



Charing Neighbourhood Plan

Evidence Book 1

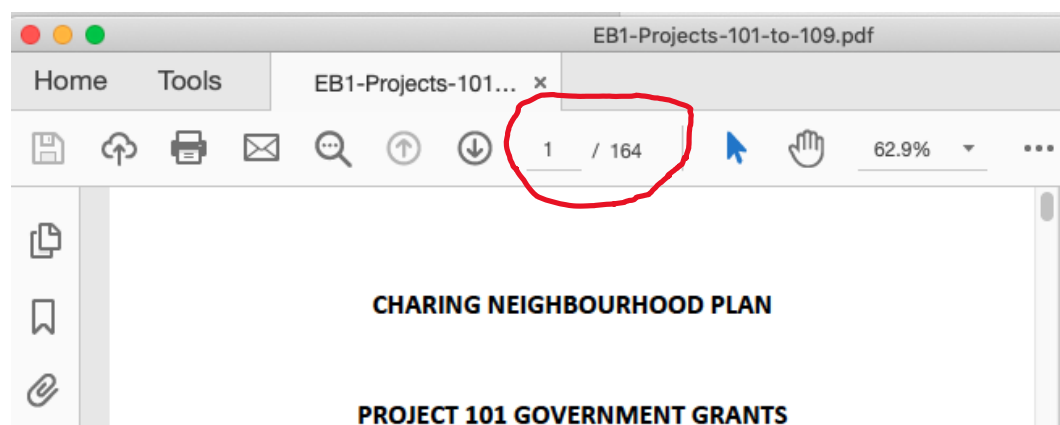
Projects 101 - 109

This is one of eight volumes of evidence gathered to form and support the Neighbourhood Plan.

Explanation of the page numbering in these online documents:

Each volume contains the evidence for particular projects mentioned in the Plan. These online evidence books are identical to the paper copies.

The contents lists each specific evidence document, and it's page number in this 'pdf' file.



This diagram shows the online plan viewed in Adobe Acrobat Reader which looks like this icon:



The page numbers referred to in the contents are the numbers on each page of the Evidence Book, as seen inside the red outline in the picture above.

These page numbers should appear on computer screens, tablets and mobile phones when viewing the Evidence Books, and they should show the page you are viewing as well as the total number of pages in the Evidence Book e.g. Pg 1 of 164.

On different Internet Browsers, such as :

Internet Explorer,

Safari,

Google Chrome etc.

the numbers may appear in slightly different places.

Some of the documents and reports in the Evidence Books have page numbers on the print copy for that specific piece of evidence, these are not the page numbers referred to in the contents of these online documents.

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CHARING NEIGHBOURHOOD PLAN

PROJECT 101 GOVERNMENT GRANTS

At the time of preparing this report three grants have been drawn down from the government. In the financial year to 31-03-17 £4235 of grant was claimed and of that £3178.81 was used, the balance being returned to the government. In the year to 31-03-18 £8888 of grant was secured with £7905.50 being used and the balance returned. In the financial year to 31-03-19 £4017 of grant was secured with £3521.88 being used and the balance returned.

Further grant will be obtained as we go forward.

Accounts relating to grants are included, namely

1. Grant accounts for the period to 31-03-17
2. Grant accounts for the period to 31-03-18
3. Grant accounts for the period to 31-03-19

Hugh Billot

8th June 2019

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	A	B	C	D	E	F	G	H
1	CHARING NEIGHBOURHOOD PLAN THIRD TRANCHE GRANT UTILISATION 07-11-18 TO 31-03-19							
2	ALL FIGURES EXCLUDE VAT							
3	ITEM OF EXPENDITURE	GRANT £	ACTUAL SPEND £	INVOICE NO.	INVOICE DATE	(OVER)/UNDER SPEND £		
4	Planning & policies							
5	Catherine Hughes Assoc.		2800	18/09/2019	29-01-19			
6	Catherine Hughes Assoc.		150	18/10/2019	29-03-19			
7	Total planning & policies	2400	2950			-550		
8	Promotion of exhibition							
9	Lotus Design & Print		289	11459	11/12/2018			
10	Staples equipment		162.76	9002264823	11/11/2018			
11	Cards Collect stationery		96.8	S1-12	12/12/2018			
12	Refreshments at exhibition		23.32		19-12-18			
13	Total promotion	707	571.88			135.12		
14	Exhibition & Reg 14 meet	710	0			710		
15	Promotion Reg 14 meet	200	0			200		
16	Total grant	4017	3521.88			495.12		
17								

EB1 101.2 CPC NP Grant reconciliation to 31-03-17								
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1	CHARING PARISH NEIGHBOURHOOD PLAN GRANT UTILISATION TO 31-03-17					All costs exclude VAT		
2	ITEM OF EXPENDITURE	GRANT £	ACTUAL SPEND £	INVOICE NO.	INVOICE DATE	(over)/under spend		
3	Consultants engagement fees							
4	James Boot March 2017		190.5	Ch005	31-03-17			
5	James Boot February 2017		355.5	Ch004	03/02/2017			
6	James Boot January 2017		305.25	Ch003	31-01-17			
7	TOTAL ENGAGEMENT	2000	851.25			1148.75		
8	EVIDENCE ANALYSIS							
9	J LEYLAND		84	Note 1	31-03-17			
10	Packaging Monkey		12.95	503459	22-03-17			
11	TOTAL EVIDENCE ANALYSIS	300	96.95			203.05		
12	QUESTIONNAIRE ANALYSIS							
13	Survey Monkey subscription	450	250	28309027	27-02-17	200		
14	OTHER CONSULTANTS	300	0			300		
15	PRINTING QUESTIONNAIRES & FLIERS							
16	Lotus Design & print Ltd	900	1692	10457	27-03-17	-792		
17	PUBLICITY COSTS & DELIVERY COSTS							
18	Lotus Design & Print Ltd	225	179	85406979	19-01-17	46		
19	REFRESHMENTS AT MEETINGS							
20	Charing Stores		73.55	01/014/020	20-02-17			
21	Charing Stores		36.06	26-Feb	31-03-17			
22	TOTAL REFRESHMENTS	60	109.61			-49.61		
23	TOTAL	4235	3178.81			-1056.19		
24	Note 1 JL reimbursed for purchasing address list for parish from Post Office to support tally sheets for delivery of Questionnaire							
25								

EB1 101.3 CPC NP Grant accounts 2nd tranche							
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F20							
	A	B	C	D	E	F	G
1	CHARING NEIGHBOURHOOD PLAN SECOND TRANCH GRANT UTILISATION 30-06-17 TO 31-03-18						
2	ALL FIGURS EXCLUDE VAT						
3	ITEM OF EXPENDITURE	GRANT £	ACTUAL SPEND £	INVOICE NO.	INVOICE DATE	(OVER)/UNDER SPEND £	
4	Engagement consultants						
5	James Boot		690.75	Ch008	16-10-17		
6	Total engagement	2388	690.75			1697.25	
7	Planning consultant						
8	Tony Fullwood		4981.6	CHAR/1	01/09/2018		
9	Tony Fullwood		1885.7	CHAR/3	15-03-18		
10	Total planning	5250	6867.3			-1617.3	
11	Printing & communications						
12	Lotus Design & Print		72	10632	13-07-17		
13	Lotus Design & Print		132	10772	30-11-17		
14	Total printing & communications	700	204			469	
15	Refreshments/meetings etc						
16	The Red Lion		143.45	33469	24-07-17		
17	Total refreshments	550	143.45			406.55	
18	TOTAL GRANT	8888	7905.5			982.5	
19							
20							
21							

CHARING NEIGHBOURHOOD PLAN

PROJECT 102 BIG LOTTERY FUND GRANT

Via Village SOS we were able to obtain a grant of £1211.70 to assist us with the launch of the Neighbourhood Plan. The grant was used in direct fees for advice received from a Community Engagement Consultant.

The grant and usage is shown in this section.

VILLAGE SOS: PROJECT PLAN



Name of project	Charing NP
Lead contact for project	Hugh Elliot
Project postcode	
Email	
Telephone	
VOSOS Adviser	Kathy Bugden
Organisation	Rural Kent

Guidance on using this document: The Village SOS Action Plan template is for use by individual projects and includes space to record actions and allocate deadlines and anticipated costs. The document will be used to track progress of activity, enabling the VOSOS Adviser to provide an update on the action plan on a monthly basis.

Any problems please contact Chris Cowcher, VOSOS Community Manager - c.cowcher@facre.org.uk or 01285 653477

ACTION	Lead (Who is leading on the action?)	Support (Who is providing support for the action?)	Deadline (When will the action be completed)	Costs associated (ex. VAT)	Costs explained (What will money pay for)	Intended Outcome (What will happen because of the action?)	Risk rating regarding progress (High to low)	Action update (Snapshot - more detail overleaf)
Needs assessment activity: Review project proposal, and develop a Plan of Support.	Kathy Bugden	Project Group	21.06.16	£71.70	2 hours from Kathy Bugden at £30 p/h plus travel expenses 26 miles at 45p/m (£11.70)	Plan of Support template completed, with anticipated timescales included	Low	
Rural Evidence Data	Kathy Bugden		30.06.16	£120.00		Increased knowledge of the community; census data available for funding applications etc	Low	
Scoping meeting with facilitator once identified	tbc	Project Group	30.06.16	£60.00	2 hours with facilitator @ £30/hr	Support Plan confirmed	Low	
Meeting/Event preparation	tbc		tbc	£120.00	4 hours total preparation to prepare and agree agenda with the Parish Council @£30/hr.		Low	
Public Meeting/Event	Parish Council and Project Group	tbc	tbc	£120.00	4 hours facilitated meeting/event @£30/hr	Informed community representatives identified to join the NP Steering Group	Low	
Refreshments and venue hire	Project Group		tbc	£100.00	Costs to be confirmed		Low	
Attraction for families/children	Project Group		tbc	£100.00	Costs to be confirmed		Low	
Report summarising the meeting/event with recommendations on next steps	tbc		tbc	£120.00	4 hours total to prepare the report		Low	
Steering Group meeting preparation	tbc		tbc	£60.00	2 hours total preparation to prepare and agree agenda with the Parish Council @ £30/hr			
First Steering Group meeting	Project Group	tbc	tbc	£120.00	4 hours facilitated meeting/event @£30/hr	Steering Group confident about the NP process and GANT chart produced setting out a clear pathway for the project.		
Community engagement training/facilitation	Project Group	tbc	tbc	£120.00	4 hours facilitation	Steering Group confident in the use of chosen engagement/consultation techniques		
Facilitator travel expenses	tbc		tbc	£100	45p/mile		Low	

TOTAL BUDGET	£1,211.70
	£3.30

Notes: Please use the space below to provide any further information or observations relevant to the action plan

CHARING NEIGHBOURHOOD PLAN

PROJECT 103 CHARING HOUSING NEEDS ASSESSMENT, SEPTEMBER 2017

This assessment was undertaken by consultancy firm AECOM and the cost was met by the Government. Two documents are included in this project, namely:

1. Charing Housing Needs Assessment Report by AECOM
2. Comments on the draft AECOM Report by members of the Charing Neighbourhood Plan Committee

AECOM Charing HNA – Comments on draft report

I think this is an excellent report which provides really useful evidence. A few comments as follows:

1 I didn't understand the comment 'Charing is located in an area with a high potential for job growth' (paragraph 22) unless you regard Ashford in the area. Charing has suffered from loss of employment in recent years and no new development has taken place for a long time.

2. I may have misread something but I think the figure of 337 for potential housing quantity derived from the emerging Local Plan should refer to 2017 to 2030 not 2011 to 2030. (Page 24, para 64 and page 8 para 16). It is derived from 12,950 which I assume is a rounding of the 12,943 figure for 2017-2030 shown in Figure 8 on page 16. If you look at the whole of the 2011-2030 period you would get something closer to the 400 mark (which would be in line with our own calculations of the plan impact).

3. Section 8.1 page 47 and onwards. It would be sensible to mention Pym House (existing sheltered accommodation) and the Orbit age-restricted housing development which has planning permission (subject to legal agreement) and comment on the extent to which these will or will not meet the needs of older residents.

To quote a description of Orbit: "The scheme will comprise a 'main building' with 46 self-contained flats: 20 x 1-bed flats and 26 x 2-bed flats together with five 2-bed bungalows. The tenure mix will comprise 12 rented units (within the main building) and 39 shared ownership units." Note it is intended to serve not just Charing but surrounding villages. See <http://planning.ashford.gov.uk/Planning/details.aspx?systemkey=99593&pageindex=0> for more details.

Pym House (all rented) is described on the ABC website as follows: On the ground floor there are 6 x one-bedroom flats and 4 x studio flats. On the first floor there are 7 x one bedroom flats and 6 x studio flats. There is a lift to the first floor, and a guest room, which can be booked via the scheme manager. Pym House also has 4 x two bedroom bungalows. See <http://www.ashford.gov.uk/housing/supported-living/sheltered-housing-in-ashford/> This description may be out of date as some of the units, which are small, are being merged to provide larger units.

I noticed in 8.1.1 you talk of the need for extra care and Orbit was supposed to be extra care but the developer couldn't make money out of that scheme so it has become age related. We have no extra care units planned in Charing.

4 Are you content that you only talked to one estate agent? (Page 8, para 15). Saddlers have been established in the village for much longer than Andrews?

5 In Table 2 on page 11, is it right that the median affordability ratio for Charing is higher than the lower quartile affordability ratio? I would have expected the other way round.

6 Page 27 – Charing Heath. It might be worth repeating the gist of section 1.5 to remind people that this is a demand based exercise which needs to be tested against supply side constraints. (I doubt that we would end up suggesting as much growth in Charing Heath as in Charing itself.)

7 Page 21 paras 54 ad 55. I think it should be CPC rather than CPF.

8 Page 61. What does PPD stand for in figure 8?



Charing Parish Council HNA

September 2017

Quality information

Prepared by

Thomas Corbin

Checked by

Charing Parish Council

Approved by

Jesse Honey

Revision History

Revision	Revision date	Details	Authorized	Name	Position
01	21/08/17	First Draft		Thomas Corbin	Planner
02	18/10/17	CPC Comment responses		Thomas Corbin	Planner
03	08/11/17	Feedback from Locality		Thomas Corbin	Planner

Prepared for:

Charing Parish Council

Prepared by:

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Glossary of terms used in text

ABC	Ashford Borough Council
AH	Affordable Housing (NPPF definition)
AMH	Affordable Market Housing
CPC	Charing Parish Council
DCLG	Department for Communities and Local Government
GT	Gypsy & Traveller
GTAA	Gypsy and Traveller Accommodation Assessment
GTAAU	Ashford Gypsy and Traveller Accommodation Assessment Update Paper
HNA	Housing Needs Assessment
LPA	Local Planning Authority
NDP	Neighbourhood Development Plan
NP	Neighbourhood Plan
NPA	Neighbourhood Plan Area
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
PPG	Planning Practice Guidance
PRS	Private Rented Sector
RTF	Rural Town and Fringe
SHMA	Strategic Housing Market Assessment

1. Executive Summary

1.1 Introduction

1. The 2011 Localism Act introduced neighbourhood planning, allowing parishes, town councils or neighbourhood forums across England to develop and adopt legally binding development plans for their neighbourhood area.
2. As more and more parishes, towns and forums seek to address housing growth, including tenure and type of new housing, it has become evident that developing policies need to be underpinned by robust, objectively assessed housing data.
3. In the words of the national Planning Practice Guidance (PPG), establishing future need for housing is not an exact science, and no single approach will provide a definitive answer. The process involves making balanced judgments, as well as gathering numbers and facts. At a neighbourhood planning level, one important consideration is determining the extent to which the neighbourhood diverges from the local authority average, reflecting the fact that a single town or neighbourhood almost never constitutes a housing market on its own and must therefore be assessed in its wider context.
4. The guidance quoted above on housing needs assessment is primarily aimed at local planning authorities preparing Strategic Housing Market Assessments (SHMAs), which are used to determine housing need at a local authority level. However, it helpfully states that those preparing neighbourhood plans can use the guidance to identify specific local needs that may be relevant to a neighbourhood, but that any assessment at such a local level should be proportionate.
5. Our brief was to advise on data at this more local level to help Charing Parish Council understand, among other matters, the type, tenure and quantity of housing needed to inform neighbourhood plan policies.

1.2 PPG-Based Assessment

6. This objective and independent housing needs advice note follows the PPG approach where relevant. This ensures our findings are appropriately evidenced. The PPG advises that assessment of development needs should be thorough but proportionate and does not require planners to consider purely hypothetical future scenarios, only future scenarios that could be reasonably expected to occur.

1.3 Summary of Methodology

7. Housing Needs Assessment at neighbourhood plan level can be focused either on quantity of housing needed, type of housing need, or both. In most cases, there is a need to focus on quantity where the housing target for the settlement being assessed is unclear, for example where the local authority has not set a specific target for the settlement, or where there is no local plan in place.
8. In the case of Charing, the Tenterden and Rural Settlement Hierarchy Development Plan Document outlines the formal housing Target for the Parish. However, given the significantly advanced Emerging Local Plan process it is prudent to consider the enclosed target as an updated indication of planning policy at the Borough level. As a plan that post-dates the National Planning Policy Framework, this should be used as a guiding authority on housing numbers.
9. The rationale for this recommended approach is that neighbourhood plans need to meet a number of Basic Conditions, tested through independent examination, to be 'made' by the LPA. One of these, Basic Condition E, requires the Neighbourhood Plan to be in 'general conformity with the strategic policies' of the Local Plan. In the case of Charing, the emerging Local Plan has been selected to extend the length of the Neighbourhood Plan period. The Government's Planning Practice Guidance indicates that the level of housing development is likely to count as a strategic policy¹.
10. In terms of the types of housing needed, there is generally more flexibility on what neighbourhood plans can cover. In order to understand the types of housing needed in Charing, we have gathered a wide range of local evidence and summarised it into policy recommendations designed to inform decisions on housing quantity and characteristics.
11. The planning period of neighbourhood plans, where possible, should always be aligned with the relevant local plan and as a consequence the forward projections have been calculated till 2030.

¹ See Planning Practice Guidance Paragraph: 006 Reference ID: 2a-006-20140306

1.4 Gathering and Using a Range of Data

12. The PPG states that:

'no single source of information on needs will be comprehensive in identifying the appropriate assessment area; careful consideration should be given to the appropriateness of each source of information and how they relate to one another. For example, for housing, where there are issues of affordability or low demand, house price or rental level analyses will be particularly important in identifying the assessment area. Where there are relatively high or volatile rates of household movement, migration data will be particularly important. Plan makers will need to consider the usefulness of each source of information and approach for their purposes'.

13. It continues:

'Plan makers should avoid expending significant resources on primary research (information that is collected through surveys, focus groups or interviews etc. and analysed to produce a new set of findings) as this will in many cases be a disproportionate way of establishing an evidence base. They should instead look to rely predominantly on secondary data (e.g. Census, national surveys) to inform their assessment which are identified within the guidance'.

14. Compared with the 2001 Census, the 2011 Census gathered data in a number of new categories and across a range of geographies that are highly relevant to planning at the neighbourhood level and helpful if a PPG-based approach is being used.

15. Like much of the data forming the housing policy evidence base, the Census information is quantitative. However, at a local level, qualitative and anecdotal data, if used judiciously, also has an important role to play, to a perhaps greater extent than at local authority level. We have gathered data from as wide a range of sources as practicable in order to ensure robustness of conclusions and recommendations arising from the analysis of that data. This included the consideration of evidence gathered by, and on behalf of, Charing Parish Council. Furthermore, through conversation with local estate agent **Andrew and Co**, our conclusions were informed and checked against a qualitative, local perspective.

1.5 Focus On Demand Rather Than Supply

16. Our approach is to provide advice on the housing required based on need and/or demand rather than supply. This is in line with the PPG, which states that *'the assessment of development needs should be an objective assessment of need based on facts and unbiased evidence. Plan makers should not apply constraints to the overall assessment of need, such as limitations imposed by the supply of land for new development, historic under performance, viability, infrastructure or environmental constraints.'*

17. For this reason, we advise that the conclusions of this report should be assessed against supply-side considerations (including, for example, factors such as transport infrastructure, landscape constraints, flood risk and so on) as a separate and follow-on study².

1.6 Quantity of Housing Needed

18. Our assessment of a wide range of data sources identified five separate projections of dwelling numbers for Charing between 2011 and 2030 based on:

- A figure derived from the emerging Local Plan for Ashford (which gives a total of **419 dwellings**);
- A 'proportionate share' derivation from the SHMA, Objectively Assessed Need³ (OAN); indicating a total of **408 dwellings** over the plan period (rounded to the nearest whole number);
- DCLG Household Projection of **413 dwellings** for the plan period 2011-2030; and

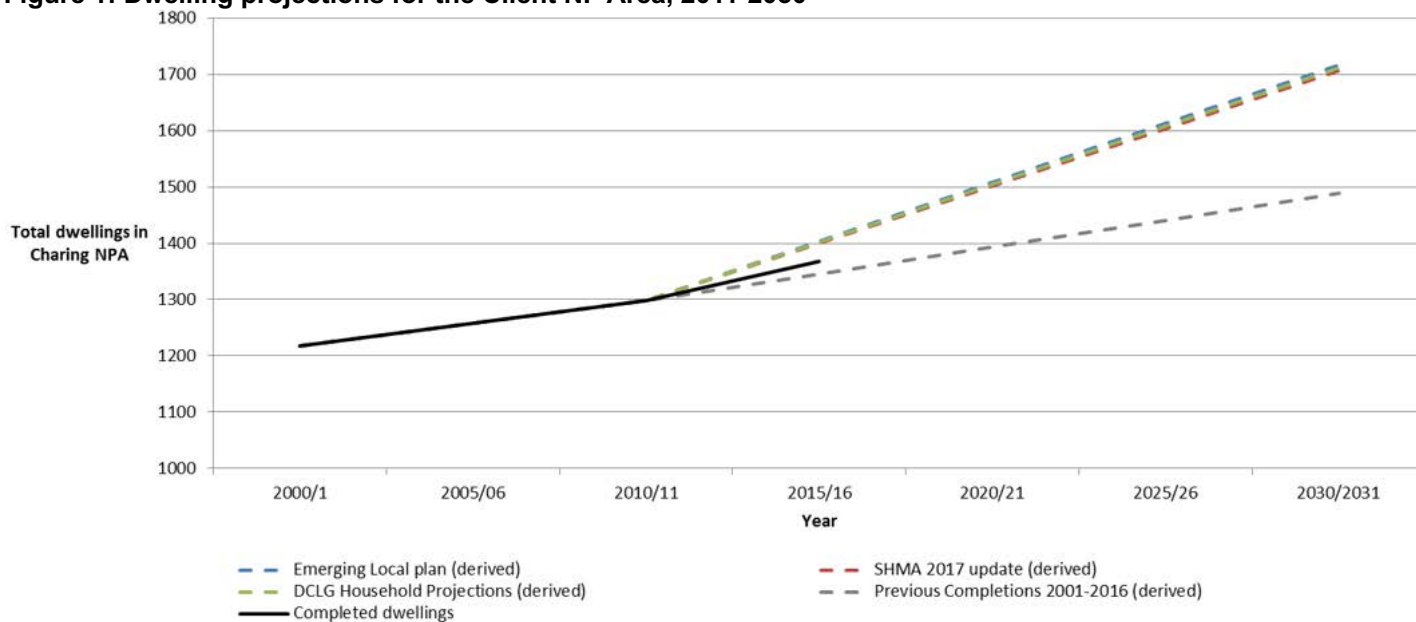
² Such an approach, clearly separating housing need assessment from dwelling capacity assessment, was endorsed by the Government for calculating housing need at local authority level in the ministerial statement and press release 'Councils must protect our precious green belt land' (DCLG, 4 October 2014, available at <https://www.gov.uk/government/news/councils-must-protect-our-precious-green-belt-land>)

³ The OAN includes the baseline demographic need, plus any adjustments made to official forecasts to account for projected rates of household formation post 2021, past suppression of the formation of new households, the effect of past under-supply, employment forecasts, market signals and affordable housing need (as set out in paragraph ID2a-004 of the NPPG).

- A projection derived from net dwelling completion rates for the period 2001-2016, which generates a forward projection of **190 dwellings**.

19. These dwelling number projections are illustrated in Figure 1 below.

Figure 1: Dwelling projections for the Client NP Area, 2011-2030



Source: AECOM Calculations


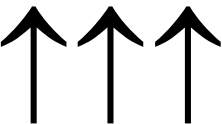
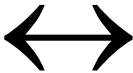

20. To remain consistent all of these projections have been calculated for the period 2011-2030, calculating a mean of **358 dwellings**. However, the PPG states that:

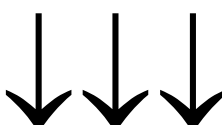


*'The housing need number suggested by household projections (the starting point) should be adjusted to reflect appropriate market signals, as well as other market indicators of the balance between the demand for and supply of dwellings. Prices rising faster than the national/local average may well indicate particular market undersupply relative to demand.'*⁴

21. Consequently, we have applied our professional judgment on the scales of increase and decrease associated with each factor listed in table one on a scale from one to three, where one arrow indicates 'some impact', two arrows 'stronger impact' and three arrows indicates an even stronger impact. Factors are in alphabetical but no other order.

⁴ http://planningguidance.communities.gov.uk/blog/guidance/housing-and-economic-development-needs-assessments/methodology-assessing-housing-need/#paragraph_019

Table 1: Summary of factors specific to Client NP with a potential impact on neighbourhood plan housing quantity

Factor	Source(s)	Possible impact on future housing need	Rationale for judgement
Employment trends	ONS, SHMA, Ashford Tourism Strategy, Ashford Annual Monitoring Report, The Ashford Rural Economic Assessment, The Ashford strategic employment options report		<p>Although the Charing NPA possesses a comparatively larger element of retirees, there are also large levels of self-employment and individuals working from home, with rural Ashford constituting a significant contributor to the Ashford Economy. Charing is a 'tier 2' rural village, with low levels of unemployment. The NPA is also situated near the main urban centre near of a Borough predicted to expand its employed population by 20% in 20 years, with high speed rail links to London.</p> <p>As a result, an assessment of two up arrows has been deemed appropriate.</p>
Housing Transactions (Price)	ONS, Land Registry Price Paid Data,		<p>The Charing NPA has been shown to have a higher mean and median commanded price than a number of comparator areas and the wider Borough. Furthermore, these values are also rising at a higher rate than these comparator areas, with the NPA having a significant amount of detached dwellings, which increase the mean value in the area.</p> <p>As a result, an assessment of three up arrows has been deemed appropriate.</p>
Housing Transactions (Volume)	ONS, Land Registry Price Paid Data, SHMA		<p>In terms of quantity, the sales volumes across the NPA have remained relatively stable and although there have been slightly increased levels of total sales in the past two years, this does not deviate very far from the mean. In terms of absolute value, the sales within Charing NPA are shown to be approximately 2.1% of the total sales across Ashford, yet comprise approximately 2.6% of the total dwellings in the Borough. Despite this being below the expected value, the NPA possesses a high proportion of detached dwellings which historically have a relatively lower turnover.</p> <p>As a result, an assessment of 'No change' is deemed appropriate due to the proportionate amount of development compared to the surrounding area.</p>
Migration	ONS, SHMA		<p>The SHMA has indicated that there is significant internal migration to Ashford, with projected influxes from the Greater London area increasing over the plan period. However, allowances for this have been made in the population projections and the Local Plan dwelling targets across the Borough. There is however evidence of the internal migration of retirees to the area, with their presence in the area projected to increase above the rate of natural ageing.</p> <p>As a result an assessment of one up arrow has been deemed appropriate.</p>

<p>ONS, SHMA</p> <p>Overcrowding: Density</p>		<p>There is no evidence of overcrowding in the NPA in the indicators of person per room or rooms per household, which are below the district indicators, with rates of change consistent with a reduction in household density between 2001 and 2011.</p> <p>As a result, an assessment of three down arrows has been deemed appropriate.</p>
<p>ONS</p> <p>Overcrowding: Concealed Families</p>		<p>Despite the reducing levels of overcrowding in the NPA, there is some evidence of displacement due to the reductions in the 0-15 and 24-44 age brackets. Furthermore, there is also a proportionally higher incidence of concealed families in the NPA.</p> <p>As a result, an assessment of two up arrows has been deemed appropriate to compensate for this.</p>
<p>ONS, Completion data provided by Ashford Borough Council</p> <p>Rate of development</p>		<p>The rate of development seen in the Charing NPA has increased between 2011-2016 compared to the 2001-2011 development rate. However, this is distorted by the 2015 annual completions, a year of vastly increased delivery, which indicates the release of particular developments in addition to windfall sites. Although the amount of development experienced in the settlement is lower than the Ashford Borough average, the Charing NPA has grown approximately 12% since 2001 and a slightly reduced rate for a rural settlement of this size is expected.</p> <p>As a result, an assessment of 'no change' is recommended.</p>

22. Market signals research has shown that Charing is located in an area with a high potential for job growth, both across the Borough and with specific reference to the rural economy. In addition, the Charing NPA is seen to have comparatively higher and increasing house prices. Furthermore, the area has been shown to exhibit indicators of displacement, with reduction in the typical age brackets consistent with young families seeking accommodation elsewhere.
23. As a result, an increased target for **360-370 dwellings** is deemed appropriate for the period between 2011-2030. However, completion data provided by Ashford Borough Council shows there have been 70 completions in the Charing Neighbourhood Plan Area between 2011 and 2016. As a result, this can be removed from the overall requirement, indicating a remaining need for **290-300 dwellings** to 2030. It must be reiterated that these estimates factor in projections which are entirely unrestrained in nature and is therefore a useful starting point for ongoing discussion with Ashford Borough Council.

Table 2: Summary of local factors specific to Charing NP with a potential impact on housing Type

Factor	Source(s)	Possible impact on housing needed	Conclusion
Affordable Housing (AH)	SHMA, ONS	<p>The Charing NPA is shown to have a Lower Quartile Affordability Ratio of approximately 9.6, having increased by 1.1 from 2013, and a median affordability ratio of 11.56. In addition, the Parish has little incidence of social rented or shared ownership housing products, with tenure dominated by ownership.</p> <p>Furthermore, the SHMA highlights that 44.8% of households across the Rural North Sub area (which includes Charing) are unable to afford market housing without subsidy.</p>	<p>This HNA therefore recommends the increased provision of affordable/ social rent across the Parish, with an additional focus on Shared Ownership/ Starter Homes to reduce entry requirements to the local housing market. The recommended distribution of affordable housing (outlined in detail under Research Question 3) is therefore 40% affordable/ social rented, with 60% affordable home ownership products; which itself is broken down into 35% shared Ownership, 15% Starter Homes and 10% Discounted Market Housing.</p>
Demand/ need for smaller dwellings	SHMA, ONS	<p>The Charing NPA has displayed signs of an ageing population between 2001 and 2011, which is projected to increase across the plan period to 2030.</p> <p>The majority of dwellings across Charing are detached (44%) with only 9.3% of households occupying flats; proportionally 20% less than the Ashford borough.</p> <p>Furthermore, 92% of households in the NPA live in houses with four rooms or more, with 50% living in a house of 6 rooms or more, at an average household size of 2.25. Consequently, the area is deemed to be comparatively under occupied.</p>	<p>Demographic trends and rising affordability ratios point conclusively in the direction of smaller homes in an area dominated by detached dwellings, which command comparatively high prices. Therefore, the increased provision of 2-3 bedroom units across the NPA is recommended to aid the 'right sizing' of ageing populations and increase the affordability of market entry homes.</p>
Demographic Change	SHMA, ONS	<p>The SHMA and the DCLG live tables indicate the future proportion of those aged over 75 will increase over the plan period. This exacerbates population change trends between 2001 and 2011, which show Charing has experienced a reduction of those within the 0-15 and 24-44 age brackets; with 58% of the population above the age of 45 compared to 43% across Ashford.</p>	<p>This Housing Needs Assessment highlights the existing demographic changes across the NPA and incorporates population projections, recommending the provision of specialist housing to cater to the needs of older people. This is advocated through the introduction of Life Time Homes design principles but also the introduction of housing suitable for smaller household sizes to encourage 'right sizing'. Furthermore, following the Housing Learning and Improvement Network's methodology, a total of 33 sheltered and extra care units across the plan period is advocated to address the needs of the Parish's ageing population.</p>
Family-sized housing	SHMA, ONS, Charing Housing Needs Survey	<p>Census data for the Charing NPA shows the Parish has lower levels of dependent children, a higher proportion of households without</p>	<p>This HNA recommends the greater provision of 2-3 bedroom units, as well as affordable housing formats outlined in response to Research Question three, to reduce barriers to</p>

children and a larger amount of one person households aged 65 and over compared to the district.

Furthermore, the NPA has a higher proportional incidence of concealed families and a reduction in both the 0-15 and 24-44 age brackets, indicating the potential for young families to be/being displaced from the NPA.

home ownership in Charing. Furthermore, the recommended tenure and type of housing recommended has the dual benefit of 'filtering' existing housing stock by facilitating the 'right sizing' of many asset owning, ageing households

1.7 Recommendations for next steps

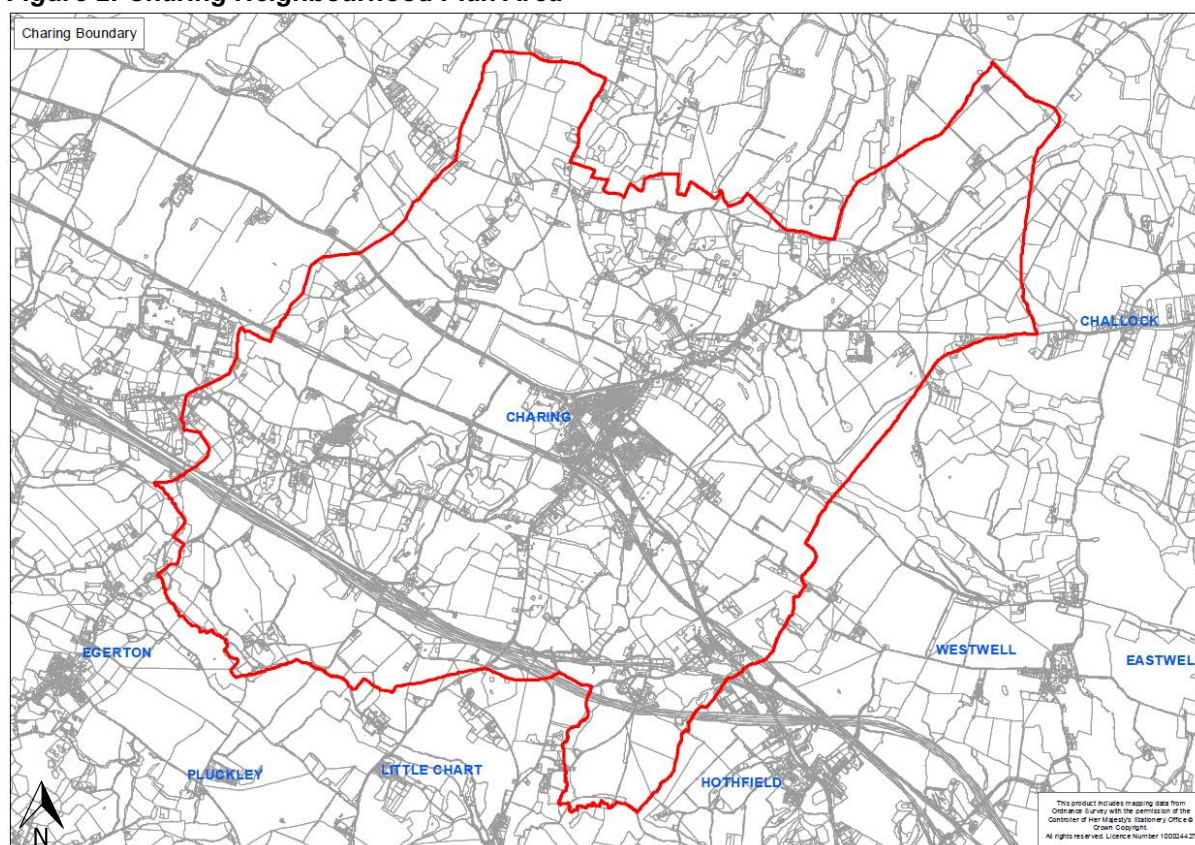
24. This neighbourhood plan housing needs advice has aimed to provide Charing parish with evidence on housing trends from a range of sources. We recommend that the parish should, as a next step, discuss the contents and conclusions with ABC with a view to agreeing and formulating draft housing policies, in particular the appropriate approach to identifying the level of need for new housing in the Charing NPA, bearing the following in mind:
 - Neighbourhood Planning Basic Condition A, that it has regard to national policies and advice contained in guidance issued by the Secretary of State; Condition D, that the making of the neighbourhood plan contributes to the achievement of sustainable development; and Condition E, which is the need for the neighbourhood plan to be in general conformity with the adopted strategic development plan;
 - the views of ABC – in particular in relation to the housing need figure that should be adopted;
 - the views of local residents;
 - the views of other relevant local stakeholders, including housing developers;
 - the numerous supply-side considerations, including local environmental constraints, the location and characteristics of suitable land, and any capacity work carried out by ABC, including but not limited to the SHLAA; and
 - the recommendations and findings of this study.
25. Recent changes to the planning system, forthcoming changes to the NPPF, as well as the implementation of the Housing and Planning Act, will continue to affect housing policies at a local authority and, by extension, at neighbourhood level.
26. This advice note has been provided in good faith by AECOM consultants on the basis of housing data and national guidance current at the time of writing (alongside other relevant and available information).
27. Bearing this in mind, we recommend that the steering group should monitor carefully strategies and documents with an impact on housing policy produced by the Borough Council or any other relevant body and review the neighbourhood plan accordingly to ensure that general conformity is maintained.
28. At the same time, monitoring ongoing demographic or other trends in the factors summarised in Tables 1 and 2 would be particularly valuable.

2. Context

2.1 Local context

29. Charing Parish is located in Ashford, Kent and has a population of approximately 2,800⁵. The entire parish includes 1,298⁶ dwellings, having grown approximately 12% between 2001 and 2017⁷. The Parish boundary includes part of the Kent AONB, located to the north, with Stalisfield in the north west incorporating Charing Heath to the west, with borders to the south west along the route of the Great Stour north of Egerton, a southern outcrop towards Little Chart, and an eastern boundary with Westwell and Challock to the north east. The Neighbourhood Plan Area (NPA) is shown in Figure 2.
30. The Parish is located less than 10km from Ashford International station and benefits from a high level of connectivity as a result. Ashford has rail connections in five directions and is located on the HS1 rail link to London St Pancras. The Eurostar rail service also provides direct international rail connections from Ashford International station to Paris, Brussels and other Continental destinations. The parish also benefits from easy connection to the M20 motorway and access to the strategic road network across the south east.

Figure 2: Charing Neighbourhood Plan Area



Source: Charing Parish Council

2.2 Census Geography

31. For the purposes of this study, census data was downloaded for both 2001 and 2011 Censuses to contribute to an assessment of the housing needs in the area. Whilst the 2011 Census data can be filtered down to the Parish level, 2001 Census data is grouped according to a series of other geographical areas or units including: Output Areas (OAs), Lower Layer Super Output Areas (LSOAs), and Medium Layer Super Output Areas (MSOAs). As such, to find the appropriate 2001 Census geography for the entire parish, a combination of these needs to be used. As shown in Figures 3 and 4 below, two LSOAs (Ashford 002A and

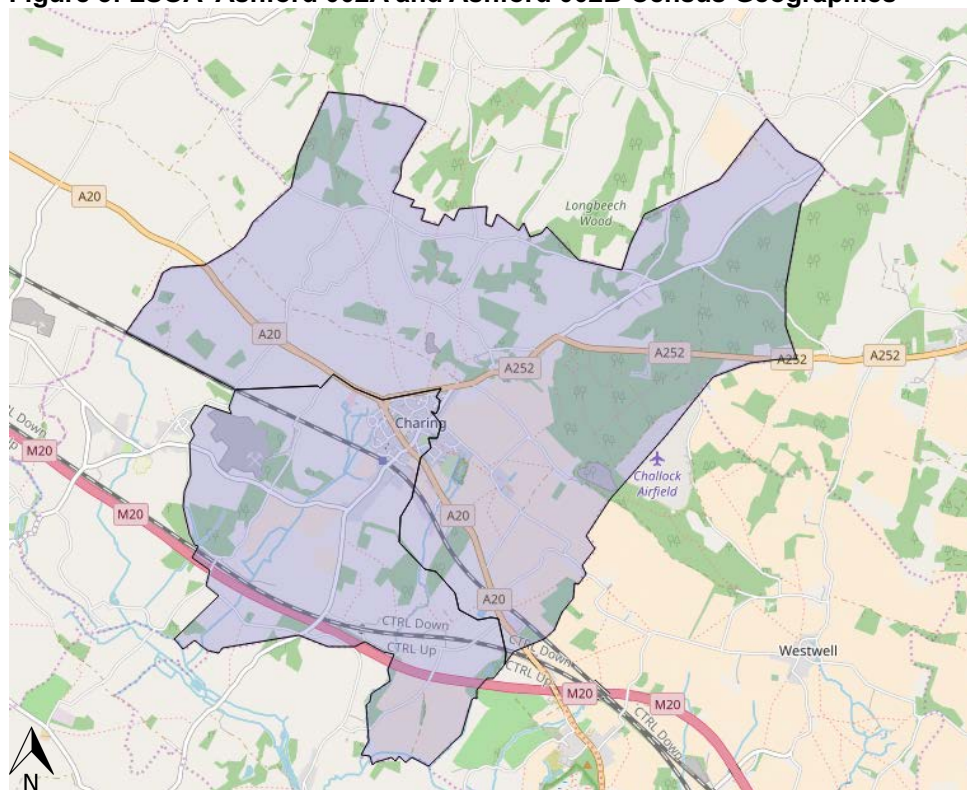
⁵ 2011 Census

⁶ 2011 Census

⁷ Including completion data provided by the LPA

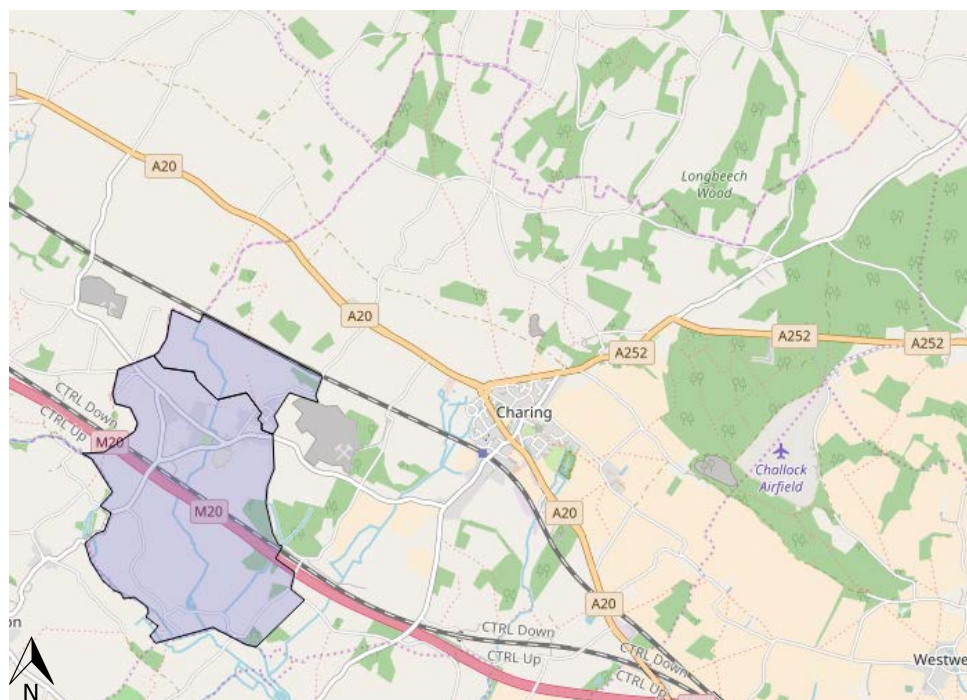
Ashford 002B) and two OAs (E00122013, E00122014) were used to recreate the NPA shown in Figure 2. These census geographies are consistent between the 2001 and 2011 Censuses and directly reflect the NPA.

Figure 3: LSOA Ashford 002A and Ashford 002B Census Geographies



Source: NOMIS

Figure 4: OAs E00122013, E00122014 Census Geographies



Source: NOMIS

2.3 Planning policy context

32. In line with the Basic Conditions of neighbourhood planning, Neighbourhood Development Plans (NDPs) are required to be in general conformity with the adopted strategic local plan policies. Consequently, there is a requirement for the relevant Local Plan to be reviewed as part of this HNA.
33. The adopted Development Plan for Ashford includes the Core Strategy⁸, with additional information regarding Charing contained within the Tenterden and Rural Settlements Development Plan document⁹.
34. However, there is also an advanced emerging Local Plan being prepared which will supersede a number of the policies contained within these two documents. The emerging Local Plan is currently undergoing a “Main Changes” consultation to the policies and supporting text of the Regulation 19 version of the Ashford Local Plan (originally published in June 2016) “to address a range of issues raised during public consultation, to ensure it is up to date, reflects the latest evidence base and meets the requirements of the latest national planning policy”¹⁰. This “Main Changes” version therefore represents a significant material consideration and an updated indication of planning policy at the LPA level. Consequently, both the adopted and emerging policy frameworks which concern Charing Parish are included below.

2.3.1 Core Strategy

35. The Core Strategy was adopted by the council on 10 July 2008 and sets out the overall vision and objectives for the delivery of growth in Ashford between 2006 and 2021.
36. **Policy CS2** states that “Land for about 16,770 new dwellings and related uses, and about 16,700 additional jobs plus contingency allowances of about 10% and 40% respectively will be identified within the Ashford Growth Area. In the rest of the Borough, subject to any amendments made in the Tenterden & Rural Sites DPD, land for about 1,180 new dwellings will be identified by 2021, alongside appropriately scaled employment opportunities”¹¹. As a result, the formal housing target set for Charing constitutes part of this 1,180 for the rural areas within Ashford. A number of these are assumed windfalls (sites which are not included as allocated land in a planning authority's development plan) and completions, with a net rural residual requirement for 1005¹² homes.
37. Table 3 reproduces the table from **Policy CS6**¹³ and outlines the indicative distribution of housing across the rural settlement hierarchy.

Table 3: Ashford Rural Settlement Hierarchy

<i>Settlement</i>	<i>Phase 1 (2006- 2013)</i>	<i>Phase 2 (2014-2021)</i>
Tenterden	220	280
Charing	50	60
Hamstreet	50	60
Wye	50	60
Tier 3 Settlements	80	90
Totals	450	550

Source: Ashford Core Strategy¹⁴

38. **Policy CS12**¹⁵ outlines the affordable housing policy across the district stating that “On qualifying sites in the growth area the Council will seek the provision of not less than 30% of all dwellings as subsidised affordable housing; elsewhere the target is 35%. The affordable provision shall be split between social rented (60%) and other forms of affordable provision (40%).”

⁸ Available at http://www.ashford.gov.uk/media/2442/adopted_core_strategy_july08.pdf

⁹ Available at : <https://www.ashford.gov.uk/media/2963/draft-tent-rural-dpd-adopted-version.pdf>

¹⁰ Ashford Local Plan website. Available at: <https://www.ashford.gov.uk/planning-and-building-control/planning-policy/new-local-plan-to-2030/>

¹¹ http://www.ashford.gov.uk/media/2442/adopted_core_strategy_july08.pdf

¹² http://www.ashford.gov.uk/media/2442/adopted_core_strategy_july08.pdf page 31

¹³ Page 37

¹⁴ Page 37

¹⁵ Page 67

2.3.2 Tenterden and Rural Sites DPD¹⁶

39. The Tenterden and Rural Sites Development Plan Document, adopted on the 21st October 2010, forms part of Ashford's local plan and deals primarily with the allocation of residential development in Tenterden and other rural settlements including Charing. Proposals that come forward in the rural area will need to conform to the policies within this DPD, as well as the other adopted parts of the LDF.
40. Figure 5 below reproduces table 6.1 from the Tenterden and Rural Sites Development Plan Document which refines the housing distribution for the rural areas highlighted in **Policy CS6** of the Core Strategy.

Figure 5: Rural Site Allocations¹⁷

	Phase 1 (2008-16)	Phase 2 (2017-21)	TOTAL
Tenterden	300	175	475
Charing	90	35	125
Hamstreet	50	20	70
Wye	45	-	45
Tier 3 villages	110	40	150
TOTAL	595	270	865

Source: Tenterden and Rural Sites DPD¹⁸

41. The Tenterden and Rural Sites DPD identifies a target of 125 homes to be delivered in Charing between 2008 and 2021. This consists of two site allocations:
- **Policy CHAR 1:** Land south of the Arthur Baker Playing Fields, with an indicative capacity of 35 dwellings
 - **Policy CHAR 2:** Land south of Maidstone Road, with an indicative capacity approximately 90 dwellings.
42. In addition to the specific site allocations, **Policy TRS1¹⁹** states that minor development or infilling will be acceptable within the built-up confines of Charing providing that the following requirements are met:
- a) the development can easily be integrated into the existing settlement without the need to substantially improve the infrastructure or other facilities;
 - b) the proposal is of a layout, scale, design and appearance that is appropriate to the character and density of its surrounding area;
 - c) it does not result in the displacement of other active uses such as employment, leisure or community uses in the area; and,
 - d) the proposal would not result in the loss of public or private open spaces or gaps that are important characteristics of the settlement.”²⁰.

¹⁶ <http://www.ashford.gov.uk/media/2963/draft-tent-rural-dpd-adopted-version.pdf>

¹⁷ Page 24 of Tenterden and Rural

¹⁸ Page 24 of Tenterden and Rural

¹⁹ Page 74

²⁰ <http://www.ashford.gov.uk/media/2963/draft-tent-rural-dpd-adopted-version.pdf> Page 74

2.3.3 Emerging Local Plan

43. As stated above, Ashford Borough Council are currently preparing a new Local Plan which, when formally adopted, will supersede the policies outlined above. Ashford Council have also released a “main changes” version which updates the version published in June 2016. For clarity, this section will reference both of these documents, reflecting the updated policy position where relevant, as a single narrative.
44. The Emerging Local Plan states that where Neighbourhood Plan Areas have been established early on in the preparation of the Local Plan, proposals to allocate sites within these areas fall to the neighbourhood plan, where they are non-strategic in nature. As Charing NPA is a more recent designation it has therefore been necessary for the Local Plan to consider and make site allocations within the parish. However the emerging Local Plan also states that “that should not exclude those parishes from considering alternative proposals for addressing the equivalent (or greater) amount of development through their Neighbourhood Plans.”²¹
45. **Policy SP2** states that “a total housing target of **12,950** net additional dwellings applies for the Borough between 2017 and 2030.” The Policy continues “development in the rural areas will be of a scale that is consistent with the relevant settlement’s accessibility, infrastructure provision, level of services available, suitability of sites and environmental sensitivity. With this in mind, in addition to existing commitments, new land allocations to deliver 1,245 dwellings are proposed”. A breakdown of how this target was derived can be found in Figure 6.

Figure 6: Housing Target Breakdown from Main Changes

<u>Objectively Assessed Need</u>	<u>15,675</u>
<u>Future Proofing</u>	<u>442</u>
<u>The Housing Target (2011-2030)</u>	<u>16,120</u>
<u>Delivered since 2011</u>	<u>3,177</u>
<u>Residual Requirement</u>	<u>12,943</u>
<u>Extant commitments (sites with permission - previously allocated sites)</u>	<u>2,870</u>
<u>Extant windfalls*</u>	<u>649</u>
<u>Chilmington Green</u>	<u>2,500</u>
<u>Future Windfalls</u>	<u>900</u>
<u>Proposed Allocations**</u>	<u>7,110</u>
<u>TOTAL</u>	<u>14,029</u>
<u>Contingency buffer</u>	<u>1,086</u>

**Those not started have been reduced by 25% to account for potential non-delivery*

***Including assumed contribution from Neighbourhood Plans.*

Source: Main Changes version of Ashford’s emerging Local Plan.

46. **Policy HOU1** outlines the district’s approach to affordable housing, setting different targets for three sub areas across Ashford. Charing is located within the “Rest of Borough” category in the Affordable Housing Viability Areas map²², meaning it has been set a requirement for 40% affordable housing. This is also broken down into categories, with 10% required to be ‘affordable/social rented’ and 30% affordable home ownership projects, including a minimum of 20% shared ownership.
47. **Policy HOU4**²³ permits minor residential development and infilling of a scale that can be easily integrated into the existing settlement within the confines of Charing.

²¹ Page 6 Local Plan Link

²² <https://haveyoursay.ashford.gov.uk/consult/ti/LPChanges/consultationHome> Page 296

²³ <https://haveyoursay.ashford.gov.uk/consult/ti/LPChanges/consultationHome> Page 174

48. **Policy HOU5²⁴** outlines the policy position for residential windfall development in the countryside. Proposals for non-isolated residential development in the countryside will be permitted providing that each of the following criteria is met:

- a) the scheme is for 3 dwellings or less;
- b) the site is currently brownfield or has an agricultural building on site and that any building on site is no longer used and has been in situ for a number of years;
- c) the site is within easy walking distance of a shop or facility in an adjoining settlement, as listed under policy HOU4 or Ashford;
- d) the development (and associated infrastructure) is well designed and sited in a way that:
 - sits sympathetically within the wider landscape;
 - enhances its immediate setting;
 - is consistent with the prevailing character and built form, including its scale, bulk and the materials used;
 - does not harm neighbouring uses or the amenity of nearby residents;
 - does not adversely affect the integrity of international and national protected sites in line with Policy ENV1.

49. **Policy HOU6²⁵** states that in the rural areas (thus including Charing) sites delivering more than 20 dwellings must supply no less than 5% of dwelling plots for sale to self or custom builders.

50. **Policy HOU17** protects existing authorised gypsy and traveller sites and sites for travelling showpeople which shall be retained for the accommodation of gypsies and travellers and for travelling showpeople as defined in the relevant National Planning Policy Document. Furthermore, **Policy HOU16** states that planning permission for new sites to accommodate Gypsy and traveller accommodation or accommodation for travelling showpeople will only be permitted outside of allocated sites if the following criteria are met:

- a) The Council is satisfied that there is a clearly established need for the site and the proposals cannot be accommodated on an existing available site or allocated site;
- b) The site would not accommodate more than 5 pitches or make an existing site exceed 5 pitches in size;
- c) The site would provide a good living environment free from the risk of flooding and risks to health through contamination, noise or pollution;
- d) Occupation is limited to those meeting the definition of Gypsies and Travellers or Travelling Showpeople in the relevant national planning policy;
- e) Local services and facilities - shops, public transport, schools, medical and social services, can be readily accessed from the site;
- f) The site is capable of being provided with on-site services such as water supply, sewage disposal and power supply;
- g) The form and extent of the accommodation does not adversely affect the visual or other essential qualities of an AONB, SSSI, Ancient woodland, international, national or local nature reserve or wildlife site, or the key characteristics of a Landscape Character Area;
- h) Access to the site which does not endanger highway safety for vehicles and pedestrians can be provided; and,
- i) Proposals incorporate a landscape strategy, which will be required by use of planning conditions, where mitigation of the impact on the landscape is necessary to protect the quality of the surrounding landscape.

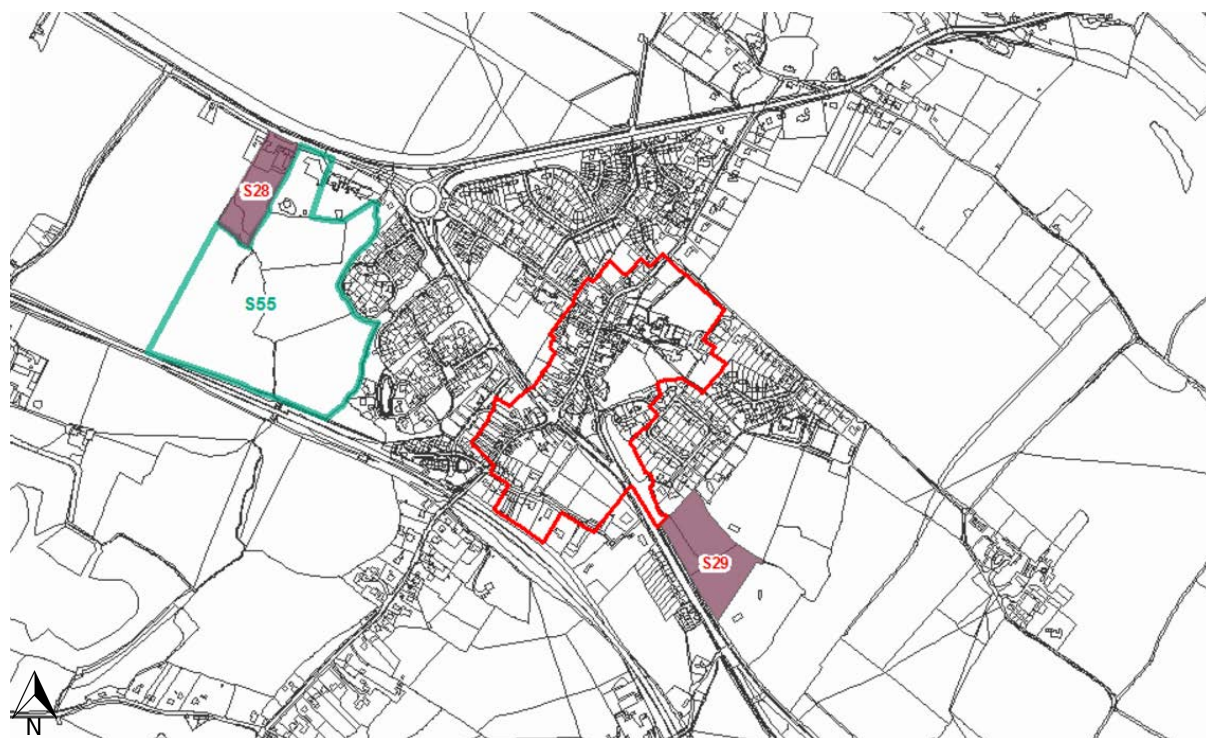
²⁴ <https://haveyoursay.ashford.gov.uk/consult/ti/LPChanges/consultationHome> Page 174

²⁵ <https://haveyoursay.ashford.gov.uk/consult/ti/LPChanges/consultationHome> Page 178

51. There are also three site specific policies which allocate land for development as shown on Figure 7. These are:

- **Policy 28:** 'Charing - Northdown Service Station, Maidstone road', allocated for residential development of up to 20 dwellings.
- **Policy 29:** 'Charing- Land south of the Arthur Baker Playing field', allocated for residential development of up to 35 dwellings.
- **Policy S55:** Introduced in the Main changes version the site 'Charing, Land adjacent to Poppyfields (MC98)' is approximately 11 hectares in area and is proposed for development of up to 180 dwellings.

Figure 7: Insert from the Ashford interactive policies map



Source: Ashford Interactive Policies Map ²⁶

²⁶ <http://newmaps.ashford.gov.uk/EXTLocalPlan2030/default.aspx>

3. Approach

3.1 Research Questions

52. This section of the study poses a series of Research Questions which have been arrived at through discussion with Charing parish council at the start of the project. These helped to direct research and provide the overall structure for the HNA. Five research questions were agreed and helped provide an evidence base for the neighbourhood forum to help determine overall quantity, tenure; type and size, and provision for specialist groups within the NDP.

3.1.1 Quantity

53. Whilst Ashford Borough Council have allocated three sites for residential development within Charing Parish, the council have stated that should not exclude them “from considering alternative proposals for addressing the equivalent (or greater) amount of development through their Neighbourhood Plans.” As a result, this HNA arrives at an estimate for the required housing growth relying on a number of reliable sources. Together, these provide a range of estimates for projected housing numbers; it is then a matter for reasoned judgment, taking into account ‘market signals’ to arrive at a final figure of additional dwellings that should be delivered over the Plan Period so as to address community need. Furthermore, the group has expressed interest in stimulating the vitality of Charing Heath through additional dwellings so a separate exercise has been undertaken for this area only. As a result the first two research questions are:

1. *What quantity of housing is appropriate for the NPA?*
2. *What quantity of housing is appropriate for Charing Heath, a sub area within the NPA?*

3.1.2 Tenure

54. The CPC has expressed an interest in seeing more affordable housing in the NPA, indicating that local young people are struggling to get onto the housing ladder. This study will therefore explore tenure mix with a particular focus on affordable housing, including the role of discounted market housing.

3. *What type of affordable housing (social housing, affordable rented, shared ownership, intermediate rented) should be included in the housing mix?*

3.1.3 Type and size

55. The CPC suggested there is a need to limit the construction of larger dwellings within the NPA; a further research question (RQ) is therefore:

4. *What type (terrace, semi, bungalows, flats and detached) and size (number of habitable rooms) of housing is appropriate for the Charing NPA?*

3.1.4 Housing for specialist groups

56. There is evidence of an ageing population in the NPA, with census data showing a higher than average proportion of those in the 65-84 age band. Furthermore, the NPF also highlighted a need to assess the requirements of the Gypsy and Traveller community within the Parish.

5. *What provision should be made for specialist housing within the NPA?*

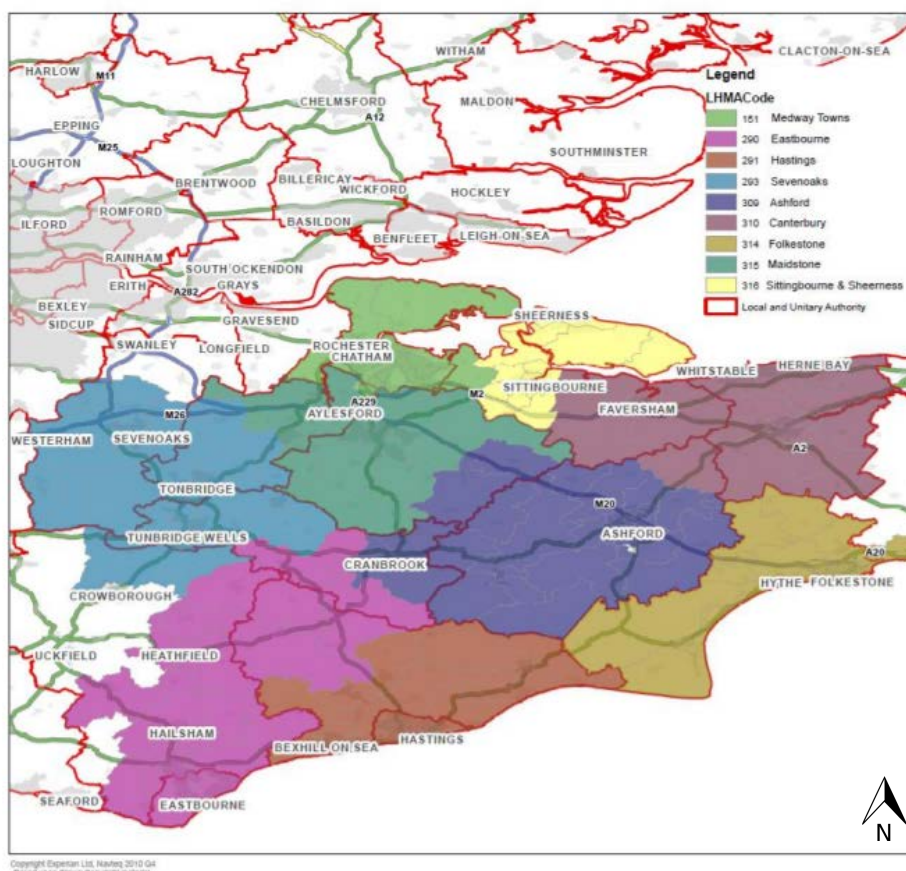
3.2 Relevant Data

57. Before answering these research questions, it is necessary to justify the key sources from which we draw our evidence, as outlined below. The PPG states that neighbourhood planners can refer to existing housing assessments and the wider evidence base prepared by the local planning authority, as well as work completed by the Charing Planning Forum.

3.2.1 SHMA

58. PPG defines an HMA as 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.'²⁷ It goes on to remark that 'establishing the assessment area may identify smaller sub-markets with specific features, and it may be appropriate to investigate these specifically in order to create a detailed picture of local need.
59. As Charing Parish NPA is located within the Ashford Housing Market Area (Figure 8), we therefore turned to the Ashford Strategic Housing Market Assessment (henceforth SHMA) which covers the housing market area and informs emerging housing policies at a local authority level, including affordable housing policy. The SHMA draws upon a range of data including these population projections, housing market transactions and employment scenarios to derive the objectively-assessed housing need. As such, it contains a number of points of relevance when determining the degree to which the housing needs context of Charing itself differs from the authority-wide picture.
60. The 2014-based subnational population projections (SNPP) were published by the Office for National Statistics (ONS) in May 2016. In July 2016, the Department for Communities and Local Government (CLG) published new 2014-based household projections. These projections replace the respective 2012-based projections and therefore update the SHMA completed in 2014. As a result, this HNA has used both the original 2014 SHMA and the 2017 update for matters concerning population projections.
61. In the case of Charing, the SHMA also highlights a number of 'sub' housing market areas within the wider Ashford HMA²⁸. One of these is called 'Ashford Rural North' covers the Downs North, Charing, Wye and Downs West wards, in effect covering the villages of Charing, Chilham, Challock and Wye. As a result, where available information for this area has been used to reflect more nuanced projections for Charing Parish.

Figure 8: Ashford HMA²⁹



²⁷ Planning Practice Guidance Paragraph: 010 Reference ID: 2a-010-20140306 Revision date: 06 03 2014

²⁸ Page 28 <http://www.ashford.gov.uk/media/2898/ashfordshmafinalreportjan2014.pdf>

²⁹ <http://www.ashford.gov.uk/media/2898/ashfordshmafinalreportjan2014.pdf> page 19

3.2.2 Documents provided by Charing Parish Council

62. To help supplement the research undertaken by AECOM two surveys undertaken in Charing Parish have also been considered. These comprise a neighbourhood plan questionnaire administered by the Charing Parish Council and a parish wide survey undertaken by the Rural Housing Enabler (RHE)³⁰. This latter survey was posted to every household within the parish in March 2014; with only those with a need for alternative housing required to respond. Approximately 1468 surveys were distributed with 98 completed surveys being returned.

³⁰ Charing Housing Needs Survey May 2014- Rural Housing Enabler

4. RQ1 What quantity of housing is appropriate for the NPA?

63. We have estimated the quantity of housing needed in NPA according to four different sources; these are,
- Ashford Borough Council's Emerging Local Plan (LP);
 - SHMA - proportional share drawn from 2017 calculated OAN;
 - DCLG Household projections; and,
 - Net home completion rates 2001-2016.

4.1 Local Plan

64. The emerging Local Plan puts forward a housing target of 16,120 for the district over the Plan period between 2011 and 2030. The proportional share may be calculated for Charing based on the proportion of homes in the NPA. At the time of the last Census there were 1,298 dwellings in the NPA, or 2.6% of all homes in the district. Therefore, **419 homes** (2.6% of 16,120) homes should be allocated as the 'fair share' of the borough target, equating to approximately 22 dwellings per year.

4.2 SHMA

65. It is important to remember that the SHMA presents a demand-side only, or 'unconstrained' assessment of need (often identified as Objectively Assessed Need, or OAN³¹), as opposed to a final housing target. The final housing target will take into account a number of other factors, including for example the availability of land, viability, infrastructure and environmental constraints and the results of consultation.
66. Nonetheless, the SHMA presents an appropriate starting point for deriving need at the NP level, because it is the most up-to-date evidence available, and importantly, because it takes into account the latest population and household projections, as set out in the 2014 Sub-National Population Projections on which the Household Projections are based, which the PPG guidance suggests should be taken as a 'starting point' in determining need at the local authority level.
67. The 2017 update identifies an OAN for Ashford over the period 2011 - 31 of 16,500 homes.³² This equates to a need for 825 homes per annum, thus creating a need for 15,675 over the plan period till 2030. To calculate the NPA's 'fair share' of this target, it is again possible to use CPC's proportion of all housing in the borough (2.6%). This produces a figure of **408 dwellings** (rounded) to be built in the NPA between 2011 and 2030.

4.3 DCLG Household Projections

68. The Department for Communities and Local Government (DCLG) periodically publishes household projections. The NPPG recommends that these household projections should form the starting point for the assessment of housing need.
69. The most recent (2014-based) household projections were published in July 2016³³, and extend to 2039. Although population projections are only available at a local authority level, a calculation of the share for the NPA is nevertheless possible for the household projections based on the NPA's household numbers in the 2011 Census.
70. At the 2011 Census, Ashford had 47,787 households and the NPA 1,228 households, or 2.6% of the total (rounded). In the 2014-based household projections, the projection for Ashford for 2030 was 62,375. Assuming Charing continues to form 2.6% of the district total, the NPA's new total number of households would be 1,622 (rounded); therefore 394 new households would form in the NPA between 2011 and 2030 (or a rate of growth of 21 households per year).

³¹ The OAN includes the baseline demographic need, plus any adjustments made to official forecasts to account for projected rates of household formation post 2021, past suppression of the formation of new households, the effect of past under-supply, employment forecasts, market signals and affordable housing need (as set out in paragraph ID2a-004 of the NPPG). This is sometimes described as 'policy off' because it does not take account of final policy responses as a result of taking into account capacity, environmental and infrastructure constraints.

³² SHMA, 2013, page 259

³³ See 2014-based DCLG Household Projections live tables at <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections>

71. Number of households does not, however, equate precisely to number of homes, with the latter slightly higher in most places. The NPA is no exception; in the 2011 Census, there were 1228 households but 1298 homes. This gives a ratio of 0.95 households per home. In the case of NPA, then, a projection of 394 new households translates into a need for 414 homes (rounded to the nearest whole number).
72. These figures are based on the assumption that 2014-based government projections as to household growth at the Local Authority level are accurate. As the annual mid-year population estimates have now been released for 2016, the 2014-based household projections may need to be 'rebased' for accuracy. The mid-2015 population estimates give the actual number of people in the NPA at that point, meaning the difference between the estimated and the previously projected number of households can be taken into account in future projections.
73. The 2014-based household projections were based on the 2014-based Sub-National Population Projections, which estimated that by 2016 there would be 126,268 people in Ashford. The mid-2016 Estimates show that based on the latest information there were estimated to be 126,151 people. Assuming average household sizes remain constant (in 2011 there were an average of 2.47 people per household, obtained by dividing population by number of households) this equates to 47 fewer households across Ashford.
74. Taking 62,328 (62,375 - 47) as our revised household number at 2030, this equates to 1621 households in the NPA (rounded), producing a revised growth in the number of households between 2011 and 2030 of 393. Taking into account the disparity between household numbers and dwelling numbers, we arrive at a re-based household projections-derived dwellings of **413 homes**.
75. This projection is an entirely unconstrained, theoretical figure comprising a relative proportion of the overall projected increase, and thus does not take into account political, economic, demographic or any other drivers that might have influenced, or may in future influence, the Local Plan distribution across the Borough and hence any difference between this figure and a future Local Plan-derived figure.

4.4 Home growth 2001 – 2016

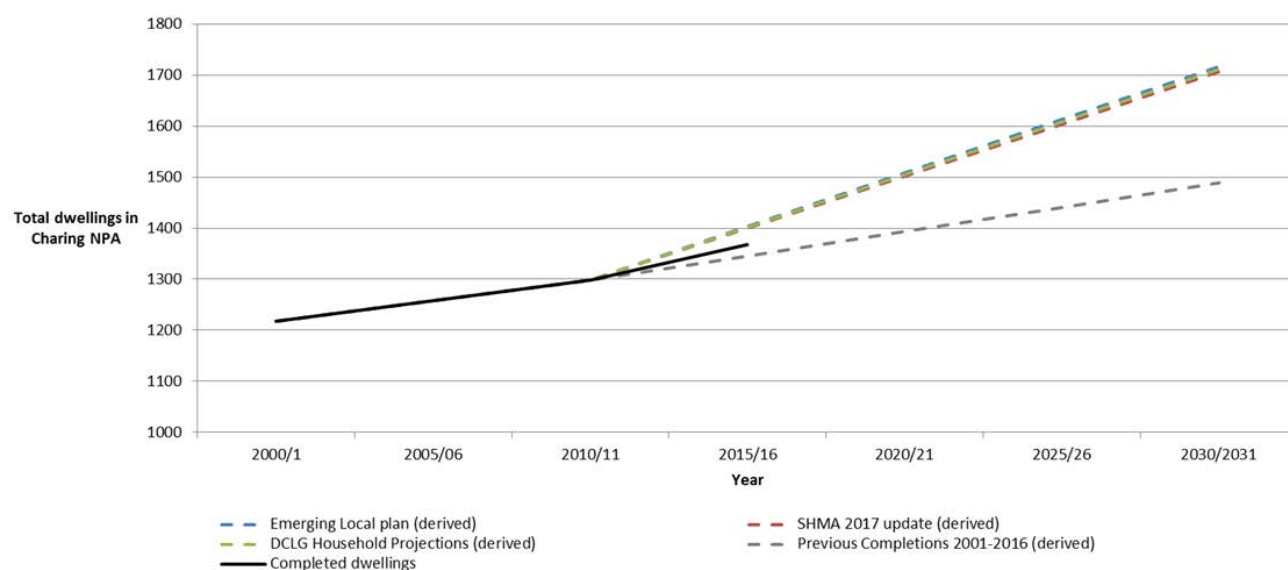
76. Consideration of home growth 2001-2011 provides a projection based on the rate of delivery of net new homes between the two censuses. As we have seen, there was an increase of 80 homes in the NPA between these two dates. Furthermore, data obtained from the LPA has shown that there 70 completions between 2011 and 2016. As a result, between 2001 and 2016 there have been 150 completions in the Charing NPA, an annual development rate of approximately 10 dwellings per annum. If this annual rate is applied for the period 2011 to 2030 this produces a gross projection of **190 dwellings**.

4.5 Assessed need 2017-2030

77. Our assessment of a wide range of data sources identified five separate projections of dwelling numbers for Charing between 2011 and 2030 based on:
 - A figure derived from the emerging Local Plan for Ashford (which gives a total of **419 dwellings**);
 - A 'proportionate share' derivation from the SHMA, Objectively Assessed Need³⁴ (OAN); total of **408 dwellings** over the plan period (rounded to the nearest whole number), or 21 dwellings per annum;
 - DCLG Household Projection of **413 dwellings** for the plan period 2011-2030; and,
 - A projection forward of net dwelling completion rates for the period 2001-2016, which generates a forward projection of **190 dwellings**.
78. These dwelling number projections are illustrated in Figure 9.

³⁴ The OAN includes the baseline demographic need, plus any adjustments made to official forecasts to account for projected rates of household formation post 2021, past suppression of the formation of new households, the effect of past under-supply, employment forecasts, market signals and affordable housing need (as set out in paragraph ID2a-004 of the NPPG).

Figure 9: Charing housing need projections



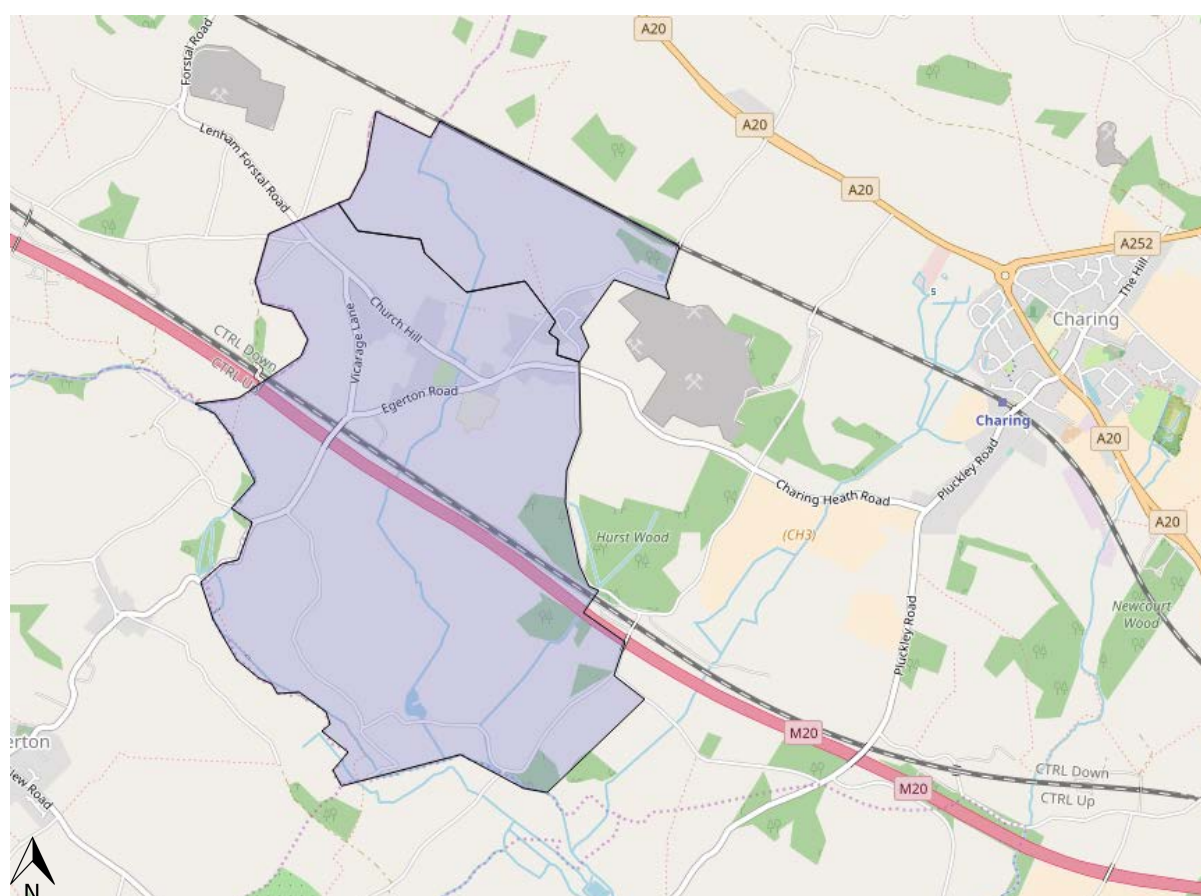
Source: AECOM calculations

79. All of these projections have been calculated for the period 2011-2030, resulting in a mean projection of **358 dwellings**. As stated above, completion data from local authority shows there have been 70 completions in the Charing Neighbourhood Plan Area between 2011 and 2016. This can be removed from the overall requirement, leaving an outstanding need for an additional **288 dwellings** to 2030.

5. RQ2: What quantity of housing is appropriate for Charing Heath, a sub area within the NPA?

80. During the inception call, the Charing Parish Council expressed an interest in stimulating the vitality of Charing Heath, a separate settlement within Charing Parish. As a result, attribution of a larger proportion of houses is being considered to increase the provision of facilities in the area. As a result, the approach utilized for research question one has been conducted for the Charing Heath area only.
81. The first step in this process is to identify census data for Charing Heath only. Figure 10 below displays Output Areas E00122013 and E00122014 which have been selected as a proxy for the Charing Heath area. Whilst it is noted that this omits some areas along Charing Heath road, south of the Brett aggregates site, the Charing Heath/ Charing distinction is subjective and the selected output areas comprise the entirety of the contiguous built up area and is therefore a robust proxy for the settlement in question

Figure 10: Charing Heath Census Area



Source: Nomis

82. The area identified in Figure 10 contains **157 households** and **163 dwellings**; a ratio of **0.96**. For the purposes of completions, a proportional approach has also been adopted based on the total dwelling figures, indicating that approximately **9 dwellings** were completed in Charing Heath between 2011 and 2016.
83. Our assessment of a wide range of data sources identified five separate projections of dwelling numbers for Charing Heath between 2011 and 2030 based on:
 - A figure derived from the emerging Local Plan for Ashford (which gives a total of **53 dwellings**);

- A 'proportionate share' derivation from the SHMA, Objectively Assessed Need³⁵ (OAN); total of **52 dwellings** over the plan period (rounded to the nearest whole number);
 - DCLG Household Projection of **47 dwellings** for the plan period 2011-2030; and,
 - A projection forward of net dwelling completion rates for the period 2001-2016, which generates a forward projection of **19 dwellings** for the period 2011-2030.
84. As a result, a mean projection of **43 dwellings** has been calculated for the period 2011-2030. Consistent with the approach taken for Research Question one, we can also subtract a proportional level of development between 2011 and 2016, representing completions in Charing Heath. As a result, a "fair share" target for Charing Heath for 2017 to 2030 is **34 dwellings**. This is included within the Charing Parish assessment of need outlined in Research Question one and acts a base line proportional distribution to help inform future Neighbourhood Development Plan policies. As stated in the introduction, these projections are unconstrained by supply side considerations.

³⁵ The OAN includes the baseline demographic need, plus any adjustments made to official forecasts to account for projected rates of household formation post 2021, past suppression of the formation of new households, the effect of past under-supply, employment forecasts, market signals and affordable housing need (as set out in paragraph ID2a-004 of the NPPG).

6. RQ3: What type of affordable housing (social housing, affordable rented, shared ownership, intermediate rented) should be included in the housing mix?

6.1 Introduction

85. The PPG states that HNAs should investigate household tenure in the current stock and recent supply, and make an assessment, based on a reasonable interpretation of the evidence gathered, whether continuation of these trends would meet future needs or whether, on account of significant misalignments between supply of housing falling into different tenure types and local need/demand, policies should support a change to the profile of tenure within the NPA's housing stock.³⁶

6.1.1 Definitional issues

86. It is necessary at this stage of the study to make clear the distinction between affordable homes as a piece of planning terminology and the colloquial meaning of the phrase. In the course of this study, we refer to Affordable Housing, abbreviated to 'AH'. We mean by this those forms of housing tenure that fall within the definition of Affordable Housing set out in the National Planning Policy Framework (NPPF): social, affordable rented and various forms of intermediate housing. To distinguish this from the colloquial definition, we refer to the latter as Affordable Market Housing (AMH).
87. In this paragraph we briefly review the proposed reforms to the definition of AH set out in the Government's Housing White Paper published in February 2017. These reforms make clear its commitment to home ownership but recognised the important role of affordable rent for those not currently seeking home ownership. The changes proposed would broaden the definition of affordable housing, supporting 'present and future innovation by housing providers in meeting the needs of a wide range of households who are unable to access market housing'. This would include 'products that are analogous to low cost market housing or intermediate rent, such as discount market sales or innovative rent to buy housing. Some of these products may not be subject to 'in perpetuity' restrictions or have recycled subsidy'.
88. The Housing and Planning Act 2016 made provision for a new simplified definition of affordable housing as 'new dwellings...to be made available for people whose needs are not adequately served by the commercial housing market'³⁷. Secondary legislation is required to implement this definition, necessitating further parliamentary debate³⁸.
89. The Housing White Paper³⁹ confirms that a revised definition of AH will be brought forward through changes to the NPPF later this year, proposing a definition as 'housing that is provided for sale or rent to those whose needs are not met by the market (this can include housing that provides a subsidised route to home ownership' and which 'meets the criteria' for one of the following models⁴⁰:
- **Social rented housing**, defined as owned by local authorities and private registered providers with guideline target rents determined through the national rent regime. It may be owned by other persons and provided under equivalent rental arrangements, as agreed with the local authority or Homes and Communities Agency;
 - **Affordable rented housing**, defined as let by local authorities or private registered providers of social housing to households eligible for social rented housing. Affordable rent is controlled at no more than 80% of the local market rent including service charges where applicable;
 - **Starter Homes**, as defined in the Housing and Planning Act 2016 and subsequent secondary legislation with an income restriction of £80,000 outside London. These homes are expected to provide a new low cost market housing product for first time buyers between the ages of 23

³⁶ PPG Paragraph: 021 Reference ID: 2a-021-20160401

³⁷ Housing and Planning Act 2016, part 6, section 159 (4)

³⁸ Section 159(2) of the Act inserts '(3ZB) No regulations may be made under section 106ZB [which contains the updated definition of affordable housing] unless a draft of the instrument containing the regulations has been laid before, and approved by a resolution of, each House of Parliament'

³⁹ DCLG (2017) Fixing our Broken Housing Market (para A.120)

⁴⁰ Ibid (p100)

and 40 with a mortgage, sold for no more than 80% of open market value and capped at £250,000 outside London;

- **Discounted market sales housing**, sold at a discount of at least 20% below market value with provision to remain at a discount for future eligible households. Eligibility is to be determined with regard to local incomes and house prices;
 - **Affordable private rent housing**, made available for rent at a level which is at least 20% below local market rent with provision to ensure that rent remains at a discounted level or alternative affordable housing provision is made if the discount is withdrawn. This is viewed as particularly suited to the provision of affordable housing in Build to Rent schemes; and
 - **Intermediate housing**, defined to include discounted market sales and affordable private rent housing – as outlined above – and other housing that is ‘provided for sale and rent at a cost above social rent, but below market levels’.
90. A transition period is proposed to enable a review of local policies, with the revised definitions intended to apply from April 2018. The Government also intends to introduce a requirement for sites of 10 units or more to ensure that at least 10% of all homes are affordable home ownership products, including shared ownership homes and homes available for discount market sale.
91. The evidence assembled to answer RQ3 seeks to populate a series of ‘key indicators’; these are the age structure of the population and household composition and income, both now and how they are forecast to change in future years. Through a consideration of these trends and how they interrelate to each other, it is possible to arrive at recommendations as to how not only the tenure of housing in the plan area, but also type and size should be modified through planning policy.

6.1.2 Current Tenure profile

92. In line with PPG, it is necessary in the first instance to present a picture of tenure in the NPA at the moment. Table 4 below presents the tenure of households in the NPA at the time of the last Census. Two findings are worth highlighting, firstly, the dominance of owner occupation and the relatively low proportion of private rental.

Table 4: Tenure (households) 2011

Tenure	Charing	Ashford	England
Owned; total	74.2%	68.4%	63.3%
Shared ownership	0.4%	1.3%	0.8%
Social rented; total	15.6%	14.5%	17.7%
Private rented; total	8.4%	14.3%	16.8%

Source: ONS

93. Table 5 shows how this tenure mix has changed during the period 2001 to 2011. This table shows that there has been a recent increase in the private rental sector and the continued growth of those who own their homes. Whilst 7.2% may seem like a small increase, the overall dominance of owner owned properties across the NPA represents an increase from 850 to 911 in an area with 1228 dwellings. Furthermore, the large percentage increase in shared ownership within the NPA represents an increase from 3 to 5 incidences. In contrast, Ashford as a whole has seen the addition of 479 shared ownership products between 2001 and 2011.

Table 5: Rates of Tenure change between 2001 and 2011

Tenure	Charing	Ashford	England
Owned; total	7.2%	6.3%	-0.6%
Shared ownership	66.7%	301.3%	30.0%
Social rented; total	-4.0%	6.1%	-0.9%
Private rented; total	47.1%	157.9%	82.4%

Source: ONS

6.1.3 Affordability

94. To understand the need for AH in the NPA it is necessary to identify that proportion of the population who are unable to access AMH without subsidy. To do this we consider the affordability of housing expressed as a multiple of household income, known as the 'Affordability Ratio'. In addition, we also review the Housing Wait list data provided by Ashford Borough Council, pre-existing research undertaken by Ashford Borough Council and survey data.

6.1.4 Affordability ratio

95. As stated above Ashford Rural North Housing market sub area covers the villages of Charing, Chilham, Challock and Wye. As income data is not publically available, we can use the income levels for this sub area provided by the SHMA and as shown in Figure 11. As we can see, the proportion of incomes within the Rural North Sub area is within 0.2% of the Borough average for all categories. As a result, whilst it is possible to calculate the median affordability ratio for the NPA, we must use the Ashford Borough data for the lower quartile affordability ratio.

Figure 11: Income by HMA sub-areas NPA⁴¹

Income band	Ashford Town	Rural North	Rural West	Rural East	Rural South	Borough
Under £10k	4.2%	3.7%	2.2%	2.5%	4.2%	3.8%
£10k to £20k	27.2%	26.4%	22.7%	23.5%	27.1%	26.4%
£20k to £30k	18.7%	18.4%	18.1%	18.0%	18.7%	18.6%
£30k to £40k	13.8%	14.0%	14.3%	14.3%	13.8%	13.9%
£40k to £50k	10.9%	10.9%	10.4%	10.5%	10.9%	10.8%
£50k to £60k	7.0%	7.5%	8.7%	8.6%	7.1%	7.4%
£60k to £80k	7.4%	7.7%	9.6%	9.1%	7.4%	7.8%
£80k to £100k	4.2%	4.3%	4.7%	4.7%	4.2%	4.3%
Over £100k	6.5%	7.2%	9.4%	8.8%	6.7%	7.1%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Mean	£39,341	£40,636	£45,594	£44,538	£39,486	£40,539
Median	£29,922	£30,907	£34,678	£33,875	£30,033	£30,766

Source: Derived from ASHE, SHE, CACI and ONS data.

96. As shown in Figure 11, the median income in the Rural North Sub area is £30,907 per annum. Through analysis of Land Registry data we have calculated that the median value of all property sold within the Neighbourhood plan area in 2015 (the same year as the income data) was £359,995. As a result, an affordability ratio of 11.65 (rounded to two DP) can be calculated for the NPA.
97. Figure 12 below reproduces Table 13 from the 2017 SHMA update and shows a 9.60 Lower Quartile Affordability ratio for Ashford in the same period (i.e. lower quartile house prices were 9.6 times lower quartile annual earnings). This is shown to have increased between 2013 and 2015, with those attempting

⁴¹ SHMA 2014- page 102

to access housing requiring an additional 110% of their annual earnings. This increase is approximately 300% of the England average.

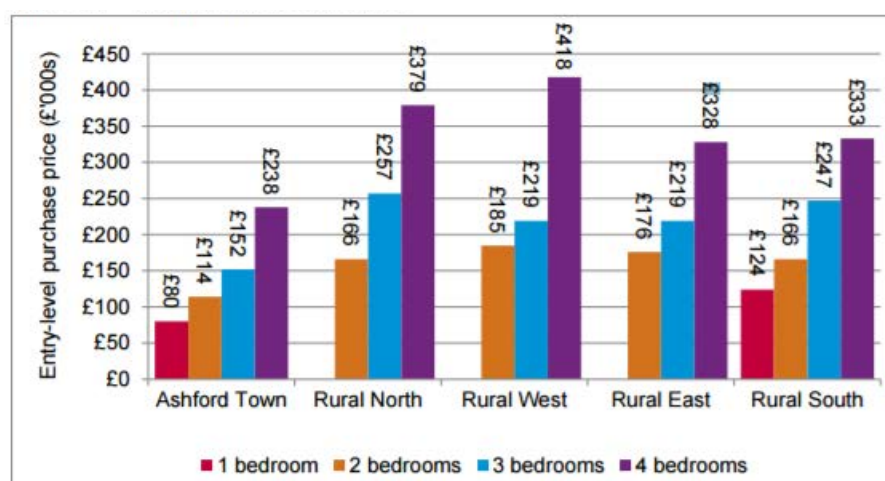
Figure 12: Lower Quarter Affordability Ratio⁴²

	2013 Provisional	2013 Actual	2015 Actual	Increase 2013-2015
Ashford	8.15	8.50	9.60	1.10
Maidstone	8.84	9.11	9.88	0.77
Tonbridge and Malling	9.35	9.95	12.29	2.34
England	6.45	6.66	7.02	0.36

Source: DCLG Housing Market Live Tables

98. Figure 13 below outlines the entry level purchase price of housing across the Rural North sub housing market area, with a 2 bedroom property requiring an average of £166,000 to purchase and a 3 bedroom property requiring £257,000 to purchase in 2013.

Figure 13: Entry Level Purchase price across Sub-Housing Market Area.



Source: Online Estate and Letting Agents Survey (July 2013)

99. Figure 14 reproduces Table 23 from the 2014 SHMA and shows the indicative income required to purchase/rent for different housing types without subsidy.

Figure 14: Indicative income required to purchase/rent without additional subsidy

Area	Lower quartile purchase price	Lower quartile private rent	Affordable rent	Lower quartile social rent
Ashford Town	£40,900	£25,000	£20,000	£14,200
Rural North	£76,000	£27,800	£22,200	£14,200
Rural West	£82,900	£30,000	£24,000	£14,200
Rural East	£72,000	£29,000	£23,200	£14,200
Rural South	£68,000	£29,000	£23,200	£14,200

Source: Online Estate and Letting Agents Survey (July 2013) and CORE

100. The SHMA (2014)⁴³ therefore concludes that 44.8% of households across the Rural North Sub area are unable to afford market housing without subsidy.

⁴² page 19 of SHMA

⁴³ Page 103

6.1.5 Ashford Housing Needs Survey

101. In addition to the information contained within the SHMA, Ashford Borough Council has also assembled a much wider evidence base to support their district level policies. One of these pieces of evidence is the Ashford Housing Needs Survey which was updated in 2010⁴⁴. Figure 15 below reproduces Table 3.10 and shows the required incomes needed for concealed families to purchase different types of property within areas are Ashford. A concealed family is a family living in a multi-family household, in addition to the primary family, which therefore creates multiple household reference people within census data. Concealed family statistics are a useful indicator of housing demand for house building in the future and an indicator of affordability. As shown, the parishes surrounding Charing required an income of £50,900 to purchase a 2 bedroom flat.

Figure 15: Concealed Household Incomes needed to buy different property types (2010).

Type of Property	Area	Income Required	% unable to buy
1-bed Flat	Stanhope (cheapest)	£21,700	78.9
2-bed Flat	Parishes Surrounding Charing (most expensive)	£50,900	100.0
2-bed Terraced	Stanhope (cheapest)	£32,600	93.2
2-bed Terraced	Parishes Surrounding Tenterden (most expensive)	£54,300	100.0

Source: SHMA

102. As shown in Figure 10, 100% of concealed families in the parishes surrounding Charing were unable to afford a two bedroom flat. Furthermore, the Ashford housing needs survey found that, across the district, 65% of concealed families were unable to rent a 1 bedroom flat in the private rental market⁴⁵. Table 6 below shows the number of concealed families within the Charing NPA in 2011. This shows that there were 17 self-reported concealed families, representing 2% of the total households within Charing Parish.

Table 6: Concealed families

Concealed families	Charing	Ashford	England
All families: total	853	35,197	14885145
Concealed families: total	17	562	275954
Concealed families as % of total	2.0%	1.6%	1.9%

Source: ONS

103. Figure 16 reflects the summary table from the Ashford Housing Needs Survey. This shows the breakdown of affordable housing provision, gross need and additional need per annum, showing an annual shortfall of 450 affordable housing units. Taking a proportional approach consistent with total dwelling distribution across Ashford, this would indicate that would be a newly arising need of approximately 12 units per year, regardless of current supply.

⁴⁴ <http://www.ashford.gov.uk/media/2398/housing-needs-survey-update-2010.pdf>

⁴⁵ <http://www.ashford.gov.uk/media/2398/housing-needs-survey-update-2010.pdf> Page 25

Figure 16: Affordable housing needs model summary⁴⁶

STAGE 1 – CURRENT HOUSING NEED (GROSS)		2009
1.1	Homeless households and those in temporary accommodation	27
1.2	Overcrowding and concealed households	1,381
1.3	Other groups	115
1.4	TOTAL CURRENT HOUSING NEED (GROSS) 1.1 + 1.2 + 1.3	1,523
STAGE 2 – FUTURE NEED (GROSS PER YEAR)		
2.1	New household formation (gross per year)	509
2.2	Proportion of new households unable to buy or rent in the market	57.9%
2.3	Existing households falling into need	290
2.4	TOTAL ANNUAL NEWLY ARISING NEED (2.1 x 2.2) + 2.3 (509 x 57.9% = 295 + 290 = 585)	585
STAGE 3 – AFFORDABLE HOUSING SUPPLY		
3.1	Affordable dwellings occupied by households in need	717
3.2	Surplus stock	0
3.3	Less Units to be taken out of management	1
3.4	TOTAL AFFORDABLE HOUSING STOCK AVAILABLE 3.1 + 3.2 - 3.3	716
3.5	Annual supply of social re-lets (net)	272
3.6	Annual supply of intermediate affordable housing available for re-let or resale at sub-market levels	25
3.7	ANNUAL SUPPLY OF AFFORDABLE HOUSING 3.5 + 3.6	297
A	TOTAL NET CURRENT NEED 1.4 – 3.5 (1,523 – 716 = 807)	807
B	QUOTA TO ADDRESS NEED OVER 5 YEARS	20%
C	ANNUAL CURRENT NEED (A x B)	162
D	TOTAL ANNUAL NEWLY ARISING NEED (2.4)	585
E	TOTAL AFFORDABLE NEED PER YEAR (C + D)	747
F	ANNUAL SUPPLY OF AFFORDABLE HOUSING (3.8)	297
OVERALL ANNUAL SHORTFALL (E – F)		450

Source: SHMA

104. The SHMA (2014⁴⁷) outlines the net need for different types of affordable housing across the housing market sub areas across Ashford and this is shown in Figure 17. This is compared to current annual provision rates, indicating a net need for a 33⁴⁸ affordable housing products within the Ashford Rural North HMA.

Figure 17: Net need for different types of affordable housing

Area	Intermediate			Social/affordable rented		
	Total need	Supply	Net need	Total need	Supply	Net need
Ashford Town	75	19	56	343	186	157
Rural North	10	1	10	49	25	24
Rural West	9	1	8	41	17	24
Rural East	11	2	9	47	14	33
Rural South	13	2	11	66	30	36
Borough	119	25	94	546	272	274
% requirement		26%			74%	

Source: SHMA Housing Needs Analysis

⁴⁶ <http://www.ashford.gov.uk/media/2398/housing-needs-survey-update-2010.pdf> Page 38

⁴⁷ Page 114

⁴⁸ Please note, this 33 accounts for a highlighted error in the demand – supply calculations, column 3 row 2.

6.1.6 Housing waiting list

105. So far, we have considered housing need based on a statistical understanding of affordability derived from household income and derived rates from calculated affordability ratios. A necessary additional component to quantify need for AH in the NPA is identifiable demand expressed through entries on the housing needs register. Ashford have released an update to their Housing Lettings Policy in February 2017⁴⁹. This stated that, as of 1st April 2016 the Housing Register had 1494 applicants in housing need, with 1002 on the Housing waiting List, 99 applicants to whom a homeless duty has been accepted and 393 Transfer Applicants. It also stated that during the previous full year (2015/2016), 629 households were accommodated in the Borough.
106. In addition, Ashford Borough Council provided information on the current Housing Waiting List, and those entries with confirmed/unconfirmed connections to Charing are shown in table 7⁵⁰. This table shows that there are a total of 50 live applications related to Charing parish.

Table 7: Number of live applications by bedroom eligibility that have confirmed / unconfirmed connections to Charing.

Area	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms	Total
Charing	25	15	3	0	0	0	43
Charing Heath	6	0	1	0	0	0	7

Source: Data received from Ashford Borough Council

6.1.7 Charing Housing Needs Survey 2014

107. As stated in the relevant data section, a Parish wide survey was undertaken by the Rural Housing Enabler (RHE) in 2014⁵¹. This latter survey was posted to every household within the parish in March 2014; with only those with a need for alternative housing required to respond. Approximately 1468 surveys were distributed with 98 completed surveys being returned. This survey identified that there were 42 households in Charing Parish who required affordable housing provision, comprising of: 12 single people, 19 couples and 11 families. In addition, 40 households were identified as needing open market housing, a total of 7 single people, 21 couples and 12 families; 60% of which consist entirely of people over the age of 60.

6.1.8 Conclusions

108. Policy HOU1 of the emerging local plan (outlined in full in the Planning Policy Context section) states that, because the area has the potential to support higher levels of affordable housing, it is proposed that development within this area will provide a minimum of 40% affordable housing, with 75% of this provided as affordable home ownership products, (including 50% shared ownership), and 25% affordable/social rent.
109. This research question sought to recommend a proportional distribution of different affordable housing products which seek to address different types of need across the Charing NPA. This therefore provides a more nuanced approach than Policy HOU1 and responds to the housing needs of the Parish specifically.
110. With regard to affordable and social rented products, the Charing NPA exhibits a greater need for these housing types compared to Intermediate affordable housing formats, as shown in the SHMA and in Figure 17. Furthermore, Figure 14 shows that lower quartile private rents for the Rural north sub area are £27,800, with 30% of incomes in the NPA estimated to be below £20,000 and a median income of £30,907. As a result, the transition to Lower Quartile social rental from Lower Quartile private rental, which has increased between the two census periods, represents a saving of £13,600; potentially up to 50% of housing costs for those in the lower quartile of the NPA. As a result, an increase in the provision of social rented affordable housing is recommended to address the high lower quartile affordability ratio.
111. The Charing Housing Needs Survey outlines that 40 of the returned surveys are deemed to require open market housing, with 32 of these currently being owner occupiers. Of these respondents, 24 currently wish to downsize so there may be potential additional benefits from their rightsizing and the release of housing stock across the NPA. However, this should be a relatively small percentage (despite the identified

⁴⁹ <https://www.ashford.gov.uk/media/2884/abc-lettings-policy-revision-2017.pdf>

⁵⁰ Email Exchange with Daniel Carter 07/09/17

⁵¹ Charing Housing Needs Survey May 2014- Rural Housing Enabler

immediate need) due to specific demographics the impact of increased Discounted Market Housing will benefit. Using the income data from the Ashford Rural North Sub area (with bands distributed proportionally) and the entry level property price of £166,000 from the SHMA, alongside assumptions of a 15% deposit and a mortgage 3.5x annual income, Discounted Market Housing reduces entry requirements from annual incomes of £40,314 to £32,251. Although this is a reduction of approximately £8,000 per annum, this would make the housing type open to an additional 11.2% of the population (51.3% unable to afford rather than 62.5% people unable to afford). Whilst this will address the needs of specific demographics within the NPA, it is primarily aimed at newly forming households above median earnings and targeted to address the fact that the median affordability ratio is found to be higher than the lower quartile affordability ratio.

112. The affordability analysis outlined above has highlighted the large median and lower quartile affordability ratios across the Parish, with the SHMA indicating an approximate Lower Quartile purchase price of £76,000. This is currently available to approximately 13.04% of the Parish (with the £60-80,000 income band worked out proportionally based on $(7.7/20)*4$). As a result, affordable housing products such as Shared Ownership and Starter home schemes are deemed suitable to reduce entry costs to the housing market across the NPA. Furthermore, given the reduction in the 24-44 and 0-15 age categories between 2001 and 2011, indicating the displacement of young families, a recommendation for more starter homes than the 10% advocated in the Housing White paper is advocated.

113. Consequently, it is recommended that the 40% of affordable housing required across the Charing NPA is divided as follows:

- 40% affordable/ social rented products;
- 60% affordable home ownership products of which:
 - 35% Shared Ownership;
 - 15% Starter Homes; and
 - 10% Discounted market housing.

7. RQ4: What type (terrace, semi, bungalows, flats and detached) and size (number of habitable rooms) of housing is appropriate?

7.1.1 Current tenure profile

114. In order to understand whether the type and size of housing that makes up the current housing stock is suited to the future needs of the community, it is necessary to undertake a review of this stock and, through an analysis of the current and future demography of the neighbourhood, assess whether there are any current or emerging misalignments between the supply of dwellings and forecast need that justifies policy intervention.

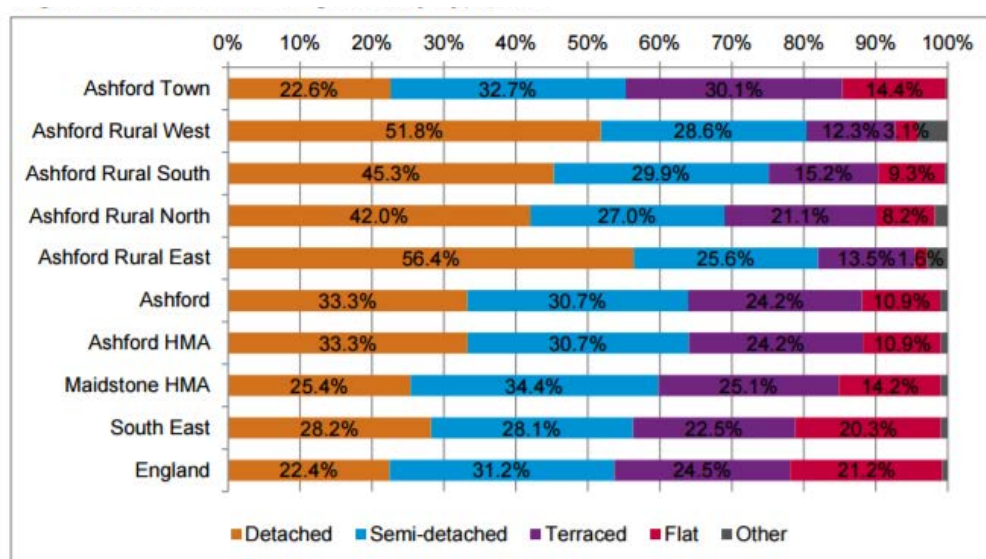
115. Before we present this data, it is necessary to present a picture of tenure in the NPA at the moment. The table below presents Census data from 2011 that shows the majority of homes within the NPA are detached, with 44% of households occupying this typology; double the rate seen for England as a whole. In contrast, flats were least common, occupied by less than 10% of the total NPA households. This is not unusual in a village context.

Table 8: Accommodation type (households) in 2011

Dwelling type		Charing	Ashford	England
Whole house or bungalow	Detached	44.0%	33.4%	22.4%
	Semi-detached	28.4%	30.2%	31.2%
	Terraced	11.5%	24.2%	24.5%
Flat, maisonette or apartment	Purpose-built block of flats or tenement	6.8%	9.1%	16.4%
	Parts of a converted or shared house	1.6%	1.6%	3.8%
	In commercial building	0.9%	0.6%	1.0%

Source: ONS

116. Figure 18 below also shows the tenure profile of the Ashford Rural North Sub Housing Market area. This shows that although the Charing NPA has less than half the amount of households occupying terraced housing, this is also approximately 50% less than the immediate vicinity (although 10% of the total).

Figure 18: Profile of dwelling stock by type 2011⁵²

Source: SHMA

117. The number of rooms recorded in the Census excludes kitchen, bathrooms and toilets. As a result, the number of rooms data in Table 9 below can be translated as follows:

- 1 room = Bedsit
- 2 rooms = flat/house with one bedroom
- 3 rooms = flat/house 2 bedrooms
- 4 rooms = flat/house with 2 bedroom and 2 reception rooms, or 3 bedrooms and 1 reception room
- 5 rooms = flat/house with 3 bedrooms and 2 reception rooms
- 6 rooms = house with 3 bedrooms and 3 reception rooms or 4 bedrooms and 2 reception rooms
- 7+ rooms = house with 4, 5 or more bedrooms house.

118. Table 9 shows a breakdown of the Charing NPA housing stock by numbers of rooms per household. The majority of households in the NPA occupy a house with five rooms, with 92% (rounded) living in rooms of four rooms or more, and over 50% living in a house with 6 rooms or more.

Table 9: Number of rooms per household 2011

Number of Rooms	Charing (2001)	Ashford (2001)	Charing (2011)	Ashford (2011)
1 Room	0	168	4	101
2 Rooms	25	688	18	814
3 Rooms	94	2649	82	3261
4 Rooms	234	7405	233	8231
5 Rooms	287	11248	242	11790
6 Rooms	166	8502	173	9377
7 Rooms	128	4347	154	5484
8 Rooms or more	249	6443	322	8729

Source: ONS

⁵² <http://www.ashford.gov.uk/media/2898/ashfordshmafinalreportjan2014.pdf> Page 33

119. Table 10 shows the rate of change in the number of rooms per household between 2001 and 2011 for the Charing NPA and the wider district. It shows that there has been the largest increase in homes with 8 rooms or more, with a 29.3% increase of over 70 dwellings. There have also been reductions in all categories of 5 rooms or less, which is particularly important given there has been a net increase of 80 dwellings (7% growth) across the Parish. Please note, in Table 10 the percentage for 1 room in Charing is displayed as N/A due to there being zero examples of 1 bedroom dwellings in 2001.

Table 10: Rates of change in the number of rooms per household between 2001 and 2011

Number of Rooms	Charing	Ashford	England
1 Room	N/A	-39.9%	-5.2%
2 Rooms	-28.0%	18.3%	24.2%
3 Rooms	-12.8%	23.1%	20.4%
4 Rooms	-0.4%	11.2%	3.5%
5 Rooms	-15.7%	4.8%	-1.8%
6 Rooms	4.2%	10.3%	2.1%
7 Rooms	20.3%	26.2%	17.9%
8 Rooms or more	29.3%	35.5%	29.8%

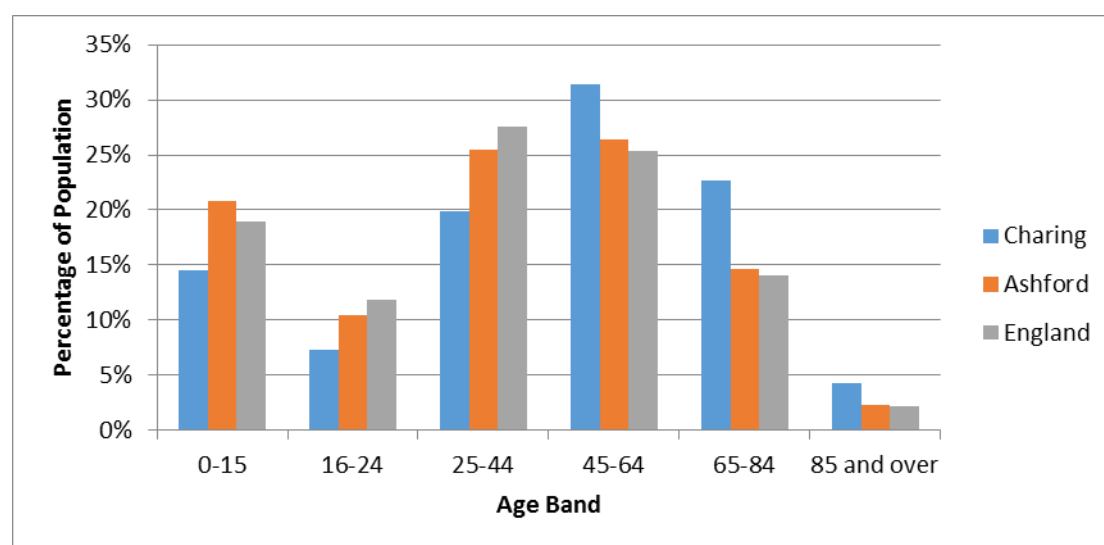
Source: ONS

120. To understand whether this profile of housing stock is suited to the current and future needs of the community in the parish, we consider two key indicators: age structure and household composition, and how these are forecast to change over time. This, combined with our analysis of affordability in RQ3, will enable us to identify, as suggested by PPG, a number of market segments in the NPA.

7.1.2 Age Structure

121. Figure 19 displays a graph of the banded age structure for the Charing NPA. This shows that there are comparatively less of the population in the youngest three bands in the NPA compared to the rest of the District. As shown, the majority of the population of the Charing NPA are aged 45-64, with the second largest proportion (over 20%) aged 65-84.

Figure 19: Age Structure Graph



Source: ONS

122. Table 11 shows the rate of change in the age structure between 2001 and 2011. This shows which bands are increasing and which are decreasing. As shown, the 85 and over category increased the most in the NPA, with a net addition of approximately 20 individuals. Furthermore, there were also increases of 53

individuals in the 65-84 category and an increase of 73 individuals in the 45-64 category; both 9.2%. Consequently, 58% of the population in the Charing NPA were aged above 45, compared to 43% in Ashford, with a high likelihood that this has increased in the six years since this data was collected. It must also be highlighted that there have been net losses in the 0-15 and 25-44 category, a total loss of 93 individuals.

Table 11: Rate of Change in Age Structure between 2001 and 2011

Age group	Charing	Ashford	England
0-15	-8.0%	13.0%	1.2%
16-24	8.6%	28.1%	17.2%
25-44	-9.6%	3.6%	1.4%
45-64	9.2%	21.0%	15.2%
65-84	9.2%	17.7%	9.1%
85 and over	21.6%	38.8%	23.7%

Source: ONS

123. Figure 20 below reproduces table 4 from the SHMA 2017 update which factored in the updated population projections. This shows the district level increases in the five year age bands across the entirety of Ashford. This shows that, at the district level, the largest increase in population bands is predicted to occur in the over 85 bracket, with the second largest increase occurring in the 80-84 age band. Indeed the 5 largest increases are predicted to occur in the age bands above 65. Furthermore, this is also true of the percentage increases of these individual bands.

Figure 20: Population Change between 2011 to 2031 by five year age bands- Ashford. ⁵³

Age group	Population 2011	Population 2031	Change in population	% change from 2011
Under 5	7,746	8,458	712	9.2%
5-9	7,418	9,124	1,706	23.0%
10-14	7,849	9,231	1,382	17.6%
15-19	7,715	8,536	821	10.6%
20-24	6,239	6,866	627	10.1%
25-29	6,507	7,247	740	11.4%
30-34	6,574	7,892	1,318	20.0%
35-39	7,473	8,970	1,497	20.0%
40-44	9,474	9,284	-190	-2.0%
45-49	9,224	8,833	-391	-4.2%
50-54	7,592	8,436	844	11.1%
55-59	6,753	8,453	1,700	25.2%
60-64	7,648	9,729	2,081	27.2%
65-69	6,353	9,546	3,193	50.3%
70-74	4,600	7,695	3,095	67.3%
75-79	3,715	6,245	2,530	68.1%
80-84	2,760	5,960	3,200	115.9%
85+	2,765	6,000	3,235	117.0%
Total	118,405	146,503	28,098	23.7%

Source: SHMA/ ONS

⁵³ Table 4 from SHMA 2017 page 11

7.1.3 Household Composition

124. Table 12 below shows the household composition of Ashford and the Charing NPA in 2011. This shows the NPA has lower levels of dependent children, a higher proportion of households without children and a larger amount of one person households aged 65 and over. In addition, table 12 also shows 13.2% of one family households are aged entirely over 65, compared to 9.4% across Ashford.

Table 12: Household Composition 2011

Household Composition		Charing	Ashford	England
One person household	Total	30.1%	25.6%	30.2%
	Aged 65 and over	17.8%	11.8%	12.4%
	Other	12.3%	13.8%	17.9%
One family only	Total	64.3%	68.3%	61.8%
	All aged 65 and over	13.2%	9.4%	8.1%
	With no children	21.4%	19.8%	17.6%
	With dependent children	20.5%	29.9%	26.5%
	All children Non-Dependent	9.2%	9.3%	9.6%
Other household types	Total	5.5%	6.0%	8.0%

Source: ONS

125. Table 13 below shows how the household composition of the NPA has changed between 2001 and 2011. Over this period, there was a net increase of 50 households across the NPA and 6337 across Ashford. Over this period, one family households grew by 2.5% whilst the same category in Ashford grew by 14.2%. One person households with all residents 65 and over and one family households all aged 65 and over are shown to have declined, although they have remained relatively stable, decreasing by 5 and 4 households respectively.

Table 13: NPA Household Composition rate of change between 2001 and 2011

Household type		Percentage change		
		Charing	Ashford	England
One person household	Total	7.9%	18.6%	8.4%
	Aged 65 and over	-2.2%	2.8%	-7.3%
	Other	26.9%	36.7%	22.7%
One family only	Total	2.5%	14.2%	5.4%
	All aged 65 and over	-2.4%	7.7%	-2.0%
	With no children	4.8%	9.0%	7.1%
	With dependent children	2.4%	18.2%	5.0%
	All children non-dependent	4.6%	20.8%	10.6%

Other household types	Total	6.3%	13.6%	28.9%
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Source: ONS

126. In Table 14 below we set out data relating to persons per room; this provides a broad indication of the degree of over-crowding in the NPA. From this data, it is clear the great majority of dwellings provide 'surplus' accommodation, with only 3 households living at densities of over 1 person per room, a rate of 0.25%.

Table 14: Changes in number of persons per room, Charing and Ashford 2001-2011

	2001	2001	2011	2011
	Charing	Ashford	Charing	Ashford
Up to 0.5 persons per room	957	30025	1021	34818
Over 0.5 and up to 1.0 persons per room	216	10939	204	12320
Over 1.0 and up to 1.5 persons per room	6	392	3	539
Over 1.5 persons per room	0	94	0	110

Source: ONS

127. Table 15 shows the economic activity of the residents of Charing NPA at the time of the 2011 census. This shows that 22.2% of the residents in the Charing NPA are retired, with lower levels of economic activity as a result.

Table 15: Economic activity 2011

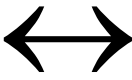


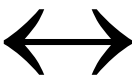


Economic category		Charing	Ashford	England
Economically active	Total	65.3%	72.6%	69.9%
	Employee: Full-time	30.8%	39.4%	13.7%
	Employee: Part-time	12.4%	14.6%	38.6%
	Self-employed	17.6%	11.9%	9.8%
	Unemployed	2.5%	3.6%	4.4%
	Full-time student	1.9%	3.1%	3.4%
Economically inactive	Total	34.7%	27.4%	30.1%
	Retired	22.2%	14.4%	13.7%
	Student	2.8%	3.3%	5.8%
	Looking after home or family	4.6%	4.9%	4.4%
	Long-term sick or disabled	3.6%	3.1%	4.1%
	Other	1.5%	1.7%	2.2%

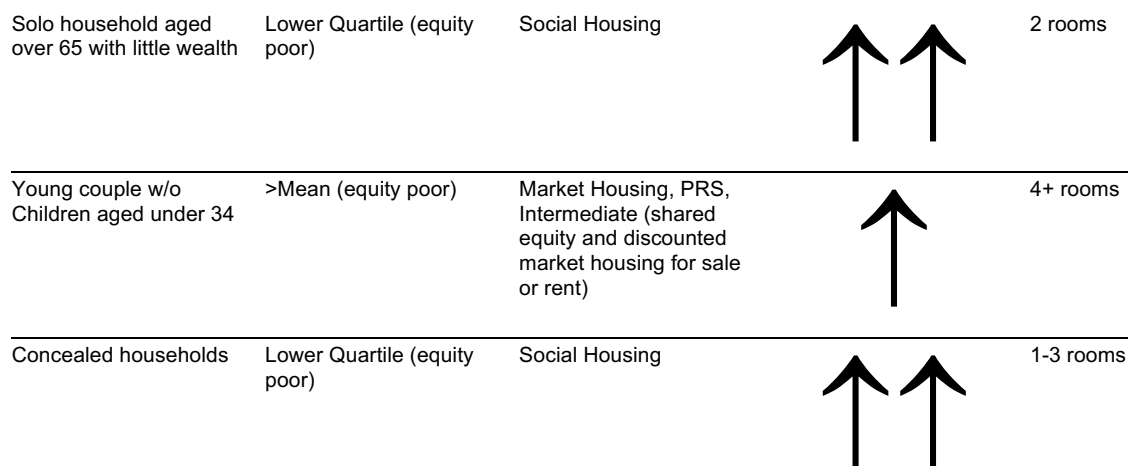
Source: ONS

7.1.4 Market Segmentation

128. Bringing together the evidence from our consideration of affordability, age structure and household composition, in line with PPG, we have sought to identify the different market segments in the population of Charing. We then use this understanding to put forward recommendations for policy relating to the size and tenure of dwelling.
129. The table below indicates the different market segments, and the degree to which they are a growing, stable or declining group within the local population. One 'up' arrow indicates this grouping is growing modestly in the NPA; two 'up' arrows indicates strong growth, and three 'up' arrows suggests very rapid growth in years to come. Where segments are falling in numbers, or not growing, neutral or down arrows are shown.
130. It is important to note that, as we have seen, the market is good at picking up growth trends in the market. For this reason, policy intervention is only justified in the case of market failure (where the market is unable to respond to trends, for reasons of viability, or there are incentives, deliberate or otherwise, for it not to do so.). Examples include the failure of the market to provide homes to those on low incomes and the under-supply of dwellings for the elderly.
131. Similarly, because the market has capacity to deliver the homes required for the majority of residents (either through for-sale dwellings or for-rent), policy intervention is only required where the evidence is both compelling and the circumstances it describes serious. This is because policies carry both costs and risks; this can distort the market, preventing it from providing homes (and encouraging a position of market equilibrium in which homes are accessible to target markets).

Table 16: Market Segments present in the Charing NPA

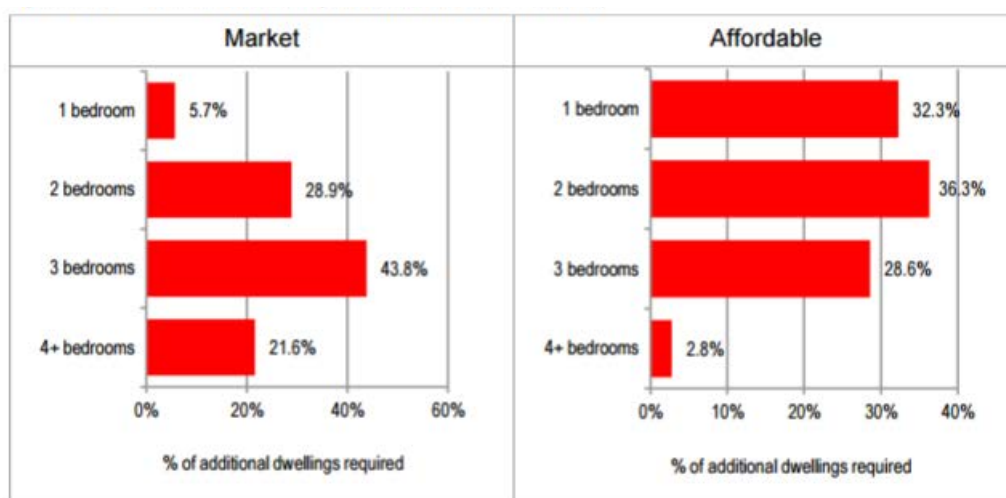
Market segments	Income range	Tenure	Presence in Plan Area	Size of home
Young family where parents are aged 24-44 with two children aged 0-15	Median	PRS, Social housing, Intermediate		5 rooms
Professional Head of Household young family where parents are aged 24-44 with two children aged 0-15	Mean	PRS, Intermediate (shared equity and discounted market housing for sale or rent)		5 rooms
Professional Head of Household family where parent are aged 44-64 with non-dependent children living at home	>Mean (equity rich)	Market Housing		6+ rooms
Lone parent with two children	Lower Quartile (equity poor)	Social Housing		3 rooms
Solo household aged under 65	Median (equity poor)	PRS, Intermediate (shared equity and discounted market housing for sale or rent)		2 rooms
Solo household aged over 65 with wealth	Median (equity rich)	Market Housing		2-3 rooms



Source: AECOM Calculations

132. The SHMA (2014)⁵⁴ produces Figure 45 and Tables 41 and 42, which are reproduced as Figures 21 and 22 below. This displays the outputs of their district level modelling, factoring a 3% vacancy rate. This shows a larger provision of smaller dwellings is required to meet affordable unit requirements across the district and the Ashford rural north sub area, compared to market housing.

Figure 21: Size of housing required (2011 to 2030)



Source: SHMA 2014 Housing Market Model output

⁵⁴ Page 127

Figure 22: Settlement level estimates of dwelling sizes (2011-2030) for market and affordable housing⁵⁵**Table 41: Settlement level estimates of dwelling sizes (2011-30): Market Housing**

Sub-area	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Ashford Town	6.1%	29.6%	47.2%	17.0%
Rural North	7.0%	29.6%	38.4%	25.0%
Rural West	3.9%	26.4%	39.9%	29.9%
Rural East	3.2%	27.2%	40.4%	29.2%
Rural South	6.2%	28.6%	40.5%	24.7%
Borough	5.7%	28.9%	43.8%	21.6%

Source: Housing Market Model

Table 42: Settlement level estimates of dwelling sizes (2011-30): Affordable Housing

Sub-area	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Ashford Town	34.6%	33.5%	28.1%	3.8%
Rural North	30.9%	45.5%	22.3%	1.2%
Rural West	22.1%	41.1%	35.2%	1.5%
Rural East	25.4%	38.7%	33.4%	2.6%
Rural South	36.5%	34.8%	27.2%	1.5%
Borough	32.3%	36.3%	28.6%	2.8%

Source: SHMA 2014 Housing Market Model output

133. Whilst the outputs of this exercise provide estimates of the proportion of homes of different sizes this is based entirely on population projections. The SHMA (2014) states that “to a considerable degree the outputs show a reinforcing of the current housing offer in each area with high proportions of larger homes forecast to be required in areas which traditionally have provided larger housing units. This is largely a function of the expected demographic change in these areas and the fact that household types requiring larger homes are expected to continue seeking these locations; however, as the future demographic change is somewhat linked to past trends, the suppression of a particular type of household in the past (i.e. through a lack of supply of a certain type of property and/or lack of affordability) may lead to the size needs of such households being masked in future projections.”
134. The SHMA also recognizes the role in which the delivery of larger family homes can play in releasing supply of smaller properties for other households; together with the limited flexibility which one-bed properties offer to changing household circumstances which feed through into higher turnover and management issues. Given the ageing demographic shown in the Charing NPA, the increases in affordability ratio for both lower quartile and median incomes and the presence of the market segments shown in table 16, a recommendation for the increased provision of 2-3 bedroom units is put forward. This has the advantage of potentially increasing the affordability of dwellings within the NPA, by virtue of reducing their average size, whilst simultaneously aiding the “right sizing” of many ageing households without dependent/ non-dependent children to stay within the parish.
135. Furthermore, the Charing Need Survey question 11 asked the residents of Charing Parish who self-identified as being in need for affordable housing what type of housing they required, with the results shown in figure 23. Whilst this shows a majority of respondents specified a need for ‘house’ accommodation, there were also a significant amount of respondents who indicated a requirement for bungalow-type housing. This has also been confirmed with discussions with local estate agents who reiterated the demand for bungalow housing in the Parish, as witnessed by the Moat development, is extremely high.

⁵⁵ SHMA 2014 page 127

Figure 23: Type of housing required⁵⁶

Type of Housing	Frequency
Flat	21
House	46
Bungalow	45
Accommodation suitable for older people without support	20
Extra care housing	14
Other	2

Source: Charing Housing Needs Survey

136. As a result of all the data considered within this section, a recommendation for 2-3 bedroom units with a particular focus on bungalows and terraced housing, to compensate for their relative under provision compared to the district, is suggested. This type and size of housing is simultaneously suitable for solo households, concealed families and one family households all aged over 65; with the added advantage of encouraging 'right-sizing' from currently under-occupied stock and therefore increasing affordability through the filtering of the housing stock.

⁵⁶ Charing Housing Needs Survey 2014 Question 11

8. RQ5: What provision should be made for specialist housing within the NPA?

8.1 Age-appropriate housing

137. One of the defining features of the Charing NPA is the growth of all age categories over 45, with reductions in the 25-44 and 0-15 age bands, contributing to an ageing parish population. As a consequence, adequate provision must be made across the Borough.

8.1.1 Sheltered and extra-care housing

138. As we have seen, given the significant forecast increases in people aged 75+, it is appropriate for policy to provide support for a significant quantum of sheltered⁵⁷ and extra care⁵⁸ housing as part of the delivery of new housing. Table 17 below identifies the growth in the population of over 75s between 2011 and 2030.

Table 171: Change in the population of over 75s between 2011 and 2030

Age band	2011		2030 Projection		
	Population (Charing)	Population (Ashford)	Population (Ashford)	Population (Charing)	Projected 75+ Population (Charing)
All ages	2766	117956	145,098	3773 (2.6% of Ashford total)	
75+	337 (12.18%)	9159 (7.76%)	17,757 (12.24%)	462 (2.6% of Ashford 75+)	462

Source: 2014-based Sub-national population projections, DCLG and Census 2011 (ONS) AECOM calculations

139. In arriving at an appropriate level of housing for older people of different types, we have applied the Housing Learning and Improvement Network's suggested numbers per 1,000 of the 75+ population⁵⁹. The table above shows an estimate of the increase in the numbers of older people aged 75+ of 125 (462-337). This will result, over the plan period, in a need for:

- additional conventional sheltered housing units = $60 \times 12.5\% = 8$ (rounded)
- additional leasehold sheltered housing units = $120 \times 12.5\% = 15$ (rounded)
- additional 'enhanced' sheltered units, split 50:50 between those for rent and those for sale = $20 \times 12.5\% = 3$ (rounded)

⁵⁷ 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 bedrooomed. Properties in most schemes are designed to make life a little easier for older people - with features like raised electric sockets, lowered worktops, walk-in showers, and so on. Some will usually be designed to accommodate wheelchair users. And they are usually linked to an emergency alarm service (sometimes called 'community alarm service') to call help if needed. Many schemes also have their own 'manager' or 'warden', either living on-site or nearby, whose job is to manage the scheme and help arrange any services residents need. Managed schemes will also usually have some shared or communal facilities such as a lounge for residents to meet, a laundry, a guest flat and a garden. Source: <http://www.housingcare.org/jargon-sheltered-housing.aspx> (accessed 11/04/17)

⁵⁸ New forms of sheltered housing and retirement housing have been pioneered in recent years, to cater for older people who are becoming more frail and less able to do everything for themselves. Extra Care Housing is housing designed with the needs of frailer older people in mind and with varying levels of care and support available on site. People who live in Extra Care Housing have their own self-contained homes, their own front doors and a legal right to occupy the property. Extra Care Housing is also known as very or enhanced sheltered housing, assisted living, or simply as 'housing with care'. It comes in many built forms, including blocks of flats, bungalow estates and retirement villages. It is a popular choice among older people because it can sometimes provide an alternative to a care home. In addition to the communal facilities often found in sheltered housing (residents' lounge, guest suite, laundry), Extra Care often includes a restaurant or dining room, health & fitness facilities, hobby rooms and even computer rooms. Domestic support and personal care are available, usually provided by on-site staff. Properties can be rented, owned or part owned/part rented. There is a limited (though increasing) amount of Extra Care Housing in most areas and most providers set eligibility criteria which prospective residents have to meet. <http://www.housingcare.org/jargon-extra-care-housing.aspx> (accessed 11/04/17)

⁵⁹ Housing LIN (2011) Strategic Housing for Older People: Planning, designing and delivering housing that older people want, available online at: http://www.housinglin.org.uk/_library/Resources/Housing/SHOP/SHOPResourcePack.pdf

- additional extra care housing units for rent = $15 \times 12.5\% = 2$ (rounded)
- additional extra care housing units for sale = $30 \times 12.5\% = 4$ (rounded)
- additional specialist dementia care homes = $6 \times 12.5\% = 1$ (rounded)

140. This LIN projection therefore recommends a total of 33 specialist units be provided by 2030. The Charing Housing Needs Survey reports that 14 households currently need extra care housing, a total of 9 single people and 5 couples. The March 2017 Infrastructure Delivery plan⁶⁰ outlines that there are currently plans to provide 52 units (47 flats and 5 bungalows) of extra care facilities within Charing Parish which could potentially address some of this current demand. It must also be noted that during the 2011 census, the NPA possessed a higher proportion of those in the 75+ age bracket; with the need therefore potentially higher than this.

141. The SHMA (2014)⁶¹ outlines the context for older persons housing provision, which can be summarised in the following points:

- A need to provide housing for older people as part of achieving a good mix of housing, but recognizing that many older people are able to exercise choice and control over housing options – e.g. owner occupiers with equity in their homes;
- Falling demand for residential care in some areas, and a rapidly rising average age of people living in sheltered housing requiring higher levels of support. However many local authorities have struggled to contain expenditure on services for older people;
- Providing choice, including supporting people to stay in their own homes including through supporting adaptations to properties and through provision of floating support; and,
- New models of enhanced and extra care housing have emerged. These aim to meet the needs of those who require high levels of care and support alongside those who are still generally able to care for themselves. These models often allow for changing circumstances in situ rather than requiring a move, with a few examples outlined below.

8.1.2 Retirement villages

142. Projects that involve the delivery of multiple homes satisfy the desire on the part of many older people to live in an environment with people facing similar challenges; retirement villages are often a cost-effective means of delivering sheltered and extra care housing together with the facilities and services these settlements imply. Given the numbers of units that result from the LIN analysis, it would be appropriate to consider this approach to the delivery of housing for the elderly in the Charing NPA. Such schemes should be explored through joint working with ABC and other parishes to identify sites that could address collective need.

8.1.3 Senior Co-housing

143. Co-housing has been identified as being particularly suited to the needs of older residents. It offers a way for a group of people with similar interests and needs to come together to create an environment suited specifically to their requirements. Moreover, it can be designed to help address one of the most important issues for older people: isolation and loneliness. A number of successful case studies exist of both projects developed specifically with the needs of older people in mind, and others that encourage multi-generational housing, such as Featherstone Lodge in Forest Hill⁶² and LILAC in Leeds⁶³. In the first example, the design facilitated the creation of public areas that encouraged social interaction between members of the community, moreover, a 'common house' was built in the grounds of the scheme that provided a shared space in which people could come together for meeting and shared activities.

8.1.4 Multi-generational homes

144. Multi-generational living has been identified as a possible solution not only for older people, but all generations where it makes financial sense to share accommodation, particularly younger people who

⁶⁰ <http://www.ashford.gov.uk/media/4124/infrastructure-delivery-plan-final-2017-update.pdf> page 42

⁶¹ Page 129

⁶² <http://www.featherstonecohousing.co.uk/> (visited 12/04/17)

⁶³ <http://www.lilac.coop/> (visited 12/04/17)

are struggling to set up their own households. This gives rise not only to designs for new homes, but conversions to existing dwellings, introducing internal subdivisions and peripheral extensions to create internal layouts that balance the private needs of different generations with the benefits of over-lapping, shared communal spaces.⁶⁴

145. The phenomenon of the aging population has an up-side; with increases in the quality of health-care, older people are able to live active lives for longer, the so-called 'third age' after retirement when people still want to live fully active lives. Within a household or community where tasks and facilities are shared, they are in a good position to take on both voluntary and paid work, for example looking after grandchildren or taking care of the elderly.

8.1.5 Lifetime Homes

146. Many local authorities incorporate policy into their Local Plans that a proportion of new homes should be built according to 'lifetime homes' principles; these are ordinary homes incorporating a number of design criteria that can be universally applied to new homes at minimal cost, for example parking that makes getting in and out of the car as simple and convenient as possible and ensuring movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects.⁶⁵

8.1.6 Right-sizing

147. As we have identified earlier, there is a need for a greater number of the type of dwellings that facilitate 'right-sizing' for older people. It is important to note, this does not necessarily imply moving to a smaller home. Many older people have the wealth (and the choice that comes with it) to create a home suited to having visitors and accommodating care staff, who may need to make over-night stays.
148. For this reason, it is important to recognise that different ages have different needs, thus in the provision of housing, choice is critical, catering for those with relatively modest requirements, to those who are more dependent on help. The provision of choice that responds to need is part of creating a smoothly operating local housing market in which older people are able move out of family homes when they wish, thus freeing up these properties for others.⁶⁶

8.1.7 Planning flexibility

149. Planning policy can be mobilized to help properties to become more adaptable in the context of an increasingly elderly population. This includes allowing the conversion of conventional dwellings or groups of dwellings (for example terraced housing) into multiple homes, particularly where additional features are included to address 'lifetime homes' criteria and to encourage interaction with the wider community. This can incorporate bigger community open space as a result of joining up different gardens.⁶⁷ This is not dissimilar to the practice of 'alley-gating' where alleyways between the backs of terraced housing have been gated off, and turned into shared community spaces.

8.1.8 Lifetime neighbourhoods

150. Creating an environment in which older people feel both welcome and comfortable does not end at the front door. Research exists that considers life-time neighbourhoods, in which the public realm is designed to address the needs of older people, and activates the benefits they can bring in supporting local businesses and encouraging improved public realm for everyone, for example providing more greenery and more walkable, better connected places.
151. Given the expanded role of neighbourhood planning around design outlined in the Housing White Paper of 2017⁶⁸, a compelling notion is that of 'the amplification of impact of micro-environmental features' to describe that particular way in which we become more sensitive to the ordinary, smallest features of urban space as we age. This places a particular emphasis on care and reflection in how we design, for example paths and public seating; this, in turn, calls for the participation of older people in the process of design.

⁶⁴ RIBA, *Silver Linings, The Active Third Age and the City*, Page 17-18

⁶⁵ <http://www.lifetimehomes.org.uk/pages/about-us.html>

⁶⁶ Housing LIN, *New Approaches to Housing for Older People*, June 2014, page 6

⁶⁷ Gobber, S, *A Bright Grey Future*, Urban Design Group Journal, Spring 2016, page 29

⁶⁸ HMG, *Fixing our broken housing market*, page 29

152. Design approaches exist that provide a starting point for locally informed policy development in this area, these include Manchester's Design for Access 2 and the work of Inclusive Design for Getting Outdoors (IDGO); IDGO have identified material features that make everyday negotiation of urban space that much easier for older people; these include wide and flat tarmac footways, easy transition level changes, clear, simple and visible signage, frequent warm and supportive seating and well-maintained, safe and open toilets.⁶⁹
153. In addition, the notion of 'pensioner play-grounds,' 'green-gyms,' community gardens and various forms of 'guerrilla gardening' (for example the Edible Todmorden project) encourage active use of public space and facilities on the part of an older demographic.

8.1.9 Age-friendliness

154. Since the millennium policy at the international level has been directed towards a more holistic appreciation of what an 'age-friendly' urban environment looks like. It has been remarked this should extend beyond physical installations, such as public seating and access to WCs, but embrace means mobilising civic agency among older group to forestall incipient marginalisation, enabling them to continue to make a full and active contribution to community life.⁷⁰
155. In 2006 the World Health Organisation (WHO) began developing the 'Age-Friendly Cities' movement, now a worldwide network of over 200 member cities around the world. They have produced a guide that offers a way of analysing the city from the perspective of older people, using a framework of inter-related domains: transportation, housing, social participation, respect and social inclusion, communication and information, civic participation and employment, health and community services.
156. Considering the housing domain, the WHO study identifies a check list of attributes necessary to foster a sense of belonging and well-being among older people. In addition to affordability and designing accommodation with the needs of older people in mind, the adaptability of dwellings is important, for example their capacity to accommodate chair-lifts that enable older people to continue to live in two-storey homes⁷¹.
157. The WHO also identified access to services, particularly those that become increasingly important as people get older, such as places of worship and community centres.⁷² Moreover, optimising well-being has much to do with being able to maintain links with existing networks, which is best achieved by enabling people to remain in their existing communities for as long as possible. In the Australian city of Melbourne small clusters of senior's housing with small gardens are made available throughout the city, so that older people are not isolated from the community and particularly from children.⁷³

8.1.10 Housing for people with Dementia

158. Enabling people with dementia to live in their own homes for longer is critical to their quality of life as a result of the familiarity of surroundings and the help with retaining memories this facilitates⁷⁴. The challenge with this is two-fold; firstly the lack of appropriate adaptations in properties and, secondly, the support required to ensure a home is safe and suitable.
159. Selwood Housing in the South West has pioneered approaches that help overcome these, for example the installation of property exit sensors to inform a monitoring centre when tenants leave their home and then not return within a pre-determined time.
160. In Figure 24 below we reproduce a chart showing the impact that early and appropriate intervention can have on the prospect of people with dementia remaining in their own home for longer.

⁶⁹ RIBA/Age UK, An Alternative Age-Friendly Handbook, page 54/55

⁷⁰ RIBA/Age UK, An Alternative Age-Friendly Handbook, page 16

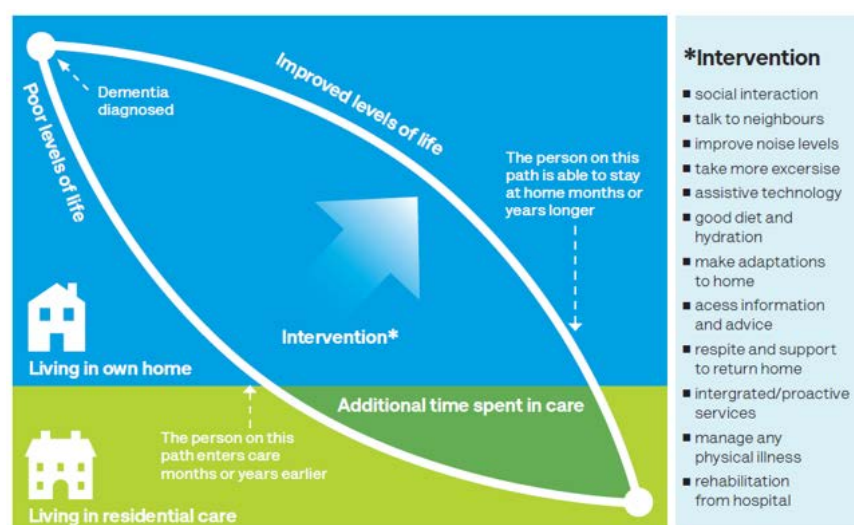
⁷¹ World Health Organisation: Global age-friendly cities: a guide, page 32

⁷² Ibid, page 33

⁷³ Ibid, page 35

⁷⁴ Alzheimer's Society, Dementia-friendly housing charter, page 13

Figure 24: Dementia care chart



Source: Dementia Services Development Centre, 2013

8.1.11 The role of the Local Authority

161. As suggested above, it is appropriate for the neighbourhood group to work closely with the Ashford Borough Council to develop policy and approaches to addressing the need for housing for elderly people in the area. The LPA is under an obligation through national policy to address the needs of older people,⁷⁵ it is therefore appropriate they should play the strategic role in co-ordinating new efforts by housing providers, adult care services, primary care and health trusts, private and third sector organisations to meet the housing needs of older people across the district.

8.2 Gypsy and traveller provision within the NPA

8.2.1 Introduction

162. When planning for the Gypsy and Traveller communities, the main overarching National Policy is still the National Planning Policy Framework (NPPF, paragraph 4), supported by the Planning Policy for Traveller Sites (PPTS August, 2015). The PPTS states that Local Planning Authorities must “ensure fair and equal treatment for Travellers, in a way that facilitates the traditional and nomadic way of life of Travellers while respecting the interests of the settled community”.
163. Ashford Borough council conducted a Gypsy and Traveller Accommodation Assessment (GTAA)⁷⁶ in 2012, which was subsequently updated in June 2016 with the Ashford Gypsy and Traveller Accommodation Assessment Update Paper (GTAU)⁷⁷ following the introduction of the 31st August 2015 Department for Communities and Local Government revised ‘Planning policy for traveller sites’ highlighted above.
164. As a result some of the outputs from the original assessment, conducted via surveys and interviews with members of the communities, have changed as some individuals previously included no longer qualify as requiring additional provision. For the purposes of this subsequent analysis however, the Council includes all need from temporary and unauthorised development - until national practice guidance becomes clear, to avoid the under provision of pitches within the district. As a result, this assessment found there was a total pitch need for 48 additional pitches within Ashford by 2028, as shown in Table 18.

⁷⁵ NPPF, para 50

⁷⁶ https://www.ashford.gov.uk/media/2937/ashford-final-report_240513.pdf

⁷⁷ <http://www.ashford.gov.uk/media/2938/abc-update-paper-on-gtaa-june-2016v2.pdf>

Table 18: Ashford Gypsy and Traveller Accommodation Assessment Update-Newly Arising Need.

Time Period	Pitch need
Residential pitch need 2012 – 2017	14
Residential pitch need 2017 – 2022	14
Residential pitch need 2022 – 2027	16
Residential pitch need 2027 – 2028	4
Total Pitch Need 2012-2028	48

Source: Ashford GTAA

165. As the Local Plan runs to 2030, on a pro rata basis this would result in an Objectively Assessed Pitch Need (OAPN) of 54 pitches by 2030. However, since the original assessment was completed in 2012 this need has been partially addressed. Ashford Council has produced an updated Gypsy and Traveller Land Supply paper, referenced in the July 2016 update, which outlines that at the end of the monitoring year 2015/16 there had been 31 pitches granted full planning permission since the original GTAA was published. One of these is assumed to be Spinney Park on Faversham Road, which was granted permission on 21/07/2015. This leaves a residual requirement to provide a further 23 pitches between 2017 and 2030. The Emerging local plan has allocated two sites, S43 and S44, which aim to provide an additional 7 pitches across the Borough, with the remaining (16) being provided through windfall sites.

166. Appendix 1 of the GTAAU included a total caravan count per parish, summarised in Table 19. As a result it is possible to calculate the mean percentage that caravans within Charing Parish constitute of the Ashford total at each count. It is therefore possible to use this figure to calculate the 'fair share' of the OAPN which should be provided within the NPA.

Table 19: Bi-annual Caravan count in Charing and Ashford post 2012.

Count date	Number of Caravans in Charing	Number of Caravans in Ashford	Percentage of total (% , rounded to 1dp)
January 2013	13	173	7.5
July 2013	12	159	7.5
January 2014	11	175	6.3
July 2014	12	164	7.3
January 2015	14	181	7.7
July 2015	14	193	7.3

Source: Ashford GTAA

167. As shown, the mean percentage of the amount of caravans in the Charing NPA is approximately 7.3% of the total Caravans in Ashford. As a percentage of OAPN therefore the NPA could provide between **1** (16×0.073 rounded) **and 2 pitches** (23×0.073). A range is necessary given that the sites allocated in the emerging local plan are yet to be delivered and may not come forward within the current plan period to 2030. It must be reiterated that this calculation does not factor in suitable supply considerations and it may be more sustainable to offer a single larger site elsewhere in the borough.

9. Market Signals

168. The PPG highlights the importance of taking market signals into account when assessing housing need, given they provide an indication of the balance between demand and supply. This is particularly important to consider given the significant and well-documented changes in the housing market over recent years, which were exacerbated by the economic downturn and subsequent issues in obtaining mortgage finance.

169. The PPG states:

*'The housing need number suggested by household projections (the starting point) should be adjusted to reflect appropriate market signals, as well as other market indicators of the balance between the demand for and supply of dwellings. Prices rising faster than the national/local average may well indicate particular market undersupply relative to demand.'*⁷⁸

170. These market signals relate to trends discernable within the housing market, and broader economic trends that have an impact on the housing market.

171. The PPG goes on to assert that where there is evidence of an imbalance in supply and demand, an uplift in planned housing numbers – compared to those derived solely from household projections – may be justified in order to increase the supply of housing to meet demand and tackle affordability issues:

'This includes comparison with longer term trends (both in absolute levels and rates of change) in the: housing market area; similar demographic and economic areas; and nationally. A worsening trend in any of these indicators will require upward adjustment to planned housing numbers compared to ones based solely on household projections.'

*In areas where an upward adjustment is required, plan makers should set this adjustment at a level that is reasonable. The more significant the affordability constraints (as reflected in rising prices and rents, and worsening affordability ratio) and the stronger other indicators of high demand (e.g. the differential between land prices), the larger the improvement in affordability needed and, therefore, the larger the additional supply response should be.'*⁷⁹

172. In discussions with Charing Parish Council and ABC as to the appropriate levels of market dwellings in the Plan Area it will necessary to consider factors that suggest either an uplift or reduction. This study considers the following market signals:

- Employment trends;
- Housing Transactions (Price);
- Housing Transactions (Volume);
- Overcrowding;
- Migration; and,
- Rate of Development (changes in housing stock).

⁷⁸ http://planningguidance.communities.gov.uk/blog/guidance/housing-and-economic-development-needs-assessments/methodology-assessing-housing-need/#paragraph_019

⁷⁹ http://planningguidance.communities.gov.uk/blog/guidance/housing-and-economic-development-needs-assessments/methodology-assessing-housing-need/#paragraph_020

9.1 Employment trends

173. Local employment trends can greatly influence housing needs as employment opportunities can stimulate demand in the plan area. It is therefore important to establish the employment sphere of influence experienced by the residents of Charing Parish. Table 20 below shows the comparative travel to work distances for residents of the Charing NPA. These shows there are two distinct elements of the commuting patterns within Charing; with a proportionally larger amount of residents working at home but also a large amount of people who travel between 10 and 30km, contributing to an average distance travelled to work of 23.7km.

Table 20: Commuting distances to work, 2011

Location of work	Charing	Ashford	England
Less than 10km	26.4%	43.9%	52.3%
10km to less than 30km	32.9%	19.0%	21.0%
30km and over	12.9%	15.0%	8.0%
Work mainly at or from home	17.9%	12.5%	10.3%
Other	9.9%	9.5%	8.5%
Average distance travelled to work	23.7km	20.8km	14.9km

Source: ONS

174. Table 20 indicates a clear relationship with Ashford but potentially also Canterbury, Faversham and Maidstone; all within the average distance travelled to work. Furthermore, the 12.9% value for Charing in the '30 km and over' is below the 15% value for Ashford, suggesting a comparatively lower relationship with London via the high speed services. However as Table 20 shows 17.9% of the residents work from or mainly at home, indicating a comparatively larger level of self-containment than both Ashford and England.

175. Table 21 below shows the 'economic activity' data collected by the 2011 census for the Charing NPA. This shows that the Charing NPA has comparatively lower levels of economic activity compared to the wider Borough, with this difference most likely explained by the 22.2% of retirees in the area, a rate approximately 50% higher than Ashford. In addition, the NPA also has a 17.6% self-employment rate, higher than the Ashford and almost double the England rate. Finally the Charing NPA is also seen as having a comparatively low unemployment rate.

Table 21: Economic activity, 2011

Economic category		Charing	Ashford	England
Economically active	Total	65.3%	72.6%	69.9%
	Employee: Full-time	30.8%	39.4%	38.6%
	Employee: Part-time	12.4%	14.6%	13.7%
	Self-employed	17.6%	11.9%	9.8%
	Unemployed	2.5%	3.6%	4.4%
	Full-time student	1.9%	3.1%	3.4%
Economically inactive	Total	34.7%	27.4%	30.1%
	Retired	22.2%	14.4%	13.7%
	Student	2.8%	3.3%	5.8%
	Looking after home or family	4.6%	4.9%	4.4%
	Long-term sick or disabled	3.6%	3.1%	4.1%
	Other	1.5%	1.7%	2.2%

Source: ONS

176. Figure 25 reproduces Table 12 from the SHMA (2015 update) which estimates the changes for the employed populations across Ashford across the plan period. This estimates that the employed population in Ashford will increase by 21.9% over this period, with Maidstone and Tonbridge and Malling increasing by 22.1% and 20.7% respectively. This continues Ashford's role as a 'growth hub' in the now rescinded South East Plan and the significant growth Ashford has experienced over the past five years, growing 5.6% between March 2011 and March 2016⁸⁰. Furthermore, in 2015, the number of active enterprises in the borough stood at 5690, compared to 5360 in 2011 – an overall increase of 5.8% (330) in four years⁸¹.

Figure 25: Employed population projections for the period 2011-2031.

Year	Ashford	Maidstone	Tonbridge & Malling
2011	57,956	78,090	60,326
2012	58,623	78,439	60,515
2013	59,311	79,333	61,002
2014	59,948	80,209	61,694
2015	60,661	81,151	62,362
2016	61,357	82,153	63,156
2017	62,057	83,152	63,823
2018	62,717	84,039	64,513
2019	63,355	84,934	65,271
2020	63,960	85,843	66,003
2021	64,578	86,698	66,699
2022	65,087	87,458	67,270
2023	65,689	88,289	67,874
2024	66,340	89,191	68,541
2025	67,004	90,077	69,175
2026	67,639	90,998	69,829
2027	68,237	91,964	70,392
2028	68,869	92,892	70,997
2029	69,479	93,772	71,610
2030	70,058	94,564	72,168
2031	70,652	95,386	72,785
Change 2011-31	12,696	17,296	12,459
Change			

Source: Derived from ONS data

Source: SHMA/ ONS

177. The Ashford Borough Tourism Review (2013/2014)⁸² states “the value of tourism to Kent and Ashford Borough cannot be underestimated. It is worth an estimated £3.75bn to Kent's economy and £250m to Ashford where it accounts for approximately 4,000 jobs representing an estimated 7.3% of all employment in the borough”. It is appreciated that the majority of rural tourism highlighted is focused on Tenterden, although there are multiple specific references to the “charm of the countryside villages” such as Charing.

178. Whilst the NPA is in close proximity to Ashford town centre, the rural areas of Ashford are also regarded as significant contributors to the Borough's economy. Figure 26 outlines the rural settlement hierarchy derived from Nathaniel Lichfield and Partner, which identifies Charing as a Tier 2 rural settlement, the second largest category and behind Tenterden, which is the only tier 1 settlement.

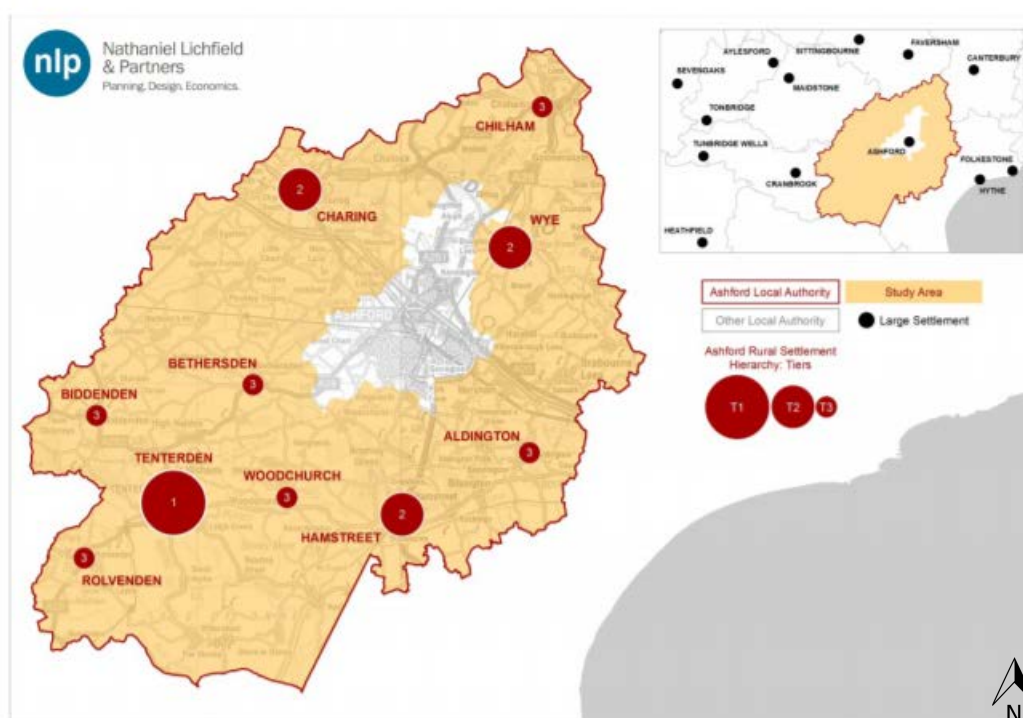
⁸⁰ <http://www.ashford.gov.uk/media/2972/amr-2015-16-final.pdf>

⁸¹ <http://www.ashford.gov.uk/media/2972/amr-2015-16-final.pdf> page 24

⁸² http://www.ashford.gov.uk/media/2941/tourism-strategy-2013_14.pdf

Figure 26: Rural settlement hierarchy

Figure 2.1 Study Area Context Map



Source: NLP

179. The Ashford Rural Economic Assessment states⁸³ “almost 21,460 residents or 68% of the 16-74 year old age cohort are economically active in rural Ashford. This is lower than the proportion of Ashford residents that are economically active (73%). Activity rates vary across the various wards in the rural area with the highest levels in Weald East and St. Michael’s and the lowest levels in Tenterden North and Charing.” As a result, the comparatively lower employment rates for the Charing NPA shown in Table 21 are broadly consistent with the figures across rural Ashford.
180. The emerging Local Plan states “Rural Ashford accounts for around a quarter of all jobs in the Borough, a proportion that has remained largely constant over the last 10 years or so. In the rural area workforce jobs have increased by around 14% between 2003 and 2012 – in absolute terms this represents an increase of approximately 1600 jobs.” Charing has the third largest rural business proportion in the borough, shown in figure 27. In addition, the Strategic Employment Options Report⁸⁴ states that the “overall growth rates in the rural sub-area is projected to be better than in the urban sub-area in terms of GVA, productivity and employment, reflecting the industry mix in the two areas (albeit that the urban area is a larger economy in absolute terms)⁸⁵”.

⁸³ <http://www.ashford.gov.uk/media/2909/rural-economic-assessment-july-2014.pdf>

⁸⁴ http://www.ashford.gov.uk/media/2903/strategic-employment-options-report_-_economic-scenarios_march-2012.pdf

⁸⁵ Page 19

Figure 27: Distribution of Businesses and Employees across key settlements in Ashford.

Location/ Settlement	Number of Businesses (rounded) ¹²	Proportion of Total Businesses (%)	Number of Employees (rounded)	Proportion of Total Employees (%)
Tenterden	340	47	2,840	56
Wye	90	13	510	10
Charing	65	8	400	8
Hamstreet	40	5	270	5
Bethersden	35	5	220	4
Chilham	35	5	180	4
Rolvenden	35	5	150	3
Woodchurch	40	5	240	5
Biddenden	30	4	115	2
Aldington	20	3	150	3
Rural Ashford Settlements Total	730	100	5,075	100
Other	1,280	-	6,500	-

Source: IDBR/NLP Analysis

181. The Ashford Rural Economic Assessment states that “Rural Ashford is a relatively self-contained local economy with half of residents also working in the area. Those who commute out generally travel to adjoining local authorities and the Greater London Area”⁸⁶. Of the 14 key rural employment sites with the borough identified by NLP, the nearest to Charing are Pivington Mill, Worten Farm Buildings, Biting Farm Business Centre and Chilham Sawmill. Although these are relatively close to Charing, there may be some crossover with the residents of Wye and Tenterden.
182. Charing benefits from being located on a rail line which encourages sustainable transport opportunities, as well as being situated close to the strategic road network⁸⁷ which make it an attractive location for companies such as Ardo. As a result, the rural economic assessment concludes that “there is some scope for Tier 2 settlements to make a contribution in accommodating small scale future employment land requirements across rural Ashford’. Furthermore, there is a large incidence of Charing NPA residents working mainly at or from home, which has a tendency to create demand for small to medium workspace units and ‘move on’ space.
183. Overall, the Charing NPA is represents by two significant elements within the economic activity spectrum. As previously discussed, there are large elements of retired NPA residents, with demographic projections indicating this proportion will increase over the plan period. However, there is an equally large amount of evidence of an active rural economy located extremely close to an urban area projected to increase its employee figures by over 20% in the plan period; representing an annual growth rate of approximately 1% per annum. As a result, anticipated future employment opportunities across the borough and the previous growth performance of the rural areas of Ashford indicate an increased projected demand for housing in the Charing NPA.

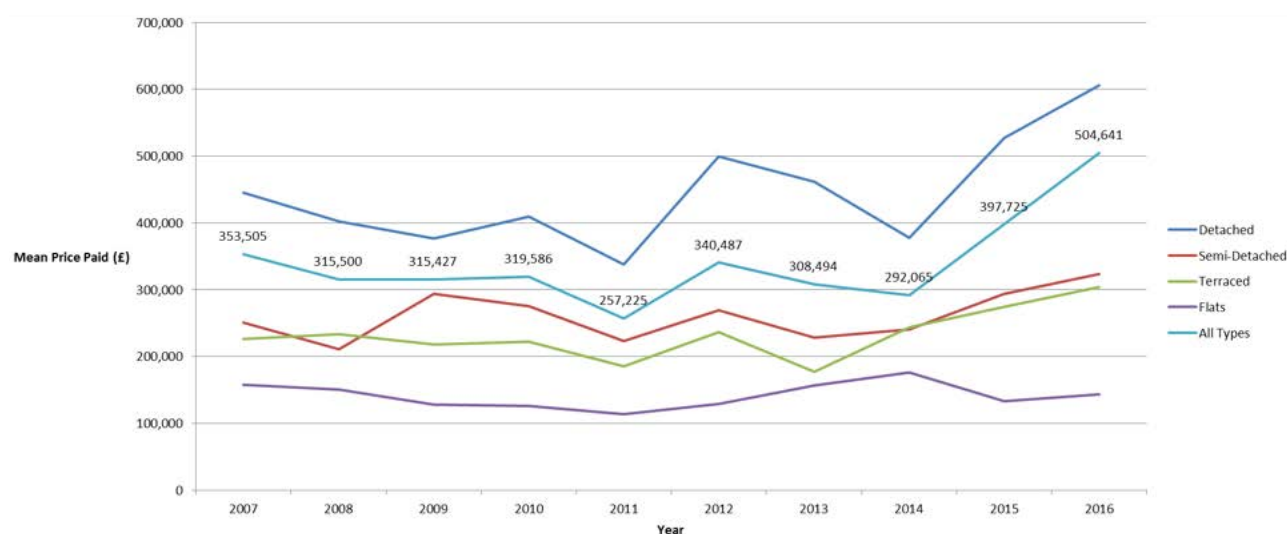
⁸⁶ <http://www.ashford.gov.uk/media/2909/rural-economic-assessment-july-2014.pdf>

⁸⁷ <http://www.ashford.gov.uk/media/2909/rural-economic-assessment-july-2014.pdf> page 49

9.2 Housing Market (Price)

184. The PPG advises that house prices should be used as an indication of the strength of demand for housing, and adequacy of supply to meet demand. To assess the housing market in the Charing NPA, data from the Land Registry was analysed. This data provides price paid, housing type and date of transaction information which allows housing market trends to be identified. This data was collected for the TN27 postcode and then refined to include only areas within the NPA. As a result, a data base was created including all housing transactions registered with the Land Registry between January 1st 2007 and December 31st 2016 within the Charing Parish Boundary, consisting of 412 transactions which are shown by year and typology in Figure 28.

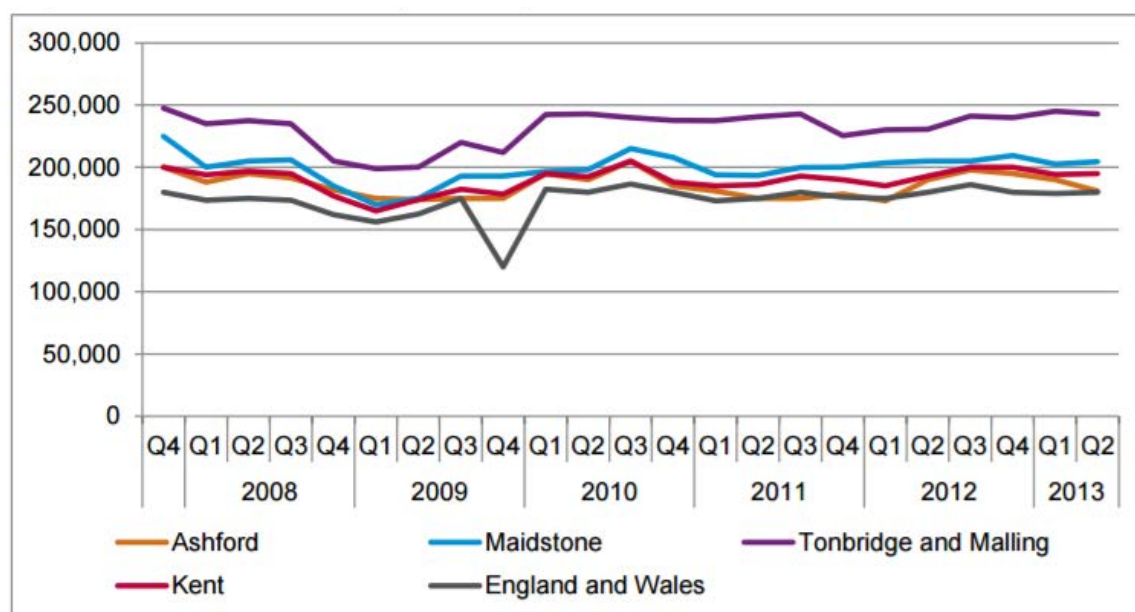
Figure 28: Mean Price Paid across the Charing NPA



Source: Land Registry Price Paid Data/ AECOM Calculations

185. Figure 28 indicates that the mean price paid for the aggregated 'all property types' has increased over the previous ten years. This is also true of the individual housing typologies, with the exceptions of flats which have remained relatively stable across the period. Detached dwellings saw the largest raw increase in mean price paid, with an increase of over £150,000, representing a 36% increase despite the impact of the national economic climate through the period 2007-2011. The mean price paid for detached dwellings in 2016 is £606,261, with a median price of approximately £600,000 from 38 individual transactions; this indicates the presence of a consistent housing value rather than a single development increasing average values.

186. Figure 29 below displays the median house price across a number of local comparator areas for the period 2008-2013. Over the same period, transactions within the NPA displayed a median price paid of £245,000 in 2008 and £260,000 in 2013. This indicates that Charing NPA has a higher median house price than the rest of Ashford and the comparator areas.

Figure 29: Median House Price (2008-2013)⁸⁸

Source: DCLG Live tables

187. Figure 30 below reproduces table 8 from the 2014 SHMA⁸⁹ which displays the Mean and Median house prices in 2012 for each housing typology. By way of comparison, the same data points have been created in Table 22 for the Charing NPA. As this is an individual year separated by type, the sample sizes for the Charing NPA data set are much smaller, although overall they are useful as a reflection of wider trends. Table 22 shows that in all indicators, with the exception of the Median flat typology, the results for the Charing NPA exceed the values for the comparator areas.

Figure 30: Mean house prices (2012) across Ashford and the wider region

	Ashford		Ashford HMA		Maidstone HMA		South East
	Mean	Median	Mean	Median	Mean	Median	Mean
Detached	£333,800	£285,300	£336,000	£288,500	£382,600	£340,000	£363,900
Semi-detached	£197,300	£185,000	£202,800	£187,500	£228,300	£220,000	£206,900
Terraced	£169,300	£158,250	£173,800	£162,250	£186,400	£175,000	£163,100
Flat	£107,500	£137,000	£125,500	£109,000	£146,400	£136,000	£129,200
Overall	£229,500	£190,000	£230,500	£199,950	£235,300	£209,000	

Source: HM Land Registry/GLH Analysis

Table 22: 2012 house prices for Charing NPA

Type of house	Mean (£)	Median (£)
Detached	499,273	477,000
Semi-detached	268,736	249,975
Terraced	236,720	187,500
Flat	129,500	129,500
Overall	340,487	280,000

Source: Land Registry Price Paid Data/ AECOM Calculations

⁸⁸ SHMA 2014 page 56

⁸⁹ SHMA 2014 page 59

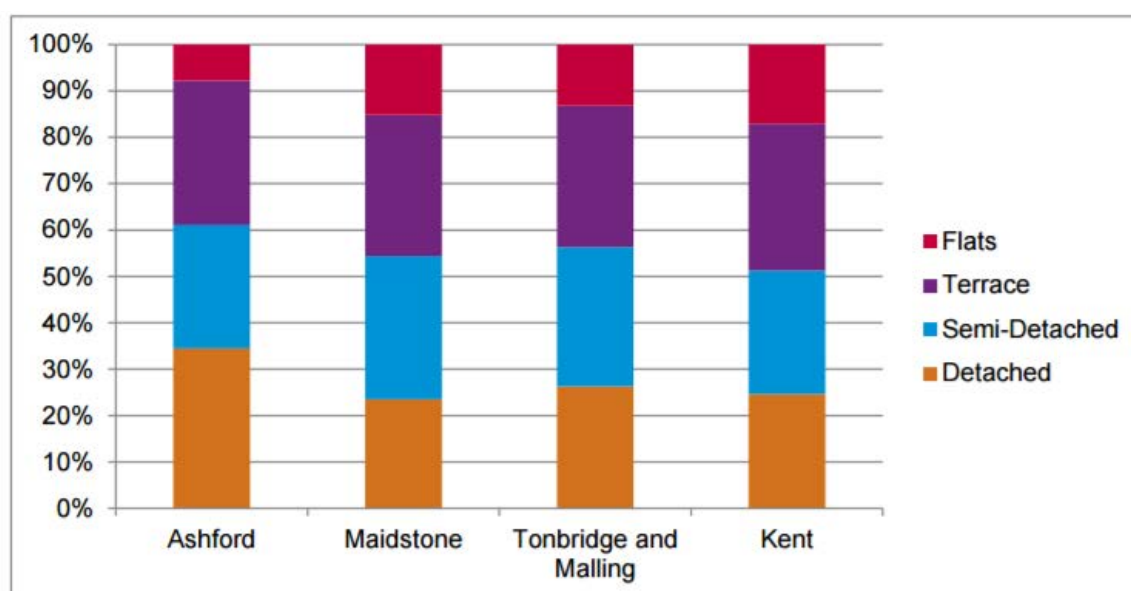
188. Overall Figure 29 displays house prices which have remained stable over the plan period whilst Figure 28 shows the price paid across the Charing NPA have been steadily increasing. It must be added that whilst detached dwellings comprise the largest portion of the Charing NPA housing stock, they commanded high values.

9.3 Housing Market (Volume)

189. The emerging local plan states that the rural housing market in the Borough has been and continues to be strong, with market evidence pointing strongly towards a healthy demand for new residential development in the rural parts of the Borough. It adds that “the 2008 housing delivery target for the rural area, as set out in the Core Strategy, has been delivered, in effect, some 5 years early”⁹⁰.

190. Figure 31 below shows the proportion of sales by dwelling type during the period January 2013 to November 2014. This can be compared to the data in Figure 32 which displays the same data for the Charing NPA, alongside the relative percentages of the overall housing stock for both the NPA and the District. This has been constructed using the same Land Registry data used in the previous section and is comprised of 411 transactions over the ten year period.

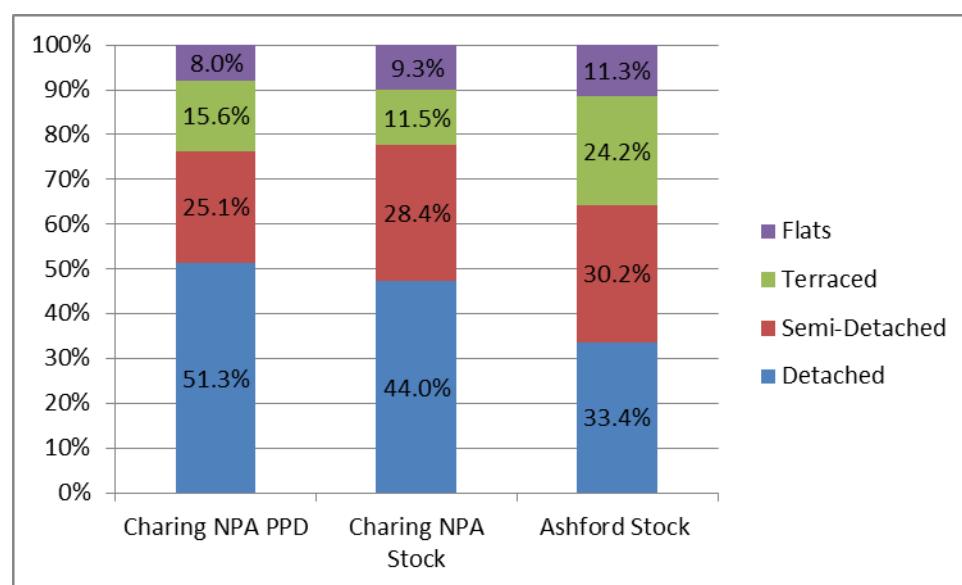
Figure 31: Proportion by dwelling type (January 2013- November 2014) ⁹¹



Source: GLH Analysis: Land Registry Price Paid Data

⁹⁰ <https://haveyoursay.ashford.gov.uk/consult/ti/LPChanges/view?objectId=8882036#8882036>

⁹¹ Page 59

Figure 32: Proportion of dwelling types sold between 2007-2016 compared to housing stock in the Parish and District.

Source: Land Registry Price Paid Data/ AECOM calculations

191. Figure 32 shows that in addition to comprising the largest proportion of the Parish's housing stock, detached dwellings also occupy the largest percentage of the property transactions over the period 2007 to 2016. Furthermore, 25.1% of all sales within the NPA involve the sale of terraced housing, exceeding their percentage in the Charing housing stock, indicating their demand in the NPA.
192. Figure 33 reproduces table 12 from the 2017 SHMA⁹² which shows the increase in property sales for the year 2014 and 2015. Across this period, sales of houses have increased by approximately 19% in a single year. Total sales in the Charing NPA are relatively consistent, despite reductions in 2011 and 2012 constituting 24 and 27 sales respectively, although this has increased to 53 and 56 total sales in 2015 and 2016 respectively; the two largest annual sales volumes recorded in the previous ten years. As a result, if we compare the Ashford sales volumes found in Figure 33 with the sales volumes present in the Land registry price paid data, Charing constituted 2.1% and 2.1% of total sales in 2014 and 2015 respectively.

Figure 33: Housing sales volume – 2014 to 2015

	2014	2015	% Difference
Ashford	2,175	2,579	18.6%
Maidstone	2,939	3,035	3.3%
Tonbridge and Malling	2,400	2,460	2.5%
Kent	27,500	35,308	28.4%

Source: GLH Analysis: Land Registry Price Paid Data

⁹² Table 12 from SHMA 2107 Page 19

9.4 Migration:

193. Figure 34 shows population change across the Ashford District between 2001 and 2013, split into individual components. This shows the increasing role that internal migration has played in the population growth across the district, representing a larger increase than the natural change (Births – Deaths) in all years with the exception of 2007 and 2008.

Figure 34: components of change⁹³

Year	Natural change	Net internal migration	Net international migration	Other changes	Other (unattributable)	Total change
2001/2	354	1,098	-140	-8	49	1,353
2002/3	294	966	-47	-4	50	1,259
2003/4	330	1,259	-13	11	41	1,628
2004/5	339	1,642	146	-9	27	2,145
2005/6	393	1,227	370	6	54	2,050
2006/7	501	609	714	-24	27	1,827
2007/8	588	228	434	-3	23	1,270
2008/9	537	386	205	-4	14	1,138
2009/10	554	578	180	-4	-27	1,281
2010/11	538	798	95	6	-7	1,430
2011/12	633	1,012	60	6	-	1,711
2012/13	523	944	141	-1	-	1,607

Source: ONS. Table 1 from the 2014 SHMA

194. Figure 34 also displays the relatively small role international migration plays across the district, which has also reduced in recent years compared to previous years. Table 23 below shows the country of birth and length of residence for residents of the Charing NPA, showing low levels of total international migration (5.2% compared to 9.3% for the district), with the majority of international residents living in the parish for 10 years or more.

Table 23: Country of Birth and length of residence, 2011

Place of birth	Population breakdown	Charing	Ashford	England
Born in the UK	Total	94.8%	90.7%	86.2%
Born outside the UK	Total	5.2%	9.3%	13.8%
	EU	2.3%	3.4%	3.7%
	Other	2.9%	5.9%	9.4%
Length of residence				
	Less than 2 years	0.2%	1.2%	1.8%
	2-5 years	0.4%	1.8%	2.2%
	5-10 years	0.4%	2.1%	2.9%
	10 years or more	4.2%	4.3%	7.0%

Source: ONS

195. Despite this, levels of internal migration have been projected to increase, even compared to the 2012 sub-national population projections. The 2017 SHMA update indicated that internal migration will comprise 55%

⁹³ SHMA 2015 – Page 26 for table 1

of all per annum population growth across Ashford Borough, as shown in Figure 35.

Figure 35: Projected components of population change⁹⁴

	2012-based SNPP		2014-based SNPP	
Natural Change	533	43%	476	34%
Internal Migration	583	47%	772	55%
International Migration	134	11%	155	11%
Total Change	1,251	100%	1,405	100%

Source: ONS

196. The main changes version of the emerging Ashford Local Plan states that the SHMA outcomes “already take account of some future in-migration flows to Ashford from London. However, advice received from the Council’s consultants suggests that demographic modelling for additional migration flows from the capital, of 34 dwellings per annum, could also be applied from 2017. This reflects the current prediction by the Greater London Authority that out-migration from London will return to pre-recessionary levels soon and therefore districts with accessible links to London such as Ashford should plan for this rebalancing back to what were ‘normal circumstances’”⁹⁵. These additional dwellings do not form part of the OAN figure but 442 ‘additional’ dwellings have been factored into the overall dwelling total.

9.5 Overcrowding: Density

197. Another indicator of demand in the housing market is shown by the prevalence of overcrowding in the NPA. This is because demand for housing in the area can manifest itself in the over-occupation of housing stock. Increased demand does not always result in an increase in supply as this is relatively inelastic.

198. Tables 24 and 25 show the persons per room census data results for the NPA and Ashford and the rates of change in persons per room between 2001 and 2011. These tables show that the clear majority of residents of the Charing NPA live at densities of less than one person per room, with only 0.27% of residents living at densities over this. Furthermore, Table 25 shows that all categories apart from the least dense are decreasing. This has been established earlier, with Table 9 showing how the number of rooms per household have decreased in all categories below 6 rooms, and increased in all categories above this.

Table 24: persons per room, 2011

	2001	2001	2011	2011
	Charing	Ashford	Charing	Ashford
Up to 0.5 persons per room	957	30025	1021	34818
Over 0.5 and up to 1.0 persons per room	216	10939	204	12320
Over 1.0 and up to 1.5 persons per room	6	392	3	539
Over 1.5 persons per room	0	94	0	110

Source: ONS

Table 25: Persons per room, rate of change between 2001 and 2011

Persons per room	Charing	Ashford	England
Up to 0.5 persons per room	6.7%	16.0%	7.9%
Over 0.5 and up to 1.0 persons per room	-5.6%	12.6%	7.0%
Over 1.0 and up to 1.5 persons per room	-50.0%	37.5%	27.3%
Over 1.5 persons per room	0.0%	17.0%	2.5%

Source: ONS

⁹⁴ Table 3 from SHMA 2017 page 8.

⁹⁵ Available at: <https://haveyoursay.ashford.gov.uk/consult/ti/LPChanges/view?objectId=8882036#8882036>

199. Figure 36 reproduces table 5 from the 2014 SHMA which shows the prevalence of overcrowding across Ashford. As highlighted previously, Charing Parish is located in the Ashford Rural north sub HMA, which is shown to have the lowest level of overcrowding, both in absolute and relative terms, across Ashford.

Figure 36: Overcrowding and under occupation by HMA and sub HMA, 2011⁹⁶

	Overcrowded (No.)	Under occupied (%)	Overcrowded (%)
Ashford town	1,051	70.4%	3.7%
Ashford rural west	82	82.7%	2.1%
Ashford rural south	33	91.4%	1.1%
Ashford rural north	23	91.5%	0.8%
Ashford rural east	38	90.6%	1.0%
Ashford	1,430	75.0%	3.0%
Ashford HMA	1,525	75.5%	2.9%
Maidstone HMA	2,733	72.8%	3.4%
South East	133,570	70.7%	3.8%
England	1,060,967	68.7%	4.8%

Source: SHMA

9.6 Overcrowding: Concealed Families

200. Whilst it has been shown that there is little evidence of overcrowding within the Charing NPA there are 17 concealed families within the parish. As stated above, a concealed family is a self-identified household living within another household and represented by a separate household reference person; such as a young couple living with parents. Whilst this may seem like a low incidence, this amounts to 2% of the households within Charing Parish.

Table 26: Concealed families 2011

Concealed families	Charing	Ashford	England
All families: total	853	35,197	14885145
Concealed families: total	17	562	275954
Concealed families as % of total	2.0%	1.6%	1.9%

Source: ONS

201. In addition, there is also evidence of displacement within the NPA. Table 27 shows the rate of change in the age structure in the Charing NPA between 2001 and 2011. This shows that two demographic groups, 0-15 and 25-44 have reduced in size despite the overall increase in population over the same period. Given the Charing NPA affordability ratios highlighted earlier, it is therefore anticipated that many young families have been displaced from the Parish and have sought accommodation options outside of the Parish.

Table 27: Rate of change in the age structure between 2001 and 2011

Age group	Charing	Ashford	England
0-15	-8.0%	13.0%	1.2%
16-24	8.6%	28.1%	17.2%
25-44	-9.6%	3.6%	1.4%
45-64	9.2%	21.0%	15.2%
65-84	9.2%	17.7%	9.1%
85 and over	21.6%	38.8%	23.7%

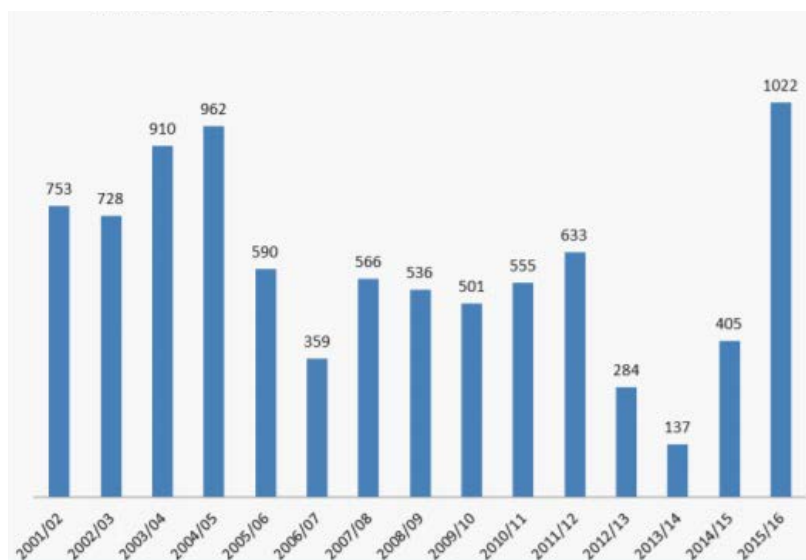
Source: ONS

⁹⁶ <http://www.ashford.gov.uk/media/2898/ashfordshmafinalreportjan2014.pdf> page 35

9.7 Rate of development

202. The rate of development which occurs in a defined area can act as a proxy for demand in the area as more dwellings are likely to be built in areas of higher demand. Figure 37 show the Ashford borough wide housing completions between 2001 and 2016. This represents a total of 8941 dwellings, or a rate of 596 per annum.

Figure 37: Ashford borough wide housing completions 2001-2016⁹⁷



Source: Ashford Annual Monitoring report 2015/2016

203. However, as of April 2017, the Borough has a housing delivery shortfall of around 1,770 dwellings which demonstrates that, except for 2015/16, housing completion rates in the Borough have not kept pace with the annual requirement for new housing indicated by the updated SHMA⁹⁸. In contrast, the rural windfall sites across the Borough have been shown to have exceeded their target. Table 28 below shows the amount of completions per annum across the Borough, with no 2006-2015 which upgrades to a 2016-2021 target of 35 dwellings per annum.

Table 28: Rural windfall site completions⁹⁹

Rural Windfall Sites Completions	Completions per annum
2009/10	89
2010/2011	81
2011/2012	54
2012/2013	63
2013/2014	40
2014/2015	75
2015/2016	25

Source: AMR 2015/2016

204. As shown in Table 28, the rural windfall sites have exceeded their projected target, with the emerging local plan remarking that “the 2008 housing delivery target for the rural area, as set out in the Core Strategy, has been delivered, in effect, some 5 years early”.

205. Through a combination of census data and data provided by Ashford Borough Council, total completions within the NPA for the past 15 years can be shown. Between 2001 and 2016, there have been 150 completions in the Charing NPA, an annual development rate of approximately 10 dwellings per annum,

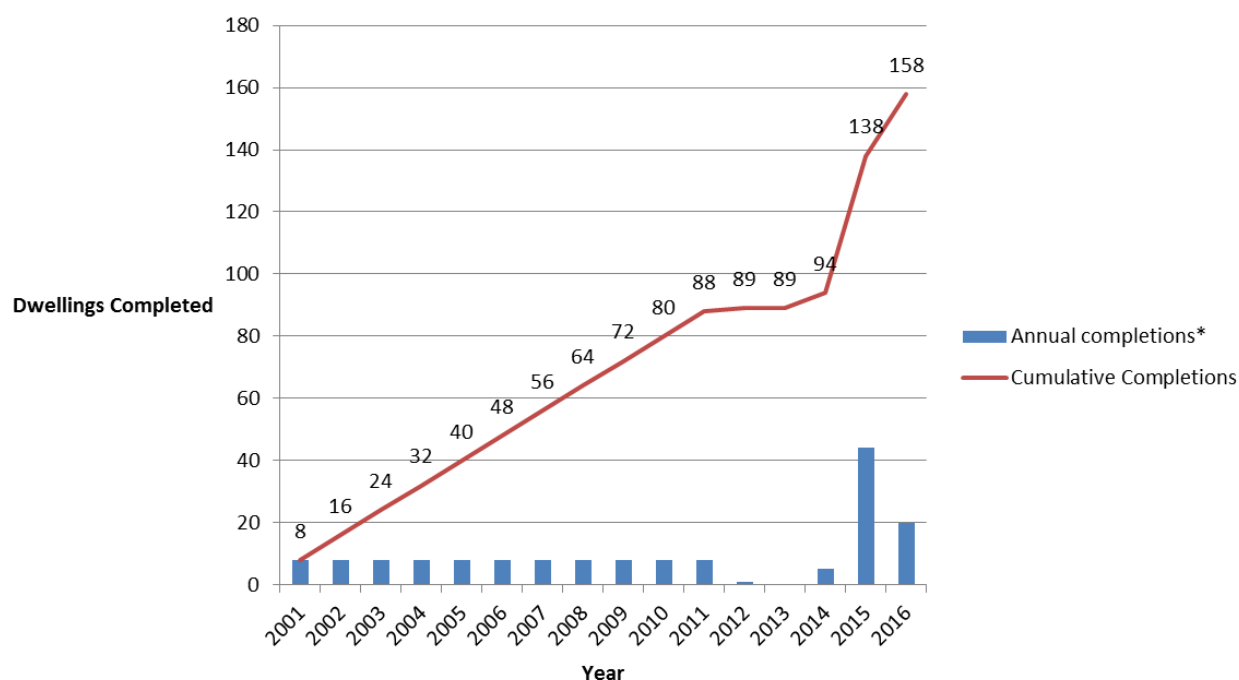
⁹⁷ <http://www.ashford.gov.uk/media/2972/amr-2015-16-final.pdf> Page 11

⁹⁸ <https://haveyoursay.ashford.gov.uk/consult/ti/LPChanges/view?objectId=8882036#8882036>

⁹⁹ <http://www.ashford.gov.uk/media/2972/amr-2015-16-final.pdf>

shown in Figure 38. If we take a proportional approach to the total amount of completions in Ashford over this period compared to total dwellings in Ashford (2.6% of 8941 as shown in Figure 37) this would result in an estimated total completions of approximately 232 dwellings, or a rate of 15 per annum. Whilst the rate of development experienced in the Charing NPA is lower than this, the NPA has grown approximately 12% between 2001 and 2016.

Figure 38: Completions within the Charing NPA between 2001 and 2016.



Source: ONS and data provided by the LPA


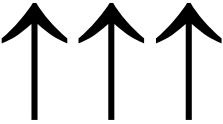
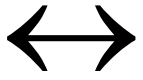

*Please note, completions between 2001 and 2011 are taken from the Census and averaged for the per year completions.

10. Conclusions

10.1 Overview

206. In Table 29 below we provide a summary of the evidence related to market signals. As explained earlier, these are used to make adjustments to the overall housing number for the NPA. To do this, we have applied our professional judgment on the scales of increase and decrease associated with each factor on a scale from one to three, where one arrow indicates 'some impact', two arrows 'stronger impact' and three arrows indicates an even stronger impact. Factors are in alphabetical but no other order.

Table 29: Summary of factors specific to Charing NP with a potential impact on neighbourhood plan housing quantity

Factor	Source(s)	Possible impact on future housing need	Rationale for judgement
Employment trends	ONS, SHMA, Ashford Tourism Strategy, Ashford Annual Monitoring Report, The Ashford Rural Economic Assessment, The Ashford strategic employment options report		<p>Although the Charing NPA possesses a comparatively larger element of retirees, there are also large levels of self-employment and individuals working from home, with rural Ashford constituting a significant contributor to the Ashford Economy. Charing is a 'tier 2' rural village, with low levels of unemployment. The NPA is also situated near the main urban centre near of a Borough predicted to expand its employed population by 20% in 20 years, with high speed rail links to London.</p> <p>As a result, an assessment of two up arrows has been deemed appropriate.</p>
Housing Transactions (Price)	ONS, Land Registry Price Paid Data,		<p>The Charing NPA has been shown to have a higher mean and median commanded price than a number of comparator areas and the wider Borough. Furthermore, these values are also rising at a higher rate than these comparator areas, with the NPA having a significant amount of detached dwellings which increase the mean value in the area.</p> <p>As a result, an assessment of three up arrows has been deemed appropriate.</p>
Housing Transactions (Volume)	ONS, Land Registry Price Paid Data, SHMA		<p>In terms of quantity, the sales volumes across the NPA have remained relatively stable and although there have been slightly increased levels of total sales in the past two years, this does not deviate very far from the mean. In terms of absolute value, the sales within Charing NPA are shown to be approximately 2.1% of the total sales across Ashford, yet comprise approximately 2.6% of the total dwellings in the Borough. Despite this being below the expected value, the NPA possesses a high proportion of detached dwellings which historically have a relatively lower turnover.</p> <p>As a result, an assessment of 'No change' is deemed appropriate due to the proportionate amount of development compared to the surrounding area.</p>
Migration	ONS, SHMA		<p>The SHMA has indicated that there is significant internal migration to Ashford, with projected influxes from the Greater London area increasing over the plan period. However, allowances for this have been made in the population projections and the Local Plan dwelling targets across the Borough. There is however evidence of the internal migration of retirees to the area, with their presence in the area projected to increase above</p>

the rate of natural ageing.

As a result an assessment of one up arrow has been deemed appropriate.

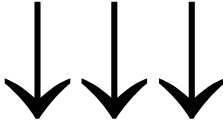


Overcrowding: Density	<p>ONS, SHMA</p> 	<p>There is no evidence of overcrowding in the NPA in the indicators of person per room or rooms per household which are below the district indicators, with rates of change consistent with a reduction in household density between 2001 and 2011. As a result, an assessment of three down arrows has been deemed appropriate.</p>
Overcrowding: Concealed Families	<p>ONS</p> 	<p>Despite the reducing levels of overcrowding in the NPA, there is some evidence of displacement due to the reductions in the 0-15 and 24-44 age brackets. Furthermore, there is also a proportionally higher incidence of concealed families in the NPA.</p>
Rate of development	<p>ONS, Completion data provided by Ashford Borough Council</p> 	<p>The rate of development seen in the Charing NPA has increased between 2011-2016 compared to the 2001-2011 development rate. However, this is distorted by the 2015 annual completions, a year of vastly increased delivery, which indicates the release of particular developments in addition to windfall sites. Although the amount of development experienced in the settlement is lower than the Ashford Borough average, the Charing NPA has grown approximately 12% since 2001 and a slightly reduced rate for a rural settlement of this size is expected.</p> <p>As a result, an assessment of 'no change' is recommended.</p>

Table 30: Summary of factors specific to Charing NP with a potential impact on neighbourhood plan housing type

Factor	Source(s)	Possible impact on housing needed	Conclusion
Affordable Housing (AH)	SHMA, ONS	<p>The Charing NPA is shown to have a Lower Quartile Affordability Ratio of approximately 9.6, having increased by 1.1 from 2013, and a median affordability ratio of 11.56. In addition, the Parish has little incidence of social rented or shared ownership housing products, with tenure dominated by ownership. Furthermore, the SHMA highlights that 44.8% of households across the Rural North Sub area (which includes Charing) are unable to afford market housing without subsidy.</p>	<p>This HNA therefore recommends the increased provision of affordable/ social rent across the Parish, with an additional focus on Shared Ownership/ Starter Homes to reduce entry requirements to the local housing market. The recommended distribution of affordable housing (outlined in detail under Research Question 3) is therefore 40% affordable/ social rented, with 60% affordable home ownership products; which itself is broken down into 35% shared Ownership, 15% Starter Homes and 10% Discounted Market Housing.</p>
Demand/ need for smaller dwellings	SHMA, ONS	<p>The Charing NPA has displayed signs of an ageing population between 2001 and 2011, which is projected to increase across the plan period to 2030.</p> <p>The majority of dwellings across Charing are detached (44%) with only 9.3% of households occupying flats; proportionally 20% less than the Ashford borough.</p> <p>Furthermore, 92% of households in the NPA live in houses with four rooms or more, with 50% living in a house of 6 rooms or more, at an average household size of 2.25. Consequently, the area is deemed to be comparatively under occupied.</p>	<p>Demographic trends and rising affordability ratios point conclusively in the direction of smaller homes in an area dominated by detached dwellings which command comparatively high prices. Therefore, the increased provision of 2-3 bedroom units across the NPA is recommended to aid the 'right sizing' of ageing populations and increase the affordability of market entry homes.</p>
Demographic Change	SHMA, ONS	<p>The SHMA and the DCLG live tables indicate the future proportion of those aged over 75 will increase over the plan period. This exacerbates population change trends between 2001 and 2011, which show Charing has experienced a reduction of those within the 0-15 and 24-44 age brackets; with 58% of the population above the age of 45 compared</p>	<p>This Housing Needs Assessment highlights the existing demographic changes across the NPA and incorporates population projections, recommending the provision of specialist housing to cater to the needs of older people. This is advocated through the introduction of Life Time Homes design principles but also the introduction of housing suitable for smaller household sizes to encourage 'right sizing'. Furthermore, following the Housing Learning and Improvement</p>

to 43% across Ashford.

Network's methodology, a total of 33 sheltered and extra care units across the plan period is advocated to address the needs of the Parish's ageing population.

Family-sized housing	SHMA, ONS, Charing Housing Needs Survey	<p>Census data for the Charing NPA shows the Parish has lower levels of dependent children, a higher proportion of households without children and a larger amount of one person households aged 65 and over compared to the district.</p> <p>Furthermore, the NPA has a higher proportional incidence of concealed families and a reduction in both the 0-15 and 24-44 age brackets, indicating the potential for young families to be/being displaced from the NPA.</p>	<p>This HNA recommends the greater provision of 2-3 bedroom units, as well as affordable housing formats outlined in response to Research Question three, to reduce barriers to home ownership in Charing. Furthermore, the recommended tenure and type of housing recommended has the dual benefit of 'filtering' existing housing stock by facilitating the 'right sizing' of many asset owning, ageing households</p>
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10.2 Recommendations for next steps

207. This neighbourhood plan housing needs advice has aimed to provide Charing Parish Council with evidence on housing trends from a range of sources. We recommend that the Parish Council should, as a next step, discuss the contents and conclusions with Ashford Borough Council with a view to agreeing and formulating draft housing policies, taking the following into account during the process:

- the contents of this report, including but not limited to Tables 29 and 30;
- Neighbourhood Planning Basic Condition A, that it has regard to national policies and advice contained in guidance issued by the Secretary of State; Condition D, that the making of the neighbourhood plan contributes to the achievement of sustainable development; and Condition E, which is the need for the neighbourhood plan to be in general conformity with the adopted strategic development plan;
- the views of the Borough Council;
- the views of local residents, other relevant local stakeholders, including housing developers; and
- the numerous supply-side considerations, including local environmental constraints, the location and characteristics of suitable land, and any capacity work carried out by the Council, including but not limited to the SHLAA.

208. As noted previously, recent changes to the planning system, as well as forthcoming changes to the National Planning Policy Framework as well as the implementation of the Housing and Planning Act 2016, will continue to affect housing policies at a local authority and, by extension, a neighbourhood level.

209. This advice note has been provided in good faith by AECOM consultants on the basis of housing data current at the time of writing (alongside other relevant and available information).

210. Bearing this in mind, we recommend that the steering group should monitor carefully strategies and documents with an impact on housing policy produced by the Borough Council or any other relevant body and review the neighbourhood plan accordingly to ensure that general conformity is maintained.

211. Most obviously, this includes monitoring the status of the emerging Local Plan.

212. At the same time, monitoring ongoing demographic or other trends in the factors summarised in Tables 29 and 30 would be particularly valuable.

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CHARING NEIGHBOURHOOD PLAN

PROJECT 104 STEERING COMMITTEE SET UP

This section includes the Terms of Reference

CHARING PARISH NEIGHBOURHOOD PLAN STEERING COMMITTEE TERMS OF REFERENCE

Name: Charing Parish Neighbourhood Plan Steering Committee (SC)

Area of Benefit

The area in which the SC will pursue its purpose is the Charing Parish which is the area designated by Ashford Borough Council for which the SC will produce a Neighbourhood Plan.

Objects

The purpose of the SC is:

- To prepare a neighbourhood plan for the parish of Charing;
- To promote or improve the social, economic and environmental well-being of the parish

Purpose

The purpose of the SC shall be to work in partnership with Charing Parish Council to carry out the following tasks:-

1. Investigate and identify support for the Neighbourhood Plan;
2. Identify sources of funding;
3. Take responsibility for planning, budgeting and monitoring expenditure on the plan and report back to Charing Parish Council;
4. Liaise with relevant authorities and organisations, but in particular the local planning authority, to make the plan as effective as possible;
5. Publicise and promote the Neighbourhood Plan and organise meetings, training courses, workshops and events etc;
6. Work with groups of a similar nature and exchange information, advice and knowledge with them, including cooperation with other voluntary bodies, charities, statutory and non-statutory organisations;
7. Employ volunteers, staff and contractors as are necessary to conduct activities to meet the objects of the SC;
8. Identify ways of involving the whole community and gather the views and opinions of as many individuals, groups and organisations in the community as possible
9. Determine the types of survey and information gathering to be used
10. Be responsible for the analysis of the survey and the production and distribution of a report
11. Develop a draft Neighbourhood Plan including a vision, objectives (principles), policies and projects based on robust quantitative and qualitative evidence.
12. To consult on the draft Neighbourhood Plan and provide a report of comments received and action taken in response to them.
13. To draw up a final Neighbourhood Plan that meets 'basic

conditions' and submit to Ashford Borough Council for formal consultation.

14. To report back to Charing Parish Council on progress, issues arising and outcomes from the exercise.

Membership

- The SC will include up to 30 members, which will include members of the Charing Parish Council Neighbourhood Planning Committee, who live or work in the parish.
- Ideally membership shall be drawn from the different parts of the parish and different sections of the community but voluntary membership will be recognised;
- The SC may co-opt additional members at its discretion, so long as the total number of co-opted members does not exceed the number of elected members.
- A person shall cease to be a member of the SC having notified the chair or secretary in writing of his or her wish to resign.

Officers

At the first meeting the SC will elect: a chairperson, a secretary, a treasurer, a publicity officer and a volunteer coordinator. All other SC members should have a specific role, to be agreed by the SC.

Meetings

- At least five clear days' notice of meetings shall be given to members by e-mail. All notices of SC meetings must detail the matters to be discussed.
- The SC shall meet every two months as a minimum, or as may be required
- Where possible decisions shall be agreed by consensus or, where a consensus can't be achieved, by a majority of votes of the SC members present and voting. In the case of equality of votes, the chair of the meeting shall have a casting vote.
- Declarations of interest (loyalties or conflicts) shall be recorded in the minutes. In most cases conflicts of interest or loyalties can be dealt with if the person involved declares his or her interest at the earliest possible opportunity and withdraws from the discussion and decision-making;
- The SC may decide the quorum necessary to transact business - with a minimum of five members.
- The secretary shall keep a record of meetings, and circulate minutes to members of the SC not more than 14 days after each meeting.

Working groups

- The SC may appoint such working groups, as it considers necessary to carry out the functions specified by the SC. Each working group should have a nominated chair, but this person does not have to become a member of the steering SC.
- Working groups do not have the power to authorize expenditure on

- behalf of the SC.
- Working groups will be bound by the terms of reference set out for them by the steering group.

Finance

- The treasurer shall work with the Parish Council Finance Officer in order to maintain a clear record of expenditure, where necessary, supported by receipted invoices.
- The treasurer in conjunction with the Parish Council Finance Officer will draw up and agree with the SC procedures for volunteers who wish to claim expenses and the rates they may claim which need to be compatible with Parish Council arrangements.
- The treasurer will report back to the SC and the Parish Council on planned and actual expenditure for the project, and liaise with the parish finance officer regarding the reimbursement of expenses if appropriate and payment of invoices.
- The Charing Parish council will act as banker to the SC

Changes to the constitution

This constitution may be altered and additional clauses may be added with the consent of two-thirds of the SC present.

CHARING NEIGHBOURHOOD PLAN

PROJECT 105 QUESTIONNAIRE AND RESULTS

A task group worked over many months to develop and test a community wide questionnaire.

This project includes:

1. Document dealing with the questionnaire process and summary results
2. Detailed results from the Charing Neighbourhood Plan questionnaire
3. A flier 'Your Village Your Plan' delivered to residents in the parish
4. A copy of the Charing Neighbourhood Plan questionnaire

Charing Parish Neighbourhood Plan Questionnaire Process.

Process

Autumn 2016 marked the start of the Charing Parish Neighbourhood Plan process. Pivotal to this was the creation of the Plan Questionnaire.

In developing the questionnaire, the Neighbourhood Planning Protocol was followed which set out the stages required to develop a Neighbourhood Plan and identify the responsibilities of those involved. The protocol recommended that a Neighbourhood Planning Group should develop a communications strategy to establish how and when engagement with the local community will take place. Good communication was important throughout the process to arrive at a Plan which is fit for purpose. Gaining public confidence and support towards the referendum stage is critical as this will also avoid conflict and delays. Pivotal to getting a positive outcome was the creation of a focused questionnaire.

Consultation in preparation for the questionnaire was crucial. Several public consultations and workshops were held in Charing and Charing Heath along with focus groups and exhibitions. The primary aim of these sessions was to arrive at the key areas which were of interest and concern to the parish and its residents. From this, and by reviewing other example Parish Questionnaires, the Charing version grew.

Over 300 residents joined the Plan Launch Meetings and well over a third of these attended Consultation workshops. The ambition was to have a clear correlation from the output of the workshops to themes covered in the questionnaire. The eventual questionnaire covered the following themes:

- Parish Facilities (covering transport, congestion, parking, playgrounds, disabled amenities and access, GP services, restaurants)
- Housing (numbers, locations, types and styles)
- Business and Employment (demand, technology requirement, types and skills)
- General including person details and demographics

Communication

The ambition was to achieve a resident response in excess of 50% of questionnaires distributed. A process of manual and electronic distribution of fliers set about making the maximum publicity of the Questionnaire, constantly referring to the ambitions of the Plan itself. Correlation of consultation to questionnaire to results and the delivered Plan was paramount. Attached is the Plan information flier distributed in January 2017 showing an ambitious timeline. Note that the flier was targeted on residents with a strap line of "Have your say and make a difference".

Questionnaire and distribution

The first draft of the questionnaire was released to the Neighbourhood Planning Group for comment in February 2017. The initial draft had nearly 40 questions. February and March were taken up with finalising the questions and the mechanics of distribution. On the latter a decision was made that the questionnaire could be filled in manually and electronically. The final questionnaire contained 24 mainly multiple-choice questions but also allowed for manual comment. Care was taken to ensure that data protection was always maintained, and data integrity remained paramount throughout the process. The goal was to allow circa 20 to 30 minutes to complete the questions.

Every questionnaire had its own unique number which allowed for completion by all residents in household aged 16 or over. The first four numbers indicated the household with the fifth number indicating the person within the household. (In the analysis responses were only coded by number to maintain anonymity.) Two copies of each questionnaire were delivered to every household in the Parish with additional copies available on request.

Questionnaires completed manually were either picked up in person by volunteers or could be delivered to well-known locations including the library, post office, pharmacy and the address of the Plan Administrator. Volunteers entered all manual questionnaires into the database.

The Questionnaires were distributed in March 2017 with an initial deadline of late April – however this was extended one month to give additional time.

Results

All results were captured in a comprehensive Excel database. Detailed results are attached. Comprehensive checks took place to ensure there was no duplication or irregularities. There was an allowance made for questions that were not answered so that overall results would not be distorted. The data was then analysed and summarised into a set of presentation material which was the basis for communicating back to the Parish via a special exhibition in July as well as in subsequent workshops. It was important that all residents could see a clear correlation between the initial consultation sessions and the questionnaire results. It was also crucial that residents could see that their individual views were taken account of, whilst an overall summary of the generic feelings of the Parish could be clearly seen.

There was an excellent response based on other Neighbourhood Plans with 54% of households responding. It was also important to document the age profile of respondents and whether they lived in Charing Heath, Charing village, Outlying areas or Westwell Leacon. The average age of the elder respondents broadly matched the village demographics, but the younger age group contribution was disappointing.

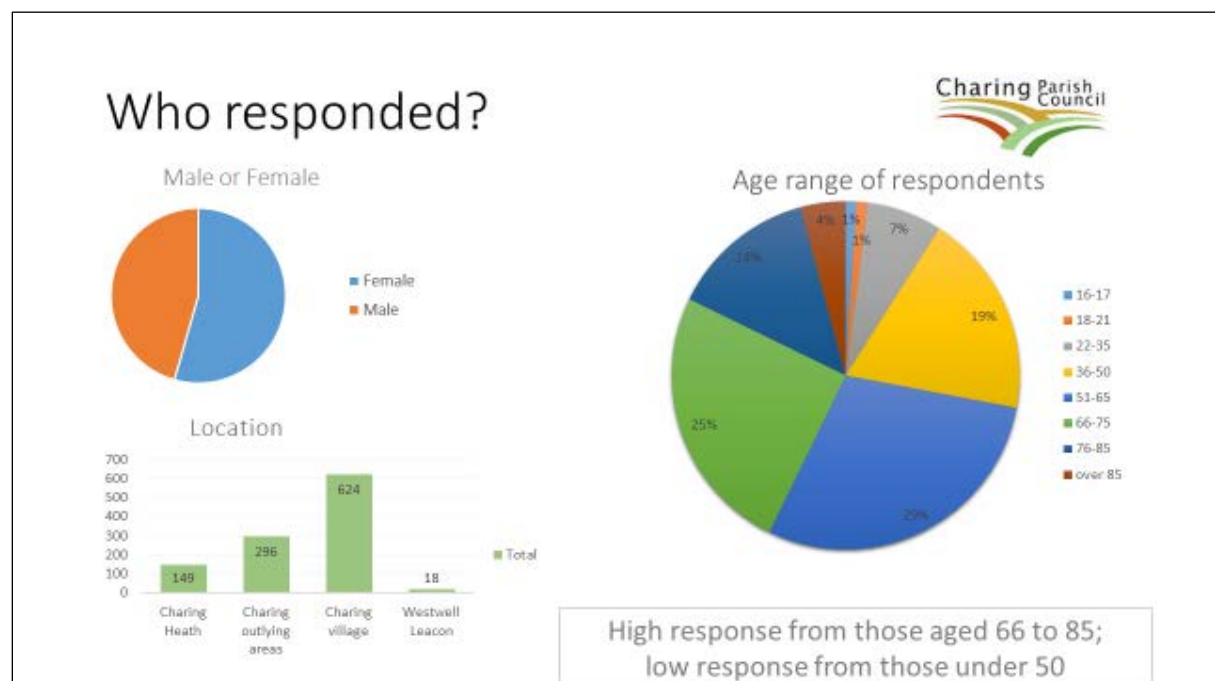
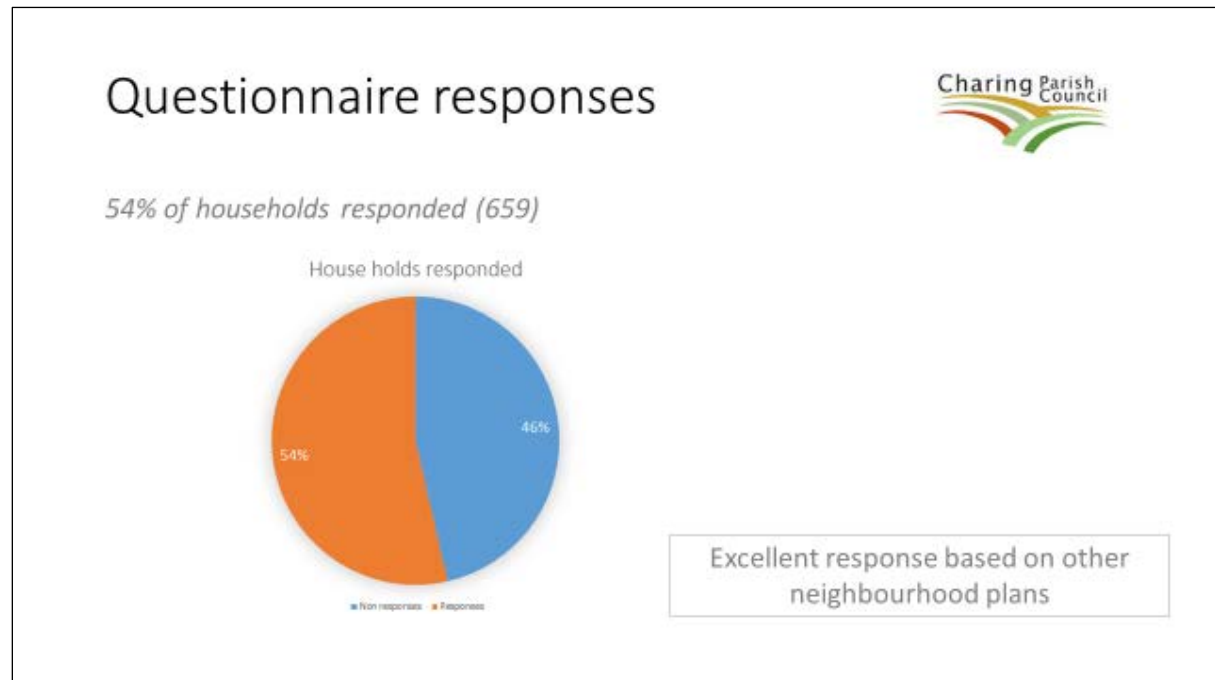
Charing residents are immensely proud on its heritage and character. There was a specific question associated with the importance and future usage of the restored historic Archbishop's Palace.

The summary responses for the main questions as presented in the Exhibitions are contained in the Section below but for information the main areas covered were:

1. Respondent profile
2. What makes Charing Special
 - a. Countryside
 - b. GP and Pharmacies
 - c. Small local businesses
 - d. Sense of Community
 - e. Historic Buildings
3. Parish Facilities ratings but establishing areas for improvement
4. Technology needs such as Broadband both now and in the future
5. The types of business wanted and potential locations for new premises location
6. What is important to consider for future housing needs
 - a. Location
 - b. Types, preferences and numbers in the next 20 years
7. House move motivations including reasons why a resident would wish to leave the parish
8. Where should new home and business development take place in the parish.

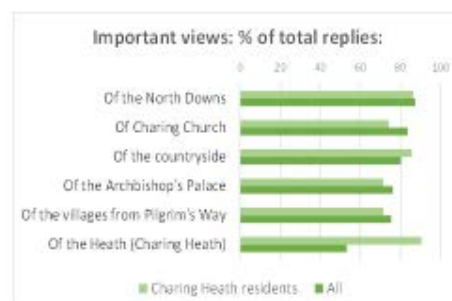
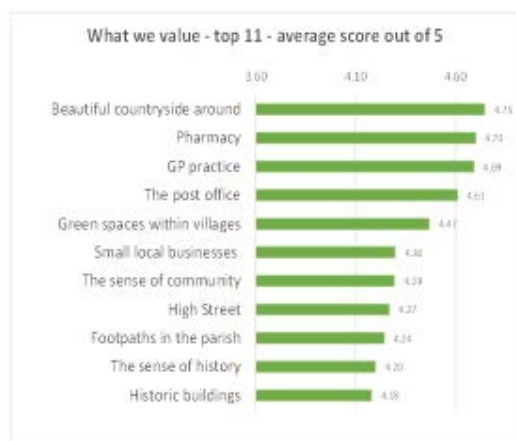
Summary results correlated back to individual questions.

This section lists the main points fed back to residents in the Exhibitions post the questionnaire process. These show a clear correlation between individual questions and results.



1. Are you? (Householder status)
22. Are you Male or Female?
23. How old are you?

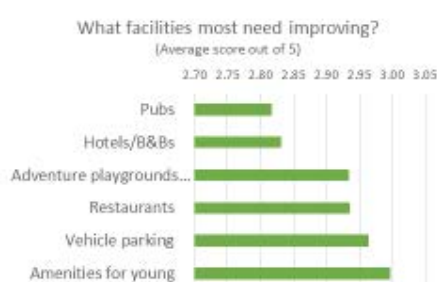
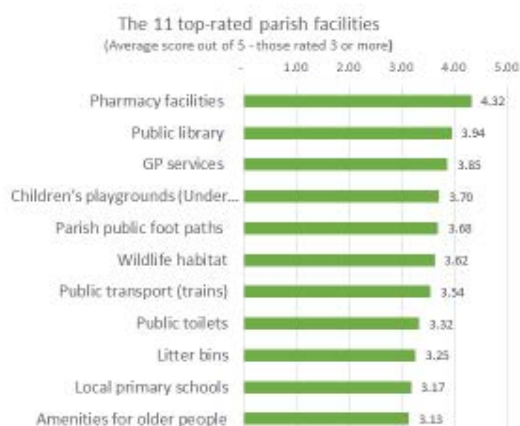
What makes Charing special?



Views, greenery, history, high street ,
GP/pharmacy are all cherished

3. How much do you value the following in Charing Parish? (On a scale of 1 to 5 where 1 is not important and 5 is important)

Parish facilities now and in the future



This chart shows those considered to most need improving with the lowest score indicating most improvement needed. Only those shown scored 3 or less but many facilities only scored slightly better.

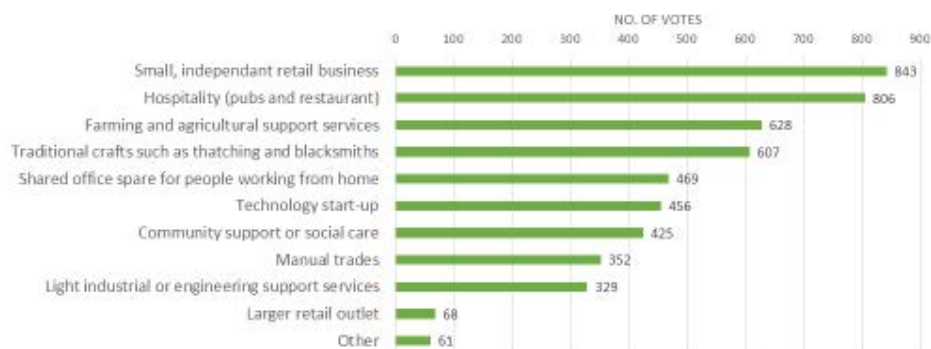
13. Please rate the following facilities in the parish now and how important it is to improve these over the next 15 years. On a scale of 1 to 5 where 1 is poor/needs much improvement and 5 is brilliant, needs little improvement. Leave a square blank if you don't feel able to comment.

How important is broad band?



21. How important is/or will fast reliable broadband (e.g. BT Infinity or other provider) be to you? on a scale of 1-5 with 1 being unimportant and 5 being very important)

What business do we want?



The Parish welcomes new and varied business development

19 If we the residents, encourage land or buildings to be used by business in the parish, what type of business would you prefer. (Please tick ALL the boxes you think apply)

What's important when building



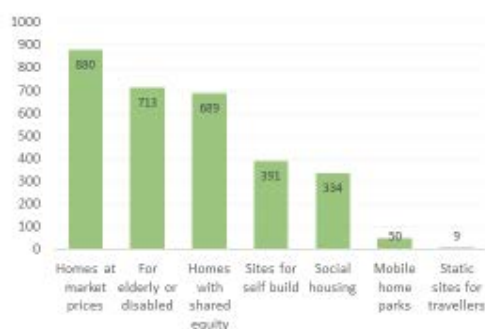
14 When thinking about building new homes and new housing developments in the parish what is important? (Where 1 is not important and 5 is very important). Please leave a box blank if you don't feel able to comment)

15 Which of the following open spaces, buildings, places, views do you believe are important (Please tick ALL boxes that apply)

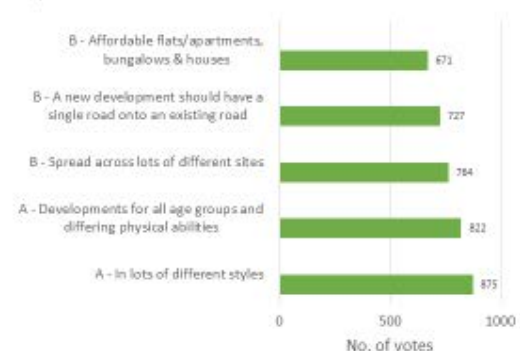
What sort of home do we want?



Type of new homes



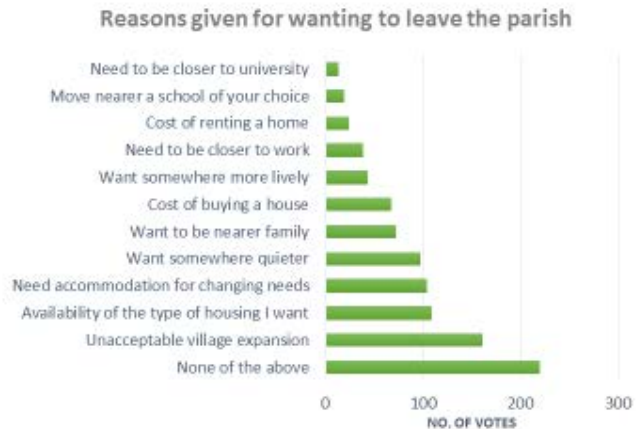
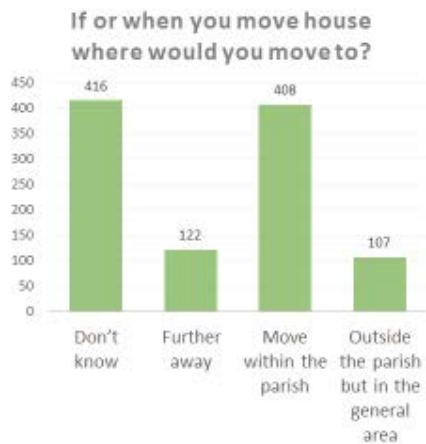
Top 5 Preferences for new homes



12 What sorts of accommodation are you personally likely to need when you next move (Please tick ALL boxes that apply)

5 What type of homes should be given most priority in the Neighbourhood Plan? (Please only tick THREE boxes)

Moving house



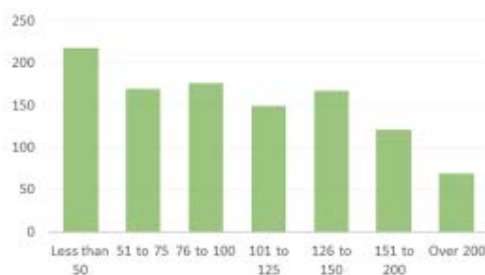
10 If/ when you next move to a new house where would you hope to move (Please only tick one)

11 Why do you want/need to leave the parish? (Please tick ALL boxes that apply)

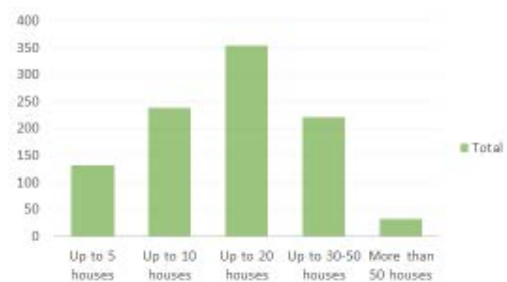
Development over the next 20 years



How many houses do we want?



How many houses in one location?

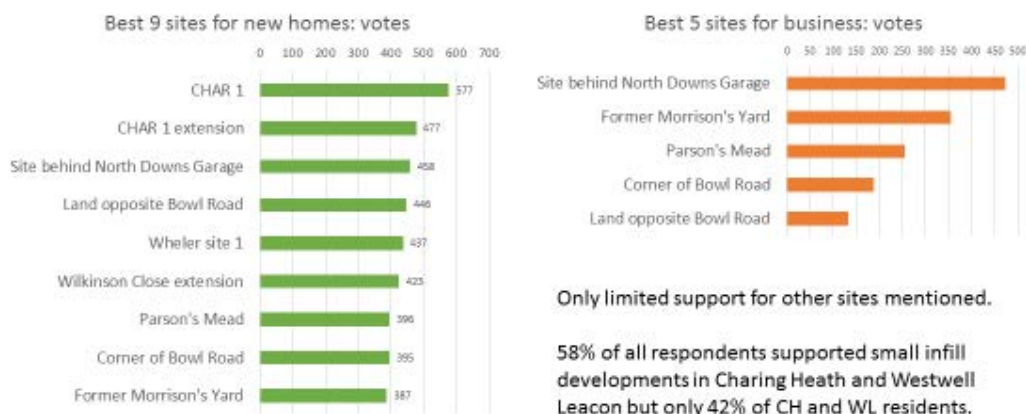


The Parish welcomes approximately 10% growth of housing stock in small locations

6 How many homes should be built in any single, new housing development in the parish?

7 There are approximately 1,360 home in the parish. Looking forward to the next 15 years, roughly how many houses do you think it would be appropriate to build in Charing Parish?

Where should development happen?



8 Whilst all planning applications are subject to planning permission, how suitable do you think the following locations would be as a site for new developments in and around Charing Parish? The attached map has numbered sites that correspond to the numbers against the named options. (Please tick at least five)

If the historic Archbishop's Palace is restored and has a new owner, what is important for the community? (On a scale of 1 to 5 where 1 is not important and 5 is very important.) Please rate each option

	Average out of 5
'Open' access for everyone	4.1
Community facilities (e.g. hall, café, meeting rooms)	4.0
Working space (e.g. offices, artisan workshops & studios)	3.4
Learning centre for visitors	3.4
Public gardens	3.9
Community Trust ownership	3.8
Private ownership	2.0

YOUR VILLAGE YOUR PLAN

**WANT A SAY IN THE FUTURE OF
CHARING AND CHARING HEATH?**

**IF SO JOIN US AT ANY OF THE FOUR PLANNED
MEETINGS TO LAUNCH OUR NEIGHBOURHOOD PLAN**

**WHAT SHOULD HAPPEN OVER THE NEXT 15 YEARS FOR: HOUSING
DEVELOPMENTS; GREEN SPACES; TRAFFIC AND TRANSPORT;
BUSINESSES; THE HIGH STREET; HISTORIC BUILDINGS; THE
ENVIRONMENT; AND ANYTHING ELSE YOU CONSIDER IMPORTANT?**

AT CHARING PARISH HALL
10AM-12Noon, Thursday 22nd Sept
7PM-9PM, Thursday 22nd Sept
10AM-12Noon, Saturday 24th Sept

AT MEMORIAL HALL, CHARING HEATH
6PM-8PM, Monday 26th Sept

PLUS:

**AN EXHIBITION WITH INFORMATION ON CURRENT ISSUES IN THE PARISH –
THE PALACE (AND HOW YOU CAN SUPPORT ITS INTENDED RESTORATION),
THE OAK, CHAR 1 AND ORBIT, BRETT'S SAND QUARRY, THE CHALK QUARRY.**

FREE REFRESHMENTS

FREE REFRESHMENTS:

Enjoy tea or coffee plus a slice of Rosebud's cakes in the mornings. A glass of real ale (from Graham Austen who has applied to open the micro pub), local Westwell Wine or soft drinks on Thursday 22nd evening. Beer, wine and soft drinks from the Red Lion at Charing Heath on Monday 26th.



PLEASE NOTE:

Station road will be closed for resurfacing from the railway bridge to the entrance to surgery close from 7.30pm on Thursday 22nd Sept. Surgery close will be open.

WHAT IS A NEIGHBOURHOOD PLAN?

A document created by local people that sets out planning policy for the parish. It helps you protect the things you care about and to make improvements. It can state where housing and other buildings should go and where they should not and what they should look like. It can help to encourage the type of housing that is needed and which you would like to see more of.

WHY MAKE A NEIGHBOURHOOD PLAN?

Our neighbourhood plan (unlike the previous parish plan) will carry the same legal weight as the plans drawn up by Ashford Borough Council. Abc will have to follow what is in the neighbourhood plan when making decisions about planning applications in Charing and Charing Heath.

WHO MAKES THE NEIGHBOURHOOD PLAN?

While the parish council has started this off and has overall responsibility for it, it is the community as a whole who will make the plan. There are processes to go through to ensure it genuinely reflects community views. At the end it has to be agreed by a referendum of the whole parish to come into force.

Please come to one of the meetings to learn more. As well as learning about everything else going on in the parish at this time.

Produced by Charing Parish Council
www.charingkent.org
Tel: 01233 713599
Email: cpclerk@btinternet.com

Detailed results from Charing Neighbourhood Plan questionnaire.			
		Number	
Are you	Householder A	620	
	Householder B/partner	365	
	Son or daughter 16+ years	41	
	Other relative	38	
	Tenant	10	
	Other relative	11	
		Number	
Do you live in	Charing village	623	
	Charing outlying areas	293	
	Charing Heath	149	
	Westwell Leacon	18	
		Average response out of 5	
How much do you value the following?	Easy to commute	3.76	
	Surrounded by beautiful countryside	4.75	
	The sports and leisure facilities	3.08	
	Charing Primary School	3.08	
	High Street	4.27	
	Small local businesses incl. farm shops	4.30	
	The post office	4.61	
	The library	3.82	
	Hotels/ bed and breakfast	2.68	
	Green spaces within the villages	4.47	
	The sense of community	4.29	
	The pubs	3.68	
	The restaurants	3.65	
	Churches	3.46	
	Good business opportunities	2.96	
	GP practice	4.69	
	Pharmacy	4.70	
	The sense of history of the area	4.20	
	Historic buildings	4.18	
	Community venues	3.89	
	Footpaths in the parish	4.24	
		Number	
If you had to choose only one option (A or B), would you prefer new houses in the Parish to be built:	All in one location	222	

	Spread across lots of different sites	762	
	Large homes with big gardens	312	
	Small, affordable flats/appartments, bungalows and houses	671	
	Only on the immediate outskirts of the village	482	
	Spread throughout the parish including the more rural areas	491	
	On small plots to reduce the amount of land needed for development	531	
	On plots that allow for large gardens to boost the sense of green space	446	
	In lots of different styles	871	
	In just one single style	118	
	Never allow the change of use of buildings from businesses/shops to residential	411	
	Allow the change of use of buildings to residential	556	
	All homes in new developments should have their own drives onto an existing road, so that line that road	238	
	All homes in a new development should have a single road onto an existing road (like Poppyfields) allowing for a group of houses to be built off that road	726	
	New developments should be for all age groups, family sizes and differing physical abilities	822	
	New developments do not need to be for all age groups, family sizes and differing physical abilities	177	
		Number	%
What type of homes should be given most priority in the Neighbourhood Plan? (Please only tick THREE boxes)	Homes for people to buy (at market prices)	876	28.7
	Homes with shared equity (part rent, part purchase)	688	22.5
	Social homes provided by council/housing associations to rent at below market rents	333	10.9
	Sites for people to build their own homes	389	12.7
	Static sites for travellers	9	0.3

	Homes to buy or rent for the elderly or people with differing physical abilities	712	23.3
	Mobile home parks	49	1.6
		Number	%
How many homes should be built in any single, new housing development in the Parish?			
	Up to 5 houses	132	12.2
	Up to 10 houses	239	22.2
	Up to 20 houses	356	33.0
	Up to 30-50 houses	223	20.7
	More than 50 houses	33	3.1
	No opinion	95	8.8
		Number	%
How many homes should be built in the Parish over the next 15 years?			
	Less than 50	219	20.4
	51 to 75	170	15.9
	76 to 100	176	16.4
	101 to 125	149	13.9
	126 to 150	167	15.6
	151 to 200	121	11.3
	Over 200	69	6.4
		Homes	Business
How suitable do you think the following locations are for:			
	Site behind North Downs Garage	458	474
	Wheler site 1	437	65
	Wheler site 2	281	41
	CHAR 1	577	82
	CHAR 1 extension	477	78
	Wilkinson Close extension	423	73
	Burleigh Road allotments	249	56
	Parson's Mead	396	256
	Corner of Bowl Road	395	189
	Land opposite Bowl Road	446	134
	Broadway Slip	167	40
	Former Morrison's Yard	387	356

New builds are not currently encouraged outside the immediate village of Charing. Do you believe that small infill developments should be allowed over the next 15 years in Charing Heath/Westwell Leacon?	Yes	626	
	No	380	
	No reply	70	
When you next move house would you hope to	Move within the parish	408	
	Outside the parish but in the general area	105	
	Further away	124	
	Don't know	419	
Why do you want/need to leave the parish? Tick all boxes that apply	Cost of buying a house	67	
	Cost of renting a home	24	
	Availability of the type of housing I am looking for	109	
	Need to be closer to work	38	
	Move nearer a school of your choice	19	
	Need to be closer to university	13	
	Unacceptable village expansion	160	
	Want to be nearer family	72	
	Want somewhere more lively	43	
	Want somewhere quieter	95	
	Need accommodation that caters for changing needs (physical/mental)	102	
	None of the above	220	
What sort of accommodation are you personally likely to need when you next move hous? Please tick all boxes that apply	A bigger property	149	
	A smaller property	411	
	More outside space	220	
	Less outside space	175	
	Affordable housing to buy	115	
	A property to buy	290	

	Specialist housing for older people	299	
		Average score out of five	
		Now	Needs improving
Please rate the following facilities in the parish now and how important it is to improve these over the next 15 years. (on a scale of 1 to 5 where 1 is poor/needs improvement and 5 is brilliant/needs little improvement. Leave a square blank if you don't feel able to comment.			
	Public transport (buses)	2.88	3.06
	Public transport (trains)	3.54	3.26
	Road congestion management	2.86	3.05
	Preventing additional traffic on smaller ie B and C roads	2.51	3.04
	Fast reliable broadband	2.65	3.13
	Local primary schools	3.17	3.26
	Pedestrian safety	2.83	3.06
	Vehicle parking	2.31	2.96
	Public toilets	3.32	3.09
	Parish public foot paths	3.68	3.29
	Litter bins	3.25	3.16
	Children's playgrounds (Under 11's)	3.70	3.27
	Adventure playgrounds /facilities (teenagers)	2.70	2.93
	Wildlife habitat	3.62	3.45
	Accessibility for disabled to shops/amenities	2.52	3.06
	Accessibility for disabled to parish footpaths/ outside amenities	2.57	3.13
	Amenities for young	2.73	3.00
	Public library	3.94	3.56
	Allotments	2.78	3.08
	Pubs	1.56	2.82
	Restaurants	2.09	2.94
	Pharmacy facilities	4.32	3.78
	Amenities for older people	3.13	3.35
	GP services	3.85	3.64
	Hotels/B&Bs	2.14	2.83
		Average score out of 5	

When thinking about building new homes and new housing developments in the parish what is important? (Where 1 is not important and 5 is very important. Please leave a box blank if you don't feel able to comment.)	Designs that respect the scale of the existing village landscape	4.67	
	The use of traditional local building materials	4.08	
	High levels of energy conservation in new buildings	4.35	
	Inspirational designs based on new thinking in architecture	2.52	
	Designs that take into account the character of the Weald setting	4.43	
	Developments with varied house designs	3.96	
	Open green spaces and gardens within new developments	4.44	
	Better pedestrian and cycle access to Charing village centre.	3.97	
	Clear street signs that respects the village setting	3.88	
	Better protection of historic features throughout the parish	4.25	
	Better protection of the High Street for businesses	4.41	
	Improved flood prevention	3.48	
	Good management of the varied local wildlife	4.26	
	Better road safety throughout the parish	4.30	
	Protect the designated Areas of Outstanding Beauty (AOB) in the parish	4.64	
	Protect the historical North Downs Way and Pilgrims Way	4.70	
	New homes provide off-street parking	4.61	
	Additional facilities are provided to service the extra residents	4.61	
		Number	% of total respondents

Which of the following open spaces, buildings, places, views do you believe are important (Please tick ALL boxes that apply)			
	Current views of Charing church from inside and outside the village	909	83.24
	Archbishop's Palace	828	75.82
	Current views of the North Downs from inside and outside the villages	950	87.00
	Views of the villages from the Pilgrims Way	819	75.00
	Views of the countryside from existing houses	873	79.95
	Current views of the Heath (Charing Heath) from inside the village	578	52.93
		Average out of 5	% responding
If the historic Archbishop's Palace is restored and has a new owner, what is important for the community? (On a scale of 1 to 5 where 1 is not important and 5 is very important. Please rate each option)			
	'Open' access for everyone	4.1	83.8
	Community facilities (e.g. hall, café, meeting rooms)	4.0	83.5
	Working space (e.g. offices, artisan workshops & studios)	3.4	78.0
	Learning centre for visitors	3.4	77.1
	Public gardens	3.9	83.1
	Community Trust ownership	3.8	72.8
	Private ownership	2.0	61.9
		Number	
Which of these best applies to you?(Please tick ONE box only)			
	Self-employed	130	
	Business owner running a local business	71	
	Employed	250	
	Working part time (<30 hours a week)	77	
	Carer for family member	16	
	In education	28	

	Retired	433	
	Not working/homemaker	41	
	Volunteer	8	
	Other	14	
		Number	
If we the residents, encourage land or buildings to be used by business in the parish, what type of business would you prefer. (Please tick ALL the boxes you think apply)	Farming and agricultural support services	626	
	Light industrial or engineering support services	327	
	Technology start-up	452	
	Shared office space for people working from home	466	
	Small, independant retail business	840	
	Larger retail outlet	68	
	Community support or social care	423	
	Hospitality (pubs and restaurant)	803	
	Manual trades	351	
	Traditional crafts such as thatching and blacksmiths	605	
	Other	60	
		Number	
If you work from home would the provision of working facilities in the form of a 'Shared office space' in the parish be of value to you?	Yes	73	
	No	184	
	Don't know	57	
	Doesn't apply to me	720	
		Average out of 5	
How important is/or will fast reliable broadband (eg BT Infinity or other provider) be to you? (on a scale of 1-5 with 1 being unimportant and 5 being very important)		Now	In the future
	Working from home	3.99	4.37
	Running a business	3.57	3.89

	Home TV	4.10	4.33
	Home internet	4.39	4.63
	Gaming	2.14	2.28
	None of the above	2.32	2.00
		Number	
Are you	Male	469	
	Female	562	
Are you	36-50	10	
	16-17	11	
	18-21	72	
	22-35	195	
	36-50	301	
	51-65	257	
	66-75	140	
	76-85	43	
	over 85		



Charing Neighbourhood Plan

Unique ID Number

This questionnaire will help us understand how we, the residents, would like to see Charing Parish develop over the next 15 years. The information we receive from this will be used as part of the Neighbourhood Plan, which will be agreed through a final referendum vote. Your views really matter, so we ask all residents aged 16 or over in your home to fill in a questionnaire each.

Every questionnaire has its own unique number at the top of this page so we can record how many we have given out and then collected.

You can fill this out on-line or on paper. To complete the questionnaire online use this link

<https://tinyurl.com/CNPSurvey>

You will need to add your unique number, as shown above, at the beginning of the survey. The first four digits are the household number and the fifth digit refers to the person. So if your household number is 1031, the first person is 10311, the second 10312, the third 10313 and so on.

When you complete the questionnaire and have clicked FINISH you will then be re-directed to the prize draw entry page to enter your contact details. Prizes include £50 vouchers to spend in local stores and a 3 course meal for two at the Red Lion so don't miss out. All completed questionnaires will remain anonymous. Any personal details provided will only be held while collecting responses or until the prize draw closes. If you have any problems completing the questionnaire online please complete the paper one and let us know what went wrong.

If you need more paper copies please contact us on this number:

CONTACT Jane Emblem on 07867 556351

yourplan@charingkent.org

We will call back to collect paper questionnaires but if you wish to or are unlikely to be in please drop in the collection box at one of the following points:

Charing Heath: **Red Lion**

Charing: **library, post office or pharmacy**

or: **post to Jane Emblem at 18a High Street, Charing TN27 0HU**

Online completion deadline: 23 April 2017

Paper Questionnaire collection: will begin 28 April 2017

Prize Draw: will take place at Charing Village Picnic on 4 June

Remember, this is...

Your Neighbourhood Plan

Have your say and make a difference

GENERAL QUESTIONS

1. Are you? (Please tick **ONE** box only)

Householder 1

Householder 2/ partner

Son or daughter 16+ years of age

Other relative

Tenant of householder

Other

2. Where do you live? (please tick **ONE** box only)

Charing village

Charing outlying areas

Charing Heath

Westwell Leacon

3. How much do you value the following in Charing Parish?

(On a scale of 1 to 5 where 1 is not important and 5 is important. Please put a number in each box but leave square blank if you don't feel able to comment)

Easy to commute

Surrounded by beautiful countryside

The sports and leisure facilities

Charing Primary School

High Street

Small local businesses incl. farm shops

The post office

The library

Hotels/ bed and breakfast

Green spaces within the villages

The sense of community

The pubs

The restaurants

Churches

Good business opportunities

GP practice

Pharmacy

The sense of history of the area

Historic buildings

Community venues

Footpaths in the parish

HOUSING

4. If you had to choose only one option, would you prefer new houses in the Parish to be built:

(only circle A. **OR** B. for each pair of questions)

- | | |
|---|---|
| A All in one location | B Spread across lots of different sites |
| A Large homes with big gardens | B Small, affordable flats/apartments, bungalows & houses |
| A Only on the immediate outskirts of the villages | B Spread throughout the parish, including the more rural areas |
| A On small plots, to reduce the amount of land needed for development | B On plots that allow for large gardens, to boost the sense of green space |
| A In lots of different styles | B In just one single style |
| A Never allow the change of use of buildings from businesses / shops to residential | B Allow the change of use of buildings to businesses / shops to residential |
| A All homes in a new development should have their own drives onto an existing road, so they line that road | B All homes in a new development should have a single road onto an existing road, (like Poppy Fields) allowing for a group of houses to be built off that road. |
| A New developments should be for all age groups, family sizes and differing physical abilities. | B New developments do not need to be for all age groups, family sizes and differing physical abilities. |

5. What type of homes should be given most priority in the Neighbourhood Plan?

(Please only tick **THREE** boxes)

Homes for people to buy (at market prices)

Homes with shared equity (part rent, part purchase)

Social Homes provided by council / housing associations to rent at below market rents

Sites for people to build their own homes

Static sites for travellers

Homes to buy or rent for the elderly or people with differing physical abilities

Mobile home parks

6.

How many homes should be built in any single, new housing development in the parish?

(Please only tick **ONE** box)

Up to 5 houses

Up to 10 houses

Up to 20 houses

Up to 30-50 houses

More than 50 houses

No opinion

7.

There are approximately 1,360 homes in the parish. Looking forward to the next 15 years, roughly how many homes do you think it would be appropriate to build in Charing Parish?

(Please only tick **ONE** box)

Less than 50

51 to 75

76 to 100

101 to 125

126 to 150

151 to 200

Over 200

8.

Whilst all planning applications are subject to planning permission, how suitable do you think the following locations would be as a site for new developments in and around Charing Parish? The map opposite has numbered sites that correspond to the numbers against the named options. (Please tick **AT LEAST FIVE** boxes in total across the two columns)

A

B

C

D

E

F

G

H

I

J

K

L

Site behind North Downs Garage

Wheler Foundation site 1

Wheler Foundation site 2

CHAR 1

CHAR 1 extension

Wilkinson Close extension

Burleigh Road allotments

Parson's Mead

Corner of Bowl Road

Land opposite Bowl Road

Broadway Slip

Site formerly Morrison's Yard

Housing

Business

4



9. New builds are not currently encouraged outside the immediate village of Charing. Do you believe that small infill developments should be allowed over the next 15 years in Charing Heath and Westwell Leacon?

Yes

☐

No

☐

10. If/ when you next move house would you hope to (Please only tick ONE box)

Move within the parish
(please go to Q.12)

☐

Outside the parish but in the
general area

☐

Further away

☐

Don't know

☐

11. Why do you want/need to leave the parish? (Please tick **ALL** boxes that apply)

Cost of buying a house

☐

Unacceptable village expansion

☐

Cost of renting a home

☐

Want to be nearer family

☐

Availability of the type of housing
I am looking for

☐

Want somewhere more lively

☐

Need to be closer to work

☐

Want somewhere quieter

☐

Move nearer a school of your
choice

☐

Need accommodation that caters for
changing needs (physical/mental)

☐

Need to be closer to university

☐

None of the above

☐

12. What sort of accommodation are you personally likely to need when you next move house?
(Please tick **ALL** boxes that apply)

A bigger property

☐

A smaller property

☐

More outside space

☐

Less outside space

☐

Affordable housing to buy

☐

A property to buy

☐

Specialist housing for older
people

☐

FACILITIES

13. Please rate the following facilities in the parish now and how important it is to improve these over the next 15 years. (On a scale of 1 to 5 where 1 is poor/ needs much improvement and 5 is brilliant/ needs little improvement. Leave a square blank if you don't feel able to comment)

	Now	Needs improving
Public transport (buses)		
Public transport (trains)		
Road congestion management		
Preventing additional traffic on smaller ie B and C roads		
Fast reliable broadband		
Local primary schools		
Pedestrian safety		
Vehicle parking		
Public toilets		
Parish public foot paths		
Litter bins		
Children's playgrounds (Under 11's)		
Adventure playgrounds /facilities (teenagers)		
Wildlife habitat		
Accessibility for disabled to shops/amenities		
Accessibility for disabled to parish footpaths/ outside amenities		
Amenities for young		
Public library		
Allotments		
Pubs		
Restaurants		
Pharmacy facilities		
Amenities for older people		
GP services		
Hotels/ B&Bs		

14. **When thinking about building new homes and new housing developments in the parish what is important?**

(Where 1 is not important and 5 is very important. Please leave a box blank if you don't feel able to comment)

Designs that respect the scale of the existing village landscape

The use of traditional local building materials

High levels of energy conservation in new buildings

Inspirational designs based on new thinking in architecture

Designs that take into account the character of the Weald setting

Developments with varied house designs

Open green spaces and gardens within new developments

Better pedestrian and cycle access to Charing village centre

Clear street signs that respects the village setting

Better protection of historic features throughout the parish

Better protection of the High Street for businesses

Improved flood prevention

Good management of the varied local wildlife

Better road safety throughout the parish

Protect the designated Areas of Outstanding Beauty (AOB) in the parish

Protect the historical North Downs Way and Pilgrims Way

New homes provide off-street parking

Additional facilities are provided to service the extra residents

15. **Which of the following open spaces, buildings, places, views do you believe are important?**

*(Please tick **ALL** boxes that apply)*

Current views of Charing church from inside and outside the village

Archbishop's Palace

Current views of the North Downs from inside and outside the villages

Views of the villages from the Pilgrims Way

Views of the countryside from existing houses

Current views of the Heath (Charing Heath) from inside the village

16. If our historic Archbishop’s Palace is restored and has a new owner, what is important for the community?

(On a scale of 1 to 5 where 1 is not important and 5 is very important. Please rate each option. Leave a square blank if you don’t feel able to comment)

‘Open’ access for everyone

Community facilities (e.g. hall, café, meeting rooms)

Working space (e.g. offices, artisan workshops & studios)

Learning centre for visitors

Public gardens

Community Trust ownership

Private ownership

17. Are there any areas within the parish that are not currently used for recreational activities but could possibly be considered for use in the future? E.g. quiet public gardens, childrens play areas, outdoor gym equipment, skate parks etc.?

BUSINESS AND EMPLOYMENT

18. Which of these best applies to you?

*(Please tick **ONE** box only)*

- Self employed
- Business owner running a local business
- Employed
- Working part time (less than 30 hours a week)
- Carer for family member
- In education
- Retired
- Not working/ homemaker
- Volunteer
- Other

19. If we the residents, encourage land or buildings to be used by business in the parish, what type of business would you prefer?

*(Please tick **ALL** the boxes you think apply)*

- Farming and agricultural support services
- Light industrial or engineering support services
- Technology start-up
- Shared office space for people working from home
- Small, independant retail business
- Larger retail outlet
- Community support or social care
- Hospitality (pubs and restaurant)
- Manual trades
- Traditional crafts such as thatching and blacksmiths
- Other

20. If you work from home would the provision of working facilities in the form of a 'Shared office space' in the parish be of value to you?

Yes

No

Don't know

Doesn't apply to me

21. How important is/or will fast reliable broadband (eg BT Infinity or other provider) be to you?
(on a scale of 1-5 with 1 being unimportant and 5 being very important)

Working from home

Running a business

Home TV

Home internet

Gaming

None of the above

	Now	In future

ABOUT YOU

22. To show that this public consultation is representative of our community, it would be helpful if you would provide some information about yourself. Are you?

Male

Female

23. How old are you?

16-17

18-21

22-35

36-50

51-65

66-75

76-85

over 85

24. Please use the space below if you have any further comments to make about anything that you feel has not been covered in the questionnaire.

Thank you so much for taking the time to help shape the future of our parish.

CHARING NEIGHBOURHOOD PLAN

PROJECT 106 EXHIBITION JULY 2017

This very comprehensive exhibition was very well attended. The exhibition comprised the following information.

1. Details of the results from the community wide questionnaire
2. Specific details on developments including
 - Map of potential development sites in Charing
 - Document outlining uncontrolled development could add 639 new houses
 - Proposed housing developments off the A20 close to Hothfield and Tutt Hill
 - Impact on population growth due to proposed developments
 - Impact on Charing's water supply
 - Reasons why ABC has increased the number of houses for Charing
 - CPC position statement

Additionally details of the administrative arrangements for the exhibition and the flier sent to all houses to encourage attendance are included.



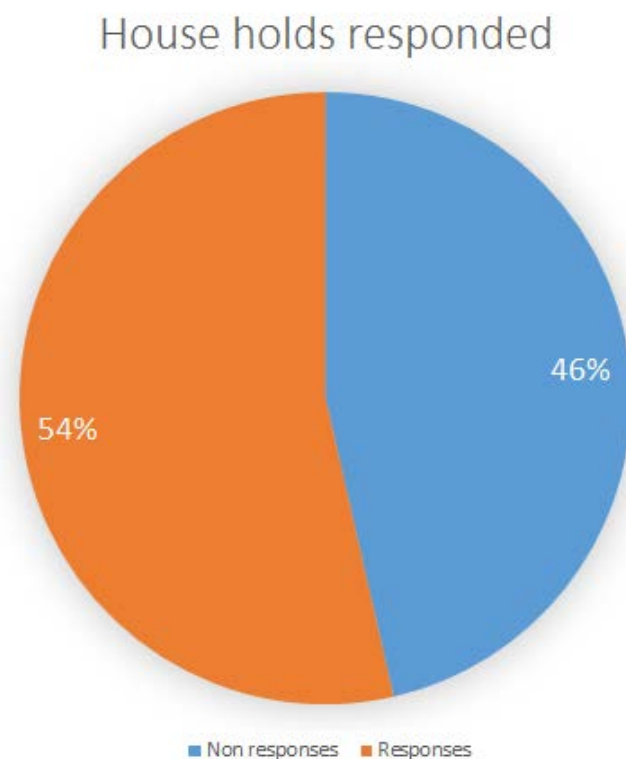
Neighbour hood plan

Questionnaire analysis - July 2017 to develop a plan for the next 20 Years

Questionnaire responses



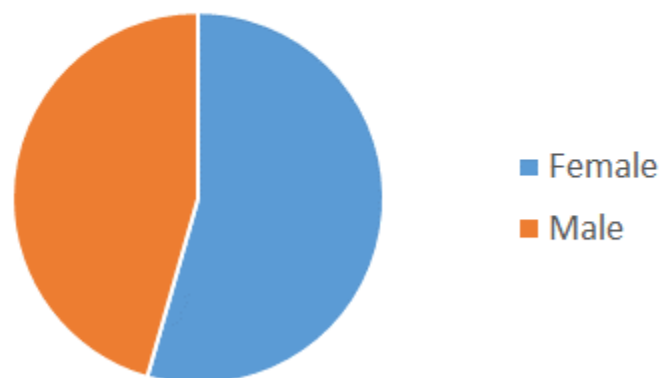
54% of households responded (659)



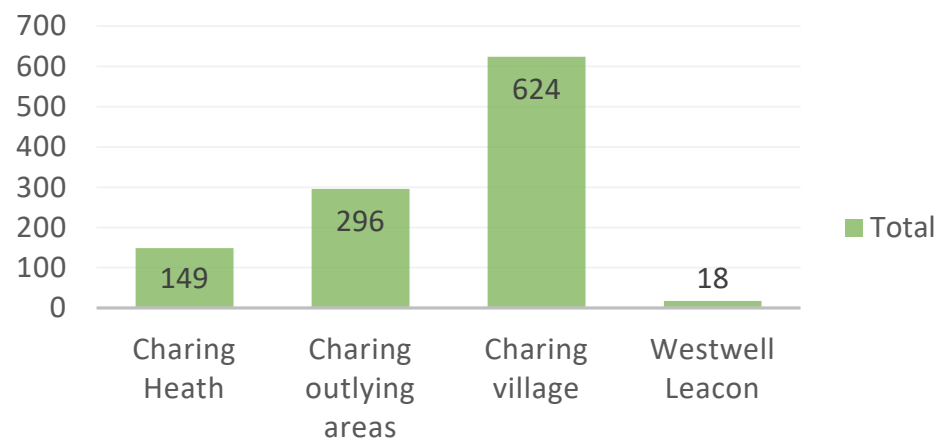
Excellent response based on other
neighbourhood plans

Who responded?

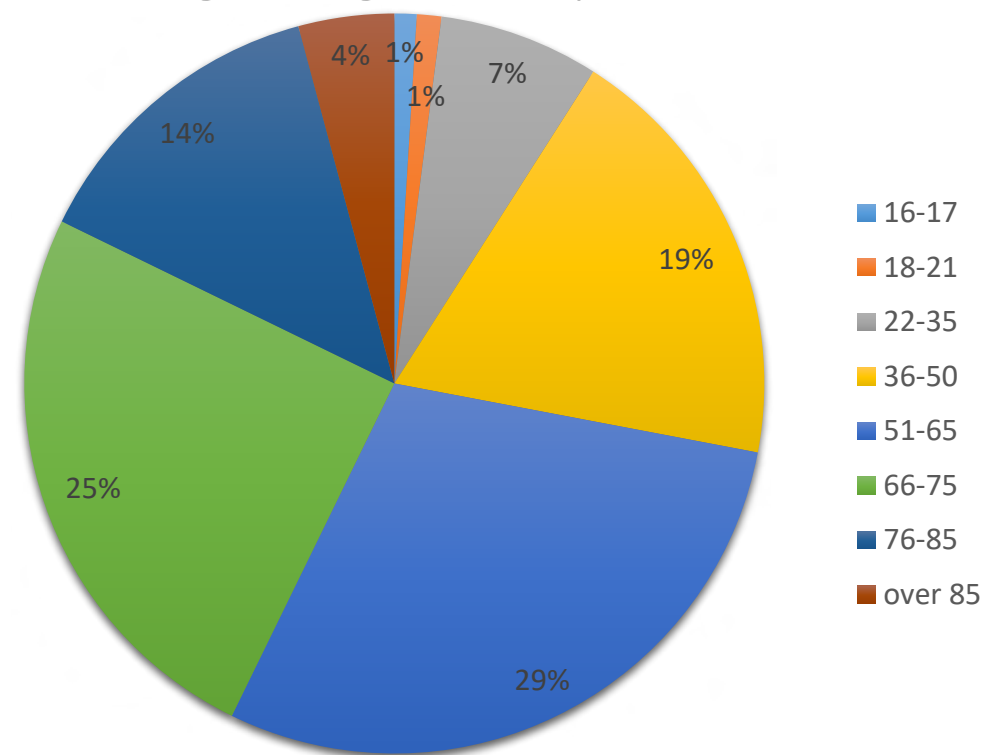
Male or Female



Location



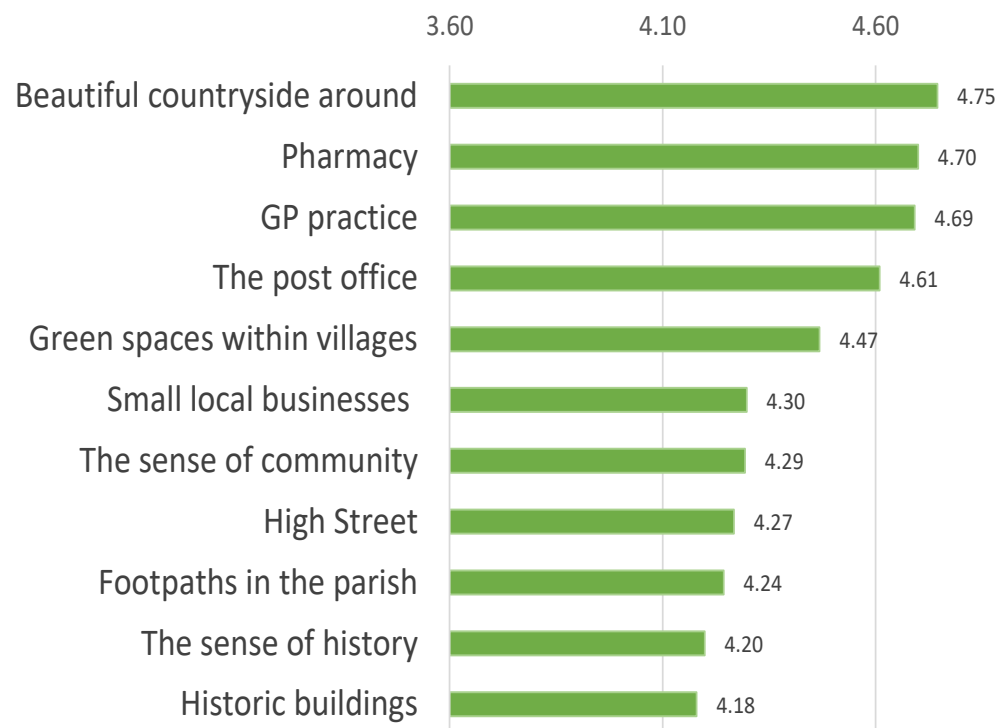
Age range of respondents



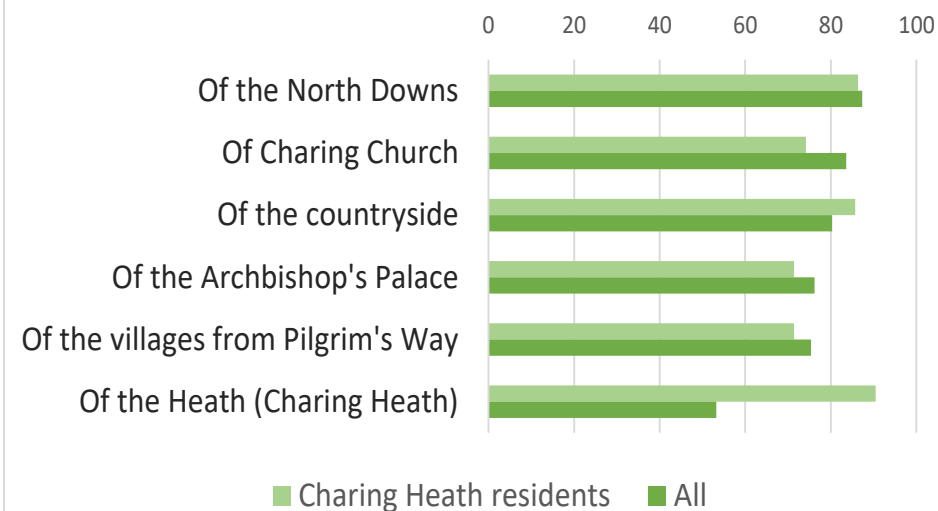
High response from those aged 66 to 85;
low response from those under 50

What makes Charing special?

What we value - top 11 - average score out of 5



Important views: % of total replies:

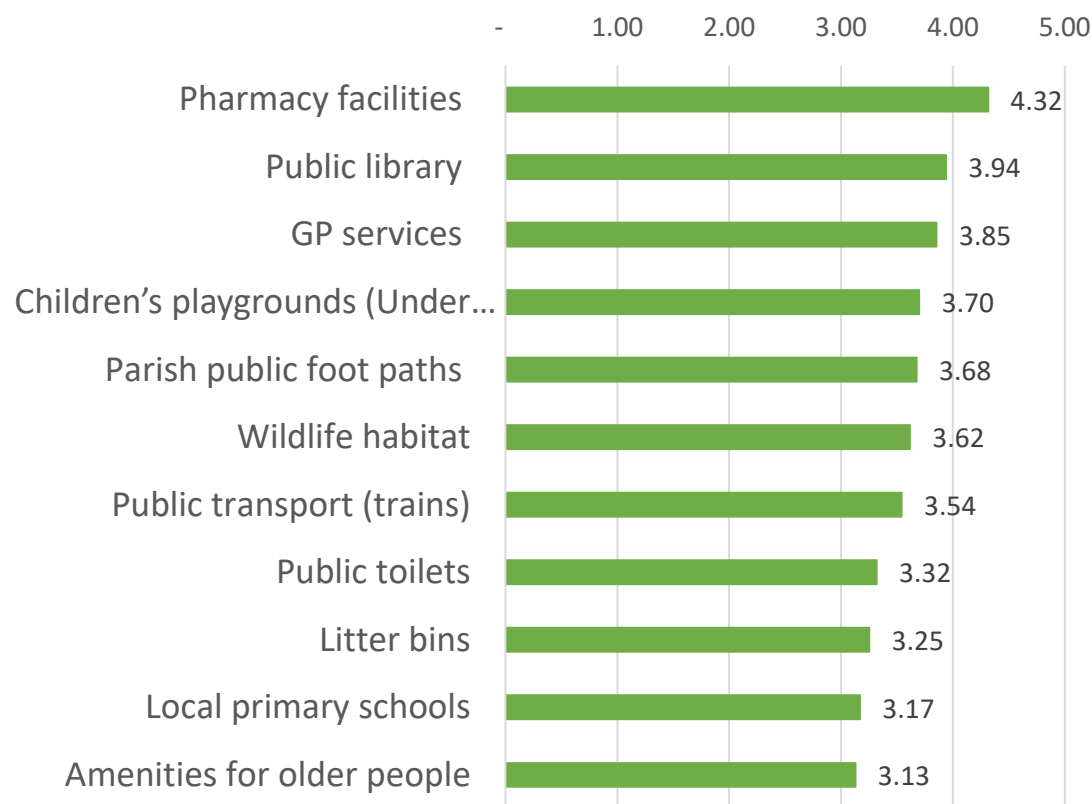


Views, greenery, history, high street ,
GP/pharmacy are all cherished

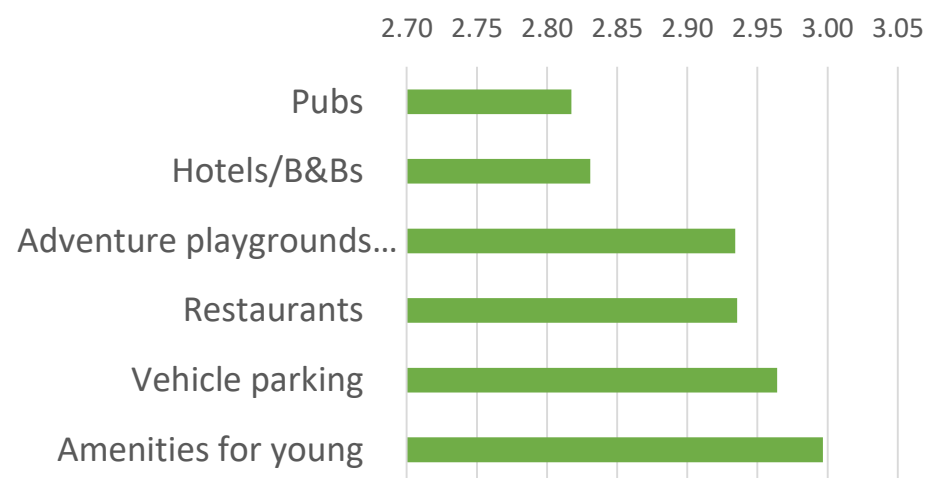
Parish facilities now and in the future



The 11 top-rated parish facilities
(Average score out of 5 - those rated 3 or more)



What facilities most need improving?
(Average score out of 5)

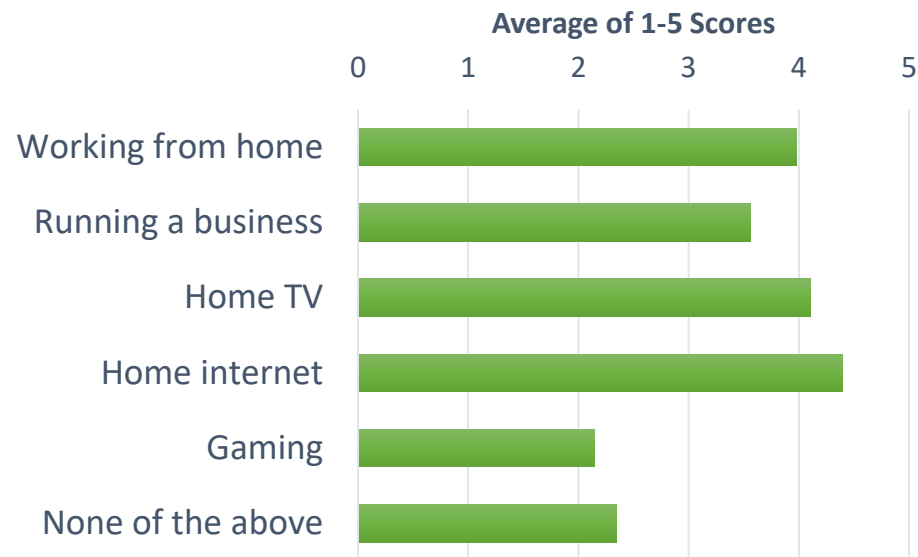


This chart shows those considered to most need improving with the lowest score indicating most improvement needed. Only those shown scored 3 or less but many facilities only scored slightly better.

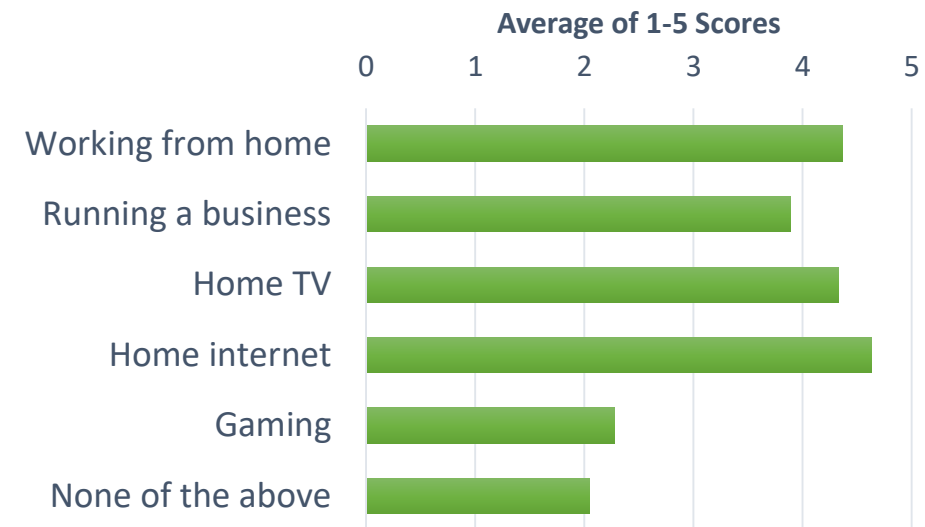
How important is broad band?



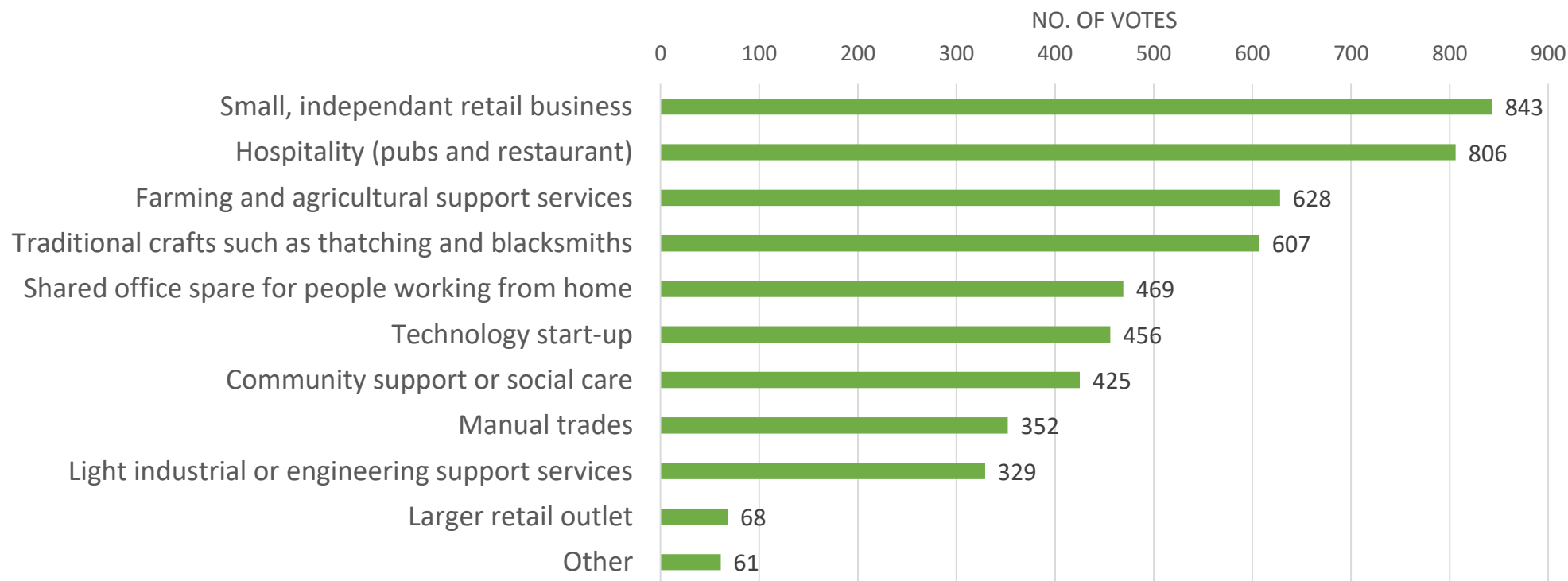
How important is fast reliable
broadband be to you *now*?



How important will fast reliable
broadband be to you *in the
future*?

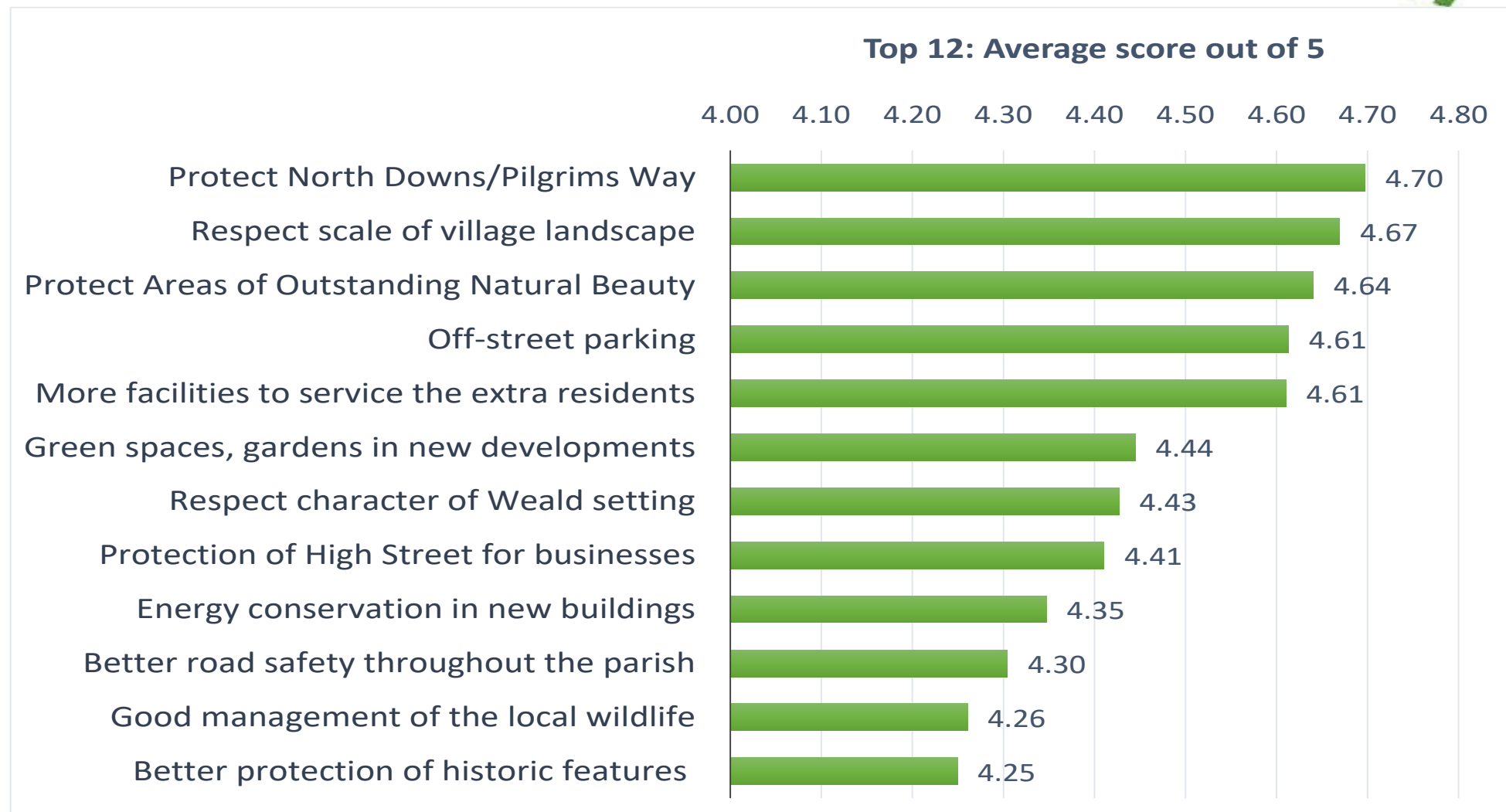


What business do we want?



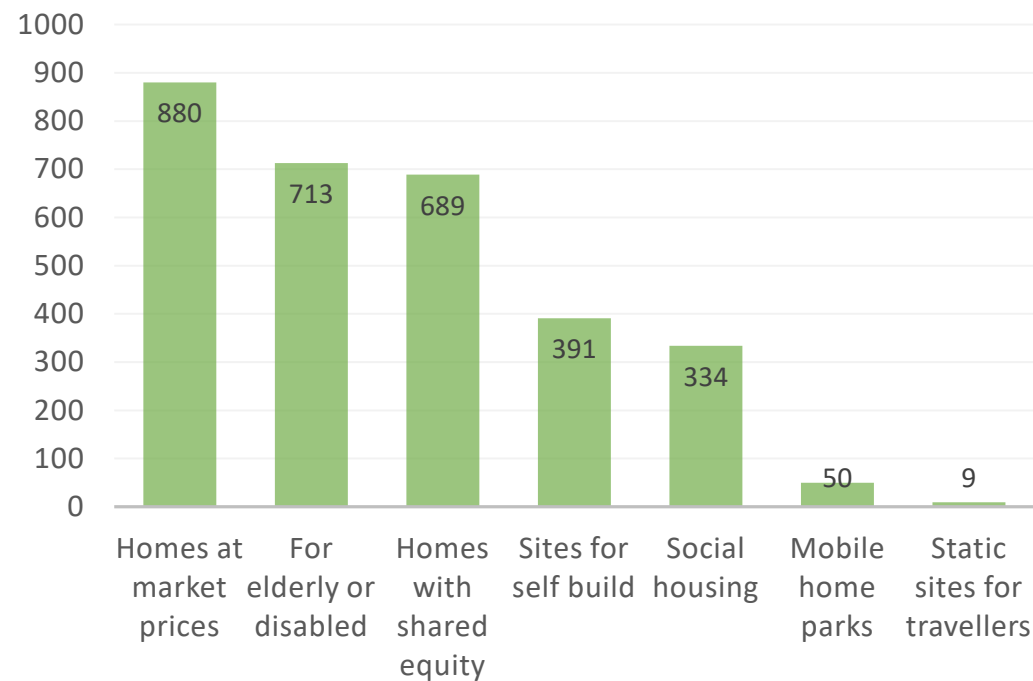
The Parish welcomes new and varied business development

What's important when building

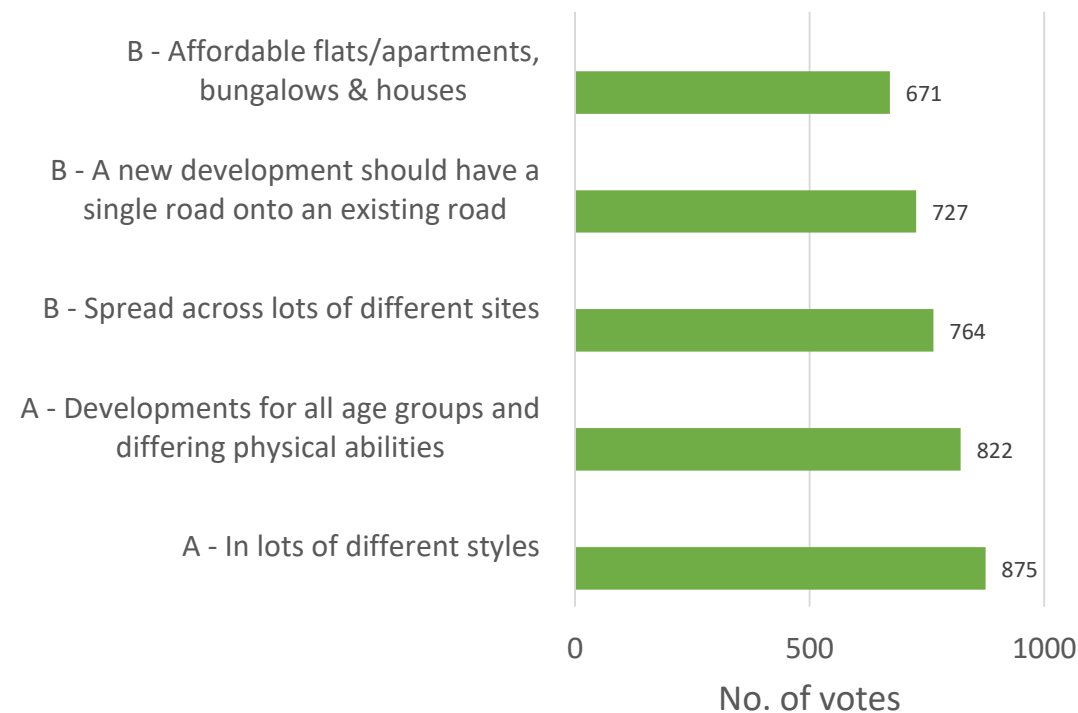


What sort of home do we want?

Type of new homes



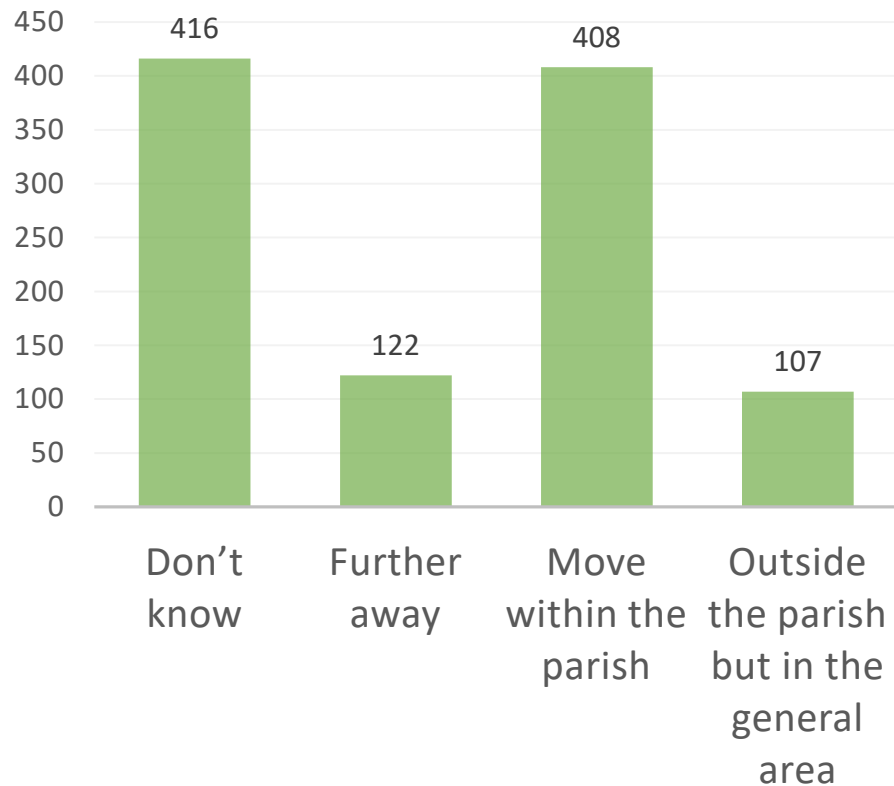
Top 5 Preferences for new homes



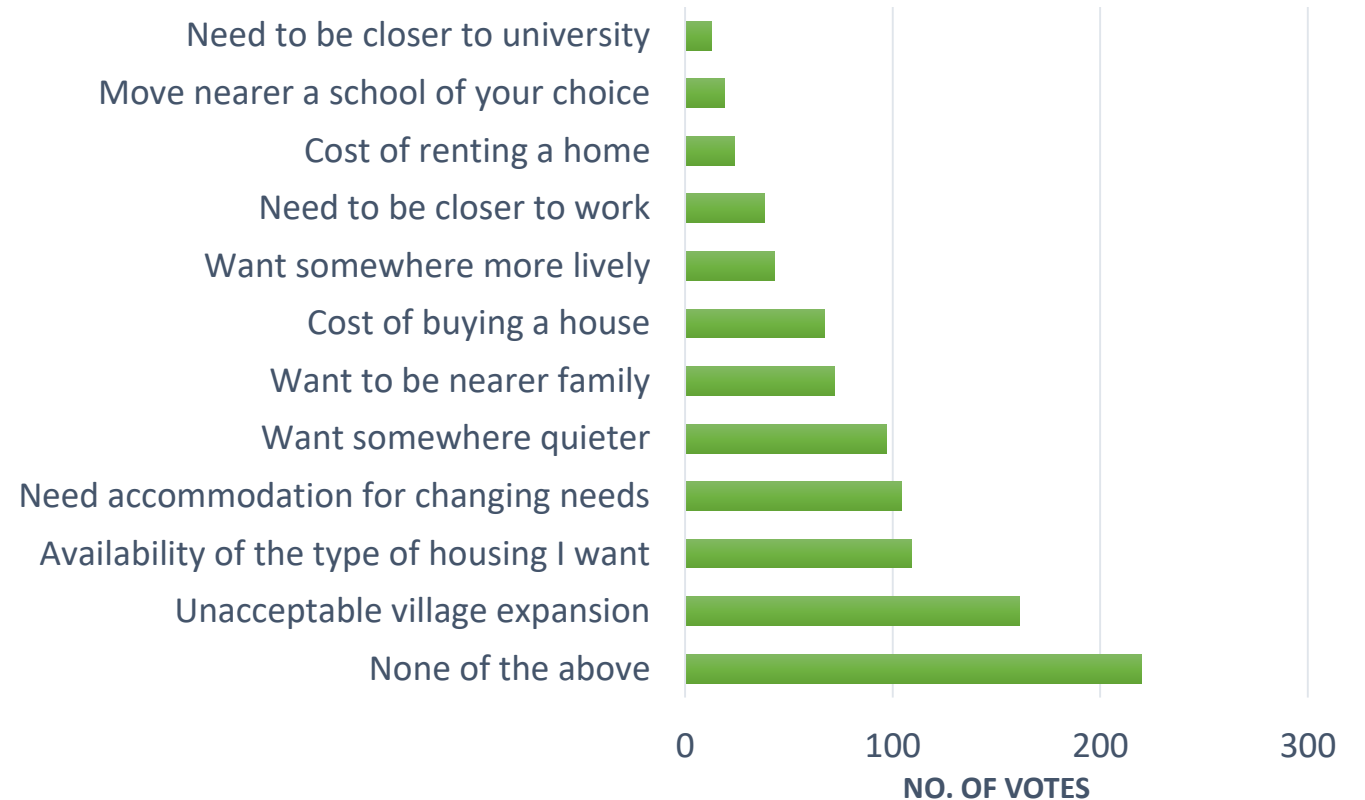
Moving house



If or when you move house
where would you move to?



Reasons given for wanting to leave the parish



Housing needs



What sort of accommodation are you likely to need when you next move house?

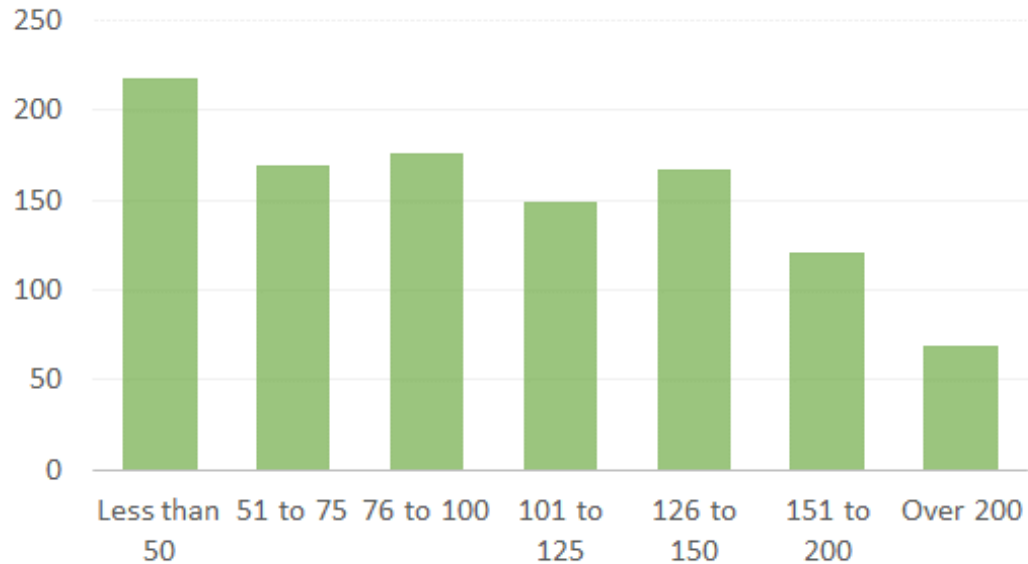


Smaller homes are particularly needed

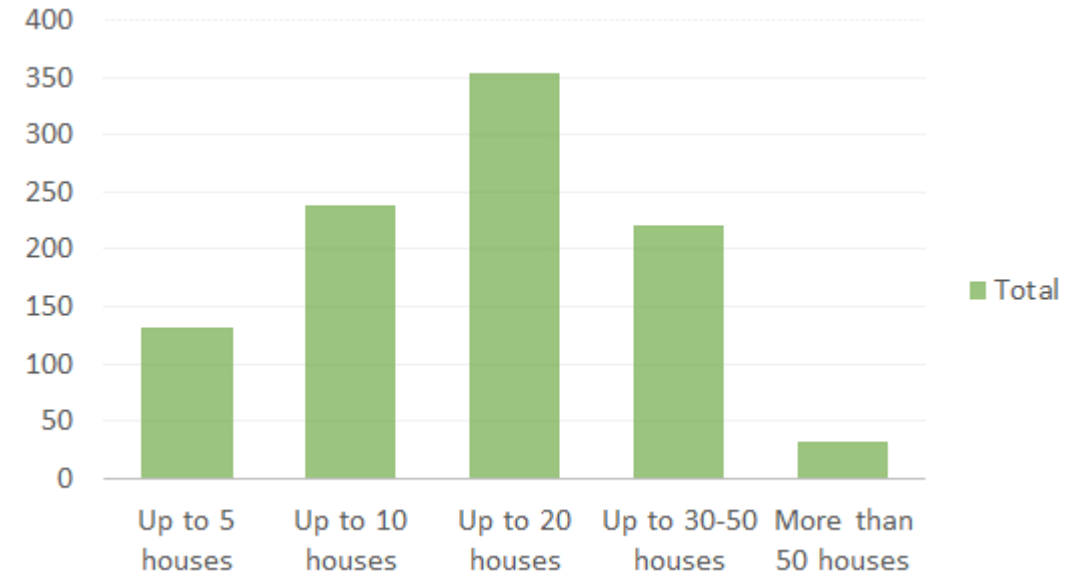
Development over the next 20 years



How many houses do we want?



How many houses in one location?

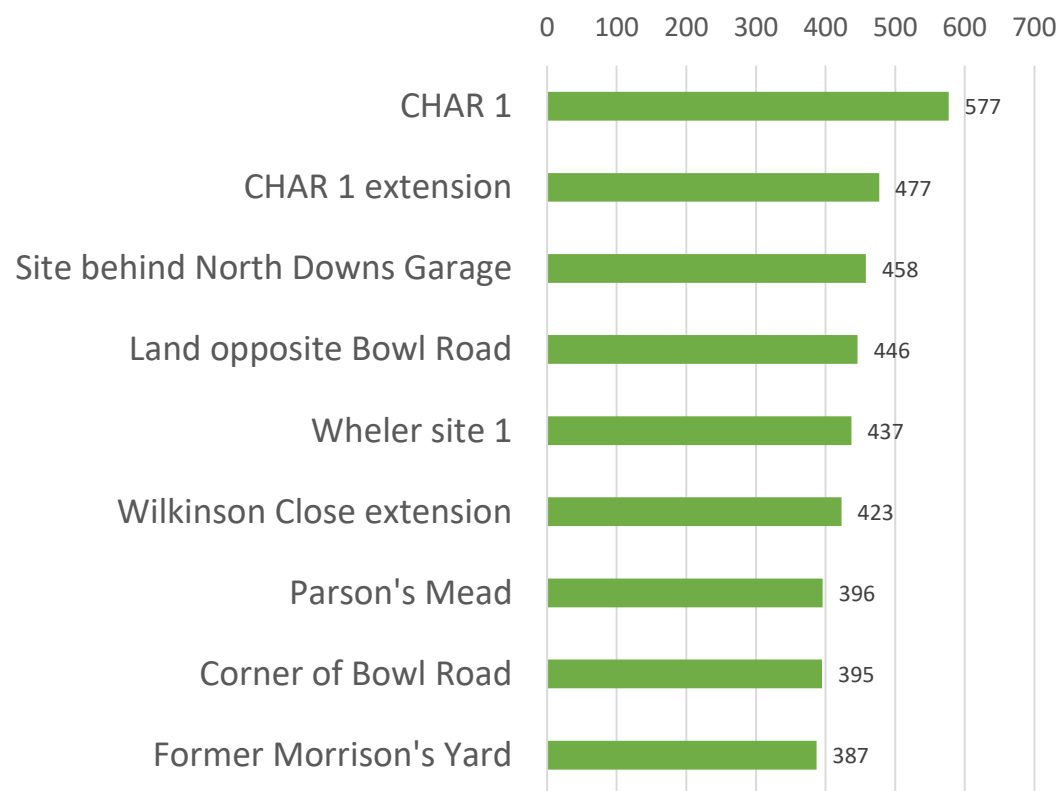


The Parish welcomes approximately 10% growth of housing stock in small locations

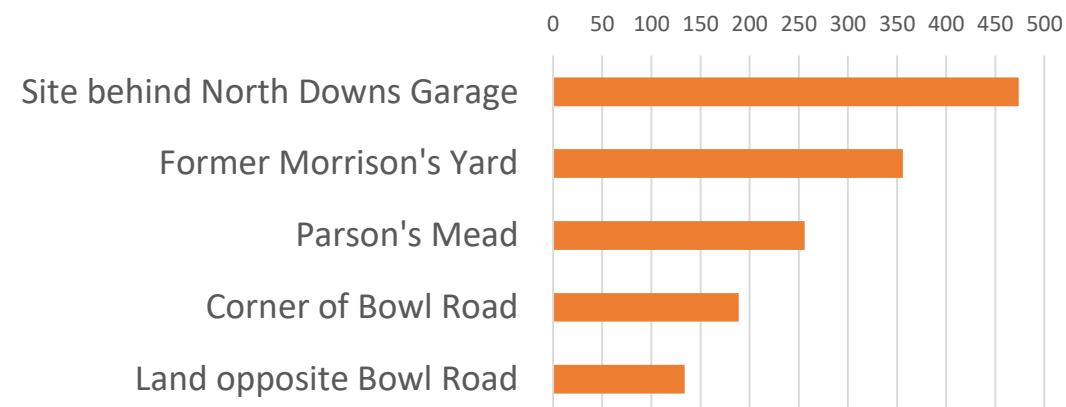
Where should development happen?



Best 9 sites for new homes: votes

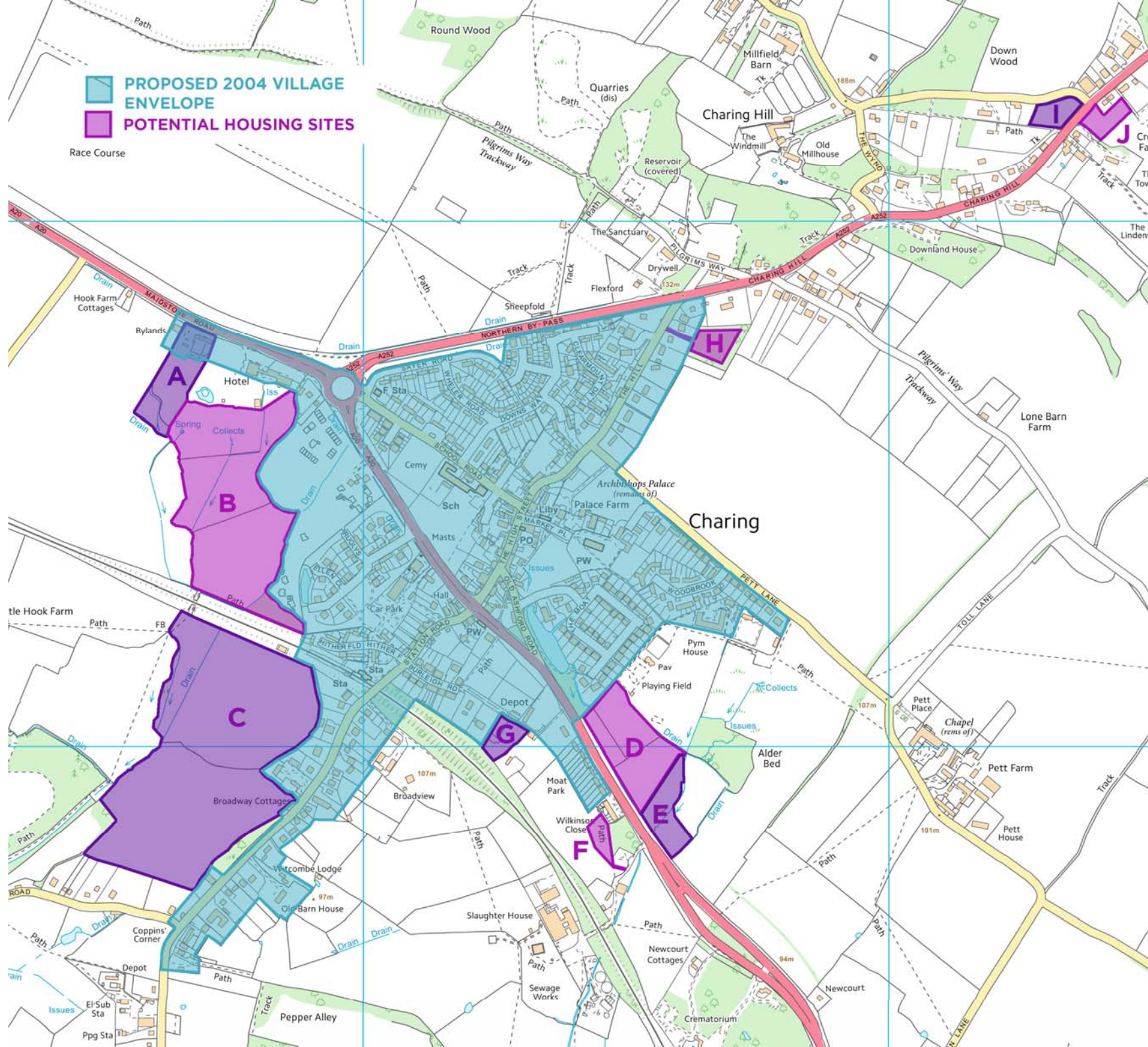


Best 5 sites for business: votes



Only limited support for other sites mentioned.

58% of all respondents supported small infill developments in Charing Heath and Westwell Leacon but only 42% of CH and WL residents.



639 NEW HOMES ON OUR DOORSTEP

ABC LOCAL PLAN FIRST DRAFT

CHAR 1	35
NORTHDOWNS GARAGE	<u>20</u>
TOTAL NEW HOMES	55

ABC LOCAL PLAN SECOND DRAFT (ADDS TO 1ST DRAFT)

WHELER NORTH	100
LAND ADJOINING WHELER NORTH	<u>80</u>
TOTAL NEW HOMES ADDED FROM 2 ND DRAFT	180

TOTAL NEW HOMES (BOTH DRAFTS) 235

NEW HOUSES IN PIPELINE

BLACKBERRY LANE	6
YEW TREE PARK	28
ORBIT	51
THE GREEN (HEALTH CLUB)	10
BEHIND MILLGARTH	4
CHAR 1 EXTRA	7
CHARING HEATH (FORGE HOUSE)	5
CHARING HEATH (NR. RED LION)	5
WILKINSON CLOSE EXTENSION	7
PARSOND MEAD	<u>36</u>
TOTAL IN PIPELINE	159

WHELER SOUTH (GLADMAN) 245*

GRAND TOTAL POTENTIAL PLAN + PIPELINE 639

***THIS APPLICATION WAS REJECTED UNANIMOUSLY BY ABC PLANNING COMMITTEE ON 19-07-17**

ABC REVISED PLAN: OTHER DEVELOPMENTS AFFECTING CHARING FACILITIES AND PARKING

HOTHFIELD

BEHIND THE HOLIDAY INN	150 HOUSES
-------------------------------	-------------------

TUTT HILL	75 HOUSES
------------------	------------------

TOTAL AFFECTING CHARING	225 HOUSES
--------------------------------	-------------------

POTENTIAL GROWTH IN NEW HOUSES IN CHARING

GROWTH IN HOUSING STOCK

2011 CENSUS 1298 HOMES

**A POTENTIAL 639 EXTRA HOUSES WOULD INCREASE THE HOUSING STOCK BY
49%**

GROWTH IN POPULATION

2100 CENSUS POPULATIONS WAS 2765

**639 NEW HOUSES (@2.4 people per house) PROVIDES FOR AN EXTRA 1534
PEOPLE**

THIS WOULD BE AN INCREASE IN POPULATION OF 55%

**PARISHIONERS BELIEVE THAT THESE
POTENTIAL GROWTH PATTERNS ARE
UNSUSTAINABLE**

SUSTAINABLE DEVELOPMENT AND CHARING'S WATER SUPPLY – THE IMPORTANCE OF THE WHELER MEADOWS

A collection of written communications, observations and quotations from reports,
collated by Lucy Simmons

Do you know where Charing's drinking water comes from?.. **Charing**

There is a borehole near the Green Health Club. From this borehole South East Water currently extracts up to 6819 cubic metres of water per day – that's over 1.5 million cubic metres per year - to provide clean water for everyone in Charing. That's water **from** Charing... **for** Charing. (1 cubic metre of water = 1000 litres)

How does it get to the borehole?

We rely on rainfall on the North Downs to filter down through the chalk and into the groundwater. Some of it never reaches the surface, joining the groundwater level under the Downs. Some of it drains out of the Downs at a spring in the meadows between the A20 and the railway line. It forms a very pure chalk stream that joins up with many drainage ditches at the corner of the Wheeler meadows, near the railway arch.

The stream is supplemented by the enormous amount of rainfall run off from the fields. Under the grass the soil is thick clay. Water cannot soak in, so once the topsoil is wet the water simply runs off down the slopes to join the stream.

The stream flows through the Wheeler meadows to join the headwaters of the River Stour at Little Chart. The bed of the stream lies where clay meets sand and the water percolates down into the sandy soil till it reaches the groundwater level. From there it is pumped up at the borehole, disinfected and then pumped all the way up Pluckley Road and Charing High Street to the storage reservoir on the Pilgrims Way. Then it is piped back down around the village to streets and houses.

In fact....**The Wheeler meadows all lie within TWO Groundwater Protection Zones because their contribution to the groundwater supply is so important.**

And the Wheeler Foundation wants to build houses on them.

The Wheeler Foundation is a Charity.

It's Main Objectives:

- The maintenance and preservation of lands of historic, educational or landscape value of natural beauty, for the benefit of the public
- The maintenance and preservation of historic buildings and works of art for the benefit of the public - whether or not educational

- The encouragement of or assistance to agriculture, forestry and rural industry for the benefit of the public - whether or not educational
- The making of gifts or donations to charitable bodies where in the opinion of the Board of Trustees, such gifts or donations shall be conducive to the promotion of all or any of the objectives of the Trust

**There is nothing here about
sale of land for commercial development.**

**There SHOULD be something here about
the preservation of water supply
for the benefit of the public.**

Can anything be more important than that?

WHY ON EARTH WOULD WE BUILD HOUSES ON OUR VERY OWN PRECIOUS WATER SUPPLY?

The whole southern and south-east region of England is officially classified by the Environment Agency as being under serious water stress.

“There are concerns over maintaining the water resources available for people and the environment in **this** part of England. **This** river basin district has some of the highest levels of personal water use in the country while, on average, **the amount of water available per person is less than for Morocco or Egypt.**”

Environment Agency Water Stressed Areas – Final Classification July 2013.

Kent faces a continuing increase in the public supply deficit, with South East Water anticipating a 50 million litres per day shortfall by 2040.

Council for the Protection of Rural England magazine “Kent Voice”, autumn/winter 2015

The increased demand on water supply from new development.....

An additional 325 houses on the Wheler meadows will generate approximately 750 additional consumers (based on an average of 2.5 consumers per household). With an average demand per person of 150 litres per day this will increase the public supply requirement by more than 112 thousand litres per day.

If all 639 proposed houses are built, Charing will need an additional **240 thousand litres** of water per day

There will be little scope for increasing abstraction from the Charing borehole as the Stour Catchment Abstraction Management Strategy has recorded a deficit in the Lower Greensand Aquifer.

Graham Warren, hydrologist volunteer with CPRE

The Environment Agency say...

- Case studies demonstrate that development can still allow safe percolation of water into the groundwater strata
- Water is flexible and water companies have a duty to supply - it can be moved around (e.g. From Warren Street and Ashford to Charing) but it costs more when in short supply because of additional pumping or intensive treatment.
- The developer would need to establish whether there is existing capacity within the current sewerage and water supply infrastructure.
- **The council would be in a position to refuse planning permission if the amount of water for that development cannot be supplied.**

Frank Heeley at The Environment Agency

The Ashford Local Plan says.....

Major proposals for new development must be able to demonstrate that there are, or will be, adequate water supply and wastewater treatment facilities in place to serve the whole development.

Schemes that would be likely to result in a reduction of the quality or quantity of groundwater resources will not be permitted.

Ashford (draft) Local Plan 2016 ENV8

WE NEED TO PROTECT THIS VITAL RESOURCE.....

Source Protection Zones

Source Protection Zones (SPZs) are drawn around groundwater abstraction boreholes, to indicate that the area surrounding the borehole needs to be protected from pollution.

The Wheler meadows behind Pluckley Road and between the railway and the A20 are all identified as within both Source Protection Zone 2c and Source Protection Zone 4 (Special Interest)

SPZ2c indicates that there is an area of groundwater underneath the Gault clay (the “c” refers to *confined*).

A pollution spillage on the Gault clay would pose a different risk to the underlying groundwater than a spill directly onto Greensand because of their differing permeability. However water runs off the clay onto the sand of the adjacent fields.....

SPZ4 indicates that the land is an area of rainfall catchment.... There are many surface water springs and streams as well as rainfall runoff flowing over the impermeable Gault Clay to the point where it meets the permeable Greensand. Some of the water percolates

down through the sand to the groundwater level. Hence an SPZ 4 is present right across all of the Wheler meadows.

Environment Agency

The rest of the water in the stream flows on through Little Chart to join the headwaters of The Great Stour river. **Every tributary of The Great Stour, from the west of Ashford to its source in Lenham, now has a housing development application next to it.** At present the water quality west of Ashford is good, but any water that is in close proximity to human activity is at risk of being polluted.

“Shockingly, more than $\frac{3}{4}$ of rivers in England and Wales are failing. Increasing pressure from over-abstraction and pollution from industry, agriculture and sewage is causing untold damage, and there’s barely a chalk stream left that doesn’t feel the impact”.

WWF leaflet “Rivers At Risk”

Southern Water, who take the sewage from all Charing’s new developments, have been prosecuted or cautioned 166 times in the last 25 years for watercourse pollution incidents because their systems just couldn’t cope *. Our sewers were designed decades ago when there were fewer people and less extreme rainfall. 52% of chalk streams are affected by sewage and waste water.

** reference missing*

The ditch alongside the A20 drains into the big “swale” that runs through Poppyfields. This swale and other drainage systems on the new development, plus the Charing Green attenuation pond all overflow into the stream that flows through the Wheler meadows, potentially carrying hydrocarbons and heavy metals from the A20, excess nutrients from gardens and compost heaps, and possibly even sewage (given the existing problems at the Hither Field pumping station) **towards the borehole.**

“The central aspiration of the Ashford Integrated Water Strategy is that the future development and expansion of Ashford leads to the protection and enhancement of the water environment both locally and throughout the Stour catchment for the benefit of people, wildlife and cultural and landscape heritage”.

Ashford Integrated Water Strategy 2006 – 2031

LET US MAKE SURE IT DOES

WHY HAVE ASHFORD CHANGED THEIR PLANS?

There are two reasons why Ashford want Charing to take many more houses. The new population projections from the government and the five year housing supply issue. Set against the housing crisis background.

1. New population projections

After the first plan was prepared new population and household projections were published by the government. These indicated that ABC will need to grow faster than before and build 1,250 more houses than previously planned.

Some additions have been made to Ashford and its immediate surrounds. But ABC say there are limited opportunities for adding to Ashford development and they need to look at Tenterden and the villages including Charing.

Many villages are affected. But Charing is a “Tier 2” settlement along with Wye and Hamstreet. We have shops, a doctor’s surgery etc. We are therefore considered “sustainable” and particularly capable of taking additional growth. *(CPC comment: “sustainable”? Look at parking, the pressures on the doctor’s surgery.....).*

2. The Five-year supply issue

Planning authorities are supposed to demonstrate that they have solid plans in place to provide housing needs for the next 5 years plus a 5% buffer. They need to have enough sites with planning permission or otherwise that seem likely to be built within 5 years.

If they cannot their plans are deemed “out of date” and can be disregarded. A developer has a better chance of getting planning permission on appeal. (Note: a Supreme Court judgement has recently modified the rules.) This makes places more vulnerable to speculative developers like Gladman.

In Ashford, as in many local authorities, not enough houses were built in recent years especially during the recession years. ABC is thus deemed a “persistent under achiever.” Many planning authorities are in this position.

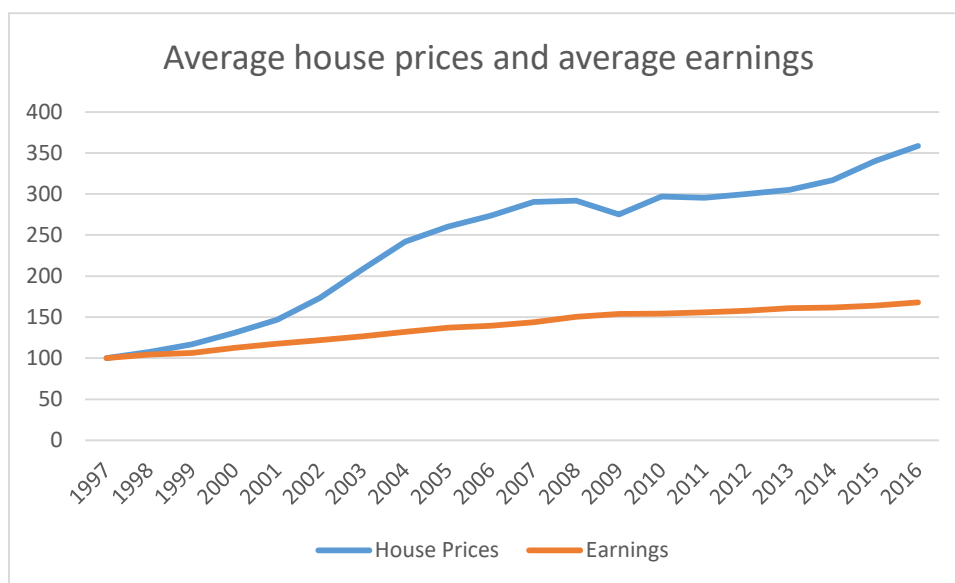
If there is a record of “persistent under achievement” the buffer has to be increased to 20% and past undersupply has to be made up often within the first five years. This makes it very difficult for an authority to catch up.

ABC is determined to try to catch up. It is therefore looking for sites that can be built quickly and it considers that the sites in and around Charing and other villages can be.

The national housing crisis

The UK built many houses in the 1950s and 1960s, partly to make up for the war. But in subsequent decades the rate of building dropped sharply.

The “affordability” ratio - the ratio of average house prices to average earnings - increased from around 2.5 to 3.6 by 1997. But by 2016 the ratio had increased to 7.6 for the UK. The resulting problems, particularly for young people, we all know.



Source: Office for National Statistics

In the south east the problem is worse. The affordability ratio in Ashford was 8.63 in 2016. In boroughs nearer London it is higher and in London the ratio is sky high. This is why people are being pushed out of London to neighbouring areas and then from

neighbouring areas such as Sevenoaks to further places like Ashford.

CHARING NEIGHBOURHOOD PLAN

ABC revised Local Plan

1. Northdown Service Station 20 dwellings
 2. CHAR 1 35 dwellings
 3. Orbit 51 dwellings (not formally in plan as “exception” site)
 4. **Wheler Northern site plus adjoining land 180 dwellings [ADDED TO ORIGINAL PLAN]**
- Total new dwellings **286** but also affecting Charing are new sites as follows
- 5 Land behind Holiday Inn 150 dwellings
 - 6 Land at Tutt Hill 75 dwellings
- Total new dwellings impacting on Charing are 511**

Not in Local Plan but in pipeline

- 7 Yewtree Park 28 dwellings
 - 8 The Green 10 dwellings
 - 9 Wilkinson extension 8 dwellings
 - 10 Charing Heath (Prinn) 5 dwellings
 - 11 Charing Heath (Shepherd Neame) 5 dwellings
 - 12 Parsons Mead 36 dwellings
 - 13 Land behind Millgarth 4/5 dwellings
 - 14 Char 1 – additional 7 (since PP application for 42 not 35)
 - 15 Wheler south 245 dwellings
- Total in pipeline 352 or 107 if Wheler South (not supported by Ashford) is excluded**

TOTAL POTENTIAL NEW DWELLINGS IMPACTING ON CHARING 863 OF WHICH 638 IN THE PARISH OR 393 EXCLUDING WHELER SOUTH. 393 WOULD BE A 29% INCREASE IN HOUSING STOCK.

Charing parish council position [November 2016]

It was proposed and widely accepted that the total number of new units of housing over the next 15 years should not exceed 10% of existing housing stock. This would bring the number of new housing units into the range 106 to 130 (including Orbit’s proposed 51 units). Included in that number, a further 10 to 15 new units to meet local need in Charing Heath to breathe new life into the settlement. Further we would not wish to have more than 45 (+/- 10%) new dwellings built every five years. Ideally 50% of new houses should be built on small sites of less than 10 houses. Again it was proposed that up to 50% of all new houses should fall within the category of affordable in order to rebalance the housing stock and to enable first time buyers to get on the housing ladder and downsizers to remain in the parish. We also wanted some limited business development.

ABC response to our position statement and working documents.

“I thought it was a constructive meeting today and I am sorry I can’t be any clearer at this stage. Very impressed with what you have produced to date and it was very easy to follow so thank you.” [Extract from Dan Carter, ABC planner]

Provisional questionnaire results [June 2017]¹

Broadly in line with above. In particular a majority of respondents (66%) wanted developments of no more than 20 houses per site with only 3% supporting more than 50 per site. Respondents were split as to the total number of houses that should be built; less than 50, 51-75, 76-100, 100-125, 126-150 all had their supporters. Rather fewer (11%) supported 151 to 200 with only 6% supporting over 200.

¹ All questionnaires – 1174 – are now on the survey monkey system. However there are a number where there are two responses with the same questionnaire number. These will need to be examined to see if they are duplicates which need to be weeded out (eg someone started, did not finish, and later started again, or was enthusiastic enough to complete both a paper and online questionnaire) or whether they are two people from the same household who did not use a different number. In addition some analysis will have to be done to review whether there were differences between eg different age groups given that there was a higher response from older people.

Parish wide a majority of respondents supported limited housing in Charing Heath and Westwell Leacon (58% for, 35% against) but a majority of Charing Heath residents were against (52% against, 44% for). 73 people working from home expressed an interest in serviced offices.

Ashford's situation

Ashford is under enormous pressure from government to build more houses and this was increased when the latest population and household projections from the Office for National Statistics and the Dept. for Communities and Local Govt. were published last summer after the first draft plan had been prepared. These suggested that ABC would need to plan for 1,250 more houses than originally catered for and suggest that the borough's housing stock needs to increase by one third by 2030 compared to the 2011 census results. Why? Apart from natural growth and social trends (more smaller households) there is migration generally from the rest of the UK to the south east and migration from London to the rest of the south east due to housing prices. Areas such as Sevenoaks gain people migrating from London but, still being relatively expensive, lose people to areas further out such as Ashford. The High Speed is also attracting commuters.

Ashford does not have a five year housing supply under the rules for determining this. This means it is particularly vulnerable to appeals by developers.

According to Ashford planners, Charing (and to a certain extent Hamstreet; Wye is more protected as its neighbourhood plan is in place) will have to take a good chunk of the additional 1,250 homes as a) potential in Ashford itself is largely exhausted, b) there were some comments that the rural areas got off too lightly in the first draft, c) it is considered that rural area sites can deliver quickly thus helping the five year housing supply. Four areas along the "A20 corridor" (two close to Charing) have also been allocated as it is thought they could deliver fairly quickly.

In JL's conversation with Daniel Carter this morning it was stated that planners were generally aware of the various planning applications in the pipeline for Charing. Charing is considered a "very sustainable" village for additional housing(!). There was no satisfactory response to why Parsons Mead had been ignored but land adjacent to Wheler North, which was not an "omission site" had been included.

ABC has completely ignored our position; failed to consult in the ongoing process of building a NP; and is now in total conflict with parishioners .

Jill and Hugh
12-06-17



639

NEW HOMES

ON YOUR DOORSTEP?

WHAT DOES THE PARISH WANT?
WHAT IS ASHFORD BC PROPOSING?
COME AND FIND OUT
WHAT DO YOU THINK ABOUT THIS?
TELL US!

There will be an exhibition of the results of the neighbourhood plan questionnaire and details of where new housing is proposed at:
Charing Parish Hall: 10am - 8pm **Fri 21st July** & 10am - 1pm **Sat 22nd July**
Charing Heath Memorial Hall: 5pm - 8pm **Mon 24th July**

FREE REFRESHMENTS

CHARING PARISH COUNCIL, 6 HAFFENDEN MEADOW, CHARING, ASHFORD, KENT, TN27 0JR.
M: 07867 556351 E: YOURPLAN@CHARINGKENT.ORG

EXHIBITION OF QUESTIONNAIRE RESULTS AND AMENDED ABC LOCAL PLAN AND DEVELOPMENT OF
EMAIL REGISTER TO IMPROVE COMMUNICATIONS
PARISH HALL 21 JULY 10AM TO 8PM; 22 JULY 10AM TO 1PM

Actions needed

Material preparation team: Andy Shepherd, Jill Leyland, Lucy Simmonds, Nick Blunt printing [Hugh and Jane if some left to do]

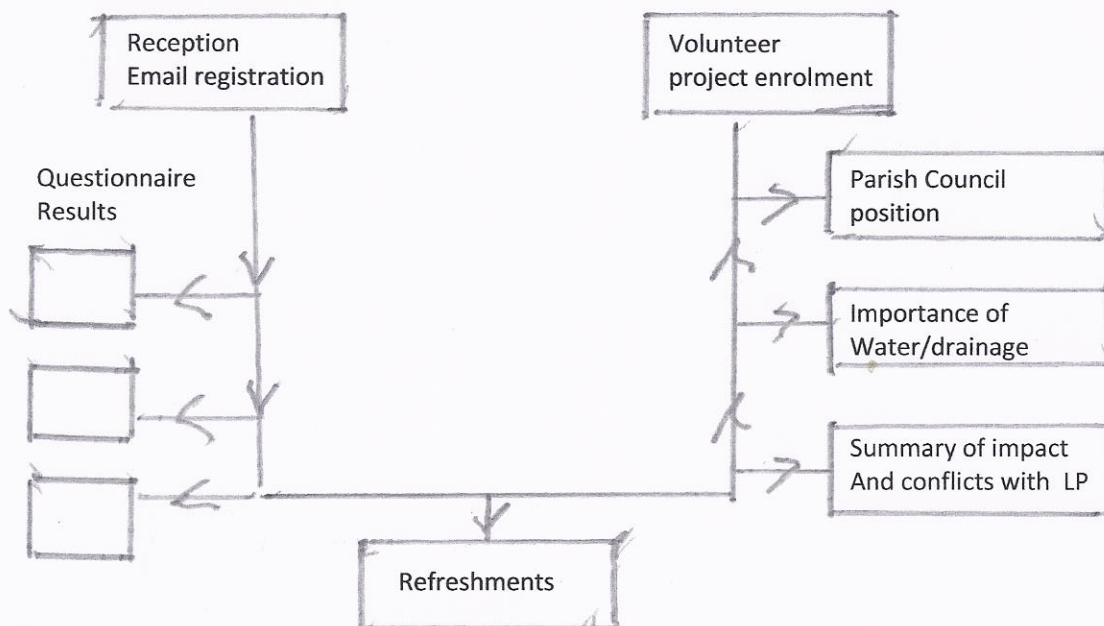
Advertising: Website and parish notice boards (Dawne); Flier attached for approval [delivery by volunteers, councillors, Jane and paid helpers plus 2 banners (A20 X roads and CH)]

Prizes for email register lucky dip organised

Refreshments: minimum set up and self service

Feedback of all issues to community (all who did not attend.

Suggested hall layout



Costs

2 banners 8 by 2.5 feet "Exhibition of Questionnaire results, Parish Hall 21st/22nd July" £110 before VAT (probably claim against grant)

1300 A5 fliers (as attached) £72 before VAT (claim against grant)

Labour to deliver fliers £200 (borne by CPC)

Refreshments £100 (claim against grant)

NEED AGREEMENT (from someone) TO THIS BY 12-07-17

CHARING NEIGHBOURHOOD PLAN

PROJECT 107 DEVELOPMENT OF AN EMAIL DATABASE

There are no reports associated with this as the task group took email addresses at all meetings so communications could improve.

CHARING NEIGHBOURHOOD PLAN

PROJECT 108 SIGN UP VOLUNTEERS

The work of volunteers is explained in the Plan but personal names are not listed due to privacy arrangements.

CHARING NEIGHBOURHOOD PLAN

PROJECT 109 PHOTOGRAPHY

Volunteers took photographs from all key vantage points including looking out from the church tower and looking in from the KDAONB.

A wide range of photographs were taken around the parish including green spaces, historic buildings traffic congestion and parking.

These are all housed in CPC archives

All photographers were required to complete a consent form to enable their work to be used and a copy is included here.



Permission to use Photographs:

General Consent Form

Use of photographs

These photograph(s) will be used solely to promote the activities of Charing Parish Council and the Neighbourhood Plan Steering Committee. Your images may appear in any of our promotional material in printed or electronic form including web sites, social media, in multimedia productions, course leaflets or prospectus and Neighbourhood Plan. Please note that websites can be seen worldwide and not just in the UK where UK law applies.

The Data Protection Act 1998 (The Act)

To comply with the Act, we need your permission. We will normally store photographs securely in our image library for no longer than 5 years; however your photograph(s) may be selected for inclusion in our historical archive and be retained indefinitely. You can contact us using the details at the end of this form to request removal of photos other than those used in the Neighbourhood Plan or in its evidence folders at any time, but please note that in certain circumstances we may not be able immediately to erase or delete images which have already been published. Further information on your rights under the Act can be obtained from the Charing Parish Councils Data Protection Code of Practice.

Consent

I consent to the use of my images for the purpose and uses outlined above and in accordance with the terms of the Data Protection Act 1998.

I understand that where group photos are to be taken, my verbal consent will be sought and recorded.

Name:

Signature:

Date:

Phone number:

Address/ other contact information:

Any other info:

Charing Parish Council (CPC) E: cpclerk@charingkent.org

6 Haffenden Meadow, Charing, Ashford, Kent. TN270JR 01233713599