

2023 HOUSING NEEDS SURVEY UPDATE

A REPORT FOR WRAY WITH BOTTON
PARISH COUNCIL

By PlanSpace

(June 2023)

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ACKNOWLEDGEMENTS

Wray with Botton Parish Council would like to thank all those who completed and returned the 2023 Survey Update forms. Without good data a report like this cannot do its job, and the excellent return rate along with your views and comments have been invaluable. Thanks also to go Fisher Hopper, the nearest local estate agents, for their useful overview and insights into the operation of the local housing market.

SUMMARY

In 2015, as a first step towards producing the Wray with Botton Neighbourhood Plan, a detailed survey of local housing needs and requirements was carried out. The results of this survey informed the development of the Neighbourhood Plan's policies, and the identification of potential sites for future housing development. The Neighbourhood Plan was adopted by Lancaster City Council in 2019, following a public referendum.

The Neighbourhood Plan covers the period 2018-2031. It is now part of the formal Planning process, locally and nationally, and its policies and objectives must be taken into account when determining all parish planning applications. All Planning documents have to be kept up to date by their formal 'owners', with underlying data and research refreshed as required. The Wray with Botton Neighbourhood Plan is 'owned' by its parish council on behalf of the community.

This means that the parish council, as well as implementing and monitoring the Neighbourhood Plan, must ensure it is amended to reflect changes in key documents such as the National Planning Policy Framework (NPPF), the Local Plan and the Forrest of Bowland Management Plan. If any such amendments, or any data updates, require substantive changes to the Neighbourhood Plan objectives, policies or site allocations, then the parish council must arrange for formal consultation with the community before these can be made.

Information on local housing requirements is expected to be updated every five years. This is because policies based on 'old' housing data are difficult to defend in Planning terms, and of little practical use to developers. Government is now also proposing that Neighbourhood Plans as a whole will need to be refreshed and reviewed every five years in order to benefit from full NPPF protection.

The next housing survey update was therefore technically due in 2020, but preparations for this were delayed by the global pandemic and its aftermath, and by the grant application process. Funding for the survey update was finally accessed in January 2023, with survey forms delivered and collected in March 2023.

The original survey benefitted from extensive promotion as part of the wider Neighbourhood Plan process, and achieved an excellent 59% response rate (with Cumbria Rural Housing Trust by comparison achieving an average 31% return). Despite being a standalone project, the 2023 Survey Update still achieved an impressive 53% response rate, and when cross-checked with 2021 Census data appears to be properly representative of the parish population as a whole. Both surveys – as would normally be expected – were however completed by more older than younger respondents. Key findings from the 2023 survey are set out below, with resulting recommendations to the parish council provided at the end of this report.

Note: As a consequence of global and national factors and their ramifications, the Lancaster District Local Plan (in common with many others) has missed its development

targets and is therefore currently deemed to be 'out of date'. As a result NPPF policies governing the district Areas of Outstanding National Beauty, and the policies set out in adopted neighbourhood plans, are required to be given greater weight when planning applications are determined. In turn this means that this report, and the consideration and incorporation of its findings, is more important than was initially anticipated.

HEADLINE FINDINGS

- As would be expected in a deeply rural parish, the proportion of owner occupation in Wray with Botton is significantly higher than average – particularly noteworthy is the number of people who own their homes outright.
- This is linked with the fact that the parish population is notably older than average – with the 60-69 year age group being particularly high, and the 20-24 year age group notably lower.
- These differences reflect known and entrenched local housing dynamics – ie younger people naturally moving away for education and employment, and older people staying or attracted to the area for retirement. Since 2015 the number of households with adult children has declined notably; while more respondents now describe themselves as retirees.
- The dominant household type in the parish remains 'couples' and overall, with some minor variations, comparison of the 2015 and 2023 data shows a local population that is broadly stable.
- Illustrating this fact, the average length of parish residency has risen marginally to 27 years, and only 37 people were known to have left the parish in the previous 5 years.
- Additionally the 2023 data indicates that, for the next 5 years, housing demand and need within and for Wray with Botton is set to remain relatively static and low.
- Six households, totalling 12 people (8 from within the parish and 4 from elsewhere) were identified as expecting to move within or to Wray with Botton in the next 5 years.
- This represents a significant (42%) reduction in activity from 2015 when 15 households totalling 21 people, 15 from within the parish and 6 from elsewhere, were identified. This may be accounted for in part by some of the 2015 people having fulfilled their intentions by 2023, and/or by house price/rent increases and mortgage changes leading to the postponement of housing plans.
- The potential movers identified were generally younger, meaning that there was no intention to 'downsize' within the parish by older residents identified in the survey. In 2015 4 internal movers looking to downsize were identified.
- It may be that an increased incidence of working from home is also a factor here. Indeed home working was up a significant 19% on 2015 figures, with 37 households saying that at least one person was currently working from home.
- No one currently working in, but not living in the parish was expecting to move to Wray with Botton in the next 5 years.
- No one who currently rents their home was looking to buy instead in the next 5 years. In 2015 3 renters said they were looking to buy. Current economic pressures on households, and increased reported difficulties in finding tenancies are likely influences here.
- One respondent specifically cited the cost of energy as a factor driving their decision to move.

- The top 3 reasons internal movers cited for seeking alternative accommodation were: present home was too small, setting up a first home (on your own or as a couple), and to give/receive family support.
- All internal movers were now looking for rented housing, a change from 2015 results when a preference for home ownership was seen. This may again reflect greater economic pressures on households. Although no one specified increased current housing costs as a main driver, this could well become more of an issue over time as existing mortgage deals come up for renewal.
- Unlike in 2015, no internal movers were looking for shared ownership, self-build, or sheltered housing options. Furthermore no respondents in need of affordable housing were registered with the City Council's choice based scheme. This may reflect a lack of awareness of the different housing options available locally, and indicate a need for more information provision by the parish council and its partners.
- Awareness of options is more important since not all the movers wanting to buy a home were assessed as being able to afford what they wanted on the open market, whilst one third of the aspiring tenants were assessed as being in need of social rented housing.
- In 2023 respondents identified 27 households (37 people) known to have left the parish in the last 5 years (compared to 31 households and 55 people in 2015). The top reasons cited for departure were: for a job elsewhere, for relationship/ family reasons, a lack of affordable housing, and a lack of public transport.
- Looking forward, in 2023 25 people (10 households) said they were planning to leave the parish in the next 5 years, with a further 4 people (2 households) considering doing so, compared to a total of 24 people in 2015. However 15 of the 25 definite movers were expecting to find another home nearby, while 4 planned to leave the Lancaster District altogether, and the rest had not yet determined their next destination.
- The top reasons given for these future departures were: family reasons, for a different sized home, for retirement or employment reasons; and a lack of affordable housing.
- Average travel to work time in 2023 was 36 minutes, indicative of a mainly local employment pattern (mirrored by a housing market that is also generally self-contained, although more destabilised now by second home ownership than it has ever been before).
- The parish is part of a local housing sub-market that crosses county boundaries, running from Hornby in the West, via Bentham, to Ingleton in the East.
- This sub-market is felt by estate agents to have recovered to 2019 pre-Covid levels, but not uniformly, with the housing sectors that serve local people remaining fragile.
- Wray with Botton is one of the more expensive parts of this housing sub-market. However significantly cheaper housing options continue to be available nearby in both Bentham and Ingleton.
- In the next 10 years a further 499 homes are to be built just over the parish boundary in North Yorkshire – 386 in Bentham and 113 in Ingleton – greatly expanding the options for parish residents wanting to move.
- Additionally, by 2032 the Lancaster District Local Plan aims to deliver 10,440 new homes by 2032, including 409 in its smaller rural parishes – 34 of these in the neighbouring village of Hornby.

- Of the 6 households planning in 2023 to move within or to the parish, 2 were assessed as being likely to struggle to meet their aspirations on the open market, and 1 was assessed as being in outright need of an alternative, affordable housing solution.
- Currently owner occupiers with a mortgage, this household was assessed as requiring a 3+ bed, social rented home and was in urgent need - ie wanting to move within the next year. A further 2 households (one requiring a 1-bed, and one a 2-bed home) had already decided to leave Wray with Botton because of a lack of affordable housing.
- The cheapest nearest 3+ bed housing for private rent in the local housing market would require a household income of around £40,000.
- Absolute numbers of parish residents in need of affordable housing are consistently low. In 2015 9 households were identified: 2 needing housing for rent, and 7 intermediate or discounted housing for sale (compared to 4 for rent, and potentially 4 for intermediate or discounted housing in 2023), although all but one were then looking for smaller (1 or 2 bed) homes.
- It is likely that a number of factors are involved in the notable decline in the requirement for affordable housing found in 2023. These include the number of smaller (probably younger) households leaving the parish; the probability that many of the new/younger households identified in 2015 who stayed locally have now found their own housing solutions (reflected in the 2023 absence of need for smaller affordable units to buy); natural life-cycle fluctuations in household structures; and the likelihood that prospective (often younger) purchasers are delaying taking out more expensive mortgages, and/or staying put in order to save as deposits required increase.
- In 2023 an overall picture emerges of a pretty static parish population, of reduced local housing demand and more fragile housing supply, which is in line with the market stagnation and falls in overall house prices currently being experienced nationally.
- In broad terms, over the remaining Wray with Botton Neighbourhood Plan period (to 2031) and/or over the next 5 years (until the next Survey Update in 2028), there is likely to be more than enough parish housing supply available to meet identified parish housing demand AND to provide a reasonable contribution to meeting demand arising elsewhere in the district (as expected by the Local Plan).
- Identified planned moves will free up 13 parish homes in the next 5 years, supplemented by an as yet unknown number of unforeseen sales or relinquishment of tenancies. This likely to average out to a supply of around 6-7 turnover units a year (32 in the next 5 years), when conservatively calculated with reference to past trends and national average turnover data (allowing for the rural nature of the parish).
- The Wray with Botton Neighbourhood Plan has already identified 6 sites with the capacity to deliver 23 units of additional housing between 2023 and 2031, 7 to 8 of which would be required to be affordable homes under the relevant Local Plan policies.
- The willingness of developers to deliver these sites and the timing of this future supply will, however, be significantly impacted by wider economic factors, and is therefore difficult to predict.
- Despite this the scale of projected house development within the parish's own housing sub-market, even if only half of the units planned before 2032 are actually

built, means that there are likely to be affordable housing options available close by that local residents should be able to access in the meantime.

- In light of the above information, the bottom line conclusion of the 2023 Housing Update is that there is no need for the parish council to identify any additional housing sites for inclusion in the Wray with Botton Neighbourhood Plan (2018-2031).

INTRODUCTION

PURPOSE

The purpose of the 2023 Housing Needs Survey Update, and this report, is to identify what housing is needed in the Wray with Botton Parish Council area, and whether there are any significant changes or trends in housing need since the last survey was undertaken in 2015. It forms part of a review of the Wray with Botton Neighbourhood Plan: periodic reviews are a good practice requirement, they ensure neighbourhood plans remain accurate, relevant and provide a robust framework for the assessment of planning applications within the Plan area. The results of the survey may also provide useful evidence to support other non-Planning actions the Parish Council or its partners may wish to take.

WRAY WITH BOTTON

Wray with Botton is a civil parish lying towards the eastern edge of the City of Lancaster district. It borders North Yorkshire, was at one time part of the West Riding, and its main service centre (the settlement of Bentham) lies just over this county 'division'. The entire parish sits within the Forest of Bowland Area of Outstanding Natural Beauty (see <https://www.forestofbowland.com/>), an area which also straddles both Yorkshire and Lancashire and covers parts of six different local authority areas.

The parish includes the village of Wray, an historic settlement which lies mostly within the Wray Conservation Area, and is where the majority of the people within this sparsely populated parish live. Wray Village hosts the Wray scarecrow festival and fair on the first Monday of May. This is the largest rural event in the north of the district, attracts thousands of visitors, and is the key parish fundraising event for all local projects and services, notably covering the maintenance and running costs for the village institute.

According to new information from the latest Census, the population of Wray with Botton Parish in 2021 was 480 people, having decreased from an estimated 501 in 2020, and 532 people in the previous 2011 Census.

(Source: ONS <https://www.ons.gov.uk/visualisations/areas/area/?code=E04005212>)

On 8TH August 1967 a flash flood of the River Roeburn resulted in the loss of houses, bridges, livestock, vehicles, and possessions, and the declaration of a national emergency. Only the fortunate timing of the flood prevented the loss of many lives too. A similar flash flood occurred a century earlier, this time on the River Hindburn, also demolishing key infrastructure. The confluence of these two rivers is within Wray village, and the geography of its steep surrounding fellsides and water systems mean it will always be susceptible to these kind of weather events.

Environmental constraints, landscape and heritage value are therefore key factors, alongside housing need, that need to be taken into account when potential sites for new

dwellings are considered. The 2023 Housing Survey Update by its nature, focused on the consideration of housing demand and need. The overarching Wray with Botton Neighbourhood Plan is required, however, to consider all key contextual factors in the shaping of its policies and priorities, and does so in detail (use the following link to access the Plan <https://wraywithbottonparishcouncil.wordpress.com/neighbourhood-planning-group/>)

WRAY WITH BOTTON NEIGHBOURHOOD PLAN

The 2011 Localism Act introduced a number of new rights for communities including neighbourhood planning, and so far well over 1,000 neighbourhood plans have been completed in England. Neighbourhood planning allows local communities to set planning policies through a neighbourhood plan that, along with their local council's strategic and detailed planning policies (set out in its Local Plan), is then used to determine all planning applications in the neighbourhood plan area. To date five neighbourhood plans, including Wray with Botton's, have been 'made' (adopted) by Lancaster City Council all of which are in rural areas. (For more information on Neighbourhood Planning see <https://www.gov.uk/guidance/neighbourhood-planning-2#what-is-neighbourhood-planning> and <https://locality.org.uk/neighbourhood-planning>.)

Wray with Botton's Neighbourhood Plan was adopted in 2019 in response to the emerging new Local Plan, and concerns about the impact of actual and potential development proposals on an historic and formally protected landscape. Importantly the Neighbourhood Plan is not anti-development, and in fact proposes sites for new housing that were considered by the community to be the most appropriate places for any new building to meet assessed housing need. The Neighbourhood Plan was produced in consultation with the residents of Wray with Botton as well as other stakeholders including Lancaster City Council, landowners, the Environment Agency, Historic England and Natural England. After examination by an independent examiner the Plan was approved by a referendum, open to the residents of Wray with Botton, in 2019.

HOUSING

It is important to assess housing requirement at the local level in order to determine what quantity and type of development may be necessary, and how Planning policy should therefore frame and regulate this. Granular understand of both needs and the operation of the housing market are essential for neighbourhood planning since district level assessments cannot provide an accurate picture at parish level.

Housing requirements for the current Wray with Botton Neighbourhood Plan were assessed via a detailed housing survey. However these requirements inevitably change over time, influenced by both local and national factors, and it is consequently necessary to re-assess housing requirement periodically to see if relevant Planning policies need to be altered in any way, and to provide both planners and housing providers with an up to date picture.

When considering housing requirements, it is vital to distinguish between its different categories. Most people are able to buy or rent different types of housing as their circumstances change – ie they are able to match their needs (if not always their aspirations) to what is available in the market. This is ‘housing demand’ and it influences the price of existing and new homes, and what developers will want to build. However some people are unable to afford to buy or rent the kind of home they need, and this results in a requirement for subsidised, ‘affordable’ homes (if the existing supply of such homes is insufficient), and this is ‘housing need’.

AFFORDABLE HOUSING

Affordable housing, in Planning terms, is defined in the National Planning Policy Framework as “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 definitions for:

- a) affordable housing for rent;
- b) starter homes;
- c) discounted market sales housing; or
- d) other affordable routes to home ownership which 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).

The 2023 Housing Survey Update and this report use this definition of ‘affordable housing’.

WRAY WITH BOTTON NEIGHBOURHOOD PLAN REVIEW

Since 2019 the National Planning Policy Framework and Planning Practice Guidance have been updated including with respect to Housing Needs Assessment. The new Local Plan for Lancaster District was adopted by Lancaster City Council in 2020 and includes a policy on housing development in Wray with Botton that requires a “landscape capacity approach” to be taken to determining development proposals, with interpretation of this policy informed by local housing need. There has also been some recent local housing development within Wray since the original survey that needs to be taken into account.

Data from Lancaster City Council is useful in understanding housing need, including that from the Strategic Housing Market Assessment (SHMA) and the Strategic Housing and Employment Land Availability Assessment (SHELAA) of 2018. However only a new local survey can provide the detailed up to date data needed to determine what, if any, justifiable changes to existing local Neighbourhood Plan housing policies and/or sites may be required.

Given the above, and the increased national economic pressures on households, Wray with Botton Parish Council decided that a first periodic review of its Neighbourhood Plan, with a focus on local housing dynamics, was timely. It therefore applied to Locality (the national agency dealing with the distribution of neighbourhood planning monies on behalf

of the Department for Levelling Up and Communities); was awarded a grant to conduct a Housing Needs Survey Update in 2023; and appointed PlanSpace to help conduct it.

POLICY REVIEW AND CONTEXT

NATIONAL PLANNING POLICY FRAMEWORK 2021

The new National Planning Policy Framework (NPPF) 2021 contains a number of points relevant to this Housing Needs Survey Update (the full NPPF is available at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf.)

Housing Supply

Paragraph 11 part d) of the NPPF requires development proposals to be determined without delay where they accord with an up to date local development plan. But where the relevant policies in the development plan are “not up to date”, the application of policies in the Framework that protect areas or assets of particular importance (which includes Areas of Outstanding Natural Beauty) “provides a strong reason for restricting the overall scale, type or distribution of development.”

An explanatory footnote explains what “not up to date” means in this context.

“This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 74); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years”

Furthermore, paragraph 14 states that for housing applications where there is a neighbourhood plan in place, “the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits” provided that:

- a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;
- c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 74); and
- d) the local planning authority’s housing delivery was at least 45% of that required over the previous three years.”

According to Lancaster City Council’s latest available Housing Supply Statement (November, 2022), the Council was able at that time to demonstrate only 2.1 years’ housing supply. The Statement reports that there are sufficient sites identified, and that the shortfall is due to the anticipated delivery rates of those sites which it attributes to

the global, pandemic, economic uncertainty and delays in submitting and determining planning applications. The report points out that three years earlier the district was comfortably able to show the required five years' supply. At the time of writing the Lancaster District Local Plan is therefore technically not up to date, and as a consequence both national policies for Areas of Outstanding Natural Beauty, and the Wray with Botton Neighbourhood Plan policies, will carry greater weight when local planning applications are determined. Note annual monitoring of site-supply and completions is required of all councils, and this will show whether or not the Lancaster Local Plan remains out of date over time.

General Conformity with Strategic Policies

Neighbourhood plans are required to be in general conformity with the strategic policies of relevant local plans. It was not always made clear in all local plans which policies were strategic and which were non strategic. However the 2021 NPPF now requires local plans to clearly distinguish between non-strategic policies and strategic policies. The current Lancaster City Council Local Plan does this by way of two separate documents: Local Plan Part One: Strategic Policies and Land Allocations DPD (SPLADPD) and Local Plan Part Two: Review of the Development Management DPD (DMDPD) both of which have relevant housing policies that are discussed below.

Areas of Outstanding Natural Beauty

The National Planning Policy Framework also has important paragraphs about AONBs, quoted below:

Para 176. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads, and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

Para 177. When considering applications for development within National Parks, the Broads and Areas of Outstanding Beauty permission should be refused for major development other than in exceptional circumstances. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and where it can be demonstrated that the development is in the public interest; and

c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.”

As such any planning policies and allocations in an AONB need to bear in mind the particular characteristics of the AONB in which they lie. Here the Forest of Bowland AONB was designated due to a number of specific factors including:

- the grandeur and isolation of the upland core;
- the steep escarpments of the moorland hills;
- the undulating lowlands;
- the serenity and tranquillity of the area;
- the distinctive pattern of settlements;
- the wildlife of the area; and
- the landscape's historic and cultural associations.

All of these factors can be observed in various parts of Wray with Botton Parish.

Consultation on Future Draft of the NPPF

In 2022 the Government consulted on a further update to the National Planning Policy Framework. The results of this were originally expected in Spring 2023. Publication of the subsequent proposed NPPF changes has now been delayed until Autumn 2023, when they will be released alongside the Levelling Up and Regeneration Bill currently passing through its final stages in Parliament.

It is worth noting, however, that the original consultation included the following paragraphs referring to protections in areas with neighbourhood plans in place.

Para 9. Existing NPPF paragraph 14 gives strong protection from speculative development to areas with a neighbourhood plan less than two years old that meets its housing requirement. It does, however, mean that areas with older neighbourhood plans, or where the local planning authority has a low housing land supply or poor housing delivery, can be vulnerable to speculative development.

Para 10. We expect that neighbourhood plans will be more protected in future, because this consultation proposes that where a local plan for the area is up-to-date, a five-year housing land supply will not be required. This would mean that the presumption in favour of sustainable development would not apply as often.

Para 11. Nevertheless, we are also proposing additional protections for neighbourhood plans in circumstances where a local planning authority's policies for the area covered by the neighbourhood plan are out of date. First, we are proposing to extend protection to neighbourhood plans that are up to five years old instead of the current two years. Second, we are proposing removing tests which currently mean local planning authorities need to demonstrate a minimum housing land supply, and to have delivered a minimum amount in the Housing Delivery Test, for neighbourhood plans to benefit from the protection afforded by the Framework.

As such, at the time of writing this report, there is a reasonable chance that neighbourhood plans will have greater protection than is currently the case. It should be noted too that the proposed changes mean that there is an absolute requirement for parish councils to ensure their neighbourhood plans are reviewed and updated regularly, so that each iteration is never more than five years old.

STANDARD METHODOLOGY

In 2020 the Government proposed a New Standardised Methodology to assess housing requirement which would have led to significant reform of the existing Standard Methodology. However, after strong representations Government dropped these proposals, introducing a slightly altered Standard Methodology instead which puts greater emphasis on building in existing urban areas (for further detail, see <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>).

LANCASTER DISTRICT LOCAL PLAN

Lancaster City Council's Local Plan Part One: Strategic Policies and Land Allocations DPD (SPLADPD) (<https://www.lancaster.gov.uk/planning/planning-policy/land-allocations-dpd>), and its Local Plan Part Two: Review of the Development Management DPD (DMDPD) (<https://www.lancaster.gov.uk/planning/planning-policy/development-management-dpd>) were both adopted in July 2020, replacing the previous Lancaster District Local Plan (which was formed of the residual elements of the 2004 Lancaster District Local Plan, the 2008 Lancaster District Core Strategy and 2014 Development Management DPD, all of which have now been withdrawn).

SPLADPD policy SP2 designates Wray with Botton as a "sustainable rural settlement" within an Area of Outstanding Natural Beauty. It states that sustainable rural settlements "will provide the focus of growth for Lancaster District outside the main urban areas, subject in the AONBs to the constraints of the protected landscapes where a landscape-capacity approach will be taken".

Strategic Policy SP6 of the SPLADPD sets out how the Council expects its housing requirement of 10,440 housing units to be delivered in the district over the Local Plan period (2011-2031). It identifies opportunities for housing delivery including what it terms "additional supply including neighbourhood plan delivery expectations," amounting to 557 units which includes the 23 homes identified in the Wray with Botton Neighbourhood Plan. Overall 409 of the 10,440 homes to be supplied are deemed by the Council to be located in its smaller rural parishes (34 in Hornby), with the rest in Carnforth and its urban areas, including a major new settlement/extension at Lancaster South. As noted above the market is not currently delivering Lancaster City Council's housing trajectory, but the council is adamant that the overall number of units allocated is still sufficient to meet the district's twenty-year housing requirement.

DNDPD Policy DM6: Housing Provision within the Forest of Bowland AONB states that “within the Forest of Bowland AONB, the number, size, types and tenures of all homes provided should closely reflect identified local needs in accordance with current housing needs evidence at the time of the application. This includes the Strategic Housing Market Assessment and other robust local housing needs assessments, for example, where there is an up to date village or parish housing needs assessment that is agreed to be a more appropriate indication of housing need.”

The policy goes on to say that in the Forreast of Bowland and Arnside Silverdale AONBs :

“Proposals for new housing development will be supported where they deliver no less than 50% affordable housing. Only where this is demonstrably unachievable will a lower percentage be supported, for example where there are viability issues which will need to be demonstrated through the applicant submitting a financial viability appraisal.”

Additionally, “given the evidence of affordable need within the Forest of Bowland AONB, proposals of two to five dwellings will be expected to provide a financial contribution towards affordable housing in the form of a commuted sum in lieu of on-site provision of affordable housing. Contributions will be sought per unit of affordable housing that would have been provided. Proposals for six or more dwellings will be required to provide affordable housing on the application site. Proposals will be expected to demonstrate that densities make best and efficient use of land and reflect local settlement character.”

Finally the policy states that only under exceptional circumstances and where it is in the public interest will “major development” be permitted. It adds that the definition of “major development” is up to the decision taker, i.e. planning officers in the first instance or the Planning Inspectorate in the case of appeal, and that in such cases “the Council will consider whether by reason of its scale, form, character and nature, the proposal has the potential to have significant adverse impact on the natural beauty of the AONB.” This underlines the importance of local Planning officers and councillors on the Planning Committee having a detailed understanding the sensitivity, heritage and character of the district portion of the Forreast of Bowland.

CRAVEN DISTRICT LOCAL PLAN 2012-2032

Wray with Botton lies close to the border with North Yorkshire, and is effectively part of a crossover local housing market that covers the East of Lancaster District, and the West of the North Yorkshire local authority area and including the nearby towns of Bentham and Ingleton. As such, while the Wray with Botton Neighbourhood Plan does not have to be in general conformity with the strategic policies for North Yorkshire, the Planning policies for housing in North Yorkshire affect both housing market decisions and future housing supply for Wray with Botton and its residents.

North Yorkshire Council's Planning policy for Bentham and Ingleton is still set out in the Craven Local Plan 2012-2032, since Craven District was only incorporated into the North Yorkshire Unitary Authority on the 1st April 2023. Bentham is identified as a location for significant growth, reflecting its role as a Tier 2 key service centre, and the strategic

policy SP7: STRATEGY FOR BENTHAM identifies sites for housing development. It makes provision for a number of development areas to provide a total of 501 houses over the plan period, of which 115 had been completed by March 2022 according to the Council's 2021/22 Annual Monitoring Report. This suggests that there is still plenty of potential supply in the Bentham area (ie on the border with Wray with Botton) in the next nine years. A similar policy SP9: STRATEGY FOR INGLETON identifies land for housing in this Tier 3 centre for a total of 160 houses over the plan period, of which 47 had been completed by March 2022, suggesting that there is still plenty of potential supply to come onstream here too. In total then, by the end of 2032 a further 499 new homes are expected to be built just over the county boundary from Wray with Botton (386 in Bentham, and 113 in Ingleton), within its local housing market area. This supply is likely to make a substantial contribution to meeting parish residents' housing demands and needs, and will certainly play an important role in their future housing decisions.

FOREST OF BOWLAND AONB

Lancaster City Council is one of the six district councils, alongside Lancashire and Yorkshire County Councils, that have formal legal responsibility for planning and development within, and the strategic management of, the Forest of Bowland Area of Outstanding Natural Beauty.

The strategy and policies for the AONB are set out in its Management Plan, which has been updated since the Wray with Botton Neighbourhood Plan was adopted. The new Management Plan (2019 – 2024) provides, in its own words, "a positive and pro-active management framework; highlighting the special qualities of the designated area, the importance of the relevant landscape features, and identifying those features which are vulnerable to change."

Its objectives are to:

- protect, conserve and enhance the natural and cultural heritage of the Forest of Bowland AONB;
- promote the sustainable social and economic development of the area, particularly where such activity conserves and enhances the environment; and
- encourage enjoyment of the area where it is consistent with the first two objectives

The Forest of Bowland Management Plan can be accessed via the following link - <https://www.forestofbowland.com/files/images/FOB%20ManPlan0719bLoRes.pdf>.

Given the reference in the Lancaster Local Plan to assessing "landscape capacity" for housing within AONBs (terminology not used in national Planning policy or legislation), the description of the Forest of Bowland's distinctive assets, its supporting Landscape Character Assessment and other evidence provide particularly useful reference material. There is further work on this within the specific Landscape Character Assessment for

Wray with Botton, commissioned as part of the neighbourhood planning process. Bringing this work together may provide Planning decision makers with some useful reference material when they are required to consider planning applications within the Wray with Botton Neighbourhood Plan area.

HOUSING MARKET

It is important to understand the local market for housing in order to interpret the results of the 2023 Housing Needs Survey Update. This includes considering its natural boundaries (ie the area in which Wray with Botton residents generally look for housing to meet their new and changing requirements), and the current state of the market – pressures, prices and availability. In order to assess this we considered the Planning context for housing in the District as a whole, the Planning context for the neighbouring district of North Yorkshire, recent (two year) data on housing sales, the current available housing supply (for sale and rent), local views of common housing ‘moves’, and spoke with the nearest local estate agents.

LOCAL HOUSING MARKET BOUNDARIES

Lancaster City Council’s Local Plan Part One divides the district basically into two urban areas (Lancaster and Morecambe) and a surrounding rural area with Carnforth as its main services hub.

However it is recognised locally, and confirmed by the well established local estate agents, that Wray with Botton’s own housing sub-market area runs from the Hornby in the West, via Wennington and Bentham, to Ingleton in the East. This is reflected by the website Rightmove, with property searches for Wray with Botton tending to include these areas. Potential ‘outliers’ to this core housing market area include Melling (Lancaster District) and Burton in Lonsdale (North Yorkshire).

The cross-boundary nature of this local housing sub-market causes significant issues for the assessment of future parish housing requirements and appropriate responses to them. This is not only because data sources are split between different documents and across authorities, but also because policies affecting the parish are not necessarily determined with proper reference to or knowledge of its full context. Given the new merger of Craven into the North Yorkshire local authority, it is hoped that new opportunities for regular cross-border assessments, Planning and dialogue may be initiated.

CURRENT STATE OF THE LOCAL HOUSING MARKET

Overall the local estate agents consulted describe the local housing market as having recovered from the recent disruption to mortgage rates (following the Autumn 2022 ‘mini- budget’), leaving it comparable now to the pre-Covid market of 2019. Nevertheless the market remains relatively fragile and ‘cool’, and while the number of viewings and offers for properties have increased, final sale prices are still being agreed on or under the guide prices. A number of contributory factors are implicated in this, with the main ones cited as interest rate increases and cost of living pressures, especially around energy prices. For the first time the estate agents say they are witnessing property

viewers paying real attention to the detail of the Energy Performance Certificates of houses on the market. Other potential buyers have had to revise their search criteria, focusing on smaller homes or alternative areas.

The most notable feature of the market in the last six months has been an increase in properties coming to market (over and above the usual seasonal increase), which has driven a similar increase in sales. However increases in demand and sales are not uniform. The estate agents report that the areas of greatest demand include larger (three-plus bedroom) detached properties in a countryside setting, and also smaller two-bed cottages suitable as second homes or holiday lets. Housing stock that they would categorise as more suited to the local market is not as robust, and often potential buyers need to secure a sale in order to buy. The report of a strengthening market for second homes mirrors patterns of reported post Covid housing market changes in other rural areas, which are exacerbating local housing affordability pressures.

HOUSE PRICES

Looking at the patterns of house prices from completed sales (as opposed to asking prices) provides an important indication of what people are currently looking to buy, as well as what they are able to afford.

Using information on houses sold in the last two years from the Land Registry and Right Move, a picture can be built up of the district and local housing markets (taking the Lancaster Local Plan division of the district into Lancaster, Morecambe, and Rural with Carnforth as main centre; and Bentham, Ingleton, Hornby, Wray and Wennington as the local market for Wray with Botton).

District housing market

LANCASTER

367 properties sold in the last year (of which 76 were leasehold), with an average achieved price of £209,379 which is **DOWN** -1% on the previous year.

	Detached	Semi-detached	Terraced	Flat
Average Price	£378,000	£236,000	£177,500	£126,000
% Change in Price	+3%	-27%	+48%	+31%
Number Sold	36	129	139	63

Prices rounded to nearest £500

MORECAMBE

266 properties sold last year (of which 59 were leasehold), with an average achieved price of £266,000 which is **UP** +7% on the previous year

	Detached	Semi-detached	Terraced	Flat
Average Price	£331,000	£208,000	£143,000	£108,000
% Change in Price	+6%	-15%	+37%	+12%
Number Sold	22	125	69	50

Prices rounded to nearest £500

Both the urban areas seem to show the same pattern – ie a wider separation within the market, with a relatively small price increase in detached homes (for those who can upgrade, possibly also including new market entrants from other parts of the country); but a marked increase in price and thus demand for the traditionally cheaper forms of housing (potentially reflecting economic pressures on households), with the middle-ground semi-detached properties taking the ‘hit.’ We can perhaps see this divergence repeated spatially at the sub-market level, with Carnforth (the more expensive, rural area) and Morecambe (the cheapest sub-market) both experiencing an overall increase in average house prices, while Lancaster (in broad terms the mid-value sub-market) saw its average house price falling.

CARNFORTH

95 properties sold last year (of which 10 were leasehold), with an average achieved price of £305, 927 which is **UP +43%** on the previous year.

	Detached	Semi-detached	Terraced	Flat
Average Price	£441,000	£270,000	£199,000	£229,000
% Change in Price	+145%	+8%	no real change	no real change
Number Sold	33	28	28	6

Prices rounded to nearest £500

In the more rural setting of Carnforth the pressures from new arrivers/the still affluent are, as would be expected, stronger. This can be seen in the marked increase in the price of detached homes, and the fact that semi-detached homes have ‘maintained’ rather than lost value. Note: the higher price of flats in Carnforth reflects both context and a stronger ‘retirement’ market.

Local housing market

In the local housing market we see smaller absolute numbers, and this plus the wider range of houses within each type (for example a terraced home may be a basic worker’s cottage or a Georgian farmhouse) mean that averages are less reliable. For this reason price ranges are shown also or instead in the tables below, which allows examination of entry level prices for each type. Note: for the small settlements, including Wray, data over two years rather than one has had to be used as turnover is predictably lower in such small places.

BENTHAM

30 properties sold last year (of which 4 were leasehold), at an average price of £285,117. This is close to the 2019 average price of £290,000 and bears out the reported experience and opinion of the local estate agents.

	Detached	Semi-detached	Terraced	Flat
Average Price	£410,000	£264,000	£218,000	£140,000
Price range	£250,000- £750,000	£185,000 - £476,000	£130,000- £311,000	£110,000- £190,000
Number Sold	4	7	12	2

Prices rounded to nearest £500

INGLETON

22 properties sold last year (of which 3 were leasehold), at an average price of £276,974

	Detached	Semi-detached	Terraced	Flat
Price range	£260,000- £750,000	£220,000 - £607,000	£130,000- £311,000	£162,500- £185,000
Number Sold	4,	4,	12,	2

Prices rounded to nearest £500

HORNBY

18 properties sold in the last 2 years (of which 2 were leasehold).

	Detached	Semi-detached	Terraced	Flat
Price range	£290,000- £603,500	£124,000	£175,000- £325,000	-
Number Sold	6,	1	11	-

Prices rounded to nearest £500

WRAY

19 properties sold in the last 2 years (of which 1 was leasehold).

	Detached	Semi-detached	Terraced	Flat
Price range	£296,000- £530,000	£156,500 - £350,000	£210,000 - £553,000	-
Number Sold	7	6	6	-

Prices rounded to nearest £500

WENNINGTON

8 properties sold in the last 2 years (no leasehold).

	Detached	Semi-detached	Terraced	Flat
Price range	£234,000 - £645,000	-	£285,000- £850,000	-
Number Sold	5	-	3	-

Prices rounded to nearest £500

From the above information it can be seen that Wray with Botton is actually one of the more expensive places in the local market area, with significantly cheaper housing available in nearby Bentham and Ingleton.

The estate agents were asked for their gut feeling about local housing sale/rent ranges, by size and condition to which they gave the following response:

- 1 bed good condition £120-150k, 1 bed poor condition £80-100k
- 2 bed good condition £150-190k, 2 bed poor condition £100-150k
- 3 bed good condition £225-350k, 3 bed poor £180-225k
- 4 bed good condition £350-550k, 4 bed poor £290-390k

RENT LEVELS

With respect to the rental market the estate agents said it would be hard to estimate the sector accurately as most properties are not rented via agencies, but directly by owners via local networks to people known or introduced to landlords, and there is probably an element of tied housing linked to employment as well. As such it is not possible to break this down in tables as the accessible numbers available for analysis are too small.

At the time of writing this report there were no properties available to rent within a mile of Wray with Botton on Rightmove. There may be some properties available to rent through other channels, but it is considered that these are likely to be few in number and (in line with national patterns, as mortgage rate increases put pressure on landlords to sell or increase rents) not easy to secure.

According to Rightmove a single 1-bed apartment was on the market in Bentham in April 2023 for £495 pcm, while one 3-4 bed apartment was on the market at £825 pcm in the same area. In May 2023 a 2-bed detached bungalow came on the market in Bentham at £875 pcm. Rents at these levels represent a significant proportion of average local incomes.

METHODOLOGY

OBJECTIVES

The Housing Needs Survey Update 2023 update was designed to:

- identify the housing requirements and expectations of parish residents;
- establish if there is a need for affordable housing in the parish (including the number, type and tenure of affordable dwellings needed);
- provide evidence for the Wray with Botton Neighbourhood Plan review to help ensure its housing policies are still robust;
- provide evidence of housing need and requirements to inform Wray with Botton Parish Council responses to future planning applications and other housing related matters within the parish; and
- allow comparisons with the previous housing survey results, to establish trends over time.

QUESTIONNAIRE DESIGN

The survey update was designed to capture the data necessary to meet the above objectives. Since it needed to consider trends, the overall approach taken was to use a very similar survey to the one used in 2015, but with more detailed consideration of moves and intended moves into and out of the parish, and of the factors influencing these choices now. The previous survey had proved successful in terms of the information it captured; the response rate achieved; the way that it had dealt with potentially sensitive questions and the requirements for anonymity; and the satisfaction of the independent Examiner at the Neighbourhood Plan Examination with its approach and results. The 2015 survey format had itself been based on approaches used elsewhere, including within the Lancaster District, for more than twenty-five years.

It was agreed that the best way to structure the 2023 survey remained as a two-part questionnaire, which would enable those who were not in housing need (correctly anticipated to be the vast majority) to finish the survey quickly, without going through irrelevant questions, thereby helping to ensure a higher response rate (as well as making the results easier to analyse). Part 1 was printed on white A4 paper, while Part 2 was on yellow A4, making the two different parts very distinct. Clear instructions and contact names for queries also made this structure easy for respondents to understand.

There were two versions of the survey produced – one aimed at households in Wray with Botton (Household Questionnaire), the other aimed at people working in Wray with Botton (Employee Questionnaire). The reason for this was that it was accepted that there may be people wanting a home in the parish (within the next five years) that do not currently live but just work there. These people would not be captured in the Household Survey so another survey was designed which was to be distributed to key identified employers and

filled in by their employees. (Copies of the 2023 survey formats used are provided for information at Appendix 1.)

It was anticipated that the rate of return for Employee Surveys would be far lower (as it was in 2015) for three reasons. Firstly there was an extra layer in the process as the surveys were given to employers to distribute to their employees, and then the employers had to collect them again for return, so that there was no direct contact with respondents (a key factor in encouraging a high response rate). Secondly, many of the employees do live in Wray with Botton parish and therefore already had a Household Survey, so that their Employee Surveys were redundant. Finally, those employees living outside Wray with Botton parish with no desire or need to live within it were not likely to feel as inclined to fill in the form. The most important group of employees to find out about (ie those living outside but with a need to live within Wray with Botton) were however the most motivated to complete the questionnaire, and so it was expected that the main information required would nevertheless still be captured.

DISTRIBUTION AND COLLECTION

The survey was publicised and then distributed to every household in Wray with Botton on 11th and 12th March 2023 by parish councillors going door to door, and returning once/twice for personal collection from those residents who chose not to use the collection boxes (provided at the tea-rooms, church and the pub). Farms and other homes outside the village had surveys delivered/collected with their post. This approach had proved successful in 2015 and so was not varied. A covering letter was included, and the questionnaires arrived in an envelope stamped with a request from the parish council to retain and open it on the outside, so as to encourage a higher response rate.

The survey update was advertised by the parish council on its website and through Wray village social media sites. It was not however advertised for as long as the original 2015 survey which had extensive pre-publicity as part of general discussions about the neighbourhood planning process. Nevertheless a robust response rate of 53% was still achieved (compared with 59% in 2015) which is significantly higher than normal – for example Cumbria Rural Housing Trust cite 31% as the average return they achieve, and treat this as an acceptable result.

ANALYSIS

After collection, the data was entered into a spreadsheet which was then sent to PlanSpace for interrogation. Data protection standards were observed at all times. PlanSpace do not live in the parish and, are unable to identify any individuals from the data. All information in the report has additionally been collected and presented in such a way that the anonymity of respondents is protected.

In terms of assessing who is in need of affordable housing, for consistency this report uses an approach similar to that taken last time (based on the one used by Lancaster City Council) as follows.

- **Affordability ratios** – for purchase an income ratio to price of up to 4.5 times net income (the Bank of England recommends that lenders limit mortgages granted to a maximum of 4.5 times net income); and for rent a maximum of 33% of net and 25% of gross income.
- **Ability to afford accommodation in the area** – a proxy of the cost of a 1-bed flat for rent in Morecambe is used by Lancaster City Council for assessing ability to afford access-level accommodation. However, a more local example is used in this report in order to reflect the nature of the local housing market, with Bentham rents and prices judged to be a better benchmark. As noted above, there are currently no one 1-bed apartments to rent in Bentham but in April 2023 a 1-bed apartment was on the market in Bentham for £495 pcm. Whilst Bentham rents are likely to be above Morecambe levels, Morecambe is realistically too far away to live for someone working around Wray with Botton especially if they are in low income employment, as this would require running a car which is expensive and public transport links are inadequate. Currently 1-bed flats for sale in Morecambe range in price from £62,000 to £83,000 which is still the cheapest entry level owner occupation in Lancaster District, but the same barriers apply locally with respect to travel as for renters. Currently there are no 1-bed flats available for sale in Bentham, but there is one 2-bed apartment for sale in Bentham priced at £125,000.
- **Property size requirements** – the criteria used by Lancaster City Council for its Housing Register (outlined in its 2020 Housing Allocation Policy) are used here for guidance. These state that bedroom requirements are based on assumptions that a bedroom is suitable for:
 - each adult couple;
 - any other person aged 16 or over;
 - two children of the same sex aged under 16;
 - two children, regardless of sex, aged under 10;
 - any other child;
 - a disabled child or adult who needs their own bedroom on medical grounds; or
 - a carer, or team of carers, who has a home elsewhere, who uses a bedroom on a regular basis to stay overnight because an adult member of the household requires overnight care.

Note: financial considerations also apply to the Housing Register. Any applicant with more than £30,000 in savings is not eligible to join the Register. Any applicant needing a 3+ bed home with an annual household income over £60,000 (excluding any benefits or tax credits) is ineligible to join the Register.

Up to date detailed information on the Lancaster District Housing Register and how to apply to it can be accessed at:

<https://www.lancaster.gov.uk/housing/council-housing/apply-for-a-home>.

The corresponding initiative for North Yorkshire can be accessed at:

<https://www.northyorkshirehomechoice.org.uk/content/Whocanusetheservice/HowtoApply>.

METHODOLOGY NOTES

This 2023 Housing Needs Survey Update provides a snapshot of needs within the parish, based on people's own assessments of their housing need now and within the next five years. It does not use statistical methods such as the weighting of results. However, a high return rate, combined with comparison with the previous survey results and with relevant available 2021 Census data, provides a substantial degree of confidence that the answers received are properly representative, and that any information on trends can be relied upon.

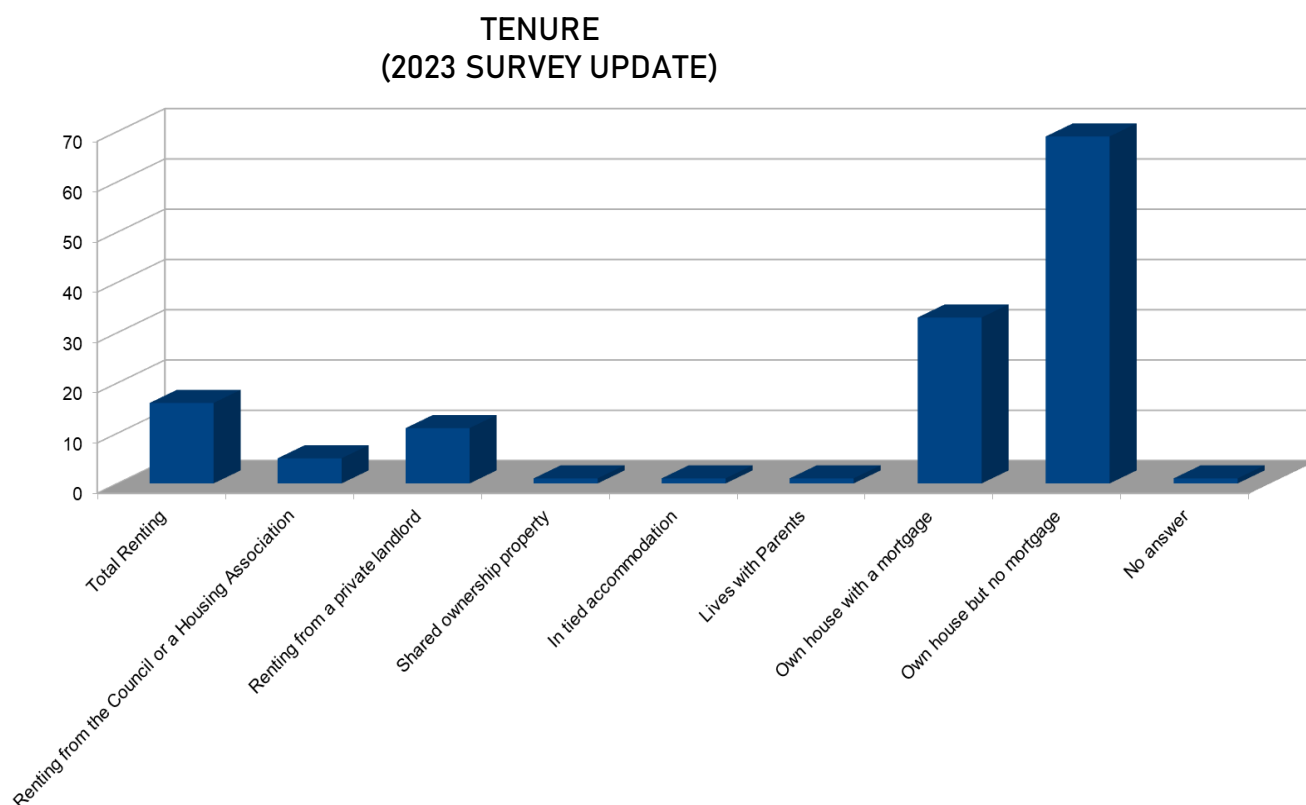
Information about the local housing market provided through discussion with local estate agents is acknowledged to be subjective, but the agency concerned is long established, and senior staff with detailed knowledge of the area were consulted. Without access to industry statistics, and given the fact that national housing indices do not provide commentary at parish level, expert opinion is generally the best and indeed the only accessible evidence available to parish councils, and often proves enlightening and invaluable. Depending on the size of settlements or areas considered, the absolute numbers of homes for sale or rent may be small, with information on price ranges and averages correspondingly open to distortion by a particularly expensive or cheap property. Where this was felt to be the case it has been acknowledged, with changes made to incorporate ranges in order to offset distortion as far the data permitted. It will be helpful for future updates if data was collected on at least an annual basis, so that there is a basis of market monitoring information to refer to.

GENERAL SURVEY UPDATE FINDINGS AND PARISH PROFILING

The 2023 Survey Update provides a lot of other data on issues other than local housing requirements. The following results are based on the answers given by all survey respondents. Where available, reference is also made to the local 2021 Census results. This provides a useful validation check to see how accurate and representative the answers to the 2023 Survey Update have been.

TENURE

The graph below shows the tenancy of respondents' properties in 2023.



2021 Census		
Tenure	% Wray	% England
Renting from Council or a Housing Association (Social rented)	1.5	17.1
Private rented or lives rent free	16.3	20.6
Owns with a mortgage or loan or shared ownership	25.1	29.8
Owns outright	57.1	32.5
Total	100	100

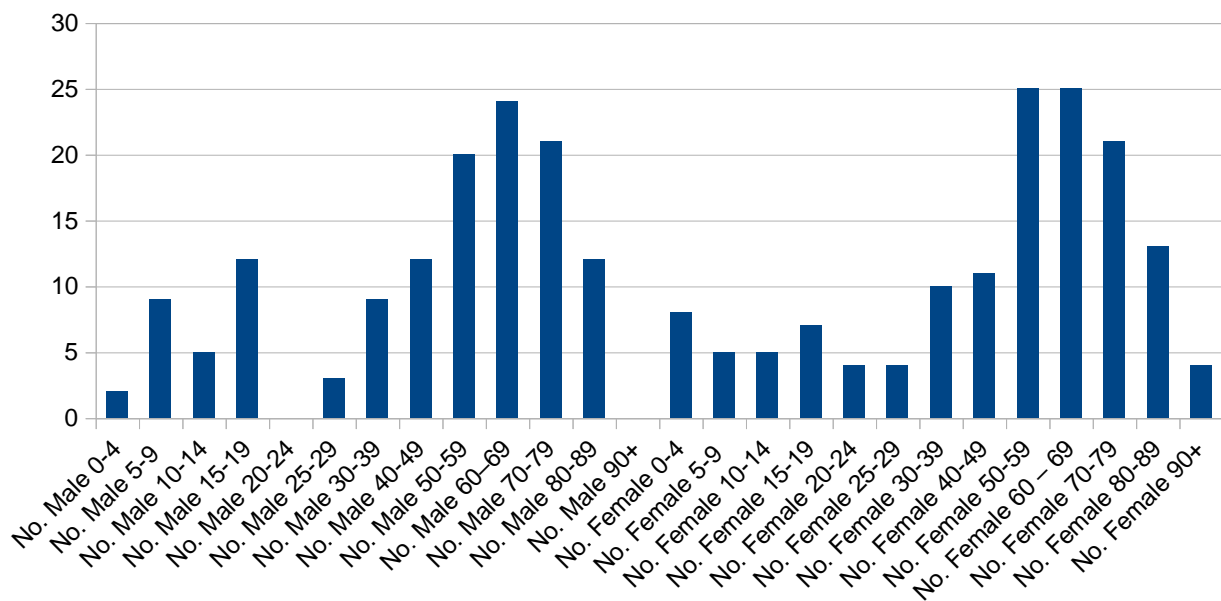
Source ONS <https://www.ons.gov.uk/visualisations/areas/area/?code=E04005212>

The 2021 Census data for Wray with Botton above are similar to those from the 2023 Survey Update in terms of proportions. Compared with England these show a high number of people owning their home outright within the parish. This is consistent with a relatively older than average population (see below). The fact that farms are inherited outright might be a relevant factor here too. There are only a very small number of social renters compared with England, reflecting very limited provision and effect of national Right to Buy policies. Private renting is around 80% of the national level which, given the fact that the parish is deeply rural, is a positive result and might include some tied accommodation (again linked with farming). Although the 2023 Survey Update did not include any returns from private renters, the 2015 Survey did. A lower survey return rate from private renters is normal, but it could also be that the size of this tenure sector is reducing over time (something to be specifically checked for in future survey updates as a potential trend/issue).

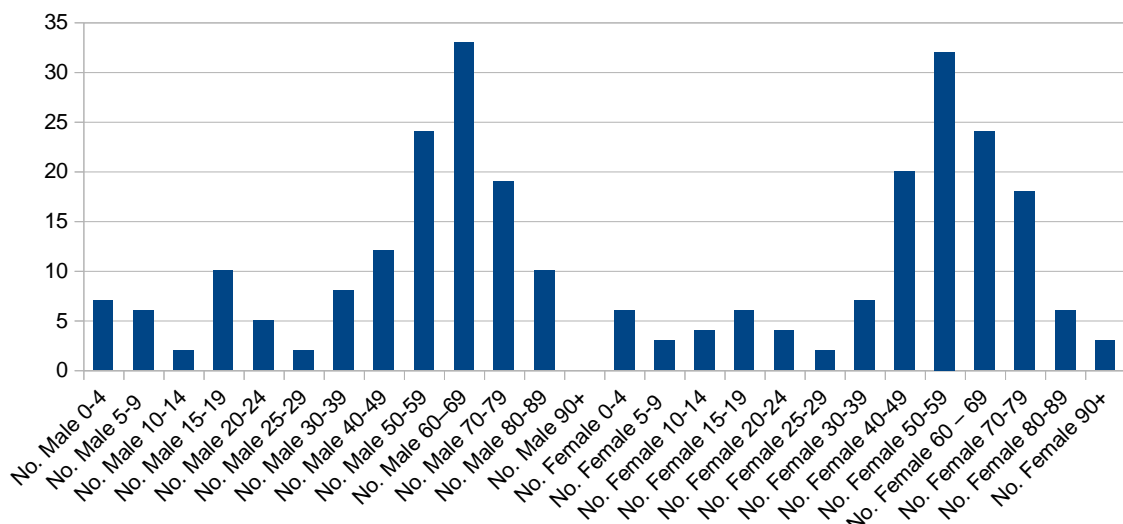
POPULATION AGE

The graphs below shows the age and gender of respondents in 2023 and 2016.

AGE AND GENDER (2023 SURVEY UPDATE)



AGE AND GENDER (2015 SURVEY)



The surveys show fairly similar age profiles, although in broad terms the ages of local children seem to have risen.

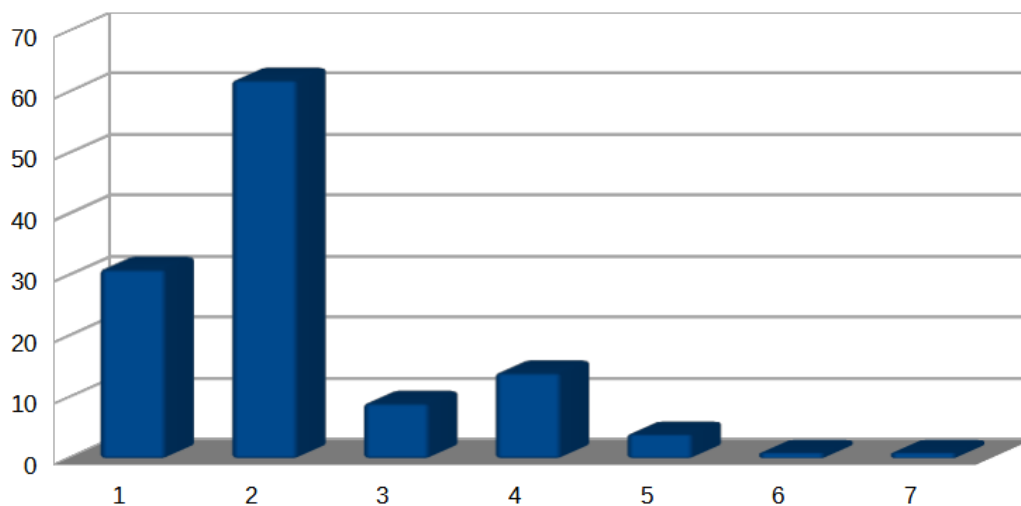
Combining survey data for males and females, and re-grouping data in age brackets, allows comparison with the 2021 Census data for Wray with Botton Parish and England. According to all three surveys, the population of Wray with Botton is generally older than the national average. Comparing the 2023 Survey Update results indicates a higher response rate amongst older sections of the population – a trend that is again (as with a higher return from property owners) in line with other housing need survey results.

Percentage of Respondents by Age													
AGE	0-4	5-9	10-14	15-19	20-24	25-29	30-39	40-49	50-59	60-69	70-79	80+	TOTALS
2021 CENSUS: England	5.4	5.9	6	5.7	6	6.6	13.7	12.7	13.6	10.7	8.6	4.9	99.8
2021 CENSUS: Wray	4.2	6.7	5.7	4	2.9	4.4	9.4	11	15.1	18.3	12.4	5.9	100
2023 SURVEY UPDATE	3.7	5.2	3.7	7	1.5	2.6	7	8.5	16.6	18.1	15.5	10.7	100

HOUSEHOLD SIZE

The graph below shows the size of responding households in 2023

HOUSEHOLD SIZE (2023 SURVEY UPDATE.)



The results are very similar to those obtained in the 2015 survey, with both showing a preponderance of smaller households: two-person households are commonest, followed by single person households; then significantly smaller numbers of four and three-person households. In 2023 however a single six-person and a single seven-person household are noted, perhaps reflecting the birth of additional children since 2015, or the

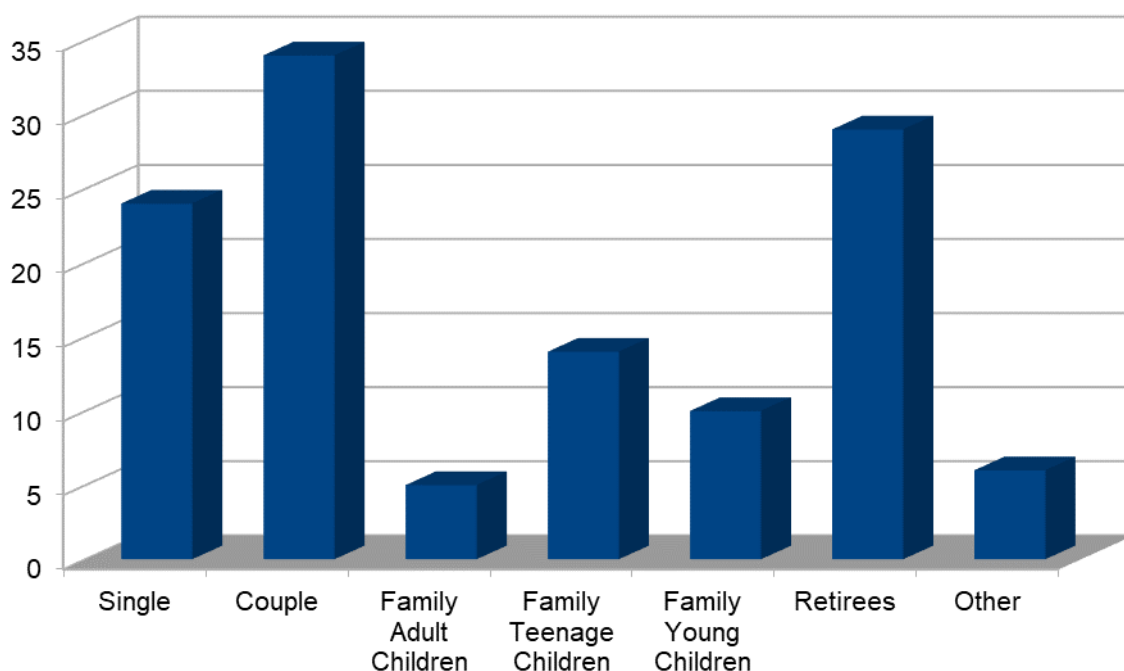
arrival of two larger families within the parish. The broad conclusion to be drawn nevertheless is that the Wray with Botton population is a fairly static one.

HOUSEHOLD TYPE

2023 Survey Update respondents were asked to choose between a number of descriptive household types: Single, Couple, Family with Adult Children, Family with Teenage Children, Family with Young Children, Retirees, or Other.

The graph below shows the total number of households by type in 2023.

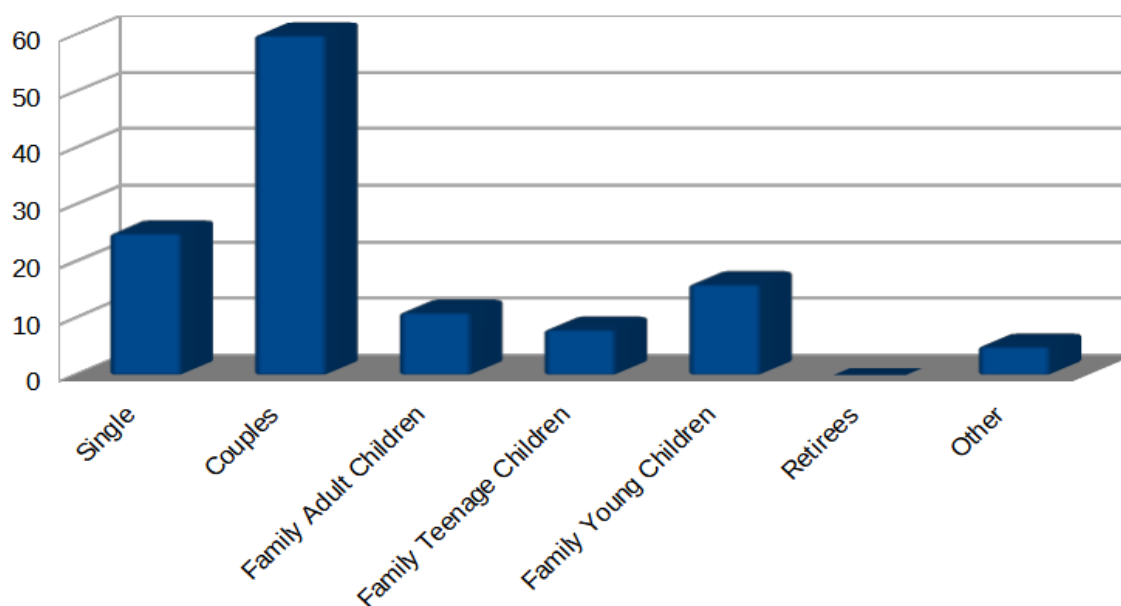
HOUSEHOLD BY TYPE
(2023 SURVEY UPDATE)



Note: the 'other' category included some answers which probably could have been incorporated instead under the alternative headings. The survey instructions may not have been clear enough here for some respondents - a learning point for future survey updates. Redistributing these responses would not make any significant differences to the survey findings however, and any further explanation might risk identifying particular households, so for this analysis answers are unaltered.

The graph below shows the number of households by type in the original 2015 survey.

HOUSEHOLD BY TYPE (2015 SURVEY)



Interestingly cross-comparison shows that the number of households describing themselves as couples has significantly decreased by 43% (from 60 to 34). This may be partly explained, however, by the fact that the 2023 Survey introduced an additional category of 'Retirees', with presumably some of those who described themselves as couples in 2015 now describing themselves as 'Retirees' – 9 of whom were single, and 20 of whom were two-person households. It may also be that some of those who described themselves as couples in 2025 have since retired, and if so this is another indication of a relatively stable population.

The number of families with young children has decreased (down from 16 to 10), while the number of families with teenage children has increased (from 8 to 14). This shift in the numbers of children in various age groups is likely to be explained simply by young families growing up. The number of families with adult children however has decreased markedly since 2015 (down 55% from 11 to 5), with more adult children clearly finding their own place to live in the parish (as single households or part of a couple), or leaving the area. This reflects long established parish trends - ie local young people needing or wanting to leave for higher education or to find work, and families who arrived from other areas leaving the parish once their children have completed their schooling.

The 2021 Census groups households under three headings: One Person Household, Single family Household, and Other Household Types. These results appear broadly consistent with the Housing Needs 2023 Survey Update results although the difference in categories prevents a straightforward comparison. The number of single family households is higher in Wray with Botton than the average for England, which is consistent with the parish's dominant household type (couples). The number of one person households is however lower than the national average, which may be explained by the fact that single people tend to move towards major cities and towns for employment opportunities.

Household by Type 2021 Census		
	Wray Parish	England
One person household	24.3 %	30.1 %
Single family household	72.3 %	63 %
Other household types	3.5 %	6.9 %
	100%	100%

PERMANENT RESIDENCE OR SECOND/HOLIDAY HOMES

Of the 122 respondents to the 2023 Survey Update all but one, who left this question unanswered, said they were living in their permanent home. In 2015 one couple said they were living in a second home, while another said they were living in a holiday home. However the local estate agents have mentioned a distinct local market for second homes which is currently buoyant, mirroring patterns of reported post Covid housing market changes in other rural areas which are exacerbating local housing affordability pressures. Again, this is a potential trend that will need to be monitored in future survey updates.

HOUSEHOLD OCCUPATION AND WORKING PATTERNS

In 2023 there were 82 people working in the households that answered the survey, down from 128 in 2015. This significant fall is undoubtedly linked to the slightly lower survey response rate, and also to the increase in retirees staying within the parish (see above). However, there may be other contributory factors, for example if jobs are moving further away from the parish at a rate that off-sets changes in home working (see below).

There was a wide variety of occupations registered but listing them here would risk identifying respondents due to the nature of some of the answers. Having said that, the proportion of people working appears to have fallen slightly from 108 (of which 82 could be described as white-collar workers and 26 as blue-collar workers) in 2015, to 103 (of which 82 could be described as white-collar workers and 26 as blue-collar workers) in 2023. This is consistent with the information on retirees (see above).

In the 2023 Survey Update 39 households said they included someone who was working from home, up a significant 6 people (19%) on the numbers reported in the 2015 survey, and potentially reflecting post Covid societal changes and cost of living pressures (particularly related to car ownership, childcare and commuting costs). Of these 27 households had 1 person working from home (up 8 people, 42% on the previous survey results); while 6 households had 2 people working from home (the same as in 2015).

TIME TRAVELLED TO WORK

The average time taken to travel in order to work was reported in 2023 as 36 minutes, potentially indicating a strongly self-contained and locally focused employment area, but also potentially skewed by the number of people still employed in agriculture. Note the previous survey asked respondents to estimate their journey to work in miles, and the average distance was 24 miles, indicative of similar journey times in 2015 and potentially consistent working patterns.

In 2023 only 2 people had a travel to work time of an hour or more (excluding people who travel long distances occasionally), compared to 5 people who consistently travelled 50 miles or more to work in 2015. In total 4 people travelled longer times occasionally in 2023, while 5 travelled longer distances occasionally in 2015. This perhaps supports the picture of increased working from home above.

NUMBER OF YEARS RESIDENT IN THE PARISH

The average number of years lived in the parish recorded by the 2023 Survey Update was 27, compared to 26 years in the 2015 survey. This is another confirmatory factor that indicates a stable/static local population, as well as fairly self-contained local housing and employment markets – something that is to be valued in terms both of community cohesion, and sustainability and climate change objectives. Looking to benchmark and monitor future change against these markers is something that can be incorporated into future survey updates and monitoring templates by the parish council. It is worth noting that half of the people planning to leave Wray with Botton were intending to stay within Lancaster District, but half were intending to move further afield.

Destinations for People Leaving Wray with Botton 2023 Survey Update	
	% (rounded)
Elsewhere in Lancaster District	49
Elsewhere in North West	33
Elsewhere in England	16
Scotland	2
Abroad	1

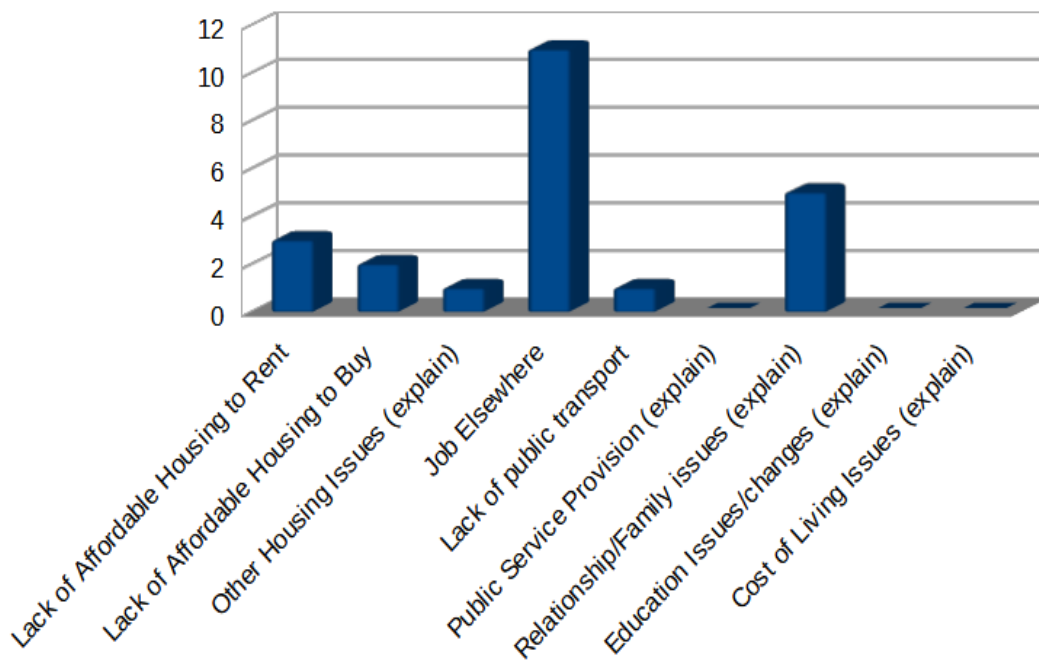
LEAVING WRAY WITH BOTTON IN THE LAST 5 YEARS

The 2023 Survey Update highlighted the fact that 37 people (from 27 households) were known to have left the parish in the last 5 years. The graph below shows the reasons given for these people leaving. Respondents were able to choose more than one reason. By far the biggest reason was for a job elsewhere, followed by relationship/family issues, and then a lack of affordable housing.

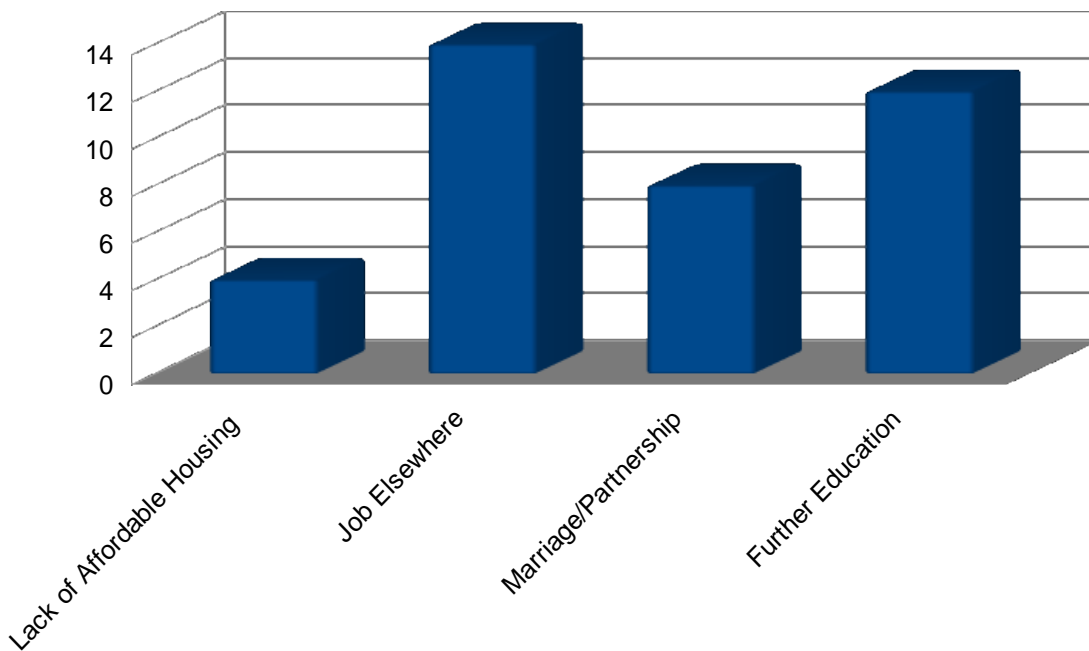
This compares with just 55 people (from 31 households) who were known to have left Wray with Botton in the previous 5 years in 2015. Again, respondents were then able to

choose more than one reason, and again the main reason selected was to move to a job elsewhere (in fact a very similar number of citations to 2023). Relationship/family reasons were also high, and a similar number said that a lack of affordable housing was a key issue. The biggest difference, however, was in the numbers leaving for further education which fell from 12 in 2015 to 2 in 2023. This may be because of the increase in the costs/debt-burden associated with higher education between 2015 and 2023.

REASONS PEOPLE HAVE LEFT WRAY IN THE LAST 5 YEARS
(2023 SURVEY UPDATE)



REASONS PEOPLE HAVE LEFT WRAY IN THE LAST 5 YEARS
(2015 SURVEY)



2023 SURVEY UPDATE FINDINGS: HOUSING

The survey provided data about people who are expecting to move from within Wray with Botton to elsewhere in the parish; people expecting to move to the parish from elsewhere; people looking to leave the parish altogether; and people who have left in the last five years (see above).

RETURN RATE

Out of 241 distributed surveys, 127 were returned. This gives an overall rate of return of 53%.

Of the 127 returned, 122 were Household Surveys (out of 231 distributed) while 5 Employee Surveys were returned (out of 10 distributed).

From the Employees Survey returns received no respondents said there were looking to move to Wray with Botton. As such all the information below refers to responses from the Household Surveys. This is in line with the 2015 housing survey in which just one employee was identified as wanting to move into the parish, although more Employee Surveys (50) were distributed, including to businesses just outside the parish boundary.

PEOPLE EXPECTING TO MOVE TO OR WITHIN WRAY WITH BOTTON IN NEXT 5 YEARS

Five respondents identified themselves and/or someone they lived with as expecting to need a house in Wray with Botton parish within the next 5 years. Two respondents identified on the white form another person or persons elsewhere in Lancaster District as expecting to move to Wray with Botton. All these respondents completed Yellow Part 2 forms which provide more detailed information about who is expecting to move and why.

A total of 6 households (comprising 12 people) were identified as expected to move within or to Wray with Botton parish from elsewhere in Lancaster District within the next 5 years.

This compares with the 2015 survey results in which 15 households were identified as expected to move within or to Wray with Botton from elsewhere in Lancaster District within the next 5 years – ie a reduction of 9 households (-42%). This is a significant reduction in households expecting to move which will be driven by a number of reasons, including of course increases in house prices/rents. Positively it may also be that some of the people identified in 2015 have managed to fulfil their intentions, or that they have had to move elsewhere to find the housing they needed or desired.

One respondent identified both someone living elsewhere in Wray with Botton parish as expecting to move within it, and someone living elsewhere in Lancaster District expecting to move to Wray with Botton but only completed one yellow form so it was not clear

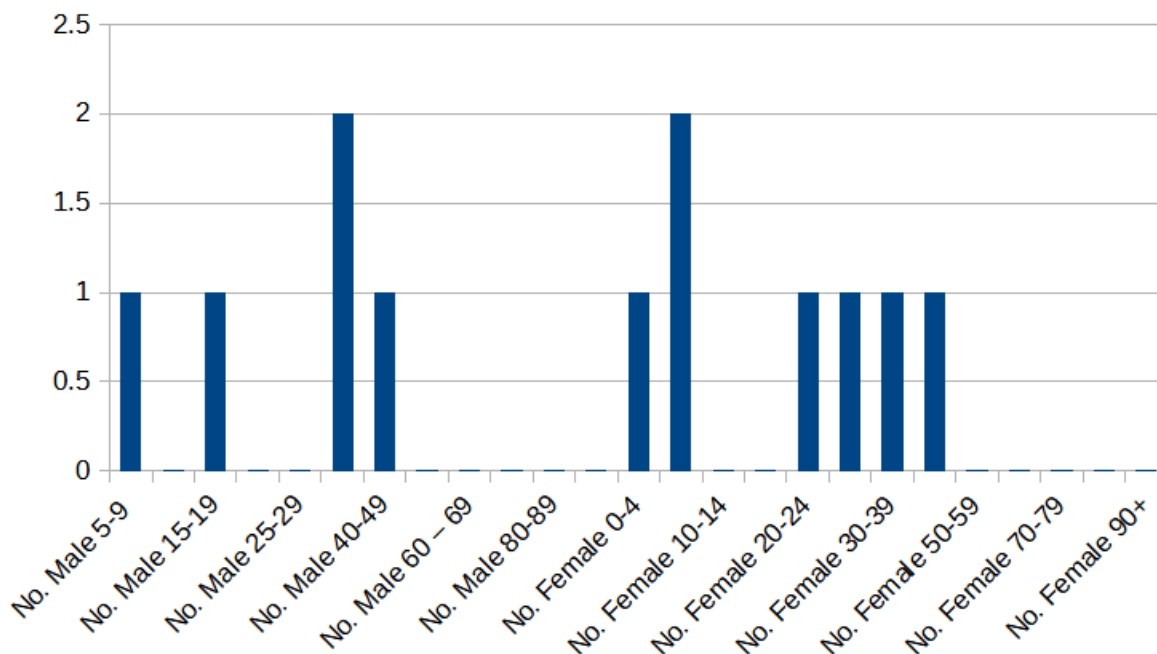
which of the 4 people they identified in that form were from within or from outside the parish. However, it can be assumed that at least one was from currently inside and at least one was currently from outside Wray with Botton. Note there were similar issues with form filling in 2015 that made it unclear in some cases whether those identified as expecting to move to a place in Wray with Botton where from within the Parish or elsewhere in Lancaster.

Eight other people were identified as expecting to move within Wray with Botton parish and only one person was identified as being from outside and expecting to move to Wray with Botton. So at least 2 and a maximum of 4 of the 12 are currently from outside the parish but expecting to move into it; and a minimum of 8 and a maximum of 10 are currently from Wray with Botton parish and expecting to move within it over the next 5 years.

This compares with at least 5 and a maximum of 7 in 2015 looking to move to Wray with Botton from elsewhere in Lancaster District; and between 14 and 16 looking to move from within Wray with Botton to another place in the parish.

In one case a respondent who identified themselves as expecting to move somewhere else within Wray with Botton also said they would be considering moving out of the parish, due to increased rental costs.

AGE AND GENDER PROFILE OF THOSE LOOKING FOR NEW HOME IN WRAY WITH BOTTON PARISH (2023 SURVEY UPDATE)



There is a clear pattern of people expecting to move being in their 20s, 30s and 40s.

However, interestingly, these potential movers were looking to move were 50% less likely to have children than the average household within the parish; and the 2 potential movers who could afford to meet their needs on the open market were both single adult households. Of those 12 people (from 6 households), 5 are male, and 7 are female.

REASONS FOR EXPECTING TO MOVE TO A NEW HOME IN WRAY WITH BOTTON PARISH NOW OR WITHIN THE NEXT 5 YEARS (respondents were able to give more than one answer)

2023	Number of respondents
Setting up home for the first time (single person)	2
Couple setting up home together	4
Present home too small	8
Private tenancy, want more security	1
To give/receive family support	4
Present home expensive to heat/run	1
Insufficient parking	1

This can be compared to the results of the 2015 Housing Needs Survey results shown in the table below. While there were some differences in the options provided for respondents, all of the categories that were chosen by respondents in 2015 were available in 2023 so a useful comparison can be made.

2015	Number of respondents
Setting up home for the first time	4
Present home too small	1
Current home too large	4
Present home too expensive	1
Private tenancy ending shortly	1
Private tenancy, need more security	1
Renting, but would like to buy	3
Moved away & need to return home	1
To give/receive family support	3
To be closer to employment	3
Could do with parking currently a problem	1
To be near family and to be close to employment	1
Accommodation on one level	1

There are significant differences between the two surveys. The largest one is that only one respondent in 2015 said they were moving because their current house was too small, whereas 8 respondents, by far the largest category, gave this as a reason in 2023. People saying that their house was too big was one of the main reasons for moving in 2015, whereas nobody gave that reason in 2023. Both of these differences may be due to the effects of Covid and/or the increase in people working from home which has made

having additional space more desirable or even vital. Whatever the reason, these results are reflected in the number of rooms people said they were looking for in 2023.

In 2015 3 households said they wanted to move to be closer to employment, whereas no respondents gave that as a reason in 2023. The rise of remote working may also help to explain this difference.

In 2023 3 households said they were a couple or part of a couple looking to set up home together, whereas there were no respondents in that category in 2015.

There were 3 households renting but looking to buy in 2015, but none in 2023.

Only 1 respondent in 2023 chose the answer that their accommodation was too expensive to heat/run. In 2015 1 respondent also said their accommodation was too expensive (but the choice did not say 'to heat/run').

In 2023 a new question was asked of all respondents, which was whether there were any economic issues affecting their answers to the first part of the survey. One respondent who was looking to move to a different home within the parish answered this question, citing increased rental costs and adding that they might need to move somewhere cheaper. Although this respondent did not choose the corresponding option in Question 10, increased mortgage/rent cost it is clearly an issue for them.

Apart from this case no-one answered that they were looking for a new home in Wray because of increased rent or mortgage costs. However, it may be that recent increases in interest rates had not then yet fed through to people who already had mortgages, and that this may be more of an issue as more residents come to renew their mortgage deals or experience landlords passing on their own increased mortgage costs to their tenants.

WHERE PEOPLE MOVING TO WRAY WITH BOTTON PARISH ARE COMING FROM

Of the 4 people recorded as expecting to move to Wray with Botton from elsewhere, 1 was coming from Hornby (neighbouring parish), 2 were coming from Lancaster (ie within the district), and 1 from the Penrith area (outside the district). Their reasons for moving to Wray were to set up home for the first time (on their own or as a couple), and moving from a private tenancy in search of greater security.

WHERE PEOPLE LOOKING TO LEAVE WRAY WITH BOTTON PARISH ARE GOING TO

In the 2023 survey a total of 25 people (currently comprising 10 households) said they were looking to leave Wray with Botton now or in the next 5 years. Of these 4 households (8 people) were looking for alternative housing nearby: 1 household (4 people) specifying Bentham; 2 (8 people) saying within the local area; and 1 (3 people) saying 5-10 miles away – ie a minimum of 40 % of these moves were likely to be within the local housing market area. Another 2 households (3 people) were looking to move out of the Lancaster District altogether; 2 households (3 people) were not yet sure where

they wanted to go; and the remaining 2 households (4 people) didn't provide any information. (Note it is assumed here that all members of the identified household will be leaving, although the question does not specifically check this but for clarity should do so in future updates.)

Of the 25 leavers, 2 households (5 people) were looking to move out of Wray with Botton for retirement or job related reasons; 2 households (3 people) were downsizing, 1 3-person household needed somewhere larger; 2 households (8 people) were leaving for family related reasons; 1 2-person household was moving due to car related issues; and 2 households (4 people) were leaving because of a lack of affordable housing. (Note responses were sometimes more specific, but have been aggregated together here in order to maintain the anonymity of the respondents.)

A further 4 people (two 2-person households) were unsure about whether they were going to leave the parish in the next 5 years: 2 of these were thinking about downsizing, but no information was supplied about where these people were thinking of moving to.

In 2015, by comparison, a total of 24 people (in 12 households) were looking to leave Wray with Botton within the following 5 years. The main difference is that in 2015 most people were unsure where they were planning to move to, whereas in 2023 and most leavers were clear that they were wanting to find another housing option in the local area. The reasons for this are unclear, but again economic pressures, plus a deterioration in local public transport provision and facilities within the parish itself, may be contributory factors. It is worth noting that employment related reasons do not figure significantly in either the 2015 or the 2023 surveys; and that the greatest increase by far has been in family-related reasons for moving, that may include the need to help with personal care and/or childcare provision in more challenging financial times.

THE HOUSING PREFERENCES OF MOVERS

When asked what type of provision would best suit their housing requirements, of the 6 households (12 people) identified as movers within or to Wray with Botton, 9 people (a 4-person, a 3-person, and a 2-person household) stated a preference for renting, while the other 3 people (three 1-person households) said that an open market house sale would meet their needs best. In the 2015 survey, of the identified movers (15 households), three quarters expressed a preference for a home ownership option, while the remainder wanted a home that was rented.

Overall there has therefore been a noticeable increase in the proportion of people saying that renting would best suit their requirements, which may reflect current housing market and general economic pressures on households (further substantiated below).

In 2015 3 (14%) respondents said shared ownership would best suit their requirements, 2 (9%) said sheltered housing, and 5 (24%) said self-build, none of which came up in 2023. It is possible that Covid experiences may have made people more wary about sheltered accommodation; perhaps shared ownership is being marketed less these days (as

anecdotally some housing associations are more reluctant to get involved with this tenure); or it may also reflect a lack of awareness of the different housing options available locally, and how to access them. This is something that the parish council could provide, working with partners to make sure that local residents are well informed about current and planned housing opportunities.

HOUSING PROVISION REQUIRED BY MOVERS

Of the 6 households (12 people) who were identified as expecting to move to a new home in Wray with Botton parish in the next 5 years:

- Two households of 1 person each could meet their needs on the open market;
- Two households (one 1-person, and one 3-person household) were expecting to move into accommodation that they would not appear to be able to afford. However, based on the number of bedrooms desired in comparison to household size, they would not be classed as in need of affordable housing;
- One 4-person household was assessed to be in need of affordable housing provision;
- and for the remaining household (2 people), insufficient information was provided for assessment.

In 2015, 15 households in Wray with Botton parish stated that they or someone they were living with, or a member of their family who currently lived outside Wray, had a need to move to a separate household in Wray in the following 5 years. In addition, 2 households in the Employee Survey living outside the parish stated that they had a need for housing within it.

Of these 17 households:

- 5 of the households (including one from the Employee Survey) were deemed to be able to meet their needs on the open market;
- 9 were considered to be in need of some form of affordable housing,
- And 3 did not provide sufficient information for assessment.

Therefore, while the proportion of identified movers preferring to rent has increased, the overall outright amount of affordable housing required in the parish has fallen significantly from 9 units to just 1 (3+bed) unit. However a further 2 households (one requiring a 1-bed, and one a 2-bed home) were leaving Wray with Botton specifically due to a lack of affordable housing; one household hoping to rent a 3-bed home privately was unlikely to be able to afford that size accommodation; and 2 other households specifically mentioned increasing difficulties with housing costs, which may translate into a need for affordable housing in the future.

It is likely that a number of factors are involved in the steep decline in the requirement for affordable housing found in 2023. Firstly, while overall the parish population is pretty static, there have still been 27 households (37 people) leaving it in the previous 5 years. Most of these leavers comprised smaller (1 or 2 person) households, and the main reason cited was for a job elsewhere. This indicates a younger age profile, potentially

corroborated by a notable 2023 decrease in the number of parish households containing an adult child. It may also be that many of the new/younger households identified in 2015 who stayed locally have now found their own housing solutions (reflected in the 2023 absence of need for smaller affordable units to buy). This is probable since all of the 9 households requiring affordable housing in 2015 said they needed an alternative home within 5 years, and one third needed an alternative home within 3 years.

There are, furthermore, natural (life-cycle) fluctuations in household structures, so that in another 5 years the next housing survey update may show a resurgence in this type of housing requirement. However the broader current picture (both nationally and locally) is of a sluggish housing market, with falling demand, fragile supply, and now average price falls emerging as a consequence. It may well be, therefore, that there are also prospective (often younger) purchasers choosing to try and ride out current economic pressures – ie delaying taking out a more expensive mortgage, and/or staying put in order to save as deposits required increase. Indeed, although 27 households are known to have left Wray with Botton in the last 5 years, this represents a net 33% fall in outflow (from 55 households leaving in the previous 5 years in 2015). This situation will again be subject to probable change by the next (2028) survey update.

PEOPLE WHO HAVE A SELF-ASSESSED HOUSING NEED THEY CAN MEET ON THE OPEN MARKET

While households identified as expecting to move and able to meet their housing requirements on the open market are not regarded as in need of affordable housing, their aspirations will feed into the overall future demand for particular types of housing within the parish.

In both the 2015 and 2023 surveys the clear majority of identified market demand within the parish is for 3+ bed homes, within the £250,000 to £350,000 price bracket. Given current house prices (see page 21 above) this is currently not unrealistic for the local housing market area. However, because Wray with Botton is generally more expensive than, particularly if a 4+ bed home is needed, this may indicate a potential demand for an element of intermediate housing/discounted housing for sale within the parish focused on larger homes. Note both of the households identified in the 2023 survey want to move in the next 1-3 years.

2023 Results (Households)	General Accommodation		Older (over 55) Accommodation	Other Accommodation	Totals
	1 or 2 bedroom house/flat	3+ bedroom house	1 or 2 bedroom bungalow/flat	Sheltered housing	
Can Meet Requirements on Open Market	-	2	-	-	2
Total	-	2	-	-	2

2015 Results (Households)	General Accommodation		Older (over 55) Accommodation	Other Accommodation	Totals
	1 or 2 bedroom house/flat	3+ bedroom house	1 or 2 bedroom bungalow/flat	Sheltered housing	
Can Meet Requirements on Open Market	1	4 (including 1 from the Employee Survey)	-	-	5
Total	1	4	-	-	5

PEOPLE IN NEED OF AFFORDABLE HOUSING

As far as estimating whether someone is in need of affordable rented accommodation is concerned, prices in Bentham are the nearest proxy we can use as at the time of writing this report there were no houses to rent on Rightmove in Wray with Botton itself. According to Rightmove a 1-bed apartment will cost £495 pcm, while a 3-4 bed apartment is on the market at £825 pcm. Using this as a rough proxy someone would have to be earning around £39,600 ($£825 \times 12 = £9,900$ which is 25% of £39,600) to be able to afford to rent the 3-4 bed apartment. Based on a comparison of prices of houses for sale, Wray with Botton would appear to be more expensive than Bentham which, if this were reflected in market rents, as would appear likely, then a combined income of over £40,000 would appear to be necessary to afford to rent a 3-4 bed house in Wray with Botton (see affordability ratios on page 25).

AFFORDABLE HOUSING NEED BY TENURE AND DWELLING TYPE

The 2023 Survey Update identified just one 4-person household as being in need of affordable housing, and requiring a 3+ bedroom home. This household were currently owner occupiers with a mortgage, and in urgent need of alternative housing – ie they were wanting to find a new home within the next 12 months.

This compares with the previous survey results in which 9 households were assessed as being in need of affordable housing, broken down as shown below.

The original 2015 survey identified a number of people looking for sheltered housing, but none were found in 2023. This type of housing is impractical to provide in Wray with Botton (due to the scale required for an economic return), and it is generally accepted that older people who are not able to stay at home with the support of family and/or carers will move into residential care in Kirkby Lonsdale or Ingleton. There is also a new extra care facility in Bentham that has come on stream, designed for people over the age of 55 years with more complex needs.

2015 Results: affordable housing need & timescale (Households)	General Accommodation				Older (over 55) accommodation		Other accommodation		Total
	1 or 2 bed house or flat to rent	1 or 2 bed house or flat -intermediate housing/ discounted sale	3+ bed house to rent	3+ bed house – intermediate housing/ discounted sale	1 or 2 bed bungalow or flat (over 55) rent	1 or 2 bed bungalow or flat (over 55), intermediate housing/ discounted sale	Sheltered Housing to rent	Sheltered Housing - intermediate housing/ discounted sale	
Now	-	-	-	-	-	-	-	-	-
12 months	-	-	-	1	-	-	-	-	1
1-3 years	-	1	1	-	-	-	-	-	2
5 years	-	3 (including one household from employee survey)	-	1	-	-	1	1	6
Total	-	4	1	2	-	-	1	1	9

REGISTRATION WITH CHOICE BASED LETTINGS

Of the 6 respondents who filled in Part 2, where this question is asked, only 1 answered this question and they said 'No', they were not registered with a local authority choice based lettings scheme. This is similar to the 2015 survey results where none of the respondents who identified themselves as in need of a new home within the next 5 years were registered with Lancaster City Council's scheme, designed to manage access to social housing units (both council and housing association homes) in the District.

This may reflect a lack of understanding of the scheme: for example, people may think it covers only the very limited council housing stock of 7 units in Wray village, whereas it also provides information about and referral to stock held by other social landlords too. It may also simply reflect a preference for private renting, informed by the nature of the local housing market and the paucity of social housing within the parish itself.

IDENTIFIED TURNOVER OF HOUSING STOCK AND FUTURE HOUSING SUPPLY

In the next five years, assuming that the 25 self-identified leavers revealed by the 2023 Survey Update do go through with their plans, then they will free up homes for those 12 people looking to move within or into the parish, who will themselves free up housing as they move. This will be supplemented by additional moves from residents not currently planning to change home, but who will do so as their personal circumstances change.

In the UK about 4.8% of the housing stock turns over each year due to sales, deaths and other factors. However this rate is typically significantly lower in rural areas, and particularly in deeply rural areas such as Wray with Botton where agriculture remains dominant (since farms are normally handed down and don't come onto the open market as often).

It is impossible to predict future turnover precisely, given the number of factors that influence these decisions. However Rightmove indicates that 44 houses have been sold in Wray over the last 5 years (the number of new tenancies is unknown), and we have a self-identified future supply of 13 homes (on a 53% survey return rate) in the next five years. Conservatively applying half the national turnover rate to the 200 homes in Wray with Botton identified in the 2021 Census (to allow for its rural nature), means a turnover of 5 properties annually and 25 in the next 5 years could be anticipated. Rightmove however indicates that churn has been more in line with the annual average in recent years, which would produce an existing market supply of 50 homes within the parish within the next 5 years. Taking a mid-point gives an estimate of 32-33 homes, which is broadly in line with the 2023 Housing Survey Update findings, given that this is based on survey returns from just over half of parish households.

In addition to this, the Wray with Botton Neighbourhood Plan has identified 6 sites with the capacity to provide 23 units of new housing between 2023 and 2031. Applying the rules for the provision of affordable housing in AONB areas within the new Lancaster District Local Plan (see page 15 above), this supply should provide 7-8 units of affordable housing for local residents within Wray village, and also a financial contribution from 4 sites to the provision of off-site affordable housing somewhere in the district. Some of this supply may come on stream within the next five years, depending on the commercial health and decisions of developers and housing providers. There may also be a small contribution made to meeting local housing need by turnover of the existing social housing provision in the parish. However as this consists solely of 7 units of council housing, all of which are long-term tenanted, any such contribution is always likely to be very limited.

What is important to note again at this point though is the major contribution to meeting the housing aspirations and needs of both the movers identified in the 2023 survey, and also potentially those hoping to remain within the parish but who may be forced to consider a move elsewhere, that the extensive new supply coming on stream within the local housing market area will make – with 499 units planned by 2032 in adjacent North Yorkshire villages, and 34 in nearby Hornby, including both cheaper market and affordable housing options (see pages 14-15 above).

DEMAND AND SUPPLY OVERVIEW

Using the information from the 2023 Housing Survey Update, triangulated with 2021 Census data, data on sold homes from the Land Registry, and national statistics on market churn, the following key points emerge:

Housing Demand (next 5 years)

- Certain/current parish requirement for another home in the next 5 years from 6 households;
- Plus an unknown amount of additional current certain demand from non-respondents in the parish (probably a lower proportion of households since lack of need is commonly a reason for the non-return of housing surveys);

- Plus an unknown amount of additional parish requirement that may arise as people's personal circumstances change;
- Plus an unknown amount of additional housing demand for homes in an AONB, and in Wray with Botton specifically, arising from other parts of Lancaster District, North Yorkshire or other parts of the country.

Housing Supply (next 5 years)

- Estimated turnover of 32 existing parish homes in the next 5 years (see above). Note this may fall if continuing national economic pressures lead to further housing market stagnation;
- Plus an estimated supply of 175 newbuild units (35 each year) within the local housing market area: ie from Hornby to Ingleton, and including Wray with Botton Neighbourhood Plan sites. Note this overall build-rate has been halved, in recognition of current economic pressures impacting the delivery of sites, and may therefore rise significantly if/when these pressures ease.

Without figures for each element of the demand and supply picture, it cannot be treated as an exact equation to be balanced. However, looking at the relative proportions, it is possible to say that over the remaining Wray with Botton Neighbourhood Plan period (to 2031) and/or over the next 5 years (until the next Survey Update in 2028), there is likely to be more than enough parish housing supply available to meet identified and probable parish housing requirements AND to provide a reasonable contribution to meeting demand arising elsewhere in the district (as expected by the Local Plan).

There is however a small definite need for 1 unit, and a potential total current need for 3 units of affordable housing; and furthermore it is also possible that an element of intermediate/discounted housing for sale may help meet the aspirations of the 2 households who appear unable to afford the homes they are looking for within the parish. While the Wray with Botton Neighbourhood Plan has already identified sites with the capacity to meet this requirement, the current willingness of developers to deliver these and other district sites, and therefore the timing of this future supply is difficult to predict. Nevertheless the scale of projected house development within the parish's own housing sub-market, even if only half of the units planned before 2032 are actually built, means that there are likely to be affordable housing options available close-by that residents should be able to access in the meantime.

CONCLUSION AND RECOMMENDATIONS

The 2023 Housing Survey Update has provided a wealth of robust and up to date data on housing demand and need within Wray with Botton, and considered the potential housing supply both within the parish and in the local housing sub-market. It shows an overall picture of both falling demand and supply, in line with the market stagnation and falls in overall house prices currently being experienced nationally. The report's bottom line conclusion is that there is therefore no need for the parish council to identify any additional housing sites for inclusion in the Wray with Botton Neighbourhood Plan (2018-2031) as part of its first scheduled review.

There are however some practical recommendations arising from the Survey Update that are set out for the parish council's consideration below. These have been informed by the planned actions already agreed by the parish council in 2022, when it examined its formal commitments with regard to the implementation and monitoring of its Neighbourhood Plan. (A note summarising these actions, along with an updated and amended timetable, is set out at Appendix 2 to this report for reference and information.)

RECOMMENDATIONS

In addition to the parish council actions noted in Appendix 2, which require the identification of formats for the parish council's Annual Forward Plan, and for local housing market monitoring, it is recommended that the parish council now:

- 1) Develops a format for responding to all planning applications that references Wray with Botton Neighbourhood Plan policies and objectives. (This is because it is important for the parish council to ensure the existence and aims of the Neighbourhood Plan are consistently kept in front of the eyes of the district's Planning decision-makers);
- 2) Invites both Planning officers and Planning Committee members on a formal visit of the parish. (This is to help ensure Planning decision-makers have a good understanding of the Neighbourhood Plan area, and therefore a greater appreciation of its objectives);
- 3) Ensures the Neighbourhood Plan, as part of its first formal review, is updated with regard to its key contextual documents (including the new Local Plan, the new Forrest of Bowland Management Plan, and the anticipated National Planning Policy Framework update expected in the Autumn 2023);
- 4) Ensures it actively responds to future consultations relating to key contextual Neighbourhood Plan documents, at the national, local and AONB levels;
- 5) Arranges and hosts a meeting at least annually with the Lancaster City Council's neighbourhood planning lead (to ensure all parties are kept up to date on the latest developments at all levels);
- 6) Works with Lancaster City Council to understand and determine how (under the Duty to Co-operate) they intend to work across the county boundary with the new North Yorkshire local authority on both Planning and Housing issues;

- 7) Ensures housing market monitoring data is collected at least annually, so that trends can be noted and detailed information is available for future Neighbourhood Plan Reviews, and Housing Survey Updates;
- 8) Immediately reviews the survey forms used in 2015/2023 in order to incorporate potential improvements and capture any useful methodological points before these are forgotten (including those noted on pages 28, 30, 32, 33, 36 and 39 above), in readiness for future Neighbourhood Plan Reviews and Housing Survey Updates;
- 9) Ensures all data (both hard copy and digital) from the 2015 and 2023 surveys is transferred into safe keeping, in line with GDPR, to be available for future reference;
- 10) Ensures its website has a clearly signposted Neighbourhood Plan section, where all Plan documents, news and progress information can be readily accessed by parish residents, Planners, developers and other interested parties;
- 11) Ensures (in conjunction with its partners) information on housing options within the local housing market, and the ways in which these can be accessed, is produced and kept up to date for local residents to refer; and
- 12) Notes the 2023 identified rise in home working, and the concerns raised about local public transport/costs of car ownership, and as part of its future implementation of the Neighbourhood Plan considers what action could be taken locally to support and/or address these issues.

- Lack of affordable housing Other Housing Issues (please specify) _____ Job elsewhere Public services provision Lack of public transport
- Marriage/Partnership issues (please specify) _____
- Education issues (please specify) _____ Cost of living
- Other (please explain) _____

6. Future Housing Move OUTSIDE of Wray Parish

- Do you expect to move out of Wray Parish now or in the next 5 years? Yes No

If Yes, where to? _____

Why do you expect to move to that place? _____

7. Future Housing Move INSIDE Wray Parish

- Do you expect to move to another home in Wray Parish now or in the next 5 years?

Yes

No

If YES please complete **PART 2** →

- Does anyone living with you expect to move to a separate home in Wray Parish now or in the next 5 years?

Yes

No

If YES please ask them to complete **PART 2** →

If more than one member of the Household expects to move and are looking for SEPARATE homes then one person for each new expected home should complete an individual **PART 2**. Additional blank **PART 2s** are available from Wray Post Office or Wray clerk at wrayclerk@gmail.com or can be downloaded from <https://wraywithbotttonparishcouncil.wordpress.com> **Please do NOT photocopy PART 2.**

- Do you have any close family members living in Lancaster District but outside Wray Parish who expect a separate home in this Parish now or in the next 5 years?

Yes

No

If YES please ask them to complete

PART 2 →

8. Economic Issues

Have any economic issues such as inflation, mortgage rates, rental cost, travel to work costs, house prices, work opportunities affected your answer to the above questions? _____

Remember - ONLY complete PART 2 if you answered 'yes' to either part of Question 7. Otherwise, thank you on behalf of Wray-With-Botton Parish Council for taking the time to complete the survey.

Please place the completed Survey in envelope provided and this will be collected by one of our team on or after **14th March**.

If you prefer you can drop off your survey at the Tea Room or the George Pub by **14th March**.

If you have questions about the Survey not answered by the Frequently Asked Questions and you require further help please contact: Edward Taylor at eddyt66@yahoo.co.uk or on 07708074531. Any Comments/further info?: _____

Thank you for completing Part 1 of Wray Housing Survey

Wray-with-Botton Parish Housing Survey 2023

PART 2

ONLY COMPLETE PART 2 IF YOU NEED OR ARE EXPECTING ANOTHER HOME IN THE PARISH/DISTRICT NOW OR IN THE NEXT 5 YEARS

9. Details of household member(s) that need to move

Age	0-4	5-9	10-14	15-19	20-24	25-29	30-39
Male							
Female							
Age	40-49	50-59	60-69	70-79	80-89	90+	
Male							
Female							

When are you expecting to move in this Parish?

- Now Within 12 months Within 3 years Within 5 years

10. Reasons for moving

Why do you need to move? (tick all that apply)

- | | |
|--|--|
| <input type="checkbox"/> 1 Setting up home for the first time | <input type="checkbox"/> 10 Cannot manage stairs |
| <input type="checkbox"/> 2 Couple setting up home together | <input type="checkbox"/> 11 Present home expensive to heat/run |
| <input type="checkbox"/> 3 Present home too small | <input type="checkbox"/> 12 Renting, but would like to buy |
| <input type="checkbox"/> 4 Current home too large | <input type="checkbox"/> 13 Moved away & need to return home |
| <input type="checkbox"/> 5 Present rent/mortgage too expensive | <input type="checkbox"/> 14 Disabled, need specially adapted housing |
| <input type="checkbox"/> 6 Private tenancy ending shortly | <input type="checkbox"/> 15 To give/receive family support |
| <input type="checkbox"/> 7 Private tenancy, want more security | <input type="checkbox"/> 16 To be closer to employment |
| <input type="checkbox"/> 8 In tied housing, want more security | <input type="checkbox"/> 17 Need care |
| <input type="checkbox"/> 9 Family/relationship breakup | <input type="checkbox"/> 18 Other (please explain) _____ |

Which of the above is the main reason for moving? Write number _____

11. Present housing circumstances

• What is the tenure of your home?

- | | |
|--|--|
| <input type="checkbox"/> Own home no mortgage | <input type="checkbox"/> Live with parents or relatives |
| <input type="checkbox"/> Own home with mortgage | <input type="checkbox"/> Tied accommodation – to job |
| <input type="checkbox"/> Rent - Council or Housing Association | <input type="checkbox"/> Shared ownership with Housing Association |
| <input type="checkbox"/> Rent from Private Landlord | <input type="checkbox"/> Lodging with another household |

Other (please explain) _____

- What kind of house do you live in (flat, semi-detached, terraced etc.) _____
- How many bedrooms does your home have? _____

Please note your answers to Questions 11 to 16 are essential to determine affordability and justify the types of housing needs within the area – please remember your answers are confidential and the Survey anonymous.

12. Renting

• Do you receive housing benefit? Yes No

• If you rent your home how much do you pay each week?

Less than £50 £51 - £75 £76 - £100 More than £100

If more than £100 how much do you pay? £ _____

13. Home owners

• How much do you think your property is worth? (k = '000s)

Less than £ 100k £ 100k - £ 150k £ 150k - £ 200k £ 200k - £ 250k

£ 250k - £ 300k £ 300k - £ 400k £ 400k - £ 500k Over £ 500k

• Do you have a mortgage on your current home? Yes No

• How much do you owe? £ _____

• How long does it have to run? _____ years

14. Income

• What is the gross (before tax) combined annual income for those people who **expect to move**? Excluding any benefits or Tax credits. (tick one only)

Note:- Answering this question helps us understand the need for affordable housing

Under £ 20,000 £ 20,001 -£ 30,000 £ 30,001 - £ 50,000 £ 50,001 - £ 70,000

over £ 70,001

15. Do you have any savings that could be used to buy a home? (k = '000s)

0 - £5k £5k - £10k £10k - £20k £20k - £30k Over £30k

If over £30k, please state amount: £ _____

Please do not include any equity from your home as this is covered in Q 13.

16. How many people who expect to move are in the following types of employment?

No.	Occupation type
	Working full time
	Working part time
	Unemployed and seeking work
	Unemployed and not seeking work
	Retired
	In full time further/higher education
	Other (please explain)

- List the occupations of those expecting to move and the average time travelled to work.

Occupation	Travel to work time (one way)
1.	
2.	
3.	
4.	

- Do any of those expecting to move work mainly from home? Yes How Many? ___ No

- If 'Yes' in which villages/towns do they work?

- _____
- _____
- _____
- _____

- How long have they worked in each place?

	Less 1 year	1-3 years	3-5 years	5+ years
1.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

17. What type of home do you need?

	1 bed	2 bed	3 bed	4 bed	5 +
House	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bungalow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please explain)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Are you registered with Choice Based Lettings/Council register? Yes No
- Are you registered on any local Private Landlord waiting list? Yes No

- Does anyone expecting to move require:

- Access for wheelchair Accommodation on one level Sheltered housing
 Help with personal care Extra Care housing

- Please tell us more about any health or mobility problems _____

- Please tell us more about any care or support you are receiving _____

- Which would best suit your housing need?

- Renting Buying on open market Residential care Shared ownership
 Sheltered housing Self-build/custom build Extra Care housing
 Other (please explain) _____

- Do you feel there is a lack of suitable existing housing to meet your needs? Yes No
- If in a position to buy your own home, what could you afford? (k = '000s)

<input type="checkbox"/> Under £ 75k	<input type="checkbox"/> £ 75k - £ 100k	<input type="checkbox"/> £ 100k - £ 125k
<input type="checkbox"/> £ 125k - £ 150k	<input type="checkbox"/> £ 150k - £ 175k	<input type="checkbox"/> £ 175k - £ 200k
<input type="checkbox"/> £ 200k - £ 250k	<input type="checkbox"/> £ 250k - £ 300k	<input type="checkbox"/> £ 300k+

If more than £ 300k, please state amount: £ _____

18. Where would you like to live?

1. _____
2. _____
3. _____

- Please give the reasons for your first choice.

- | | | |
|--|--|---|
| <input type="checkbox"/> I was born/grew up there | <input type="checkbox"/> I live there now | <input type="checkbox"/> I have close family ties there |
| <input type="checkbox"/> I need to move to take up employment there | <input type="checkbox"/> I am currently employed there | |
| and I have been employed there for _____ years and I currently live in _____ | | |
| <input type="checkbox"/> Other (please explain) _____ | | |

- What is the furthest away would you be prepared to move (in journey time)?

- | | | |
|--|-------------------------------------|---|
| <input type="checkbox"/> less than 15 mins | <input type="checkbox"/> 15-30 mins | <input type="checkbox"/> 30 mins - 1 hour |
| <input type="checkbox"/> greater than 1 hour | | |

Comments/further info:

Thank you on behalf of Wray-With-Botton Parish Council for taking the time to complete the survey. Please place the completed Survey in envelope provided and this will be collected by one of our team on or after **14th March**.

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Thank you for completing Part 2 of Wray Housing Survey

(Private & Confidential)

HOUSING SURVEY UPDATE 2023

INTERVIEW GUIDE: QUESTIONS FOR LOCAL ESTATE AGENTS

1. How is the local housing market faring overall (up, down, static etc)?

2. How is this varying by sector, area, or property type (for example are 4 bed homes doing better than 1 beds, villages better than hamlets/countryside, rented better than for sale, or vice versa)?

3. What factors are people telling you are affecting their decisions in the market place (to sell/buy/rent)?

4. What do you think are the short and medium term prospects for the local housing market?

5. What is your 'gut-feeling' estimate of current local sold/contracted house prices/rents right now?

PRICES

	1 bed	2 beds	3 beds	4+ beds
Good condition				
Poor condition				

RENTS

	1 bed	2 beds	3 beds	4+ beds
Good condition				
Poor condition				

6. Describe the Wray housing market area – ie where and in what settlements would a potential buyer/renter in or near Wray look for their home?

APPENDIX 2: TIMETABLE FOR FUTURE NEIGHBOURHOOD PLAN REVIEWS

The parish council is the legal owner of the Wray with Botton Neighbourhood Plan (2018-2031). It has a formal duty to implement, monitor, review and refresh the Plan, ensuring the data and research underpinning it is still relevant and that the Plan as a whole is up to date.

Amongst other things, this means that a formal review (involving the neighbourhood planning lead at Lancaster City Council and other required stakeholders) should be organised by parish council every five years. Housing requirement data should also be updated every 5 years (standard good practice), and other contributory research as required (case by case basis).

In addition to its legal duty, the parish council is aware that to date some £25,000 of public grant money has been invested in its Neighbourhood Plan, plus thousands of its own money (raised from parish residents through the precept). Members of the community also donated many months of their personal time to produce the Plan and take it through its formal adoption processes.

Every parish council should proactively establish and deliver its community's priorities for action, alongside dealing with new matters as they arise. This parish's priorities have been set through the Neighbourhood Plan consultation process. Delivering the Neighbourhood Plan and its actions has therefore to be integrated with the parish council's annual forward planning and budget setting cycles.

To this end the parish council agreed in 2022 that:

- The Neighbourhood Plan will be a standing agenda item (ie discussed at each meeting);
- Funding for Neighbourhood Plan reviews, plus the delivery of Plan objectives, will be proactively sought;
- Neighbourhood Plan work will be integrated with annual forward planning and budget setting (using set formats for ease of reference/comparison);
- As part of this key housing market data will be collected (to help establish trends and provide data for five-yearly Plan reviews);
- And as part of this too, the parish council will (as required) keep up to date with changes to key Neighbourhood Plan documents (including the Lancaster District Local Plan, and the Forrest of Bowland Management Plan), national Planning policy/guidance, and any relevant new legislation.

The resulting timetable for annual parish council actions relating to its Neighbourhood Plan requirements and commitments (updated) is set out below.

Year	Key Parish Council Neighbourhood Plan Actions
2023/24	<ul style="list-style-type: none"> ○ Apply to Locality for NP funding ○ Housing Survey Update ○ Specify and carry out 1st formal NP Review (with LCC involvement) ○ Set the Forward Plan for next year (NP elements) ○ Update the NP as required
2024/25	<ul style="list-style-type: none"> ○ Implement the Forward Plan (NP elements) ○ Annual housing market data collection ○ Annual meeting with the LCC NP lead ○ Set the Forward Plan for next year (NP elements)
2025/26	<ul style="list-style-type: none"> ○ Implement the Forward Plan (NP elements) ○ Annual housing market data collection ○ Annual meeting with the LCC NP lead ○ Set the Forward Plan for next year (NP elements)
2026/27	<ul style="list-style-type: none"> ○ Implement the Forward Plan (NP elements) ○ Annual housing market data collection ○ Annual meeting with the LCC NP lead ○ Set the Forward Plan for next year (NP elements)
2027/28	<ul style="list-style-type: none"> ○ Implement for Forward Plan (NP elements) ○ Check funding availability for the next Housing Survey Update ○ Annual housing market data collection ○ Annual meeting with the LCC NP lead ○ Set the Forward Plan for next year (NP elements, including the next Housing Survey Update)
2028/29	<ul style="list-style-type: none"> ○ Implement the Forward Plan (NP elements) ○ Annual housing market data collection ○ Carry out next Housing Survey Update ○ Set the terms for the 2nd formal NP Review (with LCC involvement) and check funding availability ○ Set the Forward Plan for next year (NP elements, including the timetable for the 2nd NP Review)
2029/30	<ul style="list-style-type: none"> ○ Implement for Forward Plan (NP elements) ○ Commence NP Review process (with LCC and other stakeholder involvement) ○ Annual housing market data collection ○ Set the Forward Plan for next year (NP elements)
2030/31	<ul style="list-style-type: none"> ○ Implement for Forward Plan (NP elements) ○ Continue the NP Review process to formal referendum and adoption (with LCC and other stakeholder involvement) ○ Annual housing market data collection ○ Set the Forward Plan for next year (NP elements)