



Emberton Neighbourhood Plan

2019 to 2031

Housing Needs Assessment,

Updated March 2020

Contents

1.	Introduction.....	2
2.	Process followed	3
3.	Key statistics.....	4
4.	Local Plan context and Strategic Housing Market Assessments.....	5
5.	Consideration of Past Build Rates	7
6.	Housing Affordability	9
7.	Local opinions, household questionnaire responses	11
8.	Population and housing mix	13
9.	Conclusions – Emberton housing need	15

1. Introduction

- 1.1 This document is an assessment of the housing need for the parish of Emberton, Buckinghamshire part of Milton Keynes. It follows the guidance provided by Housing Needs Assessments at Neighbourhood Plan Level – A toolkit for Neighbourhood Planners (2019). It draws on published information to assess the amount of housing that is likely to be needed in Emberton Parish in the period 2019 to 2031 and also the types of housing needed.
- 1.2 This assessment has been carried out by Chris Akrill BA(Hons) DipTP MRTPI, a Director at Town Planning Services Limited.

2. Process followed

2.1 The local plan is the starting point for an assessment of housing need in the area. However, the Local Plan does not identify specific housing need at a village level, requiring that housing delivery in villages is in accordance with made Neighbourhood Plans within defined settlement boundaries. To identify a specific local housing need the following sources of information were assessed:

- Milton Keynes Strategic Housing Market Assessment November 2016 which informed the objectively assessed housing needs of Plan:MK.
- Plan:MK adopted in March 2019
- Milton Keynes Employment Land Review
- SEMLEP Strategic Economic Plan
- ONS household projections for England
- Population and statistics MK Insight website, including the 2011 census parish profiles.
- Household survey

2.2 The assessment of housing need was used to inform a balanced judgement on the amount of housing required in the Parish moving forward, taking account of the various different sources of information. In cases where an upper and lower figure had been identified, a mid-point figure was used reflect the sources that would lead to more housing and those where less housing was supported (such as the village survey).

3. Key statistics

3.1 Emberton forms part of the Emberton and Chicheley under the MK Insight Parish level statistics, 2011 Census profile.

- Total population 720 people.
- Total households 306
- Young and dependants (0 to 19 years) 156 persons
- Working age population (20 to 64) 409 persons
- Older population (65 to 85 and over) 155 persons

3.2 It should be noted that of the 2011 Census population, the largest age group is 45 to 59 years with 178 persons or 24.7%, compared to a figure of 19.3% for the same age group across Milton Keynes as a whole. The population of the village shows an older age profile than the average across Milton Keynes, with 30% of the population being over 60 compared to 16.4% across Milton Keynes.

4. Local Plan context and Strategic Housing Market Assessments

- 4.1 The statutory development plan is Plan:MK adopted March 2019.
- 4.2 The local plan does not identify a specific housing need figure for the Neighbourhood Plan area of Emberton village. However, it does set out a housing requirement to be met within the villages outside of the main settlements (Plan:MK Table 4.4) of 1,235 dwellings between 2016 and 2031 to be delivered at a rate of 95 dwelling per annum. This is envisaged to be split between the urban and rural areas at 60 dwellings p.a. urban and 35 dwellings p.a. rural.
- 4.3 Policy DS1 Settlement Hierarchy specifies that:
- "Elsewhere within the rural area new development will occur within villages and other rural settlements at locations identified in made neighbourhood plans."*
- 4.4 Without a made Neighbourhood Plan, then new housing should be provided in locations that are within defined settlement boundaries.
- 4.5 Policy DS2 Housing Strategy states that
- "Plan:MK will deliver a minimum of 26,500 net dwellings across the Borough of Milton Keynes over the period 2016-2031. New housing development will be focused on, and adjacent to, the existing urban area of Milton Keynes as well as the three key settlements, and will be delivered by:*
- The delivery of sites already identified in made neighbourhood plans, both within the urban and rural area of the Borough;*
- Small to medium scale development within rural and key settlements, appropriate to the size, function and role of each settlement to be delivered through allocations in neighbourhood plans currently being prepared."*
- 4.6 Paragraph 4.35 of Plan:MK sets out the number of dwellings currently projected to be delivered on each strategic site allocation and from all other sources on a year by year basis. It lists the various locations that contribute to the projected housing delivery and meet the housing requirement of 1,766 dwellings per annum over the plan period. These include housing sites within the urban area of Milton Keynes and the main towns, urban expansion areas and the strategic land allocation.
- 4.7 Of particular interest to this assessment are the completions for sites within the rural area. Windfall sites have been excluded as these are not on allocated sites and are expected to be delivered within existing settlement boundaries.
- 4.8 The housing completion figures for rural sites for the period covered by the Neighbourhood Plan can be seen below:

Year	Completions on Rural Sites	Year
2019/20	245	1
2020/21	335	2
2021/22	408	3
2022/23	270	4
2023/24	170	5
2034/25	100	6
2025/26	100	7
2026/27	100	8
2027/28	100	9
2028/29	100	10
2029/30	100	11
2030/31	10	12
Total	2,038	

Source: Plan:MK Table 4.2, 2019

- 4.9 To establish the specific Local Plan housing need target for Emberton, we can look at the what the Local Plan completion rate for the rural area would mean for Emberton on a pro-rata basis. This calculation is based upon the proportion Emberton makes to the total population and households within the villages, excluding the main settlements and urban areas of the District, multiplied by the rural area housing target.

Population based 2011 Census pro-rata estimate

- Total population of Emberton (550) ÷ Total population of Emberton and the rural Parishes in Milton Keynes (12,296) = 4.5%.
- Rural housing target established by Table 4.2 of Plan:MK (2,038) x pro-rata amount (4.5%) = 91.71 houses
- Plan period 2019 to 2031 = 12 years
- No. of houses 92 ÷ plan period 12 years = 7.6 dwellings p.a.

5. Consideration of Past Build Rates

5.1 Past build rates can give an impression of the demand for housing and what may be considered as a 'baseline' to judge whether the Neighbourhood Plan will provide a positive boost to housing supply in line with national planning policy aims. However, looking at past trends does not necessarily provide an indication of likely future housing demand. Supply can be constrained by planning policies seeking to protect the rural area from inappropriate development, heritage constraints such as listed buildings and Conservation Areas or other factors that serve to limit supply.

5.2 We have assessed the number of dwellings permitted over the 10-year period to 2009, i.e. the ten years prior to the plan period. We have included all applications that delivered new housing, including conversion of existing buildings and subdivision. These notable permissions are listed below:

- 09/00919/FUL Meadowcroft The Paddock Emberton

Erection of a detached two storey dwelling with integral garage and associated services.

Approved 10th August 2009

- 11/02544/FUL Silver Springs West Lane Emberton

Demolition of existing dwelling and erection of two storey detached dwelling and double garage

Approved 23rd January 2012

- 12/00326/FUL Clay Farm House Petsoe End Emberton

Proposed replacement dwelling and erection of a detached garage

Approved 2nd May 2012

- 13/02312/FUL 6 Prospect Place Newport Road Emberton

Demolition of redundant outbuildings and the erection of a code 6 Eco dwelling in garden land

Approved 26th March 2014

- 15/01709/FUL 32 Gravel Walk Emberton

Two storey side and rear extension to existing property and subdivision to create two 3-bedroom dwellings with gardens and parking

Approved 9th September 2015

- 17/02066/PNAGC3 Rectory Farm Newton Road Emberton
Prior notification for change of use of existing agricultural barn to 2 x residential dwellings (use class C3)
Prior Approval Required and Approved 29th September 2017
- 17/03332/FUL Emberton House Farm Newport Road Emberton
Erection of 2 dwellings to enable repair/restoration of listed buildings including works to house, outbuilding and boundary walls (amended access).
Approved 9th March 2018
- 18/00643/FUL Barn set back from West Farm Way Emberton
Conversion and extension of an existing stone barn to a two-bedroom residential property.
Approved 21st November 2018

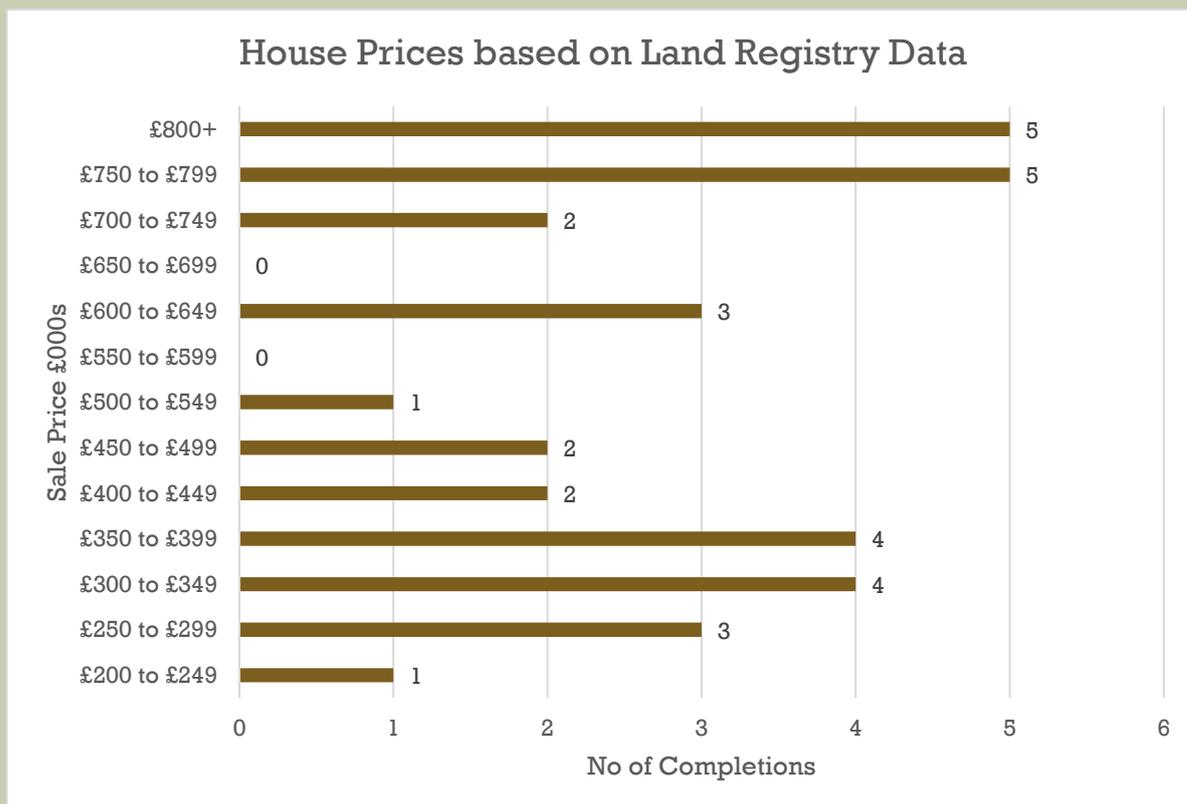


Source: Milton Keynes Council, planning permissions

- 5.3 It can be seen in the period 2009 to 2019 a total of 8 new dwellings were permitted, with a further two replacement dwellings and one subdivision. This equates to a new build rate of between 0.8 dwellings p.a. (new build only) and 1.1 dwellings p.a. (new build and replacement dwellings).
- 5.4 Past planning permissions reveal a dwelling completion rate far lower than the population based pro-rata figure.

6. Housing Affordability

6.1 Land registry data was used to determine house prices in Emberton up to the beginning of September 2019. A total of 135 property sales were recorded with an average sale price of £731,907, considerably higher than the average sale price in nearby towns and villages. Olney recorded an average price of £403,663, Sherington £494,000 and Lavendon £322,038.



Source: Land Registry sales over previous 5 years

6.2 Focusing on property sales in the last 5 years, which reflect more recent property values the following data illustrates the sale price in the Parish. It is noted that the average sale price is skewed by high value sales of over £750,000, but that is reflective of the price and choice of property coming to the market.

6.3 A search of property web sites indicates that there is limited choice of property to rent in the Parish. No properties are currently available for rent in the Parish (March 2020). Previous searches revealed two properties available (September 2019) with rents ranging from £1,150 per week for a two-bedroom bungalow to £1,395 per week for a 3-bedroom detached house.

6.4 Office for National Statistics data for gross average weekly earnings (2018) show Milton Keynes at £587.80 slightly higher than the national average of £571.10. The South East average weekly gross pay was £614.50.

6.5 An average single income household could afford a mortgage of £145,000 based on a 4.7 x multiplier, far lower than the cheapest house current advertised for sale in the village (£280,000).

Local Affordable Housing – Registered Need

6.6 Enquires have been made to Milton Keynes Council to determine if they have a registered need for housing in Emberton Parish. The Council do not keep records or information for rural areas that would allow a demand to be demonstrated.

6.7 Specifically, their response indicated that:

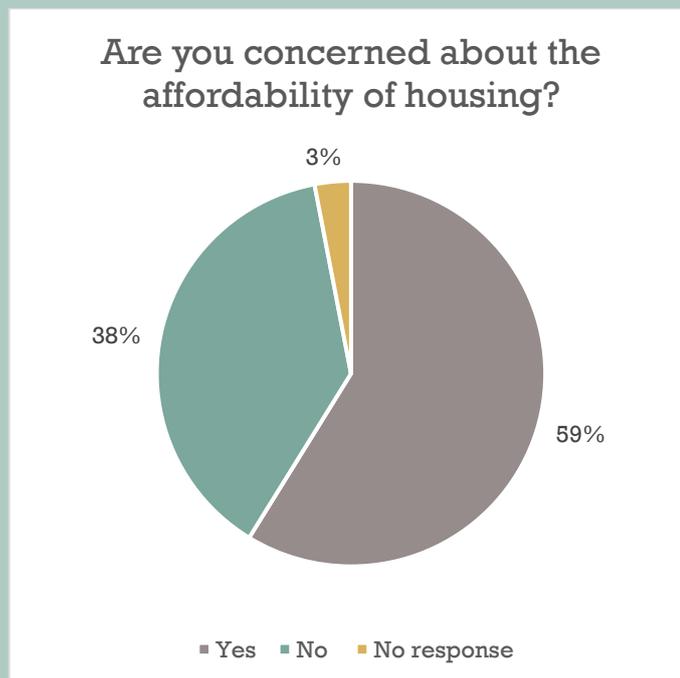
"I do not have specific demand for rural areas or any data demonstrating demand, however what I do know from experience is that all rural areas pose difficulties, transport plays a big part, higher education, local amenities etc. They can also create isolation for the elderly, and we assist by moving into sheltered schemes."

(Milton Keynes, Housing and Regeneration)

7. Local opinions, household questionnaire responses

Affordability

7.1 In response to the household survey questionnaire in November 2017, local residents gave their view on their feelings regarding housing affordability in the Parish and the possible levels of housing growth. It was found that:

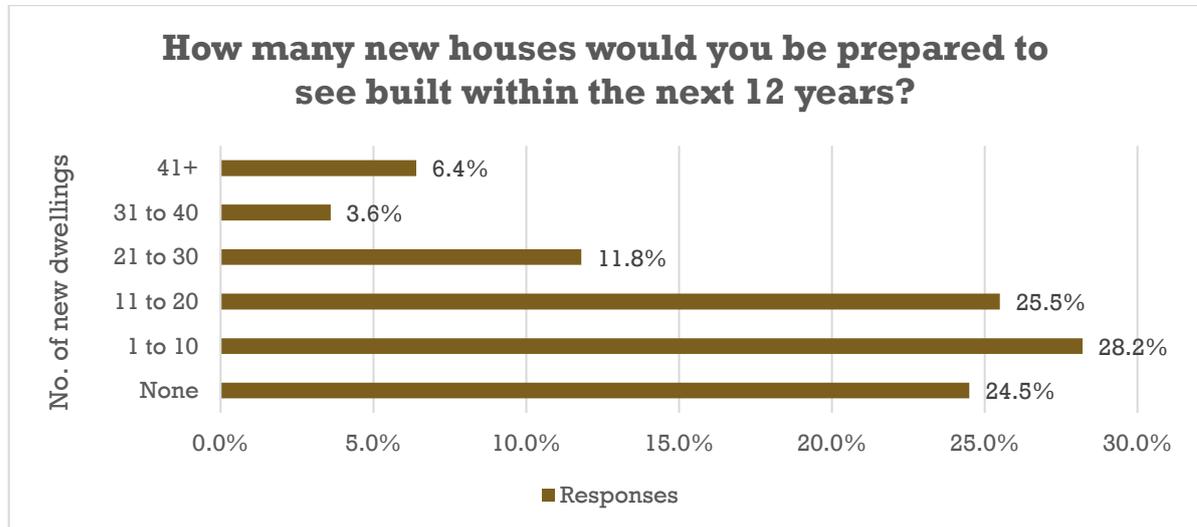


Source: Emberton Household Parish Survey, 2017

7.2 In total, 111 responses were given to the question and it is evident that there is a clear majority who felt that the affordability of housing within the Parish was a concern.

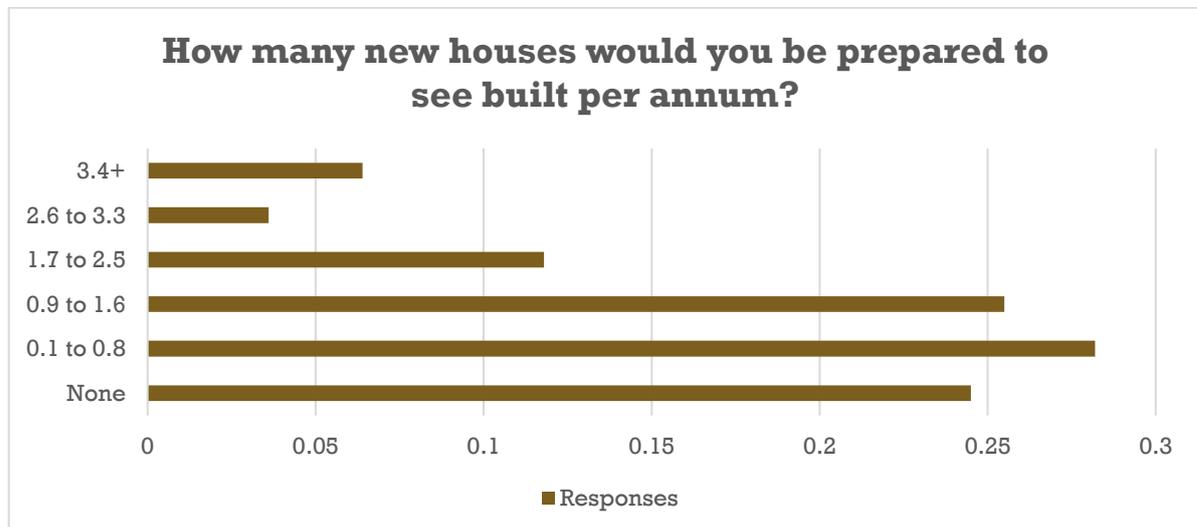
Number of New Dwellings

- 7.3 In terms of the number of houses that respondents would like to see built in the Parish over the plan period, there was a range of support for different growth options. Again 111 responses were received.



Source: Emberton Household Parish Survey, 2017

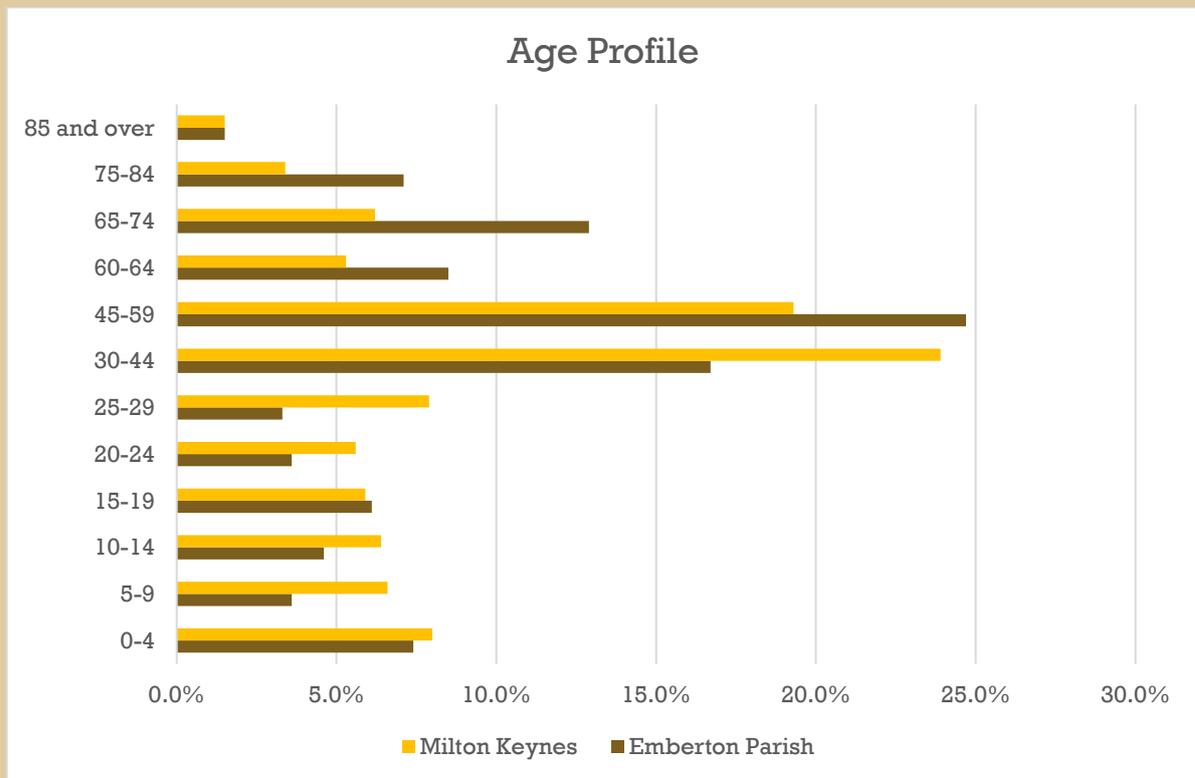
- 7.4 The same results can be expressed as a dwelling per annum figure by dividing the total number by the number of years the plan will cover.



Source: Emberton Household Parish Survey, 2017

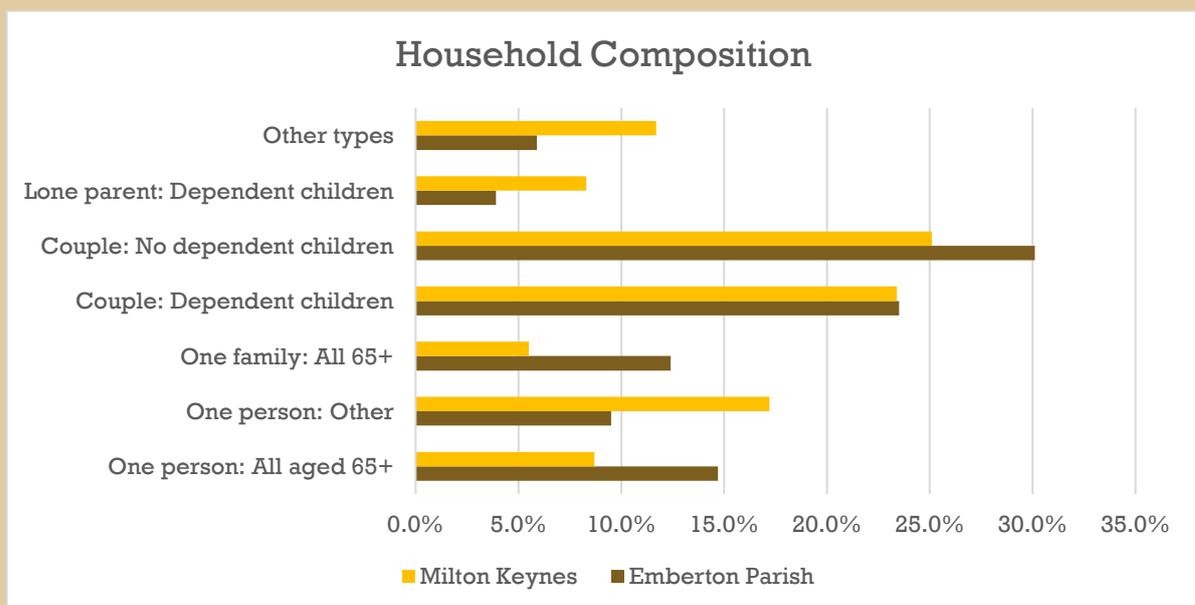
- 7.5 Applying a weighted average to the Parish survey results to establish the mid-point of each dwelling range, i.e. 1 to 10 dwellings becomes 5.5 etc. A figure of up to 1.03 dwellings per annum showed the strongest level of support, however, this would fall significantly short of the required dwelling per annum figure based on a population pro-rata figure.

8. Population and housing mix



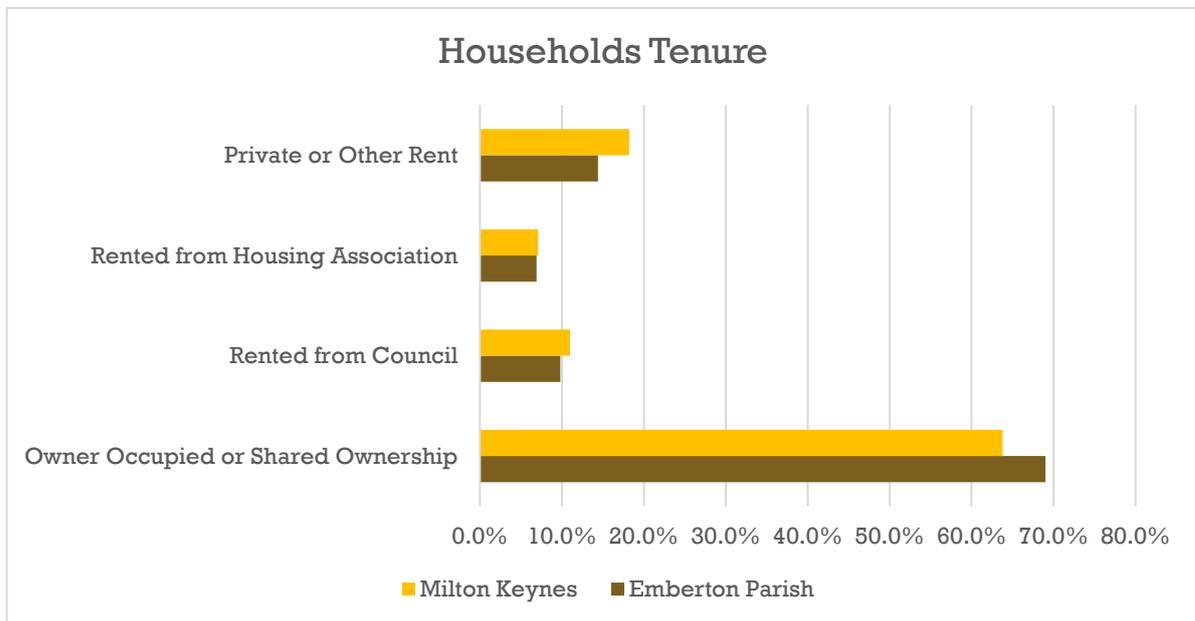
Source: 2011 Census

- 8.1 Compared to the age profile of Milton Keynes, the population of the Parish is heavily weighted towards the older generations, particularly those over 60. There is a notable lack of early adult population compared to Milton Keynes as a whole.



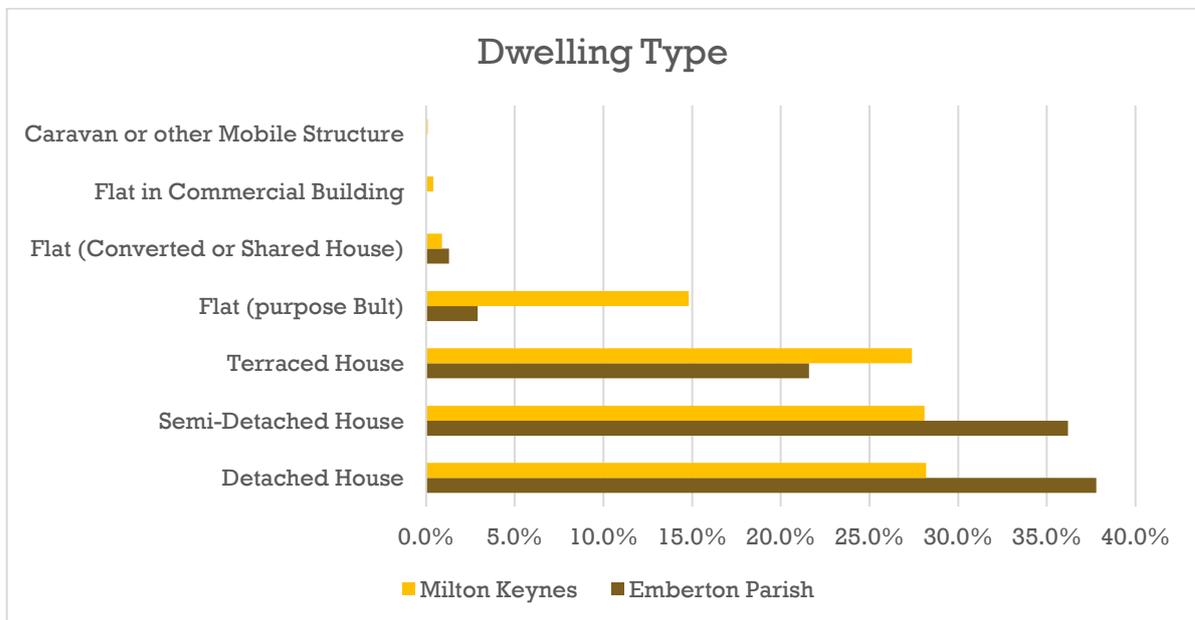
Source: 2011 Census

8.2 Household composition reflects the age profile of the Parish, with a higher proportion of households over 65+ and couples with no dependent children than the Milton Keynes average. Single person households were much lower than the Milton Keynes average



Source: 2011 Census

8.3 Rental properties were slightly lower than the Milton Keynes average, whilst owner occupied was higher.



Source: 2011 Census

8.4 It is evident that the mix of housing in the Parish is dominated by detached housing, much higher than the Milton Keynes average, followed by semi-detached and terraced housing. Flats and shared housing make up a small part of the dwelling types in the Parish.

9. Conclusions – Emberton housing need

9.1 Given that there are a variety of sources of information on which to base the housing needs figure, these should be considered together to provide a reasonable housing needs estimate.

Source	Section	Notes	Target
Plan:MK	4	Population based pro-rata projected completions	7.6 dwellings p.a.
Past permissions	5	Past permissions have been very low, exacerbating the affordability issues with limited housing supply.	Range between 0.8 (new build) to 1.1 dwellings p.a. (including replacement dwellings).
Affordability	6	Average house prices both for sale and rent are significantly higher than average mortgage availability and wages.	
Local Opinion	7	Would result in very low build out rates in the future.	Figure of 1.0 dwellings p.a. statistically received the most support.
Population Mix	8	The population of the Parish is weighted towards older generations. Need to address housing for younger persons as well as meet demands for smaller housing for the elderly.	
Future Completions	9	Suggest increase in construction rates to deliver on more housing than can deliver more affordable and smaller house types.	Taking average dwelling completion rate from the identified figures: $(7.6+1.0) \div 2 = 4.3$ dpa
Windfall allowance	5	Removing allowance for past completions on windfall sites, not required within a housing allocation gives:	Suggested completions of 4.3 dpa – past windfall completions of 0.8 dpa = 3.5 dpa
Housing Need figure		3.5 dpa x 12 years for the plan period	42 dwellings



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