

## **Summary of Quarndon NPA Housing Needs Assessment**

AECOM planning consultants conducted a Housing Needs Assessment for the Quarndon NPA, funded by a grant from Locality. The work was carried out between October 2017 and March 2018.

AECOM's final report (Ref. 10.2, dated 14 March 2018) concluded that the unconstrained new housing need for the Quarndon NPA, for the period 2018 to 2033, is **45 dwellings**.

AECOM's analysis, used projected need data from 2011 onwards, but did not account for the new dwellings already built in the Quarndon NPA in the years 2011 to 2017. Refining the analysis to account for actual dwellings already built since 2011 reduces the unconstrained forecast of housing need for the Quarndon NPA, for the period 2018 to 2033, to **36 dwellings**, equating to an average of **2.4/year** over the Plan period.

The explanation below is provided to record how this refined figure has been derived.

AECOM's HNA used four different methods of forecasting; the average of these results was taken to give the final housing need. The methods used and their results were:

### 1. Local Development Plan

AVBC's pre-submission Local Plan 2016, released in November 2017, identifies a need for 9770 new homes in the borough for 2011-2028. This takes into account the findings of the 2015 Strategic Housing Market Assessment (SHMA) for the borough and also an agreement to meet a proportion of the wider housing needs in the Derby Housing Market Area. At the 2011 census there were 382 dwellings in the Parish of Quarndon and 54933 in Amber Valley overall, thus Quarndon represents 0.7% of the total. Taking 0.7% of the borough's housing need of 9770 to establish a pro rata housing need gives a figure of 68 new dwellings in Quarndon required for 2011 to 2028, which corresponds to 4.0 new dwellings per annum (dpa) for this period. The dpa rate of 4.0 applied over the period 2018 to 2033, **gives a requirement for 60 new dwellings in the NPA**.

### 2. Strategic Housing Market Assessment (SHMA)

The SHMA supporting AVBC's emerging Local Plan 2016 identifies a need for 7395 new homes in the borough for 2011-2028. At the 2011 census there were 382 dwellings in the Parish of Quarndon and 54933 in Amber Valley overall, thus Quarndon represents 0.7% of the total. Taking 0.7% of the borough's SHMA need of 7395 to establish a pro rata housing need gives a figure of 51 new dwellings in Quarndon required for 2011 to 2028, which corresponds to 3.0 new dwellings per annum (dpa) for this period. The dpa rate of 3.0 applied over the period 2018 to 2033, **gives a requirement of 45 new dwellings in the NPA**.

### 3. Ministry for Housing, Communities and Local Government (MHCLG)

Data from the 2014-based MHCLG live projection tables for the borough of Amber Valley forecast growth in number of households from 52596 in 2011 to 60342 in 2033. In 2011 there were 371 households in the Quarndon NPA, which is 0.7% of the total of 52592 in the borough in 2011. Taking 0.7% of the 60342 households forecast in the borough in 2033 gives a forecast of 422 in the Quarndon NPA, an increase of 51 from 2011. Dividing this by the number of households per dwelling in the NPA of 0.97 (i.e. there are typically some dwellings not occupied by a household at any given time) gives an increase of 53 in the NPA from 2011 to 2033, a rate of increase of 2.4 dpa. The dpa rate of 2.4 applied over the period 2018 to 2033, **gives a requirement of 36 new dwellings in the NPA**.

#### 4. Housing Growth

From 2001 to 2016, 43 additional dwellings were built in the Quarndon NPA; this rate is approximated by AECOM to 2.5 dpa. This dpa rate of 2.5 applied over the period 2018 to 2033, **gives a requirement of 38 new dwellings in the NPA.**

The average of the projections made by AECOM using the four methods above gives an unconstrained housing need of **45 new dwellings in the Quarndon NPA during the period 2018 to 2033.**

#### Refinement to AECOM's assessment to account for new dwellings already built

In the first three of the forecasting methods used by AECOM the housing need is calculated by establishing the number of new dwellings per annum (dpa) required from a starting point in 2011, and then applying the dpa established in each case to the 15 year period from 2018 to 2033.

This approach does not consider the actual number of new dwellings built from 2011 to 2017.

It is therefore necessary to refine the projections, in the first three of AECOM's methods, to account for the additional 34 dwellings built in the NPA between 2011 and 2017. No adjustment is required for the fourth method as it is simply a projection forward of the rate of new dwellings built from 2001 to 2016, so the actual number of new dwellings built is included by default in this method.

In the table below the necessary refinement to AECOM's methods 1, 2 & 3 is shown. In each case the number of new dwellings per annum (dpa) established by AECOM's methods is applied over the period 2011 to 2033 (i.e. 22 x dpa) to derive the total unconstrained need for the period 2011 to 2033. As we already know the figure of new dwellings completed from 2011 to 2017 (34), this can be subtracted to derive the remaining need from 2018 to 2033. As before, the results from all four methods can then be averaged to arrive at the final unconstrained housing need for the NPA.

Method	Dwellings per annum required	2011 to 2033 Need	Dwellings built 2011 to 2017	Remaining Need 2018 to 2033
1. Local Development Plan method	4.0	88	34	54
2. Strategic Housing Market Assessment method	3.0	66	34	32
3. Ministry for Housing, Communities and Local Government (MHCLG) method	2.4	53	34	19
4. Housing Growth method	2.5	N/A	N/A	38
<b>Average</b>				<b>36</b>

*Housing Needs Analysis adjusted for new dwellings built 2011 to 2017*

Thus the unconstrained housing need by the methods above for the Quarndon NPA from 2018 to 2033 is for **36 additional dwellings**, equating to an average of 2.4 additional dwellings to be built per annum.

### The constraints that apply and how this modifies the HNA

In the emerging AVBC Local Plan 2016, Quarndon is categorised as an “Other Village” in the settlement hierarchy (Policy SS3). In paragraph 6.3.4 of the Submission draft of the Local Plan, it is stated, “... *those settlements with only a limited number of services and facilities are seen as being suitable for only a limited amount of growth and should be in a lower tier in the hierarchy.*” i.e. settlements classified as “Other Villages”, such as Quarndon, are deemed suitable only for limited growth. Also specific Housing Growth Sites are identified to take a significant proportion of the Borough’s identified housing need. It is expected therefore, that “Other Villages and Settlements” will take a lower proportion of the Borough’s total need than that arrived at by an unconstrained analysis of need based on existing size of a settlement in relation to the Borough overall.

The NPA has considerable constraints of Green Belt, Conservation Areas and their settings (including the Kedleston RPG), which combined with Quarndon’s low position in the Settlement Hierarchy, justify reducing the unconstrained need of 2.4 additional dwellings over the Plan period to a figure of **1 to 2 additional dwellings** per year.

As a result of the modest number of additional dwellings forecast to be required for the Plan period, and the constraints on suitability of sites, the Quarndon NDP does not make any specific site selections for development.

Policies are set out in the NDP support appropriate infill development in the part of the village of Quarndon that is inset from Green Belt and to encourage conversion/re-use of redundant buildings in Green Belt/open countryside. Over the Plan period, it is expected that sufficient of these sites will come forward to meet the average need of 1 to 2 new dwellings per year, giving a total of **15 to 30 additional dwellings** over the Plan Period.