Dover Strategic Housing Market Assessment
Partial Part 2 update

Peter Brett Associates
December 2019

Scope

1   PBA prepared the February 2017 Dover Strategic Housing Market Assessment ('the 2017 SHMA') on behalf of Dover District Council (DDC), as part of a joint commission with Shepway District Council (now Folkestone & Hythe District Council).

2   DDC have commissioned an update of the Part 2 of the SHMA to reflect that latest iteration of the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance[1] (PPG) which sets out a standard method for assessing local housing need (LHN). The effect of this change is that the Part 1 of SHMA which was prepared in line with the previous iteration of the NPPF (2012) and associated PPG is no longer relevant in relation to the identification of housing need to inform the emerging local plan for Dover district.

3   The NPPF confirms the Government's objective of 'significantly boosting the supply of homes' with specific mechanisms including ensuring sufficient amount and variety of land where needed and 'that the needs of groups with specific housing requirements are addressed'[2]. Paragraph 60 of the NPPF confirms that the minimum number of homes (the LHN) should be assessed using the standard method. The LHN will form the starting point for DDC in setting the housing target in their forthcoming Local Plan and it is this LHN which underpins this Partial Part 2 update SHMA.

Approach

4   The standard method sets the approach for calculating the LHN. While there is some scope for deviation from the standard method, the PPG states 'that [an]other method will be used only in exceptional circumstances'[3]. Local authorities are then required by the PPG to disaggregate the LHN by size and tenure, and provide the affordable housing mix and composition. To do this, local authorities need to know the age and gender structure of the population which makes up the LHN.

5   For most local authorities, because the standard method results in an uplift in the number of households and therefore homes within an area from the relevant SNHP, the structure of the population is not known. No guidance is provided as to how this gap between the underlying sub-national populations and the LHN should be filled. To resolve this gap in the guidance, the approach we have taken in outlined in Appendix A.

6   The 2017 Part 2 SHMA comprised three main outputs; the calculation of the level of affordable housing need, the disaggregation of the objectively assessed housing need (OAN) to profile the tenure and size of new accommodation required over the plan period and an analysis of the housing required to ensure all the particular groups within the population are addressed. The original report concluded

   ▪ That because the affordable housing need in Dover district of 167 households per year represented 33.8% of the annual projected household growth (as identified within the

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[1] Reference ID: 2a-003-20180913

[2] Para. 59

[3] Reference ID: 2a-003-20190220

full OAN calculations), DDC may want to consider an uplift to the OAN to help provide more affordable housing.

- ▪ Of the 12,167 new dwellings required across the plan period in the District some 79.0% should be market housing, 4.7% shared ownership and 16.3% affordable rent. The report also detailed the size of homes required within each of these tenures.

- ▪ No adjustment was required to the housing target to account for the barracks in Dover District. An additional 353 affordable and 825 market-sheltered and extra-care housing units should be provided over the plan period within the OAN.

7   Appendix B primarily focuses on the elements of the 2017 SHMA Part 2 which have changed as a consequence of the revised NPPF (stemming mainly from the standard method for calculating the LHN), together with some further analysis to address the additional requirements set out in the revised PPG.

Key findings

What is the LHN?

8   While the 2017 SHMA covered the period 2014 to 2037, the new standard method means that the base year for plan-making purposes is now 'the current year'[4]. In the case of Dover district, the emerging plan is in its infancy; DDC's local development scheme[5] sets out that the Regulation 19 consultation will not take place until the middle of 2021. Therefore, for the purpose of this analysis, a period of 2020-2040 has been adopted.

9   Following the PPG, the LHN for Dover district has been calculated as 624 dpa. This relies of the 2014-based household projections (annual average over 10-year trend period of 2020-30) and uses the 2018 affordability ratios (published in March 2019). The workings are summarised in the table below.

Trend period	Households[6]			Affordability ratio[7]	Adjustment factor[8]	LHN (dwellings)	
	2019	2029	Change			Annual	2020-40
2019-29	51,803	56,555	4,752	9.19	1.32	624	12,480

10   For the purpose of this partial update, that figure has been rounded up to **630 dpa** (**12,600 dwellings** over the period 2020-40). This rounding is intended to provide DDC with greater flexibility over the period that the plan is being drafted: specifically, we are aware that new affordability ratios will be published in spring 2020 and subsequently the 2018-based

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[4] Reference ID: 2a-003-20180913 (Step 1 – Setting the baseline)

[5] https://www.dover.gov.uk/Planning/Planning-Policy-and-Regeneration/PDF/Local-Development-Scheme-Final-2019.pdf

[6] ONS 2014-based SNHP

[7] Derived from ONS median workplace-based affordability ratios

[8] $Adjustment\ factor = \left(\frac{Local\ affordability\ ratio\ -\ 4}{4}\right) x\ 0.25 + 1$

household projection will be published in autumn 2020. Both variables will affect the LHN for Dover district which, under the PPG, can only be relied on for two years following submission of the plan to the Inspectorate[9].

How might this LHN be disaggregated?

11   In relation to disaggregation of the LHN figure to profile the tenure and size of new accommodation required over the plan period and reviews the requirements related to older persons households and those with specific needs, Appendix B concludes that:

- Of the 12,600 new dwellings required in Dover district across the plan period, some 73.1% should be market housing, 5.1% Starter homes[10], 5.8% shared ownership and 16.0% affordable rent.
- Detail is provided on the size of homes required within each of these tenures.
- An additional 576 units of housing for older people and 66 units of housing with care should be provided over the plan period within the identified LHN

12   As explained above, Appendix B focuses on those elements which were rendered out of date by the revisions to the NPPF and PPG. It was not necessary to update the affordable housing needs model as the data that it uses is not out of date.

13   However, the affordable housing need figure of 167 identified in the 2017 SHMA now accounts for 26.5% of the annual LHN of 630 homes. This proportion of new housing as affordable appears achievable to deliver in Dover district and DDC can be confident that the affordable housing requirement can be met by the dwelling growth identified and no further adjustment is required to this figure.

Policy implications

14   The PPG[11] confirms that LHN is the '*minimum starting point in determining the number of homes needed in an area*'. In certain circumstances, the PPG states that it will be 'appropriate to consider whether actual housing need is higher than the standard method indicates'. These circumstances include:

- '*growth strategies for the area that are likely to be deliverable, for example where funding is in place to promote and facilitate additional growth (e.g. Housing Deals);*
- *strategic infrastructure improvements that are likely to drive an increase in the homes needed locally; or*
- *an authority agreeing to take on unmet need from neighbouring authorities, as set out in a statement of common ground*'

15   In the same context, the PPG also refers to 'situations where previous levels of housing delivery in an area, or previous assessments of need (such as a recently-produced Strategic Housing Market Assessment) are significantly greater than the outcome from the standard

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[9] Reference ID: 2a-008-20190220
[10] Starter Homes figures represent potential demand rather than a requirement.
[11] Reference ID: 2a-010-20190220

method. Authorities will need to take this into account when considering whether it is appropriate to plan for a higher level of need than the standard model suggests'.

16   The 2017 SHMA had identified an OAN of 529 dpa. Therefore, this final point is not relevant for Dover district. However, in relation to the main considerations (which the PPG confirms are not exhaustive), DDC will need to consider whether an uplift is required to the 630 dpa as currently calculated under the standard method (rounded up) or any subsequent calculations following the release of new data.

17   It is worth noting that the PPG confirms that previous under-delivery of homes is factored into the LHN through the standard method and therefore does not necessitate a subsequent uplift within the housing target adopted for plan-making purposes:

'The standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply.'[12]

18   Finally, it is worth noting that compared to the previous versions of the NPPF and PPG where there was considerable reference to housing market areas (HMAs) in calculating the OAN, this is much reduced in the current iteration; the standard method's approach to calculating LHN does not have any regard to HMAs and all calculations are at the district level. Instead, the only reference to HMAs is in the context of assessing land supply where local planning authorities are directed under the duty to cooperate to work with a number of bodies including other authorities in their HMAs. Separately, when it comes to establishing whether any uplift to the LHN as the minimum number is needed, as set out at paragraph 7 above, reference is made to unmet need from 'neighbouring authorities' as a potential circumstance.

19   The 2017 SHMA identified that Dover district was in an HMA with Shepway (now Folkestone & Hythe). In relation to other neighbouring authorities, the 2017 SHMA confirmed that there were few links between Dover district and Ashford; however, there was less clarity over the relationship between Dover district and Thanet, particularly as evidence prepared by Thanet Council indicated that Dover formed part of an HMA with Thanet and Canterbury.

20   Given the reduced importance accorded to HMAs in the current version of the NPPF and PPG, the question of HMA definition is not something we intend to reopen here. However, in plan-making terms, the current PPG wording indicates that DDC will need to cooperate with Folkestone & Hythe and Thanet to understand whether there is any unmet need arising in those districts which could potentially be met in Dover district. Similarly, those LPAs will be the key partners if Dover district is not able to allocate enough land to meet its identified housing needs.

21   In relation to planning for different types and tenures of housing, the conclusions of Appendix B, summarised at paragraph 11, provide a starting point for DDC in developing their policies future planning policies.

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[12] Reference ID: 2a-002-20190220

Pre-empting the future LHN

22   For the purposes of progressing the draft plan, 630 dpa should be regarded as the minimum housing number. This annual target represents a significant uplift on the previously calculated OAN of 529 dpa or the now out-of-date Core Strategy target of 505 dpa.

23   Since the first inclusion of the standard method in July 2018 into the NPPF, the Government undertook further consultation between October and December 2018 following the publication of the 2016-based household projections in September 2018[13].

24   The Government's consultation paper identified that using the 2016-based projections as the demographic baseline would result in 53,000 fewer homes than the previously calculated total of 266,000 homes per annum because of a combination of lower population projections (29,000) and changes in the method for converting population to households (23,000). To respond to these changes, in the context of their ambition 'that planning policy should respond flexibly and support the aspiration of supporting a market that delivers 300,000 homes'[14], the Government consulted on three changes, namely:

'1. For the short-term, to specify that the 2014-based data will provide the demographic baseline for assessment of local housing need.

2. To make clear in national planning practice guidance that lower numbers through the 2016-based projections do not qualify as an exceptional circumstance that justifies a departure from the standard methodology; and

3. In the longer term, to review the formula with a view to establishing a new method that meets the principles in paragraph 18 above by the time the next projections are issued.'[15]

25   In February 2019, the Government then confirmed that it would be reverting to the 2014-based projections as the demographic baseline for the standard method. This partial update has identified the LHN under this current method but the commitment to review the formula and potentially establish a new method by the time the new projections are issued in autumn 2020, is likely to have implications for Dover district's emerging plan.

26   While it is possible for the outputs of the standard method to be reviewed as new data is published e.g. the affordability ratios or the 2018-based SNPP, it is not possible to pre-empt potentially wholesale changes to the formula at this point.

27   Finally, the LHN as calculated above will have implications for DDC's housing delivery test which is now a requirement of the NPPF. This is explored in Appendix C.

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[13]
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/751810/LHN_Consultation.pdf

[14] Para. 18

[15] Para. 19

APPENDIX A   DEMOGRAPHIC ASSUMPTIONS

If housing is built in line with the LHN over the period 2020-40 more homes will be added to the stock than are needed to accommodate the 2016 SNPP population projection. Two extreme options have been considered for how those extra homes are filled (in both cases it has been assumed that there is no change in the proportions of empty and second homes):

- There is no change in the 2016 SNPP projected population: all the extra homes are filled by the population that would have been there forming more households, i.e. household formation rates increase.

- There is no change in household formation rates: net migration from the rest of the UK increases to fill the extra homes.

In the second scenario it has been assumed that:

- The age profile of the extra migrants from the rest of the UK is the same as that envisaged in the 2016 SNPP.

- Allowing for a lag before the extra homes are delivered, it is assumed that the extra migrants start arriving in 2021-22.

- The extra migrants are assumed to behave in the same way as the existing population, i.e. they are aged on year by year and have the same fertility and mortality rates and the same tendencies to move away from the area.

The balance between the two scenarios will vary from area to area. As Dover is neither particularly high nor particularly low demand area it has been assumed that the actual scenario will be mid-way between the two extreme cases.

APPENDIX B   PART 2 SHMA UPDATE

Dover District Council
Update to Part 2 of the Strategic Housing Market Assessment: Housing type requirement arising from the new Local Housing Need Assessment

HDH Planning & Development Ltd
December 2019

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HDH Planning and Development Ltd
Clapham Woods Farm,
Keasden, Nr Clapham,
Lancaster. LA2 8ET
simon@hdhplanning.co.uk
015242 51831 / 07989 975 977

Peter Brett Associates
33 Bowling Green Lane
Clerkenwell,
London. EC1R 0BJ
chall@peterbrett.com
0203 824 6600

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1. Scope

1.1 A Strategic Housing Market Assessment (SHMA) for Dover District Council was published in December 2016 alongside a parallel study for the neighbouring authority of Shepway. Dover Council has recently commissioned work to recalculate the level of local housing need in the District using the latest data available. As a consequence, the part of the SHMA that relies on this input has been revisited and this report sets out these updated results.

1.2 This report however only includes the sections of the report which require updating:

a.   Chapter 4 which sets out the long-term balancing housing market model;

b.   Sections of Chapter 6 which disaggregate the local housing need outputs to profile the future housing requirement of specific groups. In the context of updating the previous SHMA this is older persons' households, people with disabilities and families with children. This is done with reference to the latest guidance on these groups as set out in the recently published PPG.

c.   Certain sections of Chapter 7 which document the policy implications of the model. This updated chapter sets out the tenure and size of new housing required over the plan period within the revised local housing need calculation.

1.3 In all other respects the original Strategic Housing Market Assessment report contains the most up to date information on the housing market area and remains a suitable and robust piece of evidence to inform the Plan even after the publication of the new National Planning Policy Framework and Planning Practice Guidance. This includes Chapter 5 of the report which sets out the affordable housing need.

1.4 To enable easy comparison with the previous complete SHMA report, the table numbering has remained the same and the changes to the commentary have been minimised.

1.5 A comparison of the housing market now with that at the time of the previous survey has been undertaken to ensure that there have been no structural changes to the conditions in Dover District. Three housing market indicators have been reassessed for this purpose: household income, sales prices and market rental levels.

Household incomes

1.6 Information from CACI Paycheck[1] estimates that the mean gross annual household income in Dover District is £39,674, which is 2.0% below the equivalent for the country (£40,487 for England). The figure below shows household income at various points on the income distribution for the District alongside the national equivalents. The data indicates that households in Dover District are slightly less affluent than equivalent England-wide

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[1] CACI is a commercial company that provides households income data.

households at all points on the income distribution, other than for lower quartile incomes which are slightly higher than the national level.

Figure 1.1 Distribution of annual gross household income
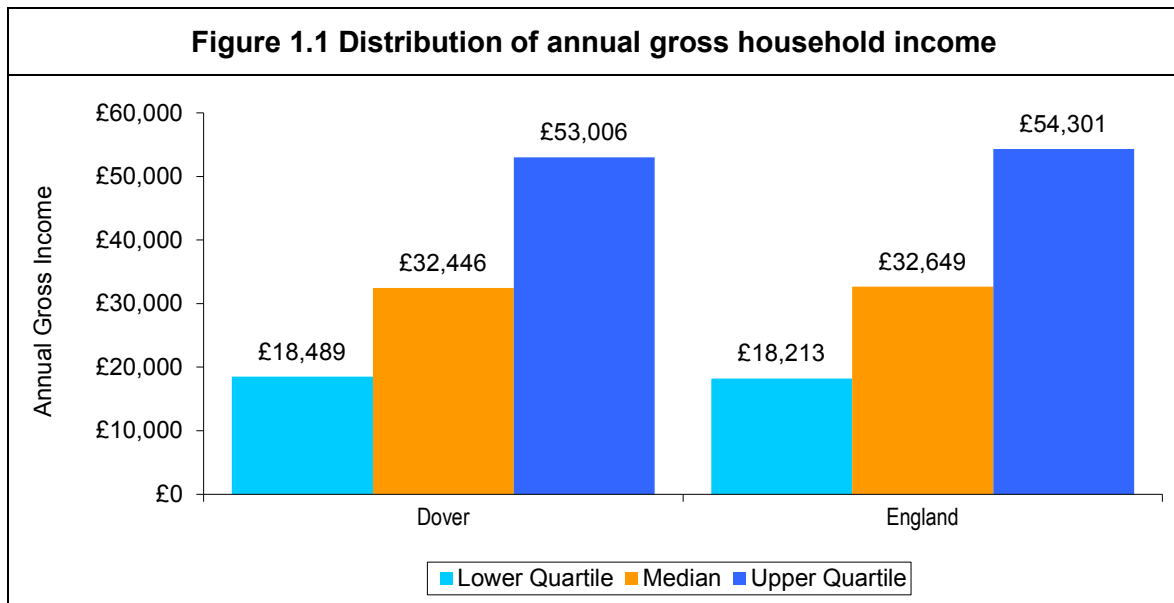
Source: CACI Paycheck, 2019

1.7   A comparison with the figures recorded in the 2016 SHMA report shows that mean household incomes in the District have risen by 15.9% over the intervening period. Median household incomes in Dover District have risen by a similar level (16.9%).

Property prices

1.8   The table below shows the average property price by dwelling type in the first quarter of 2019 in Dover District and England & Wales as a whole as presented by the Land Registry. The data indicates that whilst the overall average property price in Dover District is 7.0% lower than the national figure, detached and semi-detached houses in the District are typically slightly more expensive than their national equivalent.

1.9   The dwelling profile is not the same across the two areas (with Dover District having a greater proportion of sales of terraced houses and a notably smaller proportion of flats sales than nationally), so a mix adjusted average has therefore been derived to work out what the average price would be were the dwelling mix in Dover District to be the same profile as is recorded across England & Wales. The mix adjusted average price indicates that equivalent properties in Dover District are around 8.4% lower than those found nationally.

Table 1.1 Average property prices Quarter 1 2019				
Dwelling type	Dover District		England & Wales	
	Average price	% of sales	Average price	% of sales
Detached	£406,828	24.1%	£405,643	24.5%
Semi-detached	£252,765	31.2%	£250,290	30.0%
Terraced	£222,011	34.4%	£232,992	28.7%
Flat	£155,689	10.2%	£288,179	16.8%
Overall average price	£269,445	100.0%	£289,727	100.0%
Mixed adjusted overall average price	£265,300	-	£289,727	-

Source: Land Registry, 2019

1.10   A comparison with the property prices at the time of the 2016 SHMA report shows that average property prices in the District have risen by 8.5% over the last two and a half years. The mix adjusted price[2] rise over this period in Dover District is 7.3%.

Market rents

The table below shows the average private rents by dwelling size in 2017-2018 in Dover District, and England as recorded by the Valuation Office Agency. The data indicates that the overall average rental price in Dover District is 21.6% lower than the national figure. The data also shows that for all property sizes, private rents in the District are cheaper than their national equivalent. The mix adjusted average rent indicates that equivalent properties in Dover District are around 16.7% lower than those found nationally.

Table 1.2 Average private rents in 2017-2018* (price per month)				
Dwelling size	Dover District		England	
	No. of sales	Average price	No. of sales	Average price
One bedroom	250	£491	92,160	£731
Two bedroom	450	£658	210,040	£800
Three bedroom	240	£825	123,660	£916
Four bedroom	60	£1,183	40,590	£1,611
Overall average rent**	1,030	£673	504,970	£858
Mixed adjusted rent	-	£715	-	£858

*Recorded between 1 October 2017 to 30 September 2018 **This figure includes the rents for room and studio accommodation which are not presented in this table. Source: Valuation Office Agency, 2019

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[2] Accounting for the different profiles of the stock sold in the two different periods considered.

1.11   A comparison with the market rents at the time of the 2016 SHMA report shows that average rents in the District have risen by 12.7% over the last two and a half years. The mix adjusted price rise over this period in Dover District is 14.8%.

Conclusion

1.12   The market indicators considered show that whilst household incomes have increased markedly since the previous SHMA, market rents have increased at a similar level. Whilst property prices have increased at a slightly slower rate, as private rents form the entry to market housing this is not going to alter the dynamics of the housing market in Dover District notably.

4. Type and tenure of future housing needed

Introduction

4.1 The requirement within paragraph 61 of the NPPF to disaggregate the local housing need figure to '*assess the size, type and tenure of housing needed for different groups in the community*' is reiterated in Paragraph 17 of the PPG. This chapter describes the long-term balancing housing markets (LTBHM) model which determines the future demand for housing by size and tenure based on the profile of the population derived within the local housing need calculation (set out in the update to the part 1 report).

4.2 There are two stages to this process, the first is to disaggregate the local housing need so as to produce a population profile for the District at the end of the plan period in 2040. The second process uses secondary data to model the future demand for housing arising from this future population and compare it to the current housing stock so that a profile of new accommodation required can be determined.

4.3 The demand modelling is described in more detail subsequently, however this chapter initially presents the process for disaggregating the local housing need. The change in the household composition indicated within these projections drives the size and tenure demand profiles generated by the model.

Disaggregating the local housing need

4.4 In Dover District the local housing need of 630 will require the construction of more homes than is implied by the official projections. If these are built the population is likely to be larger than projected. It is necessary to determine the profile of this additional population and disaggregate the total local housing need using the NMSS model[3] so that appropriate accommodation can be provided for the whole population of Dover District in 2040. The model takes as its starting point the 2016-based projections[4]. These projections are then adjusted to make them consistent with the local housing need figure using the following assumptions:

- The additional homes required by the LHN above and beyond those suggested by the latest household projections will be filled by additional people moving into the area from the rest of the UK.

- The age and gender profile of those additional migrants will be same as those who have moved into the area recently from the rest of the UK.

- Building additional homes above those suggested by the latest household projections will have no impact on household formation rates and the number of

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[3] The model is detailed in the update to the Part 1 report.

[4] The 2016-based population and household projections are used as a basis as these are the most recent and benefit from the ONS's latest methodology and their most recent data and assumptions on key factors such as fertility and mortality rates and international migration.

additional migrants needed to fill those homes will be calculated using the 2016-based household formation rates.

- The in-migrating residents will be aged-on and have the same propensity to have children, move away from the area and die as other residents of the District of the same gender and age. In this way it will be possible to estimate how the additional population (above that suggested by the latest population projections) is likely to develop over time.

4.5 The table below sets out the age profile of the population in Dover District in 2040 according to these population projections in comparison to the age profile of the District currently. The table suggests that those aged 60 or over are going to constitute a greater section of the population by the end of the plan period, however, despite this over a quarter of people in the District at the end of the plan period will be aged under 30.

Table 4.1 Age of projected population in Dover District in 2040 compared to current age profile				
Age	*2020 Population*	*2020 Percentage*	*2040 Population*	*2040 Percentage*
0-14	19,008	16.3%	19,154	14.1%
15-29	17,578	15.0%	19,267	14.2%
30-44	18,512	15.8%	19,841	14.6%
45-59	24,885	21.3%	24,954	18.4%
60-75	24,024	20.6%	28,896	21.3%
75+	12,802	11.0%	23,692	17.4%
Total	116,810	100.0%	135,804	100.0%

4.6 This population projection is then converted into a household projection by:

- Removing from the population projection an estimate of those living in communal establishments such as boarding schools, halls of residence, prisons and old peoples' homes. This is done using the same assumptions as in the official projections. The resulting population is known as the household population.

- Household formation rates are then applied to the household population to produce a household projection. The household formation rates are taken from the relevant official projection.

4.7 The table below sets out the number of households that will be resident in Dover District in 2040 disaggregated by broad household type according to these projections. The 2020 household profile is also presented as a reference point, as 2020 is the base date for this model as this is when the Plan period will begin.

Table 4.2 Projected household population in Dover District in 2040 by household type				
Household type	*2020 Number*	*2020 Percentage*	*2040 Number*	*2040 Percentage*
One person	17,089	33.3%	22,509	35.6%
Couple with no children	14,489	28.2%	18,100	28.6%
Couple with child/children	11,826	23.0%	12,689	20.0%
Lone parent	4,487	8.7%	5,227	8.3%
Other*	3,459	6.7%	4,785	7.6%
Total	51,350	100.0%	63,310	100.0%

*Other households include multi-generational households, student households, households of unrelated people sharing accommodation as well as other groups.

4.8   The figure below indicates the change in these household types that will occur between 2020 and 2040 in Dover District. The figure indicates that the number of other households are expected to increase the most in Dover District (although from a low base), followed by one person households.

Figure 4.1 Change in household structure in Dover District, 2020 – 2040
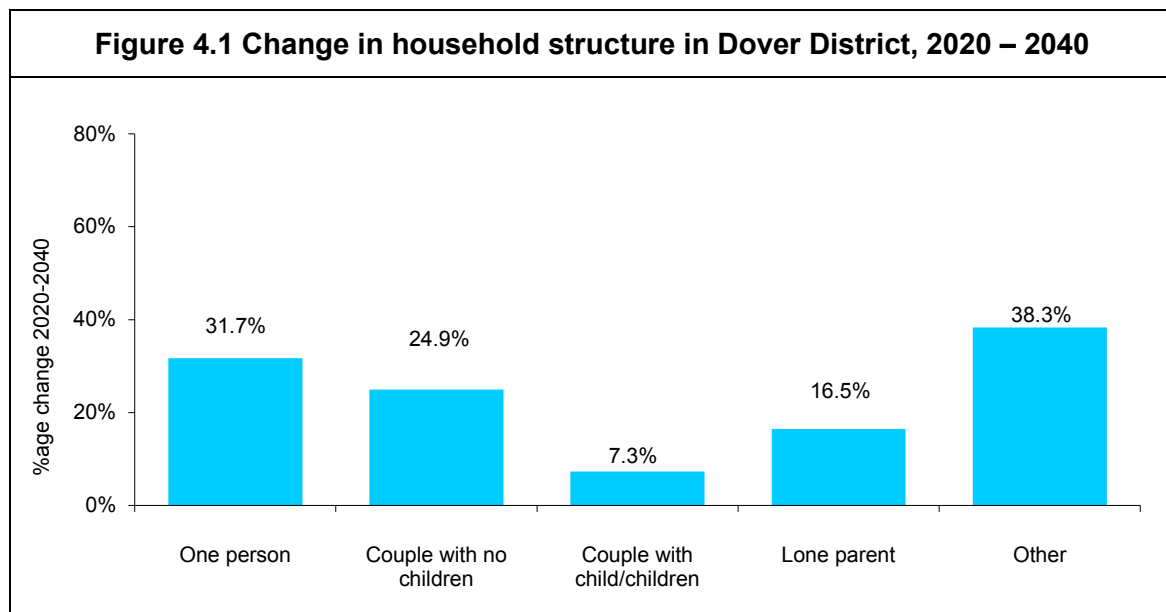
Methodology of the demand model

4.9   The demand model uses secondary data to determine the future demand for housing by size and tenure as derived from the profile of households resident in the area at the end of the plan-period. It is based on both a detailed understanding of the current stock of housing in Dover District and also the occupation patterns of households in the District and how they are changing. It is driven by the changes projected to the composition of the population over the next 20 years as set out above.

4.10   The Census provides information on the size (in terms of bedrooms) and tenure of accommodation in Dover District in 2011. This has been adjusted[5] to reflect the changes since 2011 to provide an accommodation profile in 2020.

4.11   The 2011 Census also provides detail on the occupational patterns of different household groups in Dover District, which means that the profile of housing occupied by each household type can be determined. Rather than assuming the current usage patterns for each household type will apply to the future population of that household group, the model assesses the current trends in occupation patterns (recorded by the change in the tenure profile of each household type between the 2001 and 2011 Census in Dover District and adjusted to reflect any more recent behavioural trends recorded nationally in the English Housing Survey, with the changes in the size of accommodation occupied within each tenure also accounted for), and models their continuation through to 2040. This approach is in line with the PPG.

4.12   A further adjustment is made to counter the existence of overcrowding, which the PPG indicates should be addressed. Households currently overcrowded will therefore be housed in adequately sized accommodation within the model[6]. This means that the future housing stock will better reflect the requirements of the future population in the area.

4.13   This profile of suitable accommodation for each household type is applied to the size of the household group in 20 years' time. The accommodation profile required in 2040 is then compared to the current accommodation profile and the nature of additional housing required is derived. It should be noted that the model works by matching dwellings to households so the figures are based on the change in number of households identified within the housing need calculations. However, the housing need calculations presume that the requirement for new dwellings is greater than the projected growth in households. Chapter 7 below will therefore convert the household based results from this chapter into dwelling based equivalents[7]. The following section presents the outputs of this model.

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[5] Using the latest data from the Homes & Communities Agency's Statistical Data Return and the LAHS datasets and trends indicated within the English Housing Survey and by the Census.

[6] Using the example of a lone parent household residing in a two bedroom property but requiring a three bedroom home, the modelled accommodation profile for this household group would assign this household a three bedroom property rather than a two bedroom dwelling. This means that it is anticipated that for equivalent households in the future, none would be expected to live in an overcrowded home.

[7] The number of homes required per year is converted to a household figure – these new homes are likely to be occupied at the same rate as the existing housing stock so it is necessary to account for the fact that some new homes will be vacant and some will become second homes. The proportion of dwellings currently un-occupied in Dover District is 5.11%. This figure is calculated as the sum of the number of second homes (set out in the Council tax base dataset) and the number of vacant homes (set out in MHCLG live tables), as a proportion of all dwellings in the authority. The figures are calculated over a two-year period between 2014 and 2016 to correspond with the start date of the two most recent sub-national population projections. It is assumed that some 5.11% of the 630 new homes required per year will be vacant. This means that each year 598 households will be housed in new homes in Dover District over the plan period.

Tenure of housing required

4.14 The table below shows the projected tenure profiles for the District in 20 years' time. The current tenure is also set out for context. The data shows that in 2040 the housing stock across Dover District should comprise 64.5% owner-occupied accommodation, 20.2% private rented homes, 1.5% Shared Ownership properties and 13.9% Social Rented/Affordable Rented housing.

Table 4.3 Current tenure and tenure profile projected in Dover District in 2040				
Tenure	*Current tenure (2020)*		*Projected tenure (2040)*	
	Number	*Percentage*	*Number*	*Percentage*
Owner-occupied	33,199	64.7%	40,835	64.5%
Private rented	11,066	21.6%	12,780	20.2%
Shared Ownership	222	0.4%	919	1.5%
Social Rent/Affordable Rent	6,863	13.4%	8,775	13.9%
Total	51,350	100.0%	63,310	100.0%

4.15 The table below shows the tenure profile required by households resident in the District in 20 years' time in comparison to the tenure profile recorded in the District currently. The difference between these two distributions is the change required to the housing stock over this period. The results show that 63.8% of new housing in Dover District should be owner-occupied, 14.4.% private rented, 5.8% should be Shared Ownership and 16.0% Social Rent/Affordable Rent.

Table 4.4 Tenure of new accommodation required in Dover District over the next 20 years				
Tenure	*Current tenure profile (2020)*	*Tenure profile 2040*	*Change required*	*% of change required*
Owner-occupied	33,199	40,835	7,636	63.8%
Private rent	11,066	12,780	1,714	14.4%
Shared Ownership	222	919	697	5.8%
Social Rent/Affordable Rent	6,863	8,775	1,912	16.0%
Total	51,350	63,310	11,960	100.0%

4.16 The model is also able to provide detail on the size of new housing required within each tenure, as is set out in the section below.

Discount Home Ownership/ Starter Homes

4.17   Discount home ownership and Starter Homes now fall within the definition of Affordable Housing in the new (2019) NPPF. The analysis of the likely cost profile of discount home ownership/ Starter Homes in Dover District, set out in Chapter 3 of the original SHMA report, concludes that this product is most likely to be suitable for households that would otherwise reside in the private rented sector. It is a product that has only recently been introduced into the market and therefore can't be modelled using the same trend data as is utilised for the rest of the LTBHM model. However, the potential demand for this new product over the plan period can be derived by making assumptions about the likelihood of different household groups within the private rented sector to try to acquire this form of housing informed by an affordability analysis of the tenure[8].

4.18   This approach identifies that between 2020 and 2040 there would be a potential demand for 605 discount home ownership dwellings in Dover District. These figures are therefore deducted from the total requirement for private rented accommodation (where the LTBHM model presumes they would otherwise be housed). The demand for 605 discount home ownership dwellings in Dover District identified using this process should be treated as an indicative figure rather than an absolute target.

Size of housing required within each tenure

4.19   The table below presents the size of owner-occupied accommodation required in the District in 20 years' time in comparison to the size profile recorded in the sector currently. The implied change to the housing stock is also presented. The data shows that some 38.7% of new owner-occupied housing in Dover District should be three bedroom homes, with 33.2% being four bedroom units, 22.9% should have two bedrooms and 5.3% one bedroom accommodation.

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[8] To try and establish the potential demand for this product over the plan period, the household income distribution differentiated by household type (summarised in Figure 1.1) has been adjusted to reflect that nationally the income of private rented households is 90.8% of the figure for all households (according to the English Housing Survey). Applying this affordability profile to the flow of households moving to a private rented home each year allows the number of these households that could afford discounted home ownership to be modelled.

Table 4.5 Size of new owner-occupied accommodation required in Dover District over the next 20 years				
Size of home	Current size profile (2020)	Size profile 2040	Change required	% of change required
One bedroom	1,053	1,456	403	5.3%
Two bedroom	8,487	10,235	1,748	22.9%
Three bedroom	16,219	19,173	2,954	38.7%
Four or more bedrooms	7,440	9,971	2,532	33.2%
Total	33,199	40,835	7,636	100.0%

4.20 This analysis can be repeated for private rented housing and is presented in the table below. The data indicates that of the 1,714 private rented homes required within Dover District, 36.4% should be three bedroom properties with a further 35.0% should be four bedroom homes. Some 14.4% should be single bedroom accommodation and 14.2% should have two bedrooms.

Table 4.6 Size of new private rented accommodation required in Dover District over the next 20 years				
Size of home	Current size profile (2020)	Size profile 2040	Change required	% of change required
One bedroom	2,375	2,622	247	14.4%
Two bedroom	4,825	5,068	243	14.2%
Three bedroom	3,222	3,847	624	36.4%
Four or more bedrooms	644	1,244	599	35.0%
Total	11,066	12,780	1,714	100.0%

4.21 The table below sets out the equivalent analysis for Shared Ownership housing. The data indicates that of the 697 Shared Ownership dwellings required within Dover District, 34.0% should be two bedroom properties with a further 26.4% three bedroom accommodation. Some 25.7% should have one bedroom and 13.8% should have four or more bedrooms.

Table 4.7 Size of new Shared Ownership accommodation required in Dover District over the next 20 years

Size of home	Current size profile (2020)	Size profile 2040	Change required	% of change required
One bedroom	51	231	180	25.7%
Two bedroom	87	324	237	34.0%
Three bedroom	72	256	184	26.4%
Four or more bedrooms	12	109	97	13.8%
Total	222	919	697	100.0%

4.22 The table below shows the size of accommodation required in the Affordable Rented/Social Rented sector. The table shows that of the 1,912 additional Affordable Rented units required within Dover District over the next 20 years, 32.7% should have one bedroom, 32.6% four bedrooms, 23.5% three bedrooms and 11.3% two bedrooms.

Table 4.8 Size of new Social Rent/Affordable Rent required in Dover District over the next 20 years

Size of home	Current size profile (2020)	Size profile 2040	Change required	% of change required
One bedroom	1,958	2,582	624	32.7%
Two bedroom	2,788	3,003	215	11.3%
Three bedroom	1,992	2,442	450	23.5%
Four or more bedrooms	125	748	623	32.6%
Total	6,863	8,775	1,912	100.0%

4.23 The table below shows the size of discount home ownership/Starter Home that would potentially be required should this product become available to house some households that would otherwise reside in the private rented sector. The residual private rented requirement, once the potential demand from households for this alternative product has been deducted, is also set out in the table. The model indicates that in Dover District, 35.2% of the discount home ownership units should have three bedrooms, 24.0% four bedrooms, 20.9% one bedroom and 19.9% two bedrooms.

Table 4.9 Potential demand for discount home ownership/Starter Homes in Dover District over the next 20 years by size		
Size of home	*Discount home ownership / Starter Homes*	*Residual private rented homes*
One bedroom	127	121
Two bedroom	121	122
Three bedroom	213	412
Four or more bedrooms	145	454
Total	605	1,109

6. Requirements of specific groups of the population

Introduction

6.1   As stated in Paragraph: 017 (Reference ID: 2a-017-20190220) of the PPG *'When producing policies to address the needs of specific groups strategic policy-making authorities will need to consider how the needs of individual groups can be addressed within the overall need established.'* Whilst the LTBHM model (set out in Chapter 4 above) considers all household groups within the model, the results can be broken down to show the accommodation requirements of certain household groups of interest.

6.2   This chapter considers the future housing requirements of specific groups of the population. This chapter updates some of the outputs presented in Chapter 6 of the original SHMA report, however there is not more recent information available for some data sources (such as where the 2011 Census was used to illustrate the current accommodation profile of household groups in Dover District), so the update is just concentrated on the areas where there is both recent data available and a direct housing requirement arising from the population analysed. For these reasons only older persons, people with disabilities and family households are considered in this chapter. The focus of the analysis will be on the future housing requirements of these groups and the current situation will not be re-assessed. This chapter should therefore be viewed alongside Chapter 6 in the original SHMA report.

Housing Needs of Older People

6.3   Paragraph: 017 (Reference ID: 2a-017-20190220) of the PPG recognises that *'the need to provide housing for older people is critical as the proportion of older people in the population is increasing.* Page 69 of the NPPF provides the following definition of older people: *'People over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.'* The analysis of older people presented here will be focused on people aged 65 and over.

Future requirement

6.4   The disaggregated local housing need projections indicate that the population aged 65 or over is going to increase dramatically in Dover District over the plan period; from 28,409 in 2020 to 43,616 in 2040, a rise of 53.5%. The projections also suggest that there will be an increase in the number of households headed by someone over 65 from 18,567 in 2020 to 29,179 in 2040, an increase of 57.1%. The projections indicate that the proportion of older persons living alone in Dover District will increase from 44.5% in 2020 to 45.5% in 2040 – this indicates that the growth in older persons households will be split relatively evenly between those living alone and households containing a couple.

6.5 The results of the LTBHM model can be disaggregated into different household groups within the whole population. The tables below show the projected accommodation profile for older person households in the District in 2040 arising from that model.

Table 6.1 Type of accommodation required for older person only households in Dover District in 2040					
Size of home	Owner-occupation	Private rented	Shared Ownership	Social Rent/ Affordable Rented	Total
One bedroom	2.1%	5.5%	0.2%	8.3%	16.2%
Two bedrooms	23.6%	5.1%	0.2%	5.7%	34.6%
Three bedrooms	37.2%	1.2%	0.1%	0.9%	39.4%
Four or more bedrooms	9.6%	0.1%	0.0%	0.2%	9.8%
Total	72.5%	11.9%	0.6%	15.0%	100.0%

Specialist accommodation

6.6 Given the dramatic growth in the older population and the higher levels of disability and health problems amongst older people there is likely to be an increased requirement for specialist housing options moving forward. It is therefore useful to consider the ability of specialist accommodation to meet the requirements of this group. To do this we have used the modelling produced by the Strategic Housing for Older People tool developed by the Housing Learning and Improvement Network[9] as set out in chapter 6 of the original SHMA report. It should be noted that this tool is only driven by demographic changes and does not consider peoples' aspirations as to what form of accommodation they would prefer.

6.7 The model examines the future requirement of two types of specialist housing; housing for older people[10] and housing with care[11]. Currently there are an estimated 1,056 units of housing for older people and 121 units of housing with care in Dover District. The current prevalence of housing for older people is 95 per thousand head of population aged 75 in Dover District, whilst the prevalence of housing with care is 11 per thousand head of population aged 75 in the District. The SHOP model presumes that, given the significant projected growth in the future population of those aged 75 or over, it is appropriate for authorities to plan to deliver these two types of accommodation at the national prevalence rates in the future, which are 121 units of housing for older people per thousand head of population aged 75 or over, and

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[9] http://www.housinglin.org.uk/

[10] 'This is 'social sector 'sheltered' and age-exclusive housing and private sector leasehold retirement housing. This will include schemes, for rent and for sale, with on-site staff support, those with locality-based support services and schemes with no associated support services'.

[11] 'This includes extra care schemes, often called 'assisted living' in the private sector, with 24/7 care available on-site and housing schemes that offer bespoke care services, even if these are not full on-site 24/7 care, across both the social and private sector.'

15.5 units of housing with care per thousand head of population aged 75 or over. However the original SHMA found that this approach led to an overestimate of the likely future requirement of this type of housing and it was more suitable to presume that current occupation rates are likely to continue, which more closely reflect the current expectations of local households.

6.8   To establish the demand for these accommodation types in Dover District in 2040, these local prevalence rates are applied to the total number of households headed by someone aged 75 or over in 2040 in the District according to the disaggregated local housing need projections. The demand that is derived is then compared to the current stock. This process is summarised in the table below. To meet national occupation rates in 2040 the model identifies a requirement for 642 additional specialist units in Dover District, of which 576 units should be housing for older people and 66 units housing with care[12].

Table 6.2 Specialist accommodation required in Dover District over the plan period			
Type of specialist accommodation	*Current profile*	*Profile 2040*	*Additional units required*
Housing for older people	1,056	1,632	576
Housing with care	121	187	66
Total	1,177	1,819	642

Source: The Housing Learning and Improvement Network' Strategic Housing for Older People tool, 2015, Disaggregated local housing need projections.

6.9   The requirement for 642 additional specialist units for older people represents 5.2% of the total household growth for the period 2020 to 2040. The actual numbers and type of specialist accommodation needed may depend on changes in patterns of demand and expectations and it is therefore appropriate to consider this level of need with the acknowledgement that the form of accommodation delivered should not be too prescriptive. It should be noted that this requirement for 642 specialist units forms part of the overall local housing need required over the Local Plan period in Dover District – any housing released by households moving to new specialist accommodation would become occupied by other households, reducing the need for new non-specialist accommodation.

6.10   As well as the need for specialist housing for older people there will also be an additional requirement for Registered Care (nursing and residential care homes). According to the POPPI[13] modelling there are around 1,050 spaces in nursing and residential care homes in Dover District currently. The disaggregated local housing need projections indicate that there will be a requirement for Registered Care from 2,091 people aged 65 and over in Dover District in 2040, suggesting an additional 990 spaces will be required over the next 20 years. This additional accommodation is required to meet the future institutional population and therefore

[12] The current occupation rate for this form of accommodation is very low (just 11 per 1,000 people aged 75 and over), so this reflects the continuation of this occupancy rate for this group of the population.

[13] https://www.poppi.org.uk/

does not form part of the new housing to meet the local housing need. (On a practical point, it would not be appropriate to increase the housing requirement to meet this need (as it is not housing) – although it may be appropriate to plan for the provision of this need separately).

People with disabilities

6.11   Paragraph: 017 (Reference ID: 2a-017-20190220) of the PPG notes that '*The provision of appropriate housing for people with disabilities, including specialist and supported housing, is crucial in ensuring that they live safe and independent lives.*' Page 70 of the NPPF provides the following definition of disabled people: '*People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.*' Due to a dearth of accurate data on the individual groups within this population this analysis in this section will consider all those with a specific need unless otherwise stated.

Number of people in receipt of relevant benefits

6.12   The PPG indicates that an up-to-date estimate of the number of people with a disability can be acquired by looking at the number of people in an area that are in receipt of Personal Independence Payment[14] or Attendance Allowance. Personal Independence Payment (PIP) helps with some of the extra costs caused by long-term disability, ill-health or terminal ill-health. Data from the Department of Work & Pensions indicates that as at April 2019 there were 4,032 people in Dover District in receipt of PIP, which equated to 3.4% of the population in the District. In comparison some 2.2% of the population across the South East and 3.1% of the population of England were in receipt of PIP.

6.13   Attendance Allowance (AA) is a benefit for people over the age of 65 who are so severely disabled, physically or mentally, that they need a great deal of help with personal care or supervision. The Department of Work & Pensions data shows that as at November 2018 there were 3,565 people in Dover District in receipt of AA, which equated to 3.0% of the population in the District. In comparison some 2.2% of the population in the South East and 2.4% of the population nationally were in receipt of AA.

6.14   The PPG notes that '*whilst these data sources can provide a good indication of the number of disabled people, not all of the people included within these counts will require adaptations in the home.*'

Projected health of the future population

6.15   The Projecting Older People Information System (POPPI) website[15] and the parallel Projecting Adult Needs and Service Information (PANSI) website[16] model the current and likely future

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[14] This has replaced Disability Living Allowance

[15] https://www.poppi.org.uk/

[16] https://www.pansi.org.uk/

incidence of a range of health issues for each authority in England. The table below sets out the number of people estimated to have one of four health conditions currently as determined by these data sources. The table also indicates the number of people projected to have these conditions in 2040 derived by applying the future prevalence rates used by the POPPI and PANSI modelling to the disaggregated future population for Dover District in 2040 identified within the local housing need calculation. The table then goes on to report the current and future population in Dover District that require assistance with activities. The data from PANSI and POPPI is based on current and recent prevalence rates and whilst these may vary in the future, the figures provide a useful baseline estimate.

6.16   The table shows that the number of those aged 65 or over with a limiting long-term illness that limits them a lot is expected to increase by 62.8% between 2020 and 2040 in Dover District. This compares to an increase of 72.9% in the number of people aged 18-64 in Dover District with impaired mobility, a rise of 4.5% in the number of people aged 18-64 in Dover District with a common mental health disorder, an increase of 88.6% in the number of people aged 65 or over with dementia and an increase of 22.4% in the number of people in Dover District with a moderate or severe learning disability.

6.17   The table also shows that the number of those aged 65 or over that are unable to manage at least one mobility activity on their own is expected to increase by 70.3% between 2020 and 2040, compared to an increase of 64.3% in the number of people aged 65 and over who need help with at least one domestic task, an increase of 21.9% in the number of people aged 65 and over who need help with at least one self-care activity and an increase of 3.0% in the number of people aged 18-64 with a serious personal care disability. It should be noted that these changes better reflect the projected change in the demographics of the population (an ageing population) rather than a notable change in the overall health of people.

Condition	2020	2040	Total change	% change
Table 6.3 Number of people with particular health issues projected over the Local Plan period in Dover District				
Health condition				
People aged 65 and over with an illness*	6,421	10,455	4,034	62.8%
People aged 18-64 with impaired mobility	4,037	6,982	2,945	72.9%
People aged 18-64 with a common mental health problem	12,424	12,989	565	4.5%
People aged 65 and over with dementia	1,926	3,632	1,706	88.6%
People all ages with a learning disability	2,185	2,675	490	22.4%
People requiring assistance with activities				
People aged 65 and over that are unable to manage at least one mobility activity on their own**	5,075	8,642	3,567	70.3%
People aged 65 and over who need help with at least one domestic task***	8,010	13,159	5,149	64.3%
People aged 65 and over who need help with at least one self-care activity****	7,974	9,719	1,745	21.9%
People aged 18-64 with a serious personal care disability*****	623	642	19	3.0%
All people	116,810	135,804	18,994	16.3%

*A limiting long-term illness that limits them a lot. **Activities include going out of doors and walking down the road; getting up and down stairs; getting around the house on the level; getting to the toilet; getting in and out of bed. ***These are activities which, while not fundamental to functioning, are important aspects of living independently such as doing routine housework or laundry, shopping for food, doing paperwork or paying bills. ****These are activities relating to personal care and mobility about the home that are basic to daily living. *****Their physical disability means that they require someone else to help from getting in and out of bed, or getting in and out of a chair, dressing, washing, feeding, and use of the toilet. Source: The Projecting Older People Information System and Projecting Adult Needs and Service Information, 2019, disaggregated local housing need figures, 2019.

Lifetime homes/ wheelchair standard accommodation

6.18 It is possible to model the potential requirement for lifetime homes/ wheelchair standard accommodation using existing national prevalence rates of those with an impaired mobility and then adjusting the calculations to better reflect the situation in Dover District. The Life Opportunities Survey[17] sets out the prevalence rate for people with an impaired mobility in four broad age categories. These national figures are adjusted to reflect the situation in Dover District by comparing the rate at which people stated that their day to day activities were limited a lot nationally with that recorded in Dover District in the 2011 Census.

6.19 This produces a locally adjusted prevalence rate by age. We then apply these rates to the population projection for Dover District derived within the calculation of the local housing need to produce an estimate for the population that has impaired mobility in 2040. We have used information from the 2011 Census for Dover District to determine how many of these

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[17] https://www.gov.uk/government/collections/life-opportunities-survey

individuals are likely to live with another person with this condition (where there is more than one person with impaired mobility in a household the number of individual homes required is then reduced).

6.20   If it is assumed that all of the institutional population in 2040[18] have impaired mobility (and therefore these people will have their requirements for accommodation to meet their mobility requirement addressed in specialist accommodation), then there would be a requirement for 9,813 lifetime homes in Dover District in 2040 in the general housing stock. If it is presumed that half of the institutional population have impaired mobility then there would be a requirement for 10,878 lifetime homes in Dover District in 2040 in the general housing stock. These results indicate that the Council should require all homes to be built to the lifetime homes standard to meet not only this identified need, but any subsequent need.

Families with children

6.22   The local housing need projections indicate that the total population of families with children in Dover District is going to rise from 16,312 in 2020 to 17,915 by 2040 and the proportion of lone parent families within this group will grow from 27.5% in 2014 to 29.2% in 2040. The table below shows the projected accommodation profile for family households in each HMA in 2040 derived from the LTBHM model, presuming that households do not have to reside in overcrowded accommodation. Planning to meet the full mix of housing identified in chapter 7 of this report will help address the requirements of this group as forms a component of the overall figures. The Council is not expected to plan specifically for this group, however this break down is required by the PPG.

Table 6.4 Type of accommodation required for households with dependent children in 2040 in Dover District					
Size of home	Owner-occupation	Private rented	Shared Ownership	Social Rent/ Affordable Rented	Total
One bedroom	0.0%	0.0%	0.0%	0.0%	0.0%
Two bedrooms	10.9%	3.5%	0.5%	6.5%	21.4%
Three bedrooms	35.5%	4.2%	0.6%	10.8%	51.1%
Four or more bedrooms	22.7%	2.4%	0.5%	2.0%	27.5%
Total	69.0%	10.1%	1.6%	19.3%	100.0%

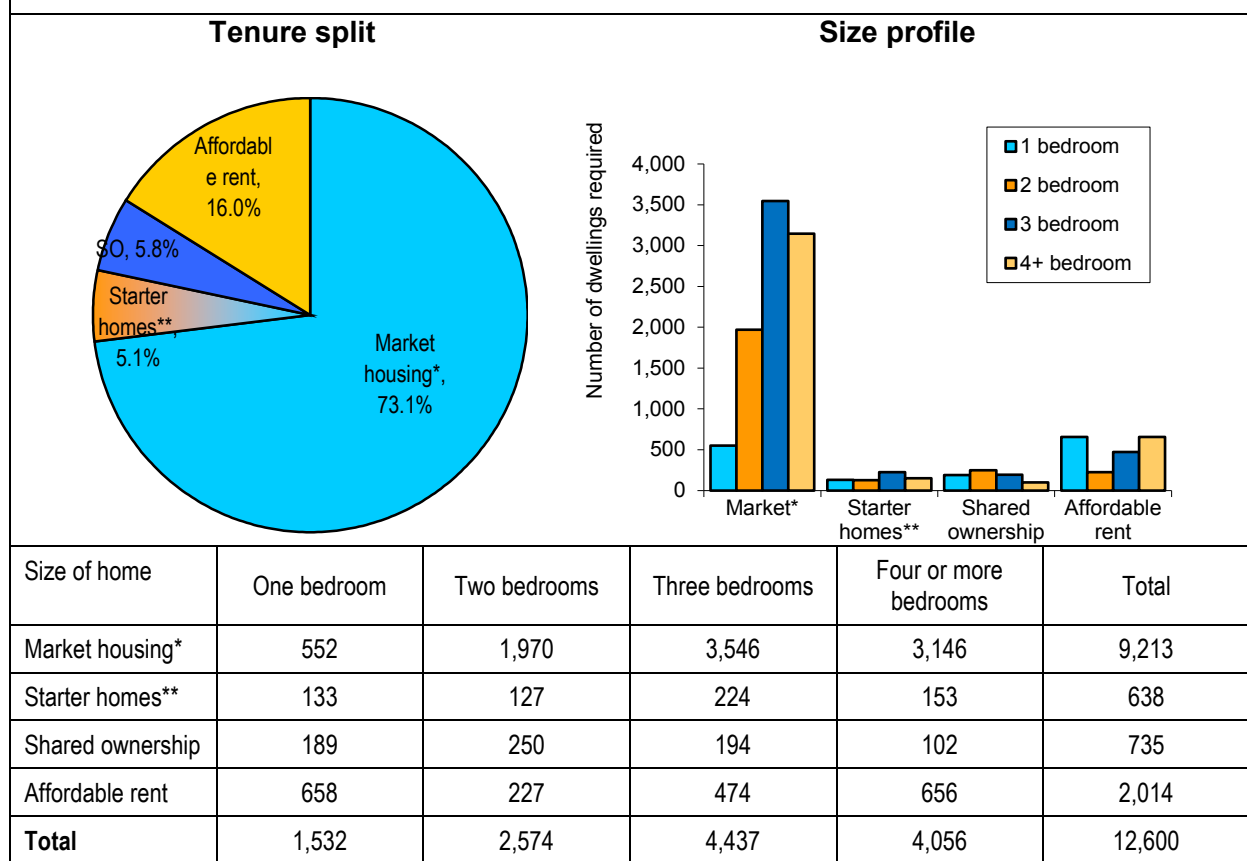[18] Modelled within the local housing need calculations

7. Conclusions

7.1   To determine the size and tenure of the new housing required within the local housing need to accord with paragraph 17 of the PPG, the LTBHM model outputs are used (the change required between 2020 and 2040). This model provides the profile of housing appropriate to meet the population over the plan period and is directly derived from the calculations used to determine the local housing need.

7.2   Before the suggested housing mix is presented, it is necessary to convert the household totals presented in this report to dwelling figures by applying the vacancy[19] rate of 5.11% (the difference between the household growth total of 598 per year between 2020 and 2040 and the total local housing need for Dover District over the plan period of 630 per year).

7.3   Figure 7.1 sets out the size and tenure requirement for the 12,600 dwellings (630 per annum) required over the plan period (between 2020 and 2040). The NPPF has introduced a clear policy expectation that housing sites deliver a minimum of 10% affordable home ownership units (subject to limited conditions and exemptions), but this can include Shared Ownership homes and discounted market sales products as well as Starter Homes. In this context affordable home ownership products (including Starter Homes) fall within the definition of Affordable Homes set out in the Glossary of the 2019 NPPF. We have therefore provided a further distinction within the proposed housing mix to include the potential demand for discount home ownership/Starter Homes (which reduces the requirement for private rented accommodation as they are providing an affordable home ownership opportunity for those that would otherwise reside in this tenure rather than meeting the same housing need that is addressed through Shared Ownership and Affordable Rented products). It should be noted however that whilst these affordable home ownership options (which include starter homes, discounted market sales products and shared ownership) as listed in bullets 2 to 4 of the affordable housing definition of the Glossary of the 2019 NPPF are affordable housing, they address housing need for a different group of households than affordable housing for rent (listed in bullet 1 of the definition).

7.4   The overall requirement for 16.0% of housing to be Affordable Rented and 10.9% affordable home ownership (of which 5.8% could be Shared Ownership and 5.1% Starter Homes) reflects the mix of housing that would best address the needs of the local population. It does not take into account the funding that will be available to help provide subsidised housing and it is acknowledged that current funding streams priorities mean that it will be easier to deliver intermediate housing rather than Affordable Rent.

7.5   The profile set out is a guide to the overall mix of accommodation required in the District although it is acknowledged that the Council may wish to divert away from this profile in particular instances. It should also be noted that the potential demand for discount home

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[19] See footnote 7.

ownership/Starter Homes is less robustly evidenced than for the other tenures and should therefore be treated with caution.

Figure 7.1 Requirement for all new housing in Dover District over the plan period

Size of home	One bedroom	Two bedrooms	Three bedrooms	Four or more bedrooms	Total
Market housing*	552	1,970	3,546	3,146	9,213
Starter homes**	133	127	224	153	638
Shared ownership	189	250	194	102	735
Affordable rent	658	227	474	656	2,014
Total	1,532	2,574	4,437	4,056	12,600

*Market housing includes both owner-occupied and private rented **Starter Homes figures represent potential demand rather than a requirement

7.6 Chapter 6 considered the impact of subgroups of the population on the housing requirement. In terms of specialist dwellings for older persons (class C3b), as set out in Chapter 6, it is evidenced that in Dover District an additional 576 units of housing for older people and 66 units of housing with care should be provided over the plan period within the identified local housing need. In addition, it is estimated that by 2040 there will need to be between 9,813 and 10,878 dwellings built to the lifetime homes standard in Dover District within the general housing stock.

7.7 Finally, 990 additional spaces of Registered Care will be required for housing those aged 65 and over between 2020 and 2040. This forms part of the institutional population and is in addition to the housing supplied within the local housing need of 630 dwellings per annum.

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The main areas of expertise are:

- Community Infrastructure Levy (CIL)

- District wide and site specific Viability Analysis

- Local and Strategic Housing Market Assessments and Housing Needs Assessments

- Future Housing Numbers Analysis

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APPENDIX C   HOUSING DELIVERY TEST RESULTS

Paragraphs 73 and 75 of the NPPF set out the requirements of the housing delivery test (HDT); specifically, it states that where the HDT shows '*that delivery has fallen below 95% of the local planning authority's housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under-delivery and identify actions to increase delivery in future years*'. Within the HDT, the '*housing requirement*' is defined as that '*set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old*'.

Because the adopted Core Strategy for Dover district is now more than five years old, the LHN (630 dpa) will be the relevant measure for the purposes of the HDT going forward. However, there are transitional arrangements[16] in place which dictate that the household projections[17] comprise the relevant measure. Against the latest published HDT results (November 2018)[18], Dover district has delivered 131% and therefore is not subject to an increased buffer when measuring housing land supply or action plan. The results are summarised below:

	Homes				Result (2018)	
	2015-6	2016-7	2017-8	Total	Measurement	Consequence
Required	392	392	481	1,266	131%	None
Delivered	752	465	440	1,657		

The Government has yet to publish the 2019 HDT results. However, the latest completions data[19] indicates that 446 additional dwellings were delivered in 2018-9. It also revises the 2017-8 completions up to 446 and 2016-7 completions down to 412. This means that 1,304 additional dwellings were delivered over the period 2016-9; this is against a requirement of 1,503 dwellings[20].

The **result of the HDT is therefore 87%**[21]; with reference to footnote 39 of the NPPF, this does not constitute 'significant under delivery' which would trigger the application of a 20% buffer to DDC's supply of specific deliverable sites. However, under paragraph 75 of the NPPF, DDC are now required to prepare an action plan.

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[16]
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728523/HDT_Measurement_Rule_Book.pdf

[17] 2012-based SNHP for 2015/6 and 2016/7 and 2014-based SNHP for 2017/8

[18] https://www.gov.uk/government/publications/housing-delivery-test-2018-measurement

[19] MHCLG - Live tables on housing supply: net additional dwellings (Table 122)

[20] 392 + 481 + 630

[21] If the technical LHN of 624 dpa is used (as calculated in paragraph 9), the requirement reduces to 1,497 but the result of the HDT remains 87%