



**Housing Needs Assessment
Uffington & Baulking
Final Report**

22nd May 2017

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1. Executive Summary

1.1. The Housing Needs Assessment (HNA) seeks to determine the right number of new housing and that the size, type and tenure of housing addresses the needs of existing and future residents. It provides an insight using available data to assess future housing need. In accordance with the National Planning Practice Framework (NPPF), environmental constraints and issues related to congestion and local infrastructure have not influenced this assessment, yet these remain important factors which will impact on housing development and have been raised in the report.

1.2. The National Planning Policy Framework (NPPF) sets out guidance for Strategic Housing Market Assessments, in the National Planning Practice Guidance (NPPG). This has been followed for this HNA; household projections have been taken from the Oxfordshire Strategic Housing Market Assessment¹ and Adopted Vale of White Horse District Local Plan 2031 Part 1². Demographic evidence has been documented along with local factors, to produce demographic projections. These underpin the overall housing need – the total number of net additional dwellings to be provided over the plan period (2011-2031). The housing need is based on the requirements of the NPPF which states the scale of housing required should be based on meeting *'household and population projections, taking account of migration and demographic change'*³.

1.3. The district has seen a population increase of 5% in the period between 2001 and 2011; Uffington saw an increase of 10% while Baulking saw a decline of 2%. The district population estimates for the Plan Period (2011-2031) show an increase of 41.5%⁴ driven by market factors including employment growth through investment. Population projections for the Neighbourhood Plan Area are affected by local factors and as such an increase of 17% is projected for the Plan Period.

	Uffington		Baulking		NP Area		VOWH District	
	Persons	% change	Persons	% change	Persons	% change	Persons	% change
2001	714		109		823		115,267	
2011	783	10%	107	-2%	890	8%	120,988	5%
2031	936	20%	109	2%	1045	17%	171,544	41.5%

1.4. The number of dwellings built in the district during 2001-2011 shows an increase in households of 9% and the Local Plan Part One outlines an increase in the district of 40% for the plan period of 2011-2031. The Vale of White Horse Local Plan 2031 Part 1 was adopted in December 2016 and outlined 20,560 dwellings required in the district for the Plan Period 2011-2031. The Vale of White Horse Local Plan 2031 Part 2 was released for consultation in March 2017 and includes an additional 2,200 houses accounting for the Vale's proportion of Oxford City's unmet housing requirement and thus increases the district total dwelling requirement to 22,760.

¹ Oxfordshire Strategic Housing Market Assessment 2014 <http://www.whitehorsedc.gov.uk/sites/default/files/2014-02-20%20Vale%20SHMA%20Summary%20FINAL.pdf>

² Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies (December 2016) http://www.whitehorsedc.gov.uk/sites/default/files/2016_12_14%20Chapter%202.pdf

³ CLG The National Planning Policy Framework March 2012 (paragraph 159) https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

⁴ Oxfordshire Strategic Housing Market Assessment 2014 <http://www.whitehorsedc.gov.uk/sites/default/files/2014-02-20%20Vale%20SHMA%20Summary%20FINAL.pdf>

The housing allocations are divided between three sub areas of which Uffington & Baulking are within the Western Vale Sub Area. The housing requirement for this sub area is 3,173 of which none are allocated to the Neighbourhood Plan Area.

- 1.5. House builds in the Neighbourhood Plan Area increased the number of households by 9.2% in the period 2001-2011. The overall housing need - the total number of net additional dwellings to be provided over the plan period, both in the market and affordable sectors - suggests that a total of 67 new dwellings are required in the Neighbourhood Plan Area, to meet future requirements of the Plan Period 2011-2031, based on growth and market signals (see page 24 for market signals). These 67 dwellings are in addition to the 356 dwelling at 2011. However, 48 have already been completed/proposed through a development of 36 homes at Jacks Lea and 8 single dwellings at Uffington plus 4 single dwellings in Baulking. Therefore, only a further 19 dwellings are proposed for the Neighbourhood Plan Area. It should however be noted that this is not the maximum housing need and there is no ceiling on housing growth. Given local market signals it is proposed that these additional dwellings are built within the parish of Uffington, and that any self-build opportunities in the Neighbourhood Plan Area are supported. It is recommended that these 19 additional dwellings should comprise of 1-2 bed and 3-4 bed semi-detached and bungalow homes for young couples, families and elderly.

	Uffington		Baulking		NP Area		VOWH District	
	dwellings % change		dwellings % change		dwellings % change		dwellings % change	
2001	286		40		326		13,472	
2011	315	10%	41	3%	356	9%	14,685	9%
2031	378	20%	45	10%	423	19%	20,560	40.0%
Revised Local Plan Part 2 district commitment:							22,760	40.0%

- 1.6. The housing projection reflects the household composition of the Neighbourhood Plan Area and the housing mix requirements. The current larger properties in the District and Neighbourhood Plan Area account for a higher level of four-bed or more dwellings and lower 1-2 bed dwellings than the Oxfordshire SHMA suggested strategic housing mix. The Housing Assessment Projection is driven by the consideration that it is more of the right type of housing that is required, that is smaller housing for couples, elderly residents and young families.
- 1.7. The rationale for Baulking Housing need is as follows. Baulking is classified as 'open countryside' in the Local Plan 2031 Part 1. Population projections, house prices, employment and tenure factors suggest little current need for additional dwellings. Four single dwellings have received planning permission in the period 2011-2016. While a further need is not justified by current evidence, this does not discount future infill/self-build projects in the plan period. Where single dwellings are required they should be focused on addressing the housing mix in Baulking to supply 1-2 bed and 3-4 bed semi-detached houses and bungalows for young families and couples as well as elderly residents. These smaller properties are required as the population ages; the larger homes will retain younger working-age groups and larger families.
- 1.8. Uffington has seen a 10% population increase (2001-2011) with a similar profile to the district of large families, although there are a greater number of households with three or more adults and no children, suggesting adult children living with parents. Properties are predominantly detached with a higher than average level of five-bed or more properties. The 10% increase in housing since 2001 (to 2011) is in line with the district housing growth

and the village population increase; however, an additional 44 homes have been built since 2011. While tenure profile is similar to the district, the decline in properties owned outright and increase in social renting since 2001 suggests higher demand for properties, with house prices increasing at 8% (since 2013) in line with the district. Transport links are restricted to road users and there is a higher than average level of residents who are retired or work from home.

- 1.9. The rationale for the 20% housing increase in Uffington is based on the need for more 1-2 bed dwellings and to address the housing mix to accommodate young families. New dwellings should provide for the elderly and young families with a mixture of 1-2 bed and 3-4 bed properties consisting of semi-detached houses and bungalows.
- 1.10. When considering the Neighbourhood Plan Area, the dwellings projection of 19% accommodates the 17% population increase projected for the plan period 2011-2031. Again, it is noted that the housing projection is not the maximum housing need and there is no ceiling on housing growth.

2. Introduction

Background

2.1 In December 2016 the Neighbourhood Planning Steering Group (NPSG) of Uffington & Baulking commissioned Chameleon Consultancy to undertake a Housing Need Assessment (HNA), as part of the evidence gathering process for a Neighbourhood Plan.

2.2 The aims of the Housing Needs Assessment are to:

- ♦ Project Housing Requirements for the parishes of Uffington & Baulking over the plan period (2011 to 2031) by key aspects;
 - Number
 - Type
 - Tenure (market/affordable)
 - Size
 - Specialised need
- ♦ Identify issues to be addressed by each aspect
- ♦ Provide evidence to support the development of a Neighbourhood Plan relating to housing demand factors
- ♦ Understand the Housing Needs of local residents in both parishes
- ♦ Collate existing (secondary) evidence to provide a comprehensive picture of current housing trends across both parishes.
- ♦ Present findings of primary evidence collected via a parish questionnaire.
- ♦ Provide practical advice and realistic recommendations

2.3 The Assessment Area is identified as the housing market area of Uffington and Baulking parishes and where possible evidence has been sourced at parish level. Where district level or other data is used, this has been identified in the report.

2.4 The (NPPG) states that the HNA is just one part of the evidence base informing housing policy and this HNA which is driven by demand-evidence should be compared with supply data to balance considerations. *‘Plan makers should not apply constraints to the overall assessment of need, such as limitations imposed by the supply of land for new development, historic under performance, viability, infrastructure or environmental constraints. However, these considerations will need to be addressed when bringing evidence bases together to identify specific policies within development plans.’*

2.5 This is of great importance for small rural settlements where *‘a high-level demand may exist but there is almost no capacity to meet it, and a HNA suggesting a high level of demand will not necessarily result in significant new development if supply evidence indicates insufficient land to do so’*.⁵

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

Methodology

- 2.6 The HNA was undertaken in line with the NPPG on Housing Needs Assessment. As the NPPG states, *'The neighbourhood plan should support the strategic development needs set out in Local Plans, including policies on housing and economic development. The level of housing and economic development is likely to be a strategic policy.'* *'Local housing need surveys may be appropriate to assess the affordable housing requirements specific to the needs of people in rural areas, given the lack of granularity provided by secondary sources of information'*
- 2.7 Guidance was also used from the Planning Advisory Service (PAS) Neighbourhood Planning Advice Note – Housing Needs Assessment for Neighbourhood Plans, developed to apply the relevant components of the NPPG advice for HNA to a neighbourhood level and endorsed by the NPPF.
- 2.8 A HNA at neighbourhood plan level differs from an SHMA in that it does not constitute a housing market assessment. Instead an HNA is a locally-specific study bringing together data from a range of sources (including the SHMA) to determine the housing need for the Neighbourhood Development Plan as a part of the total district housing need of 20,560 dwellings detailed in the local plan. Therefore, much of the HNA determines the extent to which the neighbourhood plan area differs from the local authority average.
- 2.9 The assessment of future need for market and affordable housing does not take account of supply- side factors such as the availability of land for development, physical or policy constraints, the sustainability of accommodating different levels of housing provision or the views of local communities. These are all relevant considerations in determining future policies for housing provision, but it is the role of the relevant planning authorities in developing new plans to draw these together. The HNA is intended to assist in this process by providing an independent, objective assessment of need for housing in the parishes.
- 2.10 The study of evidence for the HNA consisted of the following elements:
- Primary data analysis from the results of a local housing survey, gathered through a questionnaire to 325 occupied homes in Uffington and 41 in Baulking.
 - Secondary data analysis drawing upon 2011 Census data, other national and local authority data, household and population projections;
- 2.11 The questionnaire was developed in consultation with Uffington & Baulking NPSG to provide a more granular level of evidence. The survey was hand delivered by local volunteers on 10th January to all visibly occupied households, coinciding with the online survey opening on the 10th January. The survey closed on Tuesday 31st January. All completed paper questionnaires were collected by the NPSG and returned to Chameleon Consultancy where they were manually entered. Data was cleansed and checked before analysis. On average the questionnaire took 8 minutes to complete.
- 2.12 A total of 154 completed surveys were received (paper and online) this gives a confidence interval (CI) of +/- 6%, at a confidence level of 95%. A response rate of 42% was achieved, by parish the response rates are

38% for Uffington and 81% Baulking. By method, 32% of responses were received via the online link and 68% of returns were the paper version.

Analysis

2.13 Analysis of Secondary Evidence

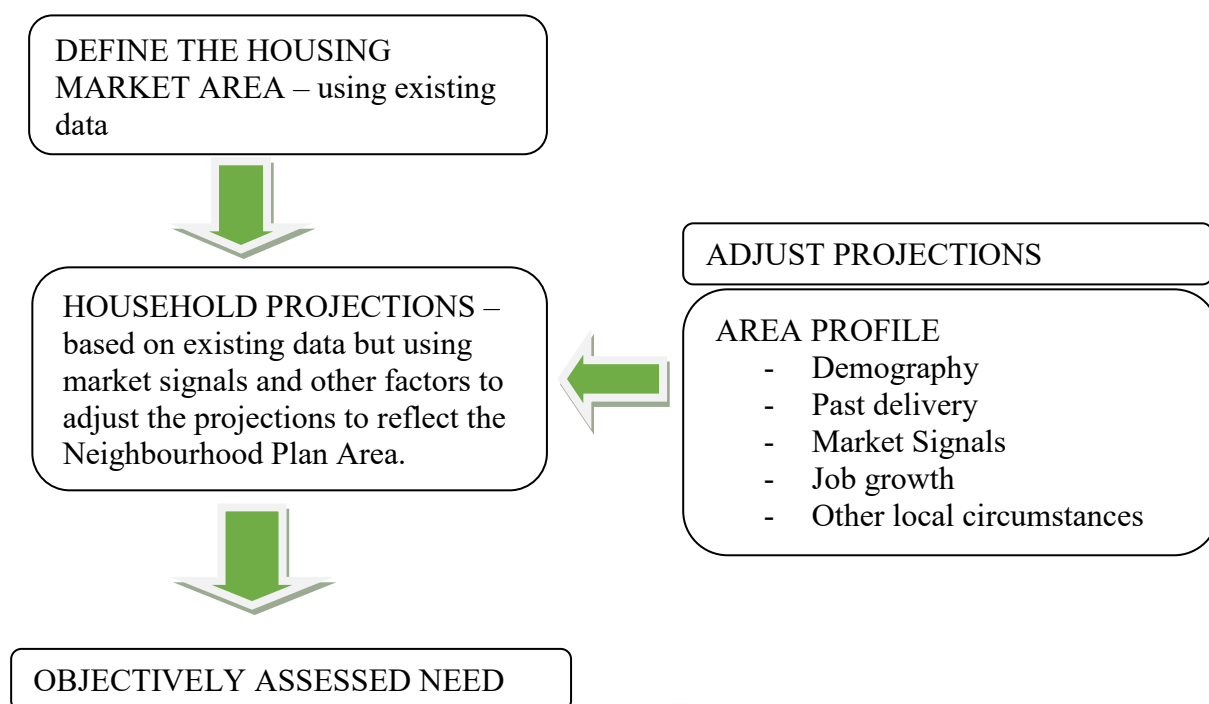
Based on the data projections at district level, the assessment present a population and housing target for the Neighbourhood Plan Area which is then tested against local market signals which may raise or lower the targets as appropriate. This impact is reflected in a table format showing each market signal and the direction of impact (section 3).

2.14 For each aspect (tenure, type, size and specialised need) to be determined, the analysis is based on a range of factors (or trends) emerging from the data gathered, and for each factor a table shows the sources for the judgement made, the possible impact on housing need and the conclusion (recommendations). The aim is for a transparent, logical progression (moving from left to right) from evidence base to policy (section 4).

2.15 For the Neighbourhood Plan, analysis was conducted at five regional levels; South East Region (SE Region), Vale of White Horse District (District Level), Neighbourhood Plan Area (NP Area), Uffington parish and Baulking parish. Key differences between regional levels have been highlighted in the text and on charts usually with red circles.

Process of the Housing Need Assessment

2.16 The diagram below details the process of housing needs assessment and target-setting. It covers the elements set out in the NPPG, while aiming to clarify the sequence and logical relationships between them



2.17 The starting point for considering housing need (as advised in the NPPG) are the Communities and Local Government (CLG) Population/household projections. These were used as the basis for projections in the Oxfordshire Strategic Housing Market Assessment (SHMA) 2014. The SHMA produced three different scenarios based on using updated demographic information, future economic growth and higher economic growth. These SHMA projections are the basis for the Adopted Vale of White Horse Local Plan 2031 Part 1⁶ projections.

2.18 District level data for the Vale of White Horse has been used as the starting point for this HNA and local market signals for the Neighbourhood Plan Area outlined and used to project the impact of these on current parish level demographic and housing data.

2.19 The CLG Household Projection for the Vale of White Horse district 2011-2021 is an increase of 7.8%. Migration impacts on household projects and the SHMA adjusts the household projection to consider amended migration impacts such that an increase of 8.4% households is anticipated for Vale of White Horse District for the Period 2011-2021. Demographic projections (based on fertility, mortality and migration) have then been included to extend this household projection for the Plan Period 2011-2031 of 20,559; a household increase of 40% and a population increase of 41.5% for the district⁷.

Reporting

2.20 The main body of the report is split into three key sections.

2.21 Housing Assessment Area Characteristics. This section collates existing (secondary) evidence to provide a comprehensive picture of current demographic and housing trends across both parishes. Market signals that affect the Neighbourhood Plan Area are detailed to show how these underpin overall housing need projections.

2.22 Factors impacting on Housing Need. Considers the different aspects of housing (tenure, type and size, specialised need), identifying the issues to be addressed by each aspect and underpinning the housing target projections.

2.23 Summary. This section brings all aspects together to determine the overall net additional dwellings required during the Plan Period.

⁶ Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies (December 2016)

⁷ Based on data in Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies (December 2016)

Summary of key findings from the Housing Needs Survey 2017

2.24 Current Profile of households

The majority (60%) of households have lived in their respective village for ten years or more. Of these the main type of housing is detached (58%) and tenure is to own outright or with a mortgage (88%)

2.25 Household composition is predominantly couples in Uffington (51%) although these are lower in Baulking (27%) where two-parent families are the main households (42%) compared to Uffington (28%).

2.26 Detached homes are the favoured type across both parishes with 58% in Uffington living in this type of house and 55% in Baulking. Larger homes are also most likely to be detached whereas many 3-bed homes are semi-detached (48%) and 2-bed properties are predominantly semi-detached (32%) or bungalows (32%).

2.27 The majority of households own their home outright or with a mortgage, although private rentals are greater in Baulking (12%) than Uffington (2%).

2.28 Communication across the NP Area is good with 71% of respondents using/viewing the Parish Council website and 77% who know where to find updates on the Neighbourhood Plan.

2.29 Migration out of the village is low with only 18% of households having a family member leave in the last five years and this was predominantly due to employment factors, particularly in Uffington (47% compared to 22% in Baulking).

2.30 Although small, there is some interest to self-build on private land.

2.31 Housing Need Perceptions

The sample base for respondents with an actual housing need is considered too low to base assumptions on therefore the following relate to the perceptions of housing requirements of all respondents. Around 38% of respondents feel no further homes required, this is particularly prevalent for those most recently moved to the villages. There is also a very low need for current residents in next five years (13% = 20 respondents) and this is mostly from family households with close connections to the village. Only half of these would result in the sale of their current property with the remainder requiring an additional property. This is supported by the key reasons for housing need as being to downsize (new home needed) and first independent home/setting up as a couple, where an additional home is required.

2.32 When considering the type, style, size and tenure of homes required, 47% feel starter homes are required and this is consistent in both parishes, 33% feel there should be more homes for elderly and 16% feel more adapted homes are required.

2.33 Affordable housing is favoured in Uffington (26%) but to a lesser extent in Baulking (18%); whereas Private Market housing is favoured in Baulking (38%) compared to Uffington (18%).

2.34 Starter Homes⁸ are perceived as a housing requirement predominantly by couples, one-person households and long term residents, while two-parent families feel more private market housing are required.

2.35 Considering sizes of new homes, 1-2 bed are preferred in Uffington (53%) and to a slightly lesser degree in Baulking (48%). Whereas 3-4 bed are preferred in Baulking (58%) compared to Uffington (39%). There is no strong support for larger 5+ bed housing. Couples are most likely to support 1-2 bed housing and one-person households feel more 3-4 bed housing is required.

2.36 Detached and semi-detached housing are most popular in both parishes while flats and bungalows are also popular for Uffington respondents.

2.37 For the neighbourhood Plan Area results suggest that the following homes are required; more Starter Homes which are 1-2 bed detached/semi-detached, more homes for the elderly which are 1-2 bed with some 3-4 bed, bungalows and semi-detached houses and some Adapted homes⁹ which are 1-2 bed bungalows or semi-detached houses.

2.38 A number of 1-4 bed detached and semi-detached housing should be privately marketed with some Affordable housing consisting of 1-4 bed detached, semi-detached housing and bungalows.

2.39 In Baulking the predominant requirements are for Starter Homes (for sale, rent from HA and shared ownership), Homes for elderly (private market), some Adapted homes (for sale, rent from HA) and some Affordable homes. New housing should be predominantly 3-4 bed (for sale and private rent) with some 1-2 bed houses and a few 1-2 bed bungalows. 1 bed bungalows (not flats) should be available for sale.

2.40 In Uffington the main requirements are for Homes for elderly (for sale and rent from HA), Starter Homes (private market, rent from HA and shared ownership) and Affordable Homes, with some adapted (rent either private or HA). New housing should be a mixture of 1-2 bed and 3-4 bed houses with some bungalows. Housing with 3 or more beds should be marketed privately. 1-2 bed bungalows /flats available as private market, rent from HA and Shared ownership.

⁸ Starter Homes are defined as 'for first time buyers between the ages of 23 and 40, sold at no more than 80% of open market value, capped £250,000 (exc. Greater London)' – Housing and Planning Act 2016

⁹ Adapted Homes are defined by the Department of Communities and Local Government as dwellings that have adaptations to 'help older people, people with disabilities and vulnerable people to live in safety and with dignity in their own homes'

<https://www.gov.uk/government/publications/2010-to-2015-government-policy-housing-for-older-and-vulnerable-people/2010-to-2015-government-policy-housing-for-older-and-vulnerable-people>

3. Housing Assessment Area Characteristics

- 3.1 This section contains primary and secondary evidence to provide a clear picture of the Neighbourhood Plan Area. The Housing Needs Assessment sets out to determine the number of houses required for each parish for the duration of the Neighbourhood Plan 2011-2031. It is important to understand the profile of the Housing Assessment Area as factors such as population trends influence housing need, types of housing and workforce migration. Therefore, this section considers the size of the population, current household projections, unmet housing need, employment trends such as labour force supply and other demographic and economic factors. This data is then used to project future need.
- 3.2 The Vale of White Horse District Council adopted Local Plan 2031 Part 1 in December 2016 and Part 2 was published for consultation in March 2017. The recent Housing White Paper 2017¹⁰ which is currently in consultation stage, states, *'All areas need a plan to deal with the housing pressures they face and communities need a say in the homes that are built. We will require all areas to have up-to-date plans in place and ensure that communities are comfortable with how new homes look. We are legislating through the Neighbourhood Planning Bill to put beyond doubt the requirement for all areas to be covered by a plan. Authorities that fail to ensure an up-to-date plan is in place are failing their communities, by not recognising the homes and other facilities that local people need, and relying on ad-hoc, speculative development that may not make the most of their area's potential.'*
- 3.3 The White Paper proposes changes to the NPPF and Neighbourhood Plans through the Neighbourhood Planning Bill. *'...to: give much stronger support for sites that provide affordable homes for local people; highlight the opportunities that neighbourhood plans present for identifying and allocating sites that are suitable for housing, drawing on the knowledge of local communities; We are also supporting communities to take the lead in building their own homes in their areas. The new Community Housing Fund will support community-led housing projects such as community land trusts in many rural areas affected by a high number of second homes'*
- 3.4 At a local level, the quality of a place to live, performance of local schools and transport links are key aspects when choosing housing. The housing market influences demand through availability and pricing.
- 3.5 The Neighbourhood Plan Area is the area covered by Uffington and Baulking parishes. It should be noted that the Parish of Baulking is significantly smaller than Uffington and attention is drawn to the low base data for this smaller parish. Initially Woolstone was included in the Neighbourhood Plan area until withdrawing from the process in November 2016. A comprehensive report on the Characteristics of the Neighbourhood Plan Area (and Woolstone) has been produced separately and therefore is not covered in this report (see UWB Neighbourhood Plan Characterisation Study¹¹).

¹⁰ Fixing our broken housing market 2017

¹¹ Uffington, Woolstone and Baulking Neighbourhood Plan Characterisation Study 2015
https://www.ubwnp.net/app/.../24_02_16_Characterisation_Study_reduced.pdf

Population

3.6 The UK population is ageing and within the Vale of White Horse District, the 65+ age group is projected to increase by 58 % between 2010 and 2030 to represent 26% of the district's total population by 2030¹².

3.7 When considering the population profile of the Neighbourhood Plan Area, this broadly reflects that of the district. However those aged 0 to 15 are proportionally lower in Baulking (15%) due to a higher proportion of working age residents (84%) compared to Uffington (74%) and the district (72%) as shown in Table 1.

Table 1: Population 2011 by age groups - persons

	Uffington		Baulking		NP Area		VOWH District		SE Region	
Age 0 to 4	56	7%	3	3%	59	7%	7411	6%	534235	6%
Age 5 to 7	28	4%	2	2%	30	3%	4128	3%	299327	3%
Age 8 to 9	18	2%	2	2%	20	2%	2599	2%	188731	2%
Age 10 to 14	39	5%	8	7%	47	5%	7367	6%	512875	6%
Age 15	11	1%	1	1%	12	1%	1616	1%	106916	1%
Age 16 to 17	21	3%	3	3%	24	3%	3188	3%	217612	3%
Age 18 to 19	18	2%	4	4%	22	2%	2613	2%	217156	3%
Age 20 to 24	23	3%	10	9%	33	4%	5927	5%	534287	6%
Age 25 to 29	38	5%	6	6%	44	5%	6959	6%	528057	6%
Age 30 to 44	149	19%	11	10%	160	18%	24177	20%	1761278	20%
Age 45 to 59	170	22%	28	26%	198	22%	25262	21%	1716857	20%
Age 60 to 64	66	8%	12	11%	78	9%	7980	7%	535399	6%
Age 65 to 74	97	12%	16	15%	113	13%	11371	9%	763695	9%
Age 75 to 84	33	4%	1	1%	34	4%	7338	6%	501118	6%
Age 85 to 89	10	1%	0	0%	10	1%	1979	2%	139576	2%
Age 90 and Over	6	1%	0	0%	6	1%	1073	1%	77631	1%
Child	152	19%	16	15%	168	19%	23121	19%	1642084	19%
Working age 16-74	582	74%	90	84%	672	76%	87477	72%	6274341	73%
75+	49	6%	1	1%	50	6%	10390	9%	718325	8%
All Usual Residents	783	100%	107	100%	890	100%	120988	100%	8634750	100%

Source: ONS Census March 2011 (KS102EW)

3.12 When comparing the last two census periods the population increase (8%) in the Neighbourhood Plan Area mirrors the district (5%) and region (8%) however there are significant differences between parishes and age groups as shown in Table 2.

3.13 Uffington has seen a proportionally larger increase in population (10%) compared to Baulking which has seen a slight reduction (-2%). Notably the profile of Baulking has increased in older residents with those aged under 16 in 2011 accounting for 15% of the Baulking population compared with 25% in 2001.

¹² Oxfordshire Strategic Housing Market Assessment 2014 <http://www.whitehorsedc.gov.uk/sites/default/files/2014-02-20%20Vale%20SHMA%20Summary%20FINAL.pdf>

Table 2: Population 2001 and 2011 by age groups

	Uffington		Baulking		NP Area		VOWH		SE Region	
	2001	2011	2001	2011	2001	2011	2001	2011	2001	2011
People aged 0-4	5%	7%	6%	3%	6%	7%	6%	6%	6%	6%
People aged 5-7	4%	4%	3%	2%	4%	3%	4%	3%	4%	3%
People aged 8-9	3%	2%	5%	2%	4%	2%	3%	2%	3%	2%
People aged 10-14	5%	5%	7%	7%	5%	5%	7%	6%	6%	6%
People aged 15	1%	1%	4%	1%	1%	1%	1%	1%	1%	1%
People aged 16-17	3%	3%	4%	3%	3%	3%	3%	3%	2%	3%
People aged 18-19	1%	2%	0%	4%	1%	2%	2%	2%	2%	3%
People aged 20-24	4%	3%	6%	9%	4%	4%	5%	5%	6%	6%
People aged 25-29	5%	5%	4%	6%	5%	5%	6%	6%	6%	6%
People aged 30-44	21%	19%	28%	10%	22%	18%	23%	20%	23%	20%
People aged 45-59	26%	22%	30%	26%	26%	22%	20%	21%	19%	20%
People aged 60-64	6%	8%	5%	11%	6%	9%	5%	7%	5%	6%
People aged 65-74	7%	12%	0%	15%	6%	13%	8%	9%	8%	9%
People aged 75-84	6%	4%	0%	1%	5%	4%	5%	6%	6%	6%
People aged 85-89	2%	1%	0%	0%	1%	1%	1%	2%	1%	2%
People aged 90 and over	1%	1%	0%	0%	0%	1%	1%	1%	1%	1%
Child	19%	19%	25%	15%	20%	19%	21%	19%	20%	19%
Working age 16-74	73%	74%	75%	84%	73%	76%	72%	72%	72%	73%
75+	8%	6%	0%	1%	7%	6%	7%	9%	8%	8%
All People	714	783	109	107	823	890	115267	120988	8000645	8634750
% change 2011 v 2001		10%		-2%		8%		5%		8%

Source: ONS Census 2011

3.14 As detailed previously, population projections modelled in the Oxfordshire Strategic Housing Market Assessment suggest a 41.5% increase in the district population for 2011-2031. This was based on 2011 demographic data and has since been revisited to consider the 2013 and 2014 Mid-Year Population Estimates. Mid-Year Population Estimates for the Vale of White Horse show a total district population of 126,663. However Mid-Year Population Estimates are not available at parish level and to enable comparisons across all geographical areas, only 2011 is used in this section.

3.15 While the growth in the population at Neighbourhood Plan level in 2011 against 2001 was slightly above the district (8% compared to 5%), this is driven by the 16-74 age group which will contribute to the ageing community during the period of the plan (2011-2031).

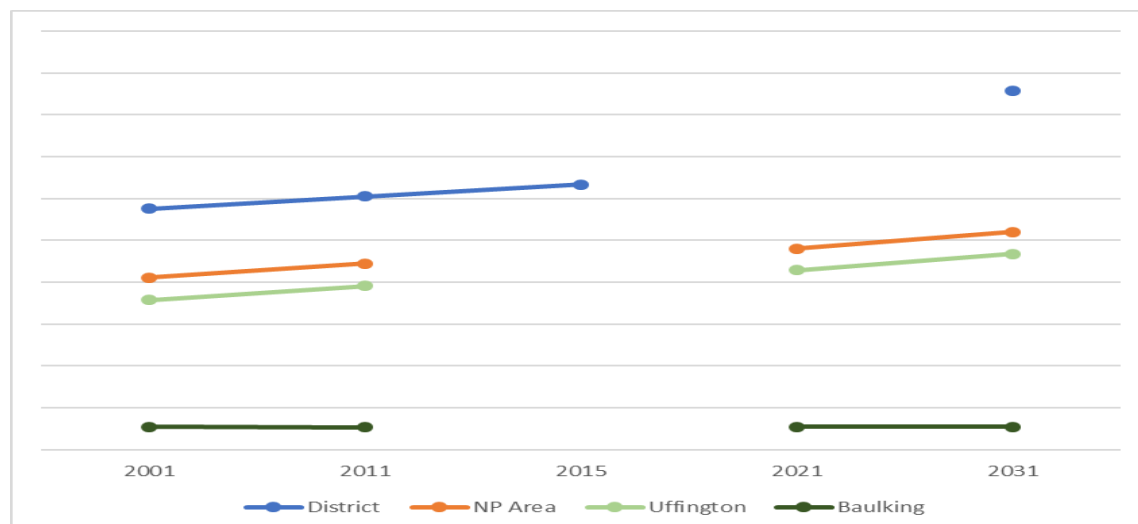
3.16 The district population is forecast to grow by 41.5% due to demographic factors and the impact of employment growth. With economic development plans focused on other areas in the district, as well as limited transport links, the population in the Neighbourhood Plan Area can be expected to continue to grow at a similar rate as present. This would reflect the ageing community, the reduced impact of employment growth on the Neighbourhood Plan Area against the district, as well as higher house prices in the Neighbourhood Plan Area and balanced migration. This continued growth rate will impact on the Neighbourhood Plan Area with a projection of 1045 residents (an increase of 17%) during the Plan Period (2011-2031) over twenty years.

Table 3: Previous and Projected Population Changes

	Uffington		Baulking		NP Area		VOWH District	
	Persons	% change	Persons	% change	Persons	% change	Persons	% change
2001	714		109		823		115,267	
2011	783	10%	107	-2%	890	8%	120,988	5%
2031	936	20%	109	2%	1045	17%	171,544	41.5%

3.17 This projected growth is perhaps better illustrated graphically, where the sharp increase at district level for 2031 is clearly demonstrated. This increase is underpinned by the economic development in key areas of the district which are not set to directly impact on the growth of the Western Vale areas, and in particular the Neighbourhood Plan Area, such that population growth will remain at current levels. The demographic evidence used to explain the district growth are not set to impact on the Neighbourhood Plan Area with neither parish being affected by migration or sharp changes in fertility/mortality rates.

Chart 1- Projected population growths



Household Size and Composition

3.18 The proportion of persons per household in the Neighbourhood Plan Area is broadly similar to the profile of the district and region. However, within the Neighbourhood Plan Area there are key differences, notably that half (51%) of Baulking households are 2 person households compared to 37% in Uffington. This is further supported by the number of couples in households in Baulking (Table 4).

3.19 The number of 5 or more persons per households is higher in the Neighbourhood Plan Area (9%) compared to the district (5%) and region (7%), reflecting the higher than average number of larger properties and household composition within the two parishes.

Table 4: Household Size (persons per household)

	Uffington		Baulking		NP Area		VOWH District		SE Region	
1 Person in Household	77	24%	5	12%	82	23%	13065	26%	1023154	29%
2 People in Household	118	37%	21	51%	139	39%	18258	37%	1247950	35%
3 People in Household	48	15%	5	12%	53	15%	7933	16%	551773	16%
4 People in Household	45	14%	5	12%	50	14%	7177	15%	492843	14%
5 People in Household	19	6%	5	12%	24	7%	2157	4%	167581	5%
6 People in Household	6	2%	0	0%	6	2%	629	1%	53824	2%
7 People in Household	1	0%	0	0%	1	0%	134	0%	11742	0%
8 or More People in Household	1	0%	0	0%	1	0%	54	0%	6596	0%
All Household Spaces	315	100%	41	100%	356	100%	49407	100%	3555463	100%

Source: ONS Census March 2011(QS406EW)

3.20 When considering the composition of households in Table 5, there are some key differences within each of the parishes. Baulking has a lower than average number of one person households (12%) compared to Uffington (24%) and the district (26%) and yet a higher than average number of couples both married (51%) and cohabiting (17%) compared to Uffington (44% and 10% respectively) and the district (40% and 9%).

3.21 This change in Baulking is significant compared to 2001 when 65% of households were married couples. Although one person households accounted for 6% of households in Baulking in 2001 compared to 12% in 2011, caution should be noted due to the low base as the actual counts were 5 one person households in 2011 and 6 in 2001.

3.22 Furthermore, the household composition in Baulking is more likely to consist of older residents with a quarter (26%) of persons in households being three or more adults and no children compared to 17% in Uffington and the district. Similarly, a further quarter (26%) of persons in Baulking households are two adults of working age and no children compared to 15% in Uffington and 17% in the district (Table 6).

Table 5: Household Composition 2011

	Uffington		Baulking		NP Area		VOWH District		SE Region	
One Person Household; Total	77	24%	5	12%	82	23%	13065	26%	1023154	29%
One Person Household; Aged 65 and Over	34	11%	2	5%	36	10%	5947	12%	449969	13%
One Person Household; Other	43	14%	3	7%	46	13%	7118	14%	573185	16%
One Family Only; Total	221	70%	35	85%	256	72%	33498	68%	2270868	64%
One Family Only; All Aged 65 and Over	33	10%	6	15%	39	11%	5126	10%	318596	9%
One Family Only; Married Couple; Total	140	44%	21	51%	161	45%	19937	40%	1270195	36%
One Family Only; Married Couple; No Children	54	17%	10	24%	64	18%	7336	15%	466441	13%
One Family Only; Married Couple; One Dependent Child	17	5%	1	2%	18	5%	3474	7%	223220	6%
One Family Only; Married Couple; Two or More Dependent Children	48	15%	5	12%	53	15%	6068	12%	384465	11%
One Family Only; Married Couple; All Children Non-Dependent	21	7%	5	12%	26	7%	3059	6%	196069	6%
One Family Only; Same-Sex Civil Partnership Couple; Total	0	0%	0	0%	0	0%	73	0%	5649	0%
One Family Only; Cohabiting Couple; Total	30	10%	7	17%	37	10%	4618	9%	349874	10%
One Family Only; Cohabiting Couple; No Children	16	5%	4	10%	20	6%	2730	6%	194744	5%
One Family Only; Cohabiting Couple; One Dependent Child	4	1%	0	0%	4	1%	810	2%	67977	2%
One Family Only; Cohabiting Couple; Two or More Dependent Children	7	2%	1	2%	8	2%	889	2%	70674	2%
One Family Only; Cohabiting Couple; All Children Non-Dependent	3	1%	2	5%	5	1%	189	0%	16479	0%
One Family Only; Lone Parent; Total	18	6%	1	2%	19	5%	3744	8%	326554	9%
One Family Only; Lone Parent; One Dependent Child	6	2%	0	0%	6	2%	1292	3%	118916	3%
One Family Only; Lone Parent; Two or More Dependent Children	3	1%	1	2%	4	1%	1087	2%	97450	3%
One Family Only; Lone Parent; All Children Non-Dependent	9	3%	0	0%	9	3%	1365	3%	110188	3%
Other Household Types; Total	17	5%	1	2%	18	5%	2844	6%	261441	7%
Other Household Types; With One Dependent Child	4	1%	0	0%	4	1%	486	1%	41326	1%
Other Household Types; With Two or More Dependent Children	3	1%	0	0%	3	1%	399	1%	40043	1%
Other Household Types; All Full-Time Students	0	0%	0	0%	0	0%	28	0%	18758	1%
Other Household Types; All Aged 65 and Over	2	1%	0	0%	2	1%	138	0%	10667	0%
Other Household Types; Other	8	3%	1	2%	9	3%	1793	4%	150647	4%
All Households	315	100%	41	100%	356	100%	49407	100%	3555463	100%

Source: ONS Census March 2011 (QS113EW)

3.23 The Neighbourhood Plan Area has a higher proportion of persons in households with two adults and three or more children (10%) than the district (6%) and region (6%) reflecting the larger families within the Neighbourhood Plan Area. Family composition in Baulking is also made up of older offspring who are adults themselves as shown in the number of persons in households with three or more adults and no children (26%) and in Uffington where there are three or more adults and one or more children (11%). This reflects a national pattern of young adults remaining at home for longer where deposits to purchase their own homes are high.

3.24 However, the proportion of households with large families (two adults and three or more children) are above the district and region average (6%) accounting for 14% in Baulking and 9% in Uffington (Table 6).

Table 6: Household composition – by family size child and adult

	Uffington		Baulking		NP Area		VOWH District		SE Region	
One Person Household; Total	77	10%	5	5%	82	9%	13065	11%	1023154	12%
One Person Household; One Person Aged 65 and Over	34	4%	2	2%	36	4%	5947	5%	449969	5%
One Person Household; One Person Aged Under 65	43	5%	3	3%	46	5%	7118	6%	573185	7%
Other Households; Total	706	90%	102	95%	808	91%	104979	89%	7423346	88%
Other Households; No Adults or One Adult and One or More Children	13	2%	0	0%	13	1%	4412	4%	407014	5%
Other Households; One Adult Aged 16 to 64 and One Aged 65 and Over and No Children or Two Adults Aged 65 and Over and No Children	112	14%	14	13%	126	14%	15114	13%	974344	12%
Other Households; Two Adults and One or Two Children	171	22%	12	11%	183	21%	27002	23%	1798606	21%
Other Households; Two Adults Aged 16 to 64 and No Children	118	15%	28	26%	146	16%	19610	17%	1353234	16%
Other Households; Two Adults and Three or More Children	72	9%	15	14%	87	10%	7333	6%	518949	6%
Other Households; Three or More Adults and One or More Children	84	11%	5	5%	89	10%	11320	10%	877612	10%
Other Households; Three or More Adults and No Children	136	17%	28	26%	164	18%	20188	17%	1493587	18%
All Usual Residents in Households	783	100%	107	100%	890	100%	118044	100%	8446500	100%

Source: ONS Census March 2011 (QS114EW)

Tenure Profile

3.25 There is a total of 356 dwellings in Uffington & Baulking¹³ as recorded in the 2011 Census and compared with 2001 there has been a 10% increase in housing within the Neighbourhood Plan Area, which was provided predominantly in Uffington. However, since this date, additional properties have been developed including 36 by Redcliffe Homes (Jacks Lea) in Uffington, (14 of which were advertised as Affordable Housing), a further 8 single dwellings in Uffington¹⁴ and 4 single dwellings in Baulking which are completed or committed (but not started). These additional dwellings contribute to the overall housing need for the district (20,650 dwellings as at Local Plan Part One) as they have been granted planning permission. These 48 new developments since 2011 are not included in the data below.

3.26 In Table 7, owner occupied accounts for the majority tenure for households in the Neighbourhood Plan Area (67%) similar to the district (70%) and region (68%). The percentage of housing stock which is private and social rented is also broadly relative to the district and region levels. However, at parish level, Baulking has a higher than district and region level of private rented tenure (24% compared to 14% at district level and 16% at region level). While the Neighbourhood Plan Area has a slightly higher proportion of 'living rent free' driven by Baulking figures this has declined against 2001 – caution is recommended due to the low base (10 persons).

3.27 These figures are supported by the more recent Housing Needs Survey 2017 where 12% of Baulking respondents rent from a private landlord compared to 2% in Uffington. 7% of respondents in Uffington rent from a housing association compared to 0% in Baulking.

Table 7: Households by tenure

	Uffington		Baulking		NP Area		VOWH District		SE Region	
Owned; Total	212	67%	26	63%	238	67%	34750	70%	2404517	68%
Owned; Owned Outright	110	35%	13	32%	123	35%	17704	36%	1156081	33%
Owned; Owned with a Mortgage or Loan	102	32%	13	32%	115	32%	17046	35%	1248436	35%
Shared Ownership (Part Owned and Part Rented)	7	2%	1	2%	8	2%	514	1%	39280	1%
Social Rented; Total	51	16%	2	5%	53	15%	6583	13%	487473	14%
Social Rented; Rented from Council	9	3%	1	2%	10	3%	1230	2%	206431	6%
Social Rented; Other Social Rented	42	13%	1	2%	43	12%	5353	11%	281042	8%
Private Rented; Total	37	12%	10	24%	47	13%	6733	14%	578592	16%
Private Rented; Private Landlord or Letting Agency	33	10%	10	24%	43	12%	5423	11%	521479	15%
Private Rented; Employer of a Household Member	1	0%	0	0%	1	0%	625	1%	15552	0%
Private Rented; Relative / Friend of Household Member	1	0%	0	0%	1	0%	304	1%	30041	1%
Private Rented; Other	2	1%	0	0%	2	1%	381	1%	11520	0%
Living Rent Free	8	3%	2	5%	10	3%	827	2%	45601	1%
All Households	315		41		356		49407		3555463	

Source: ONS Census 2011 QS405EW

3.28 Comparing tenure against 2001, the proportion of owned properties has decreased in all areas except Baulking parish which has seen an increase. Conversely, private renting has increased in all areas except Baulking. This growth has been attributed to factors including 'the availability of mortgage finance

¹³ ONS Census 2011 – 315 Uffington, 41 Baulking.

¹⁴ Vale of White Horse Site Completion Entries April 2011 to March 2016

and buy-to-let mortgages as well as the attractiveness of housing as an investment'¹⁵. The proportion of households in the social rented sector has increased modestly in the Neighbourhood Plan Area compared to other areas, however the small bases mean this increase is not statistically significant.

Table 8 - Changes in Tenure Profile (% Households by Tenure), 2001-11

	Uffington	Baulking	NP Area	VOWH District	SE Region
Owned 2001	75%	53%	72%	74%	74%
Owned 2011	67%	66%	67%	70%	68%
Social rented 2001	14%	0%	12%	13%	14%
Social rented 2011	16%	5%	15%	13%	14%
Private rented 2001	7%	38%	11%	11%	10%
Private rented 2011	12%	24%	13%	14%	16%
Other - living rent free 2001	4%	10%	5%	2%	2%
Other - living rent free 2011	3%	5%	3%	2%	1%

Source: ONS Census 2001 and 2011

3.29 It should be noted that the recent Jacks Lea development in Uffington includes 14 affordable homes which are not included in the data.

¹⁵ Oxfordshire Strategic Housing Market Assessment 2014 <http://www.whitehorsedc.gov.uk/sites/default/files/2014-02-20%20Vale%20SHMA%20Summary%20FINAL.pdf>

Types of housing

3.30 In 2011, detached properties account for half (50%) of the housing in the Neighbourhood Plan Area; a higher than average proportion in comparison to the district (37%) and region (28%). The proportion of detached properties is particularly high in Baulking, accounting for 63%. (Table 9)

3.31 The Neighbourhood Plan Area has a higher than average proportion of semi-detached properties (37%) compared to the district (30%) and region (28%) driven by higher than average percentage in Uffington (38%) whereas Baulking is in line with an average of 29%.

3.32 The proportion of terraced housing in the Neighbourhood Plan Area (10%) is below the district and regional averages (19%, 23% respectively). Similarly, the proportion of flats in the Neighbourhood Plan area (3%) is below the district (13%) and regional (20%) averages reflecting the rural aspect of the Neighbourhood Plan Area.

3.33 Since 2011, a development of 36 houses as well as 8 single dwellings have been built in Uffington, with a further 4 dwellings in Baulking. These 48 dwellings are therefore not included in table 9 below.

Table 9 – House types % of dwellings 2011

	Uffington		Baulking		NP Area		VOWH District		SE Region	
Detached	152	48%	26	63%	178	50%	18060	37%	1002515	28%
Semi-Detached	119	38%	12	29%	131	37%	15060	30%	998124	28%
Terraced	33	10%	3	7%	36	10%	9352	19%	801641	23%
Flat/Maisonette/Apartment	9	3%	0	0%	9	3%	6412	13%	720703	20%
Other (caravan/mobile/shared dwelling)	2	1%	0	0%	2	1%	523	1%	32480	1%
Total	315		41		356		49407		3555463	

Source: ONS Census 2011 (QS402EW).

Housing Size

3.34 The profile of housing across the Neighbourhood Plan Area is moderately biased towards larger dwellings, in contrast to the district and regional profile (consistent with above average house prices) and reflective of the rural aspect of the area.

3.35 Over three quarters (78%) of properties within the Neighbourhood Plan Area have three or more bedrooms; a higher proportion than district (71%) and region (62%). As stated in the Oxfordshire SMHA *'This is significant, as it is one of several factors which is likely to contribute to affordability pressures for younger households'*¹⁶. It is also a reflection (to some degree) of market demand for housing and the attractiveness of the Neighbourhood Plan Area as a place to live. The size of housing occupied relates more to wealth and age than the number of people which they contain.

3.36 Around a quarter of properties (24%) in the Neighbourhood Plan Area have four bedrooms, a figure which is in line with the district (23%) but greater than the region (17%).

3.37 One bedroom properties at 4% are below district (8%) and region (12%) averages. Notably, no properties in Baulking have one bedroom.

3.38 Uffington and Baulking both have higher proportions of houses with five or more bedrooms (12% and 17% respectively) compared with the district (8%) and region (6%). This suggests that the parishes provide larger family homes which, when considered with house prices, are of higher value.

Table 10 – Number of bedrooms: % Dwellings in 2011

	Uffington		Baulking		NP Area		VOWH District		SE Region	
1 Bedroom	15	5%	0	0%	15	4%	3912	8%	413761	12%
2 Bedrooms	56	18%	6	15%	62	17%	10425	21%	932994	26%
3 Bedrooms	131	42%	17	41%	148	42%	19726	40%	1383662	39%
4 Bedrooms	76	24%	11	27%	87	24%	11403	23%	603887	17%
5 or More Bedrooms	37	12%	7	17%	44	12%	3877	8%	212628	6%
All Household Spaces	315	100%	41	100%	356	100%	49343	100%	3546932	100%

Source: ONS Census 2011 (QS411EW)

3.39 The strategic mix of housing¹⁷ suggested by the 20-year demographic change in the SHMA is;

1-bed represent 15% of all dwellings

2-bed represent 30% of all dwellings

3-bed represent 40% of all dwellings

4-bed+ represent 15% of all dwellings

The larger properties in the District and Neighbourhood Plan Area account for a higher level of 4+ bed dwelling and lower 1-2 bed dwellings than the SHMA suggested strategic Housing Mix.

¹⁶ Oxfordshire Strategic Housing Market Assessment 2014 <http://www.whitehorsedc.gov.uk/sites/default/files/2014-02-20%20Vale%20SHMA%20Summary%20FINAL.pdf>

¹⁷ Oxfordshire Strategic Housing Market Assessment 2014 <http://www.whitehorsedc.gov.uk/sites/default/files/2014-02-20%20Vale%20SHMA%20Summary%20FINAL.pdf>

Employment

3.40 There is a higher proportion of retired persons in the Neighbourhood Plan Area (17%) compared to the district (14%) and region (14%) reflecting the age profile of residents in the area. Similarly, there is a higher than average proportion of self-employed persons in the Neighbourhood Plan Area (14%) than in the district (11%) and region (11%), reflecting the geographical location of the area and limited transport links. The focus of infrastructure development detailed in the Vale of White Horse Local Plan 2031 Part 1 will be predominately to support housing and employment development in the Science Vale area reflecting the economic growth in this area.

3.41 The Labour Force Supply (working age population that is economically active) may be higher than projected growth in jobs for this rural community, and result in an unsustainable community where migration out of the Neighbourhood Plan Area occurs in order to work. The Housing Needs Survey 2017 lends some support to this with respondents giving 'to take up employment elsewhere' as a key reason to move out of the area, but caution is recommended due to the low sample bases of the survey. Those who are unable to work due to illness or disability are proportionate to district and regional levels.

Table 11: Economic Activity - persons

	Uffington		Baulking		NP Area		VOWH District		SE Region	
Economically Active; Employee; Part-Time	79	14%	13	14%	92	14%	12547	14%	865933	14%
Economically Active; Employee; Full-Time	209	36%	38	42%	247	37%	39197	45%	2537828	40%
Economically Active; Self-Employed	82	14%	14	16%	96	14%	9441	11%	691572	11%
Economically Active; Unemployed	13	2%	0	0%	13	2%	2190	3%	216231	3%
Economically Active; Full-Time Student	16	3%	2	2%	18	3%	2335	3%	209620	3%
Economically Inactive; Retired	101	17%	16	18%	117	17%	12150	14%	859293	14%
Economically Inactive; Student (Inc. Full-Time Students)	22	4%	1	1%	23	3%	3400	4%	324649	5%
Economically Inactive; Looking After Home or Family	30	5%	3	3%	33	5%	3374	4%	273519	4%
Economically Inactive; Long-Term Sick or Disabled	20	3%	2	2%	22	3%	1682	2%	183395	3%
Economically Inactive; Other	10	2%	1	1%	11	2%	1161	1%	112301	2%
Unemployed; Age 16 to 24	5	1%	0	0%	5	1%	592	1%	58904	1%
All Usual Residents Aged 16 to 74	582	100%	90	100%	672	100%	87477	100%	6274341	100%

Source: ONS Census March 2011 (KS601EW)

3.42 The ability to attract and support residents of a working age depends on the accessibility to work in the nearby area. The Neighbourhood Plan Area is a rural location with limited work locally, therefore those of a working age may be required to commute to urban areas outside of the Area. A key factor to locating to these villages is employment, allowing residents to have the country way of life but still access the range of employment in the district.¹⁸ However, the villages are served by narrow country roads that connect to the main road 2 miles away. Although the main mode of transport is a car, the majority (60%) of households use a bicycle and just over one in ten (11%) include a horse rider¹⁹

3.43 The Vale of White Horse Local Plan 2031 Part 1 states the district commitment to, 'Supporting the growth and expansion of rural businesses (including village shops and public houses) to maintain sustainable rural settlements and reducing the need to travel. Supporting the agricultural economy

¹⁸ Uffington, Woolstone and Baulking Community Led Plan 2015 <https://www.uffington.net/community-neighbourhood-plans/clp/>

¹⁹ Uffington, Woolstone and Baulking Community Led Plan 2015 <https://www.uffington.net/community-neighbourhood-plans/clp/>

including appropriate farm diversification schemes will help to maintain a healthy rural economy.²⁰ The village shop and public house in Uffington are regularly used by residents of both Uffington and Baulking.

3.44 The proportion of the population in the Neighbourhood Plan Area who work from home (9%) is higher than the district (5%) and region (4%). Conversely those who travel by bus/minibus/coach to work is proportionally lower in the Neighbourhood Plan Area (1%) than the district (4%) and region (3%) reflecting the lack of public transport. Similarly, a lower than district average travel to work on foot, with 3% in the Neighbourhood Plan Area compared to 7% in the district.

Table 12- Method of Travel to work by persons aged 16-74

	Uffington		Baulking		NP Area		VOWH District		SE Region	
Work Mainly at or From Home	50	9%	10	11%	60	9%	4472	5%	279656	4%
Underground, Metro, Light Rail, Tram	0	0%	0	0%	0	0%	105	0%	15338	0%
Train	11	2%	2	2%	13	2%	1455	2%	311895	5%
Bus, Minibus or Coach	5	1%	1	1%	6	1%	3695	4%	189926	3%
Taxi	0	0%	0	0%	0	0%	111	0%	16750	0%
Motorcycle, Scooter or Moped	5	1%	1	1%	6	1%	640	1%	36467	1%
Driving a Car or Van	266	46%	48	53%	314	47%	39766	45%	2590701	41%
Passenger in a Car or Van	19	3%	3	3%	22	3%	2660	3%	200386	3%
Bicycle	7	1%	0	0%	7	1%	4018	5%	127614	2%
On Foot	17	3%	0	0%	17	3%	5905	7%	463662	7%
Other Method of Travel to Work	1	0%	1	1%	2	0%	354	0%	28328	0%
Not in Employment	201	35%	24	27%	225	33%	24296	28%	2013618	32%
All Usual Residents Aged 16 to 74	582	100%	90	100%	672	100%	87477	100%	6274341	100%

Source: ONS Census March 2011 (QS701EW)

3.45 This is supported by the Community Led Plan 2015 where 99% use a car for work/pleasure. The main reasons for not using the local bus service is that the bus doesn't stop where residents needed to go and that the times of services were not suitable. It should also be noted that the No67 bus route changed from 24 July 2016 to exclude Uffington and Baulking stops. The Vale of White Horse Local Plan (Part 1) states a key challenge as *'Providing viable bus services in the more rural parts of the district, that provide an attractive alternative to the car.'*

3.46 The district average annual gross income in 2012 was £31,344²¹. This increased by 7% to £33,416 in 2016 as the annual gross income for full-time workers in the district.²² The majority (70%) of new jobs forecast for the district will be through the Science Vale area driving new development around that area²³.

3.47 Employment in the Neighbourhood Plan Area may be supported by employment and business development as part of mixed-use developments at Monks Farm, Grove and South of Park Road, Faringdon where this meets the requirements set out within the Site Development Templates, and in

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

²¹ ONS Nomis Annual Survey of Hours and Earnings 2012

²² ONS Nomis Annual Survey of Hours and Earnings 2016

²³ Oxfordshire LEP Strategic Economic Plan 2016 <http://www.oxfordshirelep.org.uk/content/strategic-economic-plan>

accordance with the Sub-Area Strategies.²⁴ These sites were identified as, *'important to serve the more rural non Science Vale UK employment market'*²⁵. Faringdon is the largest settlement (classified as a Market Town) in the Western Sub Area and as such provides services for most of the surrounding rural areas.²⁶ Development in Swindon will affect Larger Villages in this Sub Area to the West of the Neighbourhood Plan Area, and strategic development is planned for these villages. Swindon, is identified in the Vale of White Horse Employment Land Review 2012²⁷, as *'an important location for blue-chip companies and a market that part of the western Vale such as Faringdon is influenced by'*. Land at Uffington Station was surveyed for potential Employment Land²⁸ and found to have poor facilities and amenities and very poor road access.

3.48 New residents in the villages will 'be helping to sustain the services and social life of the rural communities'.²⁹ This was identified as a key aspect to preserve in both parishes, with residents' keen to keep the community vibrant by enabling local families to stay in the villages.³⁰

²⁴ Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies December 2016 - Core Policy 5

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

²⁵ Vale of White Horse Employment Land Review 2013 – Page 78 R1

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

²⁶ Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies December 2016 – Chapter 5 Sub Area Strategy

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

²⁷ Vale of White Horse Employment Land Review 2013

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

²⁸ Vale of White Horse Employment Land Review 2013

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

²⁹ Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies December 2016 – Chapter 5 Sub Area Strategy

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

³⁰ Housing Needs Survey Uffington and Baulking 2017

Market Signals and Demand

3.49 The NPPF endorses the method of assessing the range of housing projections for the period of the Neighbourhood Plan and adjusting these using factors called 'market signals'. Key market signals are:

- House prices & rents
- House builds / Rate of development
- Overcrowding/ Under- occupancy

House Prices

3.50 House prices in Oxfordshire are amongst the most expensive and least financially affordable in the country³¹. House prices in the district have increased by 8% from 2008 to 2012 to an average of £270,000³² and continue to show growth. House prices for Uffington also show increases when comparing 2017 to 2013.

3.51 House prices in Uffington are broadly in line with district pricing, however Baulking properties command a higher house price than the district and Uffington for all styles of housing.

Table 13: Average Vale of White Horse District House Prices 2016 and annual change, compared with averaged parish house prices 2017

	VOWH District		Uffington Baulking % diff with district			
	Avg house price	% annual	Avg house price			
	Nov 2016	change	Feb 2017	Uffington Baulking		
Detached	£568,179	+12.47%	£562,000	£917,975	-1.1%	62%
Semi detached	£339,154	+10.45%	£347,500	£494,902	3%	46%
Terrace	£278,342	+9.29%	£239,367	£450,173	-14%	62%
Flat/Maisonette	£208,261	+10.67%				

Source: HM Land Registry House Price Index Nov 2016 and zoopla housing prices February 2017

Table 14: Uffington Current average house prices (number for sale) compared with 2013

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Feb 2017	-	£362,500 (2)	£385,000 (4)	£655,000 (2)	£615,000 (2)
March 2013	125,000	£202,945	£315,000 (1)	£1,950,000	-
% Change		79%	22%	-66%	

Source: www.zoopla.co.uk compared with Uffington Housing Needs Report June 2013

³¹ Oxfordshire LEP Strategic Economic Plan 2016 <http://www.oxfordshirelep.org.uk/content/strategic-economic-plan>

³² Oxfordshire Strategic Housing Market Assessment 2014 <http://www.whitehorsedc.gov.uk/sites/default/files/2014-02-20%20Vale%20SHMA%20Summary%20FINAL.pdf>

3.52 Current market housing conditions in Uffington and Baulking based on a search of properties for sale or rent in the parishes, was conducted during February 2017 (sources: www.rightmove.co.uk, www.zoopla.co.uk,)

3.53 There have been 12 house sales in Uffington in the last 12 months but none in Baulking. In Uffington the average price paid for housing is £383,175 with an average house value of £434,779. In Baulking the average house value is £683,809³³. No properties were available for rent in either village suggesting a high demand, and a wider radius was required to conduct a search on local rental prices.

Table 15: Average value of past house sales (last 12 months) February 2017

	Terrace	Number sold	Semi-detached	Number sold	Detached	Number sold
Uffington	£239,367	3	£347,500	4	£562,000	5
Baulking	£450,173	0	£494,902	0	£917,975	0

Source: www.zoopla.co.uk February 2017

Table 16: Current rental prices (number available) in a 3-mile radius of the Neighbourhood Plan Area compared with 2013

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
March 2013	£575pcm	£795pcm	£1,100pcm	£995pcm	-
Feb 2017	£730pcm (1)	£879pcm (7)	£1,100pcm (3)	£1,948pcm (4)	£2,197pcm (2)

Source: www.zoopla.co.uk February 2017

3.54 With average district income levels at £33,416³⁴ this puts both private and social market properties in the district within reach. There are high levels of retired persons living in the Neighbourhood Plan Area, therefore data on income can only be an indicator of accessibility to housing. Data on income, savings and equity from the Housing Needs Survey 2017 is self-reported relating to a very low sample. However, using the assumption that no more than 35% of gross income³⁵ (i.e. equating to £11,695 based on the district annual gross income of £33,416) should be spent on housing costs to determine whether a household can afford market housing, suggests that only 1-bed accommodation is within the means of residents. Note though this is based on district level income levels and a low sample base of housing prices.

³³ www.zoopla.co.uk using Zoopla Automated Valuation Model (AVM).

³⁴ ONS Nomis Annual Survey of Hours and Earnings 2016

³⁵ Oxfordshire Strategic Housing Market Assessment: April 2014 - Paragraph 6.17 'The figure of 35% is upwards from the start point suggested in 2007 CLG SHMA Guidance (of 25%) but has been agreed to reflect the higher cost of housing in the County'

3.55 Considering that house prices in Uffington are within district levels, the district assumptions have been applied to this parish, however Baulking properties are consistently above district prices and the average value (as shown in Table 15) is 59% above Uffington house values, reflecting the style and size of housing within Baulking, and above average income levels would be required to afford current properties in this parish. However, caution is advised when considering this data which is based on an Automated Value Model on past house sales.

Council Tax Bands

3.56 The Council Tax bands based on the market value of each property in April 1991 for the district are:

- A – up to and including £40,000
- B - £40,001 to £52,000
- C - £52,001 to £68,000
- D - £68,001 to £88,000
- E - £88,001 to £120,000
- F - £120,001 to £160,000
- G - £160,001 to £320,000
- H – over £320,000

3.57 There are a higher proportion of Bands F and G properties in the Neighbourhood Plan Area compared with the district and region, reflecting the higher property values for this area. In Uffington the proportion of Band F properties are above the district and regional averages at 21% compared to 9% and 8% respectively. Whereas in Baulking Band G properties are much higher than the district and regional averages accounting for nearly a third (28%) of all Baulking properties compared to 9% in the district and 8% in the SE region.

3.58 Conversely there is a lower than average proportion of AB households; 7% in Uffington and 6% in Baulking compared to 10% in the district and 17% in the SE region.

3.59 The differing bands for the Neighbourhood Plan Area reflect the higher house values and position of the Neighbourhood Plan Area as a desirable location to live. Indeed, a key reason for moving to the Neighbourhood Plan Area has been cited as ‘the country way of life’³⁶

Table 17: Dwellings by Council Tax Band 2011

³⁶ Uffington, Woolstone and Baulking Community Led Plan 2015 <https://www.uffington.net/community-neighbourhood-plans/clp/>

	Uffington		Baulking		NP Area		VOWH District		SE Region	
Band A	9	3%	0	0%	9	3%	1527	3%	324966	9%
Band B	14	4%	2	6%	16	4%	5300	10%	613843	17%
Band C	121	37%	6	17%	127	35%	15146	30%	952893	26%
Band D	24	7%	4	11%	28	8%	11442	22%	740275	20%
Band E	33	10%	9	25%	42	12%	8662	17%	487403	13%
Band F	69	21%	4	11%	73	20%	4801	9%	294448	8%
Band G	49	15%	10	28%	59	16%	3783	7%	235384	6%
Band H	4	1%	1	3%	5	1%	407	1%	33542	1%
Total dwellings	323	100%	36	100%	359	100%	51068	100%	3682754	100%

Source: ONS Census March 2011

House Builds

3.60 Housing delivery in the Vale of White Horse in the period of 2006/7-2010/11 fell below the planned target of 2,890 with 2,089 properties being built, giving a shortfall of 801 dwellings.³⁷ This can influence household projections and migration trends but given the market signals in the Neighbourhood Plan Area this is considered to be of minimal impact. The shortfall may influence market signals in the short term, overinflating demand and increasing house prices which may increase a need for Affordable Housing.³⁸ However the district shortfall is diluted at parish level and unlikely to have a major impact on the Neighbourhood Plan Area. Indeed, the number of dwellings in the Area increased by 10% in 2011 compared to 2001, slightly above the district increase of 9%.

3.61 The Oxfordshire SHMA 2014 sets out that 1,028 houses per annum are needed in the district, to meet the committed economic growth forecast. The Adopted Vale of White Horse Local Plan 2031 Part 1 commits to this projection of 1,028 dwellings per annum during 2011-2031.

3.62 The Adopted Vale of White Horse Local Plan 2031 Part 1 states, 'Our strategy makes provision for growth of around 23,000 new jobs, 219 hectares of employment land, and at least 20,560³⁹ new homes, to be delivered during the plan period from 2011 to 2031'. The equates to 1,028 per annum. After removing dwellings completed by March 2016, known committed dwellings and 12,495 dwellings which have been allocated in the Local Plan Part 1, an additional 1,840 dwellings across the district will be determined from Local Plan Part 2 and the Development Management Process.

3.63 Within the Local Plan 2031 Part 1 the Neighbourhood Plan Area is part of the Western Vale Sub Area. The housing target for this Sub Area for the period 2011-2031 is 3,173 of which 1,650 dwellings will be delivered through strategic allocations set in Local Plan Part 1 focused around, and to support, the strategic development of Faringdon, Shrivenham and Stanford in the Vale. While the Local Plan 2031

³⁷ Oxfordshire Strategic Housing Market Assessment 2014 <http://www.whitehorsedc.gov.uk/sites/default/files/2014-02-20%20Vale%20SHMA%20Summary%20FINAL.pdf>

³⁸ Oxfordshire Strategic Housing Market Assessment 2014 <http://www.whitehorsedc.gov.uk/sites/default/files/2014-02-20%20Vale%20SHMA%20Summary%20FINAL.pdf>

³⁹ Objectively assessed housing requirement taken from SHMA 2014

Part 1 set out 222 dwellings to be allocated through Local Plan 2031 Part 2 and 240 through 'windfall'⁴⁰, no additional allocations were made in Local Plan 2031 Part 2 as this area is considered to '*contain less opportunity for strategic employment growth ... and may be considered less well related to Oxford*⁴¹'. Within the Western Vale Sub Area, no housing allocations have been made for Uffington and Baulking in Local Plans 2031 Part 1 or 2. The Vale of White Horse Local Plan 2031 Part 2 was published for consultation in March 2017 and the updated housing requirements added to Table 18. The increased district housing requirement of 22,760 reflects a further 2,200 dwellings committed to by Vale of White Horse District Council to accommodate a portion of Oxford City's unmet needs, as part of Oxfordshire's Growth Board.⁴² The housing requirement incorporating Vale's proportion of Oxford City's unmet need will not take effect until either two years from the Adoption of Local Plan Part One or on Adoption of Local Plan Part Two, whichever is earliest.

Table 18: Housing requirements by district and Western Vale Sub Area 2011-2031

	Local Plan District Part 1	Local Plan District Part 2	Western Vale Sub Area
Total Housing requirement 2011-2031	20560	22760	3173
Completions 2011-March 2016	3065	3065	860
Known commitments April 2016-31	4468	4468	732
Local Plan Part 1 allocations April 2016-31	12495	12495	1650
Local Plan Part 2 allocations April 2016-31	1000	3850	0
Windfall April 2016-31	840	840	240

Source: Vale of White Horse Local Plan Part 1 2011-2031 and Vale of White Horse Plan Part 2 2011-2031

3.64 The Sustainability Strategy⁴³ 'will support sustainable growth by identifying appropriate housing requirements for the rural areas to inform neighbourhood plans or the Local Plan 2031 Part 2, focusing development within the rural areas to the Larger Villages, thus helping to maintain their vitality and the sustainability of local services, and supporting appropriate development in the Smaller Villages to help meet the local needs of rural communities'

3.65 In the Vale of White Horse District Local Plan 2031 Part 1, Uffington is classified as a 'larger village'. This is significant as the Sustainability Strategy states that new facilities, jobs and development will be focused on Market Towns, Local Service Centres and Larger Villages. Within Larger Villages, any development identified should be within, adjacent or well related to existing built area⁴⁴. Smaller villages,

⁴⁰ Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies December 2016 - Chapter 5 Sub Area Strategy– Core Policy 20 http://www.whitehorsedc.gov.uk/sites/default/files/9.%202016_12_14%20Chapter%205%20WestV.pdf

⁴¹ Preferred Options Vale of White Horse Local Plan 2031 Part 2: Detailed Policies and Additional Sites March 2017 - Chapter 2, Page 63 <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-plan-2031-part-2>

⁴² Oxfordshire Growth Board – Working Together on Oxford's Housing Needs September 2016 <http://news.oxfordshire.gov.uk/oxfordshire-growth-board-26-september-2016>

Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies December 2016 -Chapter 4 http://www.whitehorsedc.gov.uk/sites/default/files/6.%202016_12_14%20Chapter%204.pdf

⁴⁴ Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies December 2016 - Core Policy 4 'There is a presumption in favour of sustainable development within the existing built area in accordance with Core Policy 1. Development outside of the existing built area of these settlements will be permitted where it is allocated by the Local Plan 2031 Part 1 or has been allocated within an adopted Neighbourhood Development Plan or future parts of the Local Plan 2031. This development must be adjacent, or well related, to the existing built area of the settlement or meet exceptional circumstances set out in the other policies of the Development Plan and deliver necessary supporting infrastructure'

should consider limited infill development '*where they are in keeping with local character and are proportionate in scale and meet local housing needs, and/ or provide local employment, services and facilities*'.⁴⁵

3.66 Larger Villages are defined as settlements with a more limited range of employment, services and facilities. Unallocated development will be limited to providing for local needs and to support employment, services and facilities within local communities. Smaller Villages have a low level of services and facilities, where any development should be modest and proportionate in scale and primarily be to meet local needs.⁴⁶ It is perhaps worthy of note that services in Uffington (notably the bus and library services) have been removed since its classification as a larger village.

3.67 Baulking is not identified in the Local Plan 2031 Part 1 and as such is considered to form part of the open countryside.⁴⁷ The Local Plan 2031 Part 1 states that, '*Development in open countryside will not be appropriate unless specifically supported by other relevant policies as set out in the Development Plan or national policy*'. Development in Baulking has tended to consist of infill and 'change of use' to dwellings.

3.68 When considering housing density, the Local Plan 2031 Part 1⁴⁸ sets out that '*new development should seek to achieve a target net density of at least 30 dwellings per hectare.... unless specific local circumstances indicate that this would have an adverse effect on the character of the area, highway safety or the amenity of neighbours. Higher densities will be encouraged in locations where it will result in the optimum use of land, where there is good access to services and public transport routes, and where it would contribute to enhancing the character and legibility of a place*'. Residents in the Neighbourhood Plan Area favour a lower density.⁴⁹

3.69 Within the Neighbourhood Plan Area, a recent development of 36 homes was completed in Uffington by Redcliffe Homes (Jacks Lea) which included 14 Affordable Homes. Four of the private market homes are yet to sell even following reductions in price⁵⁰. These comprise two 4-bed properties and two 3-bed properties, suggesting low demand for these larger homes which is supported by primary evidence where 100% of respondents to the Housing Needs Survey felt 1-2 bed homes are needed in Uffington compared to 76% in Baulking who favour medium sized family homes (3-4 bed 94%).⁵¹ A further 8 single dwellings on infill sites have been completed/committed in Uffington since 2011.⁵² An additional 4 dwellings have received planning permission in Baulking since 2011.⁵³

⁴⁵ Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies December 2016 – Chapter 4 Core Policy 4 Settlement Hierarchy http://www.whitehorsedc.gov.uk/sites/default/files/6.%202016_12_14%20Chapter%204.pdf

⁴⁶ Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies December 2016 – Chapter 4 Core Policy 4 Settlement Hierarchy http://www.whitehorsedc.gov.uk/sites/default/files/6.%202016_12_14%20Chapter%204.pdf

⁴⁷ Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies December 2016 – Chapter 4 Core Policy 4 Settlement Hierarchy P42 http://www.whitehorsedc.gov.uk/sites/default/files/6.%202016_12_14%20Chapter%204.pdf

⁴⁸ Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies December 2016 - Chapter 6 Core Policy 23 http://www.whitehorsedc.gov.uk/sites/default/files/10.%202016_12_14%20Chapter%206a%20Housing.pdf

⁴⁹ Uffington, Woolstone and Baulking Community Led Plan 2015 <https://www.uffington.net/community-neighbourhood-plans/clp/>

⁵⁰ Data from Redcliffe Homes @ 26th April 2017

⁵¹ Housing Needs Survey Uffington & Baulking 2017

⁵² Vale of White Horse Completions April 2011-March 2016 Uffington

⁵³ Vale of White Horse Completions April 2011-March 2016 Baulking

3.70 The Uffington, Woolstone and Baulking Community Led Plan 2015⁵⁴, noted that the majority of residents (60%) would prefer small scale infill; half (51%) would prefer multiple small scale developments of between 1-5 houses. Only 12% would prefer larger single developments of 20 or more houses and a further 12% are opposed to any new developments. The majority (79%) would support a small development of affordable homes for people with a local connection to the village and 80% feel it is important to include affordable homes in future developments although a high proportion of these (47%) feel these should be no more than the local policy minimum.

3.71 The majority of local residents (80%) would prefer lower density for future housing in keeping with past developments (Waylands, Craven Common and Patricks Orchard) or no higher than the average for historic areas of the villages, which would mean a greater number of sites to accommodate housing numbers.⁵⁵

Migration

3.72 The impact of migration on household projects is difficult to determine at parish level, however the Housing Needs Survey 2017⁵⁶ suggest that the key reason (38%) to leave the Neighbourhood Plan Area is for employment particularly for Uffington residents (47% compared to 22% in Baulking). No-one cited 'lack of affordable housing (described as non-private market housing) as a reason. A fifth (19%) of those leaving went to college/university.

Affordable Housing

3.73 In relation to Affordable housing, *'The Council will seek 35% affordable housing⁵⁷ on all sites capable of a net gain of eleven or more dwellings (sites of at least 0.1 hectare). There should be a 75:25 split for rented (either social or affordable) and intermediate housing respectively. In circumstances where it can be demonstrated that the level of affordable housing being sought would be unviable, alternative tenure mixes and levels of affordable housing provision, may be considered. Any difference in tenure mix or percentage of affordable housing to be delivered will need to be supported by a viability assessment*.⁵⁸ Any affordable housing provided should: i. be of a size and type which meets the requirements of those in housing need, and ii. be indistinguishable in appearance from the market housing on site and distributed evenly across the site'*

3.74 It should also be advised that unless a development site within the Neighbourhood Plan Area is designated as a Rural Exception Site, it would be expected to meet the needs of the district (although preference is awarded to 20% of applicants with a local connection on first letting).

⁵⁴ Uffington, Woolstone and Baulking Community Led Plan 2015 <https://www.uffington.net/community-neighbourhood-plans/clp/>

⁵⁵ Uffington, Woolstone and Baulking Community Led Plan 2015 <https://www.uffington.net/community-neighbourhood-plans/clp/>

⁵⁶ Housing Needs Survey Uffington & Baulking 2017

⁵⁷ Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies December 2016 - Core Policy 24

⁵⁸ Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies December 2016 - Chapter 6 – Core Policy 24 Affordable Housing

3.75 Additional factors driving Affordable Housing requirements are levels of overcrowding and unmet demand.

Overcrowding/under-occupancy

3.76 Studying household occupancy assists in determining if homes in the area are overcrowded or under-occupied. Households who under-occupy homes will have more bedrooms than they would necessarily need, taking account of the household structure normally by considering the number of bedrooms per person. Many homes now contain guest bedrooms for visiting friends and relatives and this is particularly relevant to older persons (empty nesters and retired persons). Homes may be purchased based more on ability to afford, rather than size of property needed and this seems to be particularly relevant for Baulking. Conversely in Affordable Housing, homes are provided based directly on need with the focus on a correlation between size of home and household size.

3.77 Although the Census produces occupancy ratings which allow a comparison between 2001 and 2011 data, it is likely to over-estimate overcrowding and therefore is useful only as a trend comparison. The Occupancy Ratings suggest that the Neighbourhood Plan Area is under-occupied with the majority (52%) of households with +2 or more bedrooms unused compared to the district (47%) in 2011. However, this compares with 2001 of 74% for the Neighbourhood Plan Area and 62% for the district suggesting an improvement. There does not appear to be an issue of overcrowding. The Occupancy Ratings also reflect the larger housing in Baulking which has a greater number of homes (63%) with 2 or more bedrooms unused however this has declined against 2001.

Table 19: Occupancy Ratings (bedrooms) 2001 and 2011

2011	Uffington	Baulking	NP Area	VOWH	SE Region
Occupancy rating of + 2 or more	51%	63%	52%	47%	37%
Occupancy rating of + 1	33%	27%	32%	31%	34%
Occupancy rating of 0	15%	7%	14%	19%	26%
Occupancy rating of -1	2%	2%	2%	2%	3%
Occupancy rating of -2 or less	0%	0%	0%	0%	0%
All Households	315	41	356	49407	3555463
2001					
Occupancy rating of + 2 or more	72%	83%	74%	62%	53%
Occupancy rating of + 1	19%	8%	18%	21%	24%
Occupancy rating of 0	6%	10%	6%	13%	17%
Occupancy rating of -1	2%	0%	2%	3%	4%
Occupancy rating of -2 or less	0%	0%	0%	1%	2%
All Households	285	40	325	45759	3287489

Source: ONS Census 2011 (QS412EW) and 2001 (UV59)

3.79 Another way to consider occupancy is to study persons per bedroom data. Although the proportion of larger properties in the Neighbourhood Plan Area is higher than the district and region the evidence suggests that the properties are occupied at a similar proportion to the district; 35% of households in the

Neighbourhood Plan Area have up to 0.5 persons per bedroom compared to 32% in the district. Similarly, the data does not suggest overcrowding with households of 1 person or more per bedroom accounting for 19% of the Neighbourhood Plan Area households compared to 18% in the district and 21% in the region.

Table 20: Persons per bedroom by household 2011

	Uffington		Baulking		NP Area		VOWH District		SE Region	
Up To 0.5 Persons Per Bedroom	111	35%	14	34%	125	35%	15829	32%	993958	28%
Over 0.5 and Up To 1.0 Persons Per Bedroom	144	46%	22	54%	166	47%	24944	50%	1813107	51%
Over 1.0 and Up To 1.5 Persons Per Bedroom	36	11%	2	5%	38	11%	5724	12%	454258	13%
Over 1.5 Persons Per Bedroom	24	8%	3	7%	27	8%	2910	6%	294140	8%
Total	315	100%	41	100%	356	100%	49407	100%	3555463	100%

Source: ONS Census March 2011 (QS413EW)

3.80 Homelessness and waiting lists for temporary accommodation demonstrate an un-met need for housing. The Vale of White Horse district council housing register currently shows 17 households registered for Uffington, most these require 1 bed accommodation. The highest priority for housing (Band 1) shows 7 households. There are currently no households registered for Baulking.

Table 21: District Council Housing Register – Uffington February 2017

	1 bed	2 bed	3 bed
Band 1	5	2	0
Bands 2-4	7	2	1

Source: Vale of White Horse District Council Housing Register February 2017

3.81 Data from the Housing Needs Survey⁵⁹ shows some support for housing need with 20 persons requiring a home in the village but a third of these are downsizing from current accommodation with high levels of equity and not in need of Affordable Housing (social or intermediate housing).

⁵⁹ Uffington and Baulking Housing Needs Survey 2017

Impact of Market Signals

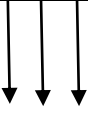

3.82 Each of the market signals are assessed to determine their potential impact on a housing target. The strength of the market signal is shown by the direction of the arrows to indicate if it could be expected to drive the housing target higher, drive it lower or have no effect (horizontal arrow) on the figure. The number of arrows suggests the strength of impact.

3.83 These market signals are used to project population and housing levels. It is accepted by the NPPF that this is a subjective judgement exercise which should be underpinned by clear sources and rationale.

Table 22: Assessment of market factors specific to the Neighbourhood Plan Area with potential impact on Neighbourhood Plan housing target

Market Signal	Source(s)	Possible impact on housing needed	Rationale for Judgement
Dwelling completions	Estate Agents, SHMA, Local Plan Part 1 2031, Housing Needs Survey 2017	↔	Dwelling completions have increased in line with population rises to 2011. Four properties on a recent housing development (Jacks Lea in Uffington) remain unsold ⁶⁰ . No pent up local need suggested from waiting lists or overcrowding.
House price change relative to surroundings	SHMA, Estate Agents	↔	House prices across the Neighbourhood Plan Area have increased for all property types and tenure. While house prices in Uffington are similar to the district, house prices in Baulking remain higher than Uffington and the district. However, this is reflective of the desirability of the area and no rapid price increase is shown. Two-bed property prices have increased significantly suggesting a high demand for smaller properties which is supported by further evidence. There are a higher proportion of Council Tax Bands F and G properties in the Neighbourhood Plan Area compared with the district and region, reflecting the higher property values for this area.
Long-term vacancy rates	Estate Agents	↑↑	Local vacancy rates are low suggesting a demand for housing and driving the housing target higher. In particular, larger size houses are more likely to have a higher vacancy rate than smaller 1-2 and 3-4 bed dwellings.
Overcrowding	Census 2011, Housing Needs		Households in Neighbourhood Plan Area have seen a decline in Occupancy Ratings similar to district levels. This

⁶⁰ Redcliffe Homes report two of the four-bed properties and two of the three-bed properties were still for sale as at 26th April 2017

	Survey 2017		is supportive of an ageing population and ability to purchase property based on choice rather than need. This would drive a lower housing target.
Rental market relative to wider area	Estate Agents, Housing Needs Survey 2017, Housing register		Lower than average levels of properties for rent show high demand. Although Baulking has a higher than district average of private rental properties this reflects the larger than average properties in this village. Some demand in the Neighbourhood Plan Area, possibly linked to a low supply.

3.84 Therefore Market Signals suggest that there is a need to increase the number of dwellings in the Neighbourhood Plan Area to meet the demand for the area but this is not driven by Affordable Housing measures and is below the dwelling projection levels for the district. Using the Market Signals and other factors it is possible to project housing need for the Neighbourhood Plan Area for the period 2011-2031.

3.85 Table 23 reviews each of the factors in more detail in relation to the Neighbourhood Plan Area. It should be noted that this table, and subsequent housing projection, is based on how the Neighbourhood Plan Area differs from the district on each of the key factors and therefore why the housing need differs from the district projected increase. The impact of each factor has been considered as to whether it would increase or reduce housing need for the Neighbourhood Plan Area.

3.86 Evidence from market signals was used to inform the strength of each factor. For example, the factors of Market Prices and Builds would increase the overall housing need however, market signals suggest these are not strong factors in the Neighbourhood Plan Area (as shown in the strength of factor as zero). The rationale for each factor is based on the evidence as laid out in this report and assists in understanding the strength of factors.

3.87 Subjective % weightings (Value A) were given to each of the Factors based on their significance as suggested by market signals and evidence. The factors that increase housing need were given a weighting out of 100 and the factors that reduce housing need were given a weighting out of 100 such that the two sets of factors could potentially balance out. Whilst the weightings reflect a measure of judgement, this judgement is underpinned by the detailed evidence behind each individual market factor and summarised in the rationale and table 22.

3.88 The weighting was then applied to the district level of housing growth, that is 0.40 to achieve Value B.

3.89 The strength of factor (from 1-3 with 3 being the strongest) was then applied to Value B in percentage format (e.g. a strength of 1 out of 3 is applied by multiplying by 33% or 0.33) to adjust for Neighbourhood Plan level differences which then produces Value C.

3.90 For example, the factor of an Ageing Population has been deemed to be of significance to housing need based on the evidence provided (particularly population data, type of housing by household, household composition) and has been given a subjective weighting of 40% (value A), which is applied

to the District's level of housing growth (40%) to yield Value B (16%). The impact of the factor would be to increase housing need as more people living longer will require more housing, but the strength of this factor is deemed as minimal (rated 1 on a scale of 1-3 i.e. 33%) given that it is not particular to just these parishes and so will already be considered in the District's level of growth. Conversely, underoccupancy, which also has a high weighting (33%) as it would significantly reduce overall housing need, is shown by market signals to have a stronger impact (rated 3 out of 3 or 100%) in the Neighbourhood Plan area than at district level. Therefore, in this case the District's level of housing growth (40%) is multiplied by 33% to yield Value B (13%) and then by 100% to yield Value C, which shows a decrease of 13% on the District's 40% predicted housing growth need. This again is underpinned by the evidence, particularly on household composition, housing size, number of bedrooms and underoccupancy/overcrowding.

3.91 Finally the total for all factors with the potential to increase housing need (Value C) was added to the district level housing need projection and the total for all factors with the potential to reduce housing need (Value C) was deducted from this figure. The housing projection is then calculated at 19% (rounded from 18.81%) for the Neighbourhood Plan Level compared to 40% at district level.

Table 23: Factors relevant to Housing Need Projections based on NPA evidence

Factors for adjustment	Rationale based on evidence	Potential Impact of factor on housing need	Subjective weighting of factor impact on housing need (VALUE A)	VALUE A applied to district level of housing growth (VALUE B)	Strength of factor (1-3) in NPA	apply strength to B (VALUE C)
Market prices	above district average but no rapid increases and reflective of desirable area.	increase	5	2	0	0
Builds	inline with population no pent up need	increase	5	2	0	0
Demographic (deaths, births, migration)	ageing population but little impact due to high level of working age. Minimal migration.	increase	5	2	0	0
Ageing population	more housing of smaller sizes required to accommodate ageing population.	increase	40	16	1	5.28
Unmet need	housing registers and survey suggest minimal need	increase	13	5.2	0	0
Long term vacancy rates	low vacancy rates in particular for smaller housing suggesting high demand.	increase	15	6	2	4
Rental market	high demand for rental properties	increase	17	6.8	2	4.53
Overcrowding/underoccupancy	large housing with high levels of underoccupancy, household composition suggests high number of couples.	reduce	33	13	3	13
Job growth	high levels of retired, self employed and work from home, no district plans to influence job growth	reduce	33	13	3	13
Population growth	projected to be lower than district	reduce	33	13	2	9
			Total of increase			13.81
			Total of reduce			35
			District level - 35 + 13.81			18.81

3.92 Two options were modelled; the first demonstrating housing need based on district rates and the second option considers the factors relevant to this Neighbourhood Plan Area as outlined in Table 22 and expanded in Table 23. While option 1 of Table 24 shows the overall housing need if the Neighbourhood Plan Area mirrors the district levels in relation to impact of factors, Option 2 shows the effect of market signals in the Neighbourhood Plan Area on the strength of each factor. The Neighbourhood Plan level factors impact on the housing need to suggest a reduced housing need of 19% as modelled in option 2 of Table 24. This reduced housing need reflects the difference between the factors at district level and neighbourhood plan level.

Table 24: Projected housing need for the Neighbourhood Plan Area

Option 1 - mirror district

	District % inc	NP AREA % inc	actual
2001			326
2011	9%	9%	356
2031	40%	40%	498

Requirement = 142 additional

Option 2 - Neighbourhood Plan Area factors applied

	District % inc	NP AREA % inc	actual
2001			326
2011	9%	9.2%	356
2031	40%	19%	423

Requirement = 67 additional

3.93 Therefore an additional 67 dwellings are recommended in the Neighbourhood Plan Area during the period of the plan 2011-2031. However, when considering that 48 builds have already been completed/have planning permission in the period of 2011-2017, the net requirement falls from 67 to 19 dwellings for the Neighbourhood Plan Area for the remainder of the Neighbourhood Plan Period. The dwellings increase of 19% also supports the projected population increase of 17%.

3.94 The evidence presented was then used to determine the number of dwellings required by each of the two parishes in the Neighbourhood Plan Area. Again, two options were considered; the first shows a simple split based on applying the 19% increase to both parishes. However, the second option shows how the market factors relating to each parish were considered to mitigate the number of dwellings. This reflects the key differences between the two parishes notably that Baulking is a much smaller settlement with static population of mainly working age. The higher house prices, lower turnover and higher rental market also impact on Baulking.

Table 25: Projected housing need for the Neighbourhood Plan Area by parish

Option 1 - parish allocation at Neighbourhood Plan level

	District % inc	NP AREA % inc actual	Uffington % inc actual	Baulking % inc actual
2001		326	286	40
2011	9%	9% 356	10% 315	3% 41
2031	40% 20559	19% 423	19% 374	19% 49

Option 2 - parish allocation based on market factors at parish level

	District % inc	NP AREA % inc actual	Uffington % inc actual	Baulking % inc actual
2001		326	286	40
2011	9%	9% 356	10% 315	3% 41
2031	40% 20559	19% 423	20% 378	10% 45

2011-2017 completes/proposed	48	44	4
Remaining dwellings 2017-2031	19	19	0

Key messages from the Profile of the Neighbourhood Plan Area

- 3.95 The demographic, geographic and economic profile of the Neighbourhood Plan Area is reflected in the housing offer of above average levels of larger properties which are owner occupied/owned with a mortgage compared to smaller, rented properties found in urban, high density areas. These larger properties of the Neighbourhood Plan Area have 3 or more bedrooms and are predominately detached and semi-detached properties. The household composition is that of families and multiple generations who are retired or work locally with some students and commuters.
- 3.96 The population of the Neighbourhood Plan area has increased by 8% since 2001 which is a similar level to the district and a reflection of the rise in older age groups. With an ageing population, increasing specialist housing that is adaptable to accommodate the possible health needs of this growing sector should be considered. Older persons are more likely to under-occupy homes with a higher than average number of homes with 2 or more bedrooms unused in Baulking. The majority of households are owned outright /owned with a mortgage although Baulking has a higher than average level of private rented properties. Uffington has seen a decline in the number of properties owned and increase in social and private renting.
- 3.97 The ability to attract and support residents of a working age depends on the accessibility to work in the area. The Neighbourhood Plan Area is a rural location with few employers locally and those of a working age may be required to commute. This is reflected in the higher than average proportion of residents who work from home, although both Uffington and Baulking have a higher than average level of retired residents. The desirability of the area and price/size of the housing is attractive to older, retired persons but makes it difficult for younger adults and families to remain/relocate to the Area. The Housing Needs Survey suggests that there is a desire for younger adults and families to remain in the village but current housing is inaccessible to some and smaller family homes are required.
- 3.98 Income levels are higher in the Neighbourhood Plan Area than the region. The size of property and desirability of the location are reflected in the current market values for properties. While income levels suggest that people may meet mortgage requirements, the ability to raise deposits and meet mortgage criteria remains a key factor. More young adults are living with parents; the average deposit for a house is £33,000 and the average student debt for graduates is £44,000⁶¹ meaning many young adults cannot afford their own home.
- 3.99 Local opinions show a high level of interest and commitment from local people towards their villages and the development of a Neighbourhood Plan.⁶²

⁶¹ Halifax report using their own housing statistics database, data from the Council of Mortgage Lenders and the ONS.

⁶² Captured through Housing Needs Surveys in 1994, 2004, 2013 and 2017 (prior to 2017 the surveys only cover Uffington) as well as a detailed Community Led Plan 2015. The low sample bases for these surveys should be noted.

Preferred Options Vale of White Horse Local Plan 2031 Part 2: Detailed Policies and Additional Site (March 2017)

- 3.100 The Vale of White Horse Local Plan 2031 Part 1 was adopted in December 2016. This set out the spatial strategy and strategic policies as well as major housing development sites for the Vale until the year 2031, along with the employment sites and infrastructure needed to support them.
- 3.101 In March 2017 Part 2 of the Local Plan⁶³ was published for consultation and allocates additional housing sites as well as providing detailed policies which will govern planning applications. Part 2 allocations focus on Vale of White Horse District Council's commitment to accommodate 2,200 dwellings as the agreed proportion of the unmet housing need for Oxford City, as part of Oxfordshire's Growth Board.⁶⁴ It should be noted that this increases the district dwelling commitment to 22,760 (previously 20,560). There are three sub areas to the Local Plan and as Abingdon-on-Thames and Oxford Fringe Sub-Area and the South-East Sub-Area are more accessible to Oxford, the agreed proportion of unmet need will be allocated from these two Sub Areas. No additional site allocations are detailed within the Western Vale Sub-Area.
- 3.102 The Vale of White Horse Local Plan 2031 Parts 1 and 2, together with Oxfordshire County Council Minerals and Waste Local Plan and the Uffington and Baulking Neighbourhood Plan (once adopted) will form the Development Plan for the Neighbourhood Plan Area and any planning applications considered for the area will need to conform to this Development Plan. Part Two states, *'Where communities are already working to develop a neighbourhood plan, or a neighbourhood plan is in place, these plans have helped to inform the preparation of the Local Plan 2031: Part 2'*⁶⁵
- 3.103 The strategic district wide policies set out in the Local Plan 2031 Part 1 to deliver the 'spatial strategy' and Sub Area Strategies are complimented by Development Management Policies in Local Plan 2031 Part 2 providing additional detail to underpin Part 1. The Local Plan 2031 Part 2 policies are structured into the four thematic areas of Building healthy and sustainable communities, supporting economic prosperity, supporting sustainable transport and accessibility and Protecting the environment and responding to climate change.
- 3.104 Local Plan 2031 Part 2 continues to support the policies detailed in Local Plan 2031 Part 1 that development in the open countryside, such as Baulking, will not be appropriate⁶⁶. However, the Local Plan 2031 Part 2 sets out policies relating to replacement dwellings (Development Policy 4), dwellings for rural workers (Development Policy 5) and the reuse of existing dwellings (Development Policy 6).

⁶³ Preferred Options Vale of White Horse Local Plan 2031 Part 2: Detailed Policies and Additional Sites (March 2017)

<http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-plan-2031-part-2>

⁶⁴ Oxfordshire Growth Board – Working Together on Oxford's Housing Needs September 2016 <http://news.oxfordshire.gov.uk/oxfordshire-growth-board-26-september-2016>

⁶⁵ Preferred Options Vale of White Horse Local Plan 2031 Part 2: Detailed Policies and Additional Sites (March 2017) - Chapter 1, Page 18, 1.28 <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-plan-2031-part-2>

⁶⁶ Development in open countryside will not be appropriate unless specifically supported by other relevant policies as set out in the Development Plan or national policy, as stated in Core Policy 4: Meeting our Housing Needs in the Local Plan 2031 Part 1.

- 3.105 The Uffington & Baulking Housing Needs Survey 2016 identified a small interest in self-build properties particularly in Baulking. Vale of White Horse Planning Department are required to keep a register of individuals / associations who have expressed an interest in acquiring serviced plots or in custom build and actively support self-build projects which are conducted in accordance with Core Policy 3: Settlement Hierarchy and Core Policy 4: Meeting our Housing Needs and the Development Plan.⁶⁷
- 3.106 Within Local Plan 2031 Part 1, Core Policy 26: Accommodating Current and Future Needs of the Ageing Population details the need for housing to be designed to support the needs of residents throughout their lives. Part 2 quotes The Optional Building Regulations for Higher Accessibility Standards⁶⁸ which provide the option of requiring higher accessibility standards than the minimum standards that would otherwise be required. These would be relevant for older persons housing.
- 3.107 Recognising that there is a need for smaller sized dwellings, Development Policy 2: Sub Division of Dwellings in Local Plan 2031 Part 2 sets out how the sub-division of larger dwellings may accommodate some of this need.⁶⁹

⁶⁷ Preferred Options Vale of White Horse Local Plan 2031 Part 2: Detailed Policies and Additional Site (March 2017) - Chapter 3 Housing Policies, Page 67, <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-plan-2031-part-2>

⁶⁸ Preferred Options Vale of White Horse Local Plan 2031 Part 2: Detailed Policies and Additional Site (March 2017) - Chapter 3 Optional Building Regulations, Page 68, <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-plan-2031-part-2>

⁶⁹ Preferred Options Vale of White Horse Local Plan 2031 Part 2: Detailed Policies and Additional Site (March 2017) - Chapter 3 Development Policy 2, Page 71, <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-plan-2031-part-2>

4. Factors relating to housing need

Having determined the number of dwellings required, this part of the report addresses the different aspects of housing (tenure, type and size, specialised need), identifying the issues to be addressed by each aspect and underpinning the housing target projections.

Tenure

4.1 This section considers factors arising from evidence relating to the tenure of housing requirements by private and social market splits, as well as any specific tenure requirements.

4.2 There are a total of 356 dwellings in Uffington & Baulking⁷⁰ as recorded in the 2011 Census and compared with 2001 there has been a 9% increase in housing within the Neighbourhood Plan Area, driven solely by development in Uffington. However, since this date, additional properties have been developed including 36 by Redcliffe Homes (Jacks Lea) in Uffington, (14 of which were advertised as Affordable Housing) plus a further 8 single dwellings in Uffington and 4 in Baulking⁷¹ which are completed or committed (but not started) and contribute towards the overall net dwellings projected in the Vale of White Horse Local Plan Part 1.

4.3 Owner occupied accounts for the majority tenure for households in the Neighbourhood Plan Area (67%) similar to the district (70%) and region (68%). The percentage of housing stock which is private and social rented is also broadly relative to the district and region levels. However, at parish level, Baulking has a higher than district and region level of private rented tenure (24% compared to 14% at district level and 16% at region level).

4.4 These figures are supported by the more recent Housing Needs Survey 2017 where 12% of Baulking respondents rent from a private landlord compared to 2% in Uffington. 7% of respondents in Uffington rent from a housing association compared to 0% in Baulking.

4.5 Comparing tenure against 2001, the proportion of owned properties has decreased in all areas except Baulking parish which has seen an increase. Conversely, private renting has increased in all areas except Baulking. This growth has been attributed to factors including 'the availability of mortgage finance and buy-to-let mortgages as well as the attractiveness of housing as an investment'⁷². The proportion of households in the social rented sector has increased modestly in the Neighbourhood Plan Area compared to other areas, however the small bases mean this increase is not statistically significant.

4.6 Affordable housing is defined by NPPG as 'social, affordable rented and intermediate housing'. The PAS states that, Neighbourhood Plans do not need to set a target for affordable housing provision. This is

⁷⁰ ONS Census 2011 – 315 Uffington, 41 Baulking.

⁷¹ Vale of White Horse Site Completion Entries April 2011 to March 2016

⁷² Oxfordshire Strategic Housing Market Assessment 2014 <http://www.whitehorsedc.gov.uk/sites/default/files/2014-02-20%20Vale%20SHMA%20Summary%20FINAL.pdf>

because a target would only need to be set where there is no adopted plan at local authority level or where the adopted plan has no policy on affordable housing provision, Neighbourhood Plan areas benefit from an adopted local plan containing an affordable housing target, any neighbourhood – level affordable housing target at neighbourhood level could risk either some degree of conflict with the Local Plan or restating existing policy at a higher level.

- 4.7 The Adopted Vale of White Horse 2031 Local Plan Part 1 states that ‘Affordable housing is provided for rent or purchase on a subsidised basis to eligible households who cannot meet their needs on the open market. There are currently three main types of affordable housing tenures: social rented, affordable rented and intermediate’
- 4.8 Homelessness and waiting lists for temporary accommodation demonstrate an un-met need for housing. The Vale of White Horse district council housing register currently shows 17 households registered for Uffington, the majority of these require 1 bed accommodation. The highest priority for housing (Band 1) shows 7 households. There are currently no households registered for Baulking.
- 4.9 Many homes now contain guest bedrooms for visiting friends and relatives and this is particularly relevant to older persons (empty nesters and retired persons). Homes may be purchased based more on ability to afford, rather than size of property needed and this seems to be particularly relevant for Baulking. Conversely in Affordable Housing, homes are provided based directly on need with the focus on a correlation between size of home and household size.
- 4.10 Although the Census produces occupancy ratings which allow a comparison between 2001 and 2011 data, it is likely to over-estimate overcrowding and therefore is useful only as a trend comparison. The Occupancy Ratings suggest that the Neighbourhood Plan Area is under-occupied with the majority (52%) of households with +2 or more bedrooms unused compared to the district (47%) in 2011. However, this compares with 2001 of 74% for the Neighbourhood Plan Area and 62% for the district suggesting an improvement. There does not appear to be an issue of overcrowding. The Occupancy Ratings also reflect the larger housing in Baulking which has a greater number of homes (63%) with 2 or more bedrooms unused however this has declined against 2001.
- 4.11 Although the proportion of larger properties in the Neighbourhood Plan Area is higher than the district and region, properties are occupied at a similar proportion to the district; 35% of households in the Neighbourhood Plan Area have up to 0.5 persons per bedroom compared to 32% in the district. Similarly, the data does not suggest overcrowding with households of 1 person or more per bedroom accounting for 19% of the Neighbourhood Plan Area households compared to 18% in the district and 21% in the region.

4.12 Data from the Housing Needs Survey⁷³ shows some support for housing need with 20 persons requiring a home in the village but a third of these are downsizing from current accommodation with high levels of equity and not in need of Affordable Housing (social or intermediate housing).

4.13 House prices in the district have increased by 8% from 2008 to 2012 to an average of £270,000⁷⁴ and continue to show growth. House prices for are broadly in-line with district pricing, however Baulking properties command a higher house price than the district and Uffington for all styles of housing.

Table 26: Summary of factors specific to Baulking and Uffington, with a potential impact on tenure

Factor	Source(s)	Possible impact on housing needed	Conclusion
Increase in social rented tenure in Uffington since 2001 suggests demand	Census 2011, Housing Register VOWH Feb 2017, SHMA 2014, ONS Annual Hours and Earnings 2016	Suggests more social rented housing required. However, no evidence of overcrowding identified. The number of households and projected households who lack their own housing or live in unsuitable housing and who cannot afford to meet their housing needs in the market is low. No households registered on the housing waiting list in Baulking. Current income levels suggest newly-formed households will be able to access lower quartile (entry level) market housing. The completion of 14 Affordable Houses on the Jacks Lea development were not included in the evidence and will assist to balance demand.	The need for more accessible housing can be met through a wider range of housing sizes to include more 1-2 bed dwellings at lower price ranges in Uffington. This may also encourage older persons living in social rented houses to downsize and release accommodation. Evidence for a Rural Exception Site is not supported.
High House Prices and deposits make it difficult for young people to buy their own home.	SHMA 2014, Local Plan 2031 Part 1, Housing Needs Survey 2017, Census 2011, Housing Market – builds, sales, CLP 2015	A bias towards larger (more expensive) housing in the Neighbourhood Plan restricts access. In 2015, the majority of residents supported a small development of Affordable housing at local policy minimum levels (35% ⁷⁵) and a recent large development in Uffington included 14 Affordable Homes.	Increase the number of smaller family homes and 1-2 bed properties to make ownership more accessible. Sustain communities by enabling young people, those of working age and young families to remain in the

⁷³ Uffington and Baulking Housing Needs Survey 2017

⁷⁴ Oxfordshire Strategic Housing Market Assessment 2014 <http://www.whitehorsedc.gov.uk/sites/default/files/2014-02-20%20Vale%20SHMA%20Summary%20FINAL.pdf>

⁷⁵ The figure of 35% is taken from Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies December 2016, however it was previously 40% in the Local Plan 2011.

		Evidence supports a demand for smaller homes with a decline in households owned and increase in social and private rented in Uffington. Baulking has a higher than average private rental market which is in decline as ownership of homes increases.	villages.
Need for more private market households	SHMA 2014, Census, Housing Needs Survey 2017	Evidence supports local residents wish to own homes through private rent or for sale on the private market this is particularly relevant in Baulking where the larger homes are made accessible through private rent.	Provide more private market housing, predominately for sale and some to rent.
More young adults living with parents in 3 adult or more households and higher than average 5 persons or more in households.	ONS 2011, Housing Needs Survey 2017	Young adults wishing to get on the property ladder are finding it hard to raise deposits and subsequently live with parents in larger dwellings.	Provision of smaller 1-2 bed and family homes (3-4 bed) will enable young adults to access properties privately marketed.
High levels of self-employed.	ONS 2011, Housing Needs Survey 2017	Lack of employment opportunities and poor transport links may mean that the higher than average level of self-employed may find it harder to obtain a mortgage.	More rental opportunities and lower price entry dwellings required.

4.14 Conclusions on the aspect of tenure

The above data leads to the conclusions that within the Neighbourhood Plan Area, there is a greater demand for privately marketed dwellings to rent and buy. There is some support for social rented accommodation in Uffington although this is relatively low. Tenure appears to be linked with housing size and a need for smaller 1-2 bed properties which would also release some social rented accommodation from elderly persons who would be able to downsize as well as enabling young persons and families to access the private market.

4.15 The projections shown in Table 27 are based on current trends (2011 against 2001) and the impact of market factors as detailed in Table 26. This would suggest that social rented housing is provided for based on levels at 2011 and new housing at Jacks Lea (14 Affordable homes).

Table 27: Projections of dwellings by tenure

	Uffington	Baulking	NP Area		Uffington	Baulking	NP Area
Owned 2001	75%	53%	72%				
Owned 2011	67%	66%	67%	239	27	211	
Owned 2031	61%	68%	62%	231	31	261	
Social rented 2001	14%	0%	12%				
Social rented 2011	16%	5%	15%	57	2	47	
Social rented 2031	19%	4%	17%	72	2	74	
Private rented 2001	7%	38%	11%				
Private rented 2011	12%	24%	13%	43	10	41	
Private rented 2031	17%	25%	18%	64	11	76	
Other - living rent fre	4%	10%	5%				
Other - living rent fre	3%	5%	3%	11	2	9	
Other - living rent fre	3%	3%	3%	11	1	13	
	100%	100%	100%	378	45	423	

Type and Size of housing

4.16 This section considers the mix of dwelling type and size required in the Neighbourhood Plan Area based on a review of the available evidence for current and future households. For example, the number of bedrooms required and whether bungalows or detached housing are required.

4.17 It is important that new housing addresses any imbalance within the existing stock and the impact of demographic and household change⁷⁶.

4.18 The profile of housing across the Neighbourhood Plan Area is biased moderately towards larger dwellings in contrast to the district and regional profile (consistent with above average house prices) reflective of the rural aspect of the area.

4.19 Over three quarters (78%) of properties within the Neighbourhood Plan Area have three or more bedrooms; a higher proportion than district (71%) and region (62%). As stated in the Oxfordshire SMHA 'This is significant, as it is one of a number of factors which is likely to contribute to affordability pressures for younger households'. It is also a reflection (to some degree) of market demand for housing and the attractiveness of the Neighbourhood Plan Area as a place to live. The size of housing occupied relates more to wealth and age than the number of people which they contain.

4.20 Around a quarter of properties (24%) in the Neighbourhood Plan Area have four bedrooms, a figure which is in-line with the district (23%) but greater than the region (17%).

4.21 One bedroom properties at 4% are below district (8%) and region (12%) averages. Notably, no properties in Baulking have one bedroom.

4.22 Uffington and Baulking both have higher proportions of houses with five or more bedrooms (12% and 17% respectively) compared with the district (8%) and region (6%). This suggests that the parishes provide larger family homes which, when considered with house prices, are of higher value.

4.23 The strategic mix of housing suggested by the 20-year demographic change in the SHMA is;

- 1-bed represent 15% of all dwellings
- 2-bed represent 30% of all dwellings
- 3-bed represent 40% of all dwellings
- 4-bed+ represent 15% of all dwellings

4.24 The larger properties in the District and Neighbourhood Plan Area account for a higher level of 4+ bed dwelling and lower 1-2 bed dwellings than the SHMA suggested strategic Housing Mix.

⁷⁶ Adopted Vale of White Horse Local Plan 2031 Part 1 December 2016 - Chapter 22 Housing Mix

4.25 In 2011, detached properties account for half (50%) of the housing in the Neighbourhood Plan Area; a higher than average proportion in comparison to the district (37%) and region (28%). The proportion of detached properties is particularly high in Baulking, accounting for 63%.

4.26 The Neighbourhood Plan Area has a higher than average proportion of semi-detached properties (37%) compared to the district (30%) and region (28%) driven by higher than average percentage in Uffington (38%) whereas Baulking is in-line with an average of 29%.

4.27 The proportion of terraced housing in the Neighbourhood Plan Area (9%) is below the district, regional and national averages (19%, 23%, 24% respectively). Similarly, the proportion of flats in the Neighbourhood Plan area (2%) is below the district (13%) and regional (20%) averages (21%) perhaps reflecting the rural aspect of the Neighbourhood Plan Area.

Table 28: Summary of factors specific to Baulking and Uffington, with a potential impact on Type and Size of dwellings

Factor	Source(s)	Possible impact on housing needed	Conclusion
Two person households composed of older couples are higher than average in Baulking with higher than average homes with 2 or more bedrooms	Census 2011, Housing Needs Survey 2017	Higher than average levels of under-occupied larger homes restrict the opportunity for young families and couples to enter the housing market. As the population ages, larger homes may become more difficult to maintain.	Provision of smaller size dwellings to allow downsizing and free up larger properties for families. Mixture of semi-detached houses and bungalows to suit current housing but allow smaller size dwellings.
Higher than average homes with 5 or more bedrooms.	Census 2011, Housing Needs Survey 2017	Adult offspring living with parents in larger properties as they are unable to purchase their own homes.	Opportunities required for young adults to move into first home or small family homes.
Three or more adults and no children.	ONS 2011, Housing Needs Survey 2017	As above, multiple generations of family residing in larger dwellings as younger adults finding it difficult to purchase own properties	Opportunities required for young adults to move into first home or small family homes
House prices above district average	Estate Agents	Difficult for those without savings to meet deposits to access the housing market.	Smaller homes at lower values will be more accessible to those wishing to get on the property ladder.
Lack of smaller	Census 2011,	Higher than average large detached	Smaller more affordable

<p>dwelling driving young families out</p>	<p>SHMA 2014, Housing Needs Survey 2017, CLP 2015</p>	<p>homes with 5 or more bedrooms and no flats in Baulking. House prices higher than average due to size and desirability of rural location.</p> <p>Younger families in Uffington with higher than average households with 5 or more persons. Increase in social and private rented households. Higher than average homes with 5 or more bedrooms but evidence suggest more 1-2 bed and more small family homes (3+4 bed) needed. Higher than average work from home.</p>	<p>dwelling to enable young adults to remain in the villages.</p>
<p>Higher than average two person households in Baulking but higher than average 5+ bedroom properties</p>	<p>ONS Census, HNS 2017</p>	<p>A lack of smaller dwellings in Baulking means that the ageing community has no means to downsize and residents are living in large properties requiring maintenance. There are no one bedroom properties or flats.</p>	<p>Provision of smaller size dwelling to allow downsizing and free up larger properties for families. Mixture of semi-detached houses and bungalows to suit current housing but allow smaller size dwellings</p>
<p>High prices in Baulking are higher than average</p>		<p>Driven by larger size properties in a desirable village setting. These larger properties are out the price range to younger couples and young families preventing younger people in the village from setting up home and making it difficult for relocation to the village.</p>	<p>Detached and semi-detached smaller dwellings priced lower than the larger current dwellings to attract younger families to the village and allow young adults to purchase their own property.</p>
<p>Long-term vacancy rates</p>	<p>Estate Agents</p>	<p>Local vacancy rates are low suggesting a demand for housing and driving the housing target higher. In particular, larger size houses are more likely to have a higher vacancy rate than smaller 1-2 and 3-4 bed dwellings.</p>	<p>Provision of smaller dwellings 1-2 bed and 3-4 bed to meet demand on private market.</p>

4.28 Conclusions on the aspect of type and size of housing

The above data leads to the conclusions that within the Neighbourhood Plan Area, there is a greater demand for smaller properties. Larger detached homes dominate the parishes although there is a higher than average number of these that are under occupied with 2 persons or with adult children living with parents. Smaller properties will allow older couples to downsize and release larger properties as well as enabling young people/families to get on the property ladder.

4.29 The projections shown in Table 29 are based on the impact of market factors as detailed in Table 28. This shows the slight change in housing mix to increase smaller dwellings in Uffington. Table 30 breaks down the 67 additional dwellings by size for each parish in the duration of the Plan Period 2011-2031.

Table 29: Projections of dwellings by size

2031	Uffington		Baulking		NP Area	
1 Bedroom	21	6%	0	0%	21	5%
2 Bedrooms	69	18%	7	16%	76	18%
3 Bedrooms	164	43%	18	40%	182	43%
4 Bedrooms	85	22%	12	27%	97	23%
5 or More Bedrooms	39	10%	8	18%	47	11%
All Household Spaces	378	100%	45	100%	423	100%

Table 30: Additional dwellings by size for 2011-2031

2011-2031 size	Uffington	Baulking	NP Area
1 Bedroom	6	0	6
2 Bedrooms	13	1	14
3 Bedrooms	33	1	34
4 Bedrooms	9	1	10
5 or More Bedrooms	2	1	3
Additional housing	63	4	67

4.30 The type of dwellings should be consistent with the current profile of the Neighbourhood Plan Area and provide a mixture of detached, semi-detached houses and bungalows. This will also be driven by the location of the build to sympathetically fit with surrounding properties.

Specialised Need of Housing

4.31 This section considers evidence of specialised needs such as housing for older people, young families, home workers, specially adapted housing for disabilities and student accommodation.

4.32 As detailed previously, population projections modelled in the Oxfordshire Strategic Housing Market Assessment 2014 propose a 41.5% increase in the district population for 2011-2031. While the growth in the population at Neighbourhood Plan level in 2011 was slightly above the district (8% compared to 5%), this is driven by the 16-74 age group. With economic development plans focused on other areas in the district and limited transport links the population is expected to continue to grow at a similar rate.

4.33 The population profile of the Neighbourhood Plan Area broadly represents that of the district. However those aged 0 to 15 are proportionally lower in Baulking (15%) due to a higher proportion of working age residents (84%) compared to Uffington (74%) and the district (72%).

4.34 Uffington has seen a proportionally larger increase in population (10%) compared to Baulking which has seen a slight reduction (-2%). Notably the profile of Baulking has increased in older residents with those aged under 16 in 2011 accounting for 15% of the Baulking population compared with 25% in 2001.

4.35 Therefore, local market signals are used to predict the impact on the Neighbourhood Plan Area. A population increase of 17% is projected during the Plan Period (2011-2031). This reflects the ageing community, the reduced impact of employment growth on the Neighbourhood Plan Area as well as higher house prices and balanced migration.

Table 31: Previous and Projected Population Changes

	Uffington		Baulking		NP Area		VOWH District	
	Persons	% change	Persons	% change	Persons	% change	Persons	% change
2001	714		109		823		115,267	
2011	783	10%	107	-2%	890	8%	120,988	5%
2031	936	20%	109	2%	1045	17%	171,544	41.5%

4.36 There is a higher proportion of retired persons in the Neighbourhood Plan Area (17%) compared to the district (14%) and region (14%) reflecting the age profile of residents in the area. Similarly, there is a higher than average proportion of self-employed persons in the Neighbourhood Plan Area (14%) than in the district (11%) and region (11%), reflecting the geographical location of the area and limited transport links. The focus of infrastructure development detailed in the Adopted Vale of White Horse Local Plan Part One will be predominately to support housing and employment development not located in the Neighbourhood Plan Area.

4.37 The Housing Needs Survey 2017 gives evidence of migration for employment with some respondents giving 'to take up employment elsewhere' as a key reason to move out of the area, but caution is recommended due to the low sample bases of the survey.

- 4.38 The ability to attract and support residents of a working age depends on the accessibility to work in the nearby area. The Neighbourhood Plan Area is a rural location with limited work locally, therefore those of a working age would be required to commute to urban areas outside of the Area. A key factor to locating to these villages is employment, allowing residents to have the country way of life but still access the range of employment in the district.⁷⁷ However, the villages are served by narrow country roads that connect to the main road 2 miles away. Although the main mode of transport is a car, the majority (60%) of households use a bicycle and just over one in ten (11%) include a horse rider⁷⁸
- 4.39 The Vale of White Horse Local Plan 2031 Part 1 states the district commitment to, *'Supporting the growth and expansion of rural businesses (including village shops and public houses) to maintain sustainable rural settlements and reducing the need to travel. Supporting the agricultural economy including appropriate farm diversification schemes will help to maintain a healthy rural economy.'*⁷⁹
- 4.40 The proportion of the population in the Neighbourhood Plan Area who work from home (9%) is higher than the district (5%) and region (4%). Conversely those who travel by bus/minibus/coach to work is proportionally lower in the Neighbourhood Plan Area (1%) than the district (4%) and region (3%) reflecting the lack of public transport. Similarly, a lower than district average travel to work on foot, with 3% in the Neighbourhood Plan Area compared to 7% in the district.
- 4.41 This is supported by the Community Led Plan 2015 where 99% use a car for work/pleasure. The main reasons for not using the local bus service is that the bus doesn't stop where residents needed to go and that the times of services were not suitable. It should also be noted that the No67 bus route changed from 24 July 2016 to exclude Uffington and Baulking stops. The Vale of White Horse Local Plan (Part 1) states a key challenge as *'Providing viable bus services in the more rural parts of the district, that provide an attractive alternative to the car.'*
- 4.42 The majority (70%) of new jobs forecast for the district will be through the Science Park driving new development around that area⁸⁰. Employment in the Neighbourhood Plan Area may be supported by employment and business development as part of mixed-use developments at Monks Farm, Grove and South of Park Road, Faringdon where this meets the requirements set out within the Site Development Templates, and in accordance with the Sub-Area Strategies.⁸¹ Faringdon is the largest settlement (classified as a Market Town) in the Western Sub Area and as such provides services for most of the surrounding rural areas.⁸² Development in Swindon will affect Larger Villages in this Sub Area to the West of the Neighbourhood Plan Area, and strategic development is planned for these villages.

⁷⁷ Uffington, Woolstone and Baulking Community Led Plan 2015 <https://www.uffington.net/community-neighbourhood-plans/clp/>

⁷⁸ Uffington, Woolstone and Baulking Community Led Plan 2015 <https://www.uffington.net/community-neighbourhood-plans/clp/>

⁷⁹ Adopted Vale of White Horse Local Plan 2031 Part 1 – December 2016 - Chapter 2, Page 8 Supporting our Rural Economies http://www.whitehorsedc.gov.uk/sites/default/files/2016_12_14%20Chapter%202.pdf

⁸⁰ Oxfordshire LEP Strategic Economic Plan 2016 <http://www.oxfordshirelep.org.uk/content/strategic-economic-plan>

⁸¹ Adopted Vale of White Horse Local Plan 2031 Part 1 - December 2016 - Core Policy 5 http://www.whitehorsedc.gov.uk/sites/default/files/6.%202016_12_14%20Chapter%204.pdf

⁸² Adopted Vale of White Horse Local Plan 2031 Part 1 December 2016 – Chapter 5 Sub Area Strategy http://www.whitehorsedc.gov.uk/sites/default/files/7.%202016_12_14%20Chapter%205%20ABOX.pdf

Table 32: Summary of factors specific to Baulking and Uffington, impacting on specialised need

Factor	Source(s)	Possible impact on housing needed	Conclusion
Ageing Population increasing / Higher than average number of retired persons.	ONS Census Population 2001 and 2011, CLP 2015	The need to provide housing for older people is critical given the projected increase in the number of households aged 65 and over accounts for over half of the new households. In Baulking the age profile of residents is ageing more rapidly than the district and region averages indicating a need for housing more suitable for older people.	Provision of a range of dwellings with mixed tenure to allow downsizing for older couples and one person households. Allows for elderly to live independently.
Attract (and retain) Working Age Population.	Census, Local Plan, Strategic Economic Plan, CLP 2015, Housing Needs Study 2017	Higher than average number of residents who are retired or work from home in an ageing population. Infrastructure development which would improve access to employment outside the area is unlikely to be focused on the Neighbourhood Plan Area. Speeding and volume of traffic already an issue in the village. Majority of residents use car to access facilities outside of the village due to poor public transport. Employment opportunities in the Vale of White Horse district are good and villagers willing to commute to retain balance of rural life with income earning.	Provide range of rental properties and smaller size dwellings.
Provide industrial or work spaces for those who work in the Neighbourhood Plan Area	CLP 2015	Higher than average work from home and high levels of self-employed. Poor roads and lack of public transport for commuters.	Greater use of the small Business Park Fernham Road, Baulking to increase employment prospects
Health factors for ageing population	Census 2011, Housing Needs Survey 2017	An ageing population will lead to an increase in the number of residents with health issues. Stairs, property in poor repair and need for low maintenance property were all cited as reasons residents would like to move	Smaller, easily maintained homes including a number of bungalows. Many of the adaptations required to meet future requirements

		home. Supporting independent living can help to reduce the costs to health and social services	of elderly population can be provided for existing housing (e.g. emergency alarms, adapted bathrooms, shower and toilets, low maintenance homes).
Rise in students / Rising student debt restricting young adults from entering the property market.	Local Plan 2031 Part 1 Core Policy 30, Housing Needs Questionnaire 2017	The development of the Science and research sectors will attract more students and need for further education. More low cost student accommodation and rental properties required to support this. A key reason to leave the Neighbourhood Plan Area is for university/college however many of these students then relocate to urban areas after studying. Low employment locally and limited public transport may be factors.	No student accommodation required in the Neighbourhood Plan Area as further education and employment opportunities are not within commuting distance. Starter Homes, 1-2 bed houses and rental opportunities will provide more options for young adults to remain in the villages.
Increase in tourism across the district. Tourists bring income into the villages.	Local Plan Part 1 Core Policy 31, CLP 2015	A joint needs assessment with South Oxfordshire District Council supports tourist accommodation for the new Science area and key towns. In the rural areas proposals for development relating to the visitor economy will need to be in accordance with the relevant Local Plan 2031 policies for these areas. Small-scale development to support the visitor economy, including farm diversification and equine development, will be supported if proposals are in keeping with the scale and character of the locality and which would not adversely affect heritage assets or their setting	The larger under-occupied houses lend themselves to supporting the tourist trade through guest houses. Equine and rural pastimes also lend themselves to supporting the tourist market and existing facilities exist to accommodate this without additional housing.
Rise in Self build	SHMA 2014, Housing Needs Survey 2017	Support from Government White Paper for those who want to build their own homes. Housing Needs Survey suggests small number of people who	Accommodate housing need in Baulking through support for self-build.

		want to build on their own land for extended family. Since the SHMA was produced local authorities must now keep a list of Self Build requests.	
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4.43 Conclusions on the aspect of specialised need

The above data (table 32) leads to the conclusions that within the Neighbourhood Plan Area, there is a need for housing for elderly residents. However, this does not suggest a specialised need of sheltered housing nor adapted housing but a requirement that can be met through the provision of smaller, low maintenance housing which would allow older residents to remain within their village. By providing a number of bungalows adapted housing would not be required.

5. Summary

5.1 The Housing Needs Assessment provides an insight using available data to assess future housing need for the Plan Period 2011-2031.

5.2 Baulking

Baulking is classified as 'open countryside and had 41 dwellings in 2011. Planning for a further 4 single dwellings has been passed in the period 2011-2016. The population is fairly static in Baulking, although a slight increase is projected. Baulking has a lower than average number of one person households (12%) compared to Uffington (24%) and the district (26%) and yet a higher than average number of couples both married (51%) and cohabiting (17%) compared to Uffington (44% and 10% respectively) and the district (40% and 9%). The household composition in Baulking is more likely to consist of older residents with a quarter (26%) of persons in households being three or more adults and no children compared to 17% in Uffington and the district. Similarly, a further quarter (26%) of persons in households are two adults of working age and no children compared to 15% in Uffington and 17% in the district. However, the proportion of households with large families (two adults and three or more children) are above the district and region average (6%) accounting for 14% in Baulking and 9% in Uffington. This demonstrates the larger families living in the villages and adult children remaining at home for longer.

5.3 Owner occupied and private rental are the main tenures in Baulking. Properties are most likely to be large (5+ bed) detached houses; there are no flats or properties with one bedroom. However, given the household composition, there is a higher than average number of homes with two or more bedrooms unused. Given the rural location, larger property sizes and high demand, house prices in Baulking are higher than average. The influence of the rural, isolated location is evident in the employment factors or a higher than average level of retired residents and higher than average level of people who work from home.

5.4 Factors outlined suggest that the mix of housing is addressed with the addition of smaller properties. As the population ages this would also make provision for younger families in the larger homes. No development is proposed for Baulking other than infill and self-build opportunities as they arise. Dwellings required should be smaller 1-2 bed and 3-4 bed homes for young couple/families and the elderly consisting of semi- detached houses and bungalows. These should be privately marketed.

5.5 Uffington

Uffington is classified in the Vale of White Horse Local Plan 2031 Part 1 as a larger village and shares a similar profile to the district. The population has increased 10% since 2001 to 2011 and is projected to increase by a further 20% to 2031. The profile of the village is predominantly older families with a higher than district average of five or more persons in a household and evidence of adult children remaining at home longer due to the level of three or more adults (no children) in households. There has been a 10% increase in housing since 2001 (to 2011) again in-line with the district, however a further 44 properties have been built in the period 2011-2016 which are included in the Local Plan Part One 2031 committed totals. Uffington has a similar tenure

profile to the district but has seen an increase in social rented properties since 2001. There are higher than average levels of detached properties as well as those with 5 or more bedrooms. The rural location and age profile of the population is reflected in higher than average levels of retired residents and those working from home. House prices have increased in-line with the district at 8% since 2013.

- 5.6 Factors outlined suggest that Uffington needs more 1-2 bed and 3-4 bed dwellings to address the housing mix disparity and accommodate young families. A total of 19 dwellings are proposed based on a 20% increase in households during the Plan Period. These would provide homes primarily for the elderly and young families. A mixture of semi-detached houses and bungalows would be recommended. These proposals would retain the village dynamics without putting added pressure on resources and infrastructures.

5.7 Housing Need Projection

House builds in the Neighbourhood Plan Area increased the number of households by 9% in the period 2001-2011. The overall housing need - the total number of net additional dwellings to be provided over the plan period, both in the market and affordable sectors - suggests that a total of 67 new dwellings are required in the Neighbourhood Plan Area, to meet future requirements of the Plan Period 2011-2031, based on growth and market signals (see page 30 for market signals). These 67 dwellings are in addition to the 356 dwelling at 2011. However, 48 have already been completed/proposed through a development of 36 homes at Jacks Lea and 8 single dwellings at Uffington plus 4 single dwellings in Baulking. Therefore, only a further 19 dwellings are proposed for the Neighbourhood Plan Area. Given local market signals it is proposed that these additional dwellings are built within the parish of Uffington, and that any self-build opportunities in the Neighbourhood Plan Area are supported.

- 5.8 These 19 additional dwellings should comprise of 1-2 bed and 3-4 bed semi-detached houses and bungalow homes for young couples, families and elderly.