



BACKGROUND

The Council has undertaken various studies in order to monitor and forecast housing build rates, type, distribution and need within the Kennet District. This information has been utilised to highlight issues relating to:

- Need
- Choice
- Land use
- Affordability
- Type and mix
- Where to develop

The Government's national policies for delivering its housing objectives are set out within Planning Policy Guidance Note 3 Housing (PPG3). An update draft of this policy document entitled Planning Policy Statement 3 Housing (PPS3) was produced in December 2005. It states that;

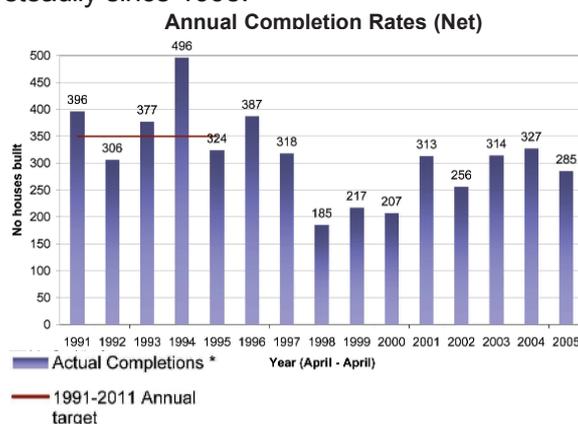
"The Government's key objective for planning for housing is to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live."

The South West Regional Spatial Strategy is currently on deposit it will become the strategic planning document for the south west replacing structure plans. The draft Regional Spatial Strategy currently contains a target of 5000 homes for Kennet for the period 2006-2026. Revised household projections by the government may mean amendments to the 5000 target.

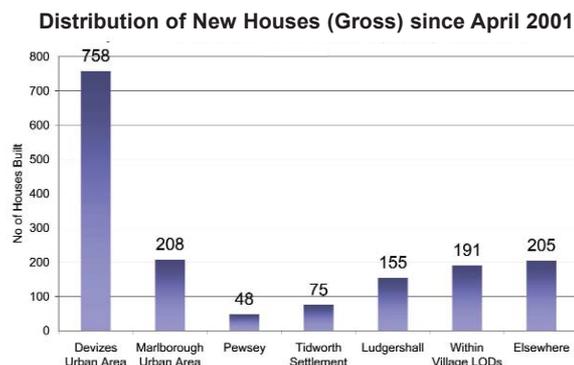
Housing

RATES, TRENDS AND DISTRIBUTION

The chart below illustrates historic annual net completions for Kennet. The District has averaged an annual build rate of 314 dwellings per year for the period 1991 - 2006. The chart below indicates that development rates have fluctuated but risen steadily since 1998.



The chart below represents the distribution of homes since 2001. Over this period the Devizes urban area has received 46% of the total residential development within the District.

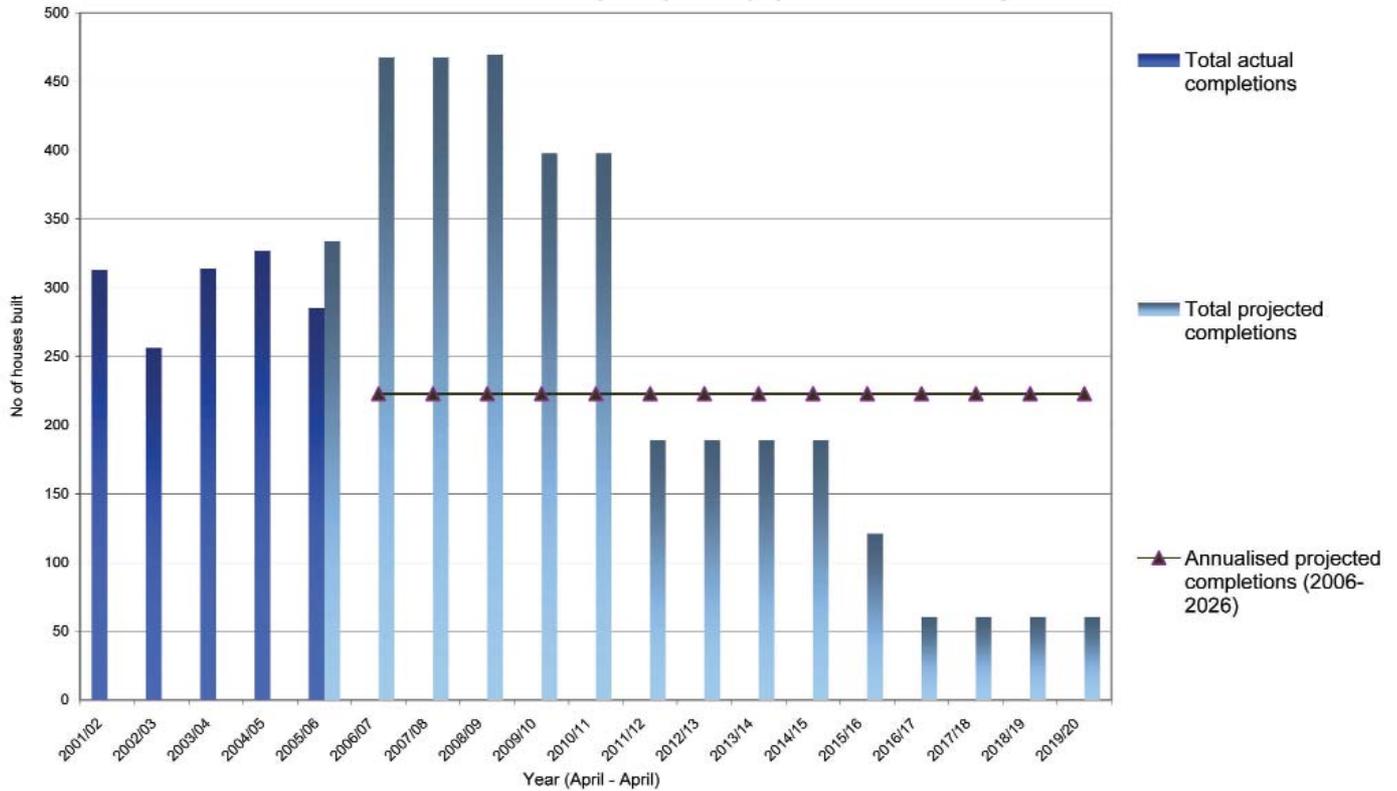


The Council also prepares a housing trajectory. This is used to anticipate the rate of housing

completions in the future. This trajectory anticipates that completion rates will continue to rise in the short term. This trend is anticipated as housing allocations in

the Kennet Local Plan 2011 come to the market. In the longer term completion rates are predicted to fall as no new large sites are currently planned to come online.

Kennet Housing Trajectory (December 2006)

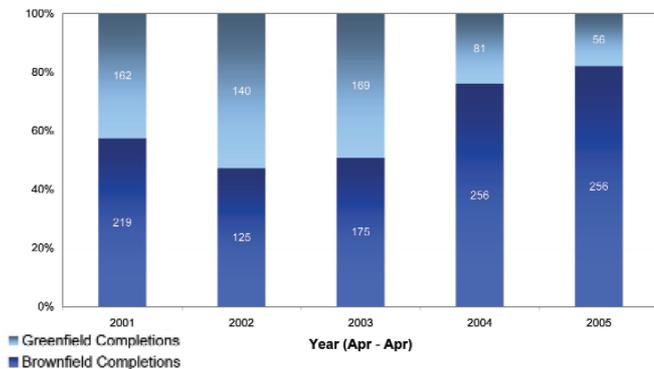


EFFICIENT USE OF LAND

The government has set a target of 60% of all dwellings to be completed on previously developed land (PDL). The chart below highlights Kennet's PDL completion rates. The rate of completions on PDL between 1991 and 2006 was 66%.

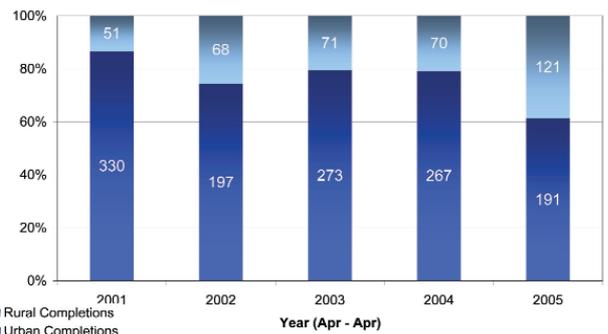
and Ludgershall. The data demonstrates that a high percentage of housing completions are currently taking place within these urban areas of the District. However there appears to be a steady increase in rural completions during the past five years.

Previously Developed Land Completions (Gross)



A key objective is to create sustainable communities by locating residential development in areas with good access to jobs, key services and infrastructure. The urban / rural distribution of houses within the district is illustrated below. Urban areas are defined as the built up areas of Devizes, Marlborough, Tidworth, Pewsey

Urban / Rural Completions (Gross)



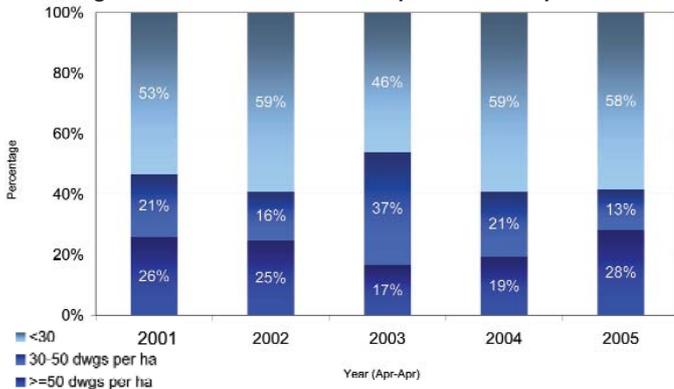
The efficient use of land is a key consideration when planning for housing. Government guidance states that authorities may wish to set out a range of densities across the plan area rather than one broad density range although 30 dwellings per hectare should be used as a national indicative minimum.

The chart overleaf highlights the fact that a significant number of housing sites within Kennet are currently

being built with densities achieving less than 30 dwellings per hectare. Kennet is a very rural District with a high proportion of small villages. High density development within these rural settings may not be seen to be in keeping with the existing sporadic and loose knit makeup of Kennet's rural settlements. This would reflect why sites with densities of more than 30 dwellings per hectare are proportionally low.

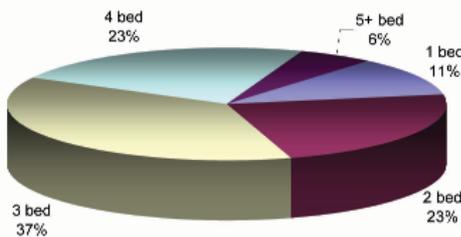
Over 50% of sites of 10 or more dwellings in the last 3 years have achieved densities of 30 dwellings or more per hectare. This is a reflection that the larger urban developments within Kennet are achieving higher densities than the rural locations.

Average Densities on All Sites Completed since April 2001



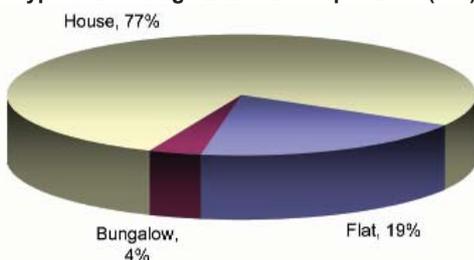
The type and size of dwellings has been recorded in the district since 2001. The charts below represent this data up to 2006. Over two thirds of new homes built have 3 bedrooms or less.

Size of Dwellings Built since April 2001 (Net)



With regards to the type of dwelling houses make up 77% of the dwellings completed since 2001. It is anticipated that the number of flats will increase in the urban areas of Devizes and Marlborough through current Local Plan allocations coming online.

Type of Dwellings Built since April 2001 (Net)



Consider

- Past trends indicate that Devizes receives the majority of new housing development should this continue?
- Employment sites are becoming increasingly under threat through redevelopment. Should we seek to safe guard employment sites within the District?
- The urban / rural mix of completions within the District. Should we focus new development within urban areas?
- Should we exert more control over size and type of dwellings to encourage more sustainable communities?

HOUSING NEED AND AFFORDABILITY

Affordable housing is defined by the government as "Non-market housing, provided to those whose needs are not met by the market for example homeless persons and key workers. It can include social-rented and intermediate housing."

Social-rented housing - rented housing owned by local authorities and registered social landlords for which guideline target rents are determined through the national rent regime.

Intermediate housing - housing at prices or rents above those of social-rent but below market prices or rents. This could include shared equity products and intermediate rent.

The government states that affordable housing should:

- meet the needs of eligible households, including availability at low enough cost for them to afford, determined with regard to local incomes and local house prices; and
- include provision for the home to remain at an affordable price for future eligible households.

The provision of affordable housing can be influenced through implementing polices relating to

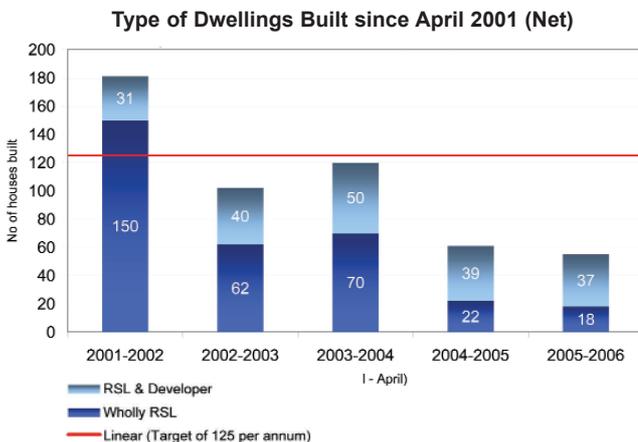
thresholds, proportion of provision, type and size of developments.

It is important that any proposed affordable housing policy framework is attractive to developers and lenders of private finance to insure that schemes are viable and come forward at an acceptable rate.

The Kennet Corporate Strategy seeks to provide sufficient good quality housing to meet the full range of need within our local communities by implementing the Housing Strategy for 2004 - 2008 and in particular delivering 400 new affordable homes by 2008.

HOUSING NEED AND AFFORDABILITY

Historic affordable housing completion rates within the District are illustrated below. Affordable homes are currently being built at a rate of 104 dwellings per year. In recent years completions have fallen significantly because of changes in funding arrangements and partly due to slower than anticipated progress on allocated local plan sites.



The Kennet Housing Needs Survey 2005 contains much detailed information and analysis of housing needs in Kennet key headlines include.

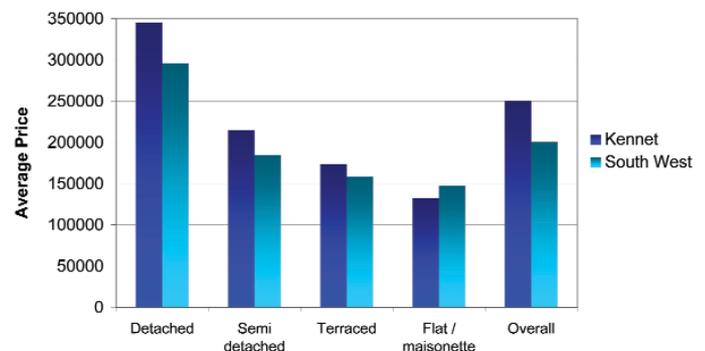
- A continuing annual shortfall of affordable housing in the District estimated at 454 units per annum.
- Changes in distribution of needs between the community areas with a significant increase in need within Tidworth.
- The limited role of shared ownership / intermediate provision in meeting affordable needs.

Number of Households in Each Tenure Group

Tenure	Number of households	% of households
Owner-occupied (no mortgage)	9,704	30.9%
Owner-occupied (with mortgage)	12,064	38.4%
Registered Social Landlord	5,970	19%
Private rented	3,708	11.8%

This represents a considerable worsening of the situation since the 2001 Survey when the annual shortfall was 313 affordable units per annum.

House Prices by Type, September - December 2005



The Housing Market Assessment 2006 identifies that in the rural areas high house prices and lower levels of affordability are the product, in part, of a housing stock biased towards larger units. This corresponds with Kennet's monitoring of the size of new dwellings.

Consider

- Direct intervention, what are acceptable levels and thresholds within sites and settlements?
- Issue of the interrelationship between housing build rates and the delivery of affordable dwellings.
- Intervention through other means i.e. encourage smaller dwelling sizes to further promote affordability within communities?
- The current draft RSS states an overall annual requirement of 250 homes per annum within Kennet. The housing needs survey estimates shortfall of 454 homes within the District.