Housing Needs Assessment

Troy Planning + Design for:
Langham Parish Council

Final Report
November 2025

LANGHAM PARISH COUNCIL
Housing Needs Assessment

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Contents

1. Introduction

This study

1.1 This report presents the Housing Needs Assessment (HNA) prepared on behalf of Langham Parish Council (LPC) by Troy Planning + Design (TPD). It seeks to establish the baseline housing position for the Parish (Figure 1), following the standard method established by the Government, and reviews the implications of housing types, sizes and tenures, population patterns and demographic change on the need for housing in the Parish. This is very much a data driven approach.

1.2 Alongside the HNA a Housing Needs Survey has also been prepared, and which seeks to understand the current and future needs of residents. This is presented separately, with a summary report also prepared that combines the key findings and messages from the HNA and Housing Needs Survey.

Context for the study

1.3 The HNA is set in the context of the new Local Plan being prepared by Colchester City Council and which will cover a fifteen-year period from 2026 to 2041. The 'Preferred Options' version of the emerging Local Plan discussed at Committee in February 2025 included an allocation for 900 homes in Langham as well as a smaller site for ten homes. Publication of this for consultation purposes has been delayed and, at the time of writing, it is understood that this will take place towards the end of 2025 / beginning of 2026.

1.4 The February 2025 Preferred Options version of the Local Plan indicates, at Policy ST5, that the housing requirement for Colchester as a whole equates to 1,300 homes per year (based on the Governments Standard Method). The Plan indicates that some of this will be accounted for by existing commitments (i.e.: sites under construction or with planning permission), by the Tendring and Colchester Borders Garden Community, some by windfall, and the rest via new allocations identified within the Plan.

1.5 In terms of the spatial distribution of new housing, the Plan (at Policy ST3) states that this is directed to the settlement of Colchester in the first instance, being the most sustainable and accessible location, but that an 'appropriate' level of growth is also allocated to large, medium and small settlements, reflecting the opportunities and constraints of each. The village of Langham is identified as a medium settlement in the settlement hierarchy, as depicted in Figure 2.

Figure 1: Langham Parish boundary – the study area for this HNA
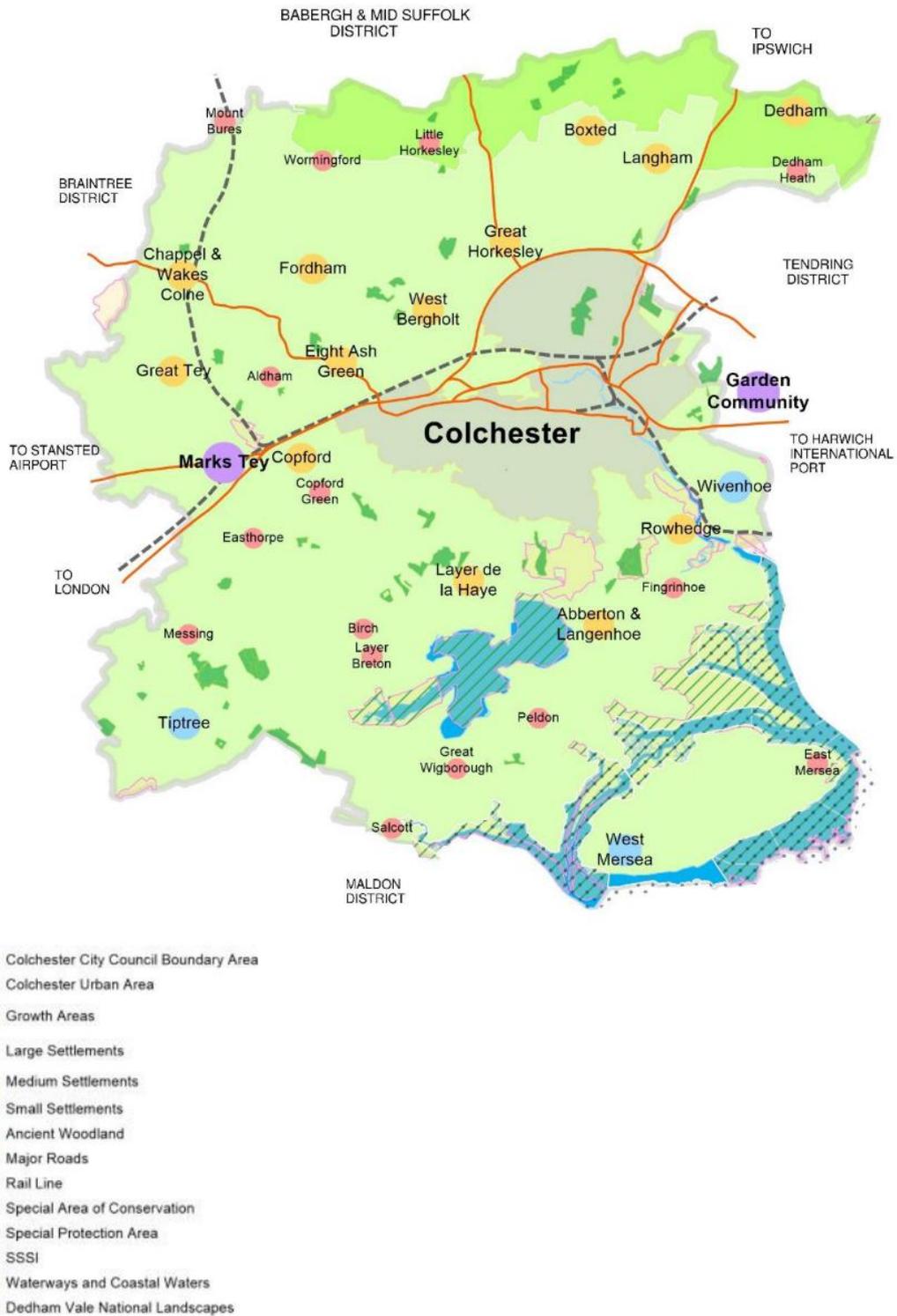
Figure 2: Plan extracted from the Preferred Options version of the emerging Local Plan (February 2025), indicating Langham's position in the settlement hierarchy as a 'medium settlement'

1.6   The Preferred Options version of the Local Plan also establishes the preferred mix of new homes to be delivered over the Plan period, based on tenure and size (at Policy H1), and also states, in Policy H2, that 30% of all new homes should be provided as affordable housing. This applies to developments of (a) ten or more homes or a site area of 0.5 hectares of more in an urban area, or (b) five or more homes in designated rural areas.

1.7   The housing figures within the Preferred Options version of the Local Plan have been informed by the Colchester Local Housing Needs Assessment (CLHNA) (September 2024). The CLHNA looks at a much larger geography than that considered in this HNA for Langham, which drills down to the Parish level, reflecting the different dynamics and nuances in the housing market and population patterns that exist at this level. Although the CLHNA does incorporate some analysis at a 'sub-area geography' these remain larger than the Parish level. Langham is grouped within 'rural area north' in the CLHNA, as depicted in Figure 3. Various data is presented in the CLHNA for this sub-area, which this HNA seeks to develop further at a more local level, identifying housing needs related to matters such as house size and type, and demographic patterns.
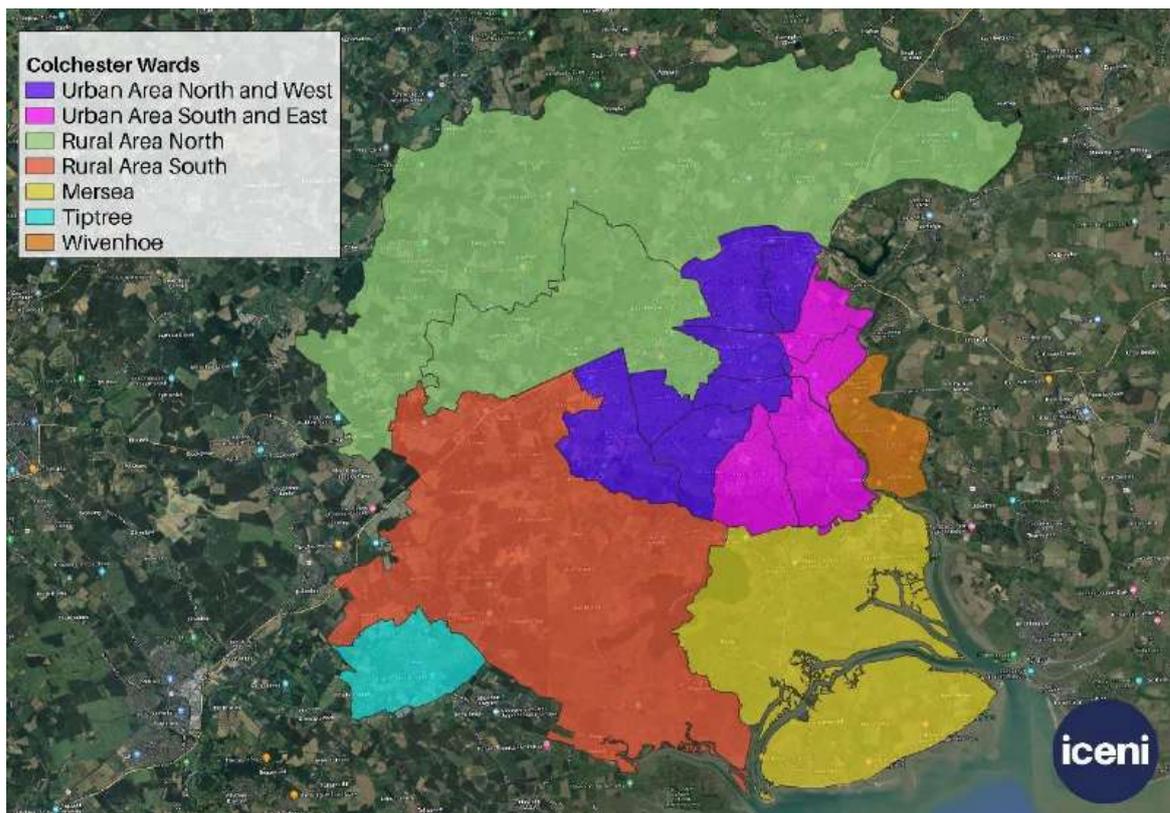

Figure 3: Map of sub-area geographies extracted from the Colchester Local Housing Need Assessment, source: Iceni Projects for Colchester City Council,

1.8 It is recognised that, although this HNA is focussed on Langham, the Parish does sit within a wider Housing Market Area. For Colchester, and as explained in the CLHNA, this comprises Colchester as a whole plus Tendring. This is reflective of the way in which these areas operate in terms of the labour market, employment patterns and travel to work areas. Langham functions as part of that and changes in the wider Housing Market Area can impact upon the Parish level. However, wider change should be reconciled with and be conscious of local circumstances.

Structure of this report

1.9 Following this introductory section the report is presented across five further sections:

- Section 2 which presents the baseline position in respect of the housing need for the Parish as calculated through application of the Governments Standard Method. It also calculates the population of Langham in comparison to the population of Colchester as a whole, and uses these figures to establish the 'Parish Share' for new homes over the period of the new Local Plan.

- Section 3 presents a breakdown of the housing types and sizes in Langham, as well as the size of the household occupying these.

- Section 4 presents a breakdown of house prices, tenure types and affordability in Langham.

- Section 5 presents analysis of population change and projections, and what this might imply for the future housing stock.

- Section 6 then brings the above together and presents the key findings for Langham.

2. Baseline position

Introduction

2.1   This section presents the 'baseline position' for new homes in the Parish, reflecting the approach established in the Government's standard methodology. It also reviews workplace-based affordability ratios to determine whether this has any impact upon the baseline position for new homes in the Parish.

2.2   This section also presents data on the population of the Parish and how this has changed between the 2011 and 2021 census. It uses the baseline position for new homes as well as population data to indicate what the 'Parish share' of the housing requirement for Colchester as a whole might be.

Housing stock

2.3   The first stage in the Government's standard method for assessing housing need is to multiply the existing stock of housing by a factor of 0.8%. This calculation is used to determine the minimum annual local housing need figure for an area.

2.4   [Planning Practice Guidance](#) explains that the use of this calculation "ensures all areas, as a minimum, are contributing a share of the national total that is proportionate to the size of their current housing market" (Paragraph: 005 Reference ID: 2a-005-20241212).

2.5   Census 2021 data ([NOMIS dataset RM204](#)) indicates that there are 555 homes in Langham (Output Area reference: E01021655). This information is based on Lower Layer Super Output Area (LLSOA) data. This does not match the geography of the Parish, and, indeed, is an over-estimate given the extended geography of the area involved in comparison with the parish boundary, but is the best available fit for it (Figure 4).

Figure 4: The Lower Super Output Area (LSOA) for Langham in comparison with the Parish boundary

2.6   Multiplying the existing stock of homes in Langham by a factor of 0.8% generates an annual local housing need figure of 4.44 homes. Over a fifteen year Plan period this would equate to a housing need figure of 67 homes (rounded). This represents 0.67% (two thirds of one percent) of the total housing need figure for Colchester as a whole (Table 1).

Geography	Langham (LLSOA)	Colchester authority area
Existing housing stock	555	83,165
Annual housing need (based on 0.8% of existing housing stock)	4.44	665.32
Housing need over a 15-year Plan period (2026-41)	66.6	9,979.8
Rounded housing need figure over a 15-year Plan period (2026-2041)	67	9,980
Housing need expressed as a percentage of Colchester total	0.67%	100%

Table 1: Setting the minimum housing need figure, source: Census 2021 NOMIS dataset RM204 - Number of Dwellings, TPD Calculations

2.7   As an alternative to the Census dataset above reference has been made to Council Tax records (stock of properties, 2024). However, this data is also presented at LLSOA level and thus inflated by including properties located outside of the Parish boundary.

2.8   Use has also been made of the AddressBase dataset made available by the Ordnance Survey (OS). This draws upon information on current properties and addresses sourced from the Royal Mail, matched to Unique Property Reference Numbers (UPRN). It is updated on a six-week basis and allows address data to be extracted and filtered by type (i.e.: residential or commercial) at the Parish and local authority level.

2.9   This data indicates that there are 473 residential addresses (i.e.: the total current housing stock) in Langham Parish. Following the calculations outlined above, this would generate an annual local housing need figure of 3.78 homes. Over a fifteen year period this would equate to a housing need figure of 57 homes (rounded). This represents just over one half of a percent (0.56%) of the total housing need figure for Colchester as a whole (Table 2).

Geography	Langham Parish (AddressBase data)	Colchester authority area
Existing housing stock	473	86,910
Annual housing need (based on 0.8% of existing housing stock)	3.784	695.28
Housing need over a 15-year Plan period (2026-41)	56.76	10,429.2
Rounded housing need figure over a 15-year Plan period (2026-2041)	57	10,429
Housing need expressed as a percentage of Colchester total	0.55%	100%

Table 2: Setting the minimum housing need figure, source: AddressBase, Ordnance Survey / Royal Mail

2.10   The two datasets utilised above indicate that, over the fifteen year Plan period, the minimum housing need figure for Langham Parish is between 57 and 67 homes (or a mid-point of 62). This approximates to around 0.6% of the total housing requirement for Colchester.

Affordability adjustment

2.11   The second stage in the Government's standard method for assessing housing need is to adjust the minimum housing need figure (as shown in Table 1 and Table 2) based on affordability data. This makes use of ONS median workplace-based affordability ratios, averaged over a five-year period. The lowest level of geography that these are available for is the local authority level (i.e.: Colchester as a whole).

2.12   Where affordability ratios are greater than 5, the baseline housing need figure is to be increased. The standard formula developed by the Government says that for every percentage point above an affordability ratio of 5, the baseline housing need figure should be increased by a factor of 0.95%. The equation used to determine the adjustment factor is set out in the standard method as:

Adjustment factor = ((five year average affordability ratio - 5) / 5) x 0.95 + 1

2.13   For the Colchester area as a whole, the average five-year affordability ratio is 9.63 (which effectively means that the average house price is 9.63 times greater than average incomes). Applying the equation outlined in the standard method generates an adjustment factor of 1.8797, as shown below:

Adjustment factor = ((9.63 – 5) / 5) x 0.95 + 1

Adjustment factor = (4.63 / 5) x 0.95 + 1

Adjustment factor = 0.926 x 0.95 + 1

Adjustment factor = 1.8797

2.14   The adjustment factor is applied to the minimum annual local housing need figure and results in this increasing to an annualised housing need figure of 8.35 homes (based on the Census data in Table 1) for Langham Parish, as shown below:

Minimum annual local housing need figure = (Existing stock x 0.8%) x adjustment factor

Minimum annual local housing need figure = (555 x 0.8%) x 1.8797

Minimum annual local housing need figure = 8.35

2.15   Over a fifteen year Plan period this would equate to a rounded housing need figure of 125 homes. As above, this represents 0.67% (two thirds of one percent) of the total housing need figure for Colchester as a whole (Table 3).

Geography	Langham (LLSOA)	Colchester authority area
Existing housing stock	555	83,165
Annual housing need (based on 0.8% of existing housing stock)	4.44	665.32
Minimum annual housing need with adjustment factor applied	8.35	1,250.6
Rounded housing need figure over a 15-year Plan period (2026-2041)	125	18,759
Housing need expressed as a percentage of Colchester total	0.67%	100%

Table 3: Setting the minimum housing need figure, incorporating adjustment factor, source: Census 2021 NOMIS dataset RM204 - Number of Dwellings, TPD Calculations

2.16   Alternatively, If the minimum housing need figure generated through use of the AddressBook dataset is subject to the adjustment factor instead, the annualised housing need figure for Langham Parish is calculated as being 7.11 homes. Over a fifteen year Plan period this would equate to a rounded housing need figure of 107 homes in Langham Parish (Table 4). It represents around 0.55% of the total requirement for Colchester.

Geography	Langham (AddressBase data)	Colchester authority area
Existing housing stock	473	86,910
Annual housing need (based on 0.8% of existing housing stock)	3.784	695.28
Minimum annual housing need with adjustment factor applied	7.11	1,306.91
Rounded housing need figure over a 15-year Plan period (2026-2041)	107	19,604
Housing need expressed as a percentage of Colchester total	0.55%	100%

Table 4: Setting the minimum housing need figure, incorporating adjustment factor, source: AddressBase, Ordnance Survey / Royal Mail, TPD Calculations

2.17 Applying the adjustment factor to the two different datasets utilised generates a minimum housing need figure for Langham Parish between 107 and 125 homes over the fifteen year Plan period. A mid-point between these is 116 homes (which is just under 8 homes per year). This equates to around 0.6% of the total requirement for Colchester. A good proportion of this level of need could be met by the unimplemented housing allocations (approximately 57 housing units) contained in the adopted Local Plan under Policy SS9.

2.18 The calculations derived via use of the AddressBase data are considered to be more accurate given that they are based on the actual extent of the Parish boundary. However, and for consistency with other datasets used elsewhere in this report, calculations generated via use of the Census 2021 are relevant. The use of a range factors in the different datasets and allows for some flexibility in defining the actual level of need.

Population change

2.19   The population of Colchester, as of the 2021 Census, is 192,715 people. The area witnessed significant growth in the ten years since the 2011 Census, with the population growing by 19,641 people.

2.20   By contrast, the population of Langham (based on the LLSOA data – used for consistency with data presented above) has slightly fallen between the 2011 and 2021 Census, and currently stands at 1,366 people (Table 5). This equates to 0.7% of the total population of Colchester as a whole. Parish-level data reported in the Census also indicates that the population has fallen, from 1,036 people in 2011 to 1,029 in 2021. This equates to just 0.5% of the total population of Colchester as a whole.

2.21   The age structure of the population indicates that, over the ten-year period between the 2011 and 2021 Census, the population has aged, with the proportion of people aged 65 or greater having increased by 6.5 percentage points. There has been a decline in all other age groups, except for the 15-24 age cohort which saw an increase of just under 2 percentage points over the same period. This is illustrated in Figure 5.

2.22   Despite the fact that the total population has declined between the two Census dates, the total number of homes in Langham has increased in the same period. This, and what this means in terms of household size, is explored further in later sections of the report.

Age group	Population 2011 (LLSOA data)	% of population 2011	Population 2021 (LLSOA data)	% of population 2021	Change between 2011 and 2021
0 – 14	217	15.5%	180	13.2%	-2.3%
15 – 24	129	9.3%	152	11.1%	+1.8%
25 – 44	232	16.7%	192	14.1%	-2.6%
45 – 64	513	36.8%	458	33.5%	-3.3%
65 – 84	250	17.9%	322	23.6%	+5.7%
85 and over	53	3.8%	62	4.5%	+0.7%
Total	1,394	100%	1,366	100%	-2.0%

Table 5: Population breakdown and change in Langham (LLSOA data), source: Office for National Statistics, Census 2011 and 2021, TPD Calculations
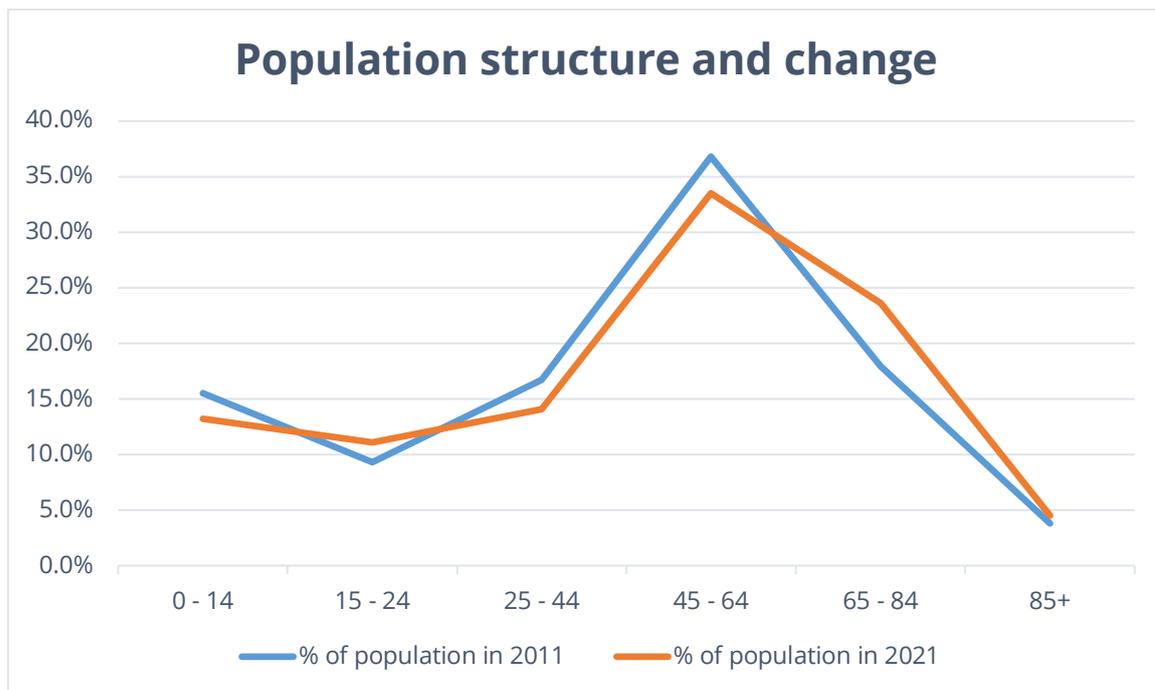
Figure 5: Chart showing population change by age group in Langham (LLSOA data) between 2011 and 2021, source: Office for National Statistics, Census 2011 and 2021, TPD Calculations

The 'Parish Share'

2.23   The baseline housing calculations presented in this section of the HNA are based upon the most recent version of the Governments Standard Method to establish the minimum housing requirement for an area. These differ from the figures presented in the CLHNA as that report makes use of an earlier version of the Standard Method which established a slightly different approach and which has now been replaced.

2.24   The main body of the CLHNA calculates the housing need figure, for Colchester as a whole, to be 1,043 homes per annum. However, the appendix to the CLHNA notes that, at the time it was prepared, changes were proposed to the Standard Method. Application of this increased the housing need figure for Colchester as a whole to 1,290 homes per annum. However, further amendments to the Standard Method were made between this and its final iteration, with the equation used to calculate the adjustment factor being further amended.

2.25   Use of different datasets to determine the existing baseline housing stock can result in different outcomes to application of the Standard Method (as demonstrated in the tables contained in this section of the report). Planning Practice Guidance advises that Live Table 125 (Dwelling stock estimates by local authority district) is to be used as the basis for the Standard Method. However, this does not provide any information below local authority level (i.e.: down to Parish level) and alternative

sources need to be utilised for a Parish-level HNA. In light of this, Census data and more recent AddressBase data has been utilised in this HNA.

2.26   Use of the Census 2021 data indicates that the housing need figure for Colchester as a whole is 1,250 homes per annum, with the more recent AddressBase data increasing this to around 1,305 homes per annum. This range is broadly aligned with the calculations in the appendix to the CLHNA (1,290 homes per annum) and set out in the Preferred Options version of the Local Plan (1,300 homes per annum). The data used for this HNA is thus considered credible.

2.27   At the Parish level, the housing need figure is calculated to be around seven or eight homes per annum. Over a fifteen year Plan period this equates to a need for between 107 and 125 new homes: just 0.6% of the total housing need for Colchester as a whole.

2.28   In terms of population, and depending upon the dataset used, Langham accounts for around 0.5 – 0.7% of the total population of Colchester: or a mid-point of 0.6%. The population and baseline housing figures are thus well aligned. However, the population of Colchester as a whole increased considerably between the 2011 and 2021 Census, whereas that for Langham showed a slight decrease. If this pattern were to continue, the population of Langham as a proportion of Colchester would decrease, and which might mean that the 'Parish share' of housing should be revised down.

3. Housing type

Type of home

3.1 House types in the Parish are sourced from Census data, and thus based on LLSOA geography. The breakdown of house types in Langham is presented in Table 6, which also shows how the stock of housing has changed between the 2011 and 2021 Census. It indicates that the housing stock is dominated by the presence of detached homes, and that the proportion of these has increased over the ten year period between the two Census reports. Semi-detached homes comprise the next largest housing type. Between them, detached and semi-detached homes account for nearly 96% of all homes in Langham.

House Type	2011	% of total stock at 2011	2021	% of total stock at 2021	change between 2011 and 2021
Detached	388	73.4%	417	77.2%	+3.8%
Semi-detached	112	21.2%	101	18.7%	-2.5%
Terrace	19	3.6%	11	2%	-1.6%
Flat	10	1.9%	9	1.7%	-0.2%
Caravan or other mobile or temporary structure	0	0%	2	0.4%	+0.4%
Total	529	100%	540	100%	-

Table 6: Breakdown of house types in Langham and change in stock between the 2011 and 2021 Census, source: Office for National Statistics, Census 2011 and 2021, TPD Calculations. All percentages rounded.

3.2 The proportion of house types in Langham is shown in Table 7 in comparison with the proportion of house types found across Colchester as a whole and nationwide. This indicates that the proportion of detached homes in Langham far exceeds the Colchester and nationwide proportions, by a factor of around two-and-a-half times in Colchester and three-and-a-half times across England. The proportion of all other house types (other than caravans or other temporary or mobile structures) is lower in Langham than across Colchester and nationally, with the stock of terraced homes and flats being noticeable absent. This is illustrated in Figure 6.

House Type	Langham (LLSOA)	Colchester	England
Detached	77.2%	30.7%	22.9%
Semi-detached	18.7%	30.8%	31.5%
Terrace	2%	18%	23%
Flat	1.7%	20.4%	22.2%
Caravan or other mobile or temporary structure	0.4%	0.2%	0.4%

Table 7: Proportion of house types in Langham, Colchester and England, source: Office for National Statistics, Census 2021 TPD Calculations. All percentages rounded.
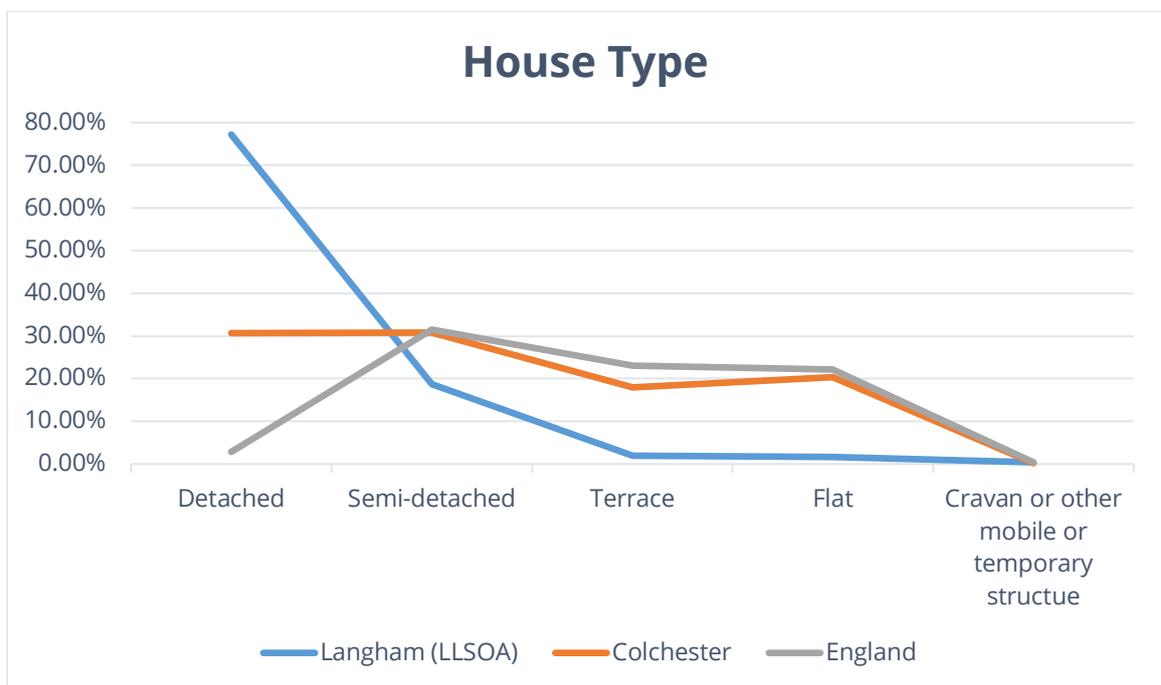

Figure 6: Chart showing house types in in Langham, Colchester and England, source: Office for National Statistics, Census 2021

3.3   It is to be noted that the Census does not report bungalows as a separate house type. However, and although the 2011 Census does include reference to 'whole house or bungalow' in the breakdown of house type, it does not distinguish between them. The 2021 Census removes all reference to bungalows.

3.4   Data prepared by the Valuation Office Agency (VOA) and Council Tax estimates has thus been reviewed to determine the proportion of bungalows as part of the total housing stock (Table 8). This indicates that, in Langham, bungalows comprise a significant proportion of the housing stock, accounting for around a quarter of all homes. This is far in excess of the national average, and around two-and-a-half times greater than across Colchester as a whole.

	Langham (LLSOA)	Colchester	England
Total number of bungalows	140	8,870	2,300,030
Bungalows as a % of total housing stock	25.46%	10.49%	9.16%

Table 8: Total number of bungalows as a proportion of the total housing stock, source: Valuation Office Agency (VOA), Council Tax statistics, Table CTSOP3.1

Size of home

3.5   The high proportion of detached homes in Langham is reflected in the size of home, based on bedroom numbers, as presented in Table 9 and which also shows how the stock of homes, by size has changed between the 2011 and 2021 Census. This indicates that the proportion of larger homes with four or more bedrooms accounts for more than half of all properties, and that the stock of this size of home has increased by almost six percentage points.

Number of bedrooms	2011	% of total stock at 2011	2021	% of total stock at 2021	change between 2011 and 2021
1	9	1.7%	14	2.6%	+0.9%
2	87	16.5%	68	12.6%	-3.9%
3	193	36.6%	182	33.8%	-2.8%
4+	238	45.2%	275	51%	+5.8%

Table 9: Breakdown of house sizes, by bedroom number, in Langham, and change in stock between the 2011 and 2021 Census, source: Office for National Statistics, Census 2011 and 2021, TPD Calculations. All percentages rounded.

3.6   The breakdown of house sizes in Langham is shown in Table 10 in comparison with the breakdown for Colchester as a whole and nationwide. This shows that the stock of large homes (with four or more bedrooms) in Langham is far greater than what might be expected based on the breakdown for Colchester and England as a whole: more than half of all homes in Langham have four or more bedrooms but this falls to around a quarter across Colchester and a fifth nationally By contrast, the proportion of smaller homes in Langham is far less than the Colchester wide and national picture: one and two bed homes only account for around 15% of the total housing stock in Langham compared to almost 30% Colchester wide and nationally, as illustrated in Figure 7.

Number of bedrooms	Langham (LLSOA)	Colchester	England
1	2.6%	10.5%	11.6%
2	12.61%	27.6%	27.3%
3	33.77%	38.4%	40.0%
4+	51.02%	23.6%	21.1%

Table 10: Breakdown of house sizes, by bedroom number, in Langham, Colchester and England, source: Office for National Statistics, Census 2021, TPD Calculations. All percentages rounded.
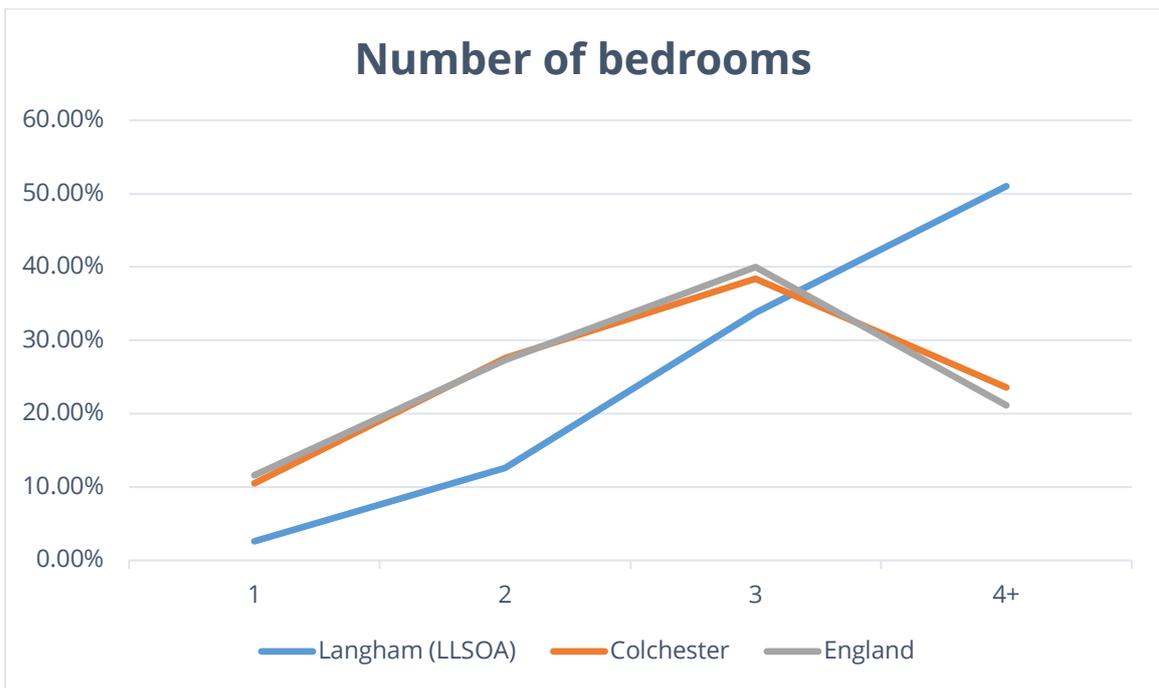

Figure 7: Chart showing house size, by bedroom number, in Langham, Colchester and England, source: Office for National Statistics, Census 2021, TPD Calculations

Household composition and occupancy

3.7   Household size in Langham, measured by people per household, is broken down in Table 11. Equivalent figures for Colchester as a whole, and nationally, are shown for purposes of comparison. This indicates that household size across Colchester is very closely aligned with the national average. However, household size in Langham differs to this: there being fewer one person households in Langham, as a percent of all households, than there are in Colchester and England. This is offset by a larger proportion of two and three person households in Langham, as illustrated in Figure 8.

People per household	Langham (LLSOA)	Colchester	England
1	20%	28.9%	30.1%
2	40.6%	35%	34%
3	19.9%	16.3%	16%
4	13.2%	13.8%	12.9%
5	4.6%	4.3%	4.5%
6+	1.7%	1.7%	2.4%

Table 11: Household size, measured based on people for household, in Langham, Colchester and England, source: Office for National Statistics, Census 2021, TPD Calculations. All percentages rounded.
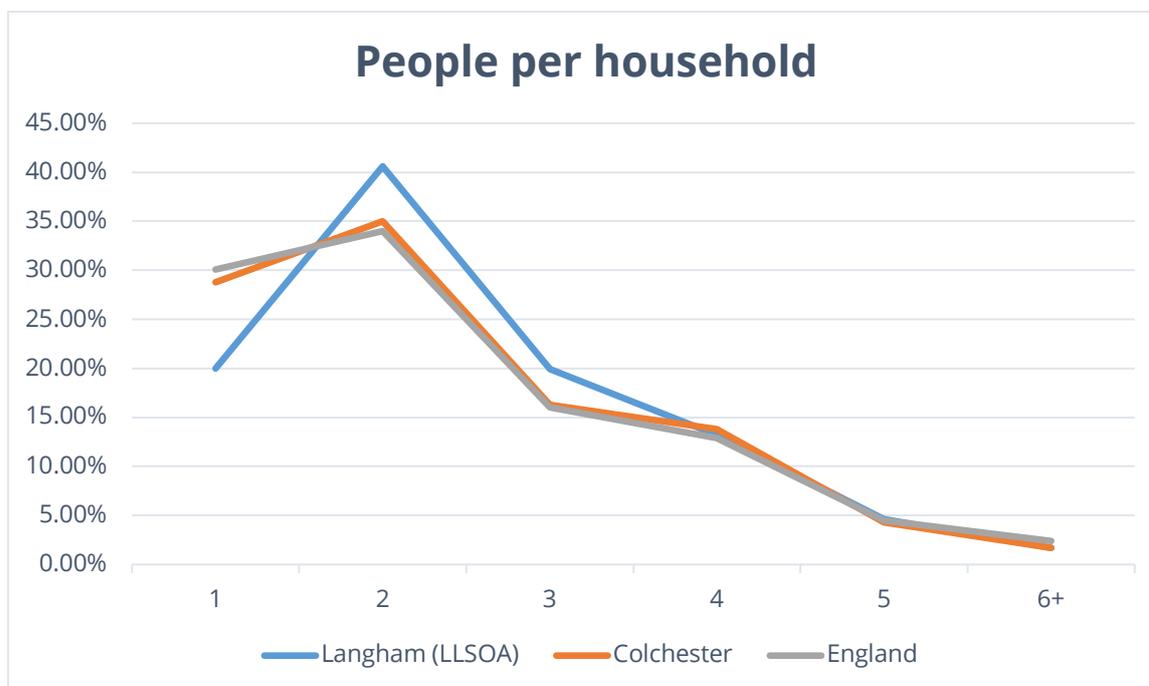

Figure 8: Chart showing household size, measured based on people per household, in Langham, Colchester and England, source: Office for National Statistics, Census 2021, TPD Calculations.

3.8 Depending upon the dataset used, the average household size in Langham is between 2.46 – 2.53 people per home. A mid-point between this is 2.5 people per home. This is broken down further in Table 12, to show the composition of households. This shows that the proportion of households in Langham where all members are aged 66 or over, or where there are no children living at home (approx. 37%), is greater than that for Colchester and England (around 27% and 26% respectively). This tells us that households in Langham are older than in the comparator geographies.

3.9 Equally, the proportion of households with non-dependent children living at home is also higher in Langham than it is for Colchester and England. This could be for a variety of reasons but may suggest that there is an affordability challenge and or lack of appropriate house types for first time buyers in Langham.

Household composition		Langham (LLSOA)	Colchester	England
One person household	Aged 66 and over	8.7%	11.41%	12.35%
	Other	9.45%	17.7%	17.87%
	Total	18.15%	29.11%	30.22%
One family only	All aged 66 and older	12.67%	8.52%	8.11%
	With no children	24.56%	19.21%	17.64%
	With dependent children	26.47%	27.43%	26.47%
	With non-dependent children [1]	13.8%	8.92%	9.56%
	Total	77.5%	64.07%	61.78%
All other household types	Total	4.35%	6.82%	8.0%

Table 12: Breakdown of household composition in Langham in comparison with Colchester and England, course: Office for National Statistics, Census 2021, TPD Calculations

Notes to table:

(1) Refers to households containing children who are older than 18 e.g.: students or young working people living at home.

3.10   Information on household size and housing type is also revealed through analysis of occupancy ratings reported in the Census 2021.

3.11   An occupancy rating of '0' means that the number of bedrooms in the home matches the family size and composition. For example, a family of 4 people, including 2 adults and 2 children, occupying a 3-bed home, would have an occupancy rating of '0'. An occupancy rating of +1 or +2 means that families are under-occupying their home, and have more rooms available in their home than they may need. Where the occupancy rating is reported as '+2', this means that there are two spare bedrooms in the home.

3.12   Occupancy ratings for Langham (at the LLSOA level) are presented in Table 13. This shows that there is a very high incidence of under occupancy, with almost 88% of all households having one or two 'spare' bedrooms. For those households with no children living at home the figure increases, reaching 99% for those families where all household members are aged 66+.

3.13   This may suggest that, as children have moved away from the parental home, older people have remined living in the same home. It may reveal that they are happy and wish to remain living in the family home and have no desire to downsize, but it may also suggest that there is a limited stock of small homes in the area for those who may wish to remain living in Langham but where the housing stock doesn't present those opportunities for people to downsize.

Household type	+2 rating	+1 rating	0 rating	-1 rating
Family 66+	88.89%	10.0%	1.11%	0.0%
Single person 66+	64.71%	29.41%	5.88%	0.0%
Family under 66 – no children	81.15%	11.48%	7.38%	0.0%
Family under 66 – dependent children	45.89%	28.77%	23.29%	2.05%
Family under 66 – adult children	58.57%	31.43%	10.0%	0.0%
Single person under 66	46.51%	34.88%	18.61%	0.0%
All households	65.12%	22.63%	11.69%	0.56%

Table 13: Occupancy rating by household type in Langham (LLSOA), source: Office for National Statistics, Census 2021, TPD Calculations

Summary

3.14   The data within this section of the report shows that:

- The stock of homes in the Parish has increased between the 2011 and 2021 Census.

- The stock of homes is overwhelming skewed towards larger detached properties, and the stock of this house type has grown between the 2011 and 2021 Census.

- At the same time, and as reported in the previous chapter, the population has declined slightly over the same period, and so there is a slightly smaller population, occupying a greater number of larger homes.

- This suggests, and as shown through occupancy ratings, that a large proportion of households in Langham have more bedrooms in their homes than they necessarily need based on the size of the household.

- This does not automatically mean that there is a need for smaller homes in Langham though as, for example, older households may wish to retain bedroom space to allow younger family members to visit and stay with them.

- Despite this, the proportion of bungalows in Langham is very high compared to the Colchester and national average. This correlates with the age structure of the Parish and the desire for ease of access, but given the overall size of homes in Langham, the presence of bungalows does not imply that there is necessarily a desire to downsize (which is linked to the point above).

4. Affordability

Tenure types

4.1 This section of the report considers tenure type and the affordability of homes in Langham.

4.2 Unless otherwise stated, the data presented in this section is taken from a combination of the 2011 and 2021 Census and, as before, is therefore based on LLSOA geography for Langham.

4.3 It is also to be noted that the categories reported in the Census changed between 2011 and 2021. The key difference is that the 2021 Census no longer reports 'shared ownership' as a separate category but instead merges that with homes reported as being 'owned with a mortgage'. To allow for a like for like comparison between the 2011 and 2021 Census data, the 2011 categories have been merged to match those used in 2021, as presented in Table 14.

2011 Census categories	Category that 2011 Census data is merged with for consistency with 2021 Census data
Owned outright	Owned outright
Owned with a mortgage or loan	Owned with a mortgage or loan or shared ownership
Shared ownership (part owned and part rented)	Owned with a mortgage or loan or shared ownership
Social rented	Social rented
Private rented	Private rented or lives rent free
Living rent free	Private rented or lives rent free

Table 14: Tenure categories in 2011 Census matched with categories reported in the 2021 Census

4.4   The breakdown of houses in Langham, by tenure type, and how this has changed between the 2011 and 2021 Census, is presented in Table 15. This indicates that, over the ten-year period, the proportion of homes owned outright has increased by four percentage points, being offset by a reduction in those homes owned with a mortgage, loan or in shared ownership, and those that are socially rented. The proportion of homes owned outright is high, with more than half of all homes in Langham falling into this tenure type.

Tenure Type	2011	2021	Change between 2011 and 2021
Owned outright	49%	53.1%	+4.1%
Owned with a mortgage or loan or shared ownership	36.1%	33.9%	-2.2%
Social rented	5.7%	3.7%	-2%
Private rented or lives rent free	9.3%	9.3%	-

Table 15: Proportion of tenure types in Langham and change in stock between the 2011 and 2021 Census, source: Office for National Statistics, Census 2011 and 2021. All percentages rounded.

4.5   For comparison purposes, Table 16 shows the breakdown of tenure types in Langham, Colchester and nationwide. This indicates that the breakdown of tenure types across Colchester as a whole is closely aligned with that seen nationwide: around a third of all properties are owned outright and another third either owned with a mortgage, loan or shared ownership. The last third is split between social and private rent, with private rented in both cases accounting for around a fifth of all housing tenures.

4.6   In contrast to this, the proportion of households who own their home outright in Langham is far higher than the national pattern, with more than half of all households falling into this category. This is offset by the proportion of people in rented accommodation and which accounts for around 15% of all tenure types: which is less than half of the Colchester and nationwide figures for this category. Proportionally, there are also slightly more private than social rented properties in Langham than there are in Colchester and nationwide. This is illustrated in Figure 9.

Tenure Type	Langham (LLSOA)	Colchester	England
Owned outright	53.1%	32.8%	32.5%
Owned with a mortgage or loan or shared ownership	33.9%	32.3%	29.8%
Social rented	3.7%	13.3%	17.1%
Private rented or lives rent free	9.3%	21.6%	20.6%

Table 16: Proportion of tenure types in Langham, Colchester and England, source: Office for National Statistics, Census 2021. All percentages rounded.
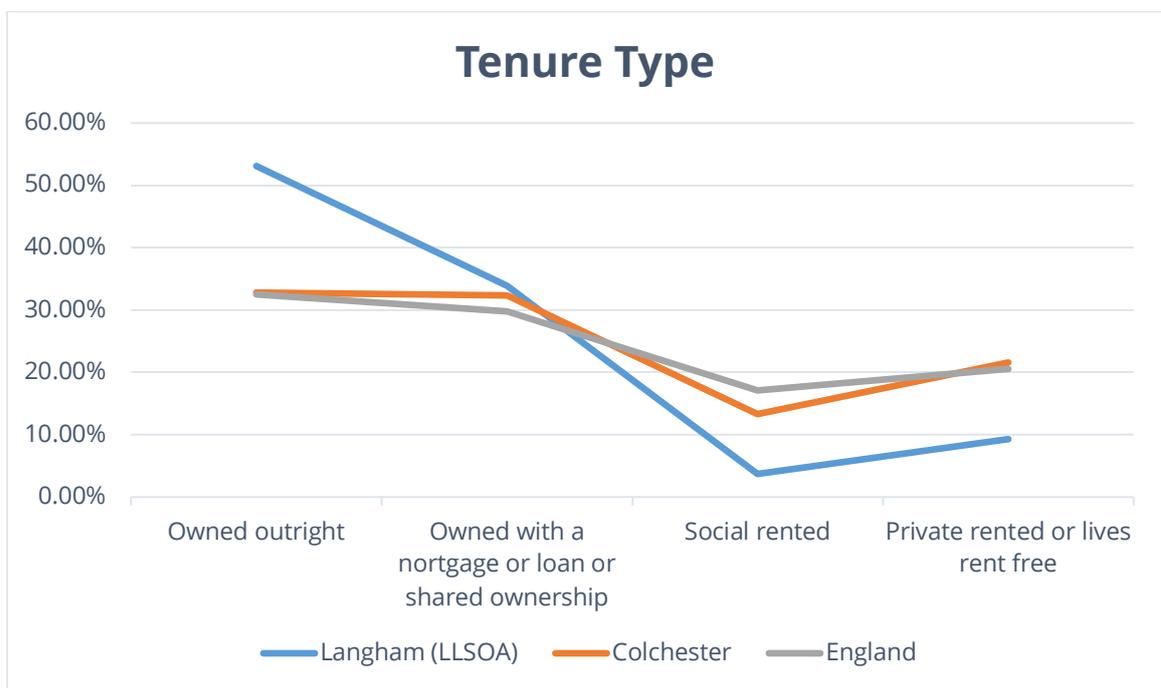

Figure 9: Chart showing proportion of tenure types in Langham, Colchester and England, source: Office for National Statistics, Census 2021

House prices

4.7   Median house price data for Langham is shown in Table 17. This is based on Land Registry Open Data using the Price Paid Data Report Builder for the period 2015 – 2023 and setting the location filter to Langham (this period has been used rather than reviewing data up to 2025, allowing for the figures to be compared with information compiled by the ONS: see below). The data returned has then been further filtered to show the property prices paid in post code area 'CO4 5' (Figure 10), representing the best fit for Langham Parish. There were no sales of flats in this period and only a small number of terraced homes were sold. The data thus focusses on the prices paid for detached and semi-detached homes. This reflects the breakdown of house types in Langham as presented in Table 7 and Table 8, which indicate that detached and semi-detached properties account for around 96% of the entire housing stock. However, it is the detached homes market that is most active, with the sample size for semi-detached properties being relatively small. The Paid Price Data also lists some transactions as 'other' property types. These have been excluded from the data presented in Table 17.

4.8   The Paid Price Data shown in Table 17 is also compared with prices for the same house types across Colchester as a whole over the same period. Information for Colchester is taken from ONS data for administrative geographies. Data is also presented at the Middle Super Output Area (MSOA) level as defined by ONS and which covers Horkesley Heath, Langham & Dedham (Figure 11). Data for this area is shown to allow for comparison with information on household incomes which are available at this level and considered further in the next section.

4.9   The Paid Price Data indicates that there is a premium on properties in Langham (Post Code area), with median prices being considerably more than for equivalent house types across Colchester as a whole as well as at the MSOA level. Prices for both detached and semi-detached properties in Langham (Post Code area) are higher than elsewhere, although the gap between the price of semi-detached properties in Langham (Post Code area) and the wider LMOA area has begun to close, with percentage growth in sales prices across the MSOA exceeding that in the post code area.
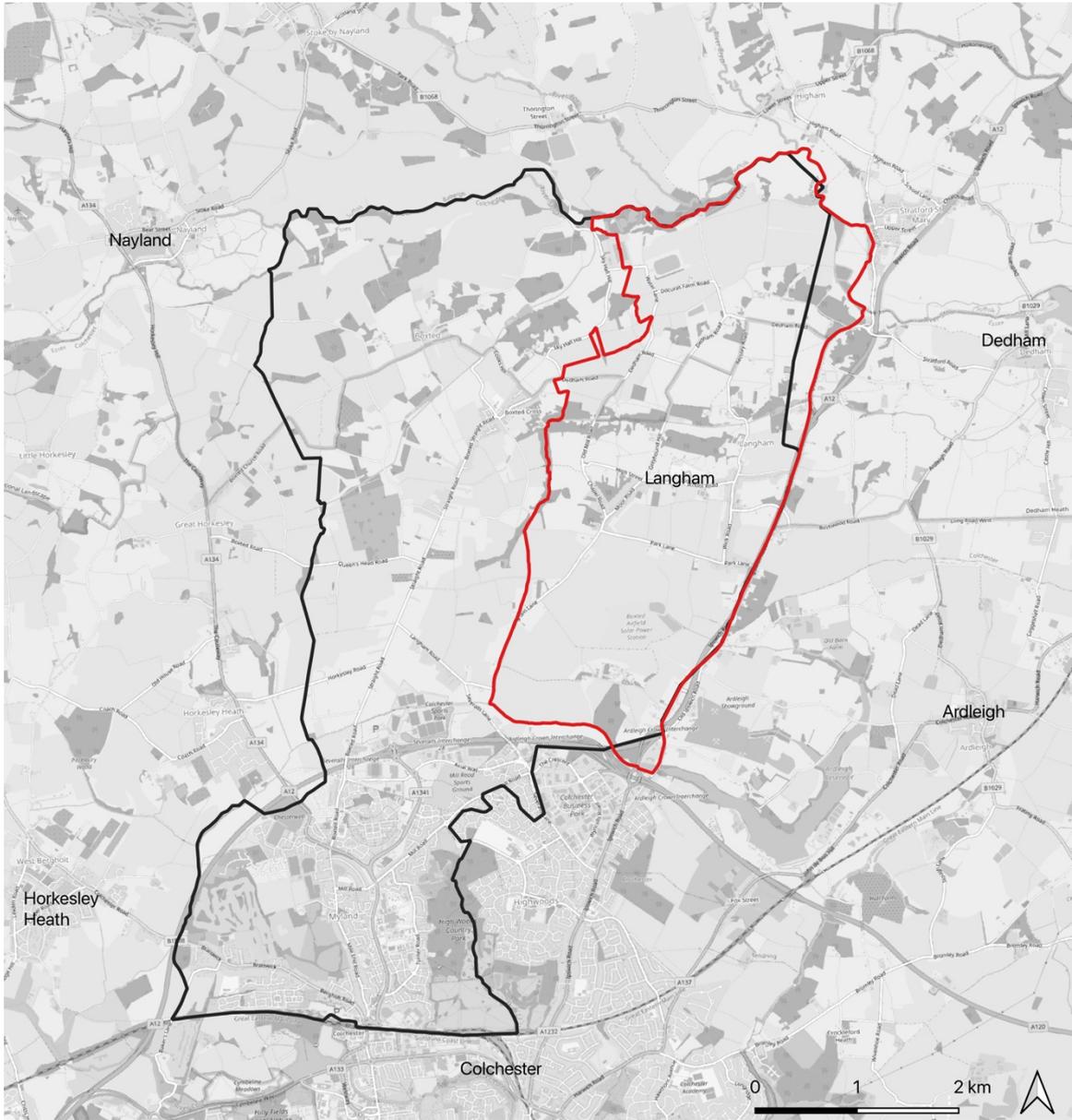
Map data © OpenStreetMap contributors.Contains UK government data licensed under the Open Government Licence v3.0.

☐ Langham Parish boundary

☐ Postcode area CO4 5 boundary

Figure 10: The extent of Post Code area 'CO4 5' in comparison with the Parish boundary

Figure 11: The Middle Super Output Area (MSOA) for Horkesley Heath, Langham & Dedham in comparison with the Parish boundary

4.10　The data also shows that the price gap between Langham and Colchester is widening: in 2015 for example there was a £200,000 price difference between detached properties in Langham (Post code area) and Colchester but this grew to more than £311,200 by 2023. A similar pattern exists for semi-detached houses, with a £60,000 price difference in 2015 increasing by more than two-and-a-half times to £162,500 in 2023. Paid prices for semi-detached properties in Langham have increased significantly (albeit the sample size to draw on is low) and are on a par with prices for detached homes in Colchester as a whole, as illustrated in Figure 12.

Year	Detached properties			Semi-detached properties		
	Langham (CO4 5)	Langham (MSOA)	Col-chester	Langham (CO4 5)	Langham (MSOA)	Col-chester
2015	£490,680	£380,500	£290,000	£265,000	£277,500	£205,000
2016	£412,280	£430,000	£325,000	£228,150	£270,000	£227,750
2017	£494,610	£457,000	£356,000	£320,850	£305,000	£255,000
2018	£541,290	£472,000	£374,995	£311,670	£355,000	£277,000
2019	£594,440	£425,000	£370,000	£308,010	£309,884	£280,000
2020	£691,420	£430,000	£370,000	-	£360,000	£275,000
2021	£686,110	£472,500	£410,000	£400,000	£347,050	£290,000
2022	£769,650	£550,000	£425,000	£450,380	£325,000	£310,000
2023	£769,020	£675,000	£457,500	£497,500	£495,000	£335,000
Growth 15-23	+56.7%	+77.4%	+57.8%	+87.7%	+78.4%	+63.4%

Table 17: Median house prices by house type and year in Langham and Colchester as a whole over the period 2015 - 2023, source: Land Registry Paid Price Data / ONS Median House Prices for Administrative Geographies, HPSSA Dataset 9 and HPSSA Dataset 2
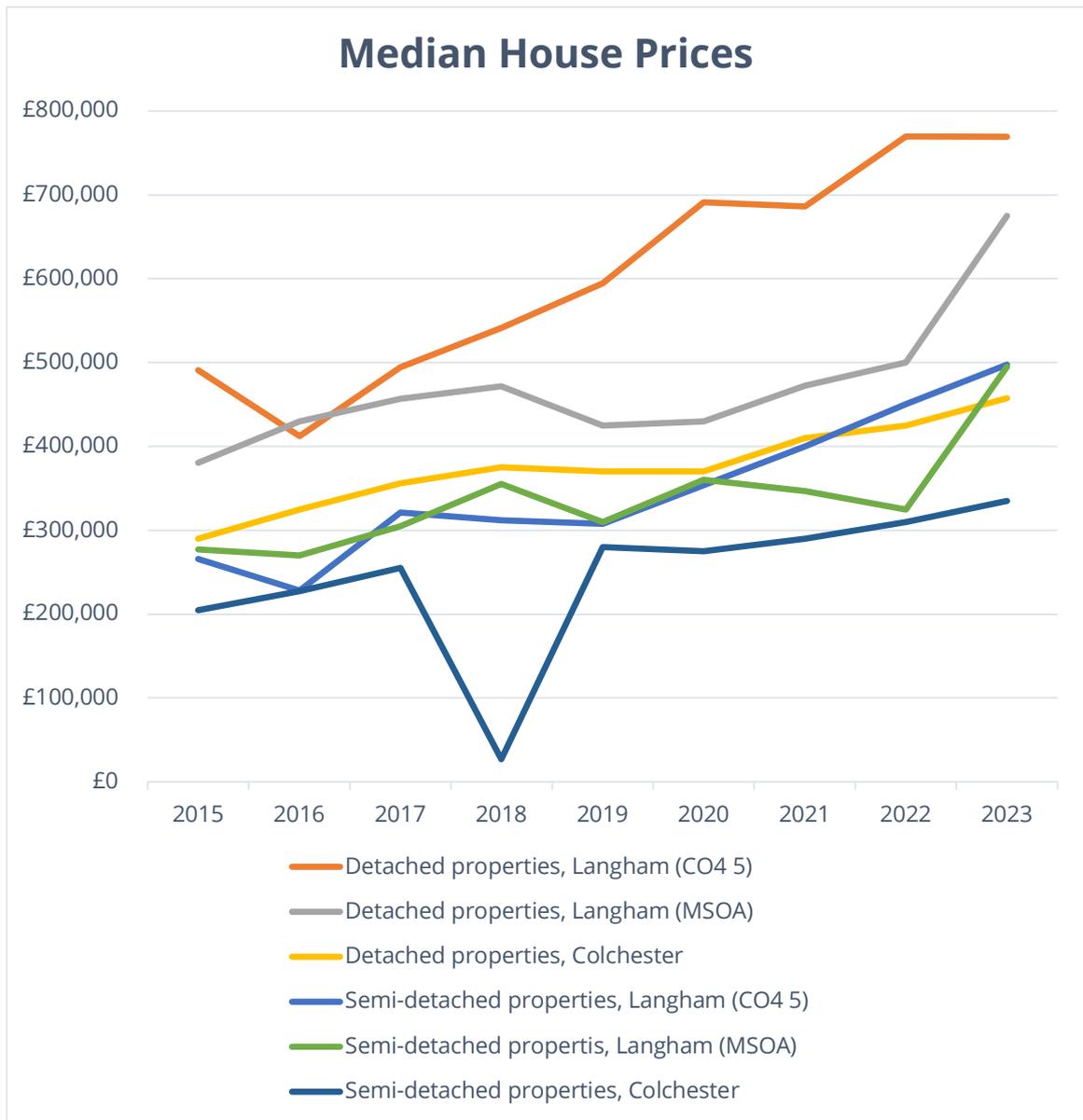
Figure 12: Chart showing median house prices by house type and year in Langham and Colchester as a whole over the period 2015 - 2023, source: Land Registry Paid Price Data / ONS Median House Prices for Administrative Geographies, HPSSA Dataset 9 and HPSSA Dataset 2

Affordability

4.11   Household incomes determine the ability of households to exercise choice in the housing market, and, consequently, the need for different housing products in an area.

4.12   Household income data published by ONS is available at the Middle Super Output Area (MSOA) for Horkesley Heath, Langham & Dedham (Figure 11). The average gross annual income for all households in this area, as of the financial year ending 2020 (published in October 2023), is £54,300.

4.13   The total gross annual income figure is typically used by mortgage lenders to assesses the ability of a household to afford to borrow money. An income multiple of 3.5 is used by The Financial Conduct Authority (FCA) as the standard assumption for single mortgage applicants. Higher multipliers are available, but it is good practice to be conservative. This multiple is commonly applied to 90% of the transaction price.

4.14   Application of this calculation to detached and semi-detached properties in the MSOA within which Langham sits is presented in Table 18. This recalibrates paid price data for the MSOA (Table 17) to 2020 values, making adjustments for inflation, and allowing comparison with average incomes reported in 2020. The price adjustments are based on use of the [Bank of England Inflation Calculator](#). The adjusted median house price in Langham (MSOA) for a detached home is £462,740 at 2020 prices, and £331,890 for a semi-detached home.

	Detached properties	**Semi-detached properties**
Median price, adjusted to 2020 values	£462,740	£331,890
Mortgage value (90% of property)	£416,466	£298,701
Income required (mortgage value / 3.5)	£118,990	£85,343
Income required (mortgage value / 4.5)	£92,548	£66,378
Affordable on average income of £54,300 (at 2020)	No	No

Table 18: Affordability of homes in Langham based on house sales prices (adjusted to 2020), household incomes (at 2020) and mortgage values, source: Land Registry Paid Price data, ONS

4.15   The calculations presented in Table 18 indicate that, for a household to be able to afford to buy a detached property of average price in Langham (MSOA), they would need to be earning more than twice the average annual income (based on an income multiple of 3.5). This reduces for semi-detached properties, although the incomes required would still exceed the average household income.

4.16   This suggests that the average house is unaffordable in Langham (MSOA). Indeed, the affordability gap may actually be greater in Langham itself: the adjusted median price for a semi-detached property in Langham is similar to that for the MSOA, but is £130,000 more for a detached property (average price of £592,760 adjusted to 2020 values).

4.17   However, many house buyers are likely to have some equity which they are able to put towards the purchase price and thus reduce the mortgage loan to value. This may not though apply to non-dependent children living at home but looking to move to their own home, and whose income levels and savings are likely to be below the average for the area, putting the cost of a property in Langham out of their reach.

Summary

4.18 The data within this section of the report shows that:

- A high proportion of homes in Langham (more than half) are owned outright, and much more so than the Colchester and nationwide average. By contrast, the proportion of rented properties, and in particular, social rented, is very low in Langham.

- House prices in Langham are high in comparison with those for Colchester as a whole, and with the gap in prices between the two geographies increasing.

- The housing stock in Langham is dominated by larger detached properties (as shown in Section 3), and thus transactions are primarily associated with detached properties. There were no transactions involving flatted properties and only few involving terraced properties.

- The cost of property has a major impact on affordability. Using standard mortgage value calculations the median property price is well in excess of the average income. This may not be an issue for existing households who will have equity (in the value of their existing property for example) that can be used to afford a new home, but could restrict the ability of younger households to purchase a home: particularly non-dependent children looking to set-up home in Langham.

5. Demographic change

Age structure and population change

5.1   Data presented in Table 19 breaks the population down by age structure. This indicates that, in comparison to Colchester and nationwide data (both of which are similar to each other), Langham has an older population, with more than 60% of the population aged 45 of greater: almost 20% greater than the equivalent figures for Colchester and England. This is offset by a smaller population within the younger age groups, particularly in the under fifteens and the 25 – 44 year old age group. This points to fewer younger families in Langham as a proportion of all households than there are in Colchester and England. This is illustrated in Figure 13.

Age Group	Langham (LLSOA)	Colchester	England
0 – 14	13.2%	17.7%	17.3%
15 – 24	11.1%	13.0%	11.7%
25 – 44	14.1%	26.7%	26.6%
45 – 64	33.5%	24.6%	25.8%
65 – 84	23.6%	15.5%	16.0%
85 and over	4.5%	2.3%	2.4%

Table 19: Age structure of Langham (LLSOA) in comparison to Colchester and England, source: Office for National Statistics, Census 2021, TPD Calculations
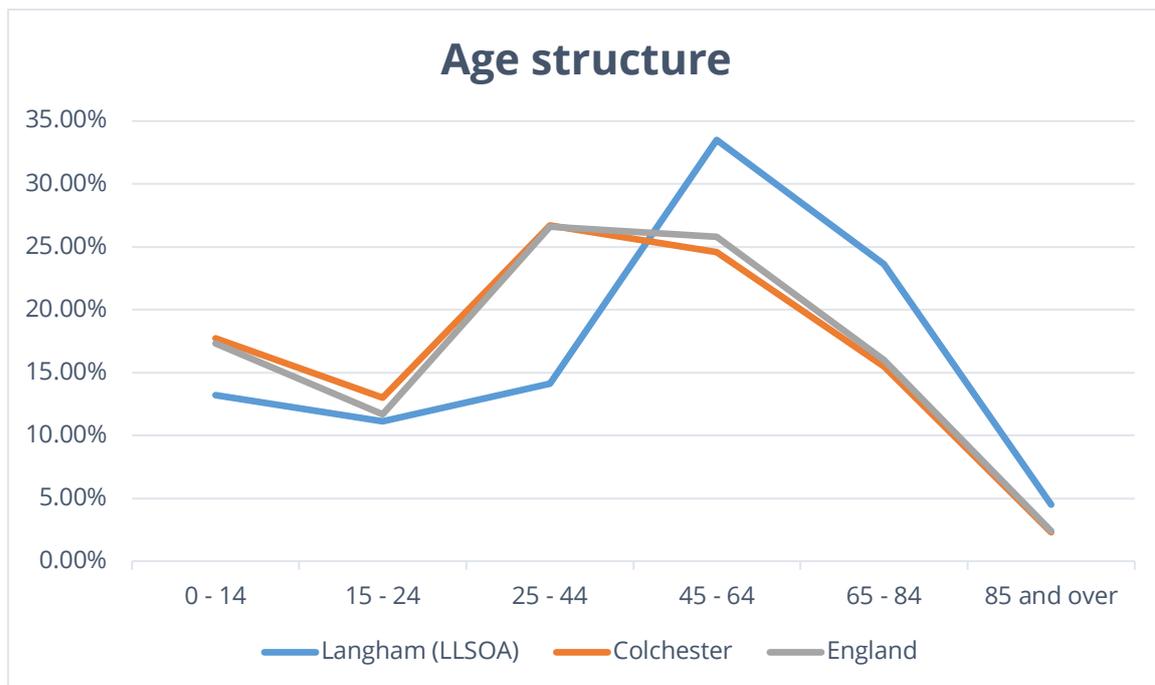
Figure 13: Chart showing the age structure of the resident population of Langham (LLSOA) in comparison with that for Colchester and England, source: Office for National Statistics, Census 2021, TPD Calculations

5.2 It is helpful to understand how the population structure is likely to change over the Plan period as this has implications for the need for different house types and sizes.

5.3 The CLHNA models the potential change in population across Colchester as a whole based on a combination of 2018-based household and population projections, 2021 Census data and ONS 'admin-based' population estimates. This also builds in assumptions in respect of migration across Colchester. The model suggests that, over the period 2023 – 2041:

- The population of those aged under 16 will grow by 12.6%

- The population of those aged 16 – 64 will grow by 16.2%

- The population of those aged 65 and over will grow by 36.6%

5.4 The model is for the Colchester authority area as a whole. Applying this to Langham is not an exact science: the population data at parish level is for a different period to that within the CLHNA model (i.e.: it is for a base date of 2021 as opposed to 2023), and the structure of the existing population and how this will change over time will inevitably differ to that for Colchester as a whole. However, and in lieu of other parish-level models, it is helpful in understanding how the overall structure of the population may change. Data at Parish level as opposed to LLSOA level is used for this analysis as it allows for the same age ranges to be used as within the CLHNA data.

5.5   Application of the CLHNA model is presented in Table 20. It envisages that the population of the parish will grow by around 22%, with the majority of growth in the over 65 age group. Change in the under 16 age category is limited, reinforcing points indicated in Table 19: that the population of the Parish is ageing and that the proportion of younger families is low.

5.6   Based on an average household size of 2.5 people per household (as calculated in Section 3), the projected growth in Langham would result in an additional need for 89 new homes, which is less than the housing need figure calculated in Section 2. However, the growth figure, and resulting need for new homes, is misleading. The model in the CLHNA and used here is one that is based on high levels of population growth that have taken place in Colchester (the population of the authority area as a whole, for example, grew by around 11% between the 2011 and 2021 Census. Much of this growth took place in urban areas. In contrast, the population in Langham has been decreasing: at the time of the 1991 Census the population was estimated to be 964 people (based on a combination of different geographies in the absence of parish level data), this grew to 1,054 people at the time of the 2001 Census, 1,036 in 2011 and 1,029 in 2021. In reality, a much lower rate of growth should be applied in Langham. The benefit of using the model in the CLHNA is to better understand the change in the population structure, by age group.

Age band	2021 population	% growth assumed in CHLNA model	Estimated 2041 population	Population growth 2021 - 2041
Under 16	155	12.6%	175	+20
16 – 64	575	16.2%	668	+93
65 and over	299	36.6%	408	+109
Total	1,029	-	1,251	+222

Table 20: Population projections for Langham (Parish level), based on application of model in the CLHNA, data sources: Office for National Statistics, Census 2021, and CLHNA

5.7   The model indicates that it is the 65 and over age band that will grow most over the Plan period. It is helpful to break this down further to better understand what this means for potential future housing needs. Again, the CLHNA models the projected change in population and suggests that, over the period 2023 – 2041:

- The population of those aged under 65 will grow by 15.4%

- The population of those aged 65 – 74 will grow by 30.4%

- The population of those aged 75 – 84 will grow by 32.9%

- The population of those aged 85 and over will grow by 69.2%

5.8   Application of the CLHNA model is presented in Table 21. As before, it is not an exact science, and is used in lieu of a parish-level model. The figures presented in this table are based on those presented at LLSOA level for Langham, and are thus higher than those presented above. Application of the model shows that the population of all older residents will grow, with those aged 75+ representing a fairly high proportion of the total population.

Age band	2021 population	% growth assumed in CHLNA model	Estimated 2041 population	Population growth 2021 - 2041
Under 65	981	15.4%	1,132	+151
65 – 74	210	30.4%	274	+64
75 – 84	113	32.9%	150	+37
85 and over	62	69.2%	105	+43

Table 21: Population projections for older persons Langham (LLSOA level), based on application of model in the CLHNA, data sources: Office for National Statistics, Census 2021, and CLHNA

Specialist accommodation

5.9   The implications of a growing population are likely to have a bearing on the type of homes that are required to meet the different needs of the population in the future. There are a range of different housing types that may be suitable, including bungalows which currently comprise a large proportion of the housing stock. Other typologies include specialist housing and care, as well as accessible and adaptable homes, including those which are wheelchair accessible (under category M4(2) and M4(3) of the Building Regulations).

5.10   The Housing Local Improvement Network (LIN), in their Strategic Housing for Older People (SHOP) Toolkit, has established a series of thresholds for different forms of housing to meet the needs of the population aged 75+. The recommendations and the implications for Langham are shown in Table 22. It Implies that 38 homes will be required by the end of the Local Plan period (2041) to meet the housing needs of those aged 75+. Having said this, it is to be noted that the recommendations are just that and do not necessarily translate into a need for new homes. It may, for example, be that existing homes can be adapted to meet needs, or that the size of the existing home means that other family members could move in and care for their parents, should that be necessary.

5.11   Furthermore, [Planning Practice Guidance](#) states that housing should be designed and built with inclusion and accessibility in mind. It recommends, for example, that housing for people with disabilities and reduced mobility should be located in close proximity to services and facilities. This might mean that other locations in Colchester, which are closer to services, facilities and public transport provision, are better suited for delivery of specialist housing.

5.12   In Langham, it may be preferable to build adaptability and flexibility into new homes. This recognises that many people prefer to stay living in their own home for as long as possible and where existing homes can be adapted to support the changing requirements of an ageing population. This is reflected in [Planning Practice Guidance](#) which advises that flexible and adaptable housing should be built from the outset, enabling owners to modify these as needed, saving on health and social costs, and thus the overall need for provision of new specialist housing. Flexibility in building form would also cater for a range of scenarios, include the ability for people to work at home separate from the main living space as well as opportunities for multi-generation homes that enable part of the home to be subdivided as a separate stand-alone unit with its own entrance, allowing older children and elderly family members to live independently.

Form of provision	Estimate of demand per thousand of the population aged 75+	Potential level of provision of specialist housing needed in Langham
Conventional sheltered housing to rent	60	9
Leasehold sheltered housing	120	18
Enhanced sheltered housing (divided 50:50 between that for rent and that for sale)	20	3
Extra care housing for rent	15	2
Extra care housing for sale	30	5
Housing based provision for dementia	6	1

Table 22: Potential level of provision of specialist housing needed for older people in Langham by 2041 based on recommendations set out in the Housing LIN SHOP Toolkit.

Summary

5.13   The data within this section of the report shows that:

- The population of Langham is older than the Colchester and national average, with over 60% aged 45 or above.

- The proportion of younger families is lower than elsewhere, particularly in the under 15 and 25–44 age groups.

- Population projections suggest the population of Langham will increase by a 2041, with the most significant growth in the 65+ age group. Dividing the projected population growth to average household sizes estimates a need for around 89 new homes in Langham over the Plan period. However, projections of growth are based on the model generated in the CHLNA which is not directly applicable to Langham, and is used instead to indicate that the needs of the ageing population should be considered in the form of new homes that come forward in the future.

- In particular, and based on modelling prepared in the CLHNA, the number of residents aged 75+ is expected to grow over the Local Plan period highlighting the need for age-appropriate housing.

- Specialist housing for older people may be required to meet the needs of the ageing population, with an estimated need of up to 38 units by 2041.

- However, families may wish to remain living in their existing homes and adapt these changing circumstances. Equally, flexibility in new housing design should be encouraged to support changing demographic and lifestyle patterns, with adaptable layouts helping to meet future housing needs without requiring extensive new specialist provision.

6. Conclusions

Findings

6.1 The headline findings from this study are:

a. Using the Governments Standard Method, the housing need figure for Langham is calculated to be around seven or eight homes per annum. Over a fifteen year plan period, this equates to a need for between 107 and 125 new homes. This equates to just 0.6% of the total housing need for Colchester as a whole. However, application of population projections and average household sizes would indicate that the need for new homes is in fact less than this, and reflects recent trends in Langham which indicate that the population has been declining.

b. The population of Langham (based on LLSOA data) fell slightly between the 2011 and 2021 Census. It currently stands at 1,366 people. This equates to just 0.7% of the total population of Colchester as a whole. Parish level population data indicates that the population equates to just 0.5% of the total population of Colchester. A mid-point between these, of 0.6%, is aligned with the total housing need calculated using the Government's Standard Method.

c. Based on these two factors alone, the 'Parish share' of new homes required across Colchester in the new Local Plan period is considerably fewer than represented by the allocations in the Preferred Options version of the emerging Local Plan (as of February 2025). Indeed, the allocation of land for 910 homes in the Parish is around eight times greater than the housing need figure for the Parish.

d. The housing stock in Langham is heavily skewed towards larger detached homes, with over 77% of properties falling into this category — more than double the proportion seen across Colchester and nationally.

e. More than half of all homes in Langham have four or more bedrooms, and occupancy data shows a high level of under-occupancy, particularly among older households. Nearly 88% of households have one or two spare bedrooms based on the composition of the household and the size of the home.

f. The proportion of bungalows in Langham is significantly higher than the Colchester and national average, reflecting the older age profile of residents and suggesting a preference for accessible housing types.

g. House prices in Langham are substantially higher than elsewhere in Colchester, with the gap widening over time. Detached homes in Langham are, on average, over £300,000 more expensive than those in Colchester.

h. Affordability is a key issue. Based on standard mortgage calculations, average household incomes are insufficient to purchase even semi-detached homes in Langham, suggesting barriers for younger or first-time buyers.

i. The population of Langham is ageing. Over 60% of residents are aged 45 or older, and projections suggest significant growth in the 65+ age group, particularly those aged 75 and over.

j. There may be a need for provision of specialist housing for older people in Langham by 2041, although this could be mitigated through adaptation of existing homes and flexible design in new developments.

Recommendations

6.2   The following recommendations are presented based on the above:

a. **Review Local Plan Allocations**: The scale of housing allocations in Langham should be revised to better reflect the actual housing need and demographic trends identified in this report, taking account of the number of homes (approximately 57 units), which could be accommodated within the unimplemented housing allocations contained in the adopted Local Plan under Policy SS9.

b. **Diversify Housing Stock**: Development of smaller homes may be appropriate in the future, including one- and two-bedroom properties, to help diversify the stock of housing, address under-occupancy and support downsizing options for older residents (for those who wish to downsize). At the same time, the population profile and breakdown of housing stock indicates that bungalows are a popular form of housing, and are likely to remain popular given projected population change.

c. **Promote Affordable Housing**: The provision of affordable housing should be increased, particularly for younger households and first-time buyers, to help address affordability challenges and support demographic balance. This is in part linked to the point above about the diversification of the housing stock and delivery of smaller homes across the Plan area

d. **Support Age-Friendly Design**: Provision of new homes should incorporate adaptable and accessible design features to meet the needs of an ageing population and enable, for those who wish to, the ability for residents to remain in their homes longer.

e. **Encourage Multi-Generational Living**: Housing layouts that support flexible living arrangements should be promoted, including annexes or subdivided units for extended families and changing lifestyle patterns.

LANGHAM PARISH COUNCIL
Housing Needs Assessment

Final Report
November 2025

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