

The Parish of Plaistow and Ifold

**Neighbourhood Plan Household Survey
and Housing Needs Assessment**

**Final Report
and
Executive Summary**

March 2016



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Executive Summary

Introduction and aims of the study

1. The aim of the study is to add to the evidence base needed to underpin Plaistow and Ifold's neighbourhood plan. It provides a profile of the parish, a report of consultation with residents and an estimate of the housing needs and requirements of households resident in the parish.

The parish profile

2. The profile summarises appropriate information from the censuses of 2001 and 2011 stating background and baseline information about the population, households and housing stock within Plaistow and Ifold Parish. Parish data is compared with data for Chichester District and the whole of England.

Population and households

As at census day 2011 there were 1,898 people resident in 745 households in the parish. The previous census recorded 1,856 people resident in 705 households. Between 2001 and 2011 the parish population increased by 42 people and the number of households increased by 40.

Age Profile

3. Compared to the wider geographies (the District of Chichester and England) the parish has a larger proportion of pre-school children, primary and secondary school age children up to the age of 16. There is a much smaller proportion of young adults (aged 16-29). However there is mostly a greater proportion of adults (aged 44- 84) than the other geographies.
4. There are trends in the population profile - gains of people over 60 years of age and those in the 10-14 age range - losses are adults 16-59 years and in the 30-44 age range. This is a key finding of the study.

Economic profile

5. There are higher proportions of higher and lower managerial and small employer/own account occupations than the average for England, in agriculture, forestry and fishing, information, finance and insurance, professional scientific and technical and construction.
6. The greatest proportion of people work in the Districts of Chichester, Waverley, Horsham, Guildford and London especially the City Westminster.

Ethnicity

7. 94.6% of the population is 'White British' which is a similar proportion to the district but considerably higher than that of England.

Health

8. 87% of parish residents state that they have good or very good health. This is higher than the other geographies. However the 49 residents that have bad or very bad health may also have a housing need. Nearly 200 parish residents (10%) provide unpaid care to another person which is a slightly larger proportion than the wider geographies.

Dwelling type size and tenure and household characteristics

9. Nearly 83% of households occupy detached homes which is significantly higher than the district and English averages. The proportion of semi-detached and terraced homes is much lower and there are relatively few flats, maisonettes, apartments or shared dwellings in the parish.
10. Nearly 90% of all dwellings in the parish have 3 or more bedrooms compared to 60% across England. Nearly 20% of dwellings have five or more bedrooms. The proportion of 1 and 2 bedroom homes in the parish is significantly below that of the other geographies.
11. Over the decade between the censuses 2001-2011, there has been a significant rise in the proportion of households that own outright, and a small increase in the proportion of households owning subject to a mortgage. There is a reduction in the proportion social tenants and private renting. This scenario is remarkably different from the district and national trend which is a key finding of this study.
12. The largest single group is 'one family couple; dependent children' unlike the wider geographies. However if 'one person 65+' and 'one family 65+' are combined this becomes the larger group – some 27% of all households which is a larger proportion than for England.

The neighbourhood plan survey

13. A survey was designed to enable all residents to express their priorities, perceptions and views regarding on a number of issues that had become apparent during earlier consultation. 803 surveys were delivered by Royal Mail and 292 responses were received. Of these 268 were complete and mostly complete responses and became the basis for the analysis.

Housing development in the parish (survey questions 3.1 and 3.2)

14. The neighbourhood plan group identified 4 potential sites and asked residents to rank each site in order of preference for development. All sites were broadly supported by respondents but site 4 Plaistow: (land opposite the village green) received the most positive support with 59 people giving a ranking of 5. The least supported site, with most people giving a ranking of 1 was Site 2: Ifold: (land to the North of Little Springfields Farm). Respondents identified many other sites for development but mostly Foxbridge Golf Club.

Infrastructure and amenities (survey questions 4.1-4.4)

15. Health services and school/childcare capacity were considered adequate by a large number of respondents. Respondents told us that bus services, post office facilities and traffic restrictions/management need improvement.

16. Regarding the parish wide natural environment, opinion about cycle routes was divided over whether they are adequate, not needed or more needed. Strongest support for 'more needed' was regarding the green gap between settlements and wildlife habitats.

17. 87.5% of respondents supported the following statement:

'Intensified farming, industrial or business practices, which would cause significant increase in traffic, environmental impact and loss of amenity should be resisted'

Infrastructure, leisure and social and economic environment issues by settlement

18. The issue that concerned most Ifold respondents was broadband internet and opinion was divided over the need for Children's play areas. There was little or no support for improvement for any services and amenities in the other settlements.

Retaining and protecting open spaces, land and buildings (survey questions 5.1 and 5.2)

19. Residents were asked whether or not the neighbourhood plan should retain and protect certain features of the parish. The features that attracted least support from respondents were 'buildings for retail and commercial use' and 'sites for future development'.

Ifold Village Design Statement (VDS) (survey questions 6.1-6.4)

20. 85.1% of respondents supported a VDS. Residents were invited to consider which design factors they would support being incorporated within the VDS. More than 50% of respondents strongly agreed with the suggested criteria except regarding exceptions to higher dwelling development density, More than 50% of respondents strongly agreed with the suggested criteria. Most respondents did not agree with the statement that 'more homes will weaken the sense of community'.

21. Respondents made a considerable number of individual comments and suggestions concerning the VDS.

22. Nearly half of respondents, told us that they would not consider having more than 10 houses in order to fund a public open space in Ifold with just under one third being in favour.

23. Nearly half of respondents told us that they would not consider having the Ifold settlement boundary being removed (in line with CDC's next Local Plan review). Just over 21% being in favour. Nearly 29% were unsure.

Supporting business in the parish. (Survey questions 7.1 to 7.6)

24. 58 respondents told us that they worked mainly or partly from home either running their own business or as an employee. Of the 58 respondents 22 were full time employees, 12 were part time employees. The remaining 24 ran their own business. In total the 58 respondents employed 79 people. 4 enterprises employed 9 -11 people. 17 enterprises employed 1-5 people.

25. All but 4 respondents that ran their own businesses thought that their business premises were adequate. 3 told us that their business had grown to such an extent that it was proving difficult to run them from home. They told us that they need lock up premises. 9 respondents told us that they had plans to expand their business within the parish.
26. The issue identified by most frequently by respondents that could improve the parish infrastructure for businesses was a reliable and super-fast broadband service although some acknowledged that broadband speeds had improved. Other issues identified by individuals were lock up premises and better transport to get employees to work.

The Housing Needs Assessment (HNA)

27. **Part A of the HNA** was a consultation with residents about housing problems in the parish. Respondents told us that the groups facing the greatest difficulty in finding suitable housing were first time buyers, households seeking affordable housing and those seeking specialist accommodation for older or disabled people. Respondents believe there is a greater need for 1-2 bedroom homes and 2-3 bedroom homes than other sizes. Respondents also believed that there is a need for more bungalows with a smaller need for semi-detached and detached homes and less need for flats and terraced homes.
28. **Part B of the HNA** considered data to inform whether or not additional housing was needed in the parish. 65 households replied telling us that they were seeking to move home at some point over the next 5 years. The average length of residence of this group of households was 22 years.
29. Of these, 12 households expected to move within the parish. A further 44 households would do so if suitable housing was available. The remainder would leave the parish. Two demand scenarios of demand were examined – lower demand (12 households) and upper demand (12+44=56 households). An analysis was undertaken to see if, plausibly, households seeking to move in either scenario could find suitable housing from the supply of 65 homes.
30. It was apparent that there was a mismatch between supply and demand:
- there is significant demand for 1-3 bedroom homes whereas the majority of the supply is 4 and 5 bedroom homes; and
 - demand is lower for detached houses and bungalows (70%) compared to supply of 90%.
31. The future local need of this group of households (a net future 5 year requirement for additional housing) was estimated by studying the mismatch between the likely supply of housing and the requirements of the moving households. It is estimated that there is a net need to provide additional housing for 10 households in the lower demand scenario and 46 in the upper demand scenario.
32. The size type and tenure required in both scenarios is reported in detail and is broadly in line with the views of respondents collected in part A of the survey.
33. **Part C of the HNA** reports on evidence from stakeholders. The local authority told us that there are low levels of supply and demand for social housing in the parish. The survey results are consistent with this.

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34. The Strategic Housing Market Assessment (SHMA) contains relevant demographic information context. It identifies the major factor that is driving the parish housing market is the aging population. By 2020 the population aged 65-74 years was expected to grow by 40%; 75-84 by 51%; and 85+ by 77%. This is a lower rate of growth for the South East Region but a greater rate of growth than for England as a whole. Younger age groups are projected to grow less.
35. Estate agents told us that in general terms older people would move away to nearby towns seeking to be closer to essential services such as healthcare and easy access to shops and other services. The houses they vacate are in demand from families with children. Prices enables households to get more for their money and access to good quality state and private schools. It attracts people seeking village life rather than city life. Some will relocate from but continue to work in London. Plaistow has a greater diversity of house types than Ifold and range of house prices.

Key findings of the HNA

36. The parish profile, respondent and stakeholder perceptions and the HNA align.
- There is little diversity in the parish housing market overall;
 - The local housing market is driven by the need for older households to find more suitable housing; and
 - The community would benefit if such supply of suitable housing became available.
37. There is little demand for social housing as low income households would find it difficult to afford to travel to local service centres for discount supermarkets and health care services. However social housing tenants need suitable housing as they age as well as the support of family members so there is a case for small additional supply of housing dedicated to older people or their carers with a local connection.
38. A majority of respondents indicated they would accept a higher development density in the Ifold settlement, specifically to provide specialist housing for the elderly or disabled. The high ageing and elderly demographics across the parish as identified in the survey results, suggests a policy to allow smaller dwellings on plot sizes that older people can manage, would support a local housing need if integrated to an existing settlement without damage to its character or setting and well related to local services and facilities. An additional supply of smaller homes would enable older people, particularly those with a local connection, to continue to contribute their time and skills to the benefit of the community.
39. We have come across no evidence that there is significant demand from first time buyers and those seeking starter homes. All of the newly forming households in our snapshot are seeking to leave the parish. This may be due to house prices, lack of smaller homes or a desire to live in a town or city where they can find employment and a night-time economy for leisure.
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Chapter 1: Introduction

Introduction and aims of the study

- 1.1 This introduction outlines the aims of the research, the main methods employed in collecting and analysing information.
- 1.2 The aim of the study is to add to the evidence base needed to underpin Plaistow and Ifold's neighbourhood plan. It provides a profile of the parish, a report of consultation with residents and an estimate the housing needs and requirements of households resident in the parish.

The study method

- 1.3 The study method has the following key features:
- consultation with residents using a bespoke household survey;
 - an evidence base describing key features of the population, households and housing mostly from the censuses of 2001 and 2011, Rightmove and the Land Registry;
 - a wider context affecting the District of Chichester evidenced by its strategic housing market assessment;
 - information from residents and stakeholders concerning issues to be addressed the neighbourhood plan; and
 - information from a household survey designed to assess the need for additional housing arising from households resident within the parish as well as information about their priorities for new development to inform the design process.
- 1.4 All of this information is brought together to underpin the neighbourhood plan and estimate the housing requirements of local households over a 5 year period and using the contextual information to suggest trends and changes in supply and demand in the longer term.

Chapter 2: The Parish Context

Introduction

- 2.1 In this section we provide background and baseline information about the population, households and housing stock within Plaistow and Ifold Parish. This information will help us to understand how the characteristics of the parish and its residents affect demand and supply for its housing and amenities.
- 2.2 Most of information provided in this chapter has been drawn from the 2011 census and is put in context by comparison with data for Chichester District and the whole of England. For convenience we sometimes refer to these areas as ‘the wider geographies’. This context information is very important and will enable us to define the parish’s distinctiveness.
- 2.3 Each topic is presented in a similar way. Data for each topic is firstly given in a table which is referenced back to the Office for National Statistics (ONS) Neighbourhood Statistics tables at the parish level. This table contains the number of people or households in each group and in the next column data is presented as a proportion of the total expressed as a percentage. These proportions are then shown in a chart. In a number of cases there is some further analysis and simplification of some of the data variables. This is because the population of the parish is small compared to the wider geographies and some of the factors measured by the census are not present.
- 2.4 This method of presentation reflects the need for the evidence base to be transparent and rigorous. A shorter and less detailed executive summary has also been produced. A summary of the chapter, without the data, is provided from page 25.
- 2.5 Data is organised into two main groups, a) people and b) household characteristics.

A) Characteristics of the local population

- 2.6 The 2011 Census recorded 1,898 people who are normally resident in the parish. Figure 1a below shows the age profile of the population in age bands. Note that these bands vary as it is useful to know the population of young people into the key stages of their education. A comparison with 2001 Census data suggests that the population of the parish has increased by a net 42 people (fig 1 d and e) – nearly 2.3% over the decade. Some 1,856 people were normally resident in the parish in 2001 (fig 1b). This is lower than the population growth rate of the district which saw an increase in the population of 7,344 or 6.9%.

Figure 1a: number of residents in age group 2011

	Parish		District		England	
	No.	%	No.	%	No.	%
0 to 4	98	5.2	5,652	5.0	3,318,449	6.3
5 to 7	82	4.3	3,375	3.0	1,827,610	3.4
8 to 9	46	2.4	2,255	2.0	1,145,022	2.2
10 to 14	139	7.3	6,092	5.4	3,080,929	5.8
15	23	1.2	1,259	1.1	650,826	1.2
16 to 17	36	1.9	2,368	2.1	1,314,124	2.5
18 to 19	38	2.0	2,890	2.5	1,375,315	2.6
20 to 24	51	2.7	6,200	5.4	3,595,321	6.8
25 to 29	37	1.9	5,150	4.5	3,650,881	6.9
30 to 44	277	14.6	18,823	16.5	10,944,271	20.6
45 to 59	488	25.7	23,286	20.5	10,276,902	19.4
60 to 64	160	8.4	8,550	7.5	3,172,277	6.0
65 to 74	258	13.6	13,770	12.1	4,552,283	8.6
75 to 84	135	7.1	9,832	8.6	2,928,118	5.5
85 to 89	23	1.2	2,761	2.4	776,311	1.5
90 and over	7	0.4	1,531	1.3	403,817	0.8
All usual residents	1,898	100	113,794	100	53,012,456	100

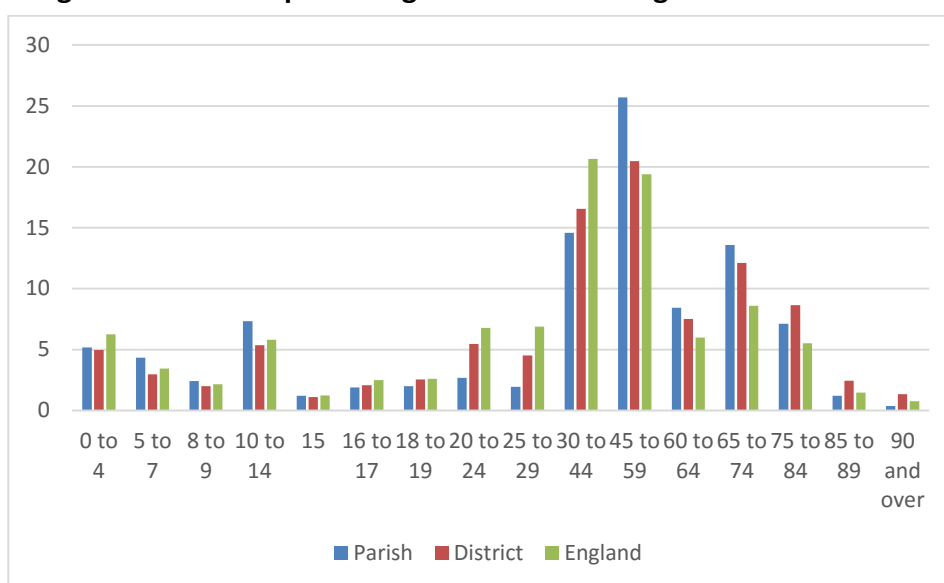
Source: Census (2011) table QS104EW

Figure 1b: number of residents in age group 2001

	Parish		District		England	
	No.	%	No.	%	No.	%
0 to 4	98	5.3	5,292	5.0	2,926,238	6.0
5 to 7	79	4.3	3,489	3.3	1,838,668	3.7
8 to 9	50	2.7	2,565	2.4	1,283,861	2.6
10 to 14	121	6.5	6,383	6.0	3,229,047	6.6
15	22	1.2	1,171	1.1	623,767	1.3
16 to 17	49	2.6	2,463	2.3	1,231,266	2.5
18 to 19	40	2.2	2,356	2.2	1,177,571	2.4
20 to 24	57	3.1	5,081	4.8	2,952,719	6.0
25 to 29	49	2.6	4,825	4.5	3,268,660	6.7
30 to 44	350	18.9	20,113	18.9	11,127,511	22.6
45 to 59	490	26.4	21,911	20.6	9,279,693	18.9
60 to 64	134	7.2	6,290	5.9	2,391,830	4.9
65 to 74	207	11.2	12,177	11.4	4,102,841	8.3
75 to 84	81	4.4	8,813	8.3	2,751,135	5.6
85 to 89	23	1.2	2,286	2.1	637,701	1.3
90 and over	6	0.3	1,235	1.2	316,323	0.6
All usual residents	1,856	100	106,450	100	49,138,831	100

Source: Census (2001) table QS104EW

Figure 1c: Chart of percentage of residents in age bands 2011

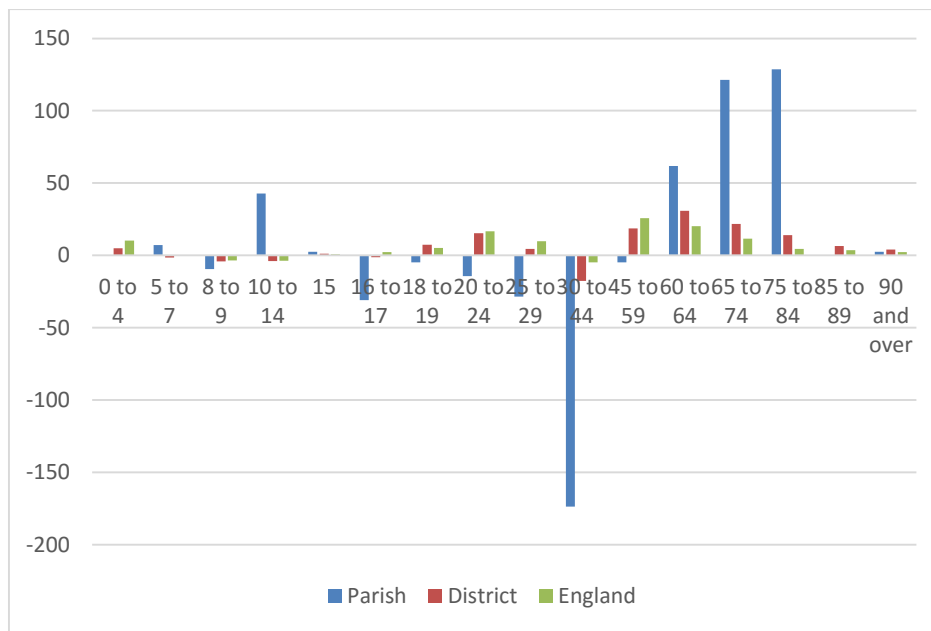


- 2.7 Whilst the absolute change in population over the decade is noteworthy, close attention should be paid to the change in population within each age band.
- 2.8 It is clear from figure 1c that compared to the district, the parish has a larger proportion of pre-school children, primary and secondary school age children up to the age of 16. Overall there is a much smaller proportion of young adults (16-29) compared to the other geographies. However there is mostly a greater proportion of adults aged 44 to 84 than the other geographies.
- 2.9 If we look at the change in number of people and the proportion of people in each age band between the censuses 2001 and 2011 we can see trends in the population profile (figs 1d and 1e) below. Although the net change is just over 2 percent is small changes in some age ranges are noteworthy.
- 2.10 Gains and losses in key age groups are a significant finding of this analysis. Figures 1d and 1e show that the significant gains are people over 60 years of age and those in the 10-14 age range. The significant losses are adults 16-59 years especially those in the 30-44 age range. Whilst similar trends are apparent in the other geographies the scale of the change is significantly less. This is a key finding of the study.

Figure 1d: change in the number of residents in key age bands 2001-2011

	Parish		District		England	
	No.	%	No.	%	No.	%
0 to 4	0	0.0	360	4.9	392,211	10.1
5 to 7	3	7.1	-114	-1.6	-11,058	-0.3
8 to 9	-4	-9.5	-310	-4.2	-138,839	-3.6
10 to 14	18	42.9	-291	-4.0	-148,118	-3.8
15	1	2.4	88	1.2	27,059	0.7
16 to 17	-13	-31.0	-95	-1.3	82,858	2.1
18 to 19	-2	-4.8	534	7.3	197,744	5.1
20 to 24	-6	-14.3	1,119	15.2	642,602	16.6
25 to 29	-12	-28.6	325	4.4	382,221	9.9
30 to 44	-73	173.8	-1,290	-17.6	-183,240	-4.7
45 to 59	-2	-4.8	1,375	18.7	997,209	25.7
60 to 64	26	61.9	2,260	30.8	780,447	20.1
65 to 74	51	121.4	1,593	21.7	449,442	11.6
75 to 84	54	128.6	1,019	13.9	176,983	4.6
85 to 89	0	0.0	475	6.5	138,610	3.6
90 and over	1	2.4	296	4.0	87,494	2.3
Net change	42	100	7,344	100	3,873,625	100

Figure 1e: comparison chart comparing census findings 2001 and 2011



The economic activity of residents

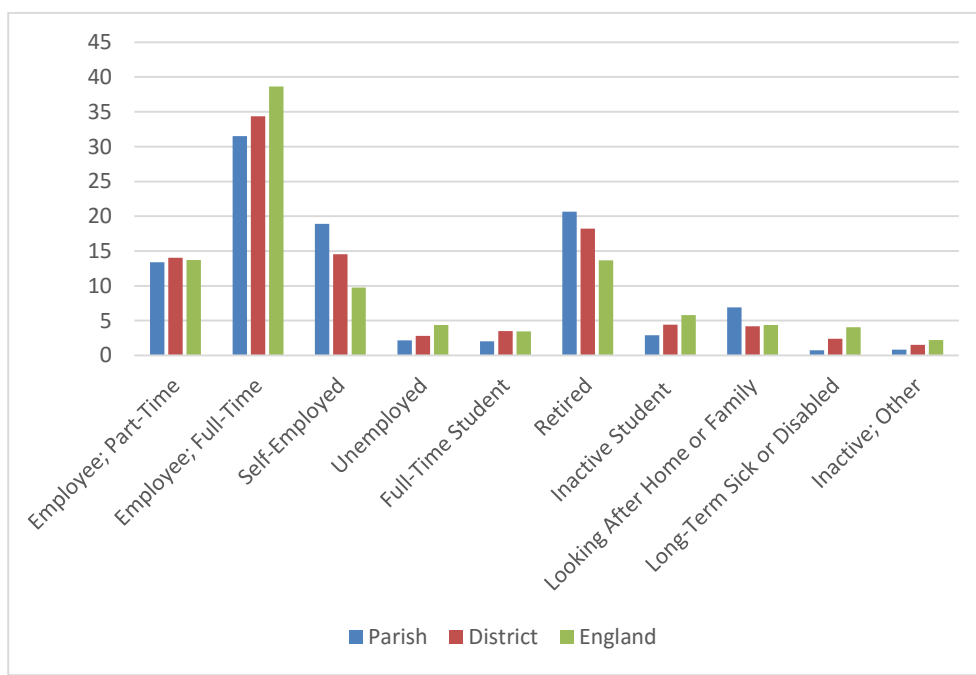
2.11 It is important to understand the level and nature of economic activity of residents of working age (16-74 years) as there is a link between economic activity and the quality, size and security of tenure of homes that people reside in.

Figure 2a: economic activity of residents aged between 16 and 74 (number)

	Parish		District		England	
	No.	%	No.	%	No.	%
Employee; Part-Time	180	13.4	11,384	14.0	5,333,268	13.7
Employee; Full-Time	424	31.5	27,847	34.4	15,016,564	38.6
Self-Employed	254	18.9	11,774	14.5	3,793,632	9.8
Unemployed	29	2.2	2,267	2.8	1,702,847	4.4
Full-Time Student	27	2.0	2,830	3.5	1,336,823	3.4
Retired	278	20.7	14,773	18.2	5,320,691	13.7
Inactive Student	39	2.9	3,590	4.4	2,255,831	5.8
Looking After Home or Family	93	6.9	3,395	4.2	1,695,134	4.4
Long-Term Sick or Disabled	10	0.7	1,944	2.4	1,574,134	4.0
Inactive; Other	11	0.8	1,233	1.5	852,450	2.2
All usual residents aged 16 to 74	1,345	100	81,037	100	38,881,374	100

Source: Census (2011) KS601EW

Figure 2b: chart of figure 2a



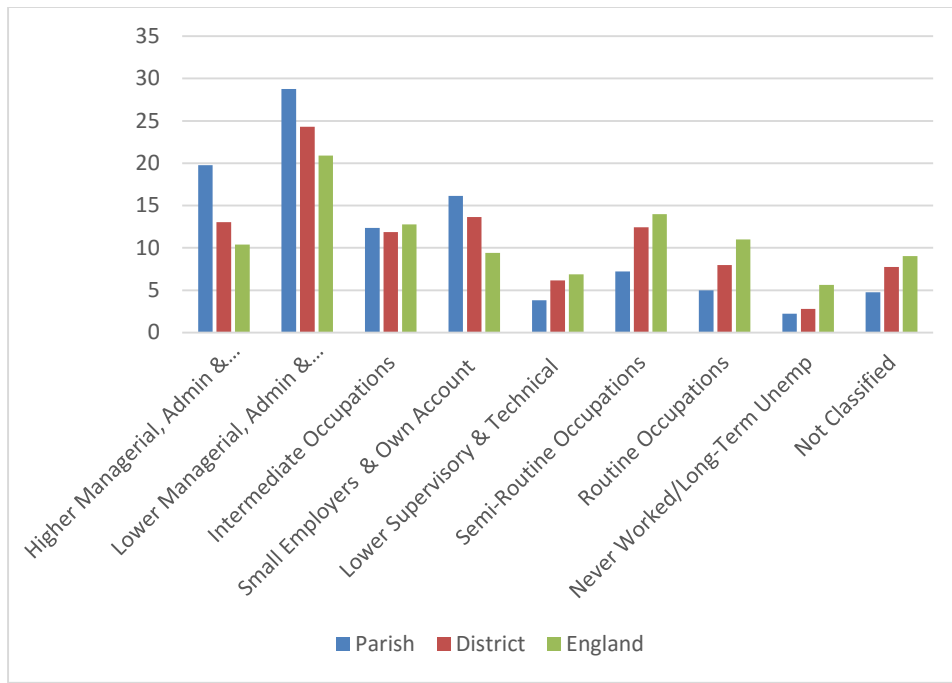
2.12 Referring to figures 2b, compared to the wider geographies the parish has a higher proportion of people who are self-employed or retired and a lower proportion of people who are employed or are otherwise not economically active. The census uses a number of standard classifications to define occupation types as depicted in figure 2c.

Figure 2c: main occupation of residents aged 16-74 (number)

	Parish		District		England	
	No.	%	No.	%	No.	%
Higher Managerial, Admin and Professional	266	19.8	10,562	13.0	4,045,823	10.4
Lower Managerial, Admin and Professional	387	28.8	19,707	24.3	8,132,107	20.9
Intermediate Occupations	166	12.3	9,621	11.9	4,972,044	12.8
Small Employers and Own Account	217	16.1	11,059	13.6	3,662,611	9.4
Lower Supervisory and Technical	51	3.8	4,995	6.2	2,676,118	6.9
Semi-Routine Occupations	97	7.2	10,090	12.5	5,430,863	14.0
Routine Occupations	67	5.0	6,467	8.0	4,277,483	11.0
Never Worked/Long-Term Unemployed	30	2.2	2,270	2.8	2,180,026	5.6
Not Classified	64	4.8	6,266	7.7	3,504,299	9.0
All usual residents aged 16 to 74	1,345	100.0	81,037	100.0	38,881,374	100.0

Source Census (2011) NS-SeC table KS611EW

Figure 2d, main occupation of residents aged 16-74 (percent)



2.13 Figure 2d shows that the parish profile of resident employment differs from the wider geographies. Compared to the district and England there are higher proportions of higher and lower managerial and small employer/own account occupations. These proportions are significantly higher than the average for England.

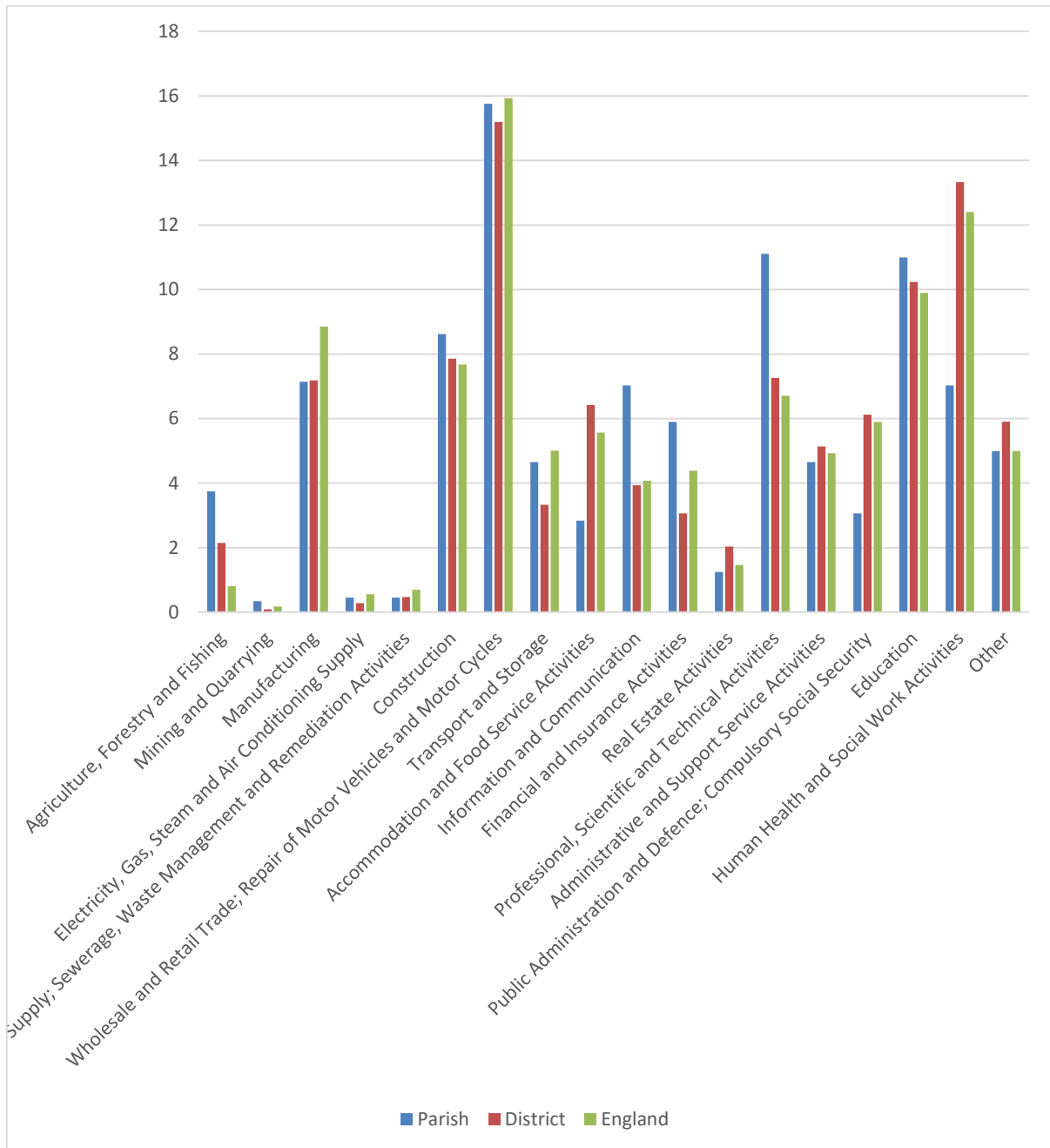
2.14 Figures 2e and 2f state the main industry of residents. Because of the size of this table, industries not present in the parish have been removed.

Figure 2e: main industry of residents aged 16-74 (abridged) (number)

	Parish		District		England	
	No.	%	No.	%	No.	%
Agriculture, Forestry and Fishing	33	3.7	1,141	2.1	203,789	0.8
Mining and Quarrying	3	0.3	49	0.1	43,302	0.2
Manufacturing	63	7.1	3,830	7.2	2,226,247	8.8
Electricity, Gas, Supply	4	0.5	148	0.3	140,148	0.6
Water Supply; Sewerage, Waste	4	0.5	248	0.5	175,214	0.7
Construction	76	8.6	4,189	7.9	1,931,936	7.7
Wholesale and Retail Trade; Repair of Motor Vehicles and Motor Cycles	139	15.8	8,098	15.2	4,007,570	15.9
Transport and Storage	41	4.6	1,774	3.3	1,260,094	5.0
Accommodation and Food Service Activities	25	2.8	3,424	6.4	1,399,931	5.6
Information and Communication	62	7.0	2,098	3.9	1,024,352	4.1
Financial and Insurance Activities	52	5.9	1,633	3.1	1,103,858	4.4
Real Estate Activities	11	1.2	1,085	2.0	367,459	1.5
Professional, Scientific and Technical Activities	98	11.1	3,869	7.3	1,687,127	6.7
Administrative and Support Service Activities	41	4.6	2,738	5.1	1,239,422	4.9
Public Administration and Defence; Social Security	27	3.1	3,262	6.1	1,483,450	5.9
Education	97	11.0	5,452	10.2	2,490,199	9.9
Human Health and Social Work	62	7.0	7,101	13.3	3,121,238	12.4
Other	44	5.0	3,146	5.9	1,257,385	5.0
All usual residents aged 16 to 74 in employment	882	100.0	53,285	100.0	25,162,721	100.0

Source: Census (2011) NS-SeC table KS605EW

Figure 2f: main industry of residents aged 16-74 (percent)



2.15 Compared to the wider geographies, the parish has a higher proportion of residents employed in the agriculture, forestry and fishing; information; finance and insurance; professional scientific and technical and construction.

2.16 Figure 2g states the ten main workplace locations of parish residence. The greatest proportion of people work in Chichester, Waverley, Horsham, Guildford and London especially Westminster.

Figure 2g: employment location of residents aged 16-74

Place of work	No of residents	% of residents
Chichester	307	21.6
Waverley	280	19.7
Horsham	207	14.6
Guildford	159	11.2
Rest of London	109	7.7
Westminster, City of London	94	6.6
Mole Valley	34	2.4
Crawley	33	2.3
East Hampshire	28	2.0
Woking	20	1.4
All 37 others	151	10.6
Total	1,422	100

Source: Census (2011) using output areas and destinations in the South East Region and London.

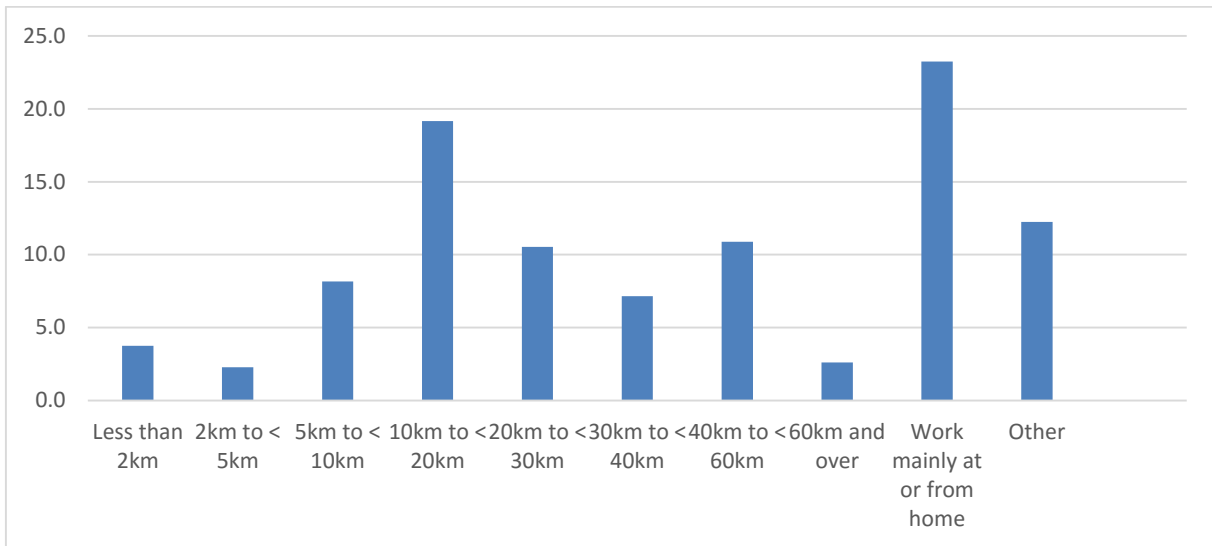
- 2.17 Figures 2h and 2i show the commuting distance travelled by persons of working age (16 and 74). It is notable that a quarter of this group work from mainly at or from home. The average commuting distance is 28km and the largest group, nearly 20% travel between 10 and 20km.

Figure 2h: distance travelled to work (residents aged 16-74)

Distance	Residents	%
Less than 2km	33	3.7
2km to < 5km	20	2.3
5km to < 10km	72	8.2
10km to < 20km	169	19.2
20km to < 30km	93	10.5
30km to < 40km	63	7.1
40km to < 60km	96	10.9
60km and over	23	2.6
Work mainly at or from home	205	23.2
Other	108	12.2
Average distance (km)	28	100

Source: Census (2011) Table (QS702EW)

Figure 2i: chart of distance travelled to work (residents aged 16-74)



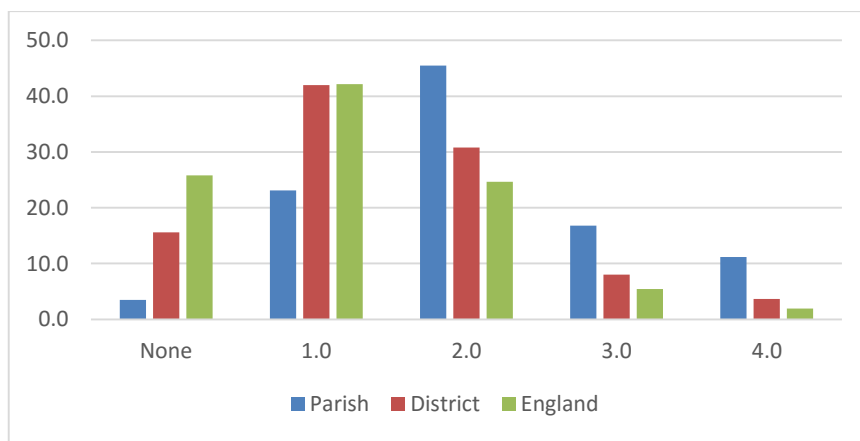
2.18 Figures 2j and 2k show that a greater proportion of households than the other geographies have access to 2 or more cars and vans. For 3 cars or vans access is double that of the district and triple that of the rate for England as a whole. The multiples are even greater for 4 cars or vans.

Figure 2j: access to cars and vans per household

	Parish		District		England	
	No.	%	No.	%	No.	%
None	26	3.5	7,781	15.6	5,691,251	25.8
1	172	23.1	20,934	42.0	9,301,776	42.2
2	339	45.5	15,342	30.8	5,441,593	24.7
3	125	16.8	3,984	8.0	1,203,865	5.5
4	83	11.1	1,807	3.6	424,883	1.9
All Households	745	100	49,848	100	22,063,368	100

Source: Census (2011) Table (QS416EW)

Figure 2k: chart of access to cars and vans per household



Ethnic group

2.19 Figures 3a, shows the presence of the ethnic groups in the resident population. We have not provided a chart as would not be possible to reflect the high proportion of white English residents on a reasonable scale compared to the other groups.

Figure 3a: ethnic group

	Parish		District		England	
	No.	%	No.	%	No.	%
White; English/Welsh/Scottish/Northern Irish/British	1,795	94.6	73,058	96.3	42,279,236	80.8
White; Irish	15	0.8	199	0.3	517,001	1.0
White; Gypsy or Irish Traveler	0	0.0	66	0.1	54,895	0.1
White; Other White	50	2.6	1,129	1.5	2,430,010	4.6
Mixed/Multiple Ethnic Groups; White and Black Caribbean	1	0.1	248	0.3	415,616	0.8
Mixed/Multiple Ethnic Groups; White and Black African	2	0.1	63	0.1	161,550	0.3
Mixed/Multiple Ethnic Groups; White and Asian	16	0.8	136	0.2	332,708	0.6
Mixed/Multiple Ethnic Groups; Other Mixed	5	0.3	71	0.1	283,005	0.5
Asian/Asian British; Indian	3	0.2	207	0.3	1,395,702	2.7
Asian/Asian British; Pakistani	0	0.0	56	0.1	1,112,282	2.1
Asian/Asian British; Bangladeshi	0	0.0	166	0.2	379,503	0.7
Asian/Asian British; Chinese	2	0.1	177	0.2	819,402	1.6
Asian/Asian British; Other Asian	5	0.3	175	0.2	977,741	1.9
Black/African/Caribbean/Black British; African	3	0.2	51	0.1	591,016	1.1
Black/African/Caribbean/Black British; Caribbean	1	0.1	41	0.1	277,857	0.5
Black/African/Caribbean/Black British; Other Black	0	0.0	15	0.0	327,433	0.6
Total	1,898	100.0	75,858	100.0	52,354,957	100.0

Source Census (2011) Table QS201EW abridged

2.20 94.6% of the population is 'White British' which is a similar proportion to the district but considerably higher than that of England. Taking 'White Irish' and 'White Other' into account the proportion of white people is 98%.

Health

2.21 Appropriate housing can make a considerable difference to people with poor health and or those that are limited in their day to day activities. The census records the broad health status reported by residents.

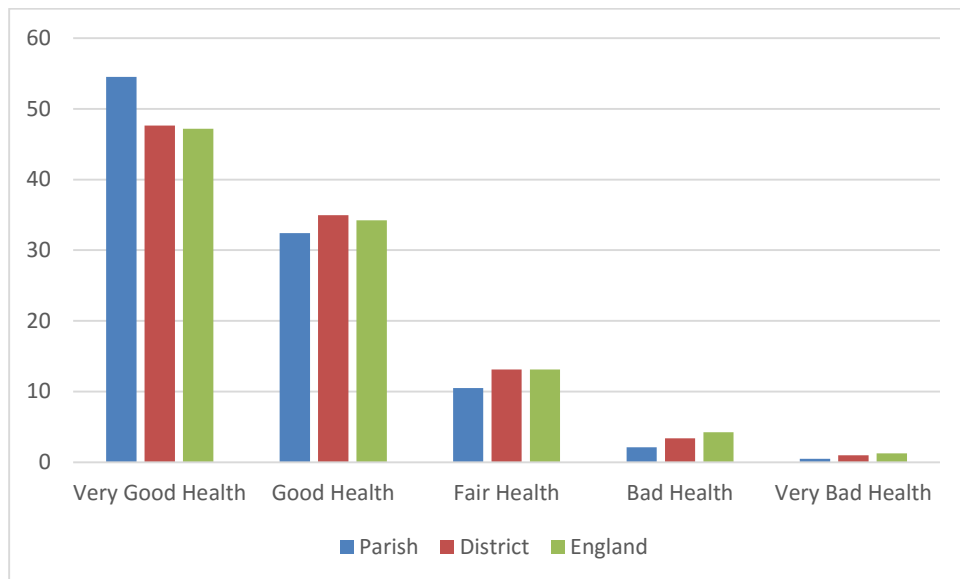
Figure 4a: broad health status (number of residents)

	Parish		District		England	
	No.	%	No.	%	No.	%
Very Good Health	1,035	54.5	54,210	47.6	25,005,712	47.2
Good Health	615	32.4	39,771	34.9	18,141,457	34.2
Fair Health	199	10.5	14,900	13.1	6,954,092	13.1
Bad Health	40	2.1	3,822	3.4	2,250,446	4.2
Very Bad Health	9	0.5	1,091	1.0	660,749	1.2
All usual residents	1,898	100	113,794	100	53,012,456	100

Source: Census (2011) from table KS301EW

2.22 Around 87% of parish residents state that they have good or very good health. This is higher than the other geographies. Consequently a smaller proportion of parish residents have bad or very bad health. However the 49 residents that have bad or very bad health may also have a housing need.

Figure 4b: chart of figure 4a



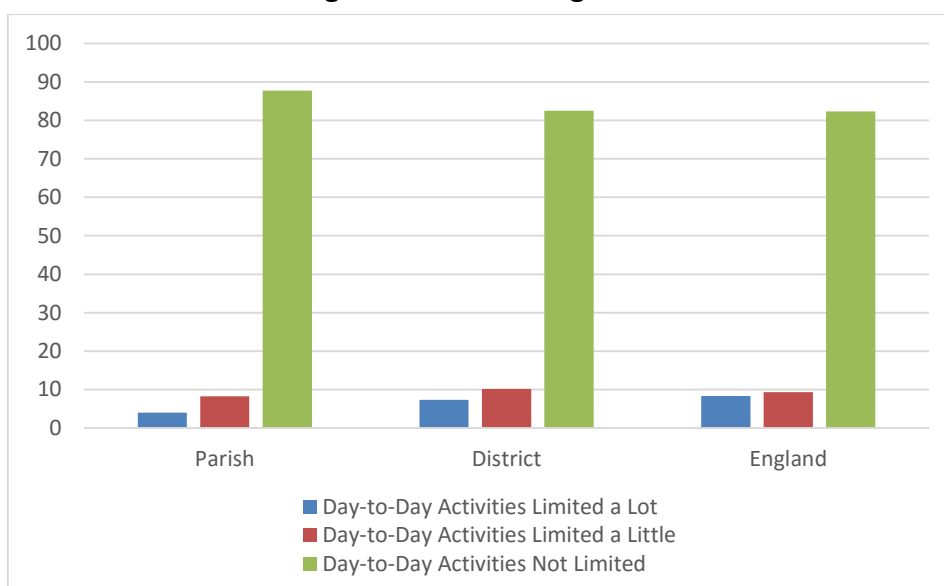
2.23 It is also helpful to look at data regarding people that are limited in their day to day activities for example because of long term limiting illness and disability. Figure 4c reports that 19 people or 1.7% of the population of the parish aged between 16 and 64 consider that their day to day activities are limited a lot. This is a lower proportion than for the district and England.

Figure 4c: persons aged 16-64 with limited day to day activities

	Parish		District		England	
	No.	%	No.	%	No.	%
Day-to-Day Activities limited a Lot	19	1.7	2,622	3.9	1,924,080	5.6
Day-to-Day Activities limited a Little	49	4.5	4,271	6.3	2,452,742	7.1
Day-to-Day Activities not limited	1,019	93.7	60,374	89.8	29,952,269	87.3
Usual residents 16-64	1,087	100	67,267	100	34,329,091	100

Source: Census (2011) from table KS301EW.

Figure 4d: chart of figure 4c



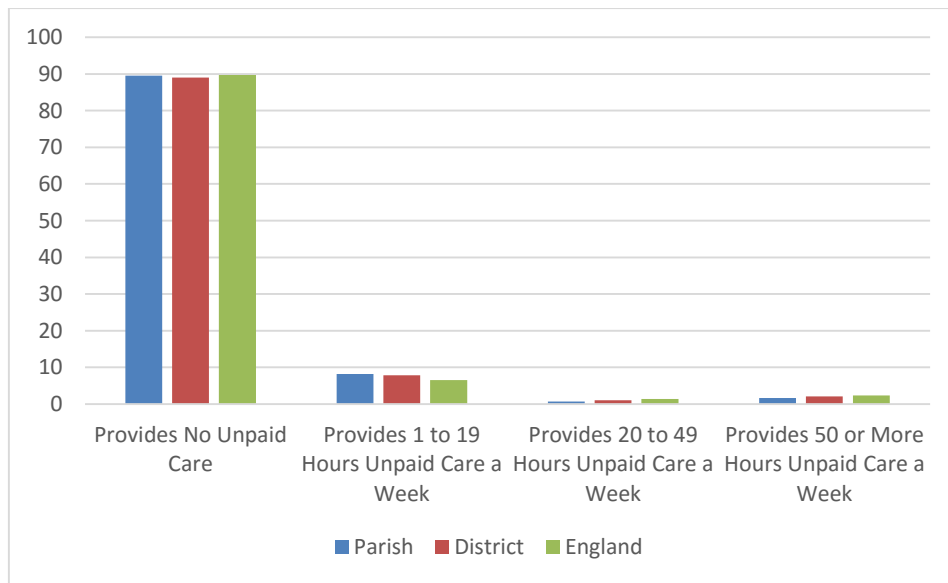
2.24 Additionally we report on the number of people that are providing care and support for others however the person receiving care is not necessarily resident in the parish. The gap between supply and demand for suitable housing and support for people with long term illness or disability is often made up by family and friends acting as unpaid carers. This activity is likely to be due in part to an unmet housing need, not necessarily within the parish.

Figure 4e: persons providing hours of unpaid care per week (number of residents)

	Parish		District		England	
	No.	%	No.	%	No.	%
Provides No Unpaid Care	1,699	89.5	101,307	89.0	47,582,440	89.8
Provides 1 to 19 Hours Unpaid Care	155	8.2	8,924	7.8	3,452,636	6.5
Provides 20 to 49 Hours Unpaid Care	13	0.7	1,195	1.1	721,143	1.4
Provides 50 or More Hours Unpaid Care	31	1.6	2,368	2.1	1,256,237	2.4
All usual residents	1,898	100	113,794	100	53,012,456	100

Source: Census (2011) from table KS301EW

Figure 4f: persons providing hours of unpaid care per week



2.25 Nearly 200 parish residents (10%) provide unpaid care to another person which is a slightly larger proportion than in the geographies listed. Most of this unpaid care is provided for up to 19 hours per week. However it is noteworthy that 31 residents provide more than 50 hours care to someone.

B) Household and dwelling characteristics

Dwelling Type

2.26 Figures 5a and b show that around 83% of households occupy detached homes. This is significantly higher than district and English averages. The proportion of semi-detached and terraced homes is much lower than that of the wider geographies. There are relatively few flats, maisonettes, apartments, caravans or shared dwellings in the parish.

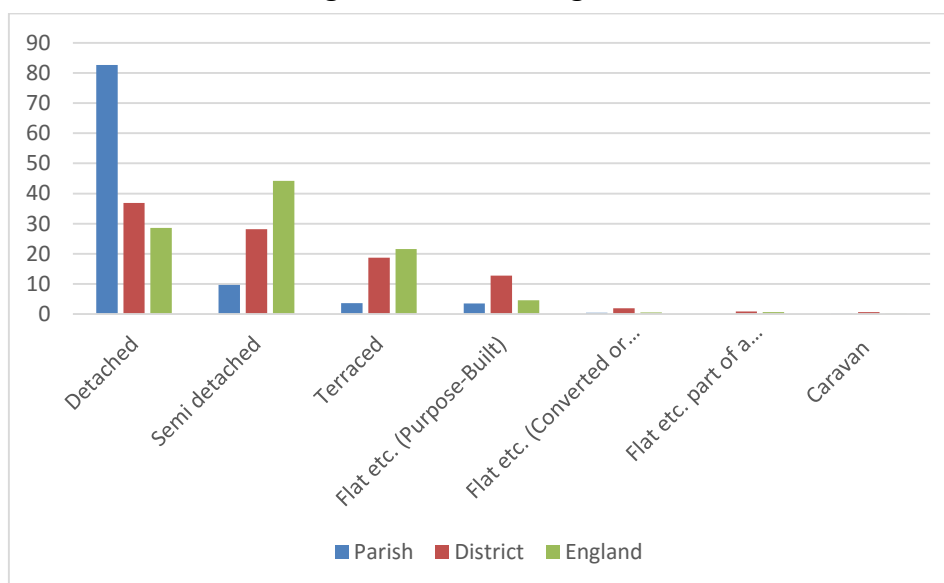
Figure 5a: accommodation type – (number of households)

	Parish		District		England	
	No.	%	No.	%	No.	%
Detached	616	82.7	18,353	36.8	9,390	28.6
Semi-detached	72	9.7	14,016	28.1	14,487	44.2
Terraced	27	3.6	9,311	18.7	7,063	21.5
Flat etc. (purpose-built)	26	3.5	6,357	12.8	1,482	4.5
Flat (converted or shared)	3	0.4	973	2.0	157	0.5
Flat (part of a commercial bldg.)	-	0.0	429	0.9	192	0.6
Caravan	1	0.1	339	0.7	28	0.1
All households	745	100.0	49,848	99.9	32,801	100.0

Source: Census (2011) Table QS402EW (abridged)

2.27 The finding of a low proportion of terraced homes and the absence of flats and apartments is significant. These dwelling types tend to be the cheapest priced housing in any local market. This means that the ability of smaller households and especially first-time-buyers to access the housing market in the parish is limited.

Figure 5b: chart of figure 5a



Number of Bedrooms

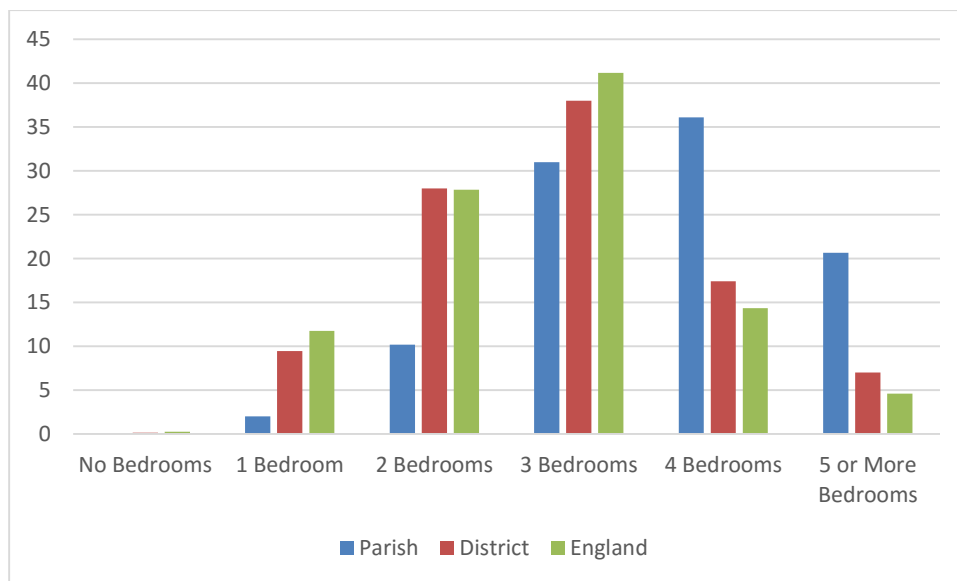
2.28 Nearly 90% of all dwellings in the parish have 3 or more bedrooms compared to 60% across England. Nearly 20% of dwellings have five or more bedrooms. This is a much higher proportion than for the wider geographies. The proportion of 1 and 2 bedroom homes in the parish is significantly below that of the other geographies.

Figure 6a: number of bedrooms (in occupied household spaces)

	Parish		District		England	
	No.	%	No.	%	No.	%
No Bedrooms	0	0.0	69	0.1	54,938	0.2
1 Bedroom	15	2.0	4,707	9.4	2,593,893	11.8
2 Bedrooms	76	10.2	13,954	28.0	6,145,083	27.9
3 Bedrooms	231	31.0	18,945	38.0	9,088,213	41.2
4 Bedrooms	269	36.1	8,686	17.4	3,166,531	14.4
5 or More Bedrooms	154	20.7	3,487	7.0	1,014,710	4.6
Total	745	100	49,848	100	22,063,368	100

Source: Census (2011) table QS411EW

Figure 6b: chart of figure 6a



B) Household and occupancy characteristics

- 2.29 As at census day 2011 there were 1,898 people resident 745 households in the parish. The previous census recorded 1856 people resident in 705 households in the parish. Between 2001 and 2011 the parish population increased by 42 people and the number of households increased by 40. The *household density* decreased from 2.63 to 2.55 people per household which is higher than for the district and England as a whole. Household density is a statistic that measures the average number of people in a household. A change in household density can be significant as it takes into account the net effect of changes in the number of dwellings and number of people in an area. The term should not be confused with housing density which is a measure of the number of dwellings in an area.
- 2.30 It is crucial that household tenure is understood and it is useful to compare the change in tenure characteristics between the 2001 and 2011 censuses.

Figure 7a: tenure of households 2011 – (number of households)

	Parish		District		England	
	No.	%	No.	%	No.	%
Owned Outright	345	46.3	20,210	40.5	6,745,584	30.6
Owned with a Mortgage/Loan	315	42.3	13,271	26.6	7,229,440	32.8
Shared Ownership	1	0.1	455	0.9	173,760	0.8
Rented from Council	9	1.2	1,084	2.2	2,079,778	9.4
Other Social Rented	28	3.8	6,323	12.7	1,823,772	8.3
Private Rented; Private L/L	29	3.9	6,356	12.8	3,401,675	15.4
Private Rented; Employer	2	0.3	403	0.8	55,211	0.3
Private Rented; Relative/friend	2	0.3	397	0.8	199,428	0.9
Private Rented; Other	0	0.0	267	0.5	59,610	0.3
Living Rent Free	14	1.9	1,082	2.2	295,110	1.3
All Households	745	100	49,848	100	22,063,368	100

Source: Census 2011 table QS405EW) Tenure – Households (abridged)

Figure 7b: tenure of households 2001

	Parish		District		England	
	No.	%	No.	%	No.	%
Owned Outright	298	42.3	17,902	39.1	5,969,670	29.2
Owned with a Mortgage or Loan	314	44.5	14,236	31.1	7,950,759	38.9
Shared Ownership	4	0.6	191	0.4	133,693	0.7
Rented from Council	13	1.8	3,134	6.8	2,702,482	13.2
Other Social Rented	17	2.4	3,601	7.9	1,238,246	6.1
Private Rented; Private Landlord	37	5.2	4,202	9.2	1,798,864	8.8
Private Rented; Employer	3	0.4	351	0.8	53,618	0.3
Private Rented; Relative/Friend	0	0.0	314	0.7	124,572	0.6
Private Rented; Other	3	0.4	237	0.5	60,416	0.3
Living Rent Free	16	2.3	1,628	3.6	419,107	2.0
All Households	705	100	45,796	100	20,451,427	100

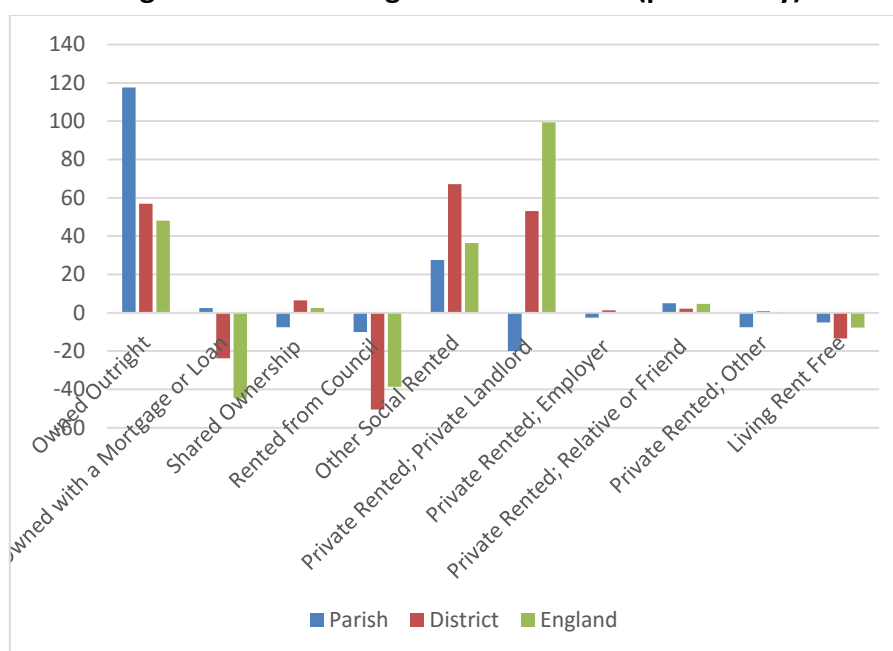
Source: Census (2001 table UV63 Tenure – Households (abridged)

Figure 7c: change in tenure of households 2001-2011

	Parish		District		England	
	No.	%	No.	%	No.	%
Owned Outright	47	117.5	2,308	57.0	775,914	48.1
Owned with a Mortgage or Loan	1	2.5	-965	-23.8	-721,319	-44.7
Shared Ownership	-3	-7.5	264	6.5	40,067	2.5
Rented from Council	-4	-10.0	-2,050	-50.6	-622,704	-38.6
Other Social Rented	11	27.5	2,722	67.2	585,526	36.3
Private Rented; Private Landlord	-8	-20.0	2,154	53.2	1,602,811	99.4
Private Rented; Employer	-1	-2.5	52	1.3	1,593	0.1
Private Rented; Relative/friend	2	5.0	83	2.0	74,856	4.6
Private Rented; Other	-3	-7.5	30	0.7	-806	-0.1
Living Rent Free	-2	-5.0	-546	-13.5	-123,997	-7.7
Total	40		4,052		1,611,941	

2.31 NB: in Figure 7c the proportion is increase or decrease between 2001 and 2011 and is subject to rounding.

Figure 7d: chart of figure 7c 2001-2011 (parish only)



2.32 Figure 7c and d shows a significant rise in the proportion of households that own outright, and a small increase in the proportion of households owning subject to a mortgage. There is a reduction in the proportion social tenants and private renting.

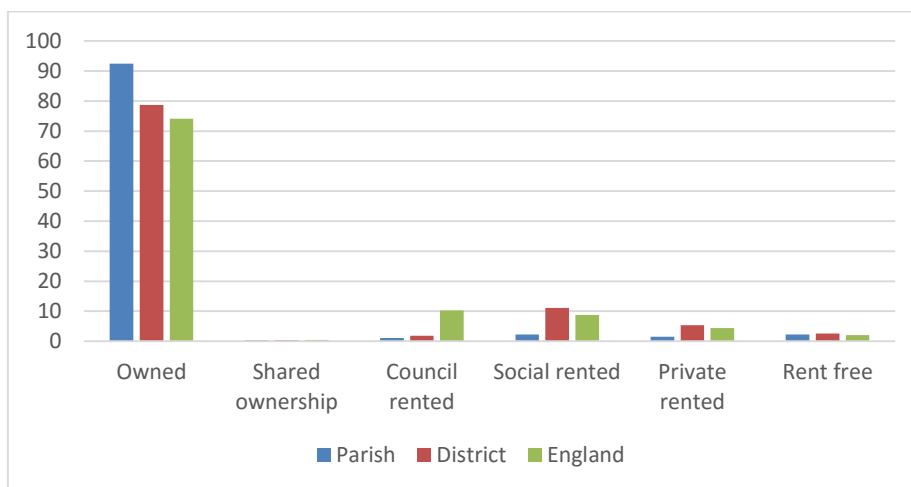
- 2.33 This is remarkably different from the district and national trend which is a key finding of this study. At district and national level there was reduction in the number of home owners subject to a mortgage and considerable growth in the proportion of private rented homes. Firstly this is normally attributed to mainly older households paying off their mortgage and moving to the ‘owned outright’ category. Secondly because of the credit crunch and recession a large number of households were unable to achieve or sustain home ownership with the private rented sector typically doubling in size to meet this demand.
- 2.34 Figure 7a tells us that at 2011, the proportion of households that are outright owners and those who own with a mortgage is 88.6% which is much higher than for the other geographies. All forms of private renting and social renting are considerably lower as a consequence.
- 2.35 Figures 7e and 7f explore the tenure pattern of households where the head of household is aged 65 years or older. A higher proportion of this age group are home owners – some 92.4% which is also considerably higher than for the wider geographies. There are 264 households in this group equivalent to 35% of all households.

Figure 7e: tenure of head of household over 65yrs

	Parish		District		England	
	No.	%	No.	%	No.	%
Owned	244	92.4	14,289	78.6	4,239,177	74.1
Shared ownership	1	0.4	73	0.4	27,489	0.5
Council rented	3	1.1	334	1.8	585,397	10.2
Social rented	6	2.3	2,028	11.2	499,063	8.7
Private rented	4	1.5	978	5.4	252,553	4.4
Rent free	6	2.3	468	2.6	118,045	2.1
Totals	264	100	18,170	100	5,721,724	100

Source: Census 2011 table QS404EW

Figure 7f: chart of tenure of head of household over 65yrs



Household composition

2.36 Figure 8a shows the household composition of residents in the parish.

Figure 8a: household composition

	Parish		District		England	
	No.	%	No.	%	No.	%
One Person 65 +	82	11.0	8,612	17.3	2,725,596	12.4
One Person Other	54	7.2	7,336	14.7	3,940,897	17.9
One Family All 65 +	119	16.0	6,259	12.6	1,789,465	8.1
One Family Couple; No Children	151	20.3	7,261	14.6	2,719,210	12.3
One Family Couple; Dependent Children	178	23.9	7,242	14.5	3,375,890	15.3
One Family Children Non-Dependent	58	7.8	2,409	4.8	1,234,355	5.6
One Family Cohabiting, No Children	20	2.7	2,239	4.5	1,173,172	5.3
One Family Cohabiting, Dependent Children	14	1.9	1,457	2.9	890,780	4.0
One Family Cohabiting, Children Non-Dependent	1	0.1	199	0.4	108,486	0.5
One Family Lone Parent, Dependent Children	24	3.2	2,293	4.6	1,573,255	7.1
One Family Lone Parent Non-Dependent	9	1.2	1,430	2.9	766,569	3.5
Other H/H types with Dependent Children	14	1.9	835	1.7	584,016	2.6
All Full-Time Students	0	0.0	297	0.6	124,285	0.6
Other H/H types All Aged 65+	4	0.5	236	0.5	61,715	0.3
Other	17	2.3	1,743	3.5	995,677	4.5
All Households	745	100	49,848	100	22,063,368	100

Source: Census (2011) Household Composition, 2011 table KS105EW

*Note the term married includes same sex civil partnerships

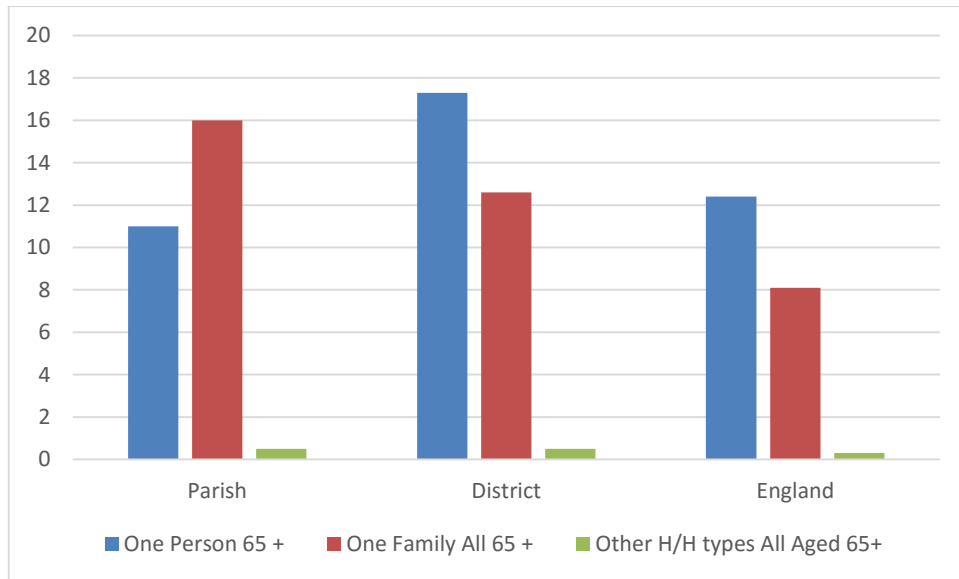
2.37 Further analysis of figure 8a shows that for the parish and the other geographies the largest single group is 'one family couple; dependent children' unlike the wider geographies. If all household types with dependent children are added together this group forms 29% of all households. If the groups 'one person 65+' and 'one family 65+' are added together this becomes the larger group – some 27% of all households which is a larger proportion than for England as a whole. Households under 65 with no children form 23% of households. The largest single group for the whole of England is 'one person other' and the proportion in the parish is less than half of the English average.

2.38 Figure 8b focusses on information from figure 8a regarding households where all members are 65 years or older. 27.5% of household consist entirely of people over the age of 65. This is lower than the average for the district but higher than the average for England as a whole at nearly 21%. It is noteworthy that the proportion of families over 65 is much higher than for the wider geographies.

Figure 8b: households wholly over 65 years of age (Census 2011)

	Parish		District		England	
	No.	%	No.	%	No.	%
One Person 65 +	82	11.0	8,612	17.3	2,725,596	12.4
One Family All 65 +	119	16.0	6,259	12.6	1,789,465	8.1
Other H/H types All Aged 65+	4	0.5	236	0.5	61,715	0.3

Figure 8c: chart of households wholly over 65 years of age



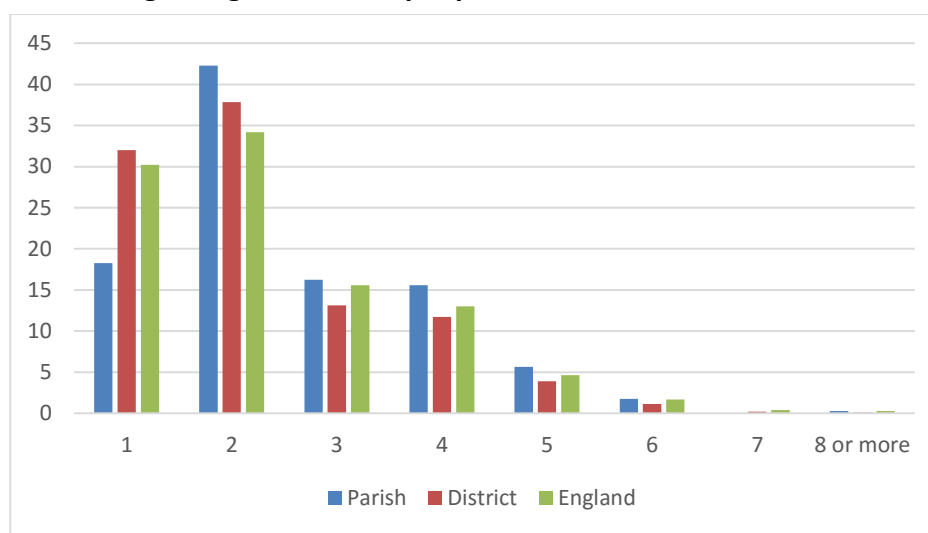
2.39 The census provides further information about household size. Figure 8d shows that 42% of households are two person households which is a slightly higher proportion than for the other geographies. 61% of households consist of one or two people. Nearly ¼ of all households have 3 persons or fewer however this is below the averages for the district and England.

Figure 8d: number of people in each household

Persons	Parish		District		England	
	No.	%	No.	%	No.	%
1	136	18.3	15,948	32.0	6,666,493	30.2
2	315	42.3	18,859	37.8	7,544,404	34.2
3	121	16.2	6,551	13.1	3,437,917	15.6
4	116	15.6	5,836	11.7	2,866,800	13.0
5	42	5.6	1,951	3.9	1,028,477	4.7
6	13	1.7	570	1.1	369,186	1.7
7	0	0.0	93	0.2	88,823	0.4
8 or more	2	0.3	40	0.1	61,268	0.3
Total	745	100	49,848	100	22,063,368	100

Source: Census (2011) Household Size table QS406EW

Figure 8g: number of people in each household



Deprivation

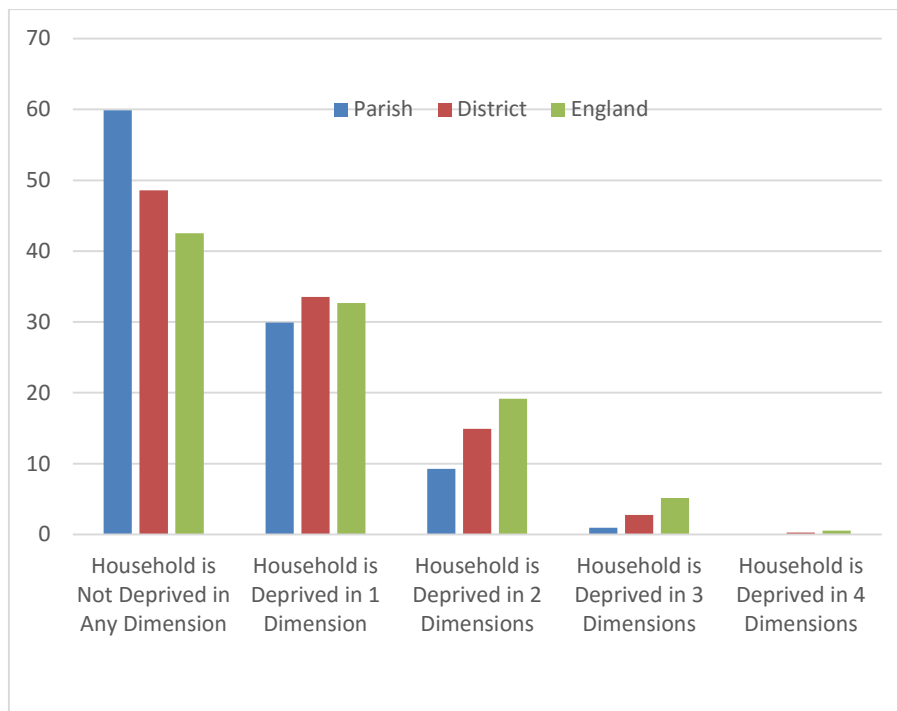
2.40 Few parish households suffer deprivation compared to the other geographies. The following figures classify households by four dimensions of deprivation: employment, education, health and disability, and household overcrowding. The dimension of deprivation most likely to affect households is health and disability as noted in figures 4a and 4c.

Figure 9a: households by deprivation dimension

	Parish		District		England	
	No.	%	No.	%	No.	%
Household is Not Deprived	446	59.9	24,212	48.6	9,385,648	42.5
Household is Deprived in 1 Dimension	223	29.9	16,704	33.5	7,204,181	32.7
Household is Deprived in 2 Dimensions	69	9.3	7,432	14.9	4,223,982	19.1
Household is Deprived in 3 Dimensions	7	0.9	1,374	2.8	1,133,622	5.1
Household is Deprived in 4 Dimensions	0	0.0	126	0.3	115,935	0.5
All Households	745	100	49,848	100	22,063,368	100

Source: Census (2011) deprivation dimension table QS119EW

Figure 9b: chart of figure 9a



Chapter Summary

Population Characteristics

Overview

- 2.41 As at census day 2011 there were 1,898 people resident 745 households in the parish. The previous census recorded 1,856 people resident in 705 households. Between 2001 and 2011 the parish population increased by 42 people and the number of households increased by 40. The household density decreased from 2.63 to 2.55 people per household the density at 2011 is higher than for the district and England as a whole.

Age Profile

- 2.42 Compared to the wider geographies the parish has a larger proportion of pre-school children, primary and secondary school age children up to the age of 16. There is a much smaller proportion of young adults (16-29). However there is mostly a greater proportion of adults aged 44-84 than the other geographies.
- 2.43 There are trends in the population profile. Gains and losses in key age groups are a significant finding of this analysis. The significant gains are people over 60 years of age and those in the 10-14 age range. The significant losses are adults 16-59 years especially those in the 30-44 age range. Whilst similar trends are apparent in the other geographies the scale of the change is significantly less. This is a key finding of the study.

Economic Profile

- 2.44 There is a link between economic activity and the quality, size and security of tenure of homes that people reside in. Compared to the wider geographies the parish has a higher proportion of people who are self-employed or retired and a lower proportion of people who are employed or are otherwise not economically active.
- 2.45 There are higher proportions of higher and lower managerial and small employer/own account occupations. These proportions are significantly higher than the average for England.
- 2.46 There are higher proportions of residents employed in the agriculture forestry and fishing, information, finance and insurance, professional scientific and technical and construction.
- 2.47 The greatest proportion of people work in Chichester, Waverley, Horsham, Guildford and London especially Westminster.
- 2.48 A greater proportion of households than the other geographies have access to 2 or more cars and vans. For 3 cars or vans access is double that of the district and triple that of the rate for England as a whole. The multiples are even greater for 4 cars or vans.

Ethnic origin

- 2.49 94.6% of the population is 'White British' which is a similar proportion to the district but considerably higher than that of England. Taking 'White Irish' and 'White Other' into account the proportion of all White people is 98%.

Health status

- 2.50 87% of parish residents state that they have good or very good health. This is higher than the other geographies. Consequently a smaller proportion of parish residents have bad or very bad health. However the 49 residents that have bad or very bad health may also have a housing need.

- 2.51 19 people or 1.7% of the population of the parish aged between 16 and 64 consider that their day to day activities are limited a lot. This is a lower proportion than for the district and England.
- 2.52 Nearly 200 parish residents (10%) provide unpaid care to another person which is a slightly larger proportion than the wider geographies. Most of this unpaid care is provided for up to 19 hours per week. However it is noteworthy that 31 residents provide more than 50 hours care to someone.

B. Household Characteristics

House type and size

- 2.53 Around 83% of households occupy detached homes. This is significantly higher than the district and English averages. The proportion of semi-detached and terraced homes is much lower than that of the wider geographies. There are relatively few flats, maisonettes, apartments, caravans or shared dwellings in the parish.
- 2.54 Nearly 90% of all dwellings in the parish have 3 or more bedrooms compared to 60% across England. Nearly 20% of dwellings have five or more bedrooms. This is a much higher proportion than for the wider geographies. The proportion of 1 and 2 bedroom homes in the parish is significantly below that of the other geographies.
- 2.55 The finding of a low proportion of terraced homes flats and apartments is significant. These dwelling types especially in 1 and 2 bedroom form tend to be the cheapest priced housing in any local market. This means that the ability of smaller households and especially first-time-buyers to access the housing market in the parish is limited.

Tenure

- 2.56 Over the decade 2001-2010 there has been a significant rise in the proportion of households that own outright, and a small increase in the proportion of households owning subject to a mortgage. There is a reduction in the proportion social tenants and private renting.
- 2.57 This scenario is different from the district and national trend which is a key finding of this study. At district and national level there is a reduction in the number of home owners subject to a mortgage and considerable growth in the proportion of private rented homes. This is normally attributed to mainly older households paying off their mortgage and moving to the 'owned outright' category. Secondly because of the credit crunch and recession a large number of households were unable to achieve or sustain home ownership with the private rented sector typically doubling in size to meet this demand.
- 2.58 As at 2011, the proportion of households that are outright owners and those who own with a mortgage is 88.6% which is much higher than for the other geographies. All forms of private renting and social renting are considerably lower as a consequence.

2.59 A higher proportion of households where the head of household is aged 65 years or older this age group are home owners – some 92.4%, which is also considerably higher than for the wider geographies. There are 264 households in this group equivalent to 35% of all households.

Household size

2.60 The largest single group is ‘One Family Couple; Dependent Children’ unlike the wider geographies. If all household types with dependent children are added together this group forms 29% of all households. If one person 65+ and one family 65+ are added together this becomes the larger group – some 27% of all households which is a larger proportion than for England as a whole. Households under 65 with no children form 23% of households. The largest single group for the whole of England is ‘one person other’ and the proportion in the parish is less than half of the English average.

2.61 42% of households are two person households which is a slightly higher proportion than for the other geographies. 61% of households consist of one or two people. Nearly $\frac{3}{4}$ of all households have 3 persons or fewer however this is below the averages for the district and England.

Chapter 3: The Neighbourhood Plan Survey

Introduction

- 3.1 In order to inform the neighbourhood plan a survey was designed to enable all residents to express their priorities perceptions and view on a number of issues that had become apparent during earlier consultation:
- Housing development in the parish;
 - Parish Infrastructure and amenities;
 - The need to retain and protect open spaces land and buildings;
 - Support and scope for a Village Design Statement (VDS) for Ifold; and
 - Supporting business in the parish.
- 3.2 The household survey also incorporated a housing needs survey the findings of which are described in Chapter 4.
- 3.3 The neighbourhood plan group designed a survey that was sent to every household in the parish by Royal Mail. To encourage returns, this was also available for on-line completion. Whilst responses on behalf of a household were anticipated, individual residents were encouraged to express their views using the online survey. The process was supported by exhibitions on the 30th January at Ifold and 7th February at Plaistow. These were well attended and enabled respondents to express informed views within the survey. A summary of issues raised at these events is found in the appendix.
- 3.4 The survey is available as a separate document and should be referred to alongside the findings presented hereunder.
- 3.5 803 surveys were delivered by Royal Mail and 292 responses were received. The data was processed and analysed by an independent consultant. On inspection of the data some of the online responses were discarded by the consultant as the survey had been opened but not completed leaving 268 complete and mostly complete responses.
- 3.6 It is not possible to calculate a response rate as more than one response was received from some households. Neither is it possible to estimate error margins. This is because the survey was a census – the survey is not based on a random sample.
- 3.7 The following table summarises the responses received and the place of residence of the respondent.

Figure 10: Overall Survey response

	Number	Proportion
Durford Wood	15	5.6
Ifold	163	60.8
Plaistow	82	30.6
Shillinglee	8	3
Total	268	100%

Source: Household Survey Data

Housing Development in the Parish (survey questions 3.1 and 3.2)

- 3.8 For the avoidance of doubt, the Ifold site identified as ‘land to the North of Little Springfield Farm’ is not Little Springfield Farm itself, nor does it relate to a planning application and appeal to redevelop the former industrial, brownfield site adjacent to Little Springfield Farm house for three houses.
- 3.9 The neighbourhood plan steering group had identified 4 potential sites and asked residents to rank each site using a scale of 1 – 5 where 1 is least preferred and 5 is most preferred.

Figure 11: Housing development site preferences

Rank	1. DURFOLD WOOD: Shortlands Copse		2. IFOLD: Land to the North of Little Springfields Farm		3. PLAISTOW: Land adjacent to Todhurst		4. PLAISTOW: Land opposite the village green	
	No	%	No	%	No	%	No	%
1	55	23.8	91	38.1	46	19.9	78	33.3
2	26	11.3	27	11.3	42	18.2	40	17.1
3	42	18.2	39	16.3	54	23.4	32	13.7
4	51	22.1	33	13.8	55	23.8	25	10.7
5	57	24.7	49	20.5	34	14.7	59	25.2
Total	231	100	239	100	231	100	234	100

Source: Household Survey Data

- 3.10 All sites were broadly supported by respondents but site 4 PLAISTOW: (land opposite the village green) received the most positive support with 59 people giving a ranking of 5. The sites in order of most support using this assessment were:
- Site 4: PLAISTOW: (land opposite the village green);
 - Site 1: DURFOLD WOOD: (Shortlands Copse);
 - Site 2: IFOLD: (land to the North of Little Springfields Farm); and
 - Site 3: PLAISTOW: (land adjacent to Todhurst).

Similarly the least supported sites, with most people giving a ranking of 1 were

- Site 2: IFOLD: (land to the North of Little Springfields Farm);

- Site 4: PLAISTOW: (land opposite the village green),
- Site 1: DURFOLD WOOD: (Shortlands Copse) and
- Site 3: PLAISTOW: (land adjacent to Todhurst).

3.11 Residents were asked to identify other sites they may be aware of within the parish. These are listed below.

Figure 12: Suggested housing development sites

Frequency	Site
31	Foxbridge Golf Club (62 comments also received at the public consultations).
5	Football field [Plaistow]. (1 comment also received at the public consultations).
2	Crouchland Farm [Plaistow].
2	Land accessed ONLY from Rickmans Lane adjacent to Bushfield Close [Plaistow].
2	Land either side of Rumbolds Lane [Plaistow].
2	Shortlands [Durfold Wood].
1	5 acre field to the south of Sycamore Cottage, Rickmans Lane [Plaistow].
1	See parish survey 2012
1	Along Shillinglee Road between Ashpark and Shillinglee [Plaistow].
1	Durfold Wood Road [Plaistow].
1	Field opposite council houses in Shillinglee road adjacent to Gateshaw [Plaistow].
1	Field opposite Spiderweb House. Old site of Bush Pub [Plaistow].
1	Land Adjacent to Todhurst [Plaistow].
1	Land south east of the village green accessed via Bushfields [Plaistow].
1	Redundant Brownfield site at little Springfield Farm [Ifold].
1	Strudgwick Farm Ifold.
1	The land behind the village hall and pond [Plaistow].
1	The land opposite the green [Plaistow].
1	The site of old brickworks in Plaistow.

Source: Household Survey Data

Infrastructure and amenities (survey questions 4.1-4.4)

3.12 Residents were asked to assess the adequacy of key aspects of the parish wide infrastructure. The following tabulation summarises responses to the questions.

Figure 13: Assessment of parish infrastructure

	None available	Not needed	Adequate	More needed	Needs improving	No opinion
Bus services	10	3	26	83	102	33
Community transport	6	2	61	45	30	106
Health services	21	3	183	23	16	9
Post Office facilities	36	4	95	66	51	6
School/childcare capacity	1	4	111	26	25	84
Traffic restrictions/management	3	21	74	50	88	22

Source: Household Survey Data

- 3.13 Health services and school/childcare capacity were considered adequate by a large number of respondents. Respondents told us that bus services, post office facilities and traffic restrictions/management need improving.
- 3.14 Residents were asked to assess the adequacy of key aspects of the parish wide natural environment. The following tabulation summarises responses to the questions.

Figure 14: Assessment of parish amenities

	None available	Not needed	Adequate	More needed	Needs improving	No opinion
Cycle routes	52	47	57	34	32	30
Farmland	1	4	174	34	5	32
Public footpaths	0	3	162	50	39	3
Rural and historical heritage	7	4	128	41	30	41
The green gap between settlements	0	7	122	89	20	14
Wildlife and habitats	0	2	129	75	36	9

Source: Household Survey Data

- 3.15 Opinion about cycle routes seems divided with opinion divided over whether they are adequate, not needed or more needed. Strongest support for ‘more needed’ was regarding the green gap between settlements and wildlife habitats.
- 3.16 Residents were asked to consider the following statement and state whether they agreed or disagreed with the statement on a 5 point scale 1-5 (1=strongly disagree - 5=strongly agree):

'Intensified farming, industrial or business practices, which would cause significant increase in traffic, environmental impact and loss of amenity should be resisted'

Figure 15: Degree of support for the statement

	Number	Proportion %
1. Strongly disagree	17	7.1
2. Disagree	6	2.5
3. Uncertain	7	2.9
4. Agree	10	4.1
5. Strongly agree	201	83.4
Total	241	100

Source: Household Survey Data

- 3.17 The response was strongly in support of the statement with 87.5% of respondents who expressed an opinion supporting the statement.
- 3.18 Residents were invited to assess further infrastructure, leisure and social and economic environment issues within the settlement in which they live.

Figure 16: Broadband

	None available	Not needed	Adequate	More needed	Needs improving	No opinion
Durfold	0	0	0	1	8	0
Ifold	2	0	25	5	56	3
Plastow	2	0	23	6	13	0
Shillinglee	0	0	0	1	5	0

Figure 17: Off-road parking

	None available	Not needed	Adequate	More needed	Needs improving	No opinion
Durfold	1	3	4	1	0	0
Ifold	5	20	41	10	10	5
Plastow	1	4	22	7	7	2
Shillinglee	1	2	2	0	1	0

Figure 18: Children's play area

	None available	Not needed	Adequate	More needed	Needs improving	No opinion
Durfold	2	3	2	0	1	1
Ifold	10	12	22	3	20	16
Plastow	1	35	0	6	2	0
Shillinglee	3	0	1	0	0	1

Figure 19: Sport and Leisure activities

	None available	Not needed	Adequate	More needed	Needs improving	No opinion
Durfold	2	3	3	0	0	1
Ifold	9	22	22	7	15	37
Plastow	0	31	5	4	3	1
Shillinglee	2	1	1	0	0	1

Figure 20: Public House

	None available	Not needed	Adequate	More needed	Needs improving	No opinion
Durfold	3	5	0	0	0	1
Ifold	8	18	15	7	6	39
Plastow	0	16	3	23	1	1
Shillinglee	3	1	0	0	0	1

Figure 21: Shop

	None available	Not needed	Adequate	More needed	Needs improving	No opinion
Durfold	2	5	0	1	0	0
Ifold	1	9	28	14	0	0
Plastow	0	41	0	2	0	0
Shillinglee	3	1	0	0	0	0

Figs 16-21, source: Household Survey Data

Retaining and protecting open spaces, land and buildings (survey questions 5.1 and 5.2)

3.19 Residents were asked whether or not the neighbourhood plan should retain and protect certain features of the parish. The following tabulation describes the level of support for each feature.

Figure 22: Degree of support for the neighbourhood plan to retain and protect:

Asset	Yes		No		No Opinion	
	No.	%	No.	%	No.	%
Buildings of cultural and historic importance	242	93.8	5	1.9	11	4.3
Buildings for retail and commercial use	164	63.3	57	22	38	14.7
Community assets (sport and community buildings)	243	94.6	8	3.1	6	2.3
Landscape, such as Nell Ball trig point	213	83.2	7	2.7	36	14.1
Open Spaces	248	96.5	4	1.6	5	1.9
Ponds and Lakes	253	98.8	1	0.4	2	0.8
Sites for future development (specifying future use)	126	51	75	30.4	46	18.6
Street scene and views	216	85.4	15	5.9	22	8.7
Village Greens	253	98.4	1	0.4	3	1.2
Wildlife Habitats	250	98	3	1.2	2	0.8
Woodland	248	96.6	5	2	3	1.2

Source: Household Survey Data

3.20 In question 5.2 respondents who had expressed no opinion on the above were invited say why.

Figure 23: Reason given for expressing no opinion

Reason Given
Retail only
No future development in Ifold except on Brownfield sites or golf course.
Currently there are no buildings for retail and commercial use in Ifold apart from the garage.
CDC have sufficient controls in place already.
Do not support future development. Over developed already.
Ifold does not need any further development, so there shouldn't be any sites for future development.
I don't know what Nell Ball Trig point is!
I think that by retaining and protecting woodland we can retain and protect wildlife habitats.
I'd like to see the emphasis shift to developing more to meet the needs of housing for local people and better facilities. The balance should be less privileged.
Land to the North of Little Springfields Farm is totally unsuitable.
No 7. Use previously developed land / Brown field sites first.
Not clear why buildings need protecting unless there are plans to get rid of an existing facility.
The quality of a street scene is very subjective. Being heavily wooded there aren't many views
Not sure how sites for future development could be 'retained' as once developed they would no longer be for FUTURE development.
Not sure what buildings there are for retail and commercial use.
Potential clash of interest.
Retail and commercial buildings only useful if?
Stop encroachment of industrial use in rural area.
This is a rural area. If I need retail and commercial or a development site would travel to a nearby population centre such as Chichester or Guildford.
We don't want any more sites in Ifold for future development, we have had enough over the last 10 years. Don't understand 'specifying future use'.
Wooded areas are vital for healthy future.
Would like to retain shop in Ifold but larger commercial enterprises, I'm not keen to retain.
Would like to see small rural commercial nursery type of businesses but not fracking or gas plants.

Source: Household Survey Data

Ifold Village Design Statement (VDS) (survey questions 6.1-6.4)

3.21 Residents were asked to consider if a Village Design Statement was needed for Ifold.

Figure 24: Degree of support for a village design statement for Ifold

	Strongly Disagree	Disagree	Uncertain	Agree	Strongly agree	Totals
No.	15	5	15	39	161	235
%	6.4	2.1	6.4	16.6	68.5	100

Source: Household Survey Data

- 3.22 The response was strongly in support of the VDS with 85.1% of respondents who expressed an opinion supporting the statement.
- 3.23 Residents were invited to consider which of the following design factors they would support being incorporated within the VDS.

Figure 25: Degree of Support for incorporating design factors in the VDS

		Strongly Disagree	Disagree	Uncertain	Agree	Strongly agree	Totals
The height of any new development should be a maximum of 8 metres.	No.	7	3	26	42	158	236
	%	3	1.3	11	17.8	66.9	100
Current Housing Density should only be increased (and according to local needs) in order to provide specialist housing for the elderly or disabled.	No.	29	32	54	39	84	238
	%	12.2	13.4	22.7	16.4	35.3	100
I want front gardens retained on existing road frontages and building line.	No.	9	6	22	55	146	238
	%	3.8	2.5	9.2	23.1	61.3	100
I want hedges and trees retained on plots, with mitigation if lost through development.	No.	7	5	16	54	158	240
	%	2.9	2.1	6.7	22.5	65.8	100
Design and building materials should be sensitive to our rural setting.	No.	7	5	6	47	174	239
	%	2.9	2.1	2.5	19.7	72.8	100

Source: Household Survey Data

Figure 26: Respondent’s Assessment of the Impact of Development

		Strongly Disagree	Disagree	Uncertain	Agree	Strongly agree	Totals
More new homes will weaken the sense of community.	No.	22	41	64	30	81	238
	%	9.2	17.2	26.9	12.6	34	100
Development must not result in the loss of countryside.	No.	9	9	12	48	161	239
	%	3.8	3.8	5	20.1	67.4	100
Development should not result in a loss of habitat, hedgerows and trees.	No.	5	9	15	47	163	239
	%	2.1	3.8	6.3	19.7	68.2	100
Development should ensure that foul (sewage) and surface water drainage has no impact on existing housing.	No.	5	1	4	22	208	240
	%	2.1	0.4	1.7	9.2	86.7	100
Development must deliver adequate off-road parking.	No.	5	3	9	40	182	239
	%	2.1	1.3	3.8	16.7	76.2	100
Development should contribute to additional school and childcare places.	No.	11	7	34	52	133	237
	%	4.6	3	14.3	21.9	56.1	100

Source: Household Survey Data

3.24 In question 6.2 residents were invited to note anything else they wanted included in the Ifold VDS.

Figure 27: Respondent's suggestions for the Ifold VDS

Suggestions
A restriction on number of properties.
A shop similar to Plaistow's.
Affordable homes for younger generation. Not 5-6 bedroomed properties.
After unfettered housing development for years, this idea is too late now.
All new development must be restricted until inadequacy of foul water drainage is improved and corrected. All new development must not be allowed without adequate design solution to prevent increased surface water run-off.
All new homes should be on a minimum of 1/4 acre plot detached. Any new development should contribute to improve the roads around Ifold and improve drainage.
Amenities - shops, pubs, transport, church.
Any development should not impact on privacy.
Any future development must go hand in hand with improved infrastructure.
Any increase in housing and population density must take into consideration the rural aspect of the area.
Avoid at all costs just building big houses that just become weekend homes for London folks.
Bus needs to come into estate up to Chalk Road/The Drive intersection. It's too far to walk to the Plaistow Rd.
Development of new or existing properties or businesses should contribute to road maintenance costs/other cost impact they cause (e.g. Crouchland HGV should pay for road damage costs and compensation to local Council tax payers via reduced Council tax because of the noise/reduced safety they cause). Or just stop them performing illegal activity?!
Development within Ifold must stop. The settlement boundary should remain intact, with no building outside the boundary in order to preserve the tranquil nature on the doorstep of our settlement.
Emphasis should be given to the provision of smaller house to give opportunity for elderly residents to 'downsize' locally.
Footpaths or cycle tracks along Plaistow road to Plaistow and Loxwood.
For Ifold it is probably too late to consider a village green unless CDC approve a major housing development up at Foxbridge. A green would need to be adjacent to Plaistow Rd and act as a means to bring together the two communities. We would not need another green at Foxbridge unless the planners are considering making Foxbridge a self-contained community.
Foul drainage capacity should be increased regardless of new development, preferably with low cost and maintenance constructed reed beds.
Housing density should not reflect those permitted in recent close developments off the Drive.
I think housing density needs to be clearly specified as 1/3 (a third) of an acre. That is the character of the Ifold settlement. To change the density significantly higher loses the area character. Ifold Estates Ltd. covenants (no building within 30 feet of the road edge) and ownership of verges has contributed to this character significantly - i.e. spaciousness of plot frontages. This must be retained or the character is lost forever and we'll end up with city/town densities completely out of sync with the countryside.

Suggestions continued.....
If a village green is required, it should be placed within the current boundary, not outside is, unless on golf course.
Ifold cannot remain an elitist enclave.
Ifold is already over developed. Any new housing should only be on brown field sites or within existing residential plots, but ideally, no more.
Improve infrastructure BEFORE development. Un-adopted lanes in Ifold can support only light, domestic use.
Keep Ifold a dark sky area. [Response relates to street lighting / light emissions].
Minimum block size for a single house should be no less than 1/3 acre.
Modern architecture and design promotes.
More affordable and/or low-rent properties.
New homes should be designed in a way that 'fits in; & reflects a consistent style. There needs to be a public space, e.g. green, playground etc. The roads will require more maintenance if a big increase in traffic. As does the sewage and drainage.
No development outside the boundary, particularly south of Plaistow road on any fields or woodland.
None of this is worth anything unless the decision makers heed the wishes of the collective community. I am disappointed that the stated preferences for use of previously developed land by a significant proportion of people in the 2012 consultation, was completely ignored when these sites for possible future development were proposed.
Play area.
Only in Ifold itself.
Restrict sizes of extensions to existing homes to retain the level of smaller homes available.
Retain overall character of Ifold, with its country lanes, walks etc. Also retain detached housing.
Sewage should not be allowed to go into existing system but tanks. Traffic speed must be reduced 20mph. There is no shop in Ifold and probably will never be. Schools are full. Doctor surgery is struggling with existing workloads, we have no local hospital.
Size of dwelling should be in proportion to the land, to retain gardens.
Some development in The Land and Ifold Bridge Lane should be permitted.
Space for community activities including for children
Speed limit on Plaistow Rd (Ifold) should be reduced in line with that in existence in Plaistow, Kirdford and Loxwood where they have footpaths for safety Ifold needs safety when walking on Plaistow Road - Somewhere dry and off the road.
The existing surface water drainage and sewage system must be upgraded before any development.
The retention of the bar and eating facilities at Foxbridge Golf Club - it is our only source of 'pub' based social activity.
There should be affordable housing in Ifold, creating a mixed community.
Too congested already - no more development needed.
Too many houses being built with poor visibility out of the drive and ride onto the roads. Ifold - bungalow and donkey on a one acre plot, was the original purpose.
Traffic - volume/speed/size/frequency. Limits should be enforceable.
Traffic calming
Very high housing density due to enormous amount of garden in-fill. No facilities available in Ifold for villagers (apart from village hall). No more development in Ifold.

Suggestions continued.....
We must retain existing settlement boundary
We need a 30mph limit on Main Road [Plaistow Road]
Woodland and footpaths to be included.
Young people don't want to live in Ifold and would prefer the towns so don't bother with houses or amenities for young. No point in low cost as no public transport means you need a job and car.

Source: Household Survey Data

3.25 Residents were asked if they would you consider having more than 10 houses in order to fund a public open space in Ifold. Nearly half of respondents, a majority, told us that they would not consider this with just under one third being in favour.

Figure 28: Views on development to fund creation of public open space in Ifold

Option	Number	Percent
Yes	75	31.8
No	117	49.6
Unsure	44	18.6
Total	236	100

Source: Household Survey Data

3.26 Residents were asked if they would be in favour of having the Ifold settlement boundary being removed (in line with CDC's next Local Plan review). Nearly half of respondents told us that they would not consider this with just over 21% being in favour. Nearly 29% were unsure.

Figure 29: Views on removing the Ifold settlement boundary

Option	Number	Percent
Yes	50	21.7
No	121	50.2
Unsure	70	29.0
Total	241	100

Source: Household Survey Data

Supporting business in the parish. (Survey questions 7.1 to 7.6)

3.27 58 respondents told us that they worked mainly or partly from home either running their own business or as an employee. Of the 58 respondents 22 were full time employees, 12 were part time employees. The remaining 24 ran their own business.

3.28 In total the 58 respondents employed 79 people. 4 enterprises employed 9 to 11 people. 17 enterprises employed 1-5 people.

3.29 3 of the 24 respondents who ran their own businesses told us that they mainly live and work within the parish. Therefore most live in the parish but mostly work away. The business activity of people running their own business were and employees is tabulated below.

- 3.30 We asked employees to tell us where their head office was based but few responded to this question. Of those that did, the most frequent location was London, with others being in The Home Counties and the Midlands.
- 3.31 All but 4 respondents that ran their own businesses thought that their business premises were adequate. 3 told us that their business had grown to such an extent that it was proving difficult to run them from home. They told us that they need lock up premises. 9 respondents told us that they had plans to expand their business within the parish.
- 3.32 Finally respondents were asked to suggest how parish infrastructure can be improved to sustain their business. Suggestions came from both people running businesses and employees. The overwhelming issue identified by 9 respondents was the need for a reliable and super-fast broadband service although some acknowledged that broadband speeds had improved. Other issues identified by individuals were lock up premises and better transport to get employees to work.
- 3.33 The business activity of self-employed and employees working from home is summarised in the following figures.

Figures 30 and 31: Business Activity

Figure 30: People running their own business

Frequency	Business activity
4	Consultancy
2	Domestic services
2	Health
2	Trader
2	Building trade
2	Teaching
1	Asset management
1	Science
1	Farming
1	Sales
1	Photographer
1	Professional service
1	Small company support
1	Translation
1	Craft

Figure 31: Employees working from home

Frequency	Business activity
13	Consultancy
2	Banking
2	Farming
2	IT
1	Admin
1	Appliance repairs
1	Animal welfare
1	Care worker
1	Catering
1	Company director
1	Contracting
1	Engineer
1	Equine
1	Home services
1	Motor trade
1	Project management
1	Retail
1	Telephone sales
1	Tourism marketing

Source: Household Survey Data

Chapter 4: The Housing Needs Assessment (HNA)

Introduction

- 4.1 A survey of parish resident households was conducted to enable us to estimate the need for additional housing generated by them, as well as seeking their views regarding priorities for additional housing, should it be needed.
- 4.2 Readers should be aware that margins of error and levels of confidence do not apply to the data obtained in this type of survey. A margin of error is a statistic that expresses the probable amount of error in survey results due to random sampling rather than surveying everyone. A margin of error is not estimated in this report as the survey is not based upon a random sample of households because all households in the parish were invited to participate.
- 4.3 The assessment was in 3 parts:
- **part A: consultation with residents:** all households were invited to provide their views and priorities for possible design features of future dwellings;
 - **part B: future movers:** to be completed by households that might move home over the next 5 years; and
 - **part C: information from stakeholders,** the local authority and estate and letting agents.
- 4.4 Public consultation is a very important part of the survey however it is information from parts B and C together with secondary data from the local authority that informs our estimate of housing need.

Part A of the HNA – consultation with residents

- 4.5 A high proportion of respondents replied to Part A questions. Some households declined to answer certain questions so in this part of the report for each question unless stated otherwise we state the number of responses and the proportion of responses as a percentage of those responding to the question.

Perceived difficulty of key groups finding suitable housing in the parish

- 4.6 We sought residents' perceptions regarding the household groups that were perceived to experience varying a degree of difficulty or no difficulty in obtaining suitable housing in the parish. Data is presented in the following tabulations. Number and proportions are presented in separate tables due to the number of columns used.

Figure 32: Respondent’s perception of difficulty facing key household types - number

Degree of Difficulty – number:	None	Some	Great	No Opinion	Total
First time buyers	8	45	169	31	253
Households seeking to upsize	120	69	18	41	248
Seeking a private landlord rental	39	83	41	85	251
Seeking affordable housing	10	37	157	47	248
People seeking smaller retirement property	31	89	84	50	254
Seeking to self-build	39	59	60	91	249
Seeking shared ownership	8	16	96	126	246
Seeking specialist accommodation for older or disabled people	11	26	141	70	248

Source: Household Survey Data

Figure 33: Respondent’s perception of difficulty facing key household types - proportion

Degree of Difficulty – percent:	None	Some	Great	No opinion	Total
First time buyers	3.2	17.8	66.8	12.3	100
Households seeking to upsize	48.4	27.8	7.3	16.5	100
Seeking a private landlord rental	15.5	33.1	16.3	33.9	100
Seeking affordable housing	4	14.9	63.3	19	100
People seeking smaller retirement property	12.2	35	33.1	19.7	100
Seeking to self-build	15.7	23.7	24.1	36.5	100
Seeking shared ownership	3.3	6.5	39	51.2	100
Seeking specialist accommodation for older or disabled	4.4	10.5	56.9	28.2	100

Source: Household Survey Data

- 4.7 Respondents perceived that the groups facing the greatest difficulty for finding suitable housing within the parish were first time buyers, households seeking affordable housing and those seeking specialist accommodation for older or disabled people.

Priorities for size and type of new build housing

- 4.8 Residents were asked about their perceptions of what sizes and types of housing are most needed in the parish. Numbers quoted below do not include those that responded with no opinion. Respondents could indicate more than one choice.

Figure 34: Respondent's perception of house size and type needed in the parish

Size	Number	Proportion
1-2 bedroom houses	110	34.2
2-3 bedroom houses	132	41.0
3-4 bedroom houses	62	19.3
5+ bedroom houses	18	5.6
Total	332	100

Type	Number	Proportion
Bungalows	75	29.5
Flats	31	12.2
Detached	51	20.1
Semi-detached	62	24.4
Terraced	35	13.8
Total	254	100

Source: Household Survey Data

- 4.9 Respondents believed there is a greater need for 1-2 bedroom homes and 2-3 bedroom homes than other sizes. A higher proportion of respondents believed that there is a need for more bungalows with a smaller need for semi-detached and detached homes. Fewer respondents believed that flats and terraced homes are needed.

Part B of the HNA: households thinking of moving home

Introduction and method

- 4.10 The aim of this analysis is to enable us to estimate the additional housing needed in the parish, if any, to meet the housing requirements of local households wishing move to more suitable housing in the parish. This is referred to as 'local need'. The section also provides important information about the reasons why household are seeking to move home, whether within or away from the parish.
- 4.11 The survey gathered information from households who told us they intend to move home over the next 5 years. 90 households said that they were seeking to move home at some point over the next 5 years. A further small number of households indicated they were planning to move but provided incomplete information. Therefore the total number of respondents will vary from table to table.

4.12 The survey distinguishes between entire households seeking to move home, part of a household i.e. newly forming households or sharing households and a small number of households that plan to move to different addresses. These distinctions are crucial and are factored into our analysis. Entire households moving create supply in the form of a vacancy whilst new, sharing and concealed households getting a place of their own do not.

Figure 35: Type of household that intends to move home

Type	Number	Percent
Existing household (all members moving)	60	66.7
Part of an existing household	25	27.8
Existing household but to different addresses	5	5.6
Total	90	100

Source: Household Survey Data

Supply and demand analysis

4.13 It is important to understand the profile of the accommodation released by entirely moving households as this will be the future supply available to local residents or incomers if no additional housing is built.

4.14 Our analysis of housing need compares supply and demand. It is important to note that some households plan to leave the parish so it is important reflect this in our analysis of demand for local households.

Figure 36: Destination of all households that intend to move home

Destination	Number	Percent
Within the parish	12	13
Outside the parish	32	35
Outside the parish but would consider staying if a suitable house were available	48	52
Total	92	100

Source: Household Survey Data

4.15 For both demand and supply further analysis focuses on number of bedrooms, dwelling type and tenure. Our housing needs analysis is based upon a smaller number of households than indicated above as not all households supplied all of the information.

4.16 However there are a number of additional dwelling and household characteristics that are noteworthy and assist us in our findings.

Household profile

4.17 The figure below shows the profile of all people in the households seeking to move home. We classified households as follows:

- All over 65
- Single person over 65
- Adults only (18-64)
- Single adult (18-64)
- Adult with teenage children (11-17)
- Adult with younger children (0-10)

4.18 The figure shows that a high proportion of 'adults only' households are seeking to leave the parish and a high proportion of households over 65 are seeking to move home.

Figure 38: age of household members – households that intend to move home

Type	Move within parish		Maybe move within parish		Move out of parish	
	number	%	number	%	number	%
All over 65	3	25	7	14.6	9	28.1
Single person over 65	3	25	12	25	6	18.8
Adults only (18-64)	1	8.3	8	16.7	12	37.5
Single adult (18-64)	2	16.7	8	16.7	2	6.3
Adult with teenage children (11-17)	2	16.7	5	10.4	3	9.4
Adult with younger children (0-10)	1	8.3	1	2.1	0	0
Not known	0	0	7	14.6	0	0
Total	12	100	41	100	32	100

Source: Household Survey Data

Reasons given for moving home

4.19 Respondents were asked to give up to 3 main reasons for seeking to move home. A free text response was used rather than pre-determined categories. Many households have reasons for moving that are personal and unique to them so we have summarised the most frequently arising themes.

Figure 39: Summary of 1st 2nd and 3rd reasons given why households seek to move home

Factor	1 st	2 nd	3 rd
Downsize	20	1	8
Age or retirement related	11	5	3
Larger house/grounds			2
Poor infrastructure (mostly transport)	7	14	12
Over-development	5	3	2
Garden too big		3	
Release equity	1	5	

Source: Household Survey Data

Survey findings: need for housing generated by local households

4.20 Our analysis of supply and demand is based upon a fewer number of households than in the general findings stated above. This is because we have only used households that have supplied all information about existing and proposed bedroom number, dwelling type and tenure.

Characteristics of supply

4.21 Survey data enables us to base our analysis on an estimated supply of 65 dwellings over 5 years. Here we have ignored new households as their house move does not result in a vacancy. We have analysed the supply in terms of bedroom number, property type and tenure.

4.22 It is notable that nearly half of the estimated supply consists of 4 bedroom homes and nearly 70% of supply is 4, 5 or 6 bedroom homes.

Figure 40: Number of bedrooms - supply profile

Bedrooms	No.	%
1	0	0
2	3	4.6
3	16	24.6
4	31	47.7
5	14	21.5
6	1	1.5
Totals	65	99.9

Source: Household Survey Data

4.23 It is notable that two thirds of the estimated supply are detached houses and a further quarter are detached bungalows.

Figure 41: Property type - supply profile

	Type	No.	%
House	Detached	43	66.2
	Semi-detached	2	3.1
	Terraced	3	4.6
Bungalow	Detached	15	23.1
	Semi-detached	1	1.5
	Terraced	0	0
Other	Flat	1	1.5
	Town-house	0	0
	Totals	65	99.9

Source: Household Survey Data

- 4.25 Nearly 94% of moving households are owner occupiers. 63% of all moving households do not have a mortgage.

Figure 42: tenure type - supply profile

Tenure	Number	Percent
Owner occupier (no mortgage)	41	63.1
Owner Occupier (with mortgage)	20	30.8
Shared Ownership	0	0
Private rent	3	4.6
Social/affordable rent	1	1.5
Share with other people	0	0
Totals	65	100

Source: Household Survey Data

Demand

- 4.26 Survey data enables us to base our analysis on an estimated demand of between 12 and 56 households over 5 years.
- 4.27 The lower demand estimate is existing households that seek to move within the parish. The upper demand estimate adds in those that might stay in the parish if suitable housing became available. We have analysed the demand from the upper demand group of moving households in terms of bedroom number, property type and tenure.
- 4.28 The following profile shows that over 80% of the demand is for 1-3 bedroom homes.

Figure 43: bedrooms required - demand profile

Bedrooms	Number	Percent
1	7	12.5
2	20	35.7
3	19	33.9
4	7	12.5
5	3	5.4
6	0	0
Totals	56	100

Source: Household Survey Data

4.29 The following figure shows that 70% of demand is for detached houses and bungalows.

Figure 44: property type required demand profile

	Type	No.	%
House	Detached	25	44.6
	Semi-detached	7	12.5
	Terraced	3	5.4
Bungalow	Detached	13	23.2
	Semi-detached	3	5.4
	Terraced	0	0
Other	Flat	4	7.1
	Town-house	1	1.8
Totals		56	99.9

Source: Household Survey Data

4.30 The figure shows that just over 90% of the demand is from households seeking to own their next home.

Figure 45: tenure required demand profile

Tenure	Number	Percent
Owner occupier (no Mortgage)	38	67.9
Owner Occupier (with Mortgage)	13	23.2
Shared Ownership	1	1.8
Private rent	0	0
Social/affordable rent	3	5.4
Share with other people	1	1.8
Totals	56	100

Source: Household Survey Data

Findings

4.31 Theoretically, if in the unlikely event that all of the demand from local households was met on simple demand and supply basis there is an excess of supply over demand. The ‘surplus’ housing would be filled by incomers.

4.32 However it is probable that demand will not be fulfilled within the parish due to a mismatch between the supply profile and demand profile. The evidence suggests that this is due to:

- a significant demand for 1-3 bedroom homes whereas the majority of the supply is 4 and 5 bedroom homes; and
- lower demand for detached houses and bungalows (70%) compared to supply of 90%.

4.33 The following figure highlights the mismatch between supply and demand by bedroom size.

Figure 46: Comparison of number of bedrooms in supply profile and in the demand profile

Supply Profile			Demand Profile		
Bedrooms	Number	Percent	Bedrooms	Number	Percent
1	0	0	1	7	12.5
2	3	4.6	2	20	35.7
3	16	24.6	3	19	33.9
4	31	47.7	4	7	12.5
5	14	21.5	5	3	5.4
6	1	1.5	6	0	0
Totals	65	99.9	Totals	56	100

- 4.34 The final part of our analysis looks at the supply and demand profiles to see if there is a possibility that individual moving households may find suitable housing from the supply profile.
- 4.35 The sequencing of household moves is a crucial factor in this exercise. A suitable home becoming vacant in year 1 will not be available for a household seeking to move in a later year. So we have undertaken a more detailed comparison of demand from local households seeking to move, compared it to the supply from the moving households both planning to move and seeking to move in the same year.
- 4.36 We have applied a cautious approach to matching supply and demand. We look for matches of bedroom size, house type and tenure. We only remove the household from the demand side if there is multiple matches and if there is available information on price or rent.
- 4.37 We find that there are 10 plausible matches between supply and demand across the 5 years. A clear pattern emerges when looking at the characteristics of the matches (and mismatches). Simply put, *there is a great deal of choice in the parish for households seeking larger (4 and 5 bedroom) detached homes whereas the majority of moving households are seeking smaller homes (1-3 bedroom homes).*
- 4.38 The following figures summarise the requirements of the net demand for housing for each of the lower and higher demand scenarios.

Scenario 1: lower demand scenario

4.39 It is plausible that two households would find suitable housing from the supply leaving the needs of 10 households unmet as follows:

Figure 47: Owner occupier housing net need

Type sought:	1 bed	2 bed	3 bed	4 bed	5 bed	Total
Detached house		1	2	1		4
Semi-detached house		1				1
Detached bungalow			1			1
Semi-detached bungalow	1					1
Flat		1				1
Total	1	3	3	1		8

Source: Household Survey Data

Figure 48: Social or affordable rent housing net need

Type sought:	1 bed	2 bed	3 bed	4 bed	5 bed	Total
Detached bungalow		1				1
Semi-detached bungalow		1				1
Total		2				2

Source: Household Survey Data

Scenario 2: higher demand

- 4.40 It is plausible that 10 households would find suitable housing from the supply leaving the needs of 46 households unmet as follows:

Figure 49: Owner Occupied housing net need

Type sought:	1 bed	2 bed	3 bed	4 bed	5 bed	Total
Detached house		5	8	2*		15
Semi-detached house	1	4*	1			6
Terraced house	1	1*				2
Detached bungalow		2	8			10
Semi-detached bungalow		1	2*			3
Flat	3	1				4
Townhouse	1					1
Total	6	14	19	2		41

Source: Household Survey Data

- 4.41 Some households* indicated that various design features and levels of support would be needed.

Figure 50: Shared Ownership housing net need

Type sought:	2 bed
Detached house	1
Total	1

Source: Household Survey Data

Figure 51: Social or affordable rent housing net need

Type sought:	1 bed	2 bed	3 bed	Total
Semi-detached house		1*		1
Detached bungalow		1		1
Semi-detached bungalow		1		1
Total		3		3

Source: Household Survey Data

- 4.42 The survey data indicates that one household intends to seek shared housing. We believe that this should be disregarded from the overall 5 year need as the individual is not seeking to live as a separate household. Therefore the net need in this scenario becomes 45 dwellings.

- 4.43 Further evidence suggests that our survey underestimates the number of households planning to move over the next five years. According to the Land Registry over the 5 calendar years (2011-2015) there were 41 sales at Plaistow (including Durfold) and 101 sales at Ifold equivalent to 142 sales in the parish. However our survey identified 92 households planning to move home at some point over the next 5 years and our analysis would have been based on this higher number had respondents supplied all of the information needed. We can reconcile the disparity as our analysis does not and cannot take into account unplanned moves. Such moves would be due to bereavement, job relocation and relationship breakdown.
- 4.44 We must also consider the additional evidence from the local authority before reaching the overall findings and conclusions of the housing needs assessment.

Part C of the HNA: information from stakeholders

The supply and demand of social housing

- 4.45 We asked the local authority for information about supply and demand for social housing in the parish. The local authority responded with the following information summarised in the table below.
- There are currently 29 social rented dwellings in the parish;
 - There are no dwellings specifically reserved for older people;
 - There are a mixture of 1, 2 and 3 bedroom dwellings with nearly half being 2 bedroom;
 - Between April 2007 and March 2015 there were 17 vacancies average 2 per year but only one in the most recent year 2014/5;
 - There are currently 4 households on the housing register likely to be allocated a suitable vacancy when one occurs.

Figure 52: Social or affordable rent housing net need

No. Bedrooms	Total No. Units	Allocations from 2007-2015	Allocations from 2014-2015
1 bedroom	7	7	0
2 bedroom	13	6	1
3 bedroom	9	4	0
4 bedroom	0	0	0
Total	29	17	1

Source: Chichester District Council

Demographic trends

- 4.46 We have examined the local authority Strategic Housing Market Assessment (SHMA) for a wider context to this study. The Coastal West Sussex SHMA 2012 has been updated and is the latest publication available. Chichester District is part of this housing market area. We are specifically interested in the demographic projections affecting the district.

- 4.47 The following table is copied from the SHMA. SHMA table 215 shows projected change in the older population across the housing market area.
- 4.48 By 2020 the population of 65-74 was expected to grow by, 40%, 75-84 by 51% and 85+ by 77%. This is a lower rate of growth for the South East Region but a greater rate of growth than for England as a whole. Younger age groups are projected to grow considerably less.
- 4.49 Figure 1D in the Parish Profile (Chapter 2) shows that in the decade between the 2001 and 2010 censuses shows a dramatic increase in the population of these age groups – well above that of the region and for England.
- 4.50 The implication for Plaistow and Ifold Parish is clear. That unless local services and infrastructure are improved and suitable house types are built and retained then the parish will lose some of its older population.

Figure 215: Projected Change in Population of Older Persons (2010 to 2030)

Age group	Popn 2010	Popn 2030	Change	% change	% change South East	% change England
Under 55	270,400	276,100	5,700	2.1%	2.6%	7.7%
55-64	57,500	67,900	10,400	18.1%	16.6%	15.8%
65-74	49,800	69,800	20,000	40.2%	42.9%	38.4%
75-84	35,800	54,100	18,300	51.1%	57.8%	51.5%
85+	17,100	30,300	13,200	77.2%	100.4%	94.7%
Total	430,600	498,200	67,600	15.7%	13.6%	15.7%
Total 55+	160,200	222,100	61,900	38.6%	40.1%	36.2%

Source: 2010-based SNPP

Source: The Coastal West Sussex SHMA 2012

Estate and Letting Agents

- 4.51 We sought information from estate and letting agents about demand from incomers. Face to face interviews were held with estate and letting agents in Horsham and Billingshurst.
- 4.52 Agents explained that there is a flow of households moving out of and into the parish. In general terms older people would move away to nearby towns seeking to be closer to essential services such as healthcare and easy access to shops and other services. The houses they vacate are in demand from families with children. Prices enables households to get more for their money and access to good quality state and private schools. It attracts people seeking village life rather than city life. Some will relocate from but continue to work in London. Plaistow has less expensive and a greater diversity of house types than Ifold.

House prices and rents and affordability

- 4.53 Housing Needs Assessments normally undertake considerable analysis of local house prices and rents. This is normally needed to establish the extent to which local moving local households can afford to live in market housing.

- 4.54 At the time of our analysis we note that according to Rightmove, 5 dwellings were available for sale in the Parish with asking prices ranging from £575,000 to £1.85m. As noted above Plaistow has a more diverse housing stock than Ifold. A basic analysis of sales over the last year reveal prices ranging from £252,000 to £1.4m, with a median selling price of around £600,000.
- 4.55 Taking the lowest priced property, according to the Rightmove mortgage calculator with a 5% deposit a monthly mortgage repayments would be £1,290 and a minimum household income of £69,000 would be required. This would be approximately twice the median income of Chichester District residents according to the SHMA.
- 4.56 Given the characteristics of the local housing stock and the above affordability analysis we have relied upon evidence from the housing register for evidence of local need for affordable housing which shows a good correlation to the household survey.
- 4.57 Similarly regarding the private rented sector Figures 7(A-C) show that the private rented sector is very small in absolute terms and has reduced in size between the censuses. Agents advise us that the sector is mostly about individual owners choosing to rent rather than sell for the time being.

Key findings of the housing needs assessment

- 4.58 **Part A of the HNA** was a consultation regarding household groups and housing types. Respondents perceived that the groups facing the greatest difficulty for finding suitable housing within the parish were first time buyers, households seeking affordable housing and those seeking specialist accommodation for older or disabled people.
- 4.59 Respondents believed there is a greater need for 1-2 bedroom homes and 2-3 bedroom homes than other sizes. A higher proportion of respondents believed that there is a need for more bungalows with a smaller need for semi-detached and detached homes. Respondents believed that flats and terraced homes are less needed.
- 4.60 **Part B of the HNA** led to an estimate of the additional housing needed in the parish, to meet the housing requirements of those households wishing move to more suitable housing in the parish. This is referred to as 'local need'.
- 4.61 65 households said that they were seeking to move home at some point over the next 5 years and supplied the information needed to assess supply and demand for local housing leading to an assessment of local need. A much larger number of households told us they might move but did not supply enough data for us to analyse their needs. The average length of residence of this group of households is 22 years.
- 4.62 Of these 12 households expected to move within the parish. A further 44 households would do so if suitable housing was available. The remainder would leave the parish. Therefore two scenarios of demand were examined – lower demand (12 households) and upper demand 56 households. An analysis was undertaken to see if, plausibly, households seeking to move in either scenario could find suitable housing from the supply of 65 homes.
- 4.63 It was apparent that there was a mismatch between supply and demand:

-
- a significant demand for 1-3 bedroom homes whereas the majority of the supply is 4 and 5 bedroom homes; and
 - demand is lower for detached houses and bungalows (70%) compared to supply of 90%.
- 4.64 The future local need of this group of households (a net future 5 year requirement for additional housing) was estimated by studying the mismatch between the likely supply of housing and the requirement of the moving households. It is estimated that there is a need to provide additional housing to meet the needs of 10 households in the lower demand scenario and 46 in the upper demand scenario. The size type and tenure required in both scenarios is reported in detail.
- 4.65 **Part C of the HNA** reports on evidence from stakeholders.
- 4.66 The local authority told us that there are low levels of supply and demand for social housing in the Parish. The survey results are consistent with this but we have no information to assess the mismatch between supply and demand.
- 4.67 The Strategic Housing Market Assessment (SHMA) contains important demographic projections to establish the context and major factor that is driving the parish housing market: the aging population. By 2020 the population of 65-74 was expected to grow by, 40%, 75-84 by 51% and 85+ by 77%. This is a lower rate of growth for the South East Region but a greater rate of growth than for England as a whole. Younger age groups are projected to grow considerably less.
- 4.68 Figure 1D in the Parish Profile (Chapter 2) shows that in the decade between the 2001 and 2010 censuses shows a dramatic increase in the population of these age groups – well above that of the region and for England.
- 4.69 Estate agents described the process that was apparent in the parish housing market. In general terms older people would move away to nearby towns seeking to be closer to essential services such as healthcare and easy access to shops and other services. The houses they vacate are in demand from families with children. Prices enables households to get more for their money and access to good quality state and private schools. It attracts people seeking village life rather than city life. Some will relocate from but continue to work in London. Plaistow has less expensive and a greater diversity of house types than Ifold.

Summary of HNA findings

- 4.70 The parish profile, respondent and stakeholder perceptions and the HNA align. There is little diversity in the parish housing market overall;
- 4.71 The local housing market is driven by the need for older households to find more suitable housing.
- 4.72 If older households are to find more suitable housing within the parish, and benefit the community then supply of suitable housing that meets their aspirations needs to be enabled
- 4.73 Further, Ifold and Plaistow differ in that Plaistow has a more diverse housing stock.
- 4.74 Demand for social housing is small. There is little demand for social housing. Low income households would find it expensive and inconvenient to travel to local service centres for

discount supermarkets and health care services. That said social housing residents need suitable housing as they age as well as the support of family members so there is a case for small additional supply of housing dedicated to older people or their carers with a local connection.

- 4.75 A majority of respondents indicated they would accept a higher development density in the Ifold settlement, specifically to provide specialist housing for the elderly or disabled. The high ageing and elderly demographics across the parish as identified in the survey results, suggests a policy to allow smaller dwellings on plot sizes that older people can manage, would support a local housing need if integrated to an existing settlement without damage to its character or setting and well related to local services and facilities. An additional supply of smaller homes would enable older people, particularly those with a local connection, to continue to contribute their time and skills to the benefit of the community.

Overall conclusion

- 4.76 Our overall conclusion is that the evidence supports the functioning of the parish housing market as described by the estate agent:

In general terms older people move away to nearby towns seeking to be closer to essential services such as healthcare and easy access to shops and other services. The houses they vacate are in demand from families with children. Prices enables households to get more for their money and access to good quality state and private schools.

- 4.77 The evidence to support this is the high proportion of older people resident in the parish aged 65-74 (Figure 1C) which also forms a high proportion of households seeking to move home. Figure 4.19 shows that nearly half of the moving households are aged 65 and over. The high proportion of children resident in the parish is evidenced in Figure 1C.
- 4.78 Our household survey is a snapshot of need and it must be stressed the low demand and high demand numbers need interpretation if they are to be a basis for policy. The low demand scenario tells us that if there is little housebuilding and what is built are 4 and 5 bedroom detached homes then older people will have to leave the parish if they are to find smaller, more manageable homes. For the high demand scenario to apply there will have to be a policy intervention to achieve a supply of smaller homes suited to the needs of older people. The survey suggests that nearly half of the moving households in this scenario aspire to bungalows and to a lesser extent flats.
- 4.79 Policy for affordable housing is problematic because poor transport links and lack of local services would make it very difficult for low income households to move into additional supply of affordable housing unless they had a compelling reason to do so. A compelling reason would be to provide care or support for a relative or receive it. The local authority allocation system takes into account a 'local connection' of this sort. It is also necessary to point out that the needs of existing social tenants will change over time. It would seem sensible to have policies in place to enable additional supply as and when it is needed, rather than a quota system that is feature of many affordable housing policies.

4.80 A similar rationale applies to first time buyers and starter homes. We have come across no evidence that there is significant demand from this group. All of the newly forming households in our snapshot are seeking to leave the parish. This may be due to house prices, lack of smaller homes or a desire to live in a town or city where they can find employment and a night-time economy.
