connected to or provided by your current or former employer		1.29% 5
4	Housing Association affordable rented		8.51% 33
5	Shared ownership		1.29% 5
6	Other (please specify):		1.55% 6
		answered	388
		skipped	5
Other (please specify): (6)			
<ul style="list-style-type: none"> <li>• Lodging</li> <li>• Living with family</li> <li>• mortgaged</li> <li>• Help to buy</li> <li>• Me and my 16 year old son have just moved in with my 70year old mum, at the age of 43, in the hopes I can save for a mortgage</li> <li>• Getting evicted from private rent</li> </ul>			

## 8. Do you live in the Calne Community Area?

Answer Choices		Response Percent	Response Total
1	Yes I live in Calne		76.28% 299

8. Do you live in the Calne Community Area?				
2	Yes, I live in Calne Without (eg Blacklands, Broads Green , Calstone, Cherhill View , Derry Hill, Fishers Brook , High Penn, Lower Compton, Mile Elm, Ratford, Sandy Lane, Stockley, Studley, Pewsham & Old Derry Hill )		21.68%	85
3	No, I do not live in either		2.04%	8
			answered	392
			skipped	1

9. If you answered YES to living in Calne Without, please indicate where in the parish you live.				
Answer Choices			Response Percent	Response Total
1	Blacklands		3.51%	2
2	Broads Green		0.00%	0
3	Calstone		0.00%	0
4	Cherhill View		3.51%	2
5	Derry Hill		36.84%	21
6	Fishers Brook		0.00%	0
7	High Penn		0.00%	0
8	Lower Compton		1.75%	1
9	Mile Elm		0.00%	0
10	Ratford		0.00%	0
11	Sandy Lane		0.00%	0
12	Stockley		1.75%	1
13	Studley		45.61%	26
14	Pewsham		3.51%	2
15	Old Derry Hill		3.51%	2
			answered	57
			skipped	336

10. If you answered yes how long have you lived in Calne or Calne Without?				
Answer Choices			Response Percent	Response Total
1	Less than a year		2.09%	8
2	1-3 years		6.81%	26
3	3-5 years		10.73%	41
4	5-10 years		13.09%	50
5	More than 10 years		67.28%	257
			answered	382
			skipped	11

11. If you answered no, do you have any other local connection to Calne or Calne Without?				
Answer Choices			Response Percent	Response Total
1	Close family members living in the area (parents/children)?		50.91%	28
2	Work in the area		12.73%	7
3	Children attending school in the area		12.73%	7
4	Other		23.64%	13
			answered	55
			skipped	338

### Other comments (17)

- It would be great if the planning authorities actually listened to and took account of the very strong feelings against any further housing development in Calne and Calne Without, not only because of the lack of infrastructure to support it, but also because of the destruction of wildlife habitats. We have a duty to future generations to preserve our landscapes and not create a sprawling, ever growing area of concrete. Once built upon, and with whatever nods to greenwashing within these developments, the damage can never be undone.
- Calne is a dump, the community plan is a joke. Wiltshire council does what it wants regardless, so stop waiting your time.
- We need more infrastructure before we create more space for housing.
- More Quality New Social Housing is required in Calne. With the influx of people from Berkshire and Home counties pushing up housing prices here, because they themselves have been ousted by city folk looking for affordable property. At some point, the local population, who earn a lesser wage and don't desire to commute from our home town but are forced to move on,

Calne Community Neighbourhood Plan | 2022 Review  
Housing Survey Results | REPORT V2 AUG22

because they can't afford to live here. That time is now!! It's Social and community destroying scheme, mainly caused by greedy, large scale, housebuilders, whom only build for profit, leaving anyone at the bottom of the ladder struggling.

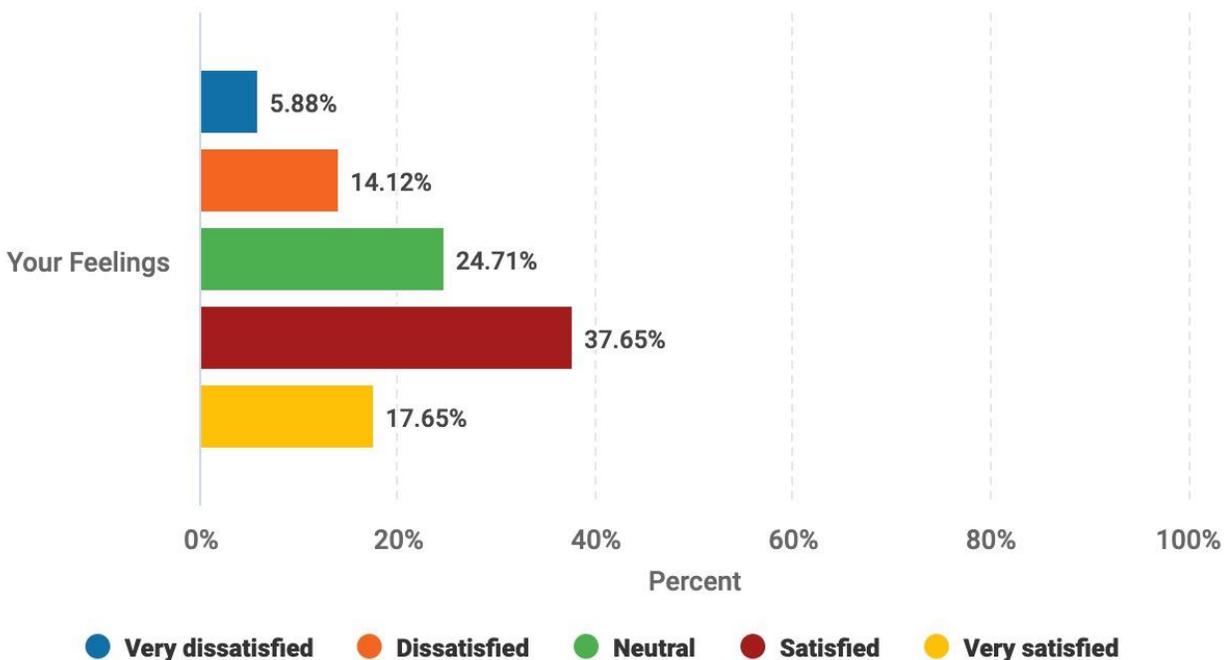
- Need the resources and retail and primary care to support the expansion - need more leisure facilities and more high street shops. I don't to keep driving to Devizes or Chippenham to shop!
- Calne needs more facilities and better traffic management before building more home
- I feel it is important that any development in the future does not cause any villages to be lost and for any of the surrounding larger towns to be able to encroach too far into our beautiful Wiltshire countryside
- No more housing, need more shops
- Any new housing should have public transport easily accessible and shops & doctors nearby
- More level access housing is needed for older folk
- Need more doctors, dentists and shops
- I'd like to live in warden assisted accommodation but it's not available to me.
- Lack of warden assisted places that are affordable.
- I may move in with my daughter as there isn't specialist, affordable housing for older people.
- I think there is enough housing in Calne
- I would move but there is a lack of homes for older people
- I'd like to downsize to a bungalow for under £200,000 so i have level access but that isn't possible.

## APPENDIX: Calne Community Neighbourhood Plan | Homes and Housing Need SURVEY RESULTS July 2022 – CALNE WITHOUT DISAGRREGATED RESULTS

Housing Quality, Choice and Need and the Role of the Neighbourhood Plan

1. How do you feel about the existing housing provision in Calne and Calne Without?						
Answer Choices	Very dissatisfied	Dissatisfied	Neutral	Satisfied	Very satisfied	Response Total
Your Feelings	5.88% 5	14.12% 12	24.71% 21	37.65% 32	17.65% 15	85
					answered	85
					skipped	0

### How do you feel about the existing housing provision in Calne and Calne Without?



Calne Community Neighbourhood Plan | 2022 Review  
Housing Survey Results | REPORT V2 AUG22

## 2. Why do you feel this way?

Answer Choices			Response Percent	Response Total
1	Affordable opportunities to buy		11.76%	10
2	Too expensive to buy		15.29%	13
3	Affordable choices to rent		8.24%	7
4	Good range of house types for my needs		45.88%	39
5	Limited range of house types		7.06%	6
6	Good availability to buy or rent		16.47%	14
7	Shortage of availability to buy or rent		14.12%	12
8	Other (please specify):		23.53%	20
			answered	85
			skipped	0

### Other (please specify): (20)

Too many houses and not enough infrastructure.

All recent developments in the town have all been of the same or similar nature, dense estates with little private space or interesting/modern designs and a lack of focus of sustainability and sustainable technology.

Housing is far to expensive and there's too many new houses being built

Not enough infrastructure being built to accommodate the amount of houses being built!

National developers that own any land build what they can get away with and there is no point debating the national planning policy

National problem with rent price

We've have too many houses built on the green belt.

Road infrastructure can't cope and no employment to warrant more housing.

Too many houses

House building seems random. Needs a strategic plan.

Mass over-development has lead to a large housing stock

Too many houses for infrastructure

Haven't had to really house hunt yet

Estate type housing places in villages

Not enough infrastructure.

Destruction of the rural environment

Plenty people as is so good amount houses already

Lots of people and houses already.

Too many houses already and no infrastructure

The whole area has already had a huge amount of growth in the past 20 years. The roads and amenities are already suffering. We don't need more houses and cars in this area

## Planning to Housing to Meet Local Needs

3. If new housing was to be planned for Calne and Calne Without what type of housing do you consider would best meet local needs?				
Answer Choices			Response Percent	Response Total
1	Open market family homes		30.59%	26
2	Smaller open market homes		28.24%	24
3	Open market flats		4.71%	4
4	Housing Association / Local authority rented homes		23.53%	20
5	Shared ownership homes (part buy/part rent)		15.29%	13
6	Discounted open market & "First Homes" (homes sold at more than 20% below market value)		27.06%	23
7	Community led and Co-operative housing schemes (run by not for profit organisation)		22.35%	19
8	Self build homes		18.82%	16
9	Unsure		7.06%	6
10	Other (please specify):		18.82%	16
			answered	85
			skipped	0
Other (please specify): (16)				
<p>Stop building houses and create a town. Stop expanding housing into Calne without.</p> <hr/> <p>Generally supportive of development, there is a National chronic shortage of homes, but please permit interesting and sustainable homes that place space and community as a high priority alongside sustainability and green spaces.</p> <hr/> <p>'Green' Eco/sustainable homes</p> <hr/> <p>None until the builders are forced to add to our continuity....ie doctors, dentist, community teams, play grounds, sports facilities &amp; shops!</p> <hr/> <p>Don't need more houses without better infrastructure</p> <hr/> <p>Shops, Dr's, dentists, infrastructure</p> <hr/> <p>Stop building</p> <hr/> <p>Housing associated with income generation</p> <hr/> <p>Work live units</p> <hr/> <p>No more housing. Enough is enough.</p>				

**3. If new housing was to be planned for Calne and Calne Without what type of housing do you consider would best meet local needs?**

I do not agree with new homes this changing the village dynamic and encouraging an influx of local authority housing

Affordable retirement rental homes

Should be allowed to build in our own gardens to help needs of our own family e.h elderly parent and children with additional needs and older children wanting first homes.

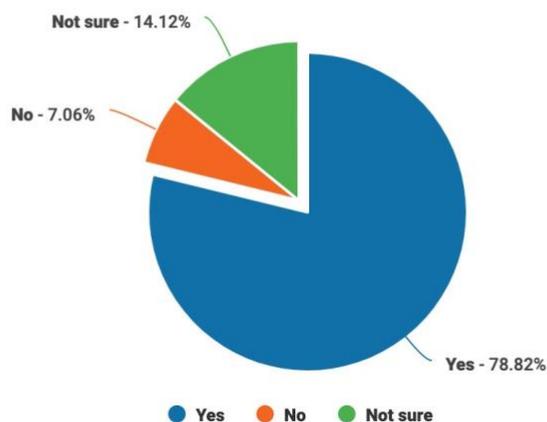
None

With the population ageing, bungalows are needed, not Rip off retirement homes which are often extortionate money making schemes. Homes for Older population, Like Curzon Park are needed !!!!

**4. Do you think the Calne Community Neighbourhood Plan should continue to contain policies to influence how future housing is planned and delivered within Calne and Calne Without?**

Answer Choices		Response Percent	Response Total
1	Yes	78.82%	67
2	No	7.06%	6
3	Not sure	14.12%	12
		answered	85
		skipped	0

Do you think the Calne Community Neighbourhood Plan should continue to contain policies to influence how future housing is planned and delivered within Calne and Calne Without?

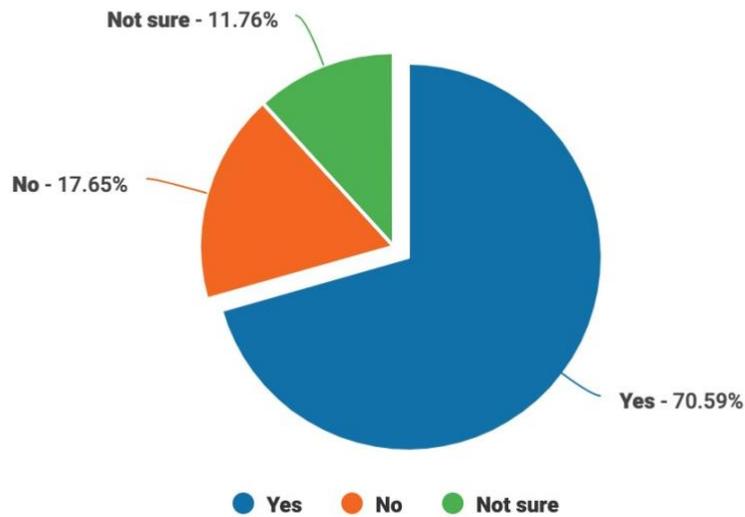


**5. Do you think that the Calne Community Neighbourhood Plan should continue to identify the sites where the houses to meet future housing need will go?**

Answer Choices	Response Percent	Response Total
----------------	------------------	----------------

5. Do you think that the Calne Community Neighbourhood Plan should continue to identify the sites where the houses to meet future housing need will go?				
1	Yes		70.59%	60
2	No		17.65%	15
3	Not sure		11.76%	10
			answered	85
			skipped	0

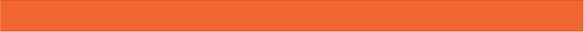
**Do you think that the Calne Community Neighbourhood Plan should continue to identify the sites where the houses to meet future housing need will go?**



6. How would you describe your household?				
Answer Choices			Response Percent	Response Total
1	Single person (65+)		3.53%	3
2	Couple (65+)		12.94%	11
3	Single (under 65)		2.35%	2
4	Couple (under 65)		36.47%	31
5	Family with children (either single parent or couple)		40.00%	34
6	Other (please specify):		4.71%	4
			answered	85
			skipped	0
Other (please specify): (4)				
Adults - 3 adults under 65				
Couple and adult child				
Couple 55-66				
Couple one over 65 one under				

7. What tenure of housing do you currently live in?				
Answer Choices			Response Percent	Response Total
1	Owned		91.76%	78
2	Private rented		5.88%	5
3	housing connected to or provided by your current or former employer		1.18%	1
4	Housing Association affordable rented		0.00%	0
5	Shared ownership		1.18%	1
6	Other (please specify):		0.00%	0
			answered	85
			skipped	0
Other (please specify): (0)				
No answers found.				

Calne Community Neighbourhood Plan | 2022 Review  
Housing Survey Results | REPORT V2 AUG22

8. Do you live in the Calne Community Area?				
Answer Choices			Response Percent	Response Total
1	Yes I live in Calne		0.00%	0
2	Yes, I live in Calne Without (eg Blacklands, Broads Green , Calstone, Cherhill View , Derry Hill, Fishers Brook , High Penn, Lower Compton, Mile Elm, Ratford, Sandy Lane, Stockley, Studley, Pewsham & Old Derry Hill )		100.00%	85
3	No, I do not live in either		0.00%	0
			answered	85
			skipped	0

9. If you answered YES to living in Calne Without, please indicate where in the parish you live.				
Answer Choices			Response Percent	Response Total
1	Blacklands		3.64%	2
2	Broads Green		0.00%	0
3	Calstone		0.00%	0
4	Cherhill View		1.82%	1
5	Derry Hill		38.18%	21
6	Fishers Brook		0.00%	0
7	High Penn		0.00%	0
8	Lower Compton		1.82%	1
9	Mile Elm		0.00%	0
10	Ratford		0.00%	0
11	Sandy Lane		0.00%	0
12	Stockley		0.00%	0
13	Studley		47.27%	26
14	Pewsham		3.64%	2
15	Old Derry Hill		3.64%	2
			answered	55
			skipped	30

10. If you answered yes how long have you lived in Calne or Calne Without?				
Answer Choices			Response Percent	Response Total
1	Less than a year		0.00%	0
2	1-3 years		11.76%	10
3	3-5 years		14.12%	12
4	5-10 years		8.24%	7
5	More than 10 years		65.88%	56
			answered	85
			skipped	0

11. If you answered no, do you have any other local connection to Calne or Calne Without?				
Answer Choices			Response Percent	Response Total
1	Close family members living in the area (parents/children)?		22.22%	2
2	Work in the area		33.33%	3
3	Children attending school in the area		33.33%	3
4	Other		11.11%	1
			answered	9
			skipped	76

### Your Current and Future Housing Needs

12. Do you or any member of your household want or need to move out of the property that you currently live in?				
Answer Choices			Response Percent	Response Total
1	Yes, to move out immediately		0.00%	0
2	Yes, possibly in the next year		25.00%	1
3	Yes, possibly in the next 2 years		0.00%	0
4	Yes, possibly in the next 5 years		0.00%	0

Calne Community Neighbourhood Plan | 2022 Review  
Housing Survey Results | REPORT V2 AUG22

12. Do you or any member of your household want or need to move out of the property that you currently live in?				
5	No, and unlikely in the next 2 years		0.00%	0
6	No, and unlikely in the next 5 years		75.00%	3
7	Other (please specify):		0.00%	0
			answered	4
			skipped	81
Other (please specify): (0)				
No answers found.				

25. Any other comments? Please note: your comment will be public. Please don't mention any personal details.			
Answer Choices		Response Percent	Response Total
1	Open-Ended Question	100.00%	3
<p>More Quality New Social Housing is required in Calne. With the influx of people from Berkshire and Home counties pushing up housing prices here, because they themselves have been ousted by city folk looking for affordable property. At some point, the local population, who earn a lesser wage and don't desire to commute from our home town but are forced to move on, because they can't afford to live here. That time is now!! It's Social and community destroying scheme, mainly caused by greedy, large scale, housebuilders, whom only build for profit, leaving anyone at the bottom of the ladder struggling.</p> <p>Need the resources and retail and primary care to support the expansion - need more leisure facilities and more high street shops. I don't want to keep driving to Devizes or Chippenham to shop!</p> <p>I feel it is important that any development in the future does not cause any villages to be lost and for any of the surrounding larger towns to be able to encroach too far into our beautiful Wiltshire countryside</p>			
		answered	3
		skipped	82