



Emberton Neighbourhood Plan

2020 to 2031

Housing Needs Assessment,

Updated July 2020

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1. Introduction

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

2. Process followed

- 2.1 The Local Plan is the starting point for an assessment of housing need in the area. However, the Local Plan does not identify specific housing need at a village level, requiring that housing delivery in villages is in accordance with made Neighbourhood Plans within defined settlement boundaries.
- 2.2 To identify a specific local housing need the following sources of information were assessed:
- Milton Keynes Strategic Housing Market Assessment November 2016 which informed the objectively assessed housing needs of Plan:MK.
 - Plan:MK adopted in March 2019
 - Milton Keynes Employment Land Review
 - SEMLEP Strategic Economic Plan
 - ONS household projections for England
 - Population and statistics MK Insight website, including the 2011 census parish profiles.
 - Results of the Emberton Village Questionnaire Survey
- 2.3 The assessment of housing need was used to inform a balanced judgement on the amount of housing required in the Parish moving forward, taking account of the various different sources of information.

3. Key statistics

3.1 The 2011 Census information for Emberton has been sourced from the 2011 Census Parish Profiles prepared by MKi Observatory. Data for the village has been combined with neighbouring Chicheley to meet Office for National Statistics minimum size requirements for datasets.

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

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

4. Local Plan context and Strategic Housing Market Assessments

- 4.1 The statutory development plan is Plan:MK adopted March 2019. The location of new development in Milton Keynes as a whole is established by Policy DS1 which sets out the settlement hierarchy as follows:

"The provision of new homes and jobs will take account of the settlement hierarchy set out in Table 4.2. The majority of development will be focused on and adjacent to, the existing urban area of Milton Keynes at the locations specified in Table 4.2 and from selective infill, brownfield, regeneration, and redevelopment opportunities. Within the rural area of the Borough most new development will be concentrated within the key settlements of Newport Pagnell, Olney, and Woburn Sands. Elsewhere within the rural area new development will occur within villages and other rural settlements at locations identified in made neighbourhood plans."

- 4.2 Policy DS2 Housing Strategy states that:

"Plan:MK will deliver a minimum of 26,500 net dwellings across the Borough of Milton Keynes over the period 2016-2031. New housing development will be focused on, and adjacent to, the existing urban area of Milton Keynes as well as the three key settlements, and will be delivered by:

The delivery of sites already identified in made neighbourhood plans, both within the urban and rural area of the Borough;

Small to medium scale development within rural and key settlements, appropriate to the size, function and role of each settlement to be delivered through allocations in neighbourhood plans currently being prepared."

- 4.3 Table 4.4 of Plan:MK sets out the Housing Supply situation. This identifies an overall housing target of 26,500 dwellings for the plan period 2016 – 2031. Completions (as at 2018) and existing allocations and permissions amount to 20,888 dwellings. Central Milton Keynes and Campbell Park development areas amount to 3,535 dwellings, with a further 799 dwellings identified on brownfield site and redevelopment opportunities within the urban area. The south east urban extension delivers 3,000 dwellings, and 1,475 dwellings are planned for the Milton Keynes East urban extension.
- 4.4 In addition to the above figures, a windfall allowance has been made of 1,235 dwellings to be delivered on sites of under 10 dwellings. This identifies 95 dwellings per annum, with 60 dwellings per annum from the urban area and 35 dwellings per annum from the rural area. Applying the expected delivery of windfall housing between the urban and rural areas reveals a ratio of 63 / 37, weighted heavily towards the urban area. The rural area would therefore be expected to deliver 457 dwellings over the plan period on small scale windfall developments of less than 10 dwellings.
- 4.5 Planning permissions granted within the rural area, including developments allowed at appeal since 2018, have already exceeded that required number.

5. Consideration of Past Build Rates

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

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

- 09/00919/FUL Meadowcroft The Paddock Emberton

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

Approved 10th August 2009

- 11/02544/FUL Silver Springs West Lane Emberton

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

Approved 23rd January 2012

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

Proposed replacement dwelling and erection of a detached garage

Approved 2nd May 2012

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

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

Approved 26th March 2014

- 15/01709/FUL 32 Gravel Walk Emberton

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

Approved 9th September 2015

- 17/02066/PNAGC3 Rectory Farm Newton Road Emberton
Prior notification for change of use of existing agricultural barn to 2 x residential dwellings (use class C3)
Prior Approval Required and Approved 29th September 2017
- 17/03332/FUL Emberton House Farm Newport Road Emberton
Erection of 2 dwellings to enable repair/restoration of listed buildings including works to house, outbuilding and boundary walls (amended access).
Approved 9th March 2018
- 18/00643/FUL Barn set back from West Farm Way Emberton
Conversion and extension of an existing stone barn to a two-bedroom residential property.
21st November 2018
- 19/03142/FUL Mounts House West Lane Emberton
Retrospective planning permission for the rebuild of a previously demolished barn, its extension and conversion into a two-bedroom residential dwelling.
Approved 15 May 2020
- 20/00822/FUL West Lane House West Lane Emberton
New single storey dwelling with attic accommodation, associated garden and amenity space on land West of West Lane House (former orchard).
Approved 22nd May 2020

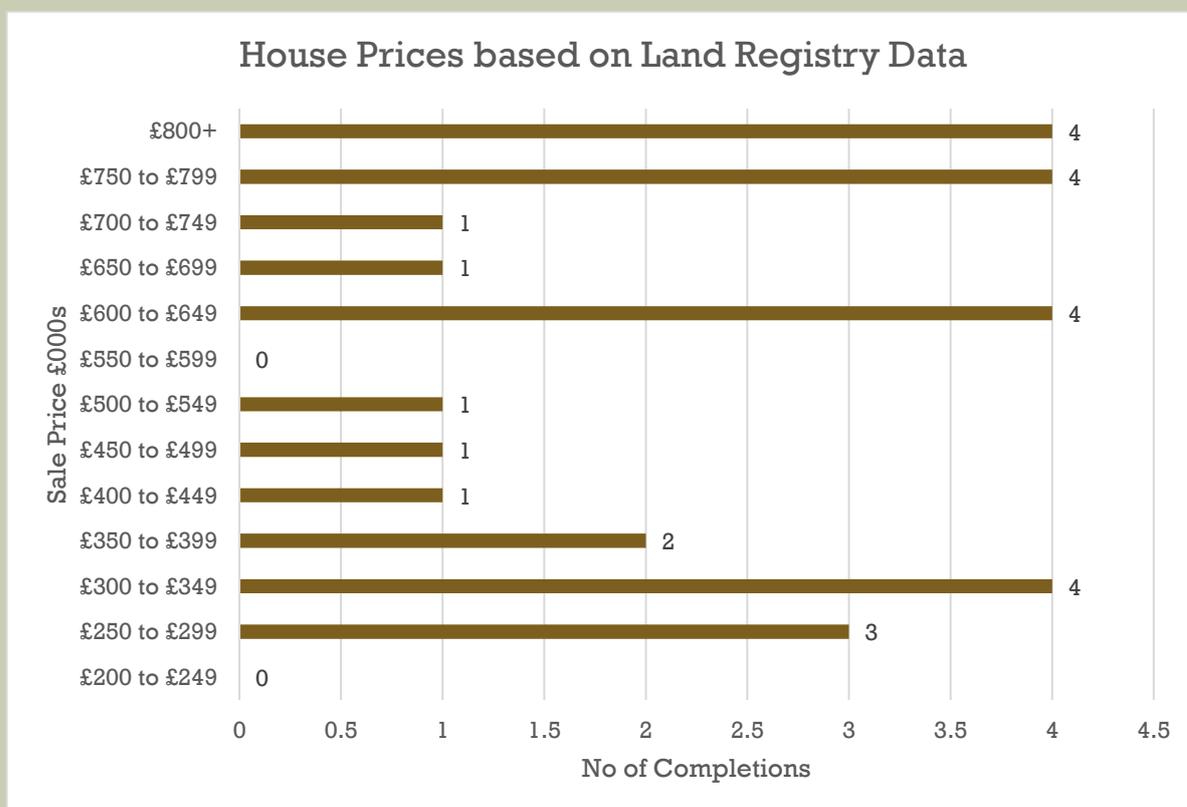


Source: Milton Keynes Council, planning permissions

- 5.3 It can be seen in the period 2009 to 2020 a total of 6 new dwellings were permitted, with a further three through conversions, one subdivision and one replacement. One of the conversions was replaced with a new build application, which has been discounted.
- 5.4 This equates to a planning permission rate of 1.0 dwellings per annum (new build, conversions, subdivision and replacement dwellings).
- 5.5 Past planning permissions reveal a slow and gradual dwelling completion rate in the village, in line with an 'organic growth' strategy.

6. Housing Affordability

- 6.1 Land registry data was used to determine house prices in Emberton as at 15th July 2020. A total of 137 property sales were recorded with an average sale price of £540,500 over the last year. The majority of sales in Emberton during the last year were semi-detached properties, selling for an average price of £468,750. Detached properties sold for an average of £720,000, with terraced properties fetching £325,000.
- 6.2 Overall, sold prices in Emberton over the last year were 18% down on the previous year and 19% down on the 2016 peak of £669,286.
- 6.3 These figures are higher than the average sale price in nearby towns and villages. Olney recorded an average price of £331,822 over the last year and Lavendon £360,700. Sherington was similar to Emberton at £514,848.



Source: Land Registry sales over previous 4 years

- 6.4 Focusing on property sales in the last 4 years, which reflect more recent property values the following data illustrates the sale price in the Parish. It is noted that the average sale price is skewed by high value sales of over £750,000, but that is reflective of the price and choice of property coming to the market.
- 6.5 A search of property web sites indicates that there is limited choice of property to rent in the Parish. No properties are currently available for rent in the Parish (July 2020).

- 6.6 Office for National Statistics data shows a higher proportion of residents in managerial, professional or company owner positions than the Milton Keynes average, with a significantly higher proportion of managers and senior official occupations.
- 6.7 This indicates that incomes in the Parish are higher than the Milton Keynes average, combatting the relatively high house prices.

Local Affordable Housing – Registered Need

- 6.8 Enquires have been made to Milton Keynes Council to determine if they have a registered need for housing in Emberton Parish. The Council do not keep records or information for rural areas that would allow a demand to be demonstrated.
- 6.9 Specifically, their response indicated that:

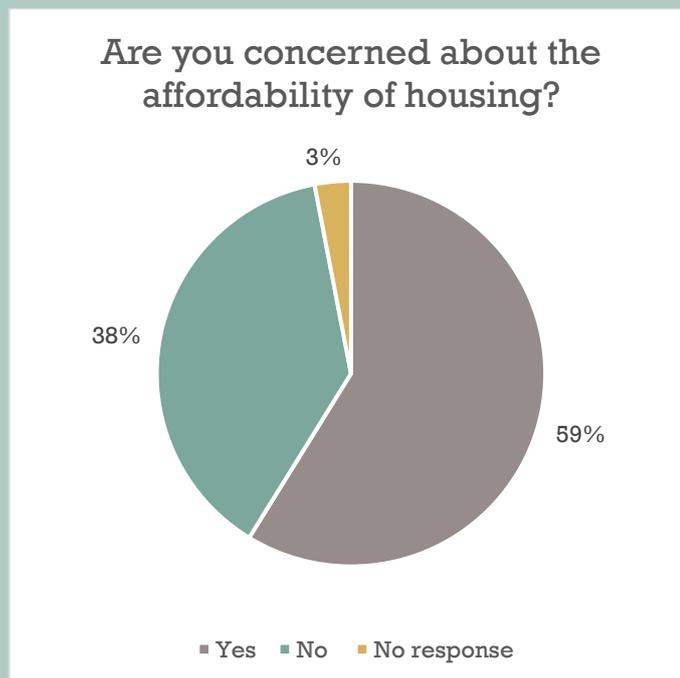
"I do not have specific demand for rural areas or any data demonstrating demand, however what I do know from experience is that all rural areas pose difficulties, transport plays a big part, higher education, local amenities etc. They can also create isolation for the elderly, and we assist by moving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

(Milton Keynes, Housing and Regeneration)

7. Local opinions, household questionnaire responses

Affordability

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

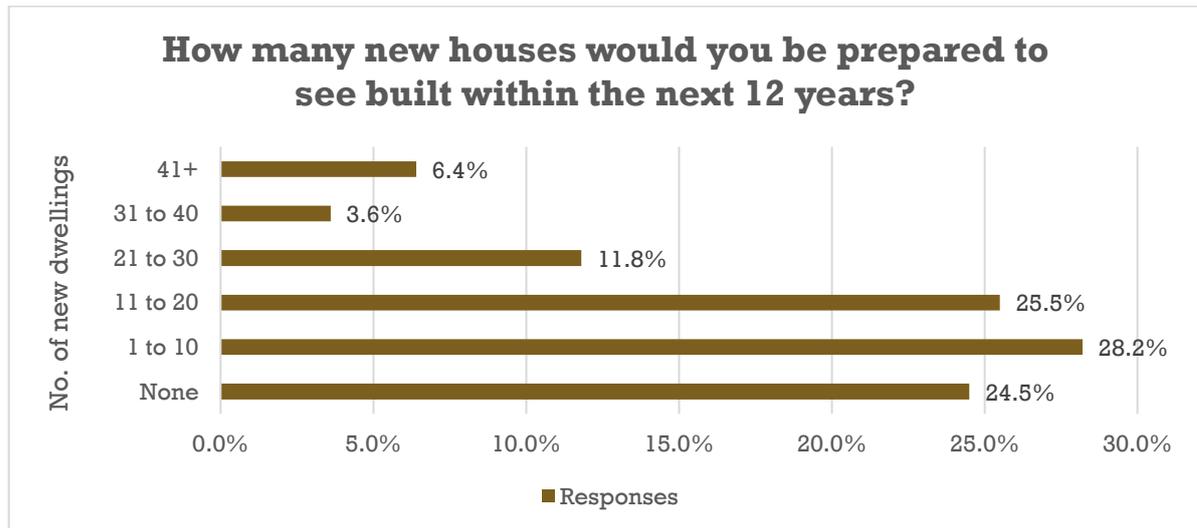


Source: Emberton Household Parish Survey, 2017

7.2 In total, 111 responses were given to the question. It is evident that a majority felt that the affordability of housing within the Parish was a concern, but there was also a significant proportion of respondents who felt that affordability was not an issue.

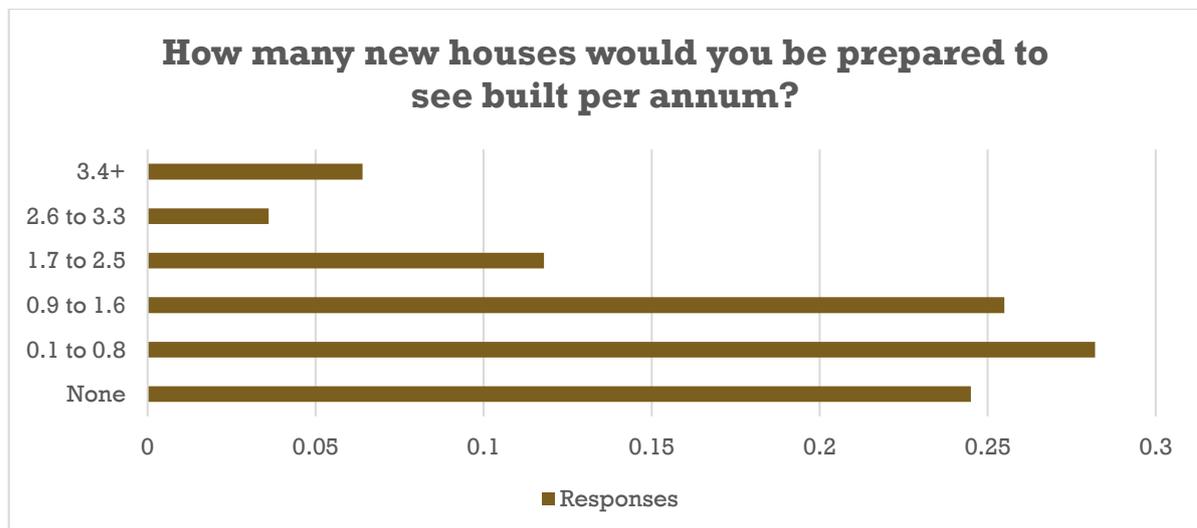
Number of New Dwellings

- 7.3 In terms of the number of houses that respondents would like to see built in the Parish over the plan period, there was a range of support for different growth options. Again 111 responses were received.
- 7.4 Most residents supported between 1 and 10 houses, although 11 to 20 houses also gained strong support, as did building none. Support for more than 20 houses tailed off markedly.



Source: Emberton Household Parish Survey, 2017

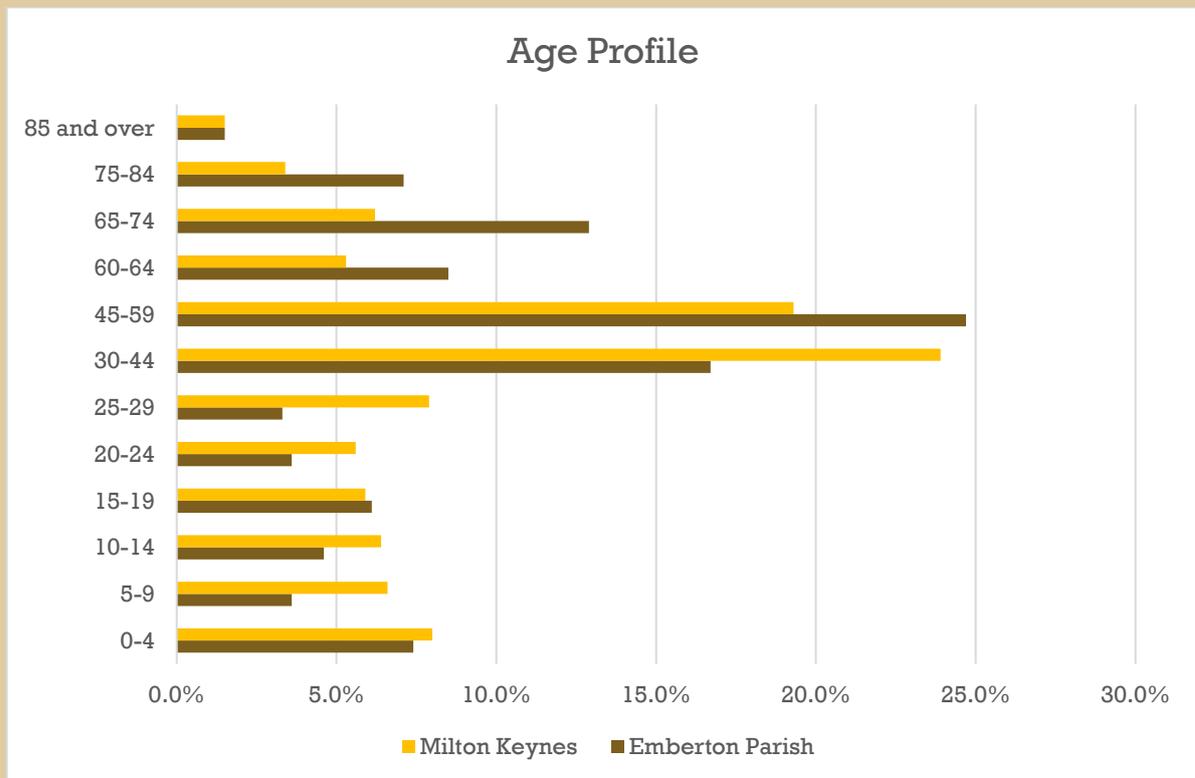
- 7.5 The same results can be expressed as a dwelling per annum figure by dividing the total number by the number of years the plan will cover.



Source: Emberton Household Parish Survey, 2017

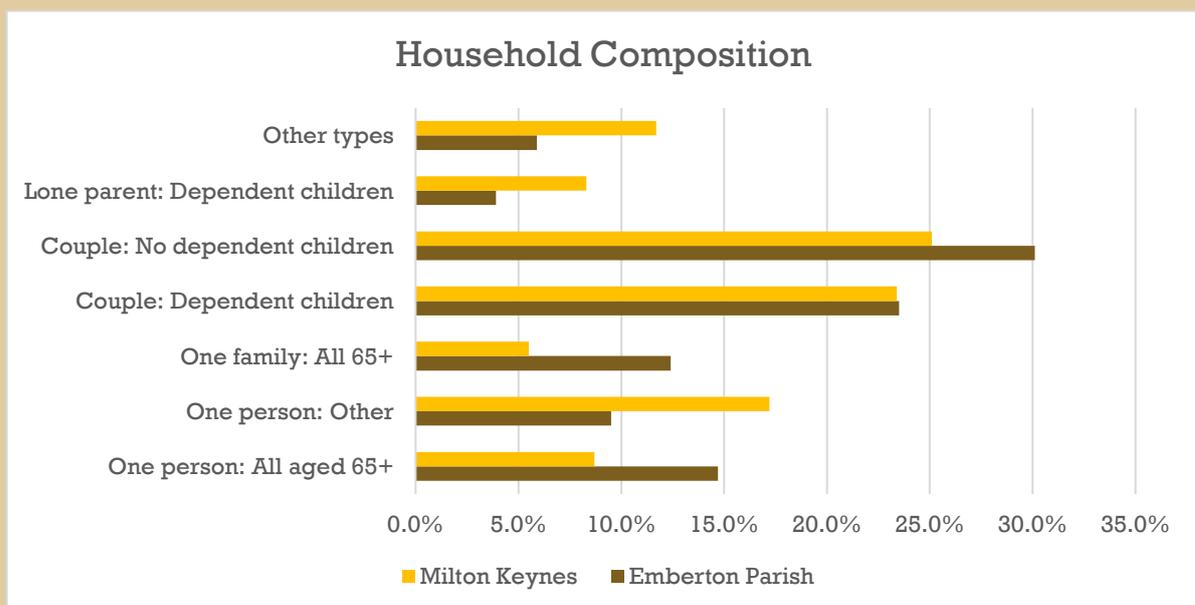
- 7.6 The 0.1 to 0.8 dwellings per annum received the strongest level of support, with similar support expressed for none and 0.9 to 1.6 dwellings. This indicates that residents supported steady growth and a slow pace of change in the Parish, rather than significant levels of development.

8. Population and housing mix



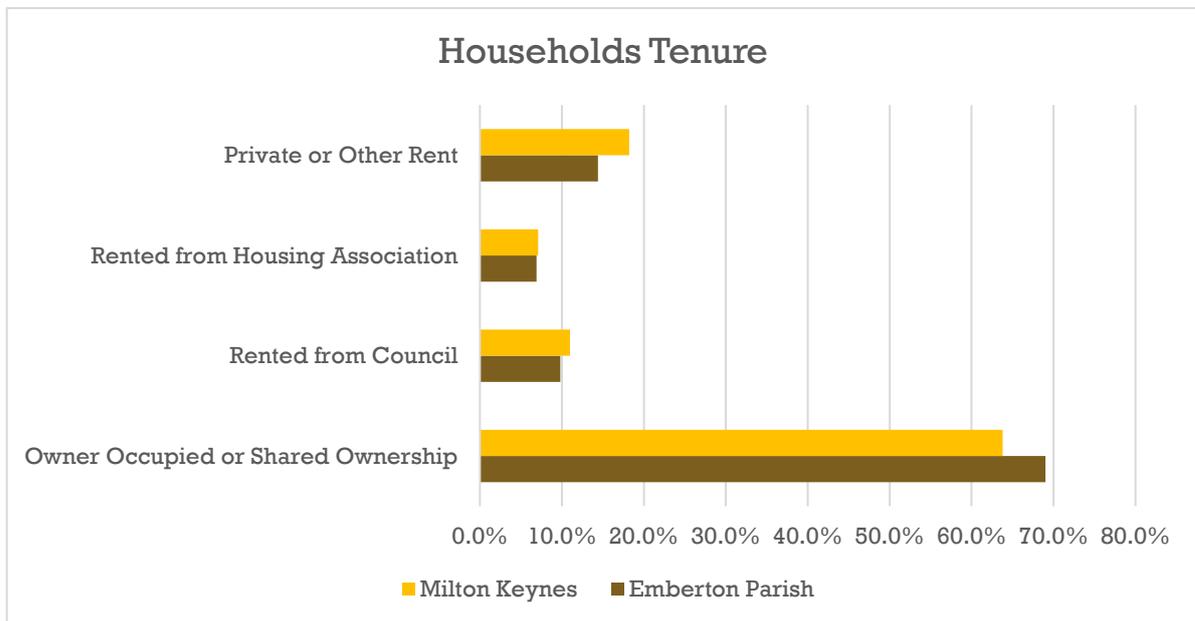
Source: 2011 Census

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



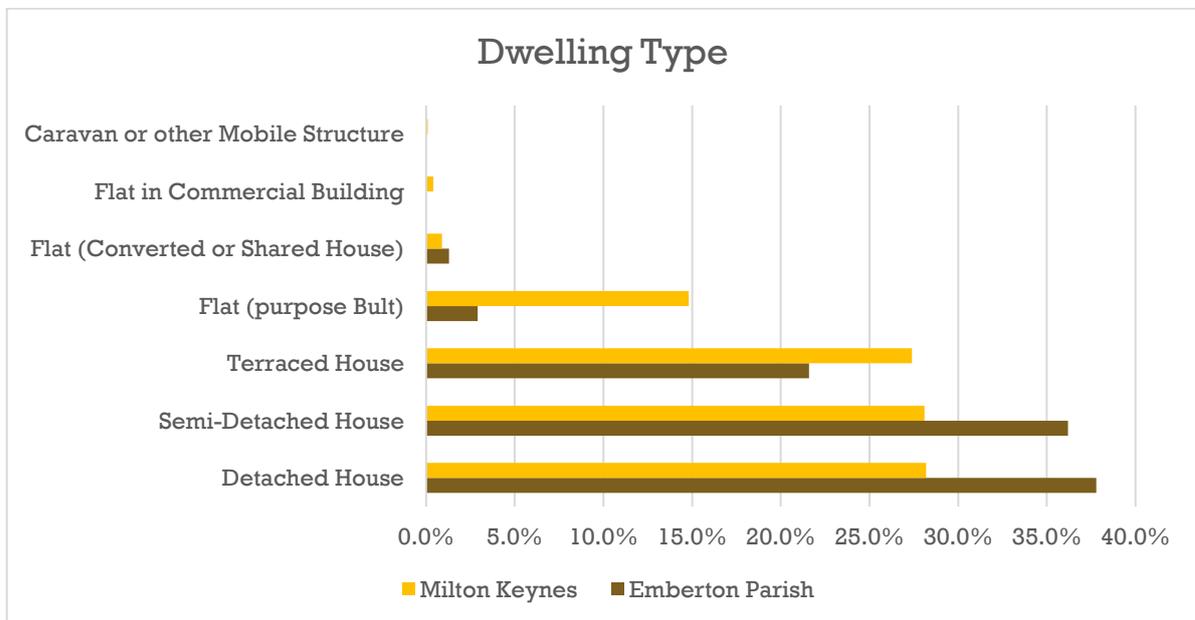
Source: 2011 Census

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



Source: 2011 Census

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



Source: 2011 Census

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

9. Conclusions – Emberton housing need

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

Source	Section	Notes	Target
Plan:MK	4	Rural area housing allocations	Plan:MK rural windfall housing need already met
Past permissions	5	Past permissions have been very-low indicating an organic growth of the village and a slow pace of change.	Range between 0.8 (new build) to 1.2 dwellings p.a. (including replacement dwellings).
Affordability	6	Average house prices are higher than the Milton Keynes average and surrounding towns.	
Local Opinion	7	Would result in a continuation of steady, organic growth of the village.	Figure of up to 0.8 dwellings p.a. received the highest expression of local support.
Population Mix	8	The population of the Parish is weighted towards older generations. Need to provide opportunity for residents to move, downsize or form new households.	
Future Completions	7	Local support for housing growth indicated support for up to 0.8 dwellings p.a.	Taking average dwelling completion rate that gained most support over the plan period: 0.8 dpa x 11 = 8.8 dwellings
Windfall allowance	5	Consideration of past housing growth through windfall permissions suggests a rate of 1.0 dwellings p.a.	Past dwelling completions projected forward over the plan period: 1.0 dpa x 11 years = 11 dwellings
Housing Need figure		Average dwellings per annum over the plan period	(8.8 + 11) / 2 = 10 dwellings



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