Housing Needs Assessment

Lydiard Millicent Parish Council

July 2025

MASTER

LAND & PLANNING

Contents

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1. Introduction

1.1 Master Land & Planning Ltd (MLP) was commissioned by Lydiard Millicent Parish Council to prepare a Housing Needs Assessment (HNA) to inform their determination of housing needs in the Lydiard Millicent designated neighbourhood area. The purpose of this assessment is to provide evidence to inform the plan-making process and to inform the decisions of the qualifying body to evidence the modifications to the review of the Lydiard Millicent Neighbourhood Plan.

1.2 The assessment adheres to the requirements of the National Planning Policy Framework[1] (NPPF) and accompanying Planning Practice Guidance[2] (PPG). The methodology considered relevant policies, the existing and emerging spatial strategy, and the characteristics of the neighbourhood area. The approach to the HNA was mindful of emerging good practices and outcomes from neighbourhood plan examinations, as well as the Locality toolkit *'How to undertake a Housing Needs Assessment'*[3] dated March 2021.

1.3 The assessment explores the themes that were first identified in consultation with the Steering Group with recommendations identified for the future consideration of the Parish Council and Steering Group.

[1] https://www.gov.uk/government/publications/national-planning-policy-framework--2 NPPF dated 12 December 2024 was the current version at publication of this HNA
[2] https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments and https://www.gov.uk/guidance/housing-needs-of-different-groups and https://www.gov.uk/guidance/housing-for-older-and-disabled-people and https://www.gov.uk/guidance/neighbourhood-planning--2
[3] https://neighbourhoodplanning.org/toolkits-and-guidance/undertake-housing-needs-assessment-hna/

2. Context

Neighbourhood Area Context

2.1 The Lydiard Millicent designated neighbourhood area covers the whole of the parish Boundary. Lydiard Millicent is a rural parish located to the north of Wiltshire Council Unitary Authority. The parish is situated on the boundary of the district, bordering Swindon Borough Council.

2.2 At the time of the 2021 Census, Lydiard Millicent was home to 1,698 usual residents, across 678 households. This represents an approximate 8.2% population increase compared to the 2011 Census data which indicates a total of 1,570 usual residents, in 652 households[4] (a 3.9% increase in households).

2.3 Census data is not always available at the parish geography. This report therefore uses multiple spatial geographies throughout. The following cover the parish:

- Output Areas: These are the lowest level of geographical area for census statistics, generally containing between 40 to 250 households. Five 'Output Areas' cover the parish[5], matching the parish boundary.

- Lower Super Output Areas: These are made up of groups of Output Areas comprising between 400 to 1,200 households. Two LSOAs cover the parish. LSOA 003D[6] and 007E[7], the later however covers a wider area than the parish boundary, incorporating part of Lydiard Tregoze and beyond.

- Middle Layer Super Output Areas: These are made up of groups of LSOAs comprising 2,000 to 6,000 households. Two MSOAs cover the parish. 003 covers the main village, as well Purton and 007 covers the wider parish and areas surrounding Royal Wootton Bassett.

2.4 The above geographies are shown in Appendix A

2.5 For the purposes of this assessment, assumptions have been made where parish-level data is not available. In some cases, a best fit for the parish has been derived using LOSA 003D and a pro-rata figure of LSOA 007E. Where information relates to population numbers for the 2021 census data, 22% of 007E is taken, while on data for households or dwellings, 19% of 007E is taken[8]. Where data relates to the 2011 Census, both households and population data uses 18% pro-rata of 007E.

[4] 637 of these households contained usual residents, 15 had no usual residents.
[5] E00163001, E00163002, E00163003, E00163004 and E00163005
[6] E01031962
[7] E01031961
[8] Calculated by determining the difference between the available parish-level data and the LSOA data.

<u>Public Consultation</u>

2.6 Following a public consultation on the scope of the neighbourhood plan review in February and March 2025, the following key facts were determined:

- 74% of respondents are looking to stay in their current home, 18% considering options / unsure, and 7% are looking to downsize.

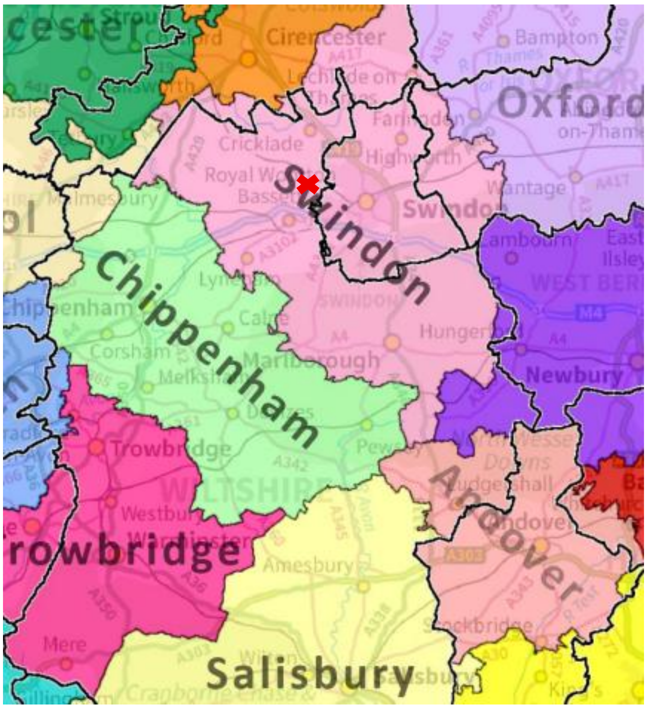
- The most popular type of accommodation selected was for market homes to purchase. Followed by care or sheltered homes.

Housing Market Area Context

2.7 The Wiltshire Local Housing Needs Assessment Update Volume 1 (May 2022) identifies the Parish of Lydiard Millicent as falling within the Swindon Housing Market Area (HMA). Housing markets are inherently linked to the labour marker, employment patterns and travel to work area.

2.8 The Swindon HMA (as shown in Figure 2.1) is identified as containing a population of approximately 288,000 residents, the majority of which live within the Borough of Swindon (72.5% of the HMA population). As well as extending into Wiltshire (which contains 21% of the HMA population and 12.9% of Wiltshire's population), the HMA also covers small areas of Cotswold District Council and the Vale of White Horse.

Figure 2.1 Extract from the Wiltshire LHNA Vol 1, showing approximate location of parish.



Planning Policy Context

2.9 Neighbourhood Plans are required to be in general conformity with the adopted strategic local policies. For Wiltshire, the relevant adopted Local Plan consists of the following:

- The Wiltshire Core Strategy 2006-2026, adopted in 2015.
- Wiltshire Housing Site Allocations Plan (adopted February 2020)
- North Wiltshire Local Plan 2011 (saved policies)

2.10 The Wiltshire Core Strategy (WCS) contains a settlement strategy for managing growth over the period up to 2026. The strategy establishes tiers of settlements based on an understanding of their role and function; and how they relate to their immediate communities and wider hinterland. Core Policy 1 (Settlement Strategy) identifies four categories of settlements, whereby the village of Lydiard Millicent has been designated in Core Policy 19 (Spatial Strategy for the Royal Wootton Bassett and Cricklade Community Area) as a 'Small Village' in the Royal Wootton Bassett and Cricklade Community Area, defined as a village which has a low level of services and facilities, and few employment opportunities. Development is limited at 'Small Villages' to that need to help meet the housing needs of settlements and improve housing opportunities, services and facilities. Core Policy 2 (Delivery Strategy) confirms that development is limited through infilling within the built area of the village, subject to criteria. Infilling is defined as the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling. There is no settlement boundary for Lydiard Millicent.

2.11 Core Policy 43 (Affordable housing) identifies the parish within the 40% Affordable housing zone. The parish is not within a designated rural area and therefore affordable housing will be required on sites of ten or more dwellings or of 0.5ha or more. Only in exceptional circumstances, where it can be proven that on-site delivery is not possible, will a commuted sum be considered. Tenure will be negotiated on a site-by-site basis to reflect the nature of the development and local needs as set out in Core Policy 45 (Meeting Wiltshire's housing needs).

2.12 Core Policy 44 (Rural exception sites) allows for the allocation of, or granting of planning permission for, small sites (defined as 10 dwellings or fewer) comprising affordable housing only as an exception to normal policies. The policy sets out the criteria against which such proposals will be evaluated and under what circumstances schemes solely for affordable housing may be permitted. At Small Villages, the policy expects such sites to be adjacent to the existing built area.

2.13 Core Policy 45 (Meeting Wiltshire's housing need) provides the basis for considering dwelling type, density and mix of housing to be built. Housing size and type, including any distinction between flats and houses, will be expected to reflect that of the demonstrable need for the community within which a site is located. The policy does not include any mixes, instead it references the Wiltshire Strategic Housing Market Assessment, however this evidence has been superseded, and the latest up-to-date evidence should be considered. In relation to affordable housing, other sources of credible evidence include the council's housing register and local needs surveys.

2.14 Core Policy 46 (Meeting the needs of Wiltshire's vulnerable and older people) seeks to address the issue of an ageing population, which is particularly important in Wiltshire, by ensuring that there is adequate provision of specialist accommodation, such as extra-care housing. The policy expects that the provision, in suitable locations, of new housing to meet the specific needs of vulnerable and older people will be required. Wherever practicable, accommodation should seek to deliver and promote independent living. It continues to aspire that housing schemes should assist older people to live securely and independently within their communities. Residential development must ensure that layout, form and orientation consider adaptability to change as an integral part of design at the outset, in a way that integrates all households into the community.

2.15 The planning context within Wiltshire is evolving as the Council are currently preparing the Wiltshire Local Plan (LP) which will cover the period to 2038. The LP has been submitted to the Secretary of State and is currently undergoing examination, with hearing sessions scheduled to continue in Autumn 2025. Key policies from the LP are:

2.16 The Wiltshire Council LP submission version proposes to identify Lydiard Millicent within the Swindon Housing Market Area (HMA) and remain a 'Small Village' in the settlement hierarchy – see Table 4.13. The LP does not identify a housing requirement for Small Villages within the strategic policies. Key policies from the LP are:

- Policy 1 Settlement Strategy – Development at Large Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities. Development at Small Villages will be limited to respond to local needs and to contribute to their vitality.

- Policy 2 Delivery Strategy - At Small Villages infill development for housing, employment or services and facilities within the existing built area subject to criteria. Other proposals for development adjacent to the built area of Small Villages, as determined by the local planning authority, will be supported where they are for rural housing exception sites or first homes exception sites, or provide for local employment, services and facilities; provided that the development respects the existing character and form of the settlement and its setting.

- Policy 76 Providing Affordable Homes – Requires at least 40% affordable housing provision on qualifying sites of 10 or more dwellings or 0.5 ha of more in Lydiard Millicent parish. The tenure mix on all sites will normally be 65% Affordable Housing for Rent, 10% Shared Ownership and 25% First Homes. Tenure will be reviewed and negotiated on a site-by-site basis to reflect the nature of the development and local needs as set out in Policy 78 (Meeting Wiltshire's housing needs).

- Policy 77 Rural Exception Sites - Supports rural exception sites adjoining the built area of Small Villages where its primary purpose is to provide affordable homes to meet the local needs of a settlement, where the proposal consists of 20 dwellings or fewer and will be no greater than 5% of the size of the settlement. The type, size and tenure of schemes should reflect local needs.

- Policy 78 Meeting Wiltshire's housing needs – New market and affordable housing should be designed to address local housing need incorporating a range of different types, tenures and sizes of homes to create mixed and balanced communities.

- Policy 79 First Homes exception sites – Schemes will be supported within or adjoining an existing settlement identified on the Policies Map and subject to criteria.

- Policy 80 Self Build Housing - On sites of 20 or more dwellings, 5% should be made available as serviced plots for self and custom build. Plots should be marketed for sale for a period of 12 months per plot and any plots subsequently developed for self-build and custom build must be completed within 3 years of purchase by a self-builder.

Local Housing Need

2.17 Housing need is an unconstrained assessment of the minimum number of homes needed in an area. Assessing housing need is the first step in the process of deciding how many homes need to be planned for. The National Planning Policy Framework expects strategic policy-making authorities to follow the standard method for assessing local housing need. The standard method calculation for Wiltshire Council is set out in Section 6 of the Housing Land Supply Statement base date 2024 (published June 2025) for 3,525 dwellings per annum.

2.18 The local housing need calculation is a strategic matter using local authority housing workplace-based earnings and affordability analysis, as such it is inappropriate to automatically undertake a similar calculation for the neighbourhood area. Instead, a 'housing requirement' can be defined (by the local planning authority or exceptionally by the qualifying body) taking into consideration relevant policies such as the spatial strategy, evidence such as the Housing and Economic Land Availability Assessment, and the characteristics of the neighbourhood area, including its population and role in providing services.

3. HNA Background and Objectives

Background

3.1 A neighbourhood area was designated for the whole of the civil parish of Lydiard Millicent on 20 September 2017. A neighbourhood plan was prepared and then made as part of the development plan for Wiltshire Council on 19 May 2021. The made plan covers the period 2018 to 2036. The made plan does not contain any policies or allocations relating to housing[9] which is a matter to be explored within its review.

3.2 The village of Lydiard Millicent is identified as a 'Small Village' in the adopted Wiltshire Core Strategy settlement hierarchy. Wiltshire Council do not set strategic housing requirement figures for the 'Small Villages', with the requirement effectively being '0' and development restricted in accordance with Core Policies 1 and 2. While the requirement is '0', consultation by the qualifying body has indicated there may be some local housing needs within the designated neighbourhood area.

3.3 Wiltshire Council advise that their adopted and emerging spatial strategy is such that they do still support neighbourhood plan-led growth at 'Small Villages' at a suitable scale, and it will be the prerogative of neighbourhood planning groups to consider preparing housing policies and allocating land to meet local housing needs, if evidence supports this; consistent with the approach set out in the NPPF.

> *In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.*
>
> *To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.*
>
> *National Planning Policy Framework (NPPF), paragraphs 82 and 83*

3.4 The appropriate step to explore exceeding the housing requirement through evidence is a Housing Need Assessment (HNA) to identify the reasons why additional planned growth would help to meet identified local needs. These can then be evaluated

[9] https://www.wiltshire.gov.uk/media/6638/Lydiard-Millicent-Neighbourhood-Plan/pdf/Lydiard_Millicent_Neighbourhood_Plan_2018-2036_Made_-_May_2021.pdf?m=637571820673800000

alongside other evidence on the location of new housing and how it can enhance or maintain the vitality of rural communities.

> *People living in rural areas can face particular challenges in terms of housing supply and affordability, while the location of new housing can also be important for the broader sustainability of rural communities. Strategic policies will need to be informed by an understanding of these needs and opportunities, especially where authorities in designated rural areas wish to demonstrate that it is appropriate to set lower thresholds for affordable housing than those which apply generally.*
>
> *The nature of rural housing needs can be reflected in the spatial strategy set out in relevant policies, including in the housing requirement figures for any designated rural areas. A wide range of settlements can play a role in delivering sustainable development in rural areas, so blanket policies restricting housing development in some types of settlement will need to be supported by robust evidence of their appropriateness. A neighbourhood plan can allocate additional sites to those identified in an adopted plan so long as the neighbourhood plan meets the basic conditions.*
>
> *Local planning authorities can support opportunities to bring forward rural exception sites by working proactively with landowners and potential delivery partners such as parish councils and community land trusts.*
>
> *Planning Practice Guidance (PPG), reference ID: 67-009-20190722*

3.5 The neighbourhood planning group can then discuss this justification, along with supply-side factors such as the availability of sites, with the local planning authority to determine whether exceeding the given figure (i.e. '0') would be appropriate and, if so, by how much through policies and allocations in the neighbourhood plan.

Objectives for the HNA

3.6 The HNA is structured according to a number of themes that were agreed at the outset of the research with the Lydiard Millicent Neighbourhood Plan Steering Group. An inception meeting was held on 12 June 2025 to inform the research underpinning the scope for the HNA to reflect the preliminary findings from the February 2025 community questionnaire.

<u>Plan Period</u>

3.7 A neighbourhood plan must set out the period for which it is to have effect. Neighbourhood plan policies remain in force until the plan policy is replaced. There is no requirement to review or update a neighbourhood plan. However, policies in a neighbourhood plan may become out of date. To reduce the likelihood of a neighbourhood plan becoming out of date once a new local plan (or spatial development strategy) is adopted, communities preparing a neighbourhood plan should take account of latest and up-to-date evidence of housing need.

3.8 The made neighbourhood plan covers the period 2018 to 2036 and was aligned to the period then stated in the emerging Wiltshire Local Plan Review. The Steering Group resolved to propose a modified plan period covering 2025 to 2040 so that the plan covers a 15-year period.

Affordability

3.9 Question 18 of the 2025 Questionnaire revealed an aspiration from some respondents for affordable rental (6) and shared ownership (4) accommodation within the Parish. Question 20 revealed a higher perception from respondents for social rent, affordable rent and affordable homes for sale. The Steering Group would like to understand the needs of households for suitable housing of varying tenures, as well as the relative affordability of those tenures that should be provided to meet local needs now and into the future. An estimate of the quantum of affordable housing over the plan period will be provided to help guide decisions on the scale of land potentially required to meet needs.

Dwelling Type and Size

3.10 Question 17 of the Questionnaire revealed aspirations from respondents to downsize and stay in the parish. Question 20 revealed varying perceptions concerning the type of new housing. Question 21 revealed a strong perception from respondents for the vast majority of new homes to be 2 or 3 bedrooms. The Steering Group wishes to understand further the type (detached, bungalow, detached, semi—detached etc) and size (number of bedrooms) of housing which is appropriate for the neighbourhood area over the plan-period.

Housing Needs for Specific Groups

3.11 Question 20 of the Questionnaire revealed a strong perception for sheltered housing for older people in the village, as well as suggestions for smaller bungalows for the elderly. The Steering Group wishes to explore this matter further to understand what provision should be made for specialist housing for older people over the plan period. This Assessment will not consider specialist housing or extra care, as this would be contrary to Core Policy 46 which directs such accommodation to Principal Settlements and Market Towns, not Small Villages.

Other Factors

3.12 The Steering Group would also like to understand the potential issues associated with the existing housing stock, demographic changes and the wider vitality of the rural community. This is because the provision of housing can be important for the broader sustainability of the rural community. The consultation (Question 15 and others) revealed a strong theme for respondents requesting a village shop as an additional facility. We will explore themes of school place planning and retail provision to understand how these could influence the housing required in the plan period, including any uplifts to the housing need.

Data Sources

3.13 This HNA assesses a range of up-to-date evidence to ensure its findings are robust for the purposes of plan-making for the neighbourhood plan. This includes the following range of data sources:

- 2021 Census
- 2011 Census
- Valuation Office Data
- ONS Population Forecasts
- Wiltshire Housing Register
- Wiltshire Local Housing Needs Assessment (ORS)
- Wiltshire Homeless Prevention Strategy 2019-2024

4. Need for Affordable Housing

4.1 All households whose needs are not met by the market, and which are eligible for one or more of the types of affordable housing set out in the definition of affordable housing in Annex 2 of the National Planning Policy Framework are considered to be in affordable housing need.

> *Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:*
>
> *a) Social Rent: meets all of the following conditions: (a) the rent is set in accordance with the government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.*
>
> *b) Other affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the government's rent policy for Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).*
>
> *(c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.*
>
> *(d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to government or the relevant authority specified in the funding agreement.*
>
> *National Planning Policy Framework (NPPF), Annex 2*

Strategic affordable housing needs

4.2 The starting point to understand affordable housing needs is the Local Housing Needs Assessment (LHNA). The Wiltshire LHNA Update by ORS published February 2023 provides the latest evidence. Figure 33 of the LHNA identifies an overall affordable housing need for 30,010 households over the plan period 2020-2038, equivalent to 1,667 per annum. This comprises a need for 7,062 households unable to afford to rent or own[10], and 22,948 households aspiring to home ownership.

4.3 The ORS model evaluates affordable home ownership housing mix by household affordability. It concludes that it would be a policy decision as to how much of the additional need for home ownership from households able to afford market rent should be provided, but concludes an effective demand arises from 3,389 households who aspire to home ownership and require some form of discounted home ownership[11]. In addition to the 7,062 households unable to afford to rent or own market housing, ORS identifies an overall affordable housing need 10,451 households, equating to 580 affordable homes per annum.

4.4 Section 5 of the LHNA disaggregates the housing need for Wiltshire with recommendations in Figure 41 on the overall need for Affordable Housing and Market Housing by property size (Figure 4.1 below). Broadly the indicative mix requires a focus on 2 and 3 bedroom stock, with around 48% of affordable housing required for Social Rent, 18% for Affordable Rent and 34% for those households aspiring to home ownership.

Figure 4.1 – Extract from the LHNA Figure 41

Figure 41 Overall need for Affordable Housing (including households aspiring to home ownership) and Market Housing by property size (Source: ORS Housing Model. Note: Figures may not sum due to rounding)

	Affordable Housing			Total Affordable Housing	Total Market Housing	Total
	Dwellings Unable to afford		Aspiring to Home Ownership			
	Social rent	Affordable Rent				
1 bedroom	132	23	305	459	1,111	1,571
2 bedrooms	1,961	778	1,190	3,929	2,947	6,876
3 bedrooms	2,396	879	1,570	4,845	13,328	18,173
4+ bedrooms	758	228	524	1,509	6,061	7,570
DWELLINGS	5,247	1,908	3,588	10,743	23,446	34,189
C2 Dwellings	-	-	-	-	1,469	1,469
LHN	5,247	1,908	3,588	10,743	24,915	35,658

[10] This total includes 5,179 households unable to afford Affordable Rent without Housing Benefit, 1,883 households who are able to afford Affordable Rent without Housing Benefit, but unable to afford market rents.
[11] This includes the needs from all households unable to afford to rent or own market housing and also provides for those households who aspire to homeownership but who cannot afford to buy, where there is a realistic prospect of those households being able to access a 50% First Homes property.

4.5 No figures are provided in the LHNA for the neighbourhood area. A pro-rata of the strategic needs according to the proportion of households within the neighbourhood area would indicate 23 households requiring Affordable Rent, 73 households aspiring to affordable home ownership, and 11 households aspiring to affordable home ownership and able to access a 50% First Home: a total of 107 households.

4.6 All social housing in Wiltshire Council's area is advertised through Homes4Wiltshire. Homes4Wiltshire is a Choice Based lettings system allowing people with a housing need choose where they want to live. To express an interest or "bid" for properties in the Wiltshire Council area, you need to have a housing need under the council's Allocation Policy[12]. As of the end of May 2025, there are 3,939 households in housing need in Wiltshire on the register.

Recommendation 1

MLP advise against using a pro-rata of the strategic needs to determine potential affordable housing need for the neighbourhood area. This would not take into account the local demographic profile and lower levels of social housing stock in the neighbourhood area, as explained later in this Assessment.

Existing affordable needs in the neighbourhood area

4.7 Applicants to the Homes4Wiltshire are invited to confirm their connections to particular parishes to determine priority when bidding, applicants with parish connections having greater priority than those without connections. Parish connections are more important than band for most housing applicants. Applicants may have a connection to a particular parish where –

- they have been resident (and continue to reside) in a particular civil parish or town in Wiltshire Council's area for 12 months or more
- they have close family members (grand-parents, parents, legal guardian, adult children or brothers and sisters) living in a particular civil parish or town in Wiltshire Council's area who have lived there for 5 years or more
- they have employment in a particular parish in Wiltshire Council's area

4.8 Bids are prioritised by parish connections for all bidders except those who are exempted from the requirement to have a connection altogether. A bidder in a lower band with a connection to the parish in which an advertised property is located appears higher in the "shortlist" once bidding closes and has a greater prospect of being offered the property. A connection to the parish adjacent to the parish where a property is

[12] https://www.homes4wiltshire.co.uk/content/AboutHomes4Wiltshire/WiltshireCouncilAllocationsPolicy

advertised is also helpful as bidders with such connections are placed more highly than those who lack a connection to the parish (though less than those with connections to the parish itself).

4.9 Wiltshire Council Housing Officers have provided evidence on those households currently registered with Homes4Wiltshire who have stated a local connection.

Table 4.1 – Homes4Wiltshire Register, households with a local connection

Dwelling Size	May 2023	May 2024	May 2025
1-bed	3	4	3
2-bed	1	0	0
3-bed	3	2	1
Total	*7*	*6*	*4*

4.10 It is important to recognise that the Housing Register above provides a snapshot in time and do not reflect total need. Figures of need change every year as new applicants join the waiting list or circumstances change. The housing register figures should be seen as a minimum as there will be concealed households and those who may be eligible but not on the Register.

4.11 No housing needs survey has been undertaken for the neighbourhood area; however, the Parish Council have requested Wiltshire Council undertake a survey.

Recommendation 2

The Parish Council should consider the up-to-date evidence of households with a valid local connection to the parish on the Homes4Wiltshire register. This figure should be treated as a minimum to be met, as there may be other concealed unmet needs for affordable housing that could be assessed through a Housing Needs Survey.

Tenure profile and stock of affordable housing

4.12 The current tenure profile is a key feature of the Neighbourhood Area. Patterns of home ownership, private renting and affordable/social renting reflect demographic characteristics including age (with older households more likely to own their own homes), and patterns of income and wealth which influence whether households can afford to rent or buy and whether they need subsidy to access housing.

4.13 The tenure of housing refers to the legal status of the occupier in relation to the property in which they reside. The key tenures for the purpose of this analysis are:

Table 4.2 – Tenure definitions

Owned	where the occupier owns the property on a freehold or long leasehold basis with or without a mortgage or loan
Shared Ownership	where the occupier owns a share of the property and pays discounted rent on the remainder to a registered provider. Increased shares can usually be purchased over time.
Social Rented	where the tenant rents the property from a registered provider and the property is let at a below market level rent and controlled by statute or other regulatory power.
Private Rented	where the tenant rents the property from a private individual or organisation usually at a rent dictated by market conditions, free from statutory or other regulatory rent controls.

4.14 According to the 2021 Census, in Lydiard Millicent there are a total of 18 social rented houses and 0 shared ownership dwellings. The majority of properties are owned (either outright or with a mortgage or loan) (632 dwellings) and 46 households privately rent or live rent free[13].

4.15 The table below presents this data compared with the wider Royal Wootton Bassett East Ward, Wiltshire and England. There are a significantly greater proportion of households who own their home in the Parish compared to Wiltshire and England, while the proportion of those living in social rented dwellings is markedly low.

Table 4.3 – Household tenure split across geographies

Tenure	Lydiard Millicent	Royal Wootton Bassett East Ward	Wiltshire	England
Owned	91%	84.6%	66.8%	61.3%
Shared Ownership	0%	0.7%	1.2%	1%
Social Rented	2.5%	4%	14.5%	17.1%
Private Rented or lives rent free	6.5%	10.7%	17.5%	20.6%

4.16 When comparing this data in Lydiard Millicent to the 2011 Census[14], it is clear there has been a small decline in the number of households living in social rented dwellings, and private rented and an increase in the proportion of home ownership.

Table 4.4 – Household tenure split in parish 2011 - 2021

Tenure	2011	2021
Total households	637	696
Owned	569 (89.3%)	632 (91%)
Shared Ownership	0 (0%)	0 (0%)
Social Rented	21 (3.3%)	18 (2.5%)

[13] Nomis dataset PP008 2021 Census
[14] Nomis dataset KS402EW 2011 Census

Private Rented or lives rent free	47 (7.4%)	46 (6.5%)

4.17 The Parish of Lydiard Millicent is not identified as a designated rural area under Section 157 of the Housing Act 1985 and therefore it is likely that the affordable housing stock has been reduced because of 'Right to Buy'.

Recommendation 3

The low levels of existing affordable housing stock (18 dwellings – Social Rented) indicate that households with a local connection requiring affordable housing will be restricted due to the lack of options and tenures. Households, including newly forming households, may move away from the parish so that their needs are met. The provision of new affordable housing within the parish should be considered through the neighbourhood plan or other policy mechanisms, including the feasibility of 'Rural Exception Sites' to meet local needs.

Affordability

4.18 There is no single measure that fully captures the wide range of concerns around access to affordable housing. The PPG recognises the importance of giving due consideration to market signals as part of understanding housing needs, and they are therefore an important consideration in assessing housing needs within the neighbourhood area.

4.19 The analysis below looks predominantly at the lower quartile figures, where available. This is the middle figure of the lowest 50% of prices and provides the most realistic representation of the affordable housing market and those households which would be eligible for such products.

House prices

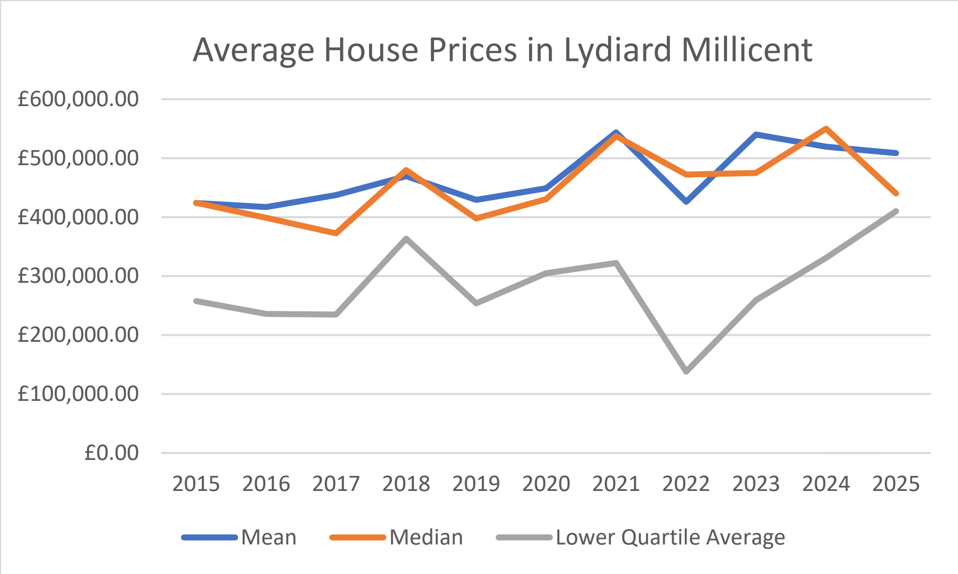
4.20 House prices provide an indication of the level of demand for homes within an area. The relationship between house prices and incomes determines whether housing is affordable to local households and, to a large extent, what tenure, type and size of home they occupy.

4.21 ONS data on house prices are not provided at Parish level, however, an analysis of the house sales across the Parish over the past 10 years from Land Registry price paid dataset [15]is possible. This has revealed a great deal of fluctuation in house prices, with both the mean and median prices peaking in 2021. Fluctuation is not unusual in small samples, with 175 transactions taking place in the parish over the last decade (an average of 17-18 a year).

[15] https://landregistry.data.gov.uk/app/ppd/?relative_url_root=%2Fapp%2Fppd

4.22 It is also possible to extrapolate the lower quartile house prices within the parish from this data; however, this should be viewed with some caution given the small sample size.

Figure 4.2 Average house prices in parish



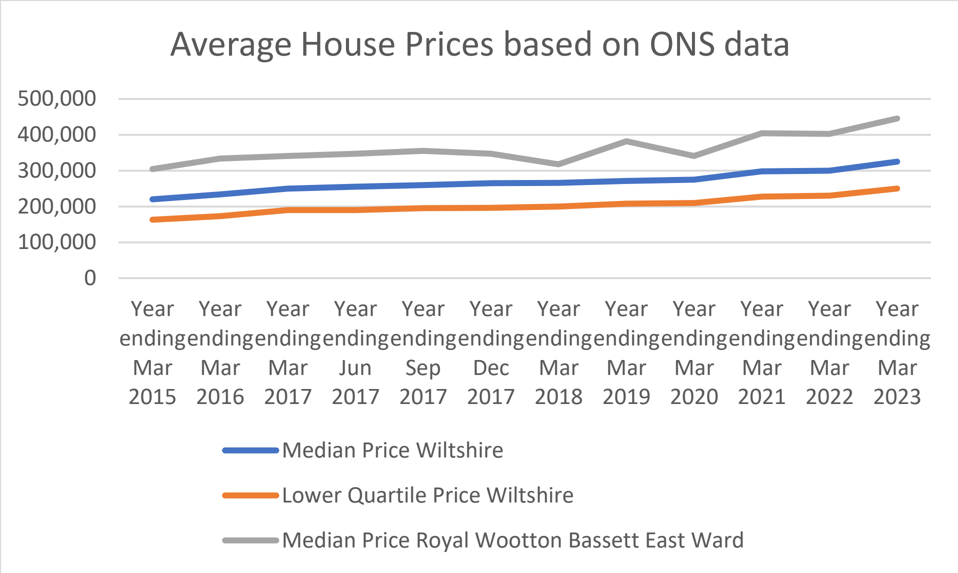
4.23 Between 2015 and 2025, the mean house price increased by 20% in the parish, with the data showing the average price in 2025 to be £508,333 (based on 3 sales) and in 2024 the average price was £519,507 (based on 16 transactions). For the lower quartile range, the data shows average prices have increased by almost 60%, being £257,625 in 2015 and £410,000 in 2025.

4.24 This is significantly higher than the Wiltshire average, where at the end of 2024, according to the Land Registry House Price Index[16], the average price across all property types was £326,722.

4.25 ONS provide data at the Ward level, with the latest data published being of year end March 2023. The average price paid for all house types across this area (Royal Wootton Bassett East) for the year ending March 2023 was £445,532[17], it is noted that lower quartile data at ward level is no longer available from the ONS, although they are available for the LPA area[18]. As is shown in Figure 4.3 below, house prices within this area have consistently been substantially higher than the LPA average.

[16] https://landregistry.data.gov.uk/app/ukhpi/browse?from=2024-06-01&location=http%3A%2F%2Flandregistry.data.gov.uk%2Fid%2Fregion%2Fwiltshire&to=2025-06-01&lang=en
[17] ONS data: Mean house prices by ward: HPSSA dataset 38
[18] https://www.ons.gov.uk/peoplepopulationandcommunity/housing/adhocs/2186housingaffordabilityinenglandandwaleslowerquartile2023

Figure 4.3 Average house prices in Ward and Wiltshire



4.26 At the time of writing, there were 18 properties available for sale within Lydiard Millicent[19], with an average price of £879,444.44. Four 6-bed properties were for sale, four 5-beds, six 4-beds, three 3-beds and one 1-bed. Six properties were being sold for over £1,000,000.

<u>Privat Rental Market</u>

4.27 In regards of the private rental market, the average monthly rent in Wiltshire across all property types in May 2025 was £994[20], a 6.7% increase from the previous year. By how many bedrooms there are in a property, average rents as of May 2025 in Wiltshire were:

- One bedroom: £685
- Two bedrooms: £891
- Three bedrooms: £1,119
- Four or more bedrooms: £1,613

[19] https://www.rightmove.co.uk/property-for-sale/find.html?sortType=2&areaSizeUnit=sqft&viewType=LIST&channel=BUY&index=0&radius=0.0&locationIdentifier=USERDEFINEDAREA%5E%7B%22polylines%22%3A%22%7BuxyHbsiJiAx%60B%7ENrlMt%60%40zHdVu%5Ea_%40y%7CBaAknEnIqk%40%7COumD%60CqYiluB%7BEiFeG%7BSwMiAuJKwMmloG%60%40WyRwC%7BKeCv%40V%60Y%60OdyA%22%7D – 7th July 2025.

[20] https://www.ons.gov.uk/visualisations/housingpriceslocal/E06000054/#rent_price

4.28 Lower Quartile data for Wiltshire was last published for the period ending September 2023, which shows average LQ prices in Wiltshire across all property types as £725, higher than the regional South West average of £695[21].

4.29 There is no Parish or Ward level data from the ONS on private rental markets. Home.co.uk provide listings for the current properties available to rent. At the time of search, no homes were available to rent in Lydiard Millicent, a search area with 2 mile radius from the centre of the village was therefore used, although it is noted this incorporates parts of Swindon. 21 properties were found to be available with an average monthly rental price of £1,370.95.

Income

4.30 ONS data on income is not available at the Parish level. The income estimates for small areas provide the lowest level of data available, at the Middle Super Output Layer (MSOA), however this is based on overall average household incomes only and not lower quartile data.

4.31 The average total household income for MSOA Wiltshire 003 in 2020 (the most recent year for this dataset) was £56,500. In MSOA Wiltshire 007 it was £55,600.

4.32 The ONS annual estimates of UK employee earnings provide the lower quartile average earnings, however this is only available at the Local Authority level and relates to individual earnings rather than household earnings. In 2024, Wiltshire's average gross individual lower quartile annual earnings were £17,627. While this is an accurate representation of household incomes where there is only one earner, it does not represent household income where there are two or more people earning. To estimate the income of households with two lower quartile earners, this figure is doubled to £35,254.

4.33 There is clearly a large gap between the average earning households, and those earning the lowest 25% of incomes.

Affordability Ratios

4.34 Affordability ratios are calculated by dividing house prices by gross annual workplace-based earnings.

4.35 ONS provides data on affordability ratios at the Local Authority level. The median affordability ratio for Wiltshire as of 2024 is 8.87, with a 5-year average of 9.62. The

21 https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/privaterentalmarketsummarystatisticsinengland

lower quartile affordability ratio is slightly higher at 8.98 in 2024, with a slightly reduced 5-year average of 9.58.

4.36 It is possible to estimate a parish-level affordability ratio using median house sale prices within the local area over the last 5 years and median Wiltshire work-place based earnings. ONS data on median work-place based earnings for the Local Authority is only available as of 2024 and before, consequently the median house sale prices for the local area will be for the 5 years of 2020 to 2024.

Table 4.5 – Average house prices in parish

Year	2020	2021	2022	2023	2024
Median House Prices (parish)	£430,500	£537,500	£472,000	£475,000	£550,000
Average	£493,000				

4.37 The calculation to determine the affordability ratio is as follows

Affordability ratio = house prices (£493,000)/ earnings (£35,247[22])

4.38 The above results in an indicative affordability ratio for the parish of 13.99. Significantly higher than the Wiltshire average. It is noted that the average individual work-place based earnings at the Parish geography are not available.

Affordability thresholds

4.39 To gain a clearer understanding of local affordability, it is useful to understand what levels of income are required to afford different tenures. This is done using 'affordability thresholds' which is the estimated amount of annual income required to cover the cost of rent or a mortgage given local housing prices.

4.40 Table 4.6 below summarises the estimated costs of each tenure and the annual income required to support these costs within the parish, and whether these are sufficient. Some assumptions have been made in calculating the affordability thresholds, as follows:

- The household loan to income ratio is assumed to be 3.5, in accordance with the Financial Conduct Authority standard assumptions for single applicants. It is noted that in reality there is significant variability in this ratio.

[22] 2024 Median earnings for Wiltshire Council https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian#:~:text=Affordability%20ratios%20calculated%20by%20dividing,gross%20annual%20workplace%2Dbased%20earnings.

- An assumption is made that a 10% purchase deposit is available for those purchasing market homes. It is noted however that the cost of a deposit is often a barrier to home ownership.

- The cost of new build properties in Lydiard Millicent is estimated by using the percentage uplift between house prices for existing vs new-build properties in Wiltshire. The percentage uplift for median house prices was 19% in 2024, and for LQ house prices, the uplift was 34%.

- It is assumed that the maximum percentage of income that should be spent on rent is 30%. However, it is also noted that there may be more households able to afford tenures that are deemed not affordable in this calculation if they are willing to spend a higher proportion of income on housing costs.

- Affordable and Social Rented prices are available from Homes England[23] on a Local Authority scale, so these must act as a proxy for the parish.

Table 4.6 – Affordability thresholds across tenures

Tenure	Mortgage Value (90%)	Annual Rent	Income Required (1)	Affordable on average household incomes £56,050 (2)	Affordable on LQ average incomes (single earner) £17,627	Affordable on LQ average incomes (2 earners) £35,254
Market Housing						
Median House Price	£495,000.00	-	£141,429.00	No	No	No
New Build Median House Price	£589,050.00	-	£168,300.00	No	No	No
LQ/ Entry-level house price	£297,900.00	-	£85,114.00	No	No	No
Estimated New Build Entry-Level House Price	£339,186.00	-	£114,053.00	No	No	No
Average Market Rent (3)	-	£16,451.00	£54,288.30	Yes	No	No
Entry-level Market Rent	-	£8,580.00	£28,314.00	Yes	No	Yes
Affordable Home Ownership						
First Homes (4) (-30%)	£279,430.20	-	£79,837.20	No	No	No
First Homes (-40%)	£239,511.60	-	£68,431.89	No	No	No
First Homes (-50%)	£199,593.00	-	£57,026.57	No	No	No
Shared Ownership (5) (50%)	£199,593.00	£5,544.25	£75,322.60	No	No	No
Shared Ownership (25%)	£99,796.50	£8,126.38	£55,957.00	Yes	No	No
Shared Ownership (10%)	£39,918.60	£9,979.65	£44,338.16	Yes	No	No
Affordable Rented Housing						
Affordable Rent	-	£8,053.76	£26,577.41	Yes	No	Yes
Social Rent	-	£5,808.92	£19,169.44	Yes	No	Yes

[23] Registered Provider (RP) social housing stock and rents in England 2024: additional tables (October 2024)

(1) Assuming the household already has access to the 10% deposit
(2) Average of both LSOA 003D and 007E
(3) Rental prices are taken from Home.co.uk. Entry level rental are taken from the average of the lowest 25% of market rents.
(4) The starting point for considering FH is the estimated cost of new build entry-level housing in the parish. All of the income thresholds here are below the FH cap of £80,000 above which households are not eligible for FH. However, the 50% discount level is the only one which brings the FH below the discounted price cap of £250,000. 30% and 40% discount would fail to meet the criteria (30% = £310,478, 40% = £266,124, 50% = £221,770)
(5) The starting point for considering SO is the estimated cost of new build entry-level housing in the parish. 10% deposit assumed, and loan to income ratio of 3.5. The rental component is estimated at 2.5% value of remaining portion of price.

4.41 The table above demonstrates that local households on average incomes are unable to access even the entry-level homes without the advantage of a very large deposit. The median house price would require an annual income just over 2.5 times higher than the current average household income, when considering the new builds, this increases to 3 time higher.

4.42 Private renting is generally only affordable to the average earners; however, the entry-level rents are affordable to households with two lower-quartile earners. Affordability would be improved if households are able or willing to dedicate a larger proportion of their incomes to rental costs, although this has repercussions for other quality of life aspects and cannot be assumed to suit all individuals' circumstances.

4.43 No First Home options are affordable for the income groups assessed. Shared ownership is equally unaffordable to all those earning under the average household income. Should First Homes be delivered in the parish, they should be delivered at a 50% discount to ensure they fall below the price cap of £250,000 and to extend home ownership as far as possible.

4.44 It is clear from the above that the affordable rented sector performs a vital function in the parish as the only option for a large segment of those in the greatest need. Both social and affordable rent is affordable to households with two lower-quartile earners.

4.45 Households with a single lower earner appear unable to afford any of the tenures considered, even the smallest socially rented units. Many such individuals will, if unable to secure a social rented dwelling require additional subsidy through Housing Benefit to access housing.

Local Housing Allowance

4.46 Local housing allowance sets the amount that private renters can claim in benefits (either universal credit for housing or housing benefit). The amount of LHA is based on how many bedrooms are needed, as well as factors such as age, rent levels within the area and other things like disability.

4.47 Lydiard Millicent falls within the Swindon Broad Rental Market Area for the purposes of LHA.[24]

4.48 Table 4.7 below shows the level of LHA permitted in context with the average lower quartile rents across Wiltshire. As LQ rental prices are only available from September 2023, the September 2023 LHA has also been used. It is assumed that any uplift in the LHA to July 2025, would correspond to an increase in rental prices.

Table 4.7 – Average rental prices by size in Wiltshire with LHA

Property Type	Wiltshire LQ Monthly Rent	Monthly LHA (Sept 2023)	Disparity between LHA and LQ Wiltshire Rent
1 bedroom	£667	£548.28	-£118.72
2 bedrooms	£725	£660.00	-£65.00
3 bedrooms	£885	£795.00	-£90.00
4+ bedroom	£1,225	£1,000.01	-£224.99

4.49 Table 4.8 shows the current level of LHA in context with the average rental prices in Lydiard Millicent as of July 2025.

Table 4.8 – Average rental prices by size in parish with LHA

Property Type	LM Average Monthly Rent	Monthly LHA (July 2025)	Disparity between LHA and average LM Rent
1 bedroom	£828	£674.99	-£153.01
2 bedrooms	£920	£785.01	-£134.99
3 bedrooms	£1,700	£950.00	-£750.00
4+ bedroom	£2,150	£1,300.01	-£849.99

4.50 There is disparity across all rental prices at both the lower quartile and average when compared against the LHA.

Turnover (relets) of existing stock

4.51 Information from Wiltshire Council has been received on the recent re-lets of existing stock in Lydiard Millicent.

4.52 There was only a single re-let in 2024 (September) for a 2-bedroomed bungalow. This received 10 bids.

Future supply of affordable housing

4.53 Core Policy 43 requires 40% of all new housing in the neighbourhood area to be affordable in the event that the development triggers the requirement for making an

[24] https://lha-direct.voa.gov.uk/SearchResults.aspx?Postcode=SN5%2b3LP&LHACategory=999&Month=7&Year=2025&SearchPageParameters=true

affordable housing contribution[25]. Given that there has been no new affordable housing stock in the area since 2011, it is evident that the threshold for an affordable housing contribution has not been triggered through new housing schemes receiving planning permission in the area, i.e. sites are too small to meet the threshold due to the limits on new residential development.

4.54 In terms of commitments, there have been no recently approved planning applications for new affordable housing in the parish.

4.55 At the time of writing there is a pending planning application[26] in the Parish for an '*Outline planning application with all matters reserved except access for residential development to provide up to 56 dwellings, public open space, and associated access, drainage and landscaping works*' which proposed to provide 22 affordable homes (40%). The application form specifies all affordable homes would be for rent. The application has not yet been determined.

Application of planning policies on the future delivery of affordable housing

4.56 The required provision of affordable housing on-site will be based on the quantum of new housing proposed, subject to the viability of provision. A scheme for 'infill' in the built area of the Small Village would not be of a size to trigger an affordable housing contribution. In the event that the site area is 0.5 hectares or more then affordable housing would be required. In the event that 10 new homes are proposed then the affordable housing contribution would be 4, for 15 new homes then the contribution would be 6, and so on. In the case of a part unit, then a financial contribution may be required.

4.57 A new housing scheme triggering the Core Policy 43 requirement for 40% affordable housing would be required to deliver a mixture of tenures.

4.58 The tenure mix recommended in the Strategic Housing Market Assessment (2011) informing Core Policy 43 recommended affordable housing developments are usually required to provide:

- 60% Affordable Rent
- 40% Shared Ownership

4.59 Following changes in May 2021 requiring at least 25% of all affordable housing units delivered by developers through planning obligations be First Homes, the Wiltshire

[25] Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). 'Major development' for housing this means development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more.
[26] PL/2025/03211

Council Interim Position Statement on First Homes (June 2022) recommended the following tenure split:

- 60% Affordable Rent
- 25% First Homes
- 15% Shared Ownership

4.60 More recently in December 2024, the Government revision to the NPPF removed the requirement that *"at least 10% of the total number of homes to be available for affordable home ownership"*. Instead, paragraph 66 states:

> *Where major development involving the provision of housing is proposed, planning policies and decisions should expect that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenures.*

4.61 Footnote 31 of the NPPF confirms that:

> *The requirement to deliver a minimum of 25% of affordable housing as First Homes, as set out in 'Affordable Homes Update' Written Ministerial Statement dated 24 May 2021, no longer applies. Delivery of First Homes can, however, continue where local planning authorities judge that they meet local need.*

4.62 The analysis of affordability thresholds reveals that the affordable rented sector performs a vital function in the parish as the only option for a large segment of those in the greatest need. Both Social and Affordable Rent is affordable to households with two lower-quartile earners. There are demonstrable reasons to pursue the established 60% split of affordable tenures towards rental properties, and this should include the majority as Social Rented.

4.63 Turning to those households able to afford Affordable or Social Rent, or aspire to home ownership, no First Home options are affordable for the income groups assessed. However, these may be if capped at 50% discount and there is an assumption that the household could afford a deposit greater than 10%. Conversely, Shared Ownership is likely to affordable to those households in the area with average incomes (with a 10 to 25% share).

4.64 In the event that First Homes are required by the local planning authority as per the Interim Note that references 25% provision, Table 4.9 illustrates the scale of development and likely tenure mix of development to meet those needs, in full. As illustrated, there would be negligible contribution towards Shared Ownership. The delivery of Shared Ownership is important as this is an affordable tenure to some households and there are zero Shared Ownership properties in the neighbourhood area. Given the recent changes removing the requirement to deliver a minimum of 25% of affordable housing as First Homes, it is recommended that Shared Ownership be the preferred tenure offering affordable routes to home ownership, with 40% of affordable housing delivered under that tenure.

Table 4.9 – Affordable housing provision and split based on development scale

Quantum of development	Affordable Housing Contribution	Social Rent / Affordable Rent (60%)	First Homes (25%)	Shared Ownership (15%)
1-9	0	0	0	0
10	4	2.4	1	0.6
15	6	3.6	1.5	0.9
20	8	4.8	2	1.2
25	10	6	2.5	1.5

4.65 Based on the latest evidence on those households currently on the Homes4Wiltshire register seeking rental affordable housing in Lydiard Milicent Parish Council area, 4 households, Table 4.10 illustrates the scale of development required to meet those needs, in full. This is based on the recommended tenure split for affordable housing in the parish.

4.66 Tables 4.9 and 4.10 assumes that no Rural Exception Site is available within the parish to deliver a 100% affordable housing scheme.

Table 4.10 – Recommended affordable housing split in parish based on development scale

Quantum of development	Affordable Housing Contribution	Social Rent / Affordable Rent (60%)	Shared Ownership (40%)
1-9	0	0	0
10	4	2.4	1.6
15	6	3.6	2.4
20	8	4.8	3.2
25	10	6	4

Recommendation 4

The future delivery of affordable housing in the neighbourhood area should provide a range of affordable rented (Social and Affordable rent) and affordable home ownership tenures. This is a matter that can be defined by a Housing Need Survey.

On the basis of the available information, Shared Ownership should be considered as the preferred tenure offering affordable routes to home ownership as there is no stock in the parish and the tenure is likely to be affordable to households on average incomes. The illustrative mix recommended for new schemes in the area[27] is for:

[27] Pending a Housing Need Survey carried out under Recommendation 2

- 60% Social / Affordable Rent
- 40% Shared Ownership

4.67 The existing needs from households for affordable housing could be met through the delivery of a site triggering the requirement for 40% affordable housing contribution on-site from new housing development. As an example, a scheme for 20 dwellings could deliver 8 affordable homes on-site, of which 5 could be rented and 3 provided as Shared Ownership. The delivery of an additional rented home (above existing need for 4) is likely to contribute towards newly arising (currently undefined) needs for affordable housing through the remainder of the plan period to 2040. In the event that affordable housing delivery is spread across smaller sites triggering the requirement, a 50% split of tenures is recommended so that a mixture of tenures can be provided – with the expectation that the minimum need for 4 affordable rental tenures are delivered.

Recommendation 5

Windfall at the Small Village arising through 'infill' in the built area will not be a scale that would trigger an affordable housing contribution due to the policy restriction to limit development to *"…not more than a few dwellings, generally only one dwelling"*. A housing allocation of a minimum of 20 homes could deliver a plan-led solution to contribute towards meeting the existing and newly arising needs for affordable housing in the period 2025 to 2040, subject to delivery in-line with the 40% requirement set out in the strategic policies of the local plan.

5. Housing Type and Size

5.1 Neighbourhood plans often include policies that seek to influence what form new housing should take, such as its type and size. This requires evidence of what local people need. Evidence can be gathered by using local statistics to identify the current baseline, trends and potential gaps in the market. This will help to understand the following:

- To establish the mix of housing that exists in Lydiard Millicent;
- To describe characteristics of the local population that are relevant to housing need;
- To look to the future on how the population may evolve and the most appropriate mix of homes required in the parish.

The current housing mix

Dwelling stock

5.2 Valuation Office statistics provide details of properties by Council Tax bands in LSOAs. Table 5.1 details the growth in properties in the area since 2011. Proportionally higher growth has taken place in LSOA 007E. A best fit estimate of 706 properties is calculated for the neighbourhood area as of 2023.

Table 5.1 – Dwelling stock in parish.

	LSOA 003D[28]	LSOA 007E[29]	Best Fit Estimate
2011	570	560	671
2012	570	560	-
2013	570	560	-
2014	570	560	-
2015	570	570	-
2016	580	570	-
2017	580	580	-
2018	580	590	-
2019	580	600	-
2020	580	600	-
2021	580	600	694
2022	580	610	-
2023	590	610	706

[28] E01031962
[29] E01031961

5.3 As of 2021, there were 16 vacant dwellings in the parish[30] and no second homes (with no usual residents).

Dwelling type

5.4 Dwelling type refers to whether a home is detached, semi-detached, terraced, a flat, bungalow or other type. Generally, the dwelling type a household chooses to occupy tends to be about wealth and preference rather than a specific need.

5.5 Table 5.2 below shows that the majority of households in the parish live in detached dwellings (77%)[31]. This is marginally higher than in 2011, when approximately 76% of households lived in detached dwellings[32]. By contrast the proportion of households living in semi-detached and terraced housing fell from 17.3% and 5.4% respectively in 2011, to 15.6% and 4.3% respectively in 2021. This could be as a result of vacant stock at the time of the census or amalgamation / replacements.

Table 5.2 - 2021 and 2011 Accommodation Type for Parish (based on Output Area data)

Type	2011		2021	
Total	652	100.0%	678	100.0%
Detached	496	76.1%	522	77.0%
Semi-detached	113	17.3%	106	15.6%
Terrace	35	5.4%	29	4.3%
Flat	4	0.6%	6	0.9%
Other	4	0.6%	15	2.2%

5.6 Table 5.3 compares the parish mix to the wider Wiltshire and England mixes. It shows an overwhelmingly greater proportion of households living in detached dwellings in the parish than Wiltshire and England. The dominance of this dwelling type in the parish means that there are a significantly smaller proportion of households living in the other dwelling types.

Table 5.3 - 2021 Accommodation Type for Parish, Wiltshire and England

Type	Parish	Wiltshire	England
Detached	77.0%	35.2%	22.9%
Semi-detached	15.6%	31.8%	31.5%
Terrace	4.3%	20.7%	23.0%
Flat	0.9%	11.5%	22.2%
Other	2.2%	0.7%	0.4%

[30] MLP Best Fit of Table 1C of Vacant dwellings and Second homes (with no usual residents), lower layer super output areas, England and Wales, 2021
[31] Nomis dataset TS044 – Accommodation Type Census 2021
[32] Nomis dataset KS401EW - Dwellings, household spaces and accommodation type Census 2011

5.7 According to the Valuation Office[33], which provides data at LSOA level only, there were 170 bungalows in LSOA 003D and 80 in LSOA 007E in March 2023. A best fit parish calculation results in a total of 185 bungalows within the parish. This equates to 27.2% of the total dwelling stock.

Dwelling size

5.8 Dwelling size refers to how many bedrooms a home contains, which are generally linked to family size and life stage.

5.9 Table 5.4 shows the housing mix in terms of size in 2011 and 2021 across the parish. It shows that over 50% of the parish lived in 4+ bedroom dwellings in both 2011[34] and 2021[35]. In 2021, there was a slight decrease in the number of households living in mid-size 3-bedroom dwellings, but an increase in single bedroom and 2-bedroom dwellings.

5.10 There is a clear gap in the parish for smaller dwellings which would widen the choice for smaller households, those downsizing and increase affordability

Table 5.4 - 2021 and 2011 number of bedrooms for Parish (based on Output Area data)

Number of bedrooms	2011		2021	
Total: All households	637	100.0%	672	100.0%
1 bedroom	11	1.7%	18	2.7%
2 bedrooms	84	13.2%	94	14.0%
3 bedrooms	202	31.7%	188	28.0%
4 or more bedrooms	340	53.4%	372	55.4%

5.11 Looking again at the comparison between Wiltshire and England in Table 5.5, it is clear there is a much greater proportion of households living in larger dwellings in the parish than the average across the district and country. The proportion of those living in single dwelling households is notably low, whilst those living in 4+ bedroomed houses is almost double the Wiltshire average.

Table 5.5 - 2021 Number of bedrooms for Parish, Wiltshire and England

Type	Parish	Wiltshire	England
1 bedroom	2.7%	7.4%	11.6%
2 bedrooms	14.0%	24.1%	27.3%
3 bedrooms	28.0%	40.0%	40.0%
4+ bedrooms	55.4%	28.5%	21.1%

5.12 The Valuation Office data on bungalows indicates that the majority are 3 bedrooms or larger in both LSOAs covering the parish, far in-excess of the Wiltshire average.

[33] Table CTSOP3_1_2023_03_31
[34] Nomis dataset QS411EW – Number of bedrooms 2011 Census
[35] Nomis dataset TS050 – Number of bedrooms 2021 Census

Table 5.6 - Bedroom size for bungalows, Valuation Office March 2023 release

Type	LSOA 003D	LSOA 007E	Wiltshire
1 bedroom	0 (0%)	10 (12.5%)	2040 (7.7%)
2 bedrooms	50 (29.4%)	20 (25%)	11430 (43.2%)
3 bedrooms	70 (41.2%)	40 (50%)	10070 (38.0%)
4+ bedrooms	50 (29.4%)	10 (12.5%)	2860 (11.1%)
Total	170	80	26480

5.13 Valuation Office records for Council Tax[36] show that in March 2023 there were 590 properties in LSOA 003D and 610 in LSOA 007E. Table 5.7 below shows the majority of properties fall within the higher council tax bands (D+), reflective of the high proportion of detached, and 4+ bedroom houses.

5.14 In 007E it is noted there is a high level of Band A properties, it is considered that this is likely due to the presence of larger caravan sites. While caravans used for holiday park purposes are not subject to council tax, if it is occupied as a sole or main residence then it is assessed for Council Tax.

Table 5.7 – Number of properties in parish on each Council Tax band

	A	B	C	D	E	F	G	H	I	Total
003D	10	20	60	80	190	180	50	0	0	590
007E	100	40	70	80	120	140	70	0	0	610
Best Fit Parish[37]	29	28	73	95	213	207	63	0	0	708

Recommendation 6

The estimated increase of 23 dwellings in the parish between 2011 and 2021 has been led by new detached and 4 bedroom homes. This has further reinforced the disproportionate number of detached homes and a low stock of 1, 2 and 3 bedroom properties when compared to the Wiltshire average. A sizeable number of bungalows contain more than 2 bedrooms, and these may be under-occupied. A rebalance of the dwelling type and size, which may depart from the Wiltshire Council LHNA recommendations on need, is recommended for the parish so that new development does not reinforce these trends.

Population characteristics

Age

5.15 Understanding the age structure of the local population can be helpful in determining what housing might be needed in future years. Table 5.8 below shows the most recent

[36] https://www.gov.uk/government/statistics/council-tax-stock-of-properties-2023
[37] Using the 2021 pro-rata proportion as set out in paragraph 3.5.

age structure from the 2021 Census parish profile data[38], alongside the 2011 Census[39] figures.

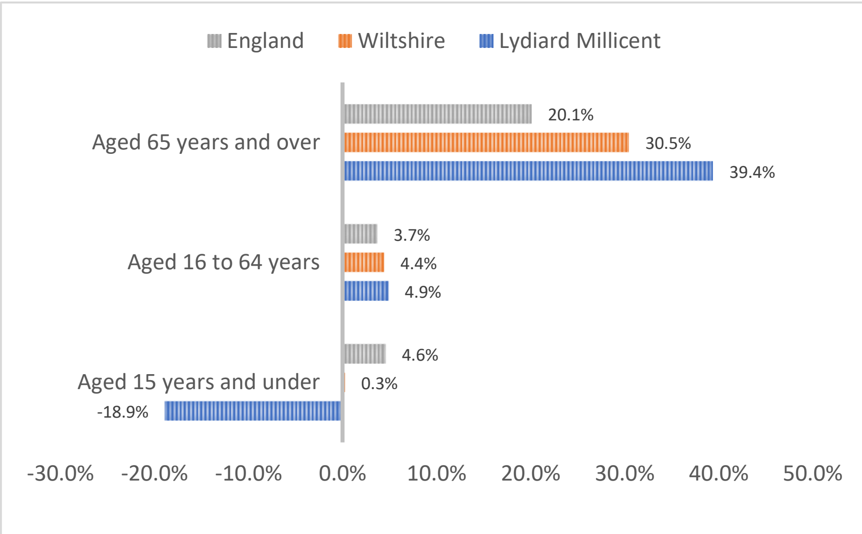
Table 5.8 - Age profile for the parish, 2011 and 2021

Age	2011		2021		Change
Total	1570	100%	1,698	100%	8.2%
Aged 15 years and under	280	17.8%	227	13.4%	-18.9%
Aged 16 to 64 years	950	60.5%	997	58.7%	4.9%
Aged 65 years and over	340	21.7%	474	27.9%	39.4%

5.16 There has been a significant increase in the number of residents aged 65 and over between 2011 and 2021, while the proportion of those aged 15 and under has reduced. This clearly indicated an aging population in the parish.

5.17 Between 2011 and 2021, the population of Wiltshire grew by 8.4%. The population increase in the parish is therefore fairly reflective of this wider growth in the district. It is useful to look at how the parish population structure has changed compared to that of Wiltshire and England.

Figure 5.1 - Age profile for the parish, 2011 and 2021



5.18 Figure 5.1 shows that the population aged over the decade at a higher rate than the wider geographies.

<u>Household composition</u>

5.19 Household composition refers to the specific combination of adults and children who form a household. The Census offers a number of categories, for example distinguishing between families with children who are dependent or non-dependent (i.e.

[38] Nomis dataset PP012 – Age 2021 Census
[39] Nomis dataset KS102EW – Age Structure 2011 Census

adults). 'Other' households in the Census include house-sharers, groups of students, and multi-family households.

5.20 Table 5.9 shows the household composition within Lydiard Millicent[40]. Single family households make up the highest proportion of households, with those that have no children forming the largest group within this category.

Table 5.9 - Household composition within parish (based on Output Area data)

Household Composition	2011		2021	
Total	637	100%	677	100%
One person households				
Aged 66 and over	78	12.2%	80	11.8%
Other	50	7.8%	45	6.6%
Single family households				
Aged 66 and over	94	14.8%	132	19.5%
With no children	157	24.6%	165	24.4%
With dependent children	174	8.9%	137	20.2%
With non-dependent children (e.g. 18 years or older)	57	8.9%	89	13.1%
Other household types				
Total	27	4.2%	29	4.3%

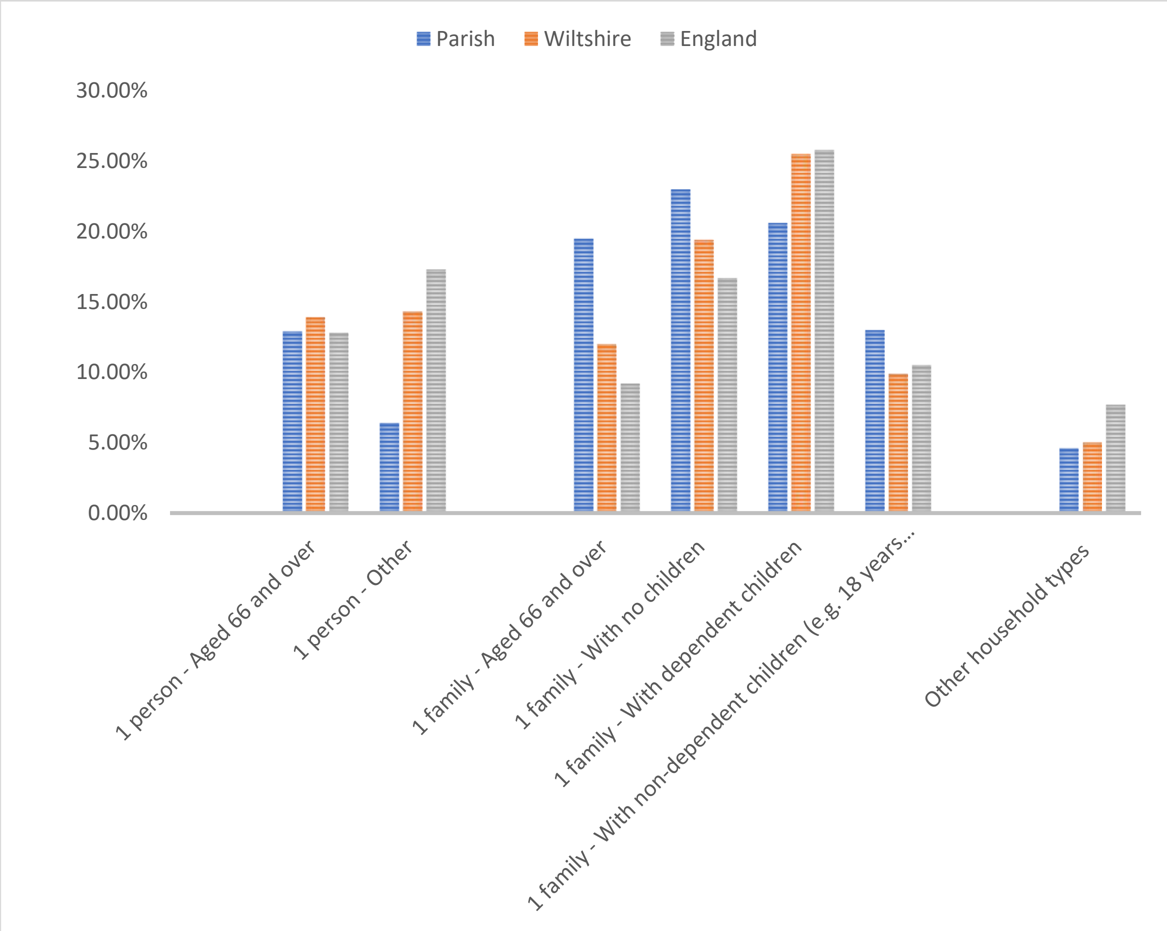
5.21 It is interesting to note the change over time between the 2011[41] and 2021 Census. There has been an increase in the proportion of single-family households aged 66 and over, as well as those with non-dependent children, while a decrease in those with dependent children. This is consistent with the changing life stages of the families who have remained in the village throughout the 10-year period.

5.22 The increase in those households with non-dependent children could also signal the relative unaffordability of entry-level homes, where young people are financially unable to move out, and are staying at their family home for longer.

5.23 Figure 5.2 shows the comparison of the 2021 data on the parish with Wiltshire and England. The parish has a much greater proportion of single family, aged 66 and over households than the wider geographies, while there is generally a smaller proportion of single person households. The proportion of households with dependent children was smaller in the parish than both Wiltshire and England.

[40] Nomis dataset TS003 – Household composition 2021 Census.
[41] Nomis dataset KS105EW - Household composition 2011 Census

Figure 5.2 – Household composition across geographies 2021



Occupancy ratings

5.24 Occupancy ratings assist to indicate whether a household's accommodation is overcrowded, ideally occupied or under-occupied. This is calculated by comparing the number of bedrooms the household requires to the number of available bedrooms. The number of bedrooms the household requires is calculated according to the Bedroom Standard, where eight different groups should have their own bedroom[42]. An occupancy rating of -1 or less implies that a household's accommodation has fewer bedrooms than required. +1 or more implies that a household's accommodation has more bedrooms than required (under-occupied). A figure of 0 suggests that a household's accommodation has an ideal number of bedrooms.

Table 5.10 - Occupancy rating within parish (based on Output Area data)

Occupancy rating	2011		2021	
Total	637	100.0%	678	100.0%
Occupancy rating of bedrooms: +2 or more	438	68.8%	458	67.6%

[42] https://www.nomisweb.co.uk/datasets/c2021ts052

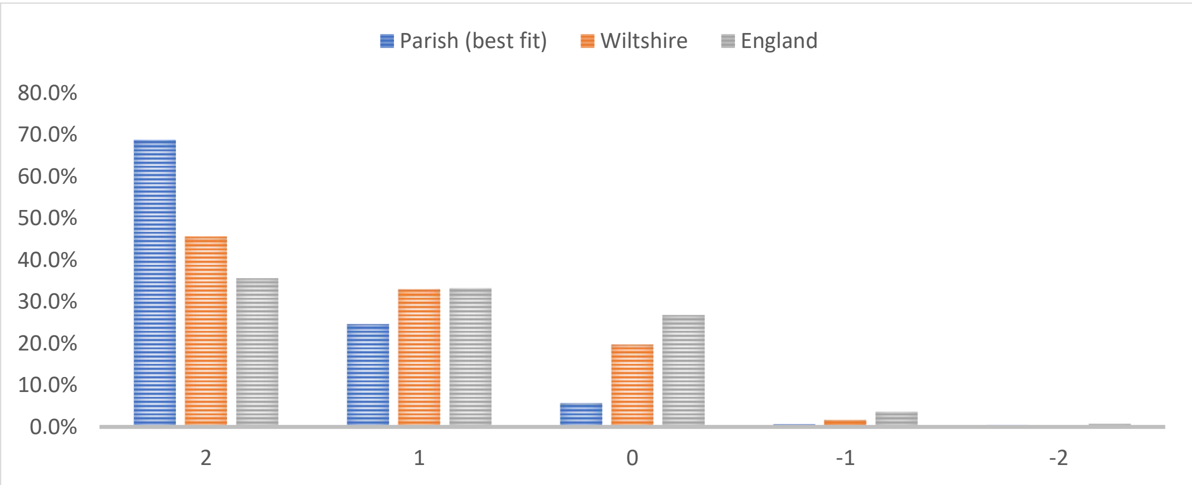
Occupancy rating of bedrooms: +1	150	23.5%	171	25.2%
Occupancy rating of bedrooms: 0	36	5.7%	42	6.2%
Occupancy rating of bedrooms: -1	13	2.0%	5	0.7%
Occupancy rating of bedrooms: -2 or less	0	0.0%	2	0.3%

5.25 Table 5.10 shows there has not been great deal of change in the occupancy rating of households between 2011[43] and 2021[44]. Almost 93% of all households are indicated to be 'under-occupied', with at least one surplus bedroom, over 68% have two surplus bedrooms. 6.2% of households are suggested to have the perfect sized house to meet the needs of bedroom requirements according to the latest data. This suggests that larger housing in the parish is not necessarily occupied by the largest households, but by households with the most wealth or that have been unable or unwilling to downsize.

5.26 The lack of smaller dwelling sizes in the NA noted earlier in the report likely contributes to this under-occupancy, especially in single person households.

5.27 When comparing the parish data to wider geographies, the under-occupancy rating is notably higher. Across Wiltshire, the proportion of households indicated with at least 1 surplus bedroom is 78.5%, and across England it is 66.8%. There are significantly higher proportions of households in Wiltshire and England living in a house suitable for their household size.

Figure 5.3 – Occupancy rating across geographies 2021



[43] Nomis dataset QS412EW - Occupancy rating (bedrooms) 2011 Census
[44] Nomis dataset TS052 - Occupancy rating for bedrooms 2021 Census

Recommendation 7

There is an ageing demographic of the parish. Household composition has grown with single family households aged 66 and over, and those with non-dependent children. The number of households with an occupancy rating of +1 or +2 in the Parish is around 92.3%. This figure implies that a very high proportion of household's accommodation in the Parish has more bedrooms than required. It is estimated that this includes a large proportion of the new dwelling stock constructed since 2011.

The reduction in those persons aged 15 and under and families with dependent children may impact on the viability of local education provision, if the trends continue. Smaller family homes containing 2 and 3 bedroom properties should be provided.

The provision of new housing should also seek to focus on smaller homes that are more appropriately sized, including to meet the needs of those wishing to downsize to 2 bedroom bungalows, potentially encouraging a recycling of the existing stock of larger homes.

Future population, size needs and standards

5.28 The following section projects the future age profile of the parish population at the end of the NDP period (2040) to help estimate the mix of dwellings that may be required.

5.29 In order to estimate the household projections for the parish the following sources have been used:

- ONS household projections for England 2018-based which provide household projections by age of household reference person and by Local Authority area. Projections are not available at a parish level geography, however borough-wide level can give an indication of likely increases or decreases in population age cohorts. These projections extend to 2043[45].

- 2011 Census data for the parish, based on Census output areas on 'household lifestage'[46] which provides data on the number of households by age of household reference person. 2021 Census data is not available for this dataset.

- The percentage change for each age group recorded in the 2018-based household projections between 2011 and 2040 has been applied to the parish level data to estimate the future number of households.

[45] https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/householdprojectionsforenglanddetaileddataformodellingandanalysis

[46] Nomis dataset QS111UK – Household lifestage 2011 Census

Table 5.11 Projected Age of households in parish 2011 – 2040 using local authority pro-rata

	Age of HRP under 35	Age of HRP 35 to 54	Age of HRP 55 to 64	Age of HRP 65 and over	Total
2011	34	265	117	221	637
% change between 2011 - 2040	6.31%	-4.69%	9.81%	83.77%	-
2040 projections	36	253	128	406	837

5.30 It is indicated from table 5.11 above that the projected future population growth of 200 households since 2011 will be driven by households aged 65 and over, which based on the Wiltshire average, will see an increase of over 83% across the 39-year period. Those households aged 35 to 54 will see a slight decrease.

5.31 The projections for Wiltshire do not take account of the low level of growth for the parish since 2011. Using the above approach would have forecast 706 households in the parish as of 2021, a 10.8% increase. However, this was not the case as the recorded households were 678, a 6.4% increase and annual average of 4.1 households per year. Projecting this 4.1 households per year growth (between 2011 and 2021) forward to 2040, would indicate a total growth of 119 households over the 29-year period, resulting in 756 households in 2040. This would indicate a residual household growth of 78 between 2021 and 2040, if the 2011 to 2021 rate of growth continues.

5.32 It is also noted that the views of the community do not align with the average Wiltshire projected trends, and instead the community seeks to attract younger households and family households into the parish. In responding to the ageing demographic with around 50% of all households with a HRP 65 and over, the recommendations to boost the number of smaller homes suitable for those wishing to downsize will be even more important in 2040 and beyond.

5.33 The Wiltshire LHNA at Figure 41 indicates a need for around 5% of all new market homes should contain 1 bedroom, 12% with 2 bedrooms, 57% with 3 bedrooms, and around 26% for 4+ bedrooms. While there needs to be a majority containing 2 and 3 bedrooms by the end of the Plan period, the proportion of 2 bedrooms should be substantially higher and reflective of those homes for downsizers.

Recommendation 8

Household growth within the parish in the period 2021 to 2040 would be projected to increase by 4.1 households per annum based on past trends for this area, or 6.9 households using the Wiltshire projections. In the neighbourhood plan period of 2025 to 2040 this equates to between 62 and 104 households. The lower end of this range based on past trends is likely due to the restrictions in both the Core Strategy and the emerging Local Plan for new development to be 'limited' at the Small Village compared to more sustainable settlements.

In responding to household growth and the changing demographic profile, the majority of homes offering affordable routes to home ownership and open market homes in the parish should contain 2 or 3 bedrooms, including the provision of 2 bedroom Market Housing bungalows, according to this mix:

- 45% - 2 bedrooms
- 50% - 3 bedrooms
- 5% - 4 bedrooms

The Parish Council should determine whether a minimum percentage of housing in qualifying developments should deliver bungalows suitable for those wishing to downsize.

6. Housing Needs of Specific Groups

6.1 As set out in Section 5 of this report on population characteristics, the parish has been seeing an ageing population, with the proportion of residents aged 65 and over having significantly increased between 2011 and 2021. The latest Census data shows almost 28% of the parish population are aged 65 and over. Table 5.9 additionally shows that over 30% of households comprise solely of those aged 66 and over.

6.2 The need of this specific group aged 65 and over can be addressed through mainstream housing and standards of accessibility and adaptability in new development. It is relatively common for planning policies to require that all or a majority of new housing meets Category M4(2)[47] standards in response to the demographic shifts being observed nationwide. Government was considering mandating M4(2) on newly erected dwellings, although changes to Building Regulations have not yet been made.

6.3 Core Policy 46 provides explicit encouragement for development to accommodate specific groups such as older people. However, it does not set specific targets for the proportion of new housing that might be required to meet national standards for accessibility and adaptability (Category M4(2)), or for wheelchair users (Category M4(3)).

6.4 The LHNA for Wiltshire identifies a total of 13,607 households requiring new M4(2) adapted housing in the period 2020-2038, i.e. those needing to move or not able to adapt their home. In terms of M4(3) wheelchair housing, the LHNA calculates the number of households likely to need wheelchair adapted housing is likely to increase by 2,550 over the 18-year period. This amounts to 7% of the dwelling target over the same time period, so ORS suggest a need for 7% of new dwellings to be built to M4(3) standard. The emerging Policy 78 in the Wiltshire Local Plan seeks all homes to be built to M4(2) and 7% at M4(3).

Recommendation 9

The ageing demographic points to the need to consider the standards of accessibility and adaptability in new development. It is recommended that the evidence may justify a tailored approach for the neighbourhood area to require policy targets on accessibility and adaptability at a higher level than currently set out in the Core Strategy and in-line with the evidence supporting the emerging Wiltshire Local Plan.

[47] https://www.gov.uk/guidance/housing-optional-technical-standards

7. Other Factors

7.1 The Steering Group would like to understand the potential issues associated with the existing housing stock, demographic changes and the wider vitality of the rural community. This is because the provision of housing can be important for the broader sustainability of the rural community. This section explores themes of school place planning and retail provision to understand how these could influence the housing required in the plan period.

Education Baseline

7.2 The Lydiard Millicent CE Primary School (LMPS) is an important part of the local community. LMPS is an academy with religious character and is part of the Blue Kite Academy Trust (BKAT). LMPS intakes for pupils aged 4 to 11 and has a capacity of 210 places (1 form entry) with a Pupil Admission Number (PAN) of 30 in Reception (Year R). There were 168 pupils on the roll as of 25 June 2025.

7.3 The catchment area of LMPS is the civil parishes of Lydiard Millicent and Lydiard Tregoze[48]. Admissions are managed by the local education authority. In the event of oversubscription, the criteria are set out in the LMPS Admissions Policy[49].

7.4 The catchment comprises the whole of LSOA 003D (the neighbourhood area) and part of LSOA 007E comprising Output Area E00163006. The 2021 Census records the population of the LMPS catchment as 2,178 persons[50], of which 75.5% live in the neighbourhood area. A figure of three quarters is to be used to proportion the school to the neighbourhood area.

7.5 The Wiltshire School Places Strategy 2023 to 2027 (WSPS) summary an analysis of current provision, identifies gaps and over-provision and sets out how the local education authority intends to address these.

7.6 LMPS is located within the Royal Wootton Basset community area and is classified as a 'Rural School' – alongside two others at Broad Town CE Primary and Lyneham Primary. There is a presumption against the closure of rural primary academies[51]. The presumption does not mean that a rural primary academy will never close, but it does mean that the case for closure should be strong and clearly in the best interests of educational provision in the area.

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48 https://wiltscouncil.maps.arcgis.com/apps/webappviewer/index.html?id=78160d89e1004ccda210923b82ee9959

49 https://lydiardmillicentceps.org/site-lydiard/assets/files/1700/admissions_policy_lydiard_millicent_2025-2026_1_pdf_updated.pdf

50 TS007A - Age by five-year age bands

51 https://www.gov.uk/government/publications/making-significant-changes-to-an-existing-academy

7.7 The DfE reports that the population attending primary and nursery schools peaked in 2019 and the figures have been gradually falling since then and projected to continue to the end of the projection period in 2028[52]. This is primarily due to the continued reductions in the birth numbers since 2013, although there was a larger drop in the population in 2021 which may have been connected to the pandemic.

7.8 In terms of Wiltshire, the WSPS summarises that the number of 0 to 4-year-olds has decreased by nearly 10%, whilst the numbers of 5 to 9 and 10 to 14 year-olds have increased. These age brackets include the largest school cohorts due to the higher birth rate between 2010 and 2015.

7.9 Part E16 of the WSPS provides evidence for the Royal Wootton Basset community area. The birth rate for the area has seen a reduction since the high of 242 in 2015/16 to 176 in 2019/20, before a slight increase to 196 in 2020/21.

7.10 At present there are sufficient surplus places in this community area to cater for current demand, taking into account housing supply. In terms of the three primary schools in the rural areas of the Wootton Bassett community area, as of January 2022 there were 558 pupils on the roll and a net capacity of 810 places, a surplus of 252 places (31%).

7.11 The population profile of the neighbourhood area and the LMPS catchment has changed since the 2011 census, as shown in Table 7.1, with a reduction in the number of persons in all age groups 0-19 a 14.7% reduction. These reflect the national and local reduction in the birth rate. It is notable that the number of children aged 5 to 9 and 10 to 14 have not increased within the Parish in line with the overall Wiltshire figure.

Table 1 7.1 – Census age structure of the Lydiard Millicent CE Primary School catchment

Area	Year	0-4	5-9	10-14	15-19	Total
Wiltshire	2011[53]	28373	27199	29276	29197	114045
	2021[54]	25629	29544	30312	27336	112821
	Change	-2744	+2345	+1036	-1861	-1224
LSOA 003D	2011	61	82	114	91	348
	2021	43	64	86	88	281
	Change	-18	-18	-28	-3	-67
E00163006	2011	27	31	20	17	95
	2021	19	27	22	29	97
	Change	-8	-4	+2	+12	+2
School catchment	2011	88	113	134	108	443
	2021	62	91	108	117	378
	Change	-26	-22	-26	+9	-65

[52] https://explore-education-statistics.service.gov.uk/find-statistics/national-pupil-projections/2024
[53] Nomis dataset KS102EW
[54] Nomis dataset TS007A - Age by five-year age bands

7.12 In terms of LMPS intake and year group sizes, there is limited published data. Records are available[55] for EYFS performance data showing 20 pupils in Year R in 2022/23 and 17 pupils in Year R in 2023/24 against the PAN of 30.

7.13 In terms of the whole school capacity, the DfE statistics[56] on school capacity using a May School Census baseline reveals a declining roll in the period 2021/22 to 2024/25 as shown in Table 7.2.

7.14 A reduction in Year R intake and the pupils on roll, year on year, is reflective of the national and local trends of the declining birth rate since 2015.

7.15 No published data is available on the number of out-of-catchment pupils attending LMPS.

*Table 7.22 – Pupils on the roll of Lydiard Millicent CE Primary School May Census (*June Census)*

Academic Year	2021/22	2022/23	2023/24	2024/25*
School Places	210	210	210	210
Pupils on Roll	191	177	166	168
Capacity	-19	-33	-44	-42
Percentage	90.9%	84.3%	79.0%	80%

Education implications for the neighbourhood area

7.16 A stable intake of pupils from within a catchment area is important for any school to be its community's 'first choice'. Establishments that are below capacity may not be capable of sustaining the quality of the school's educational provision and its financial stability.

7.17 There is no evidence to suggest that LMPS is unviable, however the demographic evidence illustrates a correlation between a declining birth rate since 2015, a lower than Wiltshire average of pupils of primary-age and a decline of pupils on the LMPS roll. The changing age profile of the area, affordability issues and lack of smaller homes may prolong these trends if not addressed. Because of the levels of spare capacity and the declining number of residents 0-4 year olds in the catchment area, LMPS could accommodate pupil yields associated with limited housing growth in the designated neighbourhood area – which forms part of its catchment.

7.18 There are two sources of pupil yield within the designated neighbourhood area that could contribute towards a higher number of 4-11 year olds living locally: (1) a contribution generated by new housing; and (2) the recycling of existing under-occupied housing stock.

[55] https://lydiardmillicentceps.org/important-information/school-performance-tables/
[56] https://explore-education-statistics.service.gov.uk/data-catalogue

Potential contribution from new housing to primary-aged pupils

7.19 Wiltshire Council estimates[57] that new residential development generates a long-term demand for 0.31 pupils per dwelling towards primary age groups 4-11, with this yield is over a long-term period. Within the initial years of occupation of homes by young families the primary yield is greater, with the DfE[58] estimating it rises from 0.34 at year zero, to 0.39 at year six following completion, before increasing to 0.91 at year 13. The average DfE pupil yield figure is 0.36.

7.20 The DfE advises that pupil yield from affordable housing is higher on average than the yield from market housing. Families occupying affordable housing may move house within the same area and will not necessarily require new school places. However, in areas where local authorities prioritise allocating homes to families on waiting lists, it is possible affordable housing is more likely to be backfilled by families in need. Both market and affordable housing development increase the population in a pupil planning area and create permanent demand for school places.

7.21 Table 7.3 uses the 0.31 and 0.36 yields to estimate the potential contribution of new homes towards primary-aged children, who may then attend the local primary school. Using the latest figure of 42 spare places at LMPS combined with the forecast demographic profile, it is estimated that the primary-aged pupil yield from between 100 and 125 new homes in the school catchment could be accommodated at the setting.

Table 3 7.3 - Estimated contribution of new homes towards primary school capacity

Number of new homes	Pupil Yield of 0.31	Pupil Yield of 0.36	Proportion of new homes in NA
10	3	4	8
20	6	7	15
30	9	11	23
40	12	14	30
50	16	18	38
75	23	27	56
100	31	36	75
125	39	45	94
150	47	54	113
200	62	72	150

7.22 As LMPS catchment comprises the neighbourhood area of Lydiard Millicent and Lydiard Tregoze Civil Parish, the apportionment for the neighbourhood area is 75% as reflected in the final column. Between 75 and 94 new family homes in the neighbourhood area may contribute towards primary-aged pupils.

[57] https://www.wiltshire.gov.uk/media/4500/Revised-Wiltshire-Planning-Obligations-SPD-October-2016/pdf/revised_wiltshire_planning_obligations_spd_october_2016.pdf?m=1736503472613
[58] https://www.gov.uk/government/publications/delivering-schools-to-support-housing-growth

Potential contribution of recycling existing housing stock

7.23 The recycling of existing under-occupied housing stock can open up accommodation to young families. The 2021 Census reveals 24.6% of households in the Parish have 1 spare bedroom and 68.7% have 2+ spare bedrooms. A total of 61.8% of all households contain 1 or 2 persons[59]. While there will be some opportunities to recycle this stock, the demographic is ageing and living longer in under-occupied homes. While no controls exist on future purchasers of recycled Open Market properties, the provision of suitable sized homes for older single family and those without dependent households to downsize to, and stay locally, could encourage more families to move into the parish. A barrier to the effectiveness of this contribution is the evidence in Section 5 that local households on average incomes are unable to access even the entry-level homes without the advantage of a very large deposit.

Recommendation 10

The Parish Council should consider how any future housing would contribute towards the vitality of the Lydiard Millicent CE Primary School so that this facility is maintained or enhanced. A boost to the amount of appropriately sized family homes in the parish and recycling of existing under-occupied housing stock will be important contributors towards readdressing the existing (and projected) declining number of primary-aged pupils in the area. The extent to whether any specific uplift to the housing need is required in determining the housing requirement for the neighbourhood area will depend on the outcome on housing needs and the ability of the school to accommodate the final levels of housing growth.

Retail Provision

7.24 Lydiard Millicent does not have a village shop. Local convenience retail is available at West Swindon and Purton, as set out in Table 7.4. The lack of a footway along The Street and Holborn towards Tewkesbury Way is a limiting factor for residents who wish to access retail in West Swindon. While buses are available on Route 53 between Swindon and Purton, these are limited to roughly hourly between 0920 and 1920.

7.25 These retail facilities serve larger areas of population and catchments, for instance Purton had 2,639 households in the 2021 Census compared to 678 in Lydiard Millicent.

Table 7.4 – Nearby facilities and distance from centre of village

Shop	Location	Post Code	Distance from edge of neighbourhood area
Tesco Express	Shaw	SN5 5PY	1.4km

59 Excluding those with children or non-dependent children aged 18+

Asda	West Swindon	SN5 7DL	2.3km
Co-op	Peatmoor	SN5 5AP	500m
Co-op	Purton	SN5 4AQ	1.4km
Aldi	Royal Wootton Basset	SN4 8ES	2.2km
Tesco Express	Freshbrook	SN5 8LY	3.1km

7.26 A review of 'Small Villages' within Wiltshire has revealed that those in close proximity to larger settlements do not generally have village shops. A sample of Small Villages with village shops are noted below, in context with the distance from the nearest large settlement and the number of households within the parish. This shows those with villages with shops, while some have fewer households than Lydiard Millicent, are significantly further in distance to a larger settlement which can provide for those daily needs.

Table 7.5 – Small villages in Wiltshire with local shop

Small Village with shop	Parish	No. of households in Parish	Distance to nearest large settlement
Minety	Minety	582	13km to Swindon
All Cannings	All Cannings	255	8km to Devizes
Burton (Farm Shop)	Nettleton	280	12km to Chippenham
Dauntsey (Farm Shop)	Dauntsey	239	10km to Royal Wootton Bassett
Great Cheverell	Cheverell Magna	244	8km to Devizes
Lacock	Lacock	425	4km to Chippenham or Melksham
Lower Stanton St Quinton (Garage shop)	Stanton St Quinton	277	6km to Chippenham

7.27 Due to the proximity of Lydiard Millicent to other settlements, the level of housing growth within the neighbourhood area that may be likely to generate the need for retail provision is likely to be substantial, and not in broad conformity with the development plan spatial strategy.

Recommendation 11

No uplift to the housing need is recommended to encourage market forces to deliver retail provision in the neighbourhood area, this is due to the proximity to existing facilities in West Swindon and Purton. Improvements to the accessibility of these facilities to residents in the parish could be addressed by other means.

8. Recommendations and Next Steps

8.1 The strategic policies of the Wiltshire Core Strategy do not require any housing growth at the Small Village of Lydiard Millicent. This status quo is proposed to be carried forward in the emerging Wiltshire Local Plan, whereby new development is to be limited to respond to local needs and to contribute to the vitality of Small Villages. The housing requirement given to the designated neighbourhood area by Wiltshire Council is zero dwellings. However, this Housing Needs Assessment explores housing, demographic and social themes that would not be addressed through 'infill'. These indicate this Parish Council / Steering Group could consider preparing housing policies and allocating land to meet local housing needs through the neighbourhood plan review.

8.2 Eleven recommendations are provided to the Parish Council / Steering Group in good faith on the basis of the housing data, demographic evidence, population forecasts and other relevant and available information current at the time of writing. Bearing this in mind, it is recommended that the evidence-base should be monitored that may have an impact on demographics, needs and policies underpinning this assessment.

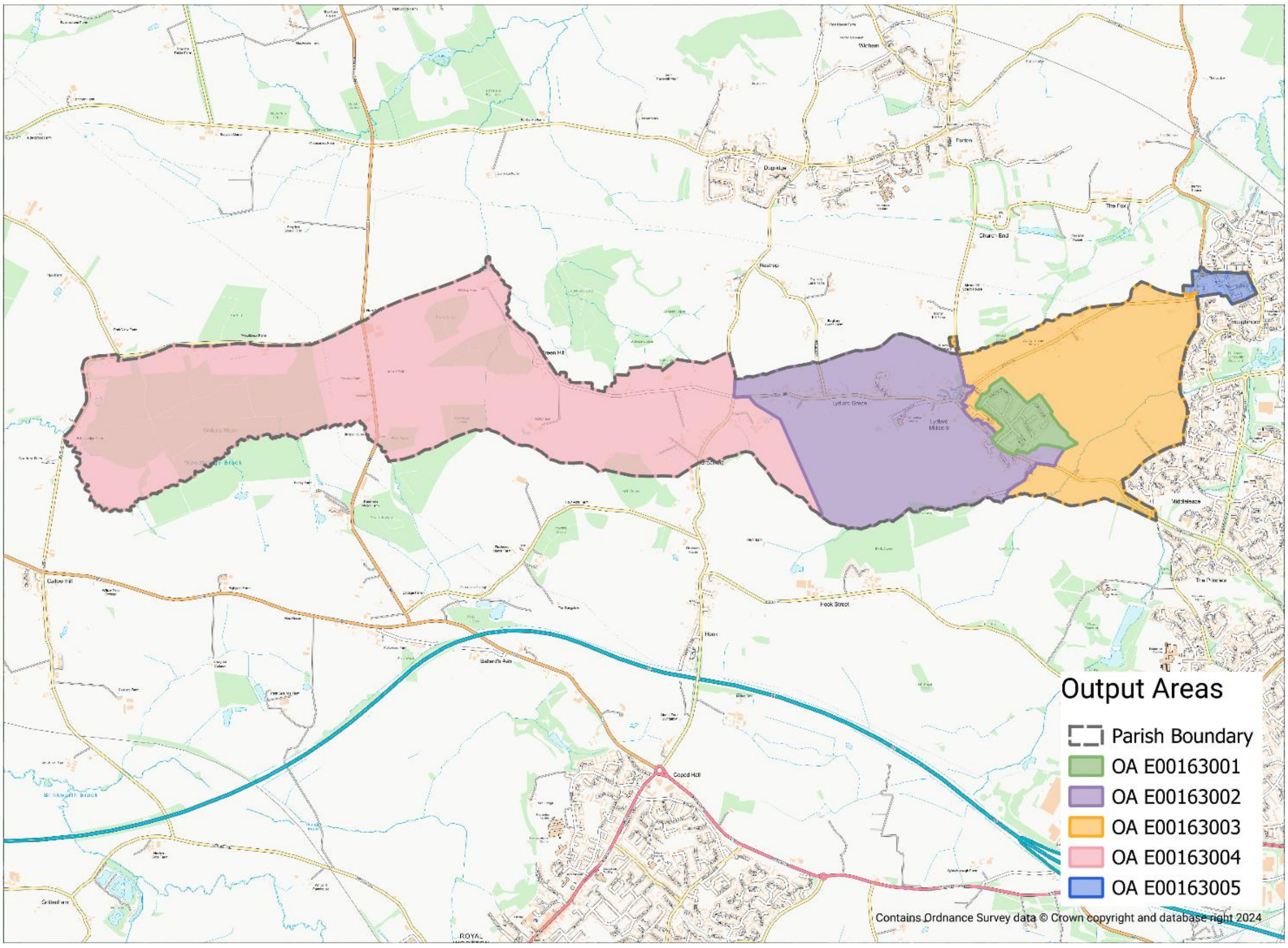
8.3 The PPG confirms that a neighbourhood planning body may exceptionally need to determine a housing requirement figure themselves, taking account of relevant policies, the existing and emerging spatial strategy, and characteristics of the neighbourhood area. It is recommended to work proactively with the local planning authority through this process, and the figure will need to be tested at examination of the neighbourhood plan, as neighbourhood plans must be in general conformity with strategic policies of the development plan to meet the 'basic conditions'[60].

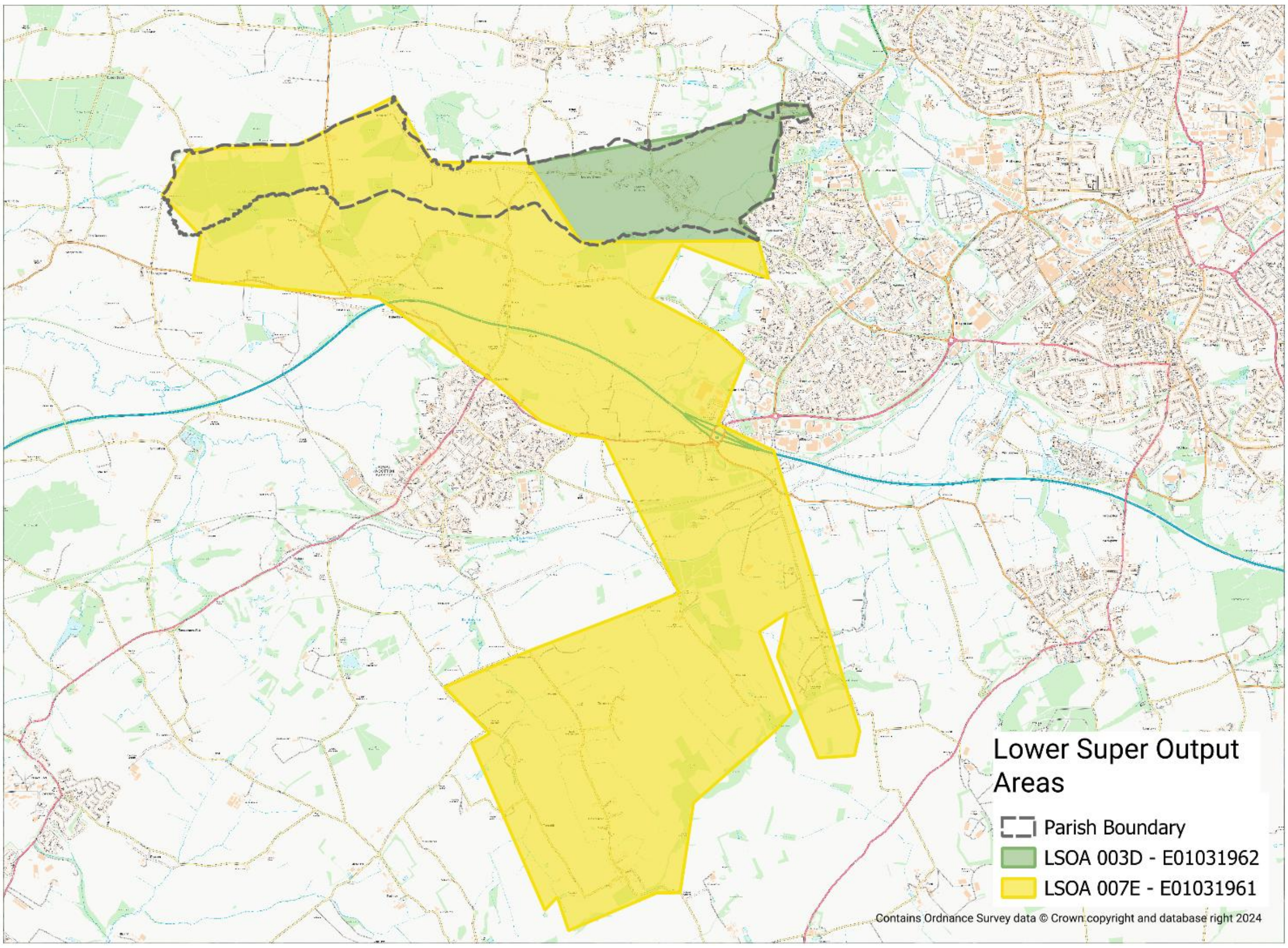
8.4 This Housing Need Assessment does not constitute a housing requirement for the designated neighbourhood area. This is the next step and will consider relevant policies such as the spatial strategy, evidence such as the Housing and economic land availability assessment, and the characteristics of the neighbourhood area, including its population and role in providing services. In setting requirements for housing in designated neighbourhood areas, considering the areas or assets of particular importance (as set out in NPPF paragraph 11, footnote 6), which may restrict the scale, type or distribution of development in a neighbourhood plan area.

8.5 It is finally recommended that the views of Wiltshire Council Spatial Planning are sought on the decisions flowing from the recommendations at the earliest possible opportunity. The views of local residents and other stakeholders are equally important to understanding how the recommendations of this assessment could be addressed through your neighbourhood plan.

[60] https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum

9. Appendix A: Census-based geographies covering Lydiard Millicent




Lower Super Output Areas
Parish Boundary
LSOA 003D - E01031962
LSOA 007E - E01031961
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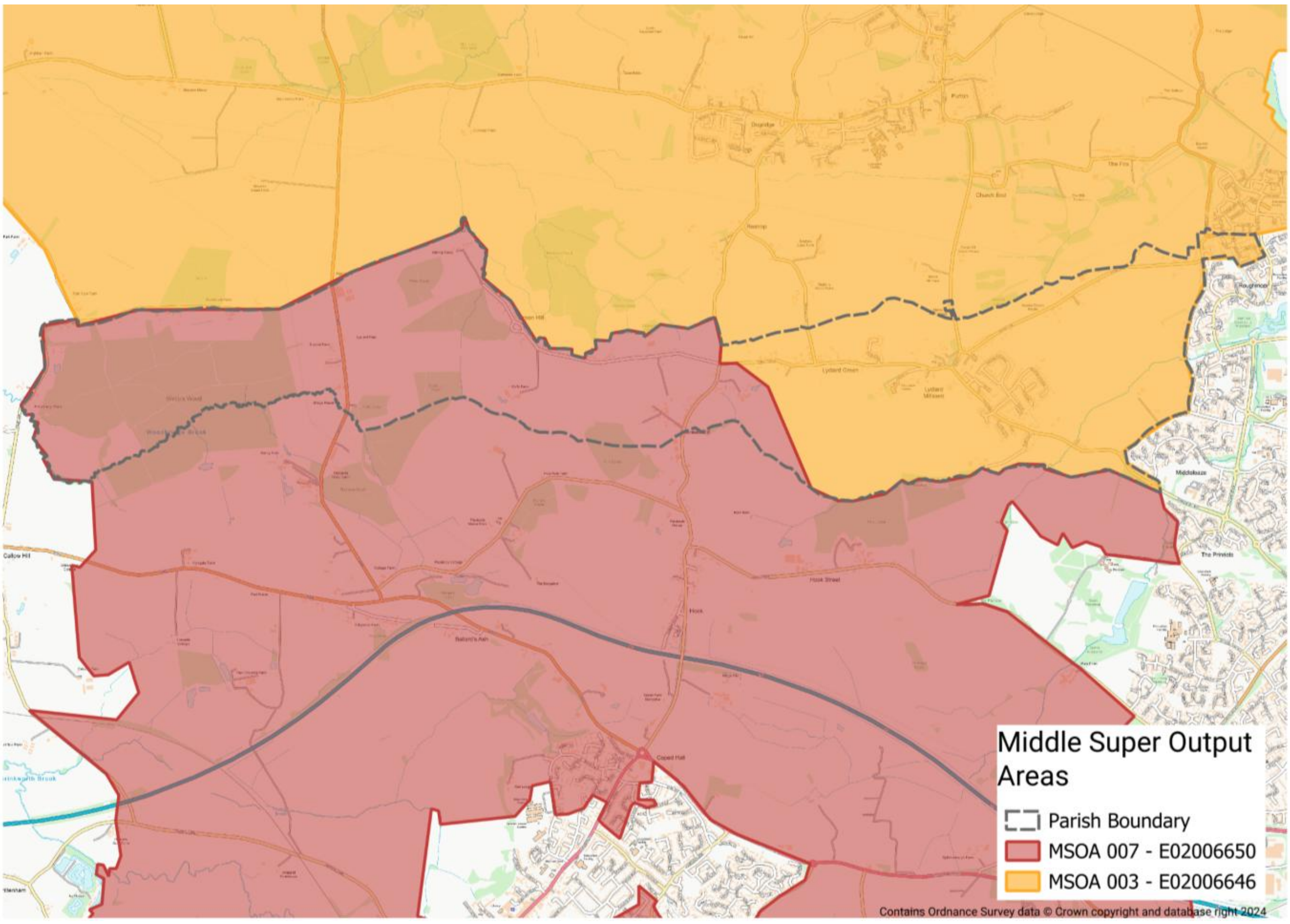
Middle Super Output Areas
Parish Boundary
MSOA 007 - E02006650
MSOA 003 - E02006646
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