



**Housing Needs Assessment
Shellingford**

FINAL REPORT

May 2021

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1. Executive Summary

- 1.1. This Housing Needs Assessment (HNA) sets out housing demand, supply and the ability to support demand through adequate infrastructure should be considered separately. It does not set a housing target but does detail housing requirements. It provides an insight using available data to assess future housing need.
- 1.2. The HNA seeks to determine the right number of new dwellings and that the size, type, style and tenure of housing addresses the needs of existing and future residents. In accordance with the National Planning Practice Framework (NPPF), environmental constraints and issues related to congestion and local infrastructure have not influenced this assessment, yet these remain important factors which will impact on housing development and have been raised in the report.
- 1.3. Household Projections have been taken from the Adopted Vale of White Horse District Local Plan 2031 Part 1¹. Demographic evidence has been documented along with local factors, to produce demographic projections. These underpin the overall housing need – the total number of net dwellings to be provided over the plan period (2021-2041). The housing need is based on the requirements of the NPPF which states the scale of housing required should be based on meeting '*household and population projections, taking account of migration and demographic change*'²
- 1.4. The district has seen a population increase of 5% in the period 2001 to 2011 while the NPA saw an increase of 12%. The district population projections for the Plan Period (2021-2041) show an increase of 15%³ driven by market factors including employment investment. Shellingford will be affected by local factors detailed in this report and a population projection of 12% is suggested for the Plan Period (23 residents)lower than the district.

Year	Shellingford		VOWH		SE Region	
2001	155		115,627		8,000,645	
2011	173	12%	120,988	5%	8,634,750	8%
2021	187	8%	140,289	16%	9,282,330	7%
2026	194	4%	148,516	6%	9,474,960	2%
2031	202	4%	154,398	4%	9,623,462	2%
2041	210	4%	161,478	5%	9,825,576	2%
inc 2041 v 2011	21%		33%		14%	
inc 2041 v 2021	12%		15%		6%	

- 1.5 Migration patterns show that 12% of new residents have moved to the NPA in the last 2 years and a further 12% between 2 to 5 years. It is the composition of these new households driving the population increase. New residents are moving into mainly semi-detached 2 bedroom homes and tend to be couples and two parent families. Longer term residents are of older age groups, tend to live in terraced homes and larger homes. Migration out of the NPA is attributed to relationship changes;

¹ Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies (December 2016)

² CLG The National Planning Policy Framework

³ ONS sub national Population Projections for England 2018 based

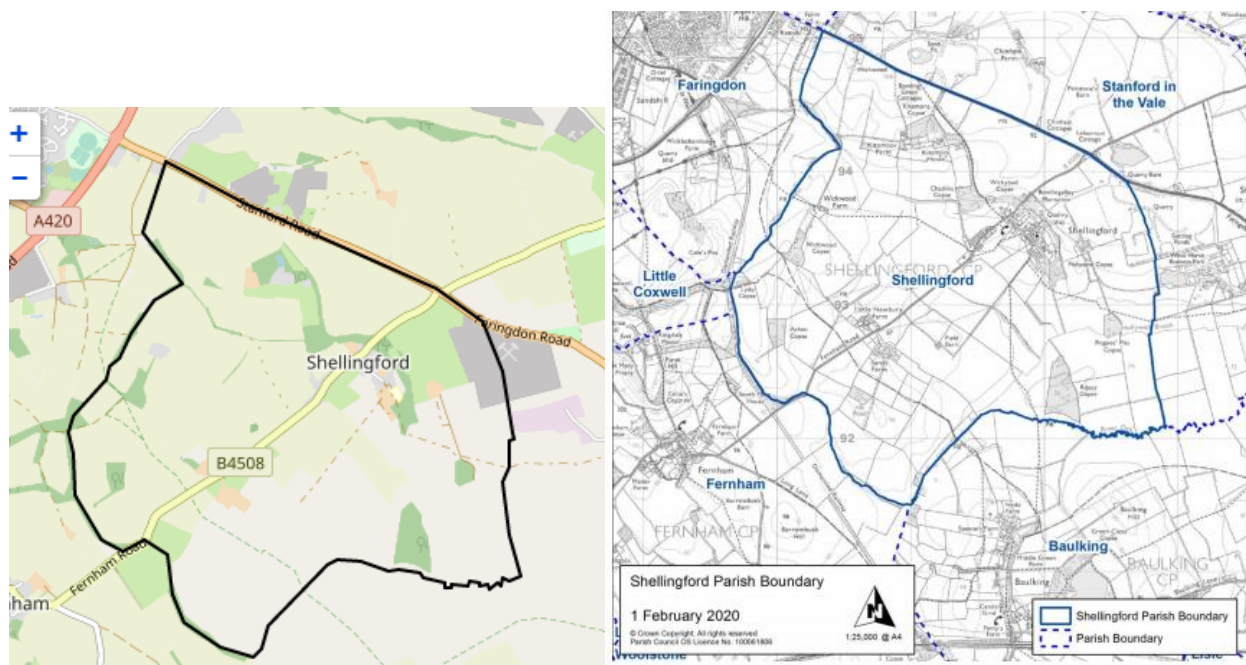
marriage, separation, bereavement and health care needs. The migration patterns also suggest larger households moving in and smaller (often one person) households moving out. This determines that the % of population growth does not translate into housing growth.

- 1.6 While the national and district projections show an ageing profile, the NPA shows an increase in the working age population with high levels of economic activity and above average household incomes. This reflects the NPA as a desirable area to live and the benefits of the rural community and larger homes. There is a strong feeling of community, good road network and development (housing and business) in nearby towns. There are high levels of self-employed and work from home amongst the economically active age groups, while having high incomes these households may find it difficult to obtain a mortgage due to their employment status. There are also high level of retired residents.
- 1.7 The number of dwellings built during the 2001-2011 shows an increase of 15% while the district grew 9%. The housing allocations in the Vale of White Horse Local Plan 2031 Part 2 show allocation for the Western Vale Sub area as 3,173 of which none are allocated to the NPA.
- 1.8 The style of housing in the NPA is predominately detached and terraced with semi-detached under represented. This is mainly due to the number of historical houses.
- 1.9 Large, detached homes tend to be owned outright and small 2 to 3 bed homes are privately rented. One person households are more likely to want to move in the next 5 years. This group shows split tenure with owned outright households of older age groups and wishing to downsize and/or move out of Shellingford to be nearer family. Private tenure one person households are more likely to want to move due to relationships and are more likely to be younger residents.
- 1.10 By tenure, owning a home with a mortgage has grown in the NPA in contrast to the decline of this tenure in the district. This again reflects the economic status of the NPA. Private rented tenure also accounts for a greater percentage of property tenure but this growth is mirrored across the district.
- 1.11 Overcrowding increases the impact of the housing need factor, however, Shellingford has a high level of underoccupancy reflecting small households living in larger houses. A total of 10 households expressed a desire to move in the next 5 years within Shellingford and all would release their current home. No households are on the district or region housing registers.
- 1.12 The overall housing need – the total number of net additional dwellings to be provided over the plan period, suggests a total of 4 new dwellings are needed in the NPA to meet future requirements of the Plan Period 2021-2041. This projection is based on population growth and market signals. The additional dwellings should comprise of 1 to 2 bed semi detached houses for couple, young families and elderly. The rationale is that the housing mix needs addressing to accommodate the projected population growth.

2. Introduction

Background

- 2.1 In December 2020 Shellingford Neighbourhood Plan Steering Group (NPSG) commissioned Chameleon Consultancy to undertake a Housing Needs Assessment for the Neighbourhood Plan Area of Shellingford.
- 2.2 The aims of the Housing Needs Assessment are to:
- ◆ Understand **housing demand** factors
 - ◆ Understand the **Housing Needs of local residents** across Shellingford
 - ◆ Present findings of **primary evidence collected** via a resident housing needs survey.
 - ◆ Collate existing **(secondary) evidence** where necessary to provide a comprehensive picture of current housing trends
- 2.3 The Housing Assessment area is Shellingford Parish, defined as the Neighbourhood Plan Area (NPA), and where possible evidence has been sourced at parish level. Where district level or other data is used, this has been identified in the report. The images below show the Shellingford Parish data area and NPA in relation to neighbouring parishes.



- 2.4 It should be noted that **this review reflects demand evidence only** and should be compared with supply data to balance considerations under the guidance of local authority planning officers. *'Plan makers should not apply constraints to the overall assessment of need, such as limitations imposed by the supply of land*

for new development, historic under performance, viability, infrastructure or environmental constraints. However, these considerations will need to be addressed when bringing evidence bases together to identify specific policies within development plans.’⁴

- 2.5 This is of great importance for small rural settlements where ‘a *high-level demand may exist but there is almost no capacity to meet it, and a (Housing Review) suggesting a high level of demand will not necessarily result in significant new development if supply evidence indicates insufficient land to do so*’.⁵
- 2.6 **This Housing Needs Assessment uses primary and secondary evidence to assess future need for housing, it does not set housing targets.** The considerations of supply and environment constraints are necessary to ensure growth is sustainable through suitable identified land and development of a supporting infrastructure.

⁴ Planning Advisory Service – Housing Needs Assessment for Neighbourhood Plans
<http://www.pas.gov.uk/documents/332612/6549918/OANupdatedadvicenote/f1bfb748-11fc-4d93-834c-a32c0d2c984d>

⁵ Planning Advisory Service – Housing Needs Assessment for Neighbourhood Plans
<http://www.pas.gov.uk/documents/332612/6549918/OANupdatedadvicenote/f1bfb748-11fc-4d93-834c-a32c0d2c984d>

Methodology

- 2.7 The Housing Needs Assessment was undertaken in line with the National Planning Practice Guidance (NPPG) on Housing Needs Assessments at Housing Market Area levels. This method was selected to reduce subjectivity and supports the amended NPPG which details that housing levels are set at district level for the purpose of Neighbourhood Plans. The standard method was first implemented in 2018 through the revised National Planning Policy Framework⁶ “to make assessing the minimum number of homes needed in an area easier, cheaper and more transparent. In February 2019, following the technical consultation on updates to national planning policy and guidance, a short-term change was made to the standard method. At the same time, a commitment was made to review the formula to balance the need for clarity, simplicity and transparency for local communities with the Government’s aspirations for the housing market.”⁷
- 2.8 This review is intended to assist in the process of determining if the housing provision set by Vale of White Horse District Council meets the needs of the village, by providing an independent, objective assessment of need for housing in the area of Shellingford.
- 2.9 The study consisted of the following elements:
- A local housing survey consisting of primary data collection, gathered through a questionnaire to **86 occupied homes in Shellingford**. Local housing need surveys assess the housing requirements specific to the needs of people in rural areas, given the lack of granularity provided by secondary sources of information.
 - Analysis of secondary evidence drawing upon 2011 Census data, national and local authority data, household and population projections. All sources used are identified with specific data.
- 2.10 The questionnaire was developed in consultation with Shellingford NPSG to provide a more granular level of evidence. The survey was posted on 21st January, via Royal Mail, to all 86 occupied households, coinciding with the online survey going live on the same day. The survey closed on Monday 22nd February. All completed paper questionnaires were returned via prepaid postage to Chameleon Consultancy where they were manually entered. Data was cleansed and checked before analysis.
- 2.11 On average the questionnaire took 7 minutes to complete for those completing all three parts and 2 minutes if Part 3 on actual need was not applicable.

⁶ [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/426121/nppg-2019.pdf)

⁷ Changes to the Current Planning System August 2020

- 2.12 **A total of 34 completed surveys were received (paper and online) this gives a confidence interval (CI) of +/-12.9%, at a confidence level of 95%. A response rate of 40% was achieved.** By method, 35% of responses were received via the online link and 65% of returns were the paper version.
- 2.13 The data presented in this report is unweighted, a comparison with the profile of the parish is included page 12 to show parish representation.

Analysis

- 2.14 **A total of 34 completed surveys were received (paper and online) this gives a confidence interval (CI) of +/-12.9%, at a confidence level of 95%. A response rate of 40% was achieved.** This means that where, for example, 47% percent of respondents select an answer you can be "95% sure" that if you had asked the question of the entire relevant population between 34.1% (47-12.9) and 59% (47+12.9) would have picked that answer. By method, 35% of responses were received via the online link and 65% of returns were the paper version.
- 2.15 Key data has been analysed by sub groups using cross tabulations and any notable differences have been included in the commentary. Some comments are supported by charts showing responses by sub groups (e.g. house size, household composition) to show how the differing groups responded to that question. The purpose of analysis by sub group is to show if there are any trends in response and perceptions compared to the overall average (for example whether people in larger households differ from the average percentage) as this can help to determine if there are issues for particular groups of people. However, base data is too low to test difference to ascertain if they are statistically significant. Sub group analysis is useful as a guide to where further testing or consideration may be necessary. Key differences have been highlighted in the text and on charts with red circles.
- 2.16 Owing to rounding of numbers, percentages displayed visually on graphs in the report may not always add up 100% and may differ slightly when compared to the text. **The figures reported in the text will be correct.** For some questions respondents could give more than one response (multi choice). For these questions, the percentage for each response is calculated as a percentage of the total number of respondents and therefore percentages do not add up to 100% and may be considerably more than 100%. This has been clearly indicated within the report.
- 2.17 The sample base for each chart is shown as either all respondents or base=n where the question was only asked to a selected number of respondents normally when routing from answers to previous questions.
- 2.18 **Analysis of Secondary Evidence**
Results from the questionnaire (primary evidence) was compared with data from secondary sources at parish, district and regional level on some aspects. This enables the reader to put results in context and ascertain trends. Sources of data are clearly quoted, and base data is shown for each.

Reporting

2.19 The main body of the report is split into four sections.

2.20 **Housing Assessment Area Characteristics.** This section presents data from the questionnaire and compares it with existing (secondary) evidence to provide a comprehensive picture of current demographic and housing trends across the NPA and district.

2.21 **Perceptions of housing requirements.** This section details responses from all respondents on perceptions of housing need in the parish.

2.22 **Actual Housing Need.** this is based on only those who registered an actual housing need and the housing needs identified in secondary evidence.

2.23 **Market Signals.** A review of key market signals that impact on housing with NPPF calculations.

Profile of respondents

2.24 It is important to understand the profile of respondents to the 2021 housing needs survey and how this differs from the previous census data.

	Census 2001		Census2011		2021	
	Counts	%	Counts	%	Counts	%
Age	155		173		34	
0-15	33	21%	28	16%	6	9%
16-24	9	6%	11	6%	3	4%
25-44	40	26%	48	28%	10	15%
45-64	49	32%	58	34%	22	33%
65+	24	15%	28	17%	26	39%

Style of housing	72		82		34	
Detached	22	31%	29	35%	13	38%
Semi-detached	22	31%	17	21%	8	24%
Terraced	25	35%	35	43%	13	38%
*Bungalow	*	*	*	*	0	%
Flat/maisonette/apartment	3	4%	1	1%	0	%
Other	0	0%	0	0%	0	%

*bungalows are included in detached and semi-detached houses in census data

Tenure of housing	66		76		34	
Owned outright	17	26%	21	28%	19	56%
Owned with mortgage	21	32%	22	29%	6	18%
Rent from council	0	0%	2	3%	0	%
Rent from Housing Association	3	5%	3	4%	0	%
Rent privately	12	18%	19	25%	8	24%
In shared accommodation	0	0%	0	0%	0	%
Linked to job	-	-	-	-	1	3%
Other	13	20%	9	12%	0	%

2.25 There are higher levels of the over 65 age groups in the housing survey than in previous census data, but lower levels of under 15-year-olds. However, style and tenure of housing are broadly representative of the NPA profile.

3. Housing Assessment Area Characteristics

- 3.1 This section contains primary and secondary evidence to provide a clear picture of the Neighbourhood Plan Area. The Housing Needs Assessment sets out to determine the number of houses required for the duration of the Neighbourhood Plan 2021-2041. It is important to understand the profile of the Housing Assessment Area as factors such as population trends influence housing need, types of housing and workforce migration.
- 3.2 The Vale of White Horse District Council adopted Local Plan 2031 Part 1 in December 2016 and Part 2 was adopted in December 2019. Vale of White Horse and South Oxfordshire District Councils are now agreed in March 2021 to work on a Joint Local Plan to 2041. The Housing White Paper published 2018⁸, states, *'All areas need a plan to deal with the housing pressures they face and communities need a say in the homes that are built. We will require all areas to have up-to-date plans in place and ensure that communities are comfortable with how new homes look. We are legislating through the Neighbourhood Planning Bill⁹ to put beyond doubt the requirement for all areas to be covered by a plan. Authorities that fail to ensure an up-to-date plan is in place are failing their communities, by not recognising the homes and other facilities that local people need, and relying on ad-hoc, speculative development that may not make the most of their area's potential.'*
- 3.3 Changes to the NPPF followed in July 2018 and February 2019. *'to: give much stronger support for sites that provide affordable homes for local people; highlight the opportunities that neighbourhood plans present for identifying and allocating sites that are suitable for housing, drawing on the knowledge of local communities; are also supporting communities to take the lead in building their own homes in their areas. The new Community Housing Fund will support community-led housing projects such as community land trusts in many rural areas affected by a high number of second homes'.*
- 3.4 At a local level, the quality of a place to live, performance of local schools and transport links are key aspects when choosing housing. A Shellingford Neighbourhood Plan Questionnaire in December 2020 supports this¹⁰ where ease of access to local towns, the peaceful, rural village and a good school, were all aspects residents like about living in Shellingford. The housing market influences demand through availability and pricing.
- 3.5 The NPA is the area covered by Shellingford parish and the small sample base should be noted.

⁸ Fixing our broken housing market 2017 updated 2018

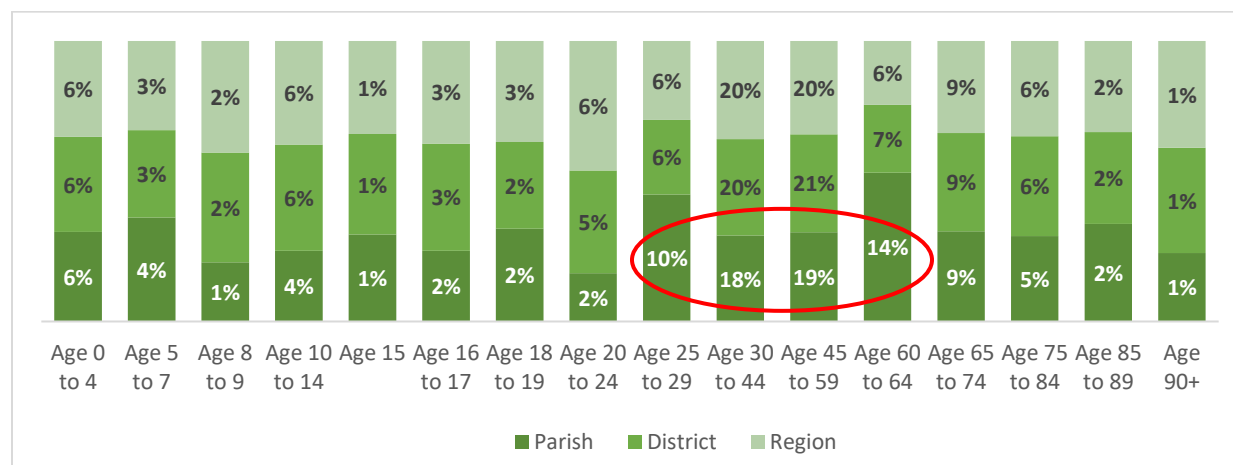
⁹ Passed in law to the Neighbourhood Planning Act 2017

¹⁰ Neighbourhood Plan Questionnaire and Analysis December 2020 – what are good thing about living in Shellingford

Population

3.6 The population profile of the Neighbourhood Plan Area (NPA) in 2011, broadly represents that of Vale of White Horse District (VOWH) and the South East Region (SE Region), however the age band of 30 to 44 year olds has a slightly lower percentage (18%) than the district (20%) and region (20%). While small, the age band of 25 to 29 year olds is higher in the NPA at 10% of the population compared to the district and region (both 6%).

Chart 1: Population 2011 by age groups – persons as % of overall population

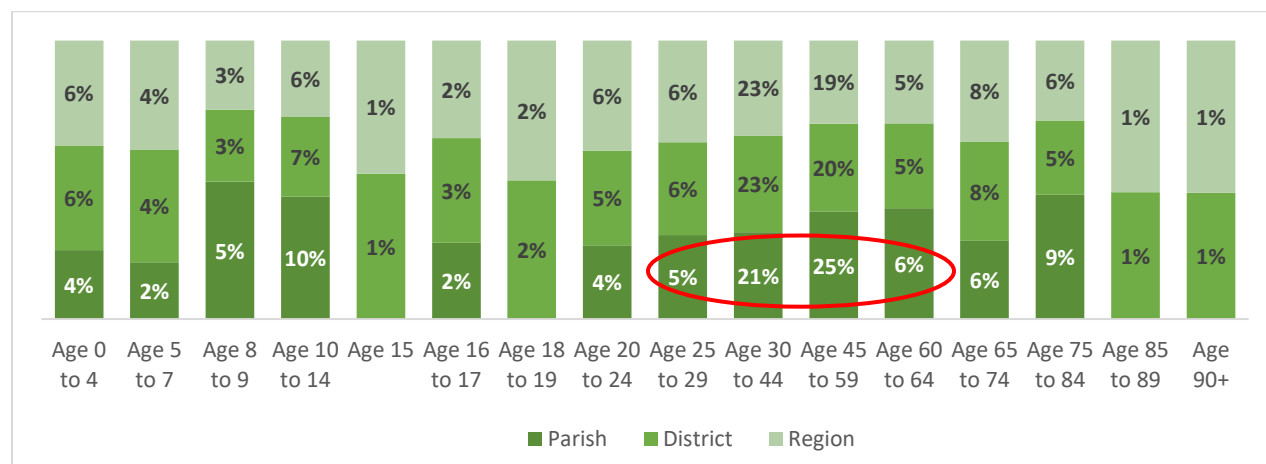


Base 173 Shellingford Parish, 120,988 VOWH district, 8,634,750 SE region

Source: ONS Census March 2011 (KS102EW)

3.7 In 2001 the 45 to 59 year age group accounted for 25% of the NPA population, while the 30 to 44 year age group represented 21%. The 25 to 29 year age group was inline with the district and region.

Chart 2: Population 2001 by age groups as % of overall population

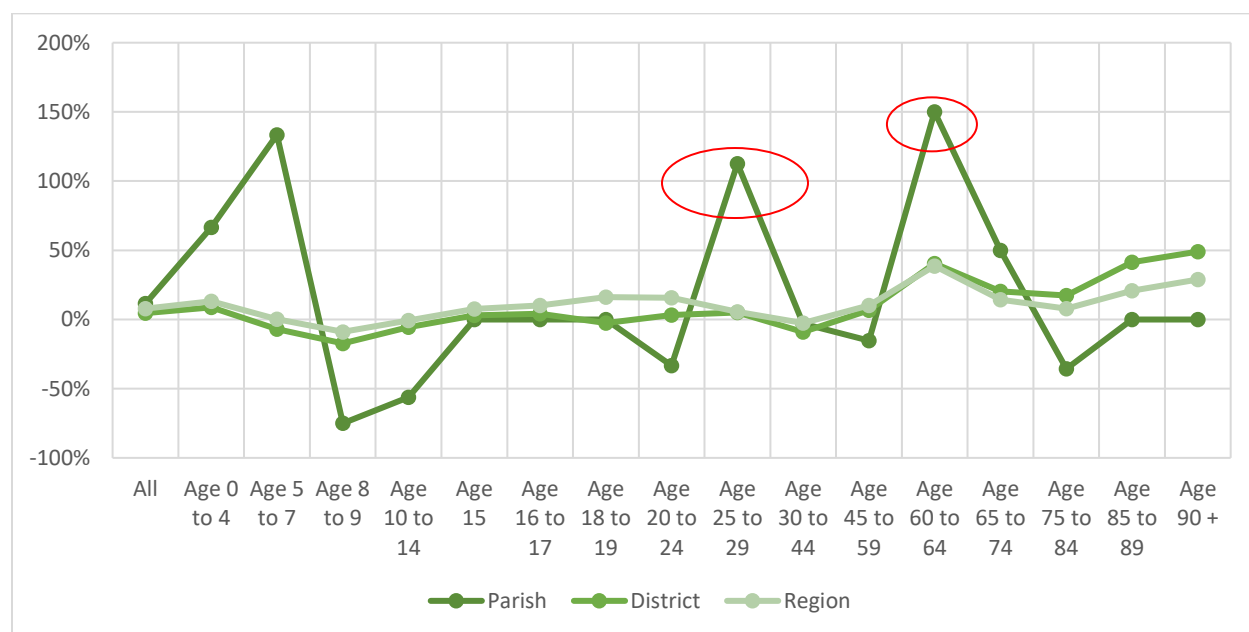


Base: 155 Shellingford Parish, 115,627 VOWH District, 8,000,645 SE Region

Source: ONS Census 2001 (KS002)

- 3.8 Notable differences are shown when viewing the % increase/decrease between 2001 and 2011 by age groups. The aging population of the UK is mirrored across all locations but is highlighted in the NPA 60 to 64 year age group.
- 3.9 While there have been sizeable increases for some age groups the majority have small bases (such as 25 to 29 age band) and do not impact significantly but are nevertheless interesting.
- 3.10 Similarly, the 60 to 64 age band has increased by 150% (from 6% of the NPA population in 2001 to 14% in 2011 but with a small base. However, it is likely some of this growth is transfer from the 45 to 59 year age group as the population ages.

Chart 3: Population change 2001 v 2011 by age groups by geographical location



Source: ONS Census 2011 and 2001

- 3.11 When comparing the last two census periods the overall NPA population increase (12%) is significantly higher than in the district (5%) and region (8%), reflecting the housing development during this period.

Table 1: Total Population 2001 and 2011 by geographical area

Population	NPA	District	Region
2001	155	115627	8,000,645
2011	173	120988	8,634,750
Increase %	12%	5%	8%

Source: ONS Census 2011 and 2001

3.12 The UK population is ageing and within the Vale of White Horse District, the 65+ age group is projected to increase by 58 % between 2010 and 2030 to represent 26% of the district's total population by 2030¹¹.

3.13 When considering the population profile of the Neighbourhood Plan Area, this broadly reflects that of the district. However, those aged 0 to 15 are proportionally lower in the NPA (16%) due to a higher proportion of working age residents (76%) compared to the district (72%) as shown in Table 1.

Table 2: Population 2011 by age groups - persons

Age	Parish 2011		District 2011		Region 2011	
Age 0 to 4	10	6%	7,411	6%	534,235	6%
Age 5 to 7	7	4%	4,128	3%	299,327	3%
Age 8 to 9	2	1%	2,599	2%	188,731	2%
Age 10 to 14	7	4%	7,367	6%	512,875	6%
Age 15	2	1%	1,616	1%	106,916	1%
Age 16 to 17	3	2%	3,188	3%	217,612	3%
Age 18 to 19	4	2%	2,613	2%	217,156	3%
Age 20 to 24	4	2%	5,927	5%	534,287	6%
Age 25 to 29	17	10%	6,959	6%	528,057	6%
Age 30 to 44	31	18%	24,177	20%	1,761,278	20%
Age 45 to 59	33	19%	25,262	21%	1,716,857	20%
Age 60 to 64	25	14%	7,980	7%	535,399	6%
Age 65 to 74	15	9%	11,371	9%	763,695	9%
Age 75 to 84	9	5%	7,338	6%	501,118	6%
Age 85 to 89	3	2%	1,979	2%	139,576	2%
Age 90 and over	1	1%	1,073	1%	77,631	1%
Child (0-15)	28	16%	23,121	19%	1,642,084	19%
Working age (16-74)	132	76%	87,477	72%	6,274,341	73%
75+	13	8%	10,390	9%	718,325	8%
All usual residents	173		120,988		8,634,750	

Source: ONS Census March 2011 (KS102EW)

¹¹ Oxfordshire Strategic Housing Market Assessment 2014 <http://www.whitehorsedc.gov.uk/sites/default/files/2014-02-20%20Vale%20SHMA%20Summary%20FINAL.pdf>

3.14 When comparing the last two census periods the population increase (12%) in the NPA is greater than both the district (5%) and region (8%).

3.15 While the growth in the population at Neighbourhood Plan level in 2011 against 2001 at 12% was above the district 5%, this is driven by the 16-74 age group which will contribute to the ageing community during the period of the plan (2021-2041).

Table 3: Population 2001 and 2011 by age groups

	Parish		District		Region	
	2001	2011	2001	2011	2001	2011
Age 0 to 4	4%	6%	6%	6%	6%	6%
Age 5 to 7	2%	4%	4%	3%	4%	3%
Age 8 to 9	5%	1%	3%	2%	3%	2%
Age 10 to 14	10%	4%	7%	6%	6%	6%
Age 15	0%	1%	1%	1%	1%	1%
Age 16 to 17	2%	2%	3%	3%	2%	3%
Age 18 to 19	0%	2%	2%	2%	2%	3%
Age 20 to 24	4%	2%	5%	5%	6%	6%
Age 25 to 29	5%	10%	6%	6%	6%	6%
Age 30 to 44	21%	18%	23%	20%	23%	20%
Age 45 to 59	25%	19%	20%	21%	19%	20%
Age 60 to 64	6%	14%	5%	7%	5%	6%
Age 65 to 74	6%	9%	8%	9%	8%	9%
Age 75 to 84	9%	5%	5%	6%	6%	6%
Age 85 to 89	0%	2%	1%	2%	1%	2%
Age 90+	0%	1%	1%	1%	1%	1%
Child (0-15)	21%	16%	21%	19%	20%	19%
Working age (16-74)	70%	76%	72%	72%	72%	73%
75+	9%	8%	7%	9%	8%	8%
Total	155	173	115,627	120,988	8,000,645	8,634,750
% change		12%		5%		8%

Source: ONS Census 2001 and 2011

- 3.16 Population projections suggest a 33% increase in the district population for 2011-2039¹², driven mainly by natural change (birth rate higher than death rate) with some internal migration into the district and the impact of employment growth. Mid-Year Population Estimates for the Vale of White Horse show a total district population of 140,289 in 2021.
- 3.17 The South East region is projected to see a population increase of 14% by 2039 compared to 2011¹³. In Vale of White Horse District the growth increase will be 33%,
- 3.18 However Mid-Year Population Estimates are not available at parish level. Although the population growth in the NPA between the census periods is above the district and region at 12%, this has been driven by natural change (ageing community with a low birth rate) and migration which have shaped the profile to increase working age groups and grow the overall population of the NPA.
- 3.19 With economic development plans focused on other areas in the district, limited transport links and limited requirement for housing developments, the population in the NPA can only be expected to continue to grow at a similar rate as present and no greater than the district which is having significant employment and housing investment. This would reflect the ageing community, the reduced impact of employment growth on the NPA against the district, as well as higher house prices in the NPA, balanced migration and no sharp changes in fertility/mortality rates. This steady growth rate will impact on the NPA with a projection of 23 residents (an increase of 12%) during the Plan Period (2021-2041) over twenty years.

Table 4: Previous and Projected Population Changes by location

Year	Shellingford		VOWH		SE Region	
2001	155		115,627		8,000,645	
2011	173	12%	120,988	5%	8,634,750	8%
2021	187	8%	140,289	16%	9,282,330	7%
2026	194	4%	148,516	6%	9,474,960	2%
2031	202	4%	154,398	4%	9,623,462	2%
2041	210	4%	161,478	5%	9,825,576	2%
inc 2041 v 2011	21%		33%		14%	

Source: ONS Population Projections for regions and local authorities 2018 based sub national

¹² ONS Sub national population projections for England 2018 based

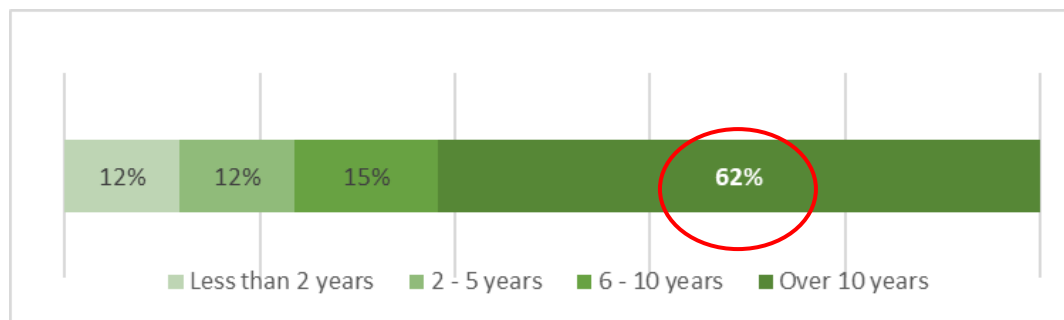
¹³ ONS Sub national population projections for England 2018 based

Length of time in Shellingford (migration)

3.20 The majority of respondents (62%) have lived in the NPA for over 10 years.

3.21 Overall 12% have lived in the NPA less than 2 years and 12% have only lived there between 2 to 5 years. This reflects recent migration into the NPA which would have an impact on the community and age groups in the population.

Chart 4 – How long have you lived here?



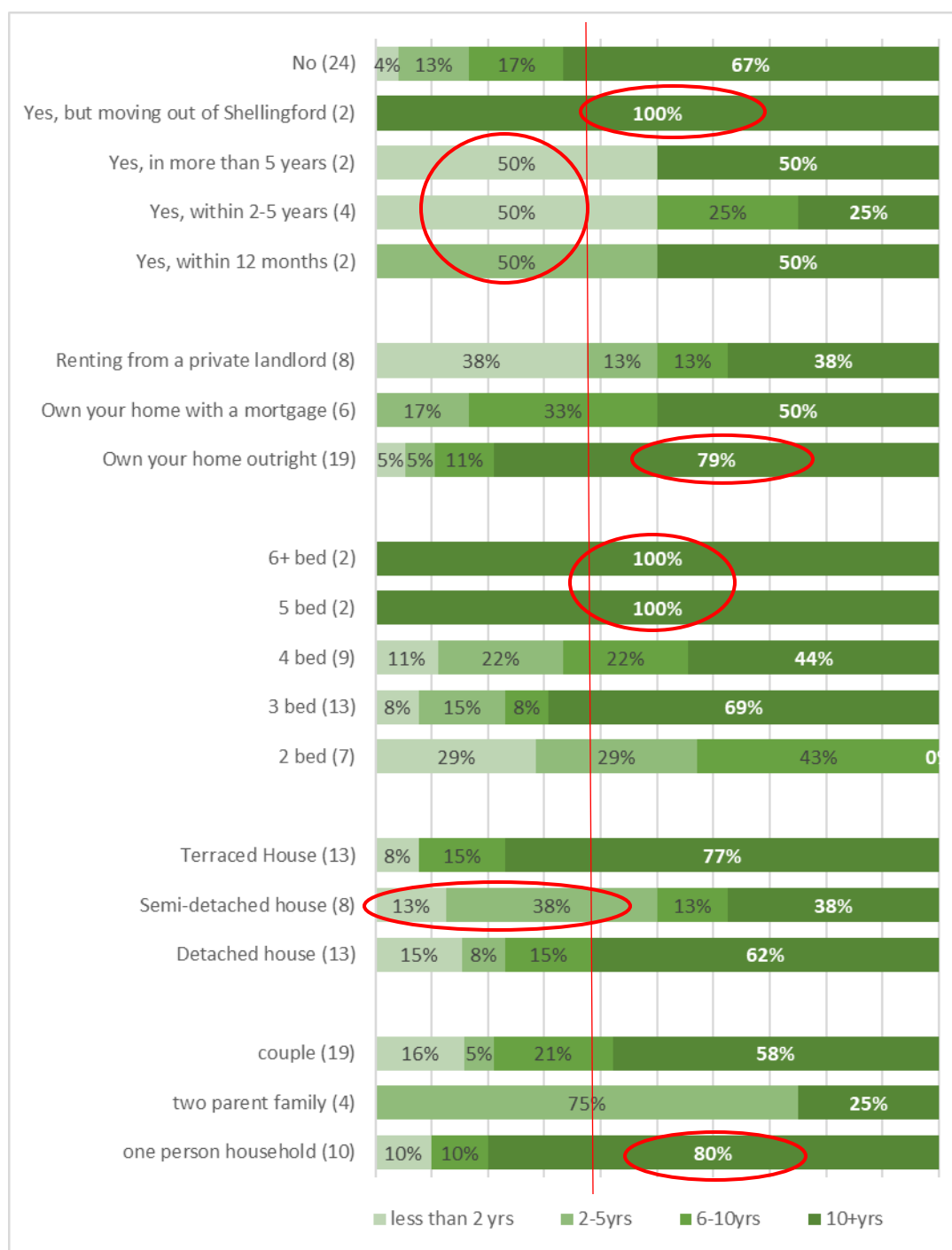
Base – 34 HNS 2021

3.22 When considering the profile of respondents (chart 5), there is some correlation between those who have lived in the NPA for over 10 years, most likely to be living in larger homes with 5 or more bedrooms. The very low sample base for these sub groups should be noted.

3.23 There is also some correlation between those who have lived in the NPA less than 5 years and the type of accommodation they live in; with semi-detached most likely to be the accommodation for those newly into the area and terraced houses the least favoured. Terraced housing in the NPA is more likely to be older buildings and semi-detached are a high proportion of new builds.

3.24 Respondents who have lived in the NPA for 10 years or more are also most likely to own their home outright (79%). They are also more likely to be one person households (80%)

Chart 5 – How long have you lived here by sub groups

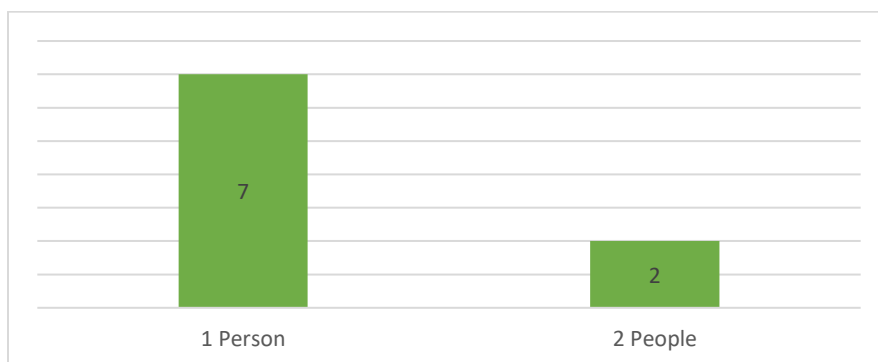


Base: 34 (sub group bases in brackets) red line denotes 62% average

Reasons for members of the household to leave Shellingford

3.25 6 Over a quarter (27%) of respondents have had a former family member(s) leave the NPA in the last 5 years. The majority of these had 1 person leave.

Chart 6 – How many people left your household within the last 5 years?



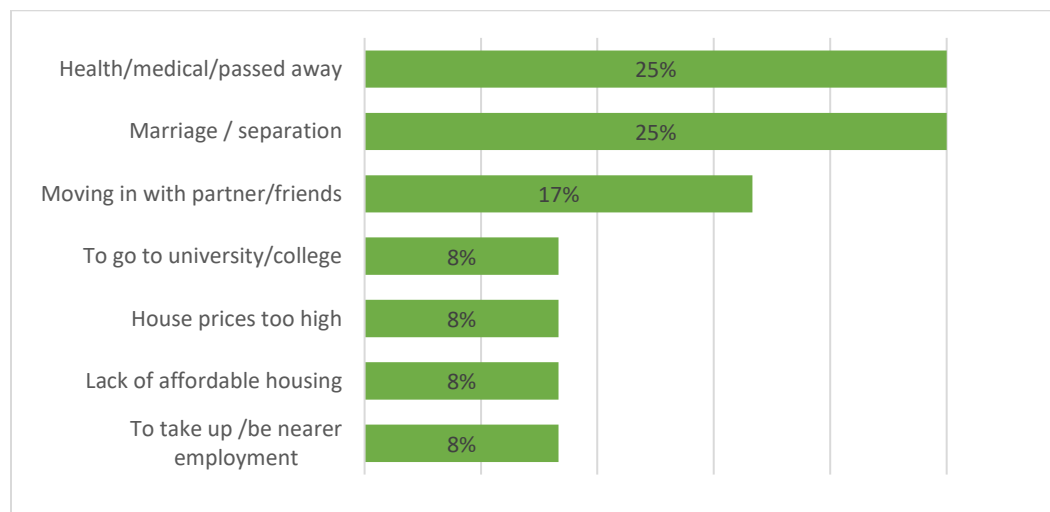
Base: 9 – actual counts

3.26 The main reason for leaving a household is due to personal relationships, with relationship changes (marriage/separation) cited by 25% of respondents who had a family member move out and moving in with a partner/friend cited by another 17%.

3.27 A family member passing away or going into hospital/care home accounted for a further 25%.

3.28 Only 8% of household members who left had felt this was due to high house prices and a further 8% due to lack of affordable housing.

Chart 7 –Reasons for members of household leaving

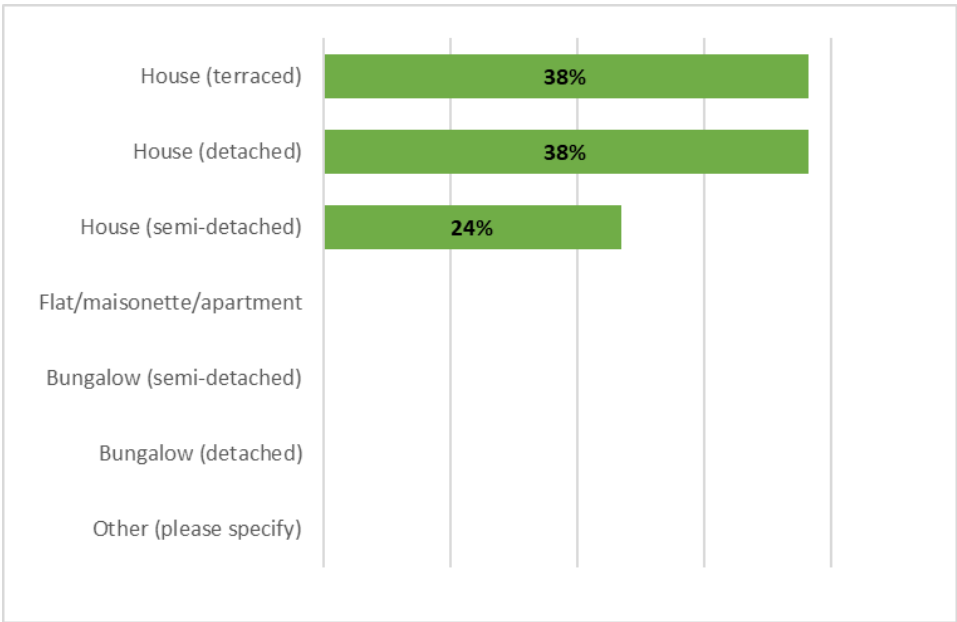


Base: 12 people who have left Shellingford in the last 5 years

Style of house

3.29 Over a third (38%) of respondents live in detached houses and similarly 38% live in terraced houses. Nearly a quarter (24%) live in semi-detached houses, reflecting the environment of a rural village. There was no housing recorded offering ground floor accommodation in either bungalows or flats.

Chart 8 – What type of house do you live in?



Base: 34

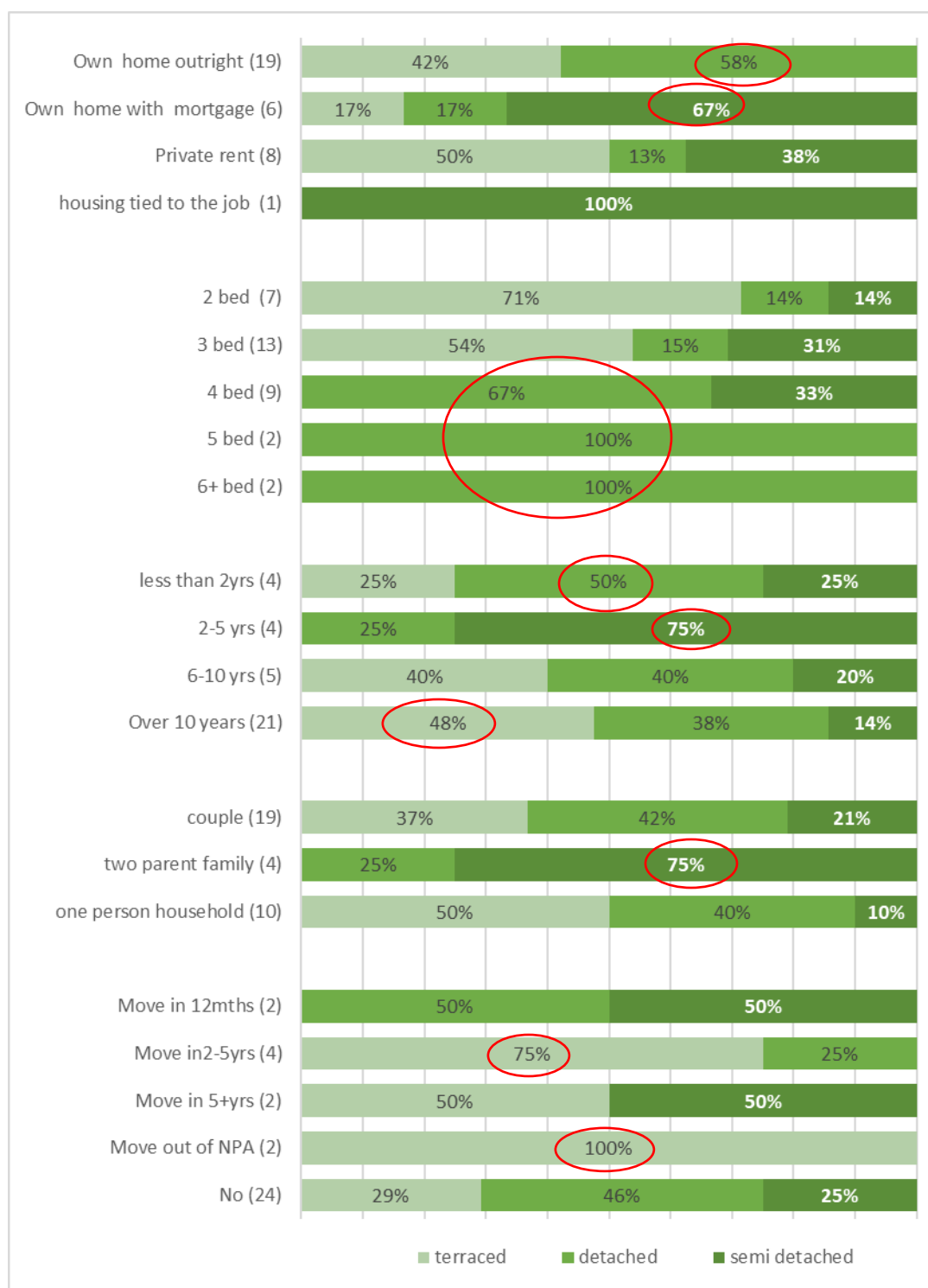
3.30 When considering the responses by sub groups respondents who own their own home outright are most likely to live in detached housing (58%); private renters are more likely to live in terraced housing (50%).

3.31 Perhaps not surprisingly when considering larger homes, all houses with five or more bedrooms are detached.

3.32 Terraced housing is most likely to be the accommodation for respondents living in the NPA for 10 years or more (48%). Also, one-person households are more likely to be terraced (50%). Two parent families account for a significantly higher percentage of semi-detached homes (75%).

3.33 Respondents who have recently moved the NPA are more likely to live in detached housing; 50% of respondents who have lived in the NPA for less than 2 year and semi-detached housing 75% who have lived there between 2 and 5 years.

Chart 9 – Style of house by sub groups



Base: 34 (sub group bases shown in brackets)

3.34 Style of home indicated in the 2021 Housing Needs Survey is representative of the 2011 housing style.

3.35 In 2011, the NPA has a higher-than-average proportion of terraced properties (43%) compared to the district (19%) and region (22%) with a lower than average levels of flats/apartments.

3.36 Since 2011, 13 properties have been built in the NPA.

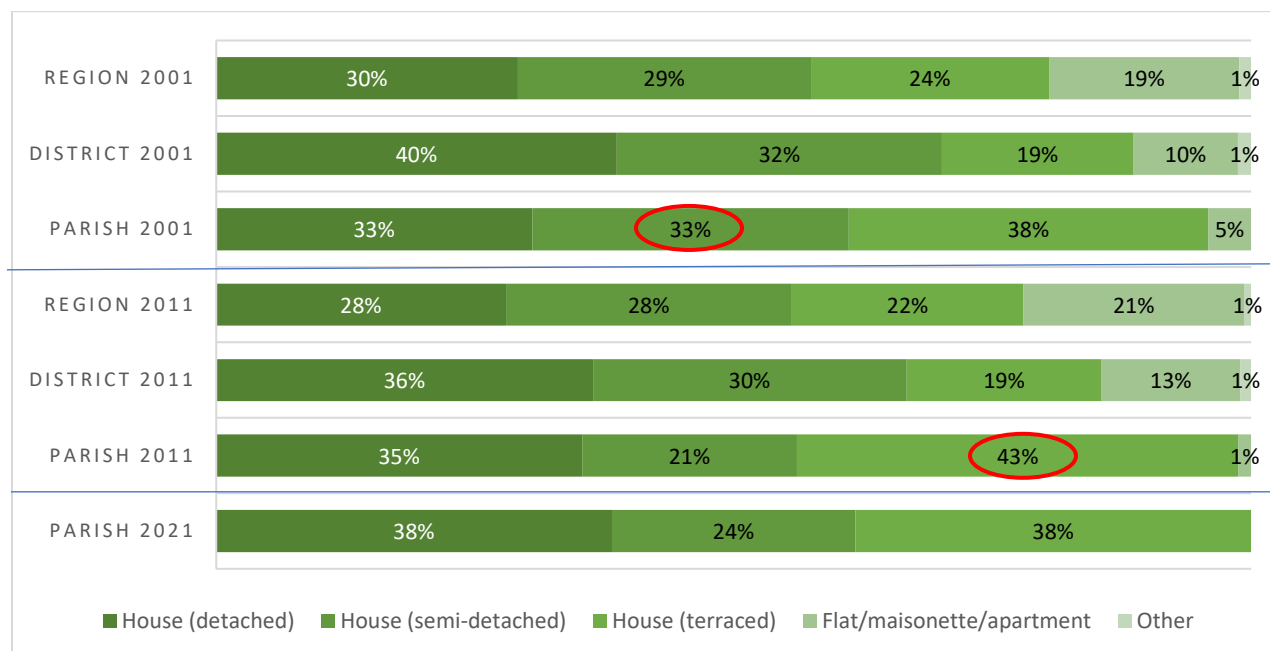
Table 5 – House styles % of dwellings 2011

Housing Type	Parish 2021	Parish 2011	District 2011	Region 2011	Parish 2001	District 2001	Region 2001
House (detached)	13	29	18,581	1,037,388	22	18,162	996,140
House (semi-detached)	8	17	15,467	1,022,394	22	14,738	967,850
House (terraced)	13	35	9,621	829,923	25	8,682	786,473
Flat/maisonette/apartment	-	1	6,835	788,570	3	4,729	627,726
Other (please specify)	-	-	541	25,898	-	608	39,854
	34	82	51,020	3,694,388	66	45,759	3,287,489

Sources: ONS Census 2011 (QS401EW) ONS Census KS016, Shellingford Housing Needs Survey 2021

Chart 10 – Style of dwelling by geographical location by period

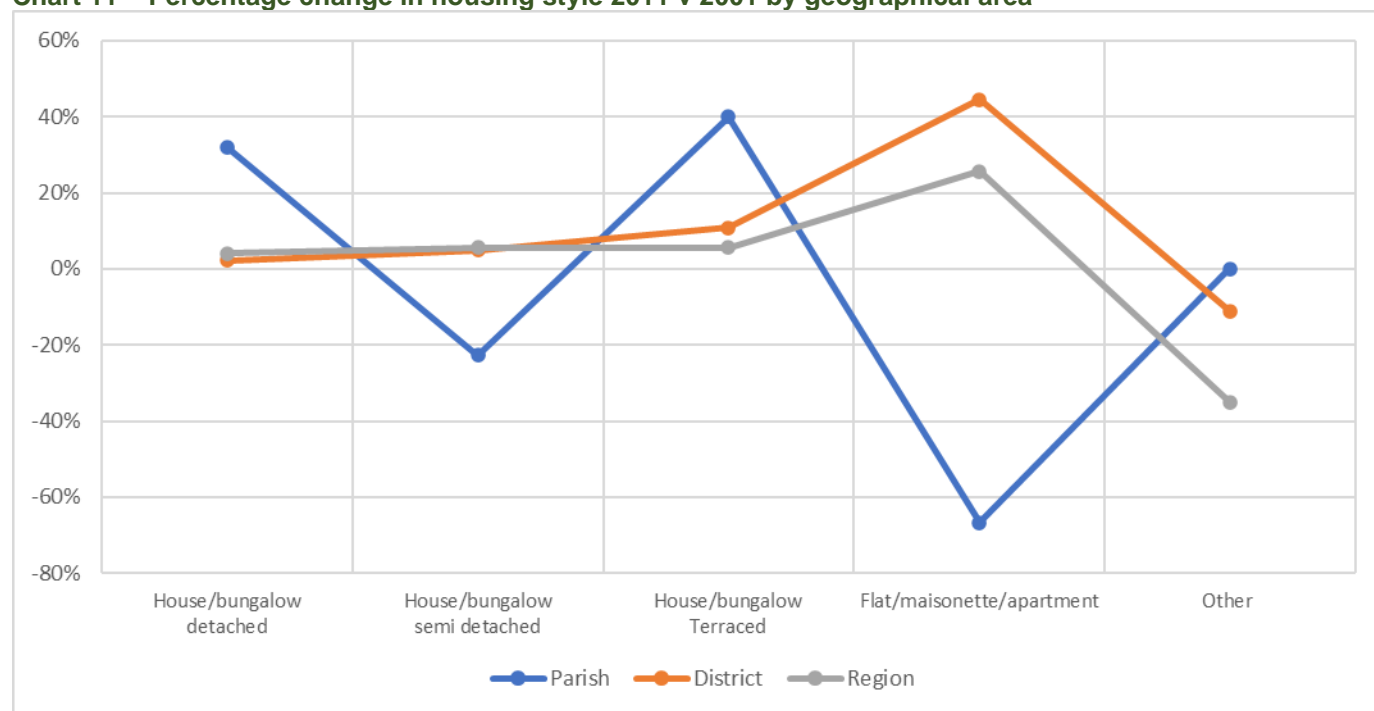
Note – Bungalows are included within Houses



Source: ONS Census 2011 KS401EW, ONS Census 2001 KS016. Shellingford Housing Survey 2021

3.37 When viewing the percentage change (increase/decrease) between the two census periods (chart 11), the changes in type of housing is clearer and shows a 40% increase in terraced housing from 2001 to 2011 and a 32% increase in detached housing.

Chart 11 – Percentage change in housing style 2011 v 2001 by geographical area

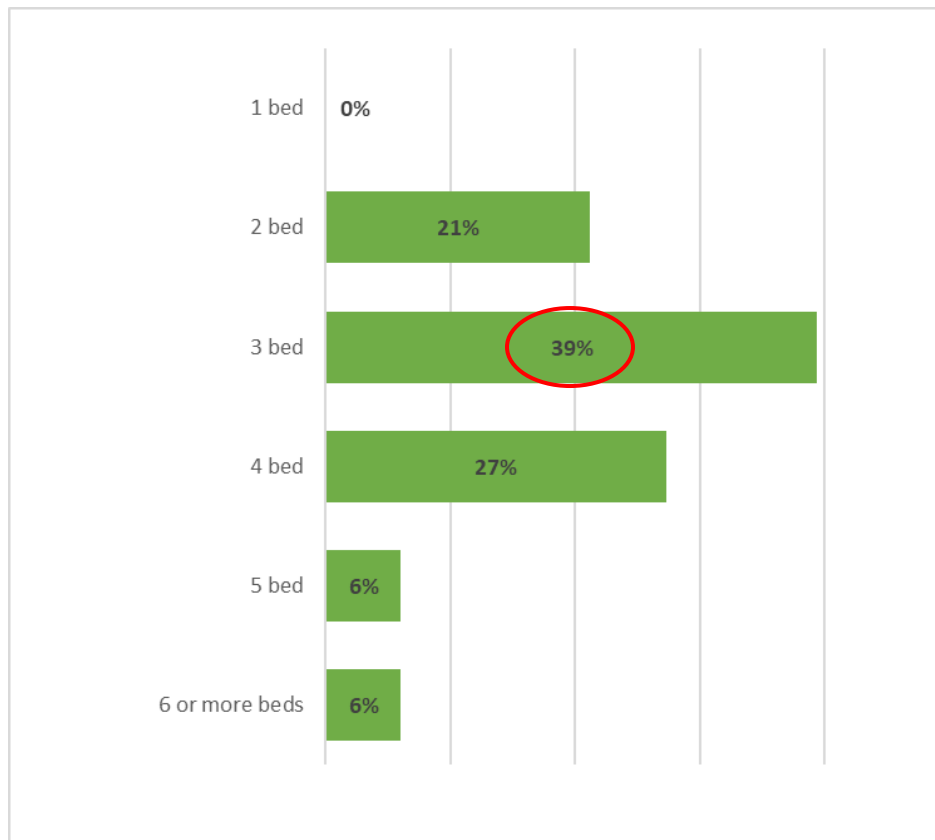


Source: ONS Census 2011 KS401EW, ONS Census 2001 KS016

Housing Size

3.38 The profile of housing across the NPA is moderately biased towards medium dwellings; 39% of properties are 3 bed and 27% are 4 bed homes.

Chart 12 – How many bedrooms do you have?



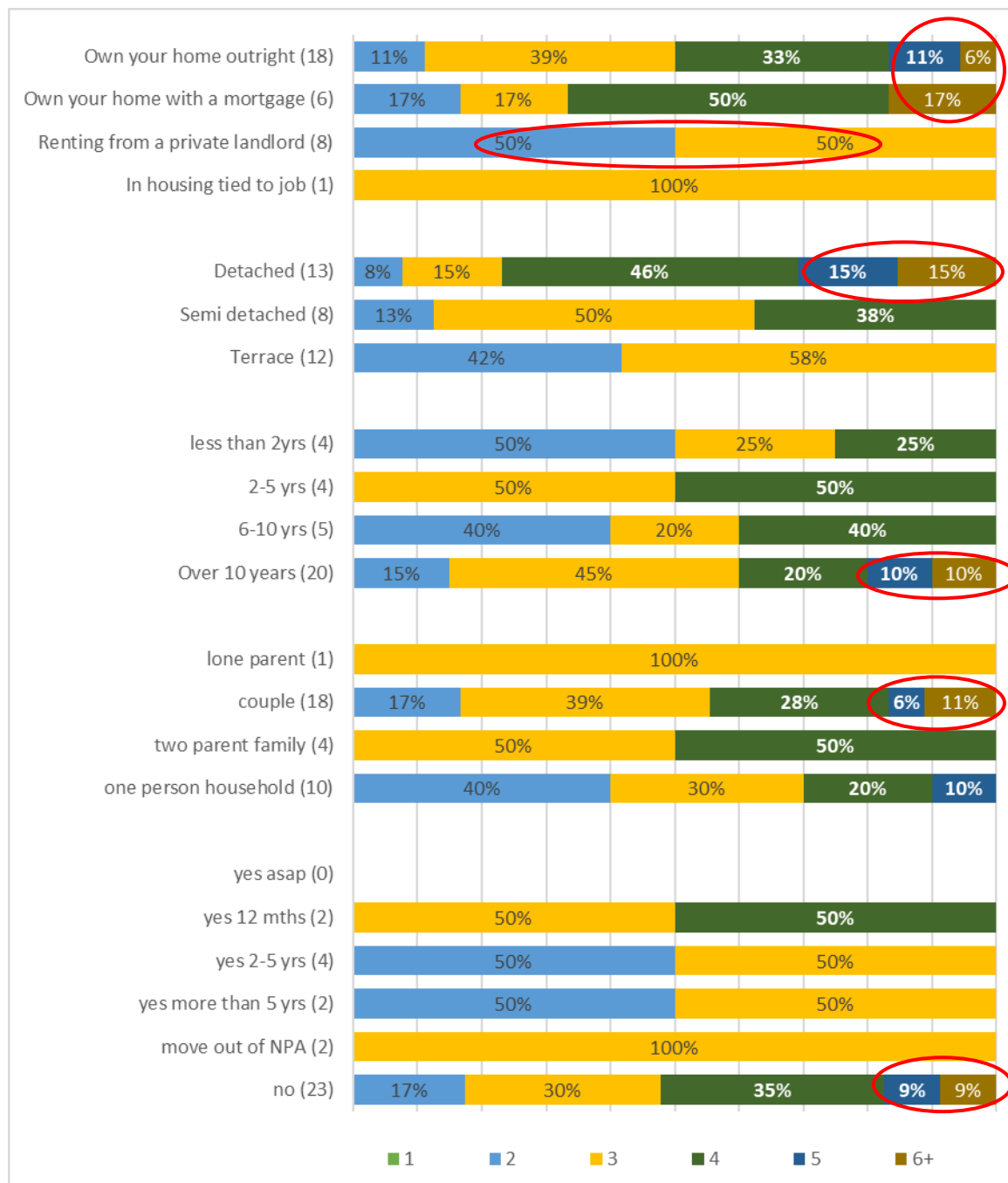
Base: 33 HNS 2021

3.39 Considering the number of bedrooms in a household by sub groups (chart 13), larger housing with 5 bedrooms or more are most likely to be owned outright or with a mortgage (17% each). Larger homes with 5 bedrooms or more are also more likely to be detached houses (30%)

3.40 However, private renters are most likely to live in 2 or 3 bed homes.

3.41 Respondents who have recently moved into the NPA are more likely to live in smaller properties whereas those who have lived in the NPA for 10 years or more are most likely to live in larger houses and have no plans to move.

Chart 13 – Sub groups - By number of bedrooms

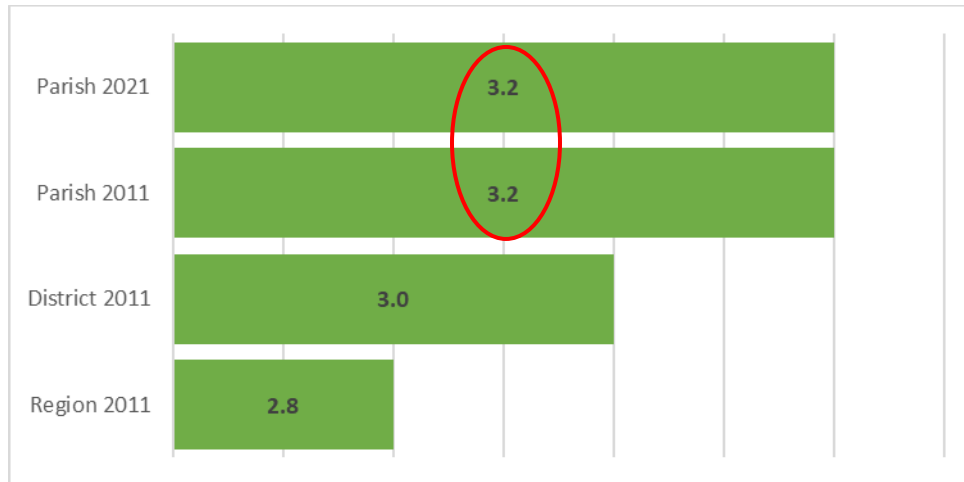


Base: 33 (sub groups shown in brackets)

3.42 Considering the census 2011 data, the 2021 Housing Survey shows no change in the profile of housing in the NPA based on average number of bedrooms which remain at 3.2.

3.43 The parish average number of bedrooms remains higher than both the district and region reflecting the larger size of homes in the NPA

Chart 14 – Average number of bedrooms by location – 2021 compared with Census 2011



Source: ONS Census 2011 KS403EW and HNS 2021

Housing Composition

3.44 The proportion of persons per household in the NPA in 2011 shows 2 person households are lower than district average at 33% compared to 37%, but a higher percentage of 1 person households at 30% compared to the district at 26%.

3.45 The number of 5 or more persons per households is broadly similar across locations, however the percentage of 3 person households is greater in the NPA at 20% than the district at 16%.

Table 6: Household Size (persons per household)

	Parish		District		Region	
	Count	%	Count	%	Count	%
1 person in household	23	30%	13,065	26%	1,023,154	29%
2 people in household	25	33%	18,258	37%	1,247,950	35%
3 people in household	15	20%	7,933	16%	551,773	16%
4 people in household	10	13%	7,177	15%	492,843	14%
5 people in household	3	4%	2,157	4%	167,581	5%
6 people in household	0	0%	629	1%	53,824	2%
7 people in household	0	0%	134	0%	11,742	0%
8 or more people in household	0	0%	54	0%	6,596	0%
All categories: Household size	76		49,407		3,555,463	

Source: ONS Census March 2011(QS406EW)

3.46 In 2011, the NPA had a higher percentage of married couples with one dependent child (12%) compared to the district (7%) and region (6%)

3.47 A higher percentage of one person households in the NPA (30%) is driven by under 65 year olds which contrasts with the district and region.

Table 7: Household Composition 2011 by households

Household Composition	Parish		District		Region	
	Count	%	Count	%	Count	%
One person household: Total	23	30%	13,065	26%	1,023,154	29%
One person household: Aged 65 and over	8	11%	5,947	12%	449,969	13%
One family only: Total	49	64%	33,498	68%	2,270,868	64%
One family only: All aged 65 and over	7	9%	5,126	10%	318,596	9%
One family only: Married couple: Total	32	42%	19,937	40%	1,270,195	36%
One family only: Married couple: No children	9	12%	7,336	15%	466,441	13%
One family only: Married couple: One dependent child	9	12%	3,474	7%	223,220	6%
One family only: Married couple: Two or more dependent children	8	11%	6,068	12%	384,465	11%
One family only: Married couple: All children non-dependent	6	8%	3,059	6%	196,069	6%
One family only: Same-sex civil partnership couple: Total	0	0%	73	0%	5,649	0%
One family only: Cohabiting couple: Total	6	8%	4,618	9%	349,874	10%
One family only: Lone parent: Total	4	5%	3,744	8%	326,554	9%
Other household types: Total	4	5%	2,844	6%	261,441	7%
All categories: Household composition	76	100%	49,407	100%	3,555,463	100%

Source: ONS Census March 2011 (QS113EW)

3.48 Data by population supports that the NPA has a higher proportion of one person in households aged under 65 years old (9%) than the district (6%) and region (7%). Family composition in the NPA is also made up of older offspring who are adults themselves as shown in the number of persons in households with three or more adults and no children (12%). This reflects a national pattern of young adults remaining at home where deposits to purchase their own homes are high.

3.49 However, the majority of households in the NPA are families with two adults and one or two children (24%), slightly above the district (23%) and region average (21%)

Table 8: Household composition – by people - family size child and adult

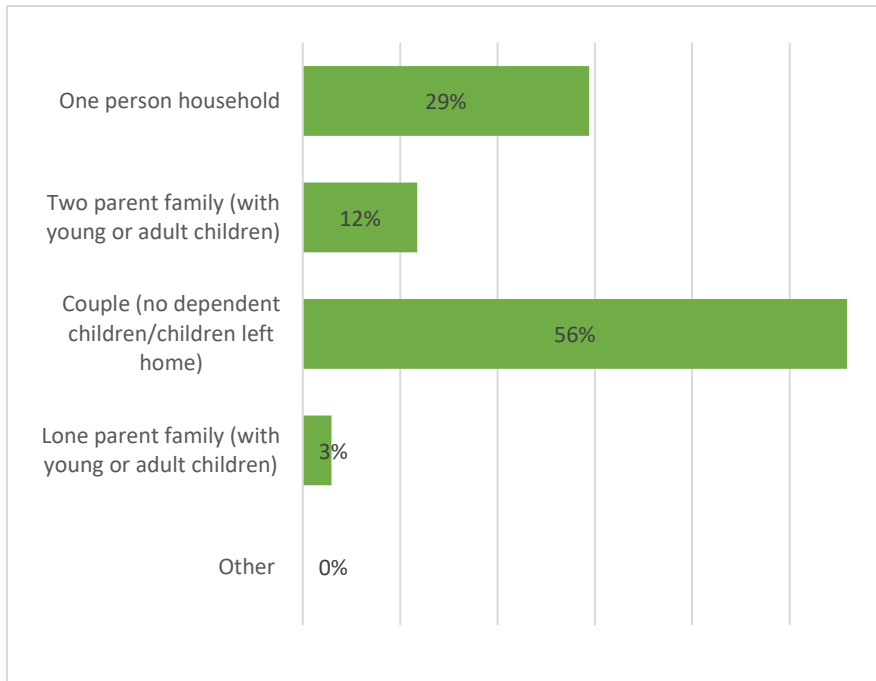
Household Composition	Parish		District		Region	
	Count	%	Count	%	Count	%
One person household: One person aged 65 and over	8	5%	5,947	5%	449,969	5%
One person household: One person aged under 65	15	9%	7,118	6%	573,185	7%
Other households: No adults or one adult and one or more children	4	2%	4,412	4%	407,014	5%
Other households: One adult aged 16 to 64 and one aged 65 and over and no children or two adults aged 65 and over and no children	20	12%	15,114	13%	974,344	12%
Other households: Two adults and one or two children	42	24%	27,002	23%	1,798,606	21%
Other households: Two adults aged 16 to 64 and no children	26	15%	19,610	17%	1,353,234	16%
Other households: Two adults and three or more children	5	3%	7,333	6%	518,949	6%
Other households: Three or more adults and one or more children	21	12%	11,320	10%	877,612	10%
Other households: Three or more adults and no children	32	18%	20,188	17%	1,493,587	18%
All categories: Household composition (alternative child and adult definitions)	173	100%	118,044	100%	8,446,500	100%

Source: ONS Census March 2011 (QS114EW)

3.50 In the Housing Needs Survey 2021, the majority of respondents are couples with no dependent children (56%) supporting the census data on more mature family households with adult children.

3.51 One person households account for 29% of respondents

Chart 15 – Household Composition – 2021

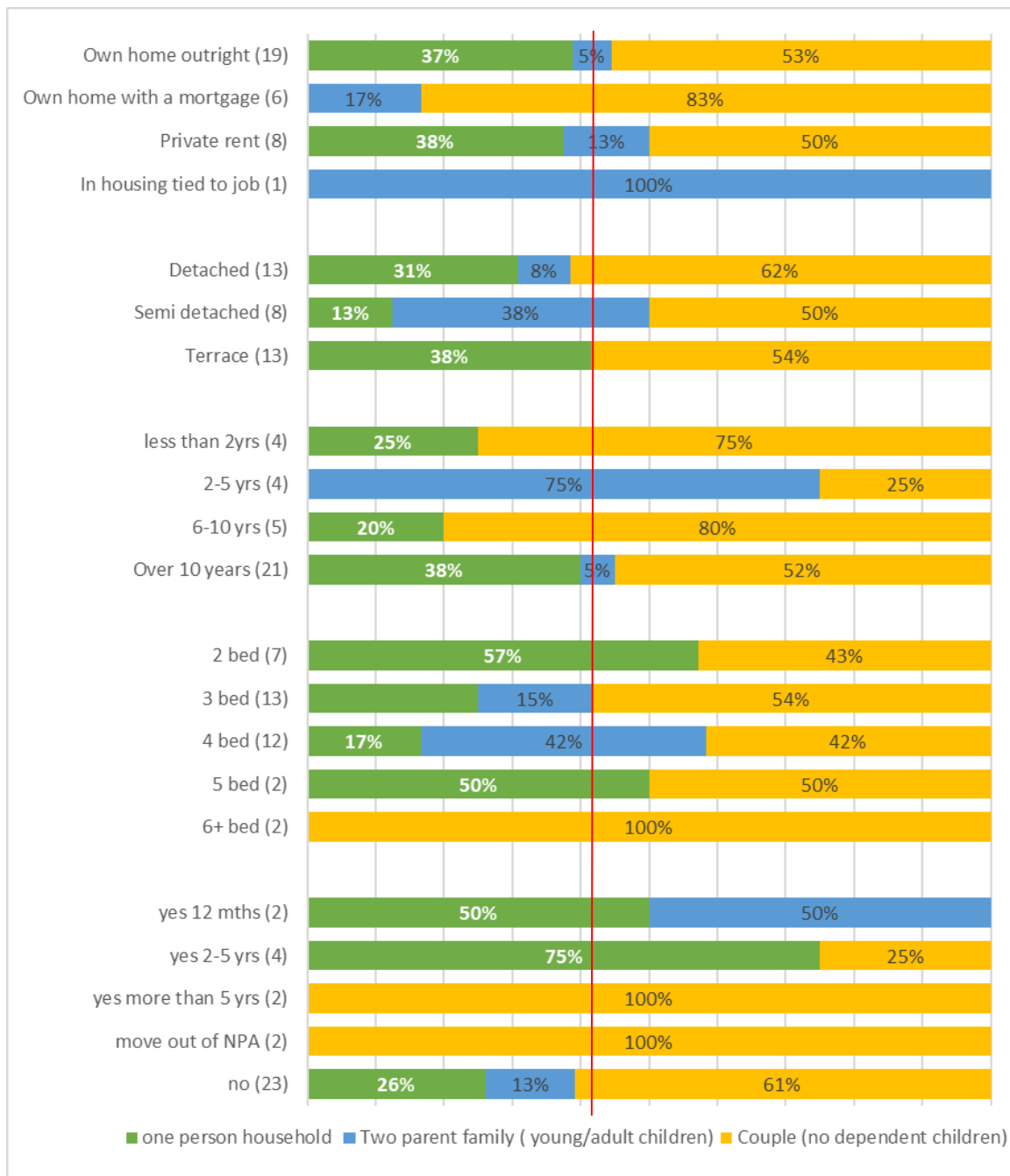


Base: 34 HNS Survey 2021

3.52 Couples with no dependent children and two parent families are most likely to have a mortgage compared to one person households who are more likely to own their home outright or rent privately. The split on one person households reflects age differences with younger age groups more likely to rent privately.

3.53 One person households are most likely to need to move within the next 5 years.

Chart 16 – Sub groups - By household composition



Base: 34 (sub groups shown in brackets) red line denote 56% average couples with no dependent children

Tenure Profile

3.53 A total of 76 occupied dwellings in Shellingford are recorded in the 2011 Census and compared with 66 dwellings in 2001 this is a 17% increase in housing within the NPA. However, since this date, an additional 13 properties have been built and will contribute to the overall housing need for the district. These 13 dwellings are included in 2021 data and will count toward the district requirement for Western Sub Vale area development.

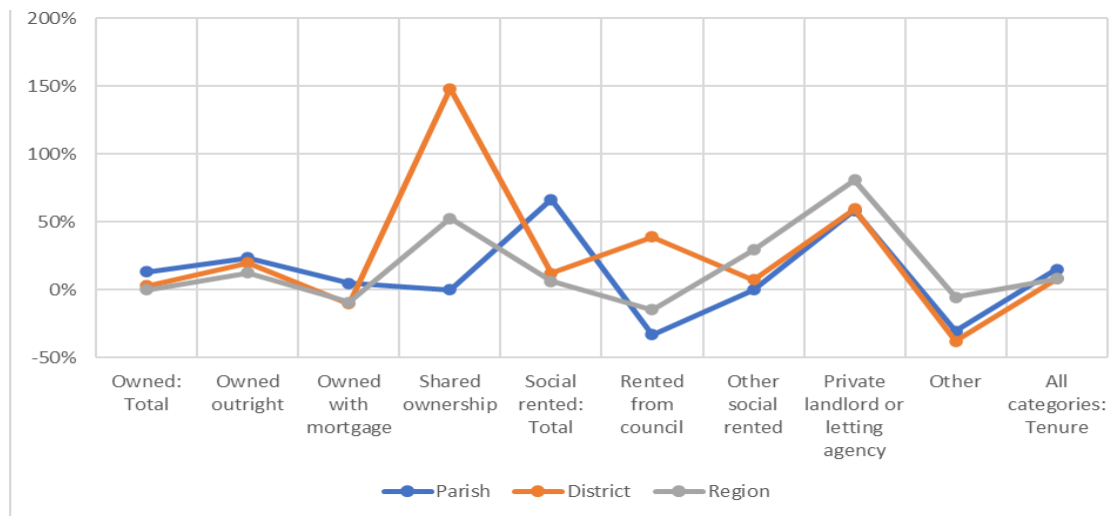
3.54 Although private rented tenure has seen the greatest growth (58%) comparing 2011 to 2011 this is inline with the district (59% increase) and below the region (81% increase). Conversely, the largest tenure group of households owned with a mortgage have seen a slight decrease in the district (-10%) and region (-9%) but a slight increase at parish level (5%).

Table 9 - Changes in Tenure Profile (% Households by Tenure), 2001-11

Tenure	Parish		District		Region	
	2001	2011	2001	2011	2001	2011
Owned: Total	58%	57%	74%	70%	73%	68%
Owned: Owned outright	26%	28%	32%	36%	31%	33%
Owned: Owned with a mortgage or loan	32%	29%	42%	35%	42%	35%
Shared ownership (part owned and part rented)	0%	0%	0%	1%	1%	1%
Social rented: Total	5%	7%	13%	13%	14%	14%
Social rented: Rented from council (Local Authority)	0%	3%	2%	2%	7%	6%
Social rented: Other social rented	5%	4%	11%	11%	7%	8%
Private rented: Private landlord / letting agency	18%	25%	7%	11%	9%	15%
Other	20%	12%	5%	4%	3%	1%
All categories: Tenure	66	76	45,759	49,407	3,287,489	3,555,463

Source: ONS Census 2001 KS018 and 2011KS402EW

Chart 17– Tenure % increase/decrease 2011 v 2001



Source: ONS Census 2001 KS018 and 2011KS402EW

3.55 In Table 10, owner occupied accounts for the majority tenure for households in the Neighbourhood Plan Area (57%) similar to the district (70%) and region (68%). However, at parish level, Shellingford has a higher than district and region level of private rented tenure (25% compared to 14% at district level and 16% at region level). While the NPA has a slightly higher proportion of 'living rent free' caution is recommended due to the low base (9 persons).

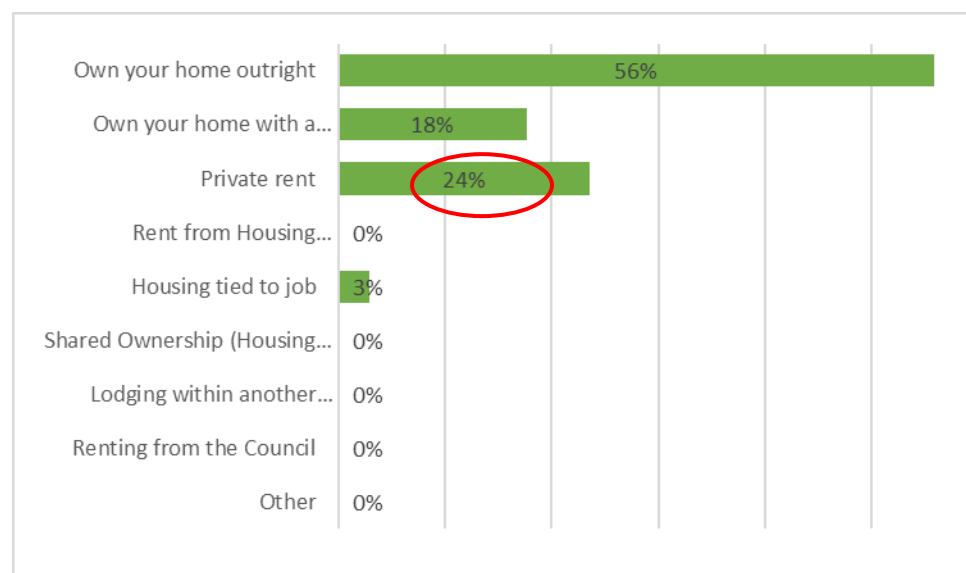
Table 10: Households by tenure 2011

Tenure	Parish		District		Region	
	Count	%	Count	%	Count	%
Owned: Total	43	57%	34,750	70%	2,404,517	68%
Owned: Owned outright	21	28%	17,704	36%	1,156,081	33%
Owned: Owned with a mortgage or loan	22	29%	17,046	35%	1,248,436	35%
Shared ownership (part owned and part rented)	0	0%	514	1%	39,280	1%
Social rented: Total	5	7%	6,583	13%	487,473	14%
Social rented: Rented from council (Local Authority)	2	3%	1,230	2%	206,431	6%
Social rented: Other social rented	3	4%	5,353	11%	281,042	8%
Private rented: Total	19	25%	6,733	14%	578,592	16%
Private rented: Private landlord or letting agency	19	25%	5,423	11%	521,479	15%
Private rented: Employer of a household member	0	0%	625	1%	15,552	0%
Private rented: Relative or friend of household member	0	0%	304	1%	30,041	1%
Private rented: Other	0	0%	381	1%	11,520	0%
Living rent free	9	12%	827	2%	45,601	1%
All categories: Tenure	76	100%	49,407	100%	3,555,463	100%

Source: ONS Census 2011 QS405EW

3.56 These figures are supported by the recent Housing Needs Survey 2021 where 56% of respondents own outright (and 18% own with a mortgage). However, 24% rent from a private landlord.

Chart 18– Which of the following best describes your current accommodation?



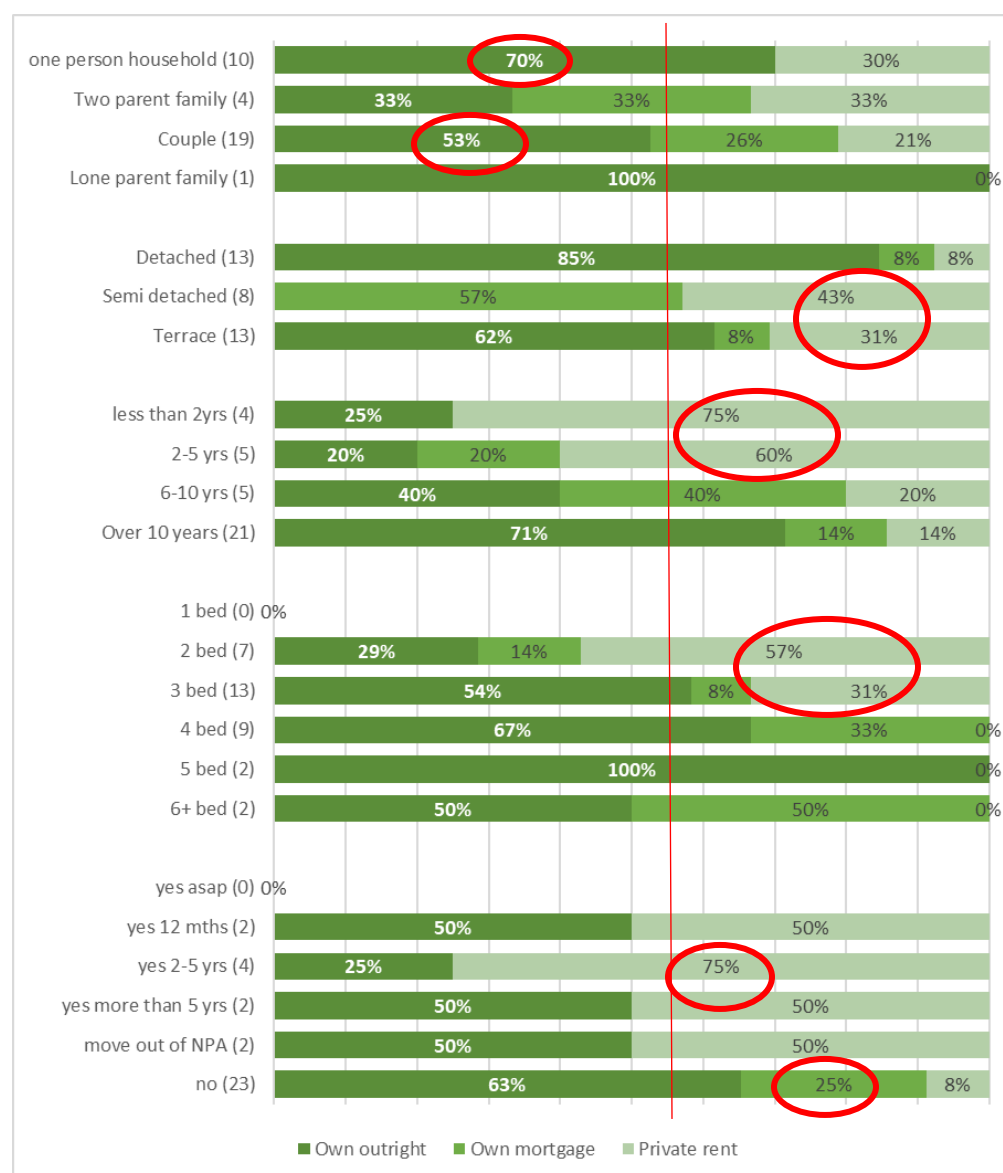
Base: 34 HNS 2021

3.57 When considering the tenure profile by sub groups (chart 19), respondents who will not need to move are most likely to own their home outright. This tenure group is also more likely to own a detached house and has a significantly higher number of one person households (85%).

3.58 Respondents who are currently privately renting are more likely to need to move (75%) in the next 12 months; this increases for those who consider moving in 2 to 5 years (50%). This tenure group shows higher levels of semi detached housing and are more likely to have recently moved to the NPA. Private renters are more likely to live in 2 and 3 bedroom housing.

3.59 Two parent families are more likely to own their own home with a mortgage (33%).

Chart 19– Tenure profile by sub groups 2021

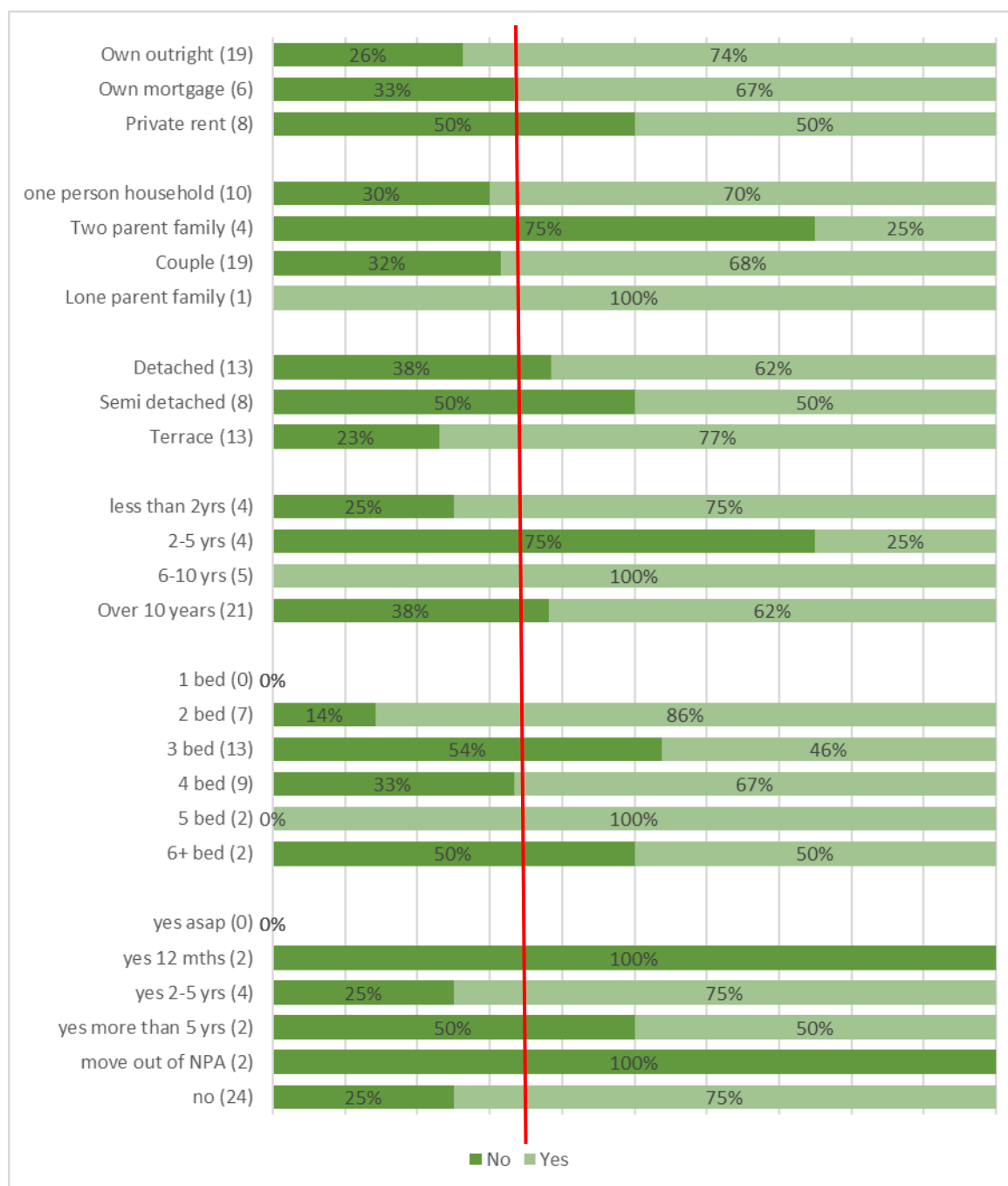


Base 34 (sub group bases shown in brackets) red line indicates 56% own home outright.

4. Perceptions of housing requirements

- 4.1 This section details the responses from all respondents to questions in the Housing Survey 2021, relating to what housing is perceived to be required in the Parish. **It should be noted that this does not dictate actual housing need, but it provides useful insight into the perceptions of residents in relation to housing developments.**
- 4.2 The majority (65%) of respondents feel there is adequate housing in the NPA of Shellingford.
- 4.3 When considering responses by sub group there are some notable differences, although again attention should be drawn to the low bases for some sub groups. The red line denotes the average for the NPA (65%)
- 4.4 Respondents who are privately renting are least likely to feel there is adequate housing in the NPA (50%)
- 4.5 Two parent families with young or adult children are also less likely to feel there is adequate housing (75%)
- 4.6 Type of housing does not seem to impact on respondents views as highly although respondents living in semi-detached houses are least likely to feel there is adequate housing (50%).
- 4.7 When considering size of housing, respondents in 3 bed homes are least likely to feel there are adequate homes (54%)

Chart 20 – Do you feel there is adequate housing in Shellingford– by sub groups

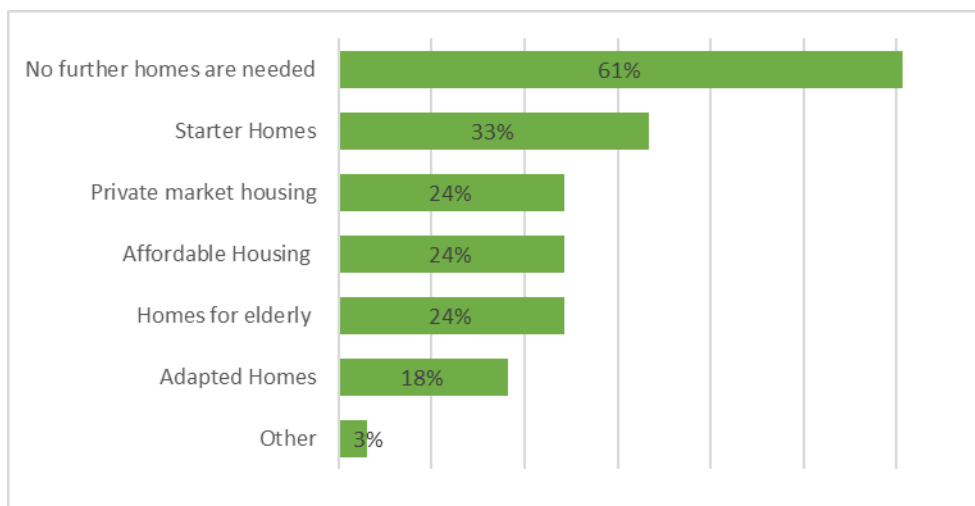


Base: 34 – (base by category shown in brackets) red line denotes split for all respondents

Type of housing required

- 4.8 All respondents were asked to choose from a list of options, as to what type of housing they think is required in Shellingford. **They could select more than one option and provide other options.** Starter Homes were described as 'for first time buyers between the ages of 23 and 40, sold at no more than 80% of open market value, capped £250,000 (exc. Greater London)'. Affordable homes were described as 'social rented, affordable rented and intermediate Affordable Housing provided to eligible households whose needs are not met by the market'.
- 4.9 The majority of respondents (61%) felt that no further homes are needed in Shellingford. While 49% felt some homes were needed.
- 4.10 A third (33%) of respondents feel that more starter homes (as described above) are required.
- 4.11 Considering specialised needs, 24% of respondents, feel that more homes for elderly people are required while 18% of all respondents feel that adapted homes are required for people with disabilities.
- 4.12 When considering tenure, results are polarised with 24% of respondents who feel that more Affordable Housing is required and 24% who feel more private marketed housing is needed.

Chart 21 – What type of housing do you think is needed in Shellingford?



Base: 33

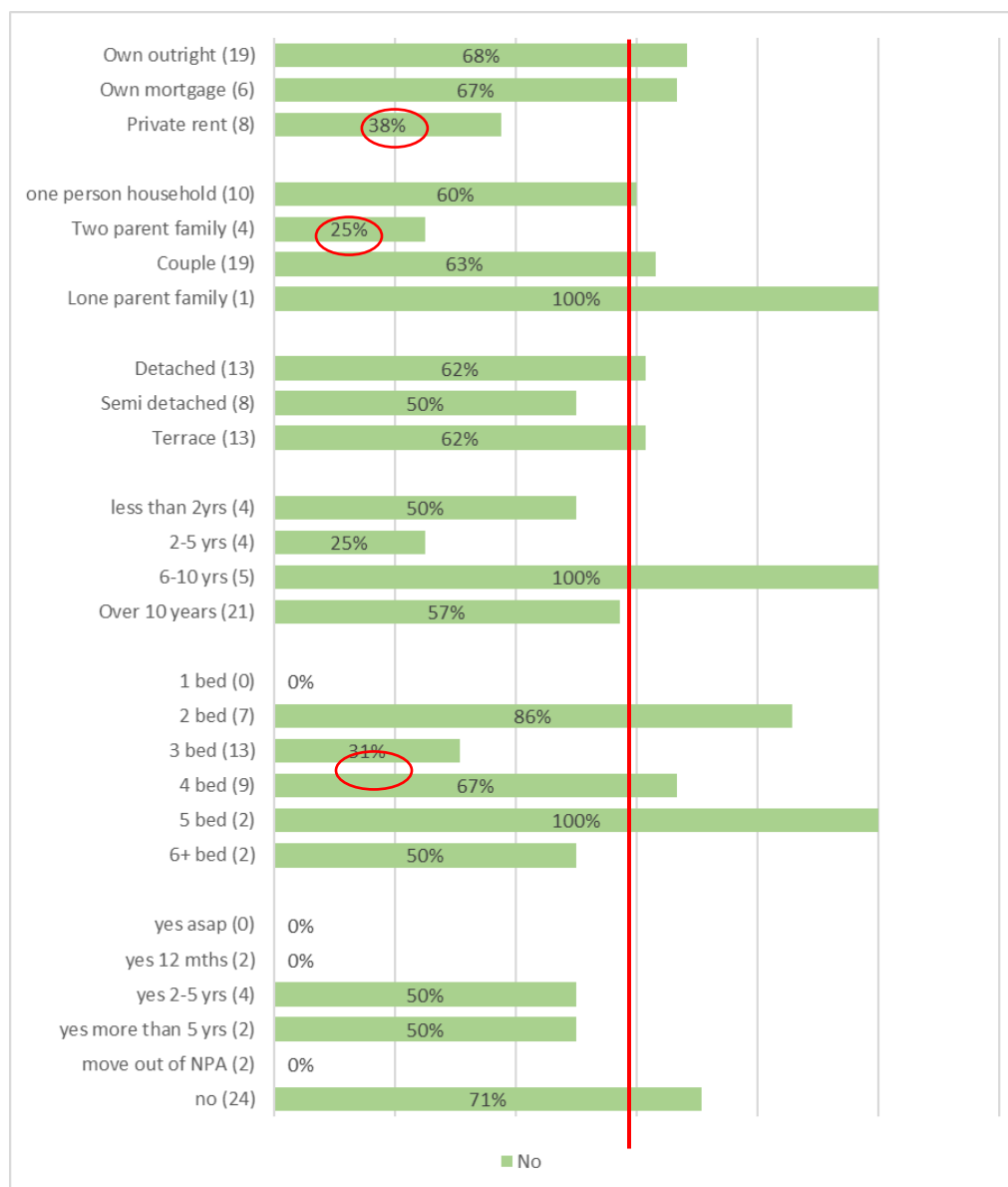
- 4.13 Comparing sub groups just for those who responded that no further homes were required in Shellingford, supports previous findings of the groups most settled and unlikely to move.

4.14 The red line denotes the average response that no further homes are needed (61%). Respondents who are privately renting are least likely to feel no further homes are needed (38%) compared to those who either own their own home outright (68%) or with a mortgage (67%).

4.15 Similarly, two parent families (with dependent children) are also least likely to feel no further homes are needed (25%). Although the base is very low.

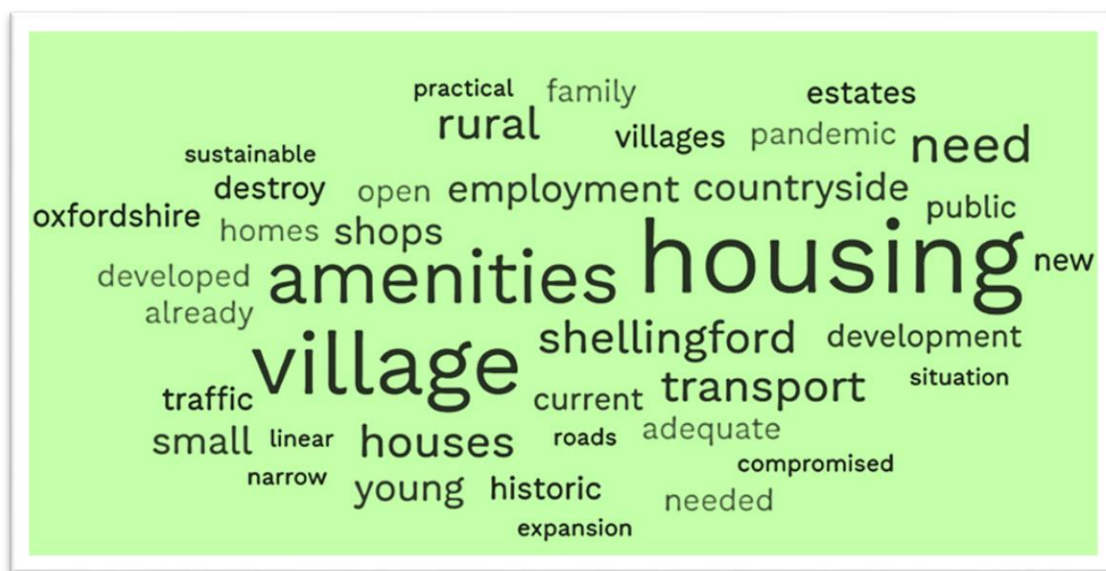
4.16 Respondents in 3 bed homes are also least likely to agree that no further homes are needed (31%)

Chart 22 – Respondents who feel no further homes are needed – by sub groups



Base: 33

- 4.17 No respondents gave additional comments on the type of homes they felt were needed or why no further housing was needed.
- 4.18 However, 26 comments were given on views relating to housing Shellingford
- 4.19 Of all the comments, 50% were against further homes and mainly relate to concerns with the lack of infrastructure to support more housing referring to the many developments in nearby towns for any additional housing need. The strong desire to protect the historical and environmental aspects of Shellingford as a small rural farming village and community were also noted. A selection of comments against housing are noted below and all comments have been mapped in a word cloud to show concerns.

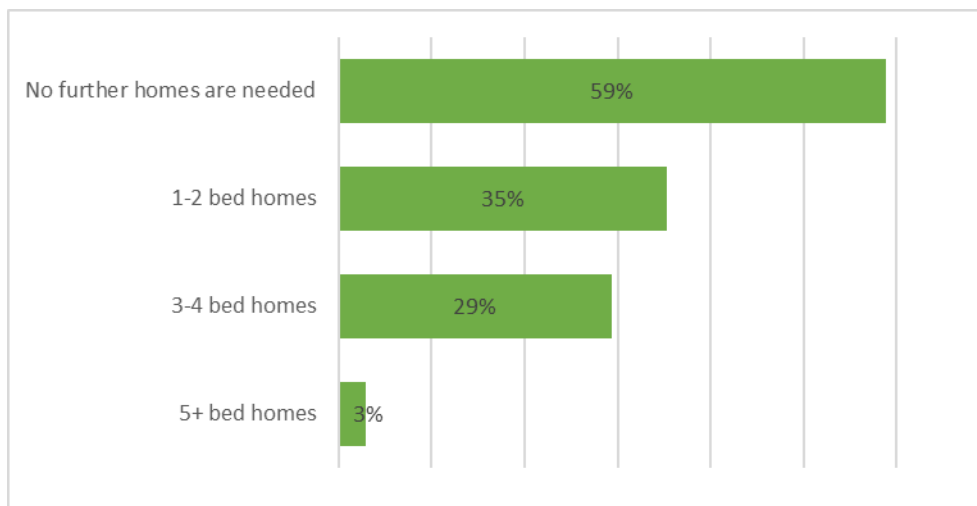


- 4.20 These concerns were noted in the NP Questionnaire, where 'control of housing' was cited as an important factor to residents. 61% felt no more housing was needed in the next 20 years and concerns over large developments and estates were raised by the majority of respondents.¹⁴

Size of housing required

- 4.24 All respondents were asked to choose from a list of options, the size of housing they think is required in Shellingford. More than one option could be selected.
- 4.25 Similar to the previous question (chart 22) 59% of respondents in the parish feel no further homes are needed.
- 4.26 Just over a third (35%) of all respondents feel that 1-2 bed homes are required while 29% of all respondents feel that 3 -4 bed homes are needed.
- 4.27 Larger homes of 5 bedrooms or more are not favoured, with only 3% of respondents feeling these are required.

Chart 23 – What size of housing do you think is needed in Shellingford?



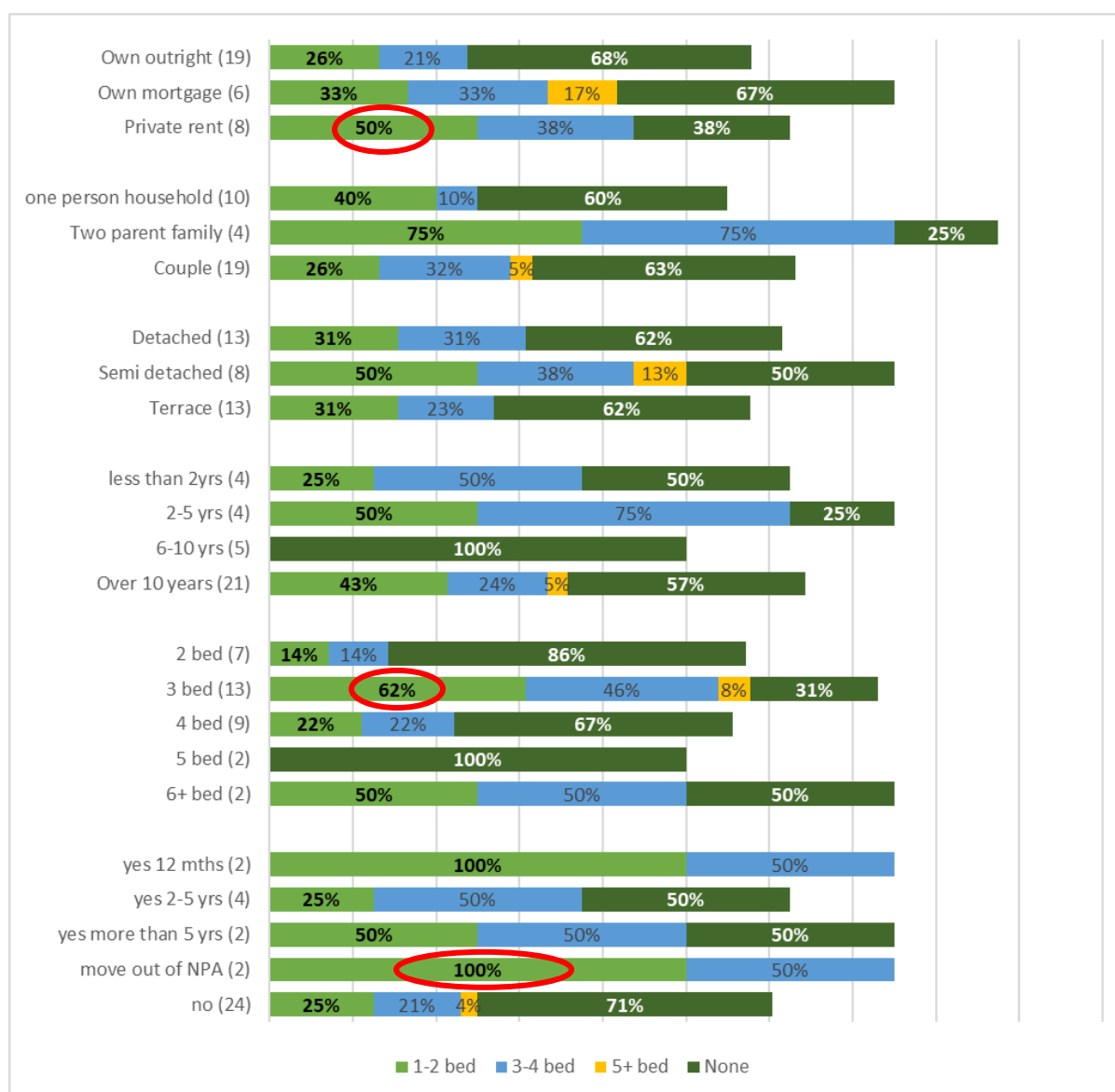
Base: 34

4.28 Those respondents who expressed a need to move, are more likely to favour smaller properties bed properties. This supports earlier evidence of downsizing for those who may move in the longer term where those moving out of the NPA were older residents moving to be near family/medical facilities.

4.29 Interestingly, current size of home seems to reflect views on the size of homes required with 62% of respondents currently in 3 bed homes expressing a need for 1 to 2 bed homes, indicating a need to downsize.

4.30 Respondents who are privately renting are more likely to feel more 1 to 2 bed homes are required (50%)

Chart 24 – Size of housing needed – by sub groups



Base: 34 (sub group bases in brackets)

Style of housing required

- 4.31 All respondents were asked to choose what style of housing they think is required in Shellingford, from a list of options. Again, respondents could select more than one option.
- 4.32 The most popular style of housing selected is semi-detached with 33% of respondents feeling this style is required. Detached houses were also favoured by 27% of respondents. Flat/maisonettes were least favoured with only 18% of respondents feeling this style is needed.
- 4.33 Terraced housing was not given as an option but was also not given as a response under 'other'.

Chart 25 – What style of housing do you think is needed in Shellingford?

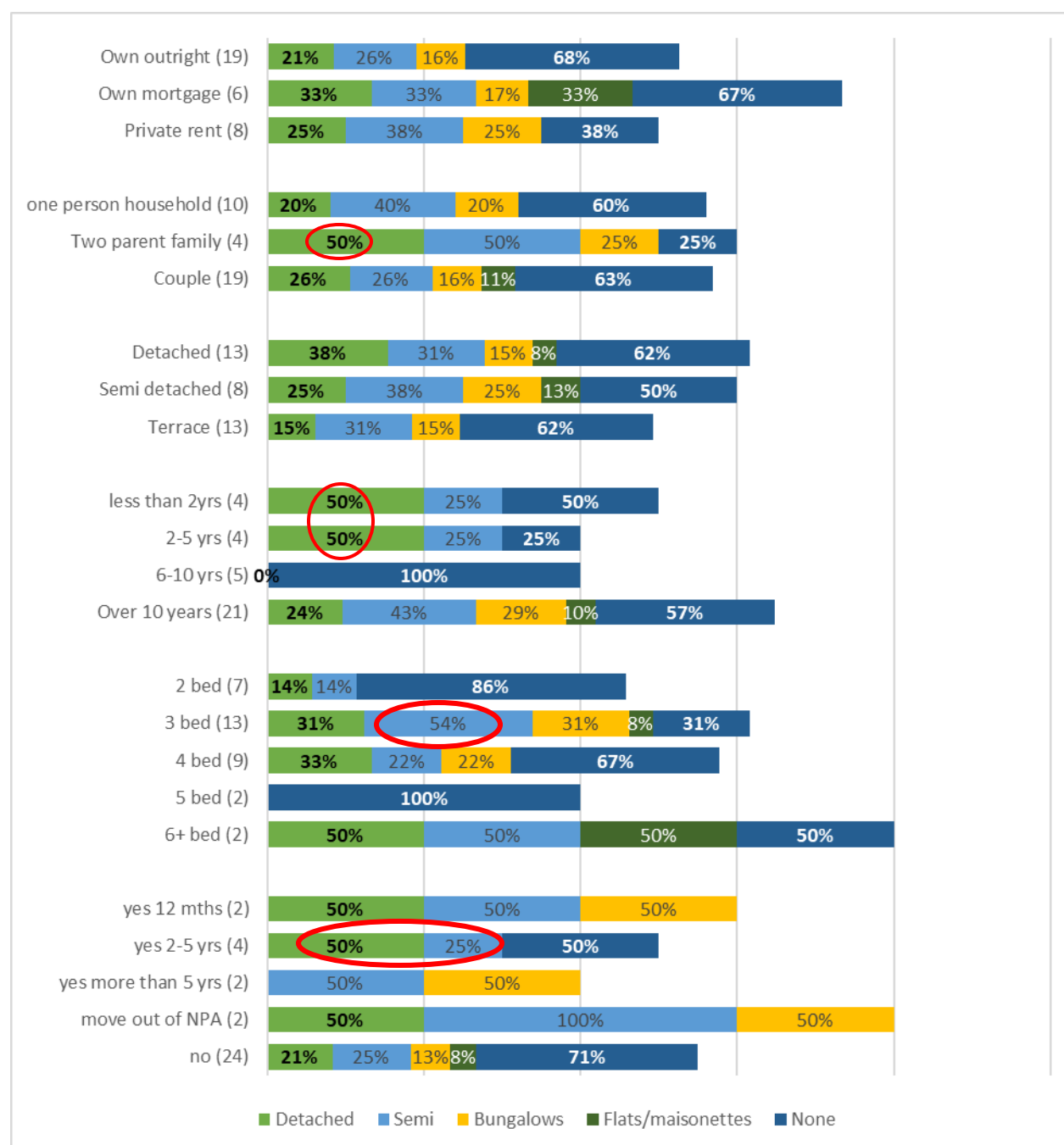


Base: 33

4.34 Respondents who expressed a need to move in the next 12 months, favoured detached houses and this style is also preferred by two parent families. Respondents recently moved into the NPA are also most likely to feel that detached homes are needed.

4.35 However, two parent families also feel there is a similar need for semi-detached homes which are also favoured by one person households and by respondents who have lived in the NPA over 10 years.

Chart 26 –Style of housing needed – by sub groups



Base: 34 (sub group bases in brackets)

New homes by type, size and style

- 4.36 Comparing the last three questions it is possible to build a picture of the tenure, style and size of houses respondents perceive are required in the NPA. **This is intended as a guide only as it represents perceptions rather than actual need.**
- 4.37 The majority (74%) of respondents who feel there is a requirement for further housing, suggest Starter Homes are required. These should be a mixture of 1-2 bed and 3-4 bed in size and semi-detached and flats in style.
- 4.38 There is perceived requirement (27%) for Affordable Housing. These should be mainly semi-detached with 1-2 and 3-4 beds. Homes for elderly people are felt to be required by 24% of respondents, these should be 1-2 bed or 3-4 bed and semi-detached houses and bungalows are preferable.
- 4.39 Where adapted homes for people with disabilities are perceived as being required (18%), these should be a mix of 1-2 bed and 3-4 bed properties of semi-detached houses and bungalows.
- 4.40 A small number of private market houses are suggested and should be 1-2 bed and 3-4 bed, detached and semi-detached houses.

Table 11 – Type of housing required by size and style

Total		1-2 bed homes	3-4 bed homes	5+ bed homes	Semi-Detached		Bungalows	Flats/ Maisonettes
Starter Homes	11	11	7	1	7	11	6	2
	33%	100%	64%	9%	64%	100%	55%	18%
Adapted Homes	6	6	4	1	3	6	4	1
	18%	100%	67%	17%	50%	100%	67%	17%
Homes for elderly	8	8	5	1	4	7	5	2
	24%	100%	63%	13%	50%	88%	63%	25%
Affordable Housing	9	9	7	1	5	8	5	2
	27%	100%	78%	11%	56%	89%	56%	22%
Private market housing	8	7	7	1	6	6	4	1
	24%	88%	88%	13%	75%	75%	50%	13%
Base	33	12	9	1	8	11	6	2
		36%	27%	3%	24%	33%	18%	6%

Base: Only respondents who felt there was a need for further housing – individual bases shown

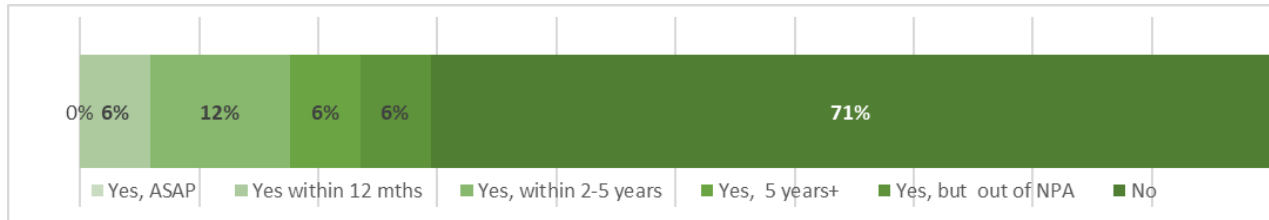
5. Actual Housing Need

- 5.1 This section considers responses to a part of the housing survey **only completed by those respondents who expressed they had a future or imminent housing need**. Therefore, the base for responses is lower and data should be used with caution.

Housing need for current residents

- 5.2 A total of 29% of respondents (10 persons) replied that they or someone in their household would need to move home in Shellingford, now or in the future but none of these need to move as soon as possible. The very low sample base means all data should be treated with caution.

Chart 27 – Are you (or someone in your household) in need of another home in Shellingford?

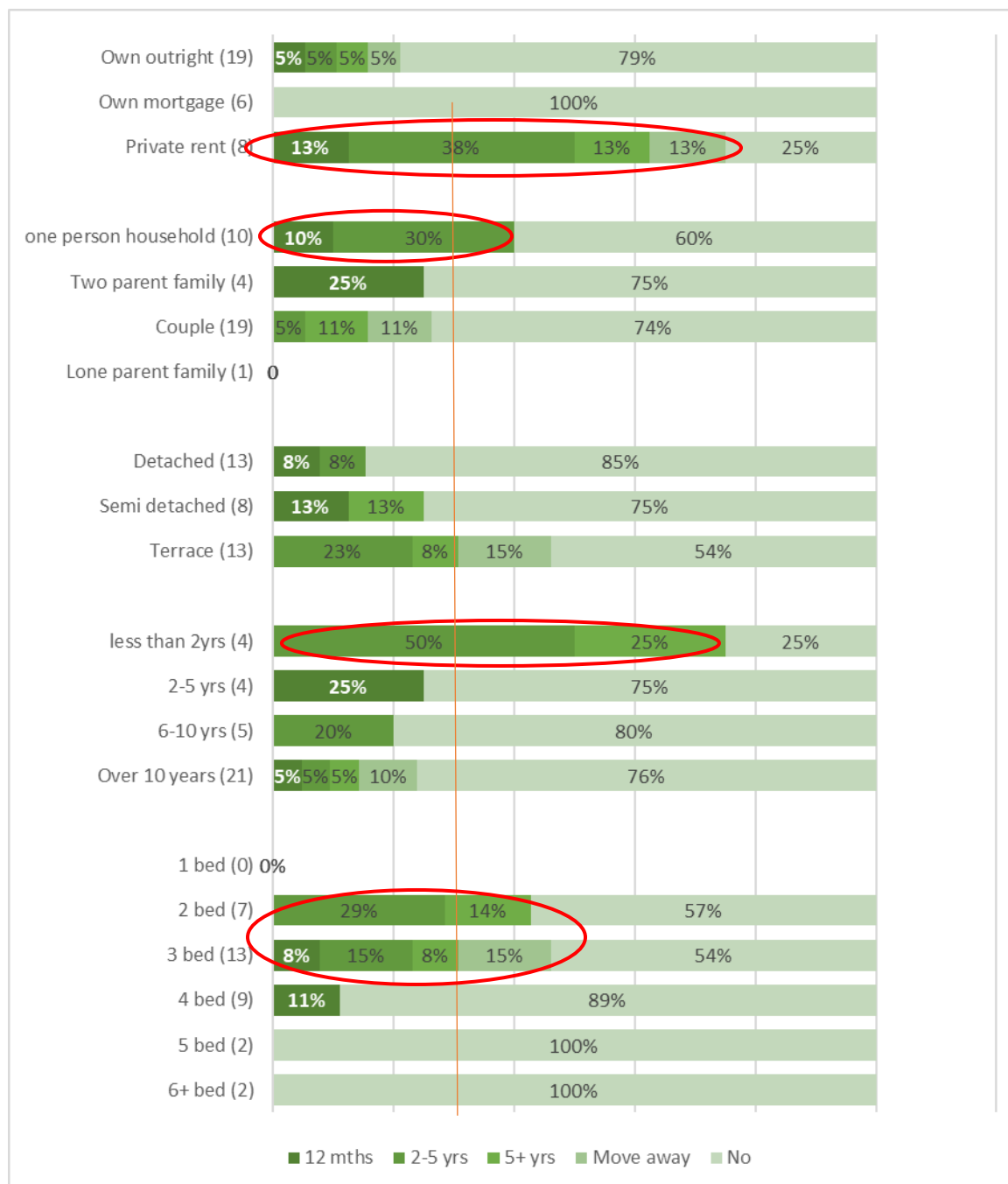


Base: 34

- 5.3 There is a difference based on length of time in living in Shellingford. Those who have lived in Shellingford longest (over 10 years) are slightly less likely to need to move, 76% advised they did not need another home. Conversely those who have lived in their home less than 2 years are most likely to need to move, with only 25% advising they did not need another home.
- 5.4 Similarly, there is notable difference between one person households who are most likely to need to move (60% advised they did not need another home) compared to couple households and two parent families where 74% and 75% respectively advised they did not need to move.
- 5.5 There is also a notable difference between those who live in a detached house who are less likely to need to move compared to those who live in a terraced house (85% compared to 54% respectively who advised they did not need to move).
- 5.6 When considering tenure of respondents, those who own their home a mortgage are less likely to need to move compared to those who are renting from a private landlord (100% and 25% respectively).

5.7 The differences are clear when viewing the data by sub groups in the chart below. The red line shows the average number (29%) of respondents who expressed a need to move. All sub groups extending to the right of this have an above average level of need, but this needs to be considered against the base size of each sub group.

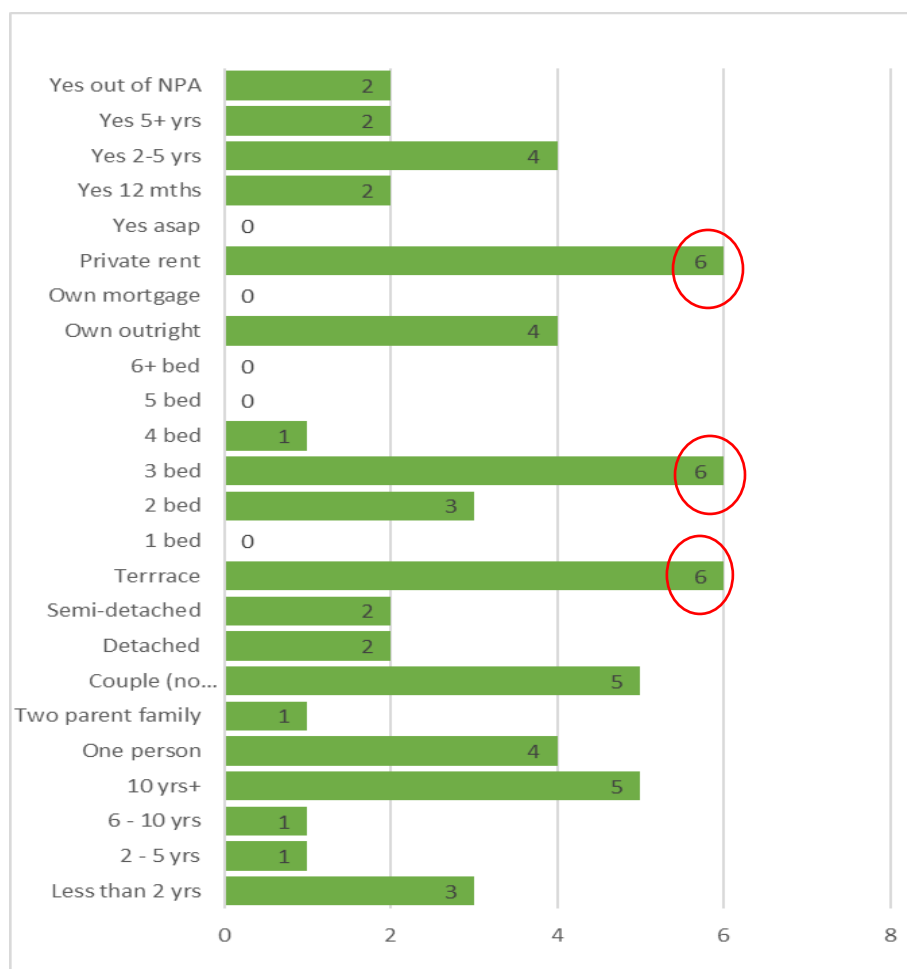
Chart 28 –In need of another home in Shellingford – by sub groups



Base: 34 respondents (bases of sub groups in brackets)

- 5.8 To determine the future accommodation needed for respondents who had expressed a need the following questions were asked **ONLY** to the respondents who had advised they needed to move. Therefore, the sample base is lower than the previous questions.
- 5.9 All of those requiring housing (10 persons) said that this new home would mean the sale or release of their current home and would not be an additional home. When analysed with additional data, this is interesting as it shows this is not family members moving out to set up on their own in Shellingford but those who are changing property.
- 5.10 This is supported by responses to the question, 'would all of the members of your current household move to the new housing?' and all of those responding to housing need advised that all members of the household would be moving into the new home.

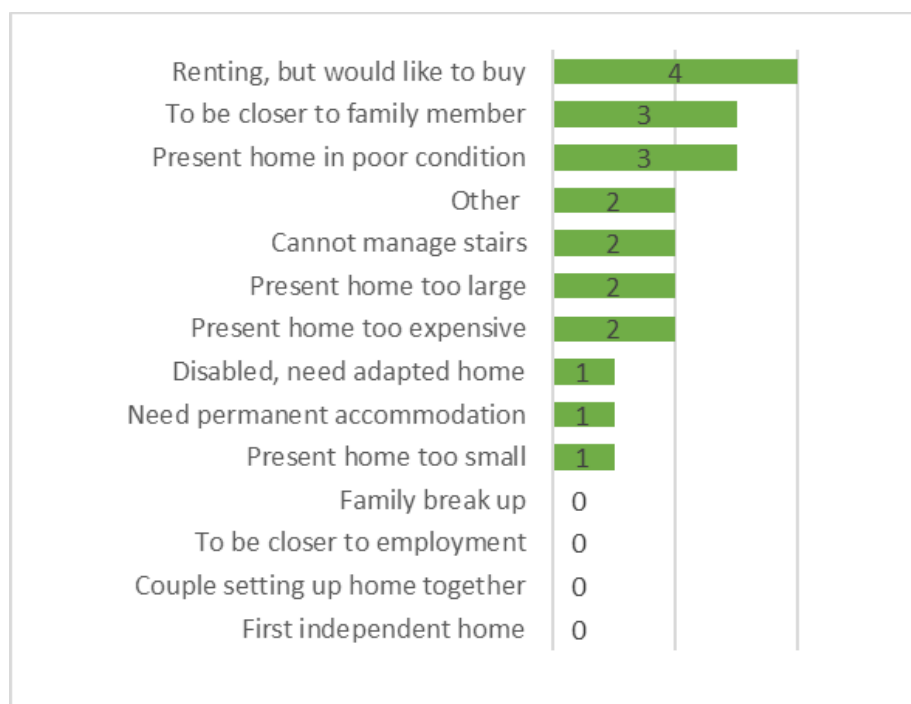
Chart 29: Profile of respondents with housing need



Base: 10

- 5.11 The majority (60%) of those who need to move are private renting. Respondents living in 3 bed homes and those in terraced houses are also most in need.
- 5.12 This is perhaps clearer when considering the reasons for the housing need (note more than one reason could be selected) in chart 30.
- 5.13 Respondents who are currently renting but would like to buy are more likely to have moved recently to Shellingford (within the last 2 years) and currently in 2-3 bed homes. All wish to stay in Shellingford.
- 5.14 Of those moving to be closer to a family member, this would mean moving out of Shellingford for half of these respondents. All have lived in Shellingford for over 10 years and are in older age groups and own their home outright.
- 5.15 The 'other' response option appears to have been used to further explain the reasons for housing need and are age related where the respondents are living alone.

Chart 30 – Reasons for Housing Need



Base: 10

5.16 Further explanations were given by 5 respondents, categorised below with some comments for illustration.

Renting	3
Age related	2

5.17 Comments are noted below (details that could identify respondents have been removed)

- .. rents have increased at such a rate we are no longer able to save for a home.
- Unable to buy our rented property
- ... rent is too high for the condition of the property however we love our life here
- The (rented) house we are in is in a very poor state of repair
- The landlord wants to sell the property.
- There are no bungalows in Shellingford
- Moving to Faringdon to be near our son and grandchildren.
- Future proofing - we are both elderly but would like to continue to live in Shellingford
- if unable to drive could be a deciding factor in the next few years.
-

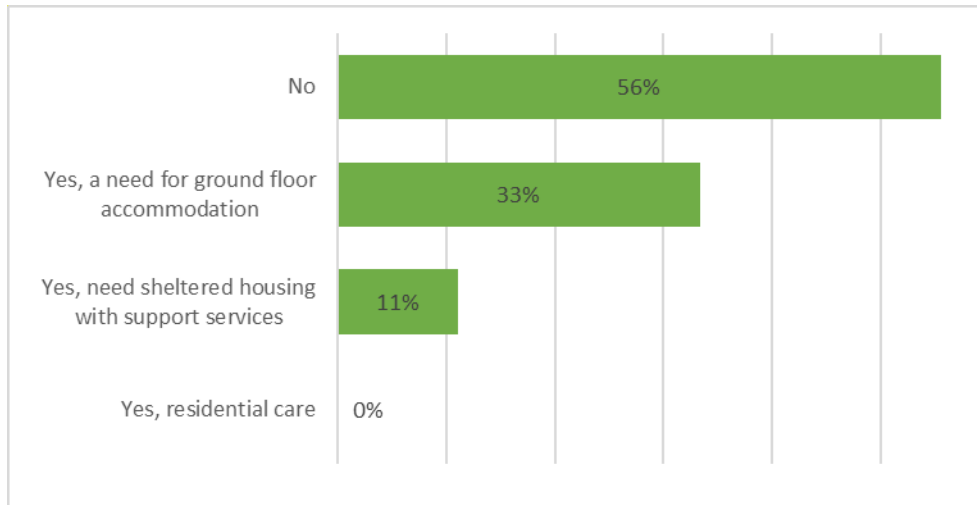
5.18 Private rented properties have enabled respondents to move to Shellingford but the ability to save is a barrier to purchasing a property.

Type of housing needed

5.19 The majority (56%) of those who have a housing need do not require specialist housing.

5.20 A further 33% would require ground floor accommodation and 11% would like sheltered housing with support services.

Chart 31 – Do any of the people in the new households have a specialist housing need?



Base: 9

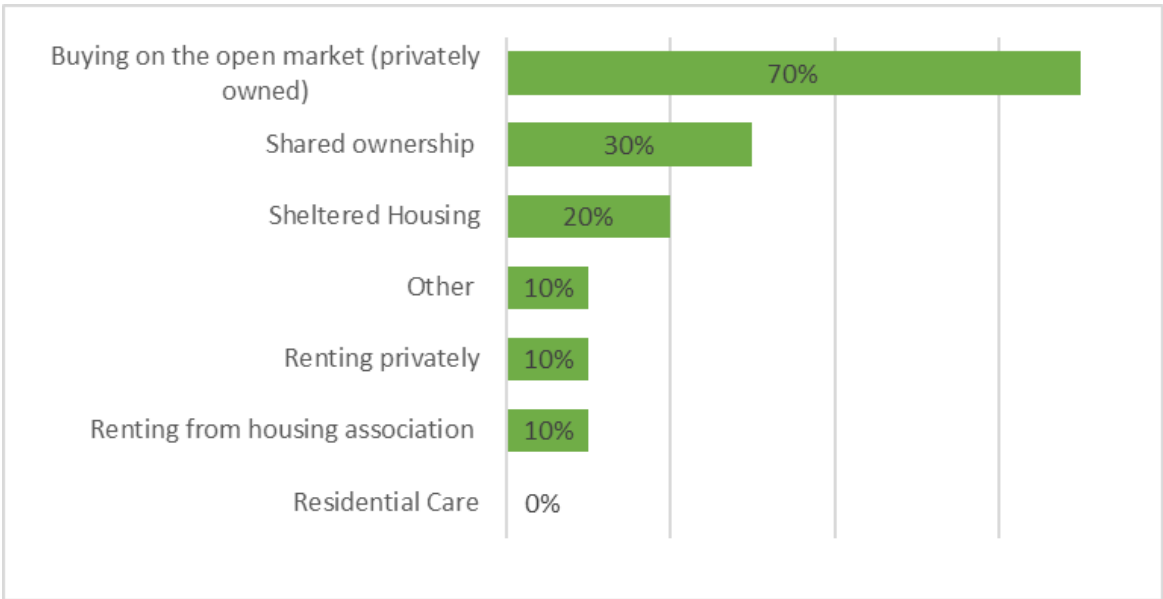
5.21 Those who need ground floor accommodation were also respondents who advised they were aged 65+

5.22 Respondents in private rented accommodation were most likely to not have a specialist housing need.

Tenure of housing needed

- 5.23 The preferred tenure selected to meet housing need is ‘buying on the open market’ with 70% of respondents selecting this option. Nearly a third (30%) of respondents would prefer to shared ownership (part rent/part buy, usually provided by a housing association) which would suit those who wish to buy but are unable to meet the deposit. Sheltered Housing would suit a fifth (20%) of respondents. Private renting is low at 10% of respondents with a housing need.
- 5.24 No respondents require Residential Care which is supportive of the previous question relating to specialist need. Those who stated ‘other’ did not provide further details.
- 5.25 It should be noted that respondents were invited to select all options that met their needs and those selecting ‘buying on the open market’ were also those who selected ‘shared ownership’.

Chart 32 – What type of housing would best suit your future housing need?



Base: 10

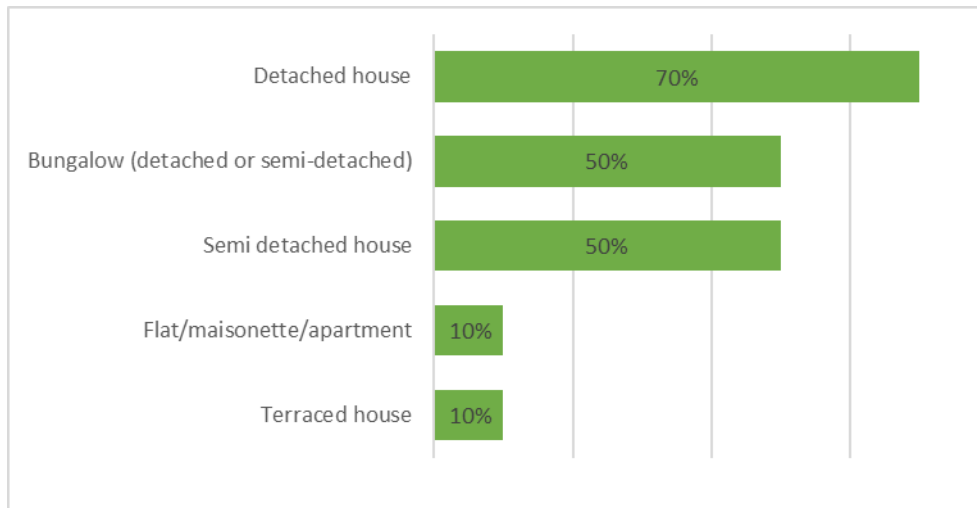
- 5.26 Considering current tenure for those with a housing need, those advising that they are currently renting privately are likely to want to buy on the open market (66%) than other tenure options, however those who own their home outright are likely to continue to do so (75%) or move into sheltered housing.

Style of housing needed

5.27 When asked to consider which style of housing would best suit their need, most respondents (70%) require a detached house. These respondents are also most likely to be currently living in a detached home or terraced house.

5.28 Bungalows and semi-detached houses were the most likely requirement for elderly residents who had also reported a need for ground floor accommodation and smaller properties.

Chart 33 – Which style of home would you prefer?

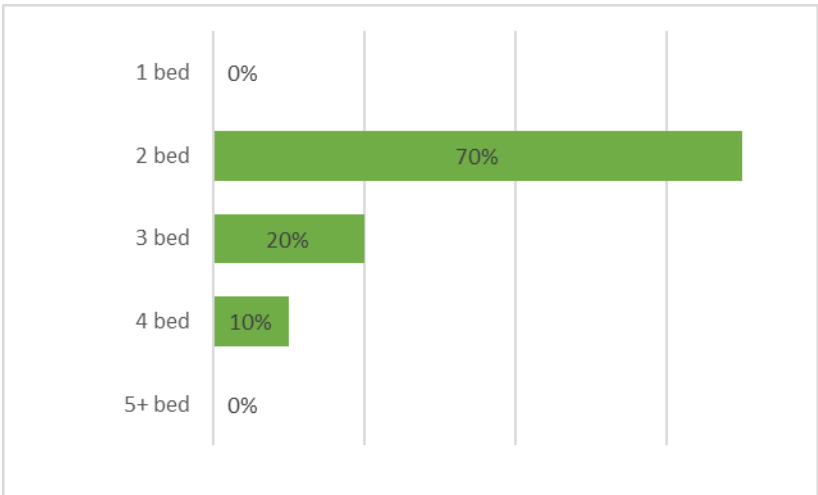


Base 10

Size of housing needed

- 5.29 When asked to consider which size of housing would best suit their need, most respondents (70%) require a 2-bed property. When comparing this against other responses, the need for a 2-bed property is higher from those respondents who are aged 65+ and have lived in the NPA over 10 years. Couples in private rent were also most likely to require 2 bed accommodation.
- 5.30 3-bed properties were selected by 20% of respondents with a housing need, and when considering sub groups these were mainly couples or young families currently in private rented accommodation.
- 5.31 Respondents requiring a 2-bed property are most likely to buy on the open market and require a detached or semi detached house.

Chart 34– How many bedrooms will your new home need?



Base: 10

Housing Registers

5.32 Of the respondents who expressed a need for new housing, the majority (90%) are not on either the Vale of White Horse District Council Housing Register or the Help to Buy South Register.

5.33 No households advised in the housing needs survey that they are on the Vale of White Horse Housing register. This is supported as there are no households registered on Vale of White Horse Housing¹⁶ register who live in Shellingford. The register uses bands to prioritise need with band 1 being urgent.

Table 12– Vale of White Horse District Council Housing Register applicants – Jan 2021

Vale of White Horse Housing Need						
Bedroom need	Band 1	Band 2	Band 3	Band 4	Total	
1	41	91	287	911	1330	
2	1	43	88	427	559	
3	1	17	119	107	244	
4	0	31	75	14	120	
Total	43	182	569	1459	2253	

5.34 Of the applications, only 3 have specified Shellingford as a first, second and third choice preference. It is noted that applicants do not have to specify an area of preference.

5.35 No bids have been received through the Vale of White Horse Housing Register over the last 3 years. At the time of this report, the District Council advised there was only one property for social rent in the NPA.

5.36 Help to Buy South Register has no households registered in Shellingford (April 2021) ¹⁷.

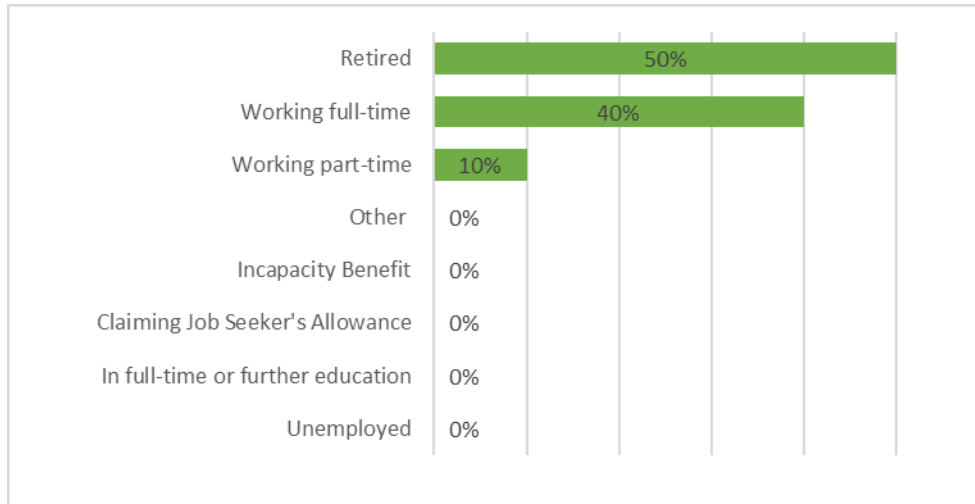
¹⁶ Vale of White Horse District Council Housing Register 18th January 2021 .

¹⁷ Help to Buy Register – Shellingford April 2021

Employment/Income for those with a housing need

5.37 There is a clear split between respondents with 50% in full-time/part-time work and 50% who are retired. This supports previous responses on need, age groups and reasons to move.

Chart 35 – Your employment (households with housing need)



Base: 10

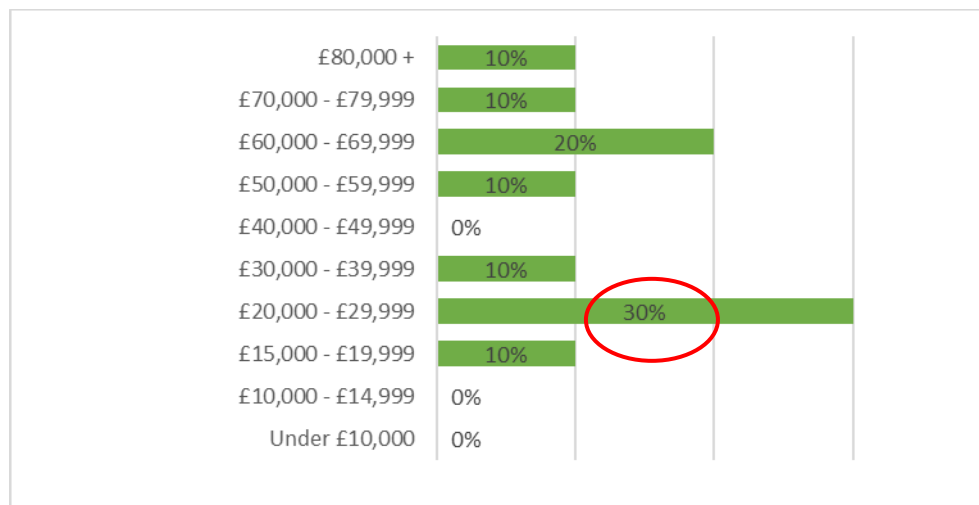
5.38 Those who work vary in the distance of their commute with no majority although 3 persons travel over 16 miles on their main commute.

5.39 None of respondents expressing a housing need would not require housing benefit or universal credit to help pay for the housing cost.

5.40 When considering the net annual income of the household/individual needing a property, the majority (30%) earn between £20,000 to £29,999 per annum, but again the low bases mean this should be treated with caution.

5.41 Those working (either full-time or part-time) are more likely to have higher gross annual income than respondents who have retired.

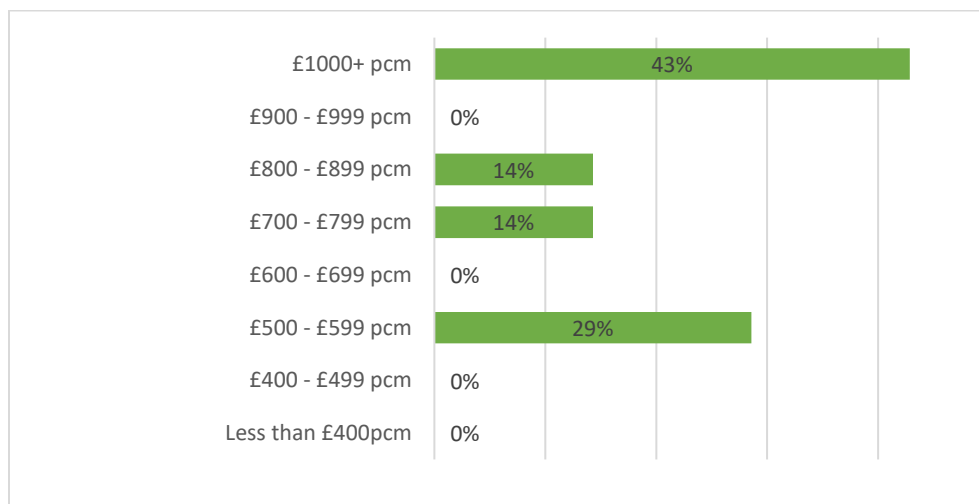
Chart 36 – Approximate combined gross annual income of household/individual



Base: 10

5.42 Respondents who are able to allocate an approximate maximum monthly rent/mortgage payment of £700+ are all working, (71% of respondents who will need to move).

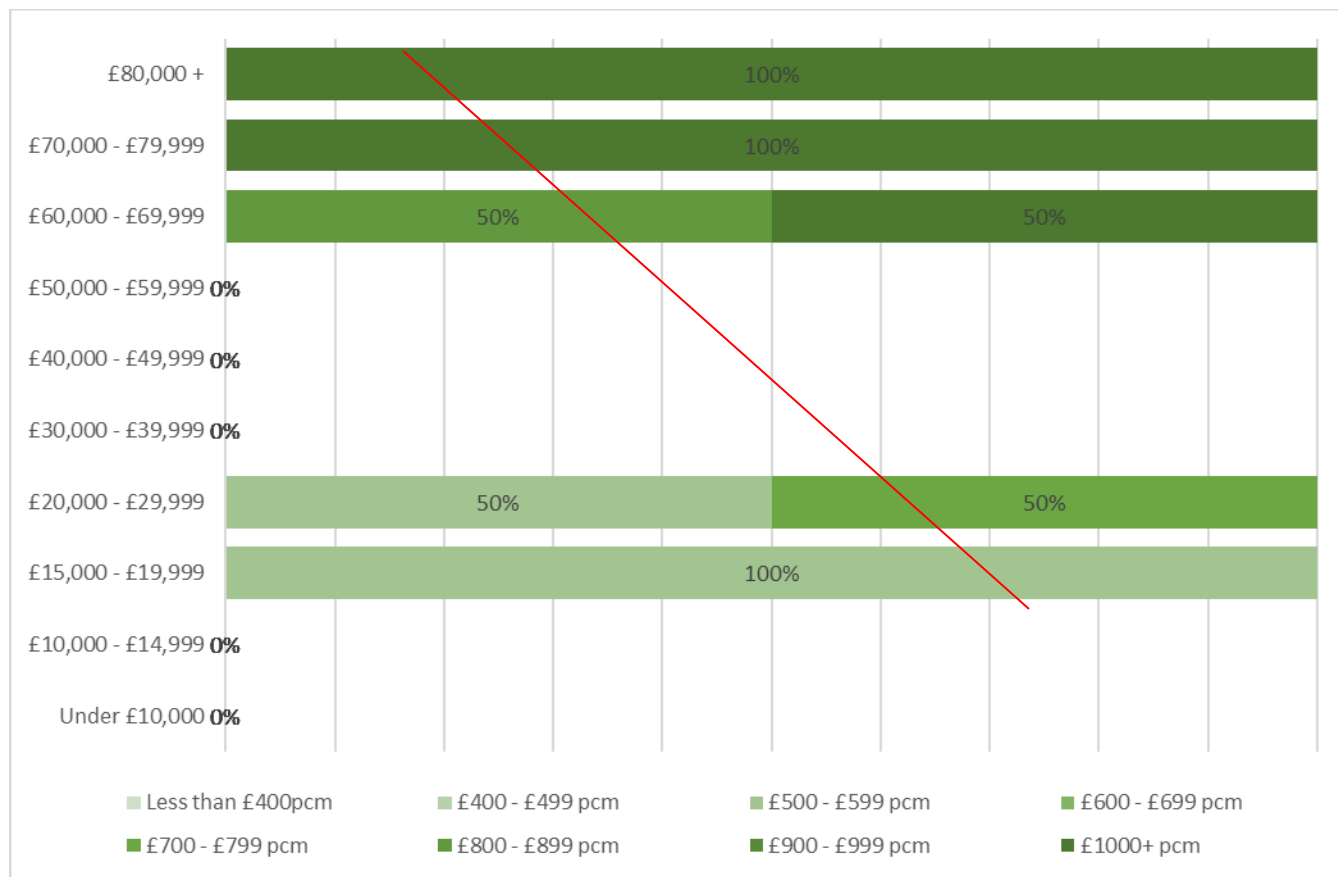
Chart 37 – Approximate combined maximum monthly rent/mortgage available



Base: 7

5.43 As expected, there is a correlation (shown by the red line in chart 38) between gross annual income and maximum monthly amount available for rent/mortgage.

Chart 38 – Approximate gross income by maximum monthly rent/mortgage available



Base: 7

6. Market Signals and Demand

- 6.1 The National Planning Policy Framework (NPPF) details a standard method in the National Planning Policy Guidance (NPPG), for assessing local housing need at strategic planning level. “*The standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply.*”¹⁸ This method identifies a minimum annual housing figure, it does not produce a housing requirement figure.
- 6.2 The method involves reviewing several key market signals relating to housing including:
- House prices & rents (income and employment)
 - House builds (rate of development)
 - Migration into and out of the area (see part 3)
 - Overcrowding/ Under- occupancy
 - Concealed households
 - Homeless households
 - Temporary Accommodation (see part 5)

¹⁸ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

House Prices and Income

- 6.3 The English Housing Survey 2019-20 states that nationally, outright owners made up 35% of households while 30% owned their home with a mortgage. Outright owners have made up a greater proportion of households than homeowners with a mortgage since 2013-14. Overall, home owners are older, a trend that is growing in particular for outright owners and particularly outside of London. This is attributed to the aging population paying off mortgages and moving to outright ownership.
- 6.4 This changing age profile is used to account for other changes in owner tenure. Mortgagors decreased from 36% in 2009-2010 to 30% in 2019-2020, and 59% are in the middle age bracket of 35-54 years old. Whereas owner occupiers increased from 33% to 37% in the same period with 63% aged 65 and over. The majority (67%) of households privately renting were aged under 45.
- 6.5 Nationally, 45% of owners with mortgages were couples with dependent children. Conversely, of owner occupiers households 45% are couples with no dependent children. There is an increase in private rental households with dependent children from 31% in 2009-10 to 36% in 2019-20.
- 6.6 When considering housing affordability, the English Housing Survey 2019-20 looks at the average proportion of gross weekly income spent on mortgage/rent payments. Households with a mortgage spent on average, 18% of their income on housing costs which is approximately £170 outside of London, compared to private renting households who spent 32%, around £159 outside London.¹⁹
- 6.7 The Homes England Strategic Plan 2018-2023 sets out an objective to address the barriers to owning a home. *“Home ownership is becoming increasingly unaffordable for millions of families across England. Decades of undersupply of housing alongside rising housing demand has seen average house prices increase faster than average incomes. Younger households on average incomes in high demand parts of England feel the impact of this particularly acutely.*

Home ownership remains the most popular tenure. Given the choice, 88% of people would choose to buy their own home. Similarly, owner occupiers are far more satisfied with their accommodation, local area and tenure than social or private renters. This is why we'll invest heavily in supporting peoples' home ownership aspirations. We'll reduce the deposit burden faced by prospective home owners by helping them buy with a smaller deposit, buy a share of a home, or save for a deposit by paying a below market rent.”²⁰

¹⁹ English Housing Survey 2019-20 – Section 1 Housing Costs and Affordability Page 20

²⁰ Homes England Strategic Plan 2018-2023 Oct 2018 – Objective 6: delivering home ownership products

- 6.8 An assessment of current market housing conditions in Shellingford was conducted during March 2021, based on a search of properties for sale or rent in the NPA using commercial sources (sources: www.rightmove.co.uk, www.zoopla.co.uk,) and the HM House Price Index for district and regional data.
- 6.9 House prices in the Vale of White Horse district have increased by 5.1% from 2020 to 2021 to an average of £377,362. This increase is greater for detached homes at 6% to £593,711²¹.
- 6.10 House prices in Shellingford are also above those in the district and region suggesting a sought-after location with larger, high-value properties.

Table 14: Average house prices and annual change by location

	Shellingford	Vale of White Horse District	SE Region
Avg price all property types	£516,595	£377,362	£342,420
Inc Feb 2020 v Jan 2021	-0.46%	5.1%	+7.5%
Avg price detached	£803,777 +1.57%	£593,711	£600,304
Avg price semi	£287,497 -0.19%	£358,996	£373,884
Avg price terraced	£319,941 +2.31%	£291,938	£288,468
Avg price flat/apart	£201,388 +1.74%	£204,168	£202,373

Source: HM Land Registry House Price Index Feb 2020/21 for Vale of White Horse District and South East Region and zoopla housing prices March 2021 last 12months for Shellingford

- 6.11 Based on these house prices, the average mortgage repayment for a property in Shellingford would be £2,677 with a 5% deposit or £2,163 with a 20% deposit (note the deposit alone would be £103,319).²²

²¹ HM Land register House Price Index Average Price All Property Types Jan 2020 compared to Feb 2021

²² Based on interest rates of 3.92% over 25 years

- 6.12 The average gross weekly income for Vale of White Horse District households is £690.80²³ which equates to £2,993 per month. The average gross annual income is £37,126. With a joint household income of £5,987 per month. This is an increase of 17% on the average gross weekly income of £590 in 2011.
- 6.13 The lower quartile price paid (all house types) for Vale of White Horse district in September 2020 was £275,000, compared to £245,000 in the South East Region²⁴. This would mean the monthly mortgage payment would be £1,102 (based on 20% deposit, 3.5% interest rate and 25 years term). Therefore, the proportion of gross joint weekly income for two adults, spent on mortgage payments would be 18% (£1,102 / £5,987). This compares to the monthly private rental payment of £998²⁵
- 6.14 Using the income data from the Housing Needs Survey 2021, the annual gross household income Shellingford is £40,500 which would be £3,375 per month. Based on house prices in Shellingford being 37% higher than Vale of White Horse District this would mean the lower quartile price paid in Shellingford is £376,750. This would mean the monthly mortgage payment would be £1,506 (based on 20% deposit, 3.5% interest rate and 25 years term). **Therefore, the proportion of gross income spent on mortgage payments would be 22%.** Replacing the gross joint household income with South Vale of White Horse data to remove any bias of a very low sample of respondents in the housing survey, the proportion of gross income spent on mortgage payments would be 25% (£1,506/£5,987).
This compares to a private rental payment of £1,334 per month.
- 6.15 There have been 4 house sales in Shellingford in the last 5 years and no properties were available for rent in March 2021 suggesting a very high demand. Rental values for previous properties were recorded for 4 properties.

²³ ONS Annual Survey of Earnings and Hours April 2021 – All job types – median estimate

²⁴ ONS Lower quartile house prices for administrative geographies: HPSSA dataset 15 September 2020

²⁵ ONS Private rental market summary statistics April 2019 to March 2020

6.16 The South East has the highest rental prices of all regions²⁶ at an average of £1,086 per month²⁷. Rental values have increased across the region by 6% in the last year.²⁸

Table 15: Average rental prices by location

	Shellingford	Vale of White Horse ²⁹	SE Region
Avg rent all property types	£1,334pcm	£998pcm	£1,086pcm
Age rent detached	£1,650pcm		
Avg rent semi	£1,557pcm		
Avg rent terraced	£795pcm		
Avg rent flat/apart	No data		

Source: Homelet March 2021 South East Region, rental values March 2020 VOWH data and zoopla rental values March 2021

6.17 Based on the annual income in Shellingford at £40,500 and a household monthly income of £6,750, **rent would be 20% of the household income.**

²⁶ ONS Private Rental Index Feb 2021

²⁷ Homelet March 2021

²⁸ Homelet Feb 2021 compared to Feb 2020

²⁹

- 6.18 There is a higher than average proportion of self-employed persons in the Neighbourhood Plan Area (15%) than in the district (11%) and region (11%), reflecting the geographical location of the area and limited transport links. The focus of infrastructure development detailed in the Vale of White Horse Local Plan 2031 Part 1 will be predominately to support housing and employment development in the Science Vale area reflecting the economic growth in this area. However Local Plan Part 2 recognises that the Western Vale Sub-Area contains less opportunity for strategic employment growth³⁰
- 6.19 The Labour Force Supply (working age population that is economically active) may be higher than projected growth in jobs for this rural community, and result in an unsustainable community where migration out of the Neighbourhood Plan Area occurs in order to work. However, while the Housing Needs Survey 2021 lends some support to this with respondents giving 'to take up employment elsewhere' as a reason to move out of the area, caution is recommended due to the low sample bases of the survey. Those who are not working due to looking after the home/family account for a higher percentage of the NPA population (7%) compared to the district (4) and region (4%) but there are predominately less students 2% compared with 4% and 5% of the district and region respectively. Again, this reflects the rural aspect of Shellingford and employment opportunities in nearby towns.

Table 16: Economic Activity - persons

	Shellingford		Vale of White Horse		SE Region	
	Count	%	Count	%	Count	%
All usual residents aged 16 to 74	132		87,477		6,274,341	
Economically active	98	74%	65,710	75%	4,521,184	72%
In employment	92	70%	61,185	70%	4,095,333	65%
Employee: Part-time	19	14%	12,547	14%	865,933	14%
Employee: Full-time	53	40%	39,197	45%	2,537,828	40%
Self-employed	20	15%	9,441	11%	691,572	11%
Unemployed	4	3%	2,190	3%	216,231	3%
Full-time student	2	2%	2,335	3%	209,620	3%
Economically Inactive	34	26%	21,767	25%	1,753,157	28%
Retired	18	14%	12,150	14%	859,293	14%
Student (including full-time students)	3	2%	3,400	4%	324,649	5%
Looking after home or family	9	7%	3,374	4%	273,519	4%
Long-term sick or disabled	4	3%	1,682	2%	183,395	3%
Other	0	0%	1,161	1%	112,301	2%
Unemployed: Age 16 to 24	0	0%	592	1%	58,904	1%
Unemployed: Age 50 to 74	0	0%	505	1%	46,648	1%
Unemployed: Never worked	0	0%	210	0%	26,471	0%
Long-term unemployed	1	1%	767	1%	82,872	1%

Source: ONS Census March 2011 (KS601EW)

³⁰ Local Plan 2031: Part Two – Detailed Policies and Additional Sites Western Vale Sub Area Page 59

- 6.20 The ability to attract and support residents of a working age depends on the accessibility to work in the nearby area. The Neighbourhood Plan Area is a rural location with limited work locally, therefore those of a working age may be required to commute to urban areas outside of the Area. The higher than average levels of self employed residents suggests commuting is lower for the NPA. Despite the rural location of Shellingford, there are good road networks that 'circle' the village and high employment in the nearby town of Faringdon.
- 6.21 The Vale of White Horse Local Plan 2031 Part 1 states the district commitment to, '*Supporting the growth and expansion of rural businesses (including village shops and public houses) to maintain sustainable rural settlements and reducing the need to travel. Supporting the agricultural economy including appropriate farm diversification schemes will help to maintain a healthy rural economy.*'³¹
- 6.22 The majority (48%) of working age persons, drive to work in a car/van compared to 45% in the district and 41% in the region. This reflects the rural aspect of the village and the need to travel to employment.
- 6.23 The proportion of the population in the Neighbourhood Plan Area who work from home (8%) is higher than the district (5%) and region (4%). Conversely the lack of public transport is reflected; those who travel by bus/minibus/coach to work is proportionally lower in the Neighbourhood Plan Area (1%) than the district (4%) and region (3%).

Table 17- Method of Travel to work by persons aged 16-74

	Shellingford		Vale of White Horse		South East	
	Count	%	Count	%	Count	%
All categories: Method of travel to work	132		87,477		6,274,341	
Work mainly at or from home	10	8%	4,472	5%	279,656	4%
Underground, metro, light rail, tram	0	0%	105	0%	15,338	0%
Train	1	1%	1,455	2%	311,895	5%
Bus, minibus or coach	1	1%	3,695	4%	189,926	3%
Taxi	0	0%	111	0%	16,750	0%
Motorcycle, scooter or moped	0	0%	640	1%	36,467	1%
Driving a car or van	64	48%	39,766	45%	2,590,701	41%
Passenger in a car or van	6	5%	2,660	3%	200,386	3%
Bicycle	2	2%	4,018	5%	127,614	2%
On foot	10	8%	5,905	7%	463,662	7%
Other method of travel to work	0	0%	354	0%	28,328	0%
Not in employment	38	29%	24,296	28%	2,013,618	32%

Source: ONS Census March 2011 (QS701EW)

³¹ Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies – December 2016 - Chapter 2, Page 8 Supporting our Rural Economies http://www.whitehorsedc.gov.uk/sites/default/files/2016_12_14%20Chapter%202.pdf

- 6.24 The district average annual gross income in 2020 was £37,126³². Compared to £33,416 in 2016³³ and £30,955 in 2011³⁴ as the annual gross income for full-time workers in the district. This is a 20% increase over the last 10 years.
- 6.25 The majority (70%) of new jobs forecast for the district will be through the Science Vale area driving new development around that area³⁵.
- 6.26 Employment in the Neighbourhood Plan Area may be supported by employment and business development as part of mixed-use developments at Monks Farm, Grove and South of Park Road, Faringdon where this meets the requirements set out within the Site Development Templates, and in accordance with the Sub-Area Strategies.³⁶ These sites were identified as, *'important to serve the more rural non Science Vale UK employment market'*³⁷. Faringdon is the largest settlement (classified as a Market Town) in the Western Sub Area and as such provides services for most of the surrounding rural areas.³⁸ Development in Swindon will affect Larger Villages in this Sub Area to the West of the Neighbourhood Plan Area, and strategic development is planned for these villages. Swindon, is identified in the Vale of White Horse Employment Land Review 2012³⁹, as *'an important location for blue-chip companies and a market that part of the western Vale such as Faringdon is influenced by'*.

³² ONS Nomis Annual Survey of Hours and Earnings 2021

³³ ONS Nomis Annual Survey of Hours and Earnings 2016

³⁴ ONS Nomis Annual Survey of Hours and Earnings 2011

³⁵ Oxfordshire LEP Strategic Economic Plan 2016 <http://www.oxfordshirelep.org.uk/content/strategic-economic-plan>

³⁶ Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies December 2016 - Core Policy 5

http://www.whitehorsedc.gov.uk/sites/default/files/6.%202016_12_14%20Chapter%204.pdf

³⁷ Vale of White Horse Employment Land Review 2013 – Page 78 R1

http://www.whitehorsedc.gov.uk/java/support/dynamic_serve.jsp?ID=627981519&CODE=5CC0E8154E3BB42D321554530494678D

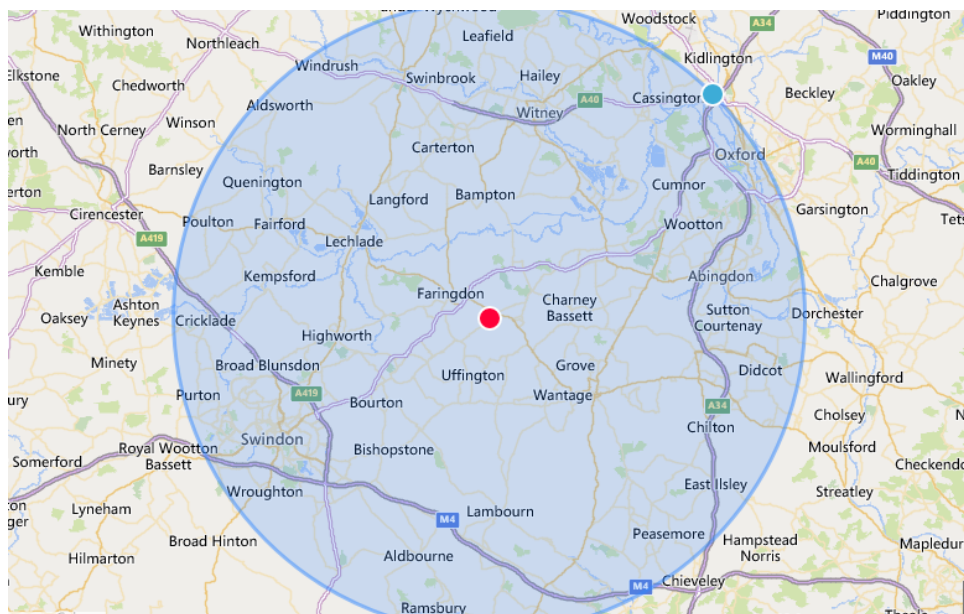
³⁸ Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies December 2016 – Chapter 5 Sub Area Strategy

http://www.whitehorsedc.gov.uk/sites/default/files/7.%202016_12_14%20Chapter%205%20ABOX.pdf

³⁹ Vale of White Horse Employment Land Review 2013

http://www.whitehorsedc.gov.uk/java/support/dynamic_serve.jsp?ID=627981519&CODE=5CC0E8154E3BB42D321554530494678D

6.27 The majority (22%) of working age residents in Shellingford travel 10km to 20km for work. This radius includes large towns such as Swindon, Abingdon, Oxford, Wantage and Didcot.



Source: Calcmaps – 15miles radius

6.28 The rural location is highlighted in the significant difference between those travelling less than 5km in Shellingford (5%) compared to the district (27%) and region (33%). This is further supported by the increase in residents working from home (20%) compared to the district (12%) and region (12%).

Table 18- Distance travelled to work – aged 16-74

Distance travelled to work	Shellingford		Vale of White Horse		South East	
	Count	%	Count	%	Count	%
All categories: Distance travel	94		63,181		4,260,723	
Less than 2km	5	5%	9,769	15%	706,167	17%
2km to less than 5km	6	6%	7,849	12%	688,146	16%
5km to less than 10km	13	14%	11,743	19%	604,950	14%
10km to less than 20km	21	22%	10,438	17%	582,465	14%
20km to less than 30km	10	11%	4,644	7%	301,705	7%
30km to less than 40km	4	4%	1,689	3%	156,951	4%
40km to less than 60km	3	3%	1,389	2%	168,384	4%
60km and over	6	6%	2,893	5%	169,351	4%
Work mainly at or from home	19	20%	7,808	12%	502,584	12%
Other	7	7%	4,959	8%	380,020	9%
Total distance (km)	1,438.1		799,235.3		56,213,782.7	
Average distance (km)	21.1		15.9		16.6	

Source: ONS QS702EW 2011

Housing Projects/Builds

- 6.29 The census 2011 showed 76 dwellings in Shellingford. The Postcode Address File (PAF) of residential addresses for Shellingford obtained in 2020 shows 89 residential dwellings. This is a 17% increase in housing and above the population growth (8% increase from 2011 to 2021).
- 6.30 No permissions have been advised by Vale of White Horse as awaiting completion or committed to.
- 6.31 The Vale of White Horse District Council Local Plan 2031⁴⁰ sets out the housing supply required made up from several sources including; known allocations, retained Core Strategy and Local Plan 2011 allocations, existing planning commitments, small scale (non-strategic sites) to be identified through Neighbourhood Development Plans or identified in the emerging Plan where Neighbourhood Development Plans are not being progressed and sites not yet identified (windfalls) that will come forward through the development management process.

Table 19: Housing allocations Vale of White Horse District

Western Vale Sub Area Housing Supply	Dwellings
Housing requirement April 2011 to Mar 2031	3,173
Completed (April 2011-March 2018)	1,323
Supply April 2018 to March 2031	
Committed	2,089
Known local plan allocations (delivered during plan period)	212
Windfall allowance	280
Total dwellings (committed and completed) to 2031	3,904

*Completions as of March 31 2018,

- 6.32 There was a 15% increase in housing within the Neighbourhood Plan Area (2011 to 2001). However, recent figures suggest housing growth is above that of the district which (17% in Shellingford compared to 13% at district level, 2021 compared to 2011). A total of 13 additional dwellings have been completed in Shellingford since 2011 accounting for this 17% increase.

⁴⁰ Local Plan 2031: Part Two – Detailed Policies and Additional Sites 59

Table 20: Housing projections based on allocations for VOWH⁴¹ and Shellingford 2034

Year	NPA	% inc	VOWH	% inc
2001	66		45759	
2011	76	15%	51020	9%
2021	89	17%	57,835	13%
2031			65,057*	12%
2041			70,354	8%

* 71,580 in Local Plan update

⁴¹ ONS 2018 based household projections

Overcrowding /under occupancy

- 6.33 The national housing report shows overcrowding in social housing sector with 9% of social rented homes overcrowded compared to 7% in the private rent sector. Demand for space is high resulting in smaller homes being built and purchased. In Affordable homes, houses are allocated on a minimum amount of space required and the 'under occupancy charge'⁴² has put a greater pressure on households.
- 6.34 This compares to increasing underoccupancy in the owner occupier sector with 52% of owner occupiers housing underoccupied in 2019/20 mainly due to higher income and life stage factors.
- 6.35 In the housing needs survey, 30% of one-person households have 4 or more bedrooms.
- 6.36 Considering occupancy levels for Shellingford, underoccupancy is higher (92%) than the district (78%) and region (71%), reflecting the size of housing and life stage of occupants. Only 3% of all households in Shellingford show a low level of overcrowding (considering occupancy rating as household members to bedrooms).

Table 21 – Occupancy in households 2011

Occupancy Rating	Shellingford		Vale of White Horse		South East	
	Count	%	Count	%	Count	%
All categories: Occupancy rating bedrooms	76		49,407		3,555,463	
Occupancy rating (bedrooms) of +2 or more	40	53%	23,353	47%	1,318,932	37%
Occupancy rating (bedrooms) of +1	30	39%	15,459	31%	1,195,478	34%
Occupancy rating (bedrooms) of 0	4	5%	9,621	19%	913,597	26%
Occupancy rating (bedrooms) of -1	2	3%	879	2%	112,235	3%
Occupancy rating (bedrooms) of -2 or less	0	0%	95	0%	15,221	0%

Source: ONS 2011 QS412EW Occupancy rating (bedrooms)

⁴² The Under occupancy charge reduces benefit payments to working age people under occupying their homes

Affordable Housing

6.37 All households whose needs are not met by the market can be considered in affordable housing need. The NPPG recommends using the following calculation to determine Affordable Housing Need.

(Current number of households + Projected number of households who lack homes and can't afford to meet housing need in market)

= No households currently lack homes (homeless) and no households are projected to be unable to afford housing = **0 households in need**

Table 22: Current Number of Households in Affordable Housing (past trends and current estimate)

Households in Need Indicators	Past Trend	Current Estimate
Overcrowded households	2 households (3% of all households)	2 (3% of current dwellings)
Concealed households		0 households
Current AH in need (housing register)		0 households
Other households who can't afford to rent or own		0

6.38 **Total affordable housing stock available 1** = Dwellings currently occupied by households in need 1 + surplus stock (vacant) 0 + committed additional housing stock 0 – units to be taken out of management 0

6.39 **Total net need 0** = (total gross need 0+0– total available stock 1). Resulting in between 0 dwellings per annum required

6.40 No new dwellings are planned for Shellingford (Local Plan 2031). No Affordable Houses are committed to in planning permissions. According to the Housing Survey, no Affordable dwellings will be vacated, if the current need is 0 then no further Affordable Homes are required to meet the total need.

Housing Need

- 6.41 The NPPG advises the methodology and calculations to determine level of housing need for local authorities. This becomes more complicated at lower geographical areas due to the limited evidence available. However, the same methodology has been followed in this HNA using a combination of secondary evidence and data from the Housing Need Survey. The guidance is used to show housing need in Vale of White Horse
- 6.42 The first step is to understand the baseline of households. The NPPG advises using the Household Growth Projections for this purpose. It is noted from the latest release (June 2020)⁴³ that in England the number of one-person households is projected to increase by 24% in 2043. This is due to the increase in older age groups living alone. The Household Projection for Vale of White Horse shows an increase of 12,519 households, from 57,835 households in 2021 to 70,354 households in 2041. This gives an annual projected household growth figure of **626**.
- 6.43 The average annual projected household growth figure is then adjusted based on the affordability in Vale of White Horse. The median workplace-based affordability figure is recommended for this and for Vale of White Horse 2020 this is 8.94⁴⁴. The NPPG advises that where the ratio is above 4 the average household growth should be increased by a quarter of a percent such that 8 will present 100% increase.

$$\text{Adjustment factor} = \frac{(\text{Local affordability rate} - 4)}{4} \times 0.25 + 1$$

$$\text{Adjustment factor} = \frac{(8.94 - 4)}{4} \times 0.25 + 1 = \frac{4.94}{4} \times 0.25 + 1 = 1.24 \times 0.25 + 1 = \mathbf{1.31}$$

The adjustment factor is therefore 1.31 and is used as:

Minimum annual local housing need figure = (adjustment factor) x projected household growth

Minimum annual local housing need figure = 1.31 x 626

The minimum annual local housing need figure for Vale of White Horse is 820 per annum.

⁴³ ONS Household Projections mid2018 Table 406: Household projections by region, county and local authority, England, mid-2001 to mid-2041

⁴⁴ Office of National Statistics Ratio of median house price to median gross annual (where available) workplace-based earnings by local authority district, England and Wales, 1997 to 2020 Table 5c

6.44 The level of increase is then capped based on whether the housing policies were adopted within the last 5 years. The Vale of White Horse District Local Plan falls into this category, so the local housing need figure is capped at 40% above the average annual housing requirement figure.

- The average annual housing requirement figure in the existing Local Plan is 626 per year
- The minimum annual local housing need figure is 820 (as per step 2)
- The cap is set at 40% above the housing requirement figure:

$$\text{Cap} = 626 + (40\% \times 626) = 626 + 250 = 876$$

The capped figure is greater than the minimum annual local housing need figure (of 820) and therefore does not limit the increase to the local authority's minimum annual housing need figure.

The minimum annual housing required for Vale of White Horse is therefore 876 for the period 2021 to 2041.

6.45 Where samples are smaller than local authority boundaries, such as the town boundary (or NPA) for Shellingford, the NPPG advises that an alternative approach will have to be used, considering the best available information on anticipated changes in households and local affordability levels⁴⁵. As household projections do not exist at parish level, the projections used in this HNA have been used. The households in Shellingford in 2021 are 89. Applying the 12% increase population projection to housing, gives a total of 99 households projected by 2041 and an **annual projected household growth figure of 0.5 (a total of 10 homes)**.

6.46 The average annual projected household growth figure is then adjusted based on the affordability in Shellingford, again using data from this HNA. The median workplace-based affordability figure for Shellingford is calculated as the lower quartile house price £285,000⁴⁶ divided by the lower quartile gross annual workplace- based earnings £29,520, this is 9.65

$$\text{Adjustment factor} = (9.65-4)/4 \times 0.25 + 1 = (9.65/4) \times 0.25 + 1 = 1.35$$

The adjustment factor is therefore 1.35 and is used as:

Minimum annual local housing need figure = (adjustment factor) x projected household growth

Minimum annual local housing need figure = 1.35 x 0.5

The minimum annual local housing need figure for Shellingford is 0.6 per annum.

⁴⁵ National Planning Policy Framework, Paragraph: 014 Reference ID: 2a-014-20190220. Revision date: 20 02 2019

⁴⁶ ONS House Price Statistics for Small Areas (HPSSA) Dataset 48 = LSOA 489

6.47 The level of increase is then capped based on whether the housing policies were adopted within the last 5 years. The Vale of White Horse District Local Plan falls into this category so the local housing need figure is capped at 40% above the average annual housing requirement figure.

- The average annual housing requirement figure is 0.5 per year
- The minimum annual local housing need figure is 0.6
- The cap is set at 40% above the housing requirement: $\text{Cap } 0.5 + (40\% \times 0.5) = 0.2 + 0.6 = 0.8$

The capped figure is inline with the minimum annual local housing need figure and therefore does not limit the increase to the minimum annual housing need figure. **The minimum figure using NPPG calculations for Shellingford is therefore 10 for the period 2021 to 2041.**

6.48 However, the housing increase would be less than the population increase due to a reduction in one person households (moving out of the area) and increase in younger families being able to move into available housing. Applying a 4.5% increase in housing from 2021 to 2041 provides a housing figure of 93 in 2041 and a need for **4 new houses over the plan period** to support the population.

Table 23: Housing projections

Year	NPA based on population projections	% inc	NPA based on NPPF guidance	% inc
2001	66		66	
2011	76	15%	76	15%
2021	89	17%	89	17%
2031	91	2%	101	14%
2041	93	2%	113	12%

6.49 This NPPG standard method for assessing housing need does not break down the overall figure into different types of housing.

6.50 Housing for older people needs consideration as the population continues to age but is linked to health factors. Some older people would prefer to stay in their own home, others will need to move and so free up larger homes that are under-occupied and some will need supported living or residential care.

6.51 From the Housing Needs Survey, there is a small requirement for homes for elderly people, which could be met within the private market as all respondents owned their own home and would release this for the new home. A mixture of 1-2 bed or 3-4 bed bungalows/semi-detached homes are required. Many older

people are keen to remain active and feel part of the community and these should be considerations in development plans. Due to the lack of facilities and rural nature of the NPA, older residents are also likely to move out of the NPA to be nearer family/medical facilities.

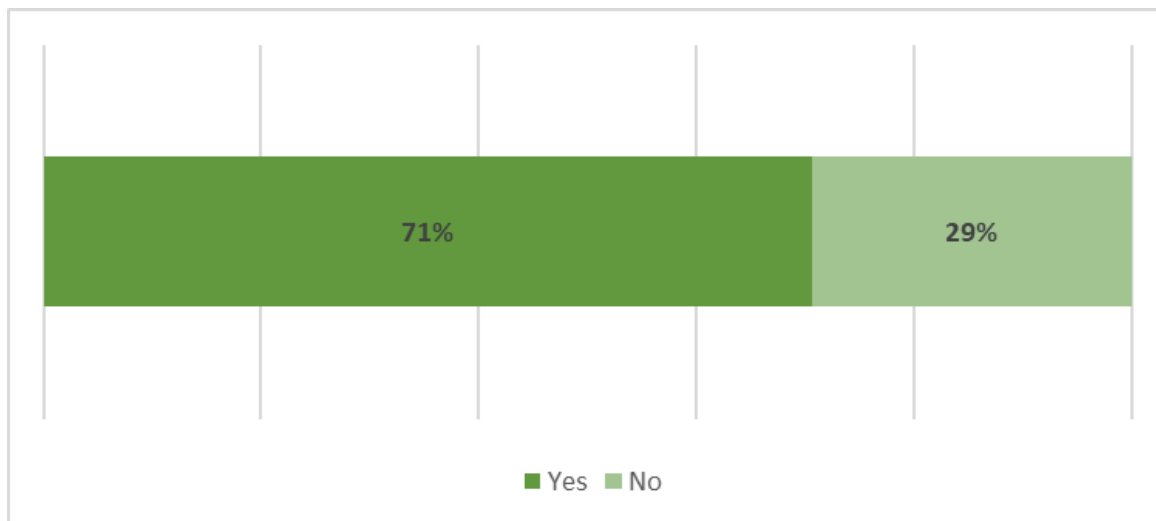
- 6.52 The private market is the main tenure option for those households that can afford to buy. Monthly mortgage payments are lower than private rent payments but deposits remain an issue for many trying to get on the housing ladder due to high house prices in Shellingford. Private renting is the least preferred option due to the high rents in Shellingford and the security of owning a home.
- 6.53 Comparing current housing stock with future housing need there is shortfall in smaller dwellings and a demand for more 2 to 3 bedroom properties. Residential developments should provide a mix of property types and sizes but with a higher proportion of 2 and 3 bed properties.
- 6.54 The minimum housing requirement figure of 1 per annum for Shellingford is above the housing need figure of 10. There is a need to release homes required within the private market to relieve need in this area, it is the housing mix which needs addressing as there is no evidence of need.
- 6.55 There are 0 households that need homes now and the future need is calculated providing a total of 4 units for the plan period. However, the mix of units need consideration to allow the sale and release of existing homes.

Communication

6.57 The Housing Need Survey also contained a question on communication and where results will be shared. This is to help the Neighbourhood Plan Steering Group determine the best methods to engage and inform with those who live and work in Shellingford.

6.58 The majority of respondents (71%) know where they can find updates on the Neighbourhood Plan. This is a higher than usual percentage and reflects the high levels of publicity and engagement already achieved. There is little variation by sub groups.

Chart 39 – Do you know where you can find updates on the Neighbourhood Plan such as results of public consultation?



Base: 34

7. Summary of findings

- 7.1 A response rate of 40% was achieved in the 2021 Housing Survey, this gives a robust and reliable view of local data and need.
- 7.2 NPA data for 2021 has higher percentage of owner occupied households.
- 7.3 A Neighbourhood Plan Questionnaire 2020 reports aspects of a peaceful, rural village and good ease of access to local towns are important to residents.
- 7.4 From 2001 to 2011, the NPA population has increased at a higher level (12%) than the district (5%) and region (8%) with the greatest growth seen in the 60-64 age group. This growth is driven by a greater percentage of working age residents in the NPA than the district (76% compared to 72%).
- 7.5 The majority of residents (62%) have lived in the NPA over 10 years and are more likely to live in larger homes, own their homes outright (79%) and be one person households (80%).
- 7.6 12% of households moved there less than 2 years ago and a further 12% within the last 2 to 5 years. These new residents are most likely to live in semi-detached homes (51%) and be two-parent families (75%) in smaller 2 bed properties (58%)
- 7.7 Migration out of the NPA is driven by relationship changes (42%) and bereavement/health (25%) for the 12 households who had a family member leave in the last 5 years.
- 7.8 There has been a 17% increase in housing to 2011 from 2001 in the NPA (76 homes from 66). Detached and terraced houses are the predominant styles in the NPA. Detached homes are more likely to be larger homes. One-person households are more likely to be terraced (50%). Terraced housing is also more likely to be home for residents of over 10 years (48%). Two parent families account for a significantly higher percentage of semi-detached homes (75%).
- 7.9 The NPA has a higher percentage of terraced homes compared to the district and region but lower levels of flats/maisonettes. Semi-detached homes are under-represented in the NPA.
- 7.10 Larger homes are more likely to be detached, have been owned for over 10 years and households have no plans to move at present. Smaller 2-3 bed homes are more likely to be privately rented and residents are more likely to be planning to move. The parish has larger size homes than the district with an average number of 3.2 bedrooms (compared to 3 in the district).

- 7.11 Higher percentage of one person households in the NPA (30% in 2011 compared to the district 26%) driven by under 65's living alone. One person households also account for 29% of respondents in the 2021 survey. However, one person households are most likely to want to move in the next 5 years and show split tenure between owning their property outright and renting privately.
- 7.12 Growth of private rented tenure is mirrored across the NPA, district and region but this sector accounts for a greater percentage of the NPA (25% compared to 14% in the district). While there have been a decline in homes owned with a mortgage in the district, the NPA has seen an increase.
- 7.13 Respondents who are privately renting are more likely to need to move (75%) in the next 12 months. This tenure group show higher levels of semi detached homes and are more likely to have recently move to the NPA. Private renters are also more likely to live in 2 and 3 bedroom homes.
- 7.14 Two parent families are more likely to own their own home with a mortgage (2021 housing survey).
- 7.15 Respondents to the 2021 Housing Survey who own their home outright are more likely to not need to move, to own a detached home and are significantly more likely to be one person households.
- 7.16 The majority of respondents (65%) to the 2021 Housing Survey feel no further homes are needed, these are most likely to be residents who have been settled in the NPA longest and are unlikely to need to move. 1-2 bed homes are perceived to be needed by 35% of respondents, who are mainly private renter, with little support for larger homes.
- 7.17 Respondents who are least likely to feel there is adequate housing in the NPA are private renters, two parent families with young or adult children, those who live in semi-detached homes and respondents in 3 bed homes.
- 7.18 Concerns over housing relate to lack of infrastructure and a need to protect the historical and environmental aspects of Shellingford as a small, rural farming village with a strong community. Residents currently rented expressed a desire to buy a home but were unable to do so.
- 7.19 10 respondents to the 2021 Housing Survey are considering moving. This is potentially 10 households out of 89 in the parish. Households who are most likely to be considering moving are privately renting (75% of private renters). 40% of one person households reported they would like to move. Respondents who have most recently move the parish are also most likely to want to move to another property in Shellingford. All households wanting to move would release their current home.
- 7.20 The majority of households who would like to move are privately renting, those living in 3 bedroom homes and households in terraced homes are also most likely to want to move. Respondents currently renting but would like to buy are more likely to have moved recently to the NPA, live in 2-3 bed homes and all wish to

stay in the NPA. Issues with increased rents, poor condition of current rented property and unable to buy/save for their own home were reasons cited by private renters who wished to move. These households were prefer detached property. Couples who are private renting would prefer 2 bed properties with young families and some couples requiring 3 bed properties. These households are in full time or part time work with a high gross income and able to afford rent of £700+ per month.

- 7.21 Conversely, half of those moving to be closer to a family member would move out of Shellingford, all have lived in the NPA for over 10 years and are in older age groups, owning their homes outright. Issues with lack of access to facilities and a desire to be near children/grandchildren were cited by these households who would leave the NPA. Those who wished to stay wanted to downsize to a more manageable 2- bed home with ground floor/bungalows that are semi detached are favoured. These households are retired from work.
- 7.22 The preferred tenure of those households who want to move, is to buy on the open market (70%) or shared ownership (30%), this is consistent for current private renters and those who own outright.
- 7.23 No households in Shellingford are on the Vale of White Horse District Housing Register or Help to Buy South Register. None of the households who want to move would need Housing Benefit or Universal Credit.
- 7.24 There are no registered homeless households in the NPA, none in temporary accommodation and no concealed households. Migration is balanced in levels of households into and out of the parish, however the households moving in are larger (couples or young families) compared to one person household moving out. This will drive the population growth. Underoccupancy is higher in the NPA area (92% in 2011) compared to the district (78%) reflecting the large homes, high incomes and small households. Overcrowding in not an issue.
- 7.25 Nationally, the private rental sector is growing with the majority under 45 years old (67%) with an increase in private rental households with dependent children. Couples with children still account for the majority of households with a mortgage (45%).
- 7.26 House prices in the NPA are above those in the district reflecting the larger homes and demand for the desirable location. Rental prices are also above district levels. House sales and rental opportunities are low.
- 7.27 In 2011 there was a higher-than-average level of self employed in the working age group (16-74 years old) and those not working to 'look after the home/family' also account for a higher percentage of residents who are economically inactive in the NPA. The majority of working age residents drive to work (48%) slightly higher than the district (45%) and there is a higher level of residents commuting 10 to 20km for work which encompasses nearby towns. There is also a higher percentage of residents working from home (20%) compared to the district (8%).

- 7.28 Housing has increased by in the NPA by 9% since 2011 following a large increase of 15% from 2001 to 2011. Shellingford has no Affordable Housing and no need for Affordable Housing is identified from the NPPG calculation to determine Affordable Housing Need.
- 7.29 Shellingford has an annual projected household growth figure of 0.5 based on NPPG formula. However, applying local factors from market signals and population projections from 2021 to 2041 an additional 4 homes may be needed.