

CROWMARSH PARISH NEIGHBOURHOOD PLAN

HOUSING NEEDS ASSESSMENT



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HOUSING NEEDS ASSESSMENT FOR CROWMARSH GIFFORD

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INTRODUCTION

The Housing Needs Assessment is a means of predicting housing need, in terms of number of dwellings and broad type of dwellings, required at some stage in the future, in our case by 2031. The predictions are based on robust evidence that is applied in a sensible manner in order to yield defensible projections for the year 2031 (see *My Community*, Housing Needs Assessment at Neighbourhood Plan Level).

Age distribution data from the 2011 Census are available, for both the Crowmarsh Gifford village postcode areas and for the Crowmarsh Ward, which also includes Ipsden and Nettlebed, and from the 2001 Census for Crowmarsh Ward, there being no subdivisions of this data set. They are used to indicate generalised changes in age structure and consequent changes in need of housing type, e.g. more houses for first time buyers, more small single storey houses for the elderly.

Numbers of dwellings needed in Crowmarsh Gifford in the future are based on the 2017 housing stock, which is reported by the Local Taxation Officer to be 587 dwellings (plus 75 in North Stoke and 47 in Mongewell, i.e 709 dwellings within the Parish). There are four separate predictions which are based on: actual development as recorded in the 2001 and 2011 Census data with infill data drawn from the Crowmarsh Ward Insight report; the Local plan increase of 110 houses between 2017 and 2031; and the county and national average expansion rates.

Together these two sets and analyses, age profile/housing type and housing numbers, provide an indication of the amount of growth that will be needed in the housing stock for Crowmarsh Gifford village and any changes in the make-up of the broad type of dwellings needed in the village by 2031. A useful check on the output data is a comparison with the Local Plan predictions, the village level and District level trends should be broadly similar. The village level outcomes will underpin the Housing Land Allocation Policy for the Local Neighbourhood Plan.

Expansion of the housing stock in Crowmarsh Parish includes 100 new dwellings already approved at Carmel College, Mongewell, a further 100 at CABI on Nosworthy Way and 100 more at Crowmarsh Gifford south of Newnham Manor. These developments represent an increase from 709 dwellings in the parish to 1009 i.e. an increase of 42%. Such a high rate of expansion will require intense infrastructure development in order to maintain the sustainability of the Parish communities.

DATA AVAILABILITY AND ANALYSIS

The 2011 Census reports data on a postcode basis so that three groups of postcodes form the village of Crowmarsh Gifford, and on a Ward basis, the Ward including Nettlebed and Ipsden. The 2001 Census only reports on a Ward basis. In 2011 there were 2833 residents in the Ward and 833 in Crowmarsh Gifford. In 2001 there were 2416 residents in the Ward, i.e. a difference of 417 residents or an increase in population of 417 in the Ward during the period 2001 to 2011.

The annual age distribution for Crowmarsh Gifford in 2011, multiplied by 2833/833 to provide an equivalent scale, for the most part parallels the same data for the Ward (Figure 1). There is a minor aberration in the 10 to 18 year old range in which Crowmarsh Gifford has a higher relative population than the Ward and a negative aberration through the late 20 year olds. Otherwise the match between the two data sets is good.

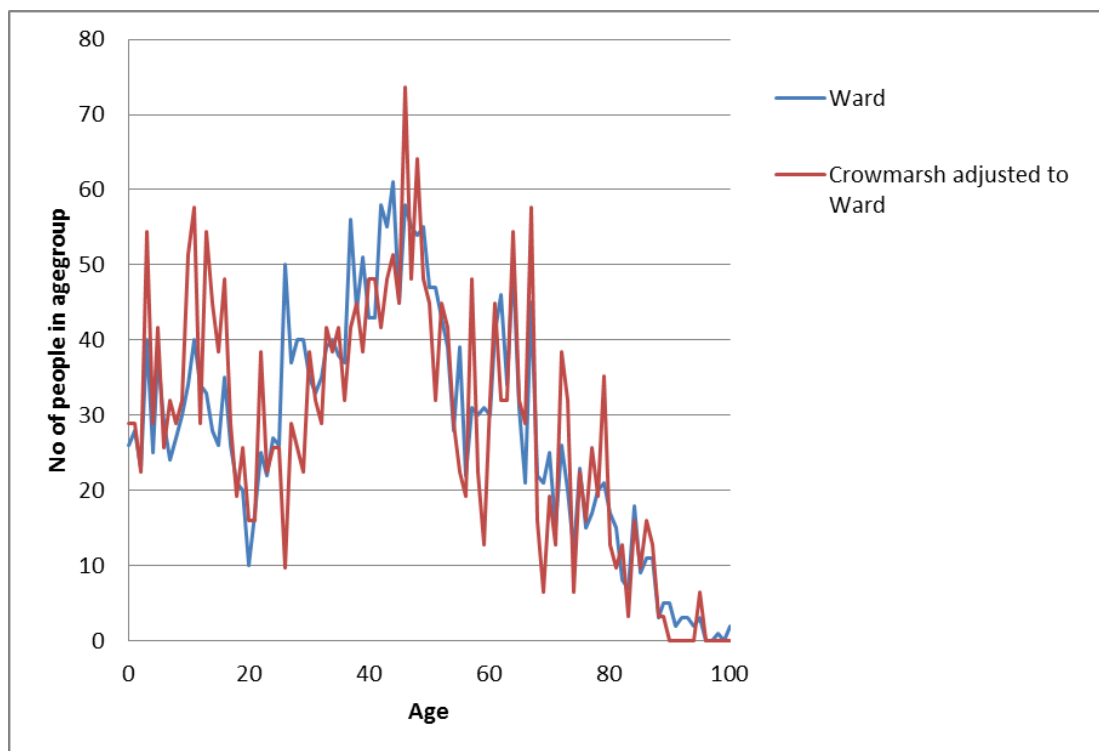


Figure 1 Comparison of annual age distribution data from the 2011 Census for the Crowmarsh Ward (n=2833) downscaled, and Crowmarsh Gifford village (n=833)

Figure 2 applies the 2011 Crowmarsh Gifford Census data and the 2001 Ward Census data and projects the difference on a linear relationship to 2021. Figure 3 applies the 2011 Ward Census data and the 2001 Ward Census data and projects the difference on a linear relationship to 2021. There is little difference between the two projections. They both show a significant increase in 10 to 15 year olds, a marked decrease in 15 to 20 year olds (corroborated by the Parish Survey, 2004: ‘There are more 5-10-year-olds living in the Parish than older children, giving the impression that the number of children is increasing in Crowmarsh’), a significant increase in 35 to 50 year olds and a slight increase within the age range 65 to 85 years.

In real terms the differences seen on the age distribution charts (Figures 2 and 3) need to be multiplied by 833/2833 to revert to village scale, i.e. by 0.3; an increase of 38 people in their middle ages becomes just 11 at village scale, and the equivalent decrease in teenagers is only 12. Projections to 2031 are double those to 2021, i.e. an increase in 22 people in their mid-years. The data do not account for new building in the village or the Ward since 2011.

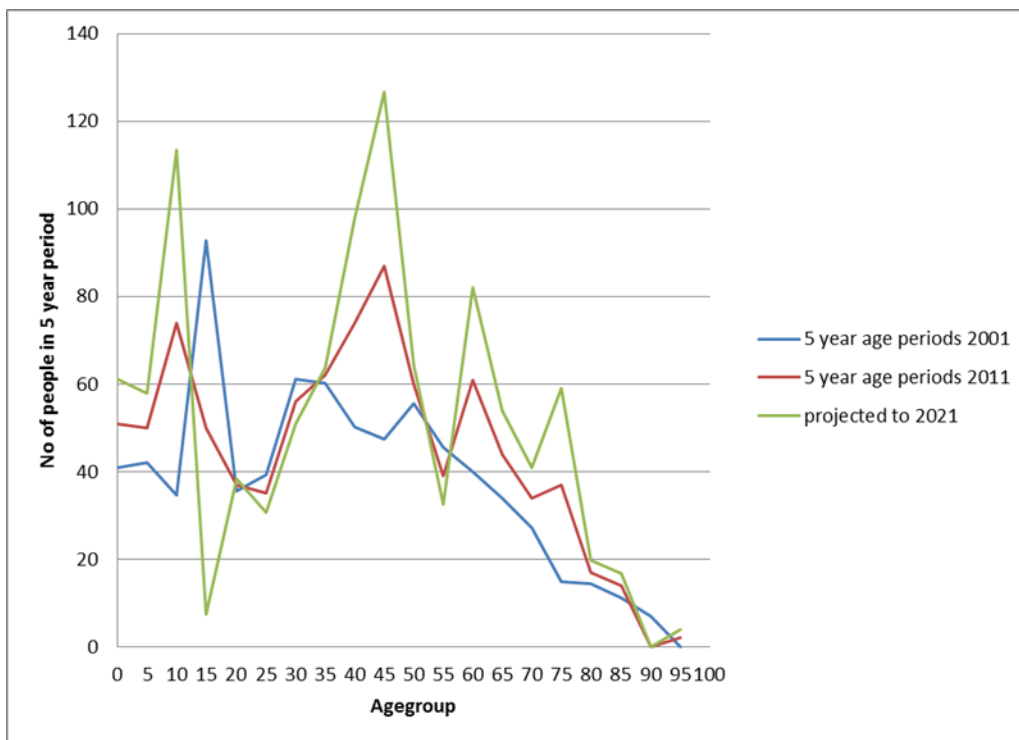


Figure 2 Five year age periods for 2001 Ward Census data and 2011 Crowmarsh Village Census data upscaled to equivalent Ward population

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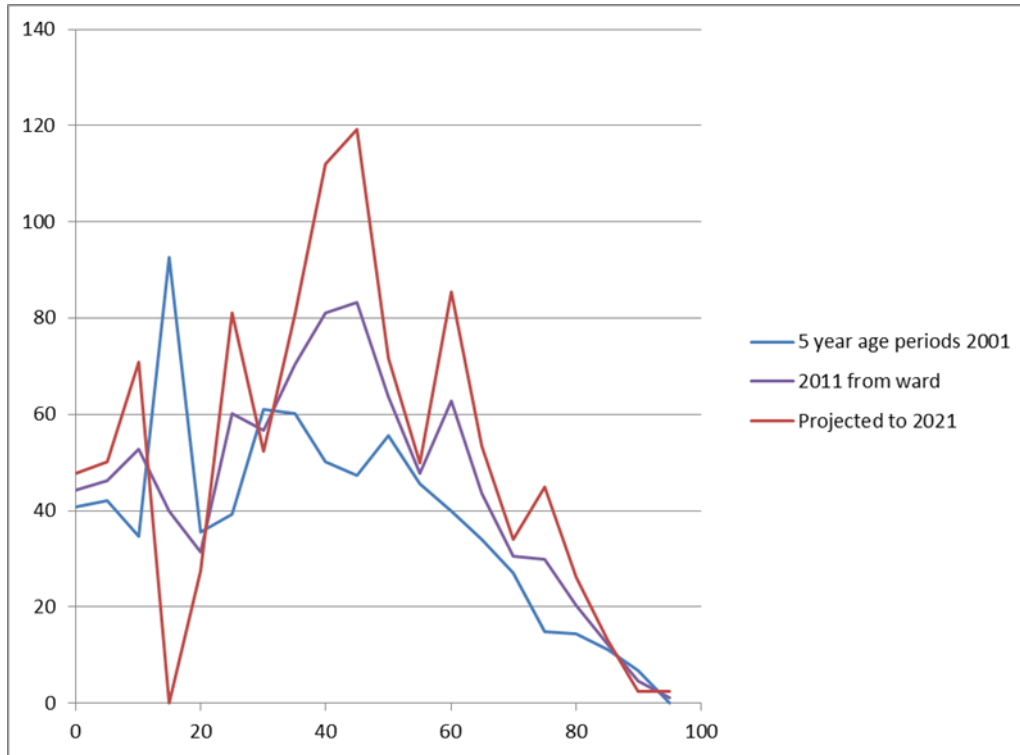


Figure 3 Five year age periods for 2001 Ward Census data and 2011 Ward Census data

The population distribution for the Ward, the county and the country (Figure 4) shows that the working age population is about average whereas the under 5 year old population is relatively small and the over 65 year old population is relatively high. Thus the village has 2.2% fewer under 5 year olds than the county and 2.5% more pensioners than the county.

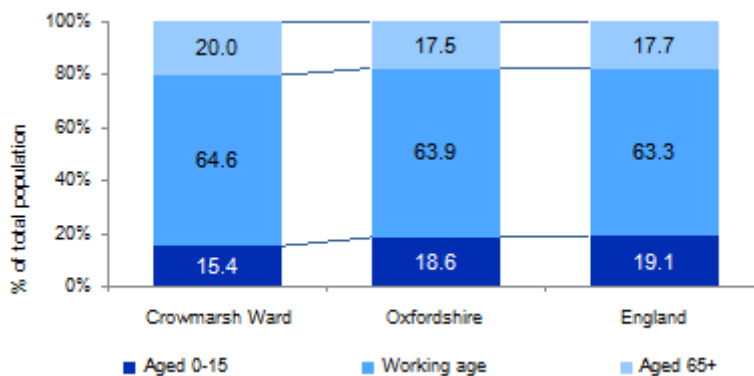


Figure 4 Age distribution compared with Oxfordshire and England (Insight Report for Crowmarsh Ward)

Population growth for the Ward compared with that of Oxfordshire and England is shown in Figure 5. Clearly the Ward population is growing at a rate far in excess of the County and national growth rates. The data provide a valuable benchmark on which to predict housing needs for the future.

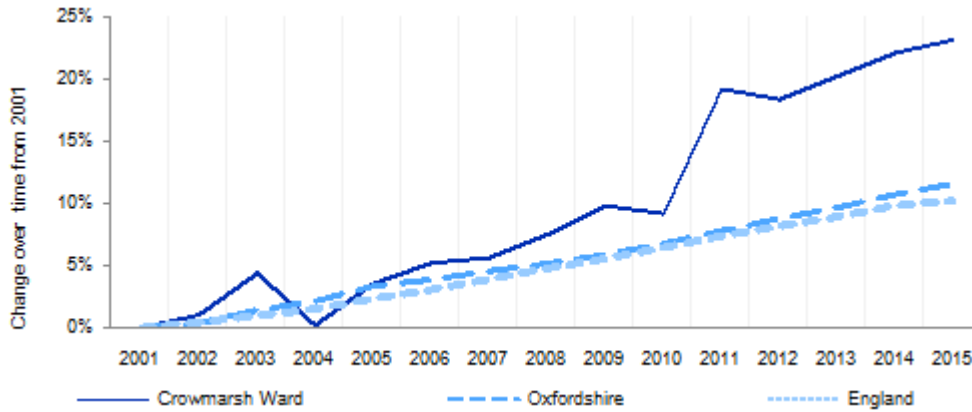


Figure 5 Population growth in Crowmarsh Ward compared to County and Country (Insight Report for Crowmarsh Ward).

The population in Crowmarsh Ward by household composition (Figure 6) shows a higher than average percentage of married households but also a significant number of one parent households and one parent families, albeit at levels below the national average.

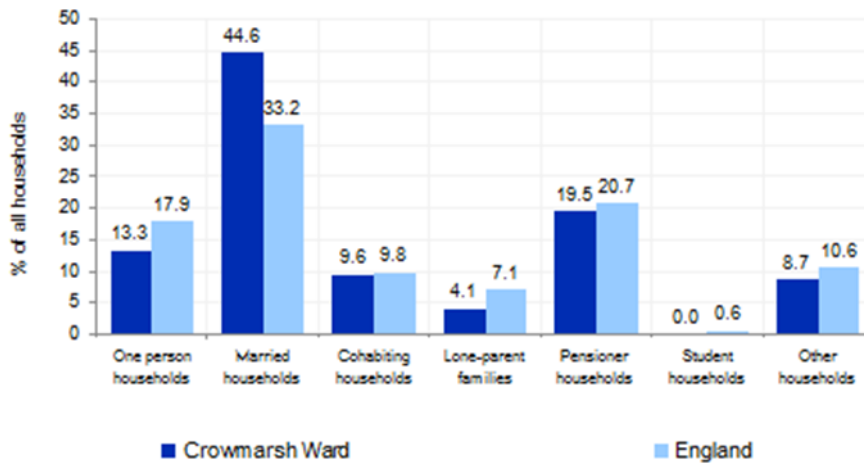


Figure 6 Population by household composition (Insight report for Crowmarsh Ward)

Crowmarsh Gifford village comprised 542 dwellings as recorded in the 2011 Census, mainly detached and semi-detached houses, maisonettes and flats. This figure excludes outlying houses located outside the village envelope. The figure for 2017 was 587 houses, i.e. 45 new dwellings developed during the six year period 2011 to 2017.

The dwelling stock at 2015 according to Local Taxation banding shows an exceptionally high number of Band D, E and G houses and relatively few band A and B houses compared to the national average (Figure 7). This reflects a relatively privileged and wealthy community compared to both county and national averages. The distribution of dwelling types according to the number of bedrooms was:

1 bedroom	3%
2 bedrooms	24%
3 bedrooms	44%
4 bedrooms	23%
5 or more bedrooms	6%

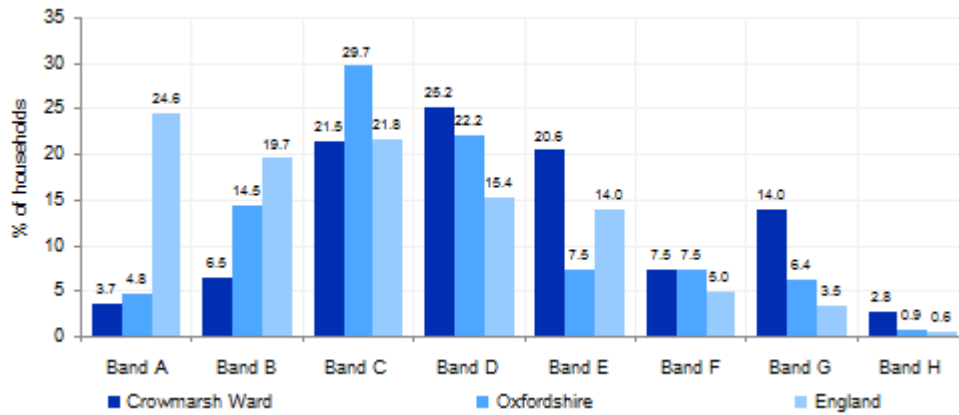


Figure 7 Housing stock at 2015 according to Local taxation bands (Insight Report for Crowmarsh Ward)

Since 2011 new house building within infill sites and conversion of office buildings to residential properties has created some 30 new dwellings, representing an 8% increase in the number of houses in the village. South Oxfordshire District has grown from 127324 dwellings in 2006 to a projected 143695 by 2026, an increase of 12.9% (Oxfordshire Population to 2026). Between 2011 and 2016 the number of houses increased from 131029 to 136027, an increase of nearly 4%, just half the rate of increase experienced in Crowmarsh Gifford in the same period.

A projection to 2031 of the number of houses likely needed in Crowmarsh Gifford starts from the reported baseline of 587 houses in 2017 (Local Taxation Officer). Figure 8 shows the projection from the actual growth data from 2001 through 2017 to 2031; the Local Plan projection of 110 new houses by 2031 and the county and national growth rates. The derived projected housing stock at 2031 ranges from 646 to 704 dwellings – with a standard deviation of just 28.8 (n=4) around a mean of 676:

Projection from actual population growth 2001 to 2017	704
Local Plan (110 new dwellings)	697
Projection at County rate of population growth	657
Projection at National rate of population growth	646

Additional unallocated infill housing in the village will bring the Local Plan number to a level that exceeds the actual population growth projection. The Local Plan allocation of 110 new dwellings is thus a robust and defensible figure which considerably exceeds the county and national growth rates based on population increase from 2001 to 2017.

Average house prices in postcode OX10 have risen from £360000 in 2013 to £470000 at the start of 2018 (Zoopla.co.uk). National price averages have risen from just £240000 in 2013 to £310000 at the start of 2018. The OX10 prices have increased in this period by £40000 over the national rate of increase. Although these relatively high prices could be interpreted as a shortage of housing in the area they more likely reflect the desirability of the area in terms of good educational facilities and location.

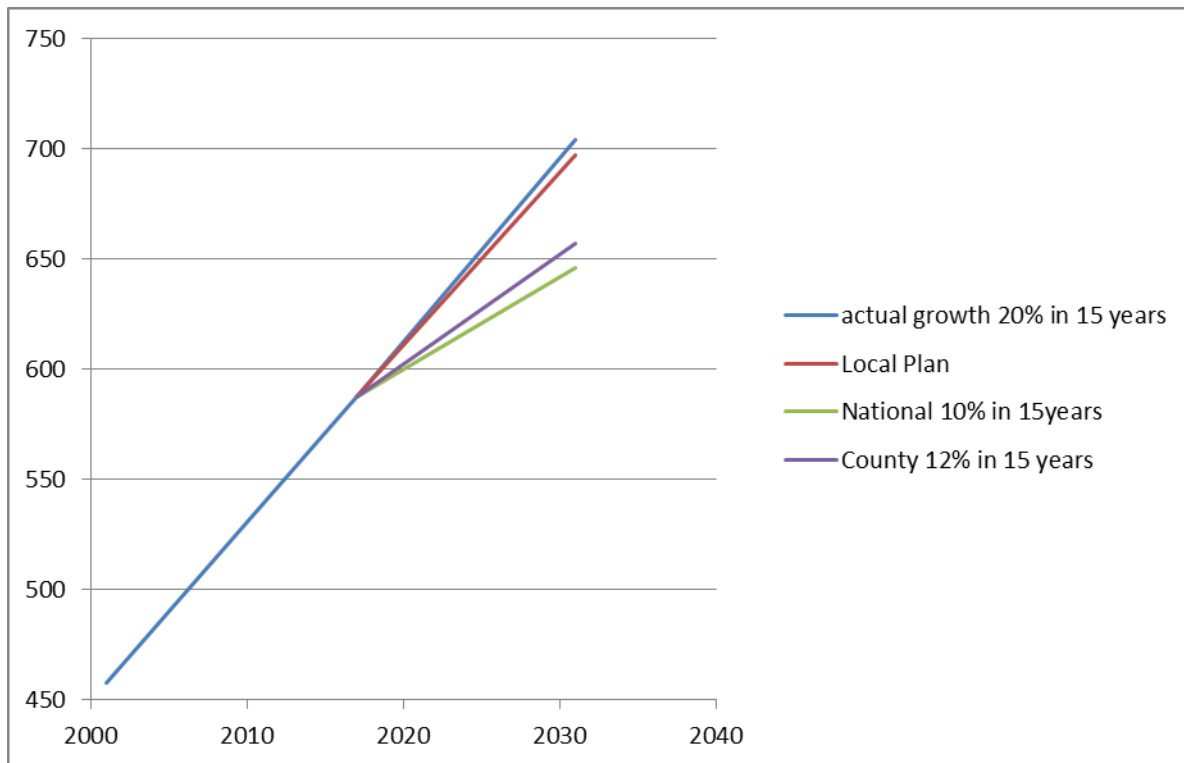


Figure 8 Projected growth of housing stock in Crowmarsh Gifford to 2031

CONCLUSIONS

The village of Crowmarsh Gifford has an increasing number of youngsters below the age of 15. If these children choose to stay in the village they will need access to suitably priced first time buyers accommodation or modestly priced rental accommodation. The deficit of older teenagers will work its way through the system as time progresses and will moderate the number of affordable houses needed, but to a limited extent. There will be a small, but increasing, demand for affordable dwellings for one-parent families. More significant is the projected increase in individuals in the age range 35 to 50 (about 44 individuals) who will require additional family type housing to accommodate them. Finally there will be a small increase in the number of elderly people in the village, some of whom may choose to downsize in property and will require additional one and two bedroom dwellings, ideally bungalows, to be made available.

The stock of dwellings in Crowmarsh Gifford was 587 in 2017 of which 44% had three bedrooms and only 3% had single bedrooms. The balance was mainly two and four bedroom dwellings. Thus there was adequate provision for starter homes in two bedroom accommodation but with prices (in 2017) in excess of £300000 (Zoopla.co.uk) none could be assigned as 'affordable' to the young. These same houses are also attractive to the elderly and as both groups will increase in number by 2031, greater provision of two bedroom accommodation, some on one level, will be needed. There is also a need to increase the number of one bedroom apartment style dwellings as a more affordable option for first time buyers to help ease the demand on two bedroom homes.

The total number of dwellings required in Crowmarsh Gifford by 2031 is 704, i.e. an additional 110 allocated houses, as also prescribed in the Emerging Local Plan, plus 7 unallocated infill houses. This is a best estimate that matches the likely actual projected population growth projections and which considerably exceeds the county and national rates of population growth. Nevertheless the moderate standard deviation indicates a reasonably good match between all four approaches.

The key housing requirements to accommodate current population growth rate projected for the period 2017 to 2031 for Crowmarsh Gifford are:

- 110 new dwellings on allocated land plus small number of infill dwellings
- New affordable accommodation needed for growth in number of first time buyers
- New accommodation required for growth in number of age range 35 – 50
- New accommodation required for growth in number of elderly people in age range 65 – 85.

DATA SOURCES

2001 and 2011 Census data

Local Insight Report for Crowmarsh Ward Area

My Community – Housing Needs Assessment at Local Neighbourhood Plan Level – A toolkit for neighbourhood planners <http://mycommunity.org.uk/resources/housing-needs-assessment-at-neighbourhood-plan-level/>

South Oxfordshire Local Plan (The Emerging Plan 2017)

Oxfordshire Population to 2026:

<http://www.southoxon.gov.uk/sites/default/files/Oxfordshire%20Population%20Forecasts%20to%202026.pdf>

Parish Survey 2004: <http://www.communityfirstoxon.org/wp-content/uploads/2016/07/Crowmarsh-Parish-Appraisal-2004.pdf>