

REPORT OF THE 2014 CRAWLEY DOWN NEIGHBOURHOOD PLAN HOUSING SURVEY

EXECUTIVE SUMMARY

S1. One of the key functions of the Crawley Down Neighbourhood Plan is to allocate land for housing. In order to do this, it is essential to understand the housing required by the village for the 20 year period covered by the plan. This report determines that requirement through an assessment of the following three factors:

1. Housing requirements arising from the existing population of the village.
2. Continuing population growth from migration into the village.
3. The special case of social affordable housing.

S2. A housing survey was undertaken as part of this assessment. 1,985 survey forms were delivered to households in the Crawley Down Neighbourhood Plan Area (NPA), and 687 forms were returned representing a 34.6% response. A comparison with the 2011 Census has identified a number of tests which should be applied to confirm that the results are robust to the differences between the population of the households responding to the survey and the general population of the NPA.

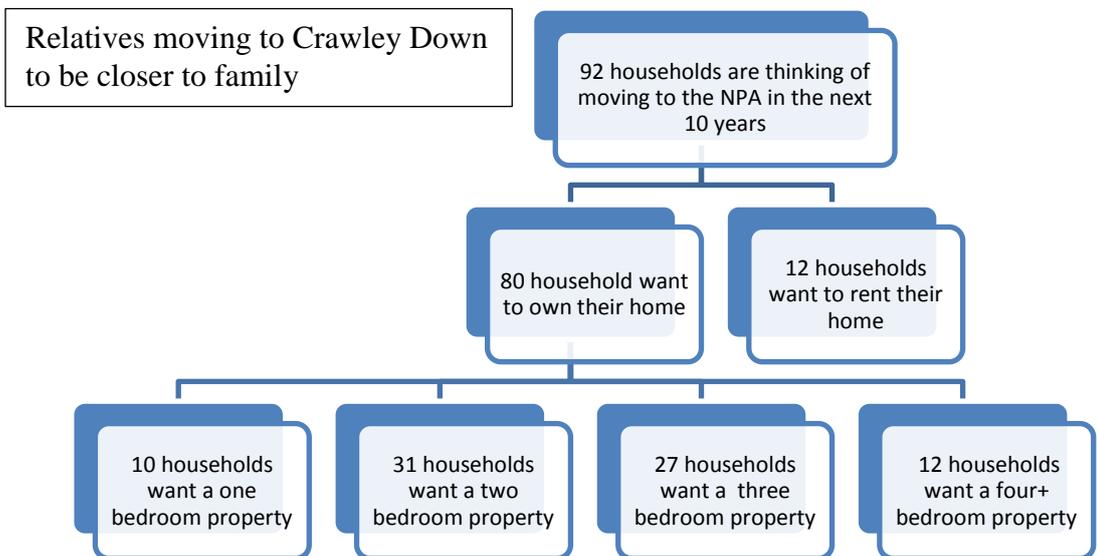
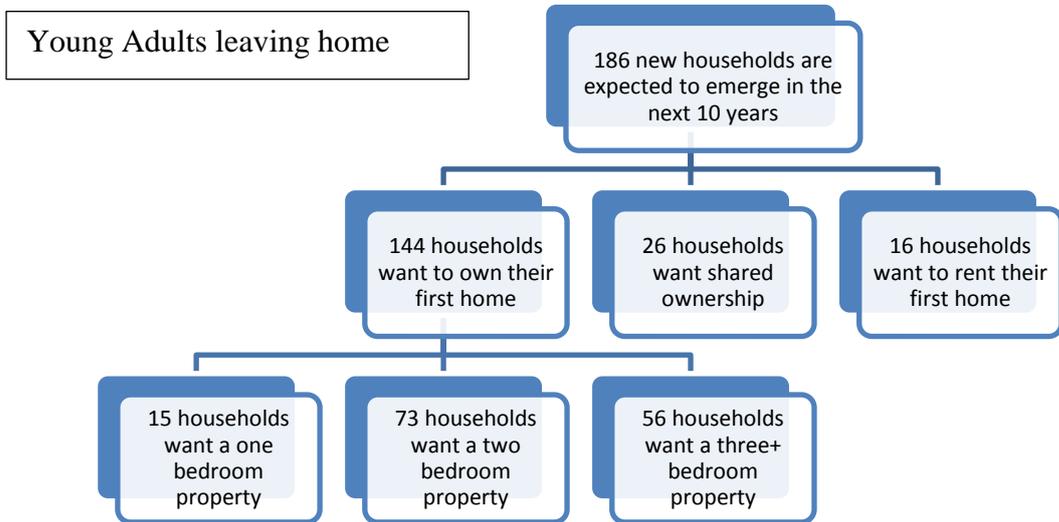
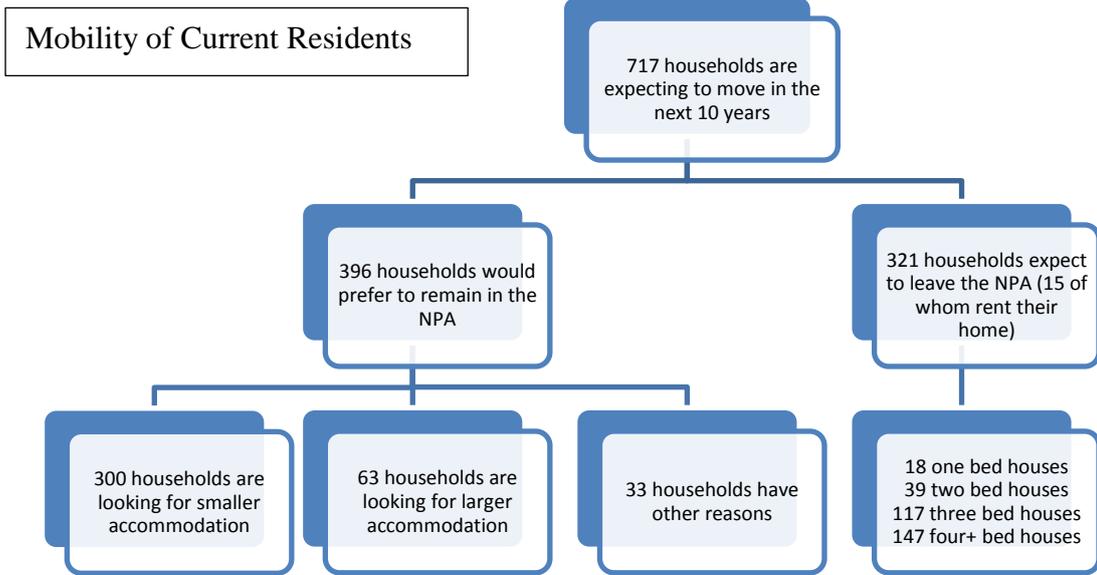
S3 The main results are summarised as

- There is substantial ‘under-occupancy’ of larger properties in the NPA, equating to over 2,000 unused bedrooms.
- On average 70 households are seeking to move each year, of whom 39 wish to remain in the village. Three quarters of these 39 want to downsize...
- There is a significant mis-match between the housing sought by emerging households and the supply of properties from households leaving the village. In particular, there is a significant shortfall of one and two bed properties
- The analysis identifies a requirement for 64 new properties to be built in the NPA in the next 10 years, comprised of 6 one bed and 58 two bed properties.
- The analysis also predicts that 146 three and four+ bed properties will become available for general immigration into the NPA over the next 10 years.
- The current planned stock of social housing in the NPA is sufficient to meet the requirement represented by the MSDC Common Housing Register.

S4. 403 households (58% of those responding) made general comments after completing the survey form. The majority of these comments fall into three areas:

- Negative comments on the impact of recent development on the quality and character of life in the village.
- Concern over the present quality of services and utilities in the village.
- Recognition that some development is necessary to provide smaller properties to allow downsizing and affordable homes for young adults.

S5. The Survey analysis is summarised in the following charts.



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1 Introduction

1.1 The Crawley Down Electoral Ward, comprising the village of Crawley Down and the surrounding countryside has been designated as a Neighbourhood Plan Area (NPA). In total, the NPA covers 884 hectares. A sub-committee of Worth Parish Council has been appointed to prepare the Neighbourhood Plan which will become the Local Development Plan for the NPA. The Plan will cover the period 2011 to 2031, and one of its key functions is to allocate land within the NPA for different uses, including housing. Fundamental to this process is the need to establish the sustainable housing requirement for the NPA. All land allocation decisions must be supported by appropriate and robust evidence such as this survey.

1.2 This report addresses the sustainable housing requirement for Crawley Down through an assessment of the factors affecting future housing requirements, and describes the 2014 Housing Survey undertaken by the Crawley Down Neighbourhood Plan Sub-Committee. It forms part of the evidence base for the Crawley Down Neighbourhood Plan.

2 Background

2.1 The village of Crawley Down has existed in its modern form and scale for approximately fifty years. The growth of the village from a hamlet at the start of the 20th century to over 2,000 dwellings today is represented in Figure 1.

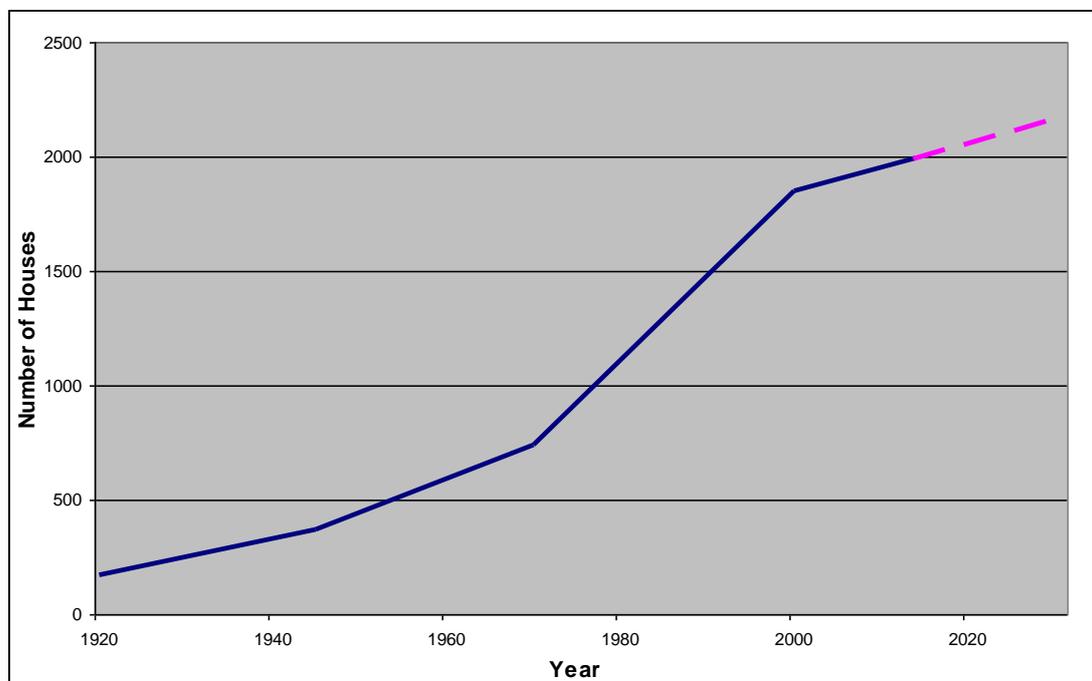


Figure 1. Growth of Crawley Down (number of dwellings)

2.2 The greater majority of this growth has been through movement into the village. It is notable that the rate of growth since 2000 is less than that in the preceding 50 years.

2.3 The requirement for future growth in housing numbers is considered to arise from three sources:

1. The requirements of the existing (indigenous) population of the village. This includes changes in the mix of housing types to accommodate lifestyle factors such as an ageing population, affordable housing to enable young adults to remain in the village and population growth arising from relatives wishing to be closer to resident family members.
2. Continuing population growth from other migration into the village. In particular, the village has to take a 'share' of the additional houses that Mid Sussex District Council (MSDC) estimates are necessary to support economic growth in the wider District.
3. The special case of social affordable housing to address housing needs.

2.4 Any further growth must be both sustainable and deliverable in the period of the Neighbourhood Plan. Figure 1 also shows the implication of continuing the current level of growth to the end of the Plan period. This is projected add a further 190 houses to the village. However, it is generally agreed that the investment in infrastructure has not matched the number of new homes created and it is considered that this level of growth would not be sustainable without significant investment in utilities and services.

3 New Housing Requirements Arising from the Existing Population

3.1 The 2009 Housing Needs Survey

3.1.1 In 2009, Worth Parish Council commissioned AiRS¹ to undertake a Housing Needs Survey. Their report² concluded that 115 households who had a local connection and could not afford to rent or purchase on the open market were in housing need in Worth Parish. Of these 115 households, 86 were actually living in the Parish. These figures were in good agreement with the number of households declaring a local connection with Worth Parish in the MSDC Common Housing Register (CHR)³. The 2009 Survey did not attempt to split this result into separate figures for the villages of Crawley Down and Copthorne, nor did it attempt to establish the future housing needs of the 3,500 households in the Parish who were assessed not to be 'in housing need'.

3.1.2 The 2009 Survey and the CHR were used as evidence for a development of 25 affordable homes on a greenfield site outside the Crawley Down village built-up area as a 'Rural Exception'⁴.

¹ Action in Rural Sussex

² AiRS Housing Needs Survey Report, Worth Parish Mid Sussex District 2009

³ <http://www.midsussex.gov.uk/7700.htm> accessed 4 April 2014

⁴ See Annex 2 National Planning Policy Framework (NPPF), p55

3.2 The 2013 Worth Parish Poll

3.2.1 An overwhelming majority of 98% in a Parish Poll in June 2013⁵ voted for a new housing needs survey to be undertaken before any new development was approved. Worth Parish Council made a formal request for a new survey to be undertaken by MSDC in September 2013, but in the absence of any plans for such a survey in February 2014 the Worth Parish Council Neighbourhood Plan Committee decided that Crawley Down and Copthorne Neighbourhood Plan Sub-Committees should undertake their own housing surveys using a common format.

3.3 The 2014 Housing Survey: Methodology

3.3.1 The survey form⁶ was derived from the form used for the 2009 survey, but the focus was changed from establishing ‘housing needs’ to the wider requirements of the entire NPA population. Furthermore, it was recognised that statistical analyses of information collected in the 2011 Census are fairly readily available on the Office of National Statistical website⁷ for the NPA and that these could be used as a validity check on the survey sample. The survey form therefore included questions which enabled comparison with the 2011 Census, but avoided unnecessary duplication. The Scoping Report for Sustainability Appraisal⁸ prepared by the Crawley Down Neighbourhood Plan Sub-Committee contains an extended analysis of the Census 2011 for the NPA. It was further decided, based on the good agreement between the 2009 Survey and the MSDC CHR of that time, that the Neighbourhood Plan would rely on the MSDC CHR for evidence of housing need in the NPA. This removed the requirement seen in the 2009 Survey to collect household specific information and meant that the survey form could be completed anonymously.

3.3.2 A total of 1,985 survey forms were delivered by volunteers to properties in the NPA. A total of 687 (34.6%) completed forms were returned. Of these 113 were returned by post (requiring the householder to provide a stamp). The remainder were delivered by hand by the householders to collection points in McColls shop in the village centre (415), the Haven Centre (85) and the Worth Parish Council (WPC) office (74).

3.3.3 The percentage of forms returned is significantly higher than that recorded in the 2009 survey in which a response of 17% (661 forms) was recorded for Worth Parish Council as a whole (i.e. Crawley Down and Copthorne NPAs combined). The higher return is considered to be due to a number of factors:

- housing is a more significant issue in the NPA than in 2009 due to the effect of the new home completions since 2009 on visual amenity, infrastructure and services (i.e. schools, health services, roads/traffic and utilities),
- The survey form was completed anonymously whereas the 2009 Survey collected personal details for some questions.

⁵ On a turnout of 20%.

⁶ See Appendix 1

⁷ <https://www.nomisweb.co.uk/census/2011>

⁸ Crawley Down Neighbourhood Plan; Scoping Assessment for sustainability issue 5 March 2014

- the survey form had significantly fewer questions than the 2009 form.
- households were invited to take part in a raffle with a prize of £50 when returning their survey form⁹.

3.3.4 Information from the forms returned, including the many comments, has been loaded into an Excel spreadsheet by volunteers. Analysis of the responses has been straightforward, with the exception of the following corrections:

- Question 7 addresses the intention to move within the next 0 to 5 years, 6 to 10 years, or 11 to 20 years. Where responders ticked more than one option, the earliest period has been used in the analysis.
- Question 10 is intended to identify new households emerging from existing households such as adult children leaving home. However, in 28 responses, single unit households have used the question to identify their future housing needs such as moving from rented to owned, or downsizing. These responses have been removed from the analysis of this question...
- Questions 10 and 11 required householders to indicate the number of individuals affected but in 3 cases the field has been used to indicate the number of years before a change is expected. These responses have been removed from the analysis of these questions.
- A significant proportion of returns did not answer Question 12 (household income by individual) and several responses indicated that the information was felt to be intrusive. In addition, a significant number of older householders indicated their age rather than their income. In view of these problems, no analysis of Question 12 has been made.

3.4 The 2014 Housing Survey: Comparison with the 2011 Census

3.4.1 Given that only one-third of households returned their survey form it is important to understand whether those who responded are representative of the NPA community as a whole. A comparison of the Survey results with the Census results for equivalent questions is presented in Appendix B.

3.4.2 The comparison concludes that the robustness of any conclusions drawn from the population represented in the Survey must be tested against the following changes to the data:

- Increasing the number of individuals by 10%
- Increasing the number of households who rent their home by 66%
- Increasing the number of one bedroom properties by 100%
- Increasing the number of two bedroom properties by 33%
- Increasing the number of individuals aged less than 55 by 33%
- Reducing the number of individuals aged more than 55 by 33%

⁹ The raffle was sponsored by a local businessman; 65% of households completing the form elected to be included in the raffle.

3.5 The 2014 Housing Survey: Detailed Results

3.5.1 Over-crowding

3.5.1.1 Over-crowding has been investigated as it is expected to be a key driver for a household to consider a move to alternative accommodation. The number of individuals of all age groups occupying one, two, three and four+ bedroom properties is shown in Table 1. The total number of households for 1, 2, 3, etc. person households is also shown. It is notable that that 21% of the responding households live as individuals, 90% in homes with at least 1 spare bedroom and that 72% of this group are aged 65+.

3.5.1.2 If it is assumed that all the four+ bedroom homes have only 4 bedrooms then there are 78 households (11%) in the Survey in which there are fewer bedrooms than members of the household. Further analysis of these 78 households, assuming that all children must have separate bedrooms but that 2 adults in the same age group would share a bedroom, indicates that there are 14 households in the Survey (2%) where there are fewer bedrooms than people. Of these 14 households, 7 are in four+ bedroom houses so the Survey can only firmly identify 7 (1%) returns in which the household involved can be considered to be overcrowded (based on insufficient bedrooms). On the other hand, there are over 700 spare bedrooms in the houses in the Survey which translates to over 2,000 in the NPA on a pro-rata basis.

	No. of Households by number of Bedrooms				
	Four+ Beds	Three Beds	Two Beds	One Bed	Total
1 Person	23	80	28	14	145
2 Persons	128	150	26	2	306
3 Persons	52	34	5	0	91
4 Persons	57	37	1	0	95
5 Persons	15	6	0	0	21
6 Persons	5	1	0	0	6
7 Persons	3	1	0	0	4
8 Persons	1	1	0	0	2

Table 1. Number of households occupying one, two, three and four+ bedroom properties for different household size

3.5.1.3 An immediate conclusion is that the very low level of overcrowding evident from the Survey could be readily corrected through a re-distribution of the existing housing stock. Furthermore, and without wishing to appear to be morbid, normal mortality rates should provide the level of supply necessary for this correction¹⁰. Beyond this, strategic action within the Neighbourhood Plan to encourage downsizing could provide a supply of larger properties.

3.5.1.4 This analysis has been extended to consider only households who rent their home given that they are under-represented in the Survey. The results are shown in Table 2. The Survey can only identify 1 return in which the household involved can

¹⁰ The implications of mortality on housing supply are outlined in Appendix C but have not been considered in any detail in this report.

be considered to be overcrowded (based on insufficient bedrooms). On the other hand, there are over 38 spare bedrooms in the rented houses in the sample.

	No. of Households by number of Bedrooms				
	Four+ Beds	Three Beds	Two Beds	One Bed	Total
1 Person	1	8	3	11	23
2 Persons	4	7	4	1	16
3 Persons	1	4	2	0	7
4 Persons	3	4	1	0	8

Table 2. Number of households occupying one, two, three and four+ bedroom rented properties for different household size

3.5.1.5 The robustness of these results to the differences between the Survey and the 2011 Census has been assessed (see Appendix B). Where there is a change in the results it is very small (e.g. 1 or 2 households) and it is concluded that they do not affect these results.

3.5.2 Mobility Intentions

3.5.2.1 Analysis of Question 7 indicates that 46% of all households in the Survey expect to move in the next 20 years, and 45% of these households expect to move in the next 5 years (rising to 74% in 10 years). Extrapolating these results to the overall NPA population on a pro-rata basis implies that some 420 households are expecting to move in the next 5 years; another 280 in the next 5 years; and a further 240 in the next 10 years.

3.5.2.2 It is notable that expected ‘rate of moving’ (i.e. the number in each 5 or 10 year period) falls significantly after the next 10 years. In practice it likely the rate of moving will be relatively constant and it would be sensible to discount the figures for the 10 to 20 years ahead due to the increased level of uncertainty in the responses¹¹. Based on the responses for the next 10 years, and extrapolating the results to the overall population of the NPA, leads to an expectation that approximately 70 households per year will move. This figure agrees with the professional experience of the local estate agent.¹²

3.5.2.3 An analysis of the Question 8 responses of those households indicating an intention to move in the next 10 years indicates that 56% would prefer to remain in the NPA if they were to move. Again, extrapolating these results to the wider population implies that of the estimated 70 households per year expecting to move, 39 would prefer to remain in the NPA and 31 would prefer to leave. There is strong evidence in the many comments given in Question 9 that the perceived loss of the village community through over-development was the primary reason for considering leaving the NPA.

¹¹ It is also relevant the intentions of the households that would join the NPA in the first 10 years are not reflected in the numbers.

¹² Discussion 28th March 2014

3.5.2.4 The robustness of these results to the differences between the Survey and the 2011 Census has been assessed (see Appendix B). It is concluded that they do not affect these results.

3.5.3 Reasons for Wanting to Move

3.5.3.1 87% of the households responding to the Survey gave a reason for moving in Question 9, of which 30% were provided as a written reason rather than the respondent selecting one of the 6 options offered. Of those that selected an option, and restricting the analysis to the households that indicated an intention to move in the next 10 years, 67% selected “a smaller property” and 25% selected “a bigger property”. In terms of the estimated 39 households per year looking to move and remain within the village, these results suggest that 26 will be looking for a smaller property and 10 for a larger property.

3.5.3.2 If issues of affordability and commercial viability are discounted, it is clear that two local requirements (i.e. to downsize and to step up) are met through the addition of a single smaller property. In terms of deliverability, a key issue will be the deliverability of the ‘step-down’. Many of the comments associated with this aspect of the Survey referred to the need for bungalow (i.e. single storey at ground level) accommodation. This type of accommodation is in short supply in the NPA and is often dismissed for new developments as being ‘unsustainable’ due to the low housing density that can be achieved. However, this argument can be counted if, as the Survey clearly shows, building a bungalow replaces the need to build a larger property.

3.5.3.3 A similar analysis of households who rent their home identified no significant differences compared to the results for all households, except that of those that selected an optional reason for moving, 25% selected “move from rented to owned”. This extrapolates to 2 or 3 households wanting to move from rented to owned property per year.

3.5.3.4 The robustness of these results to the differences between the Survey and the 2011 Census has been assessed (see Appendix B). It is concluded that they do not affect these results.

3.5.4 Continuity of Residency

3.5.4.1 Three of the Survey questions explored the continuity of residency in the village. Questions 4 and 5 asked for the number years in current home and in Crawley Down respectively. Question 6 asked the reason for choosing to live in the village and gave a number of options and the opportunity to enter an alternative. The responses to Question 6 are summarised in Table 3.

	Born in Village	Relatives in Village	Ease of access to work	Village life
All returns	41 (7%)	114 (18%)	161 (25%)	313 (50%)
HH renting	7 (11%)	20 (33%)	13 (21%)	21 (34%)

Table 3. Reasons for choosing to live in Crawley Down

3.5.4.2 It can be seen that there are significant differences between the responses for households with rented tenure and those for all returns. Having relatives in the village is clearly more important for households who rent. The proportion of households born in the village is low reflecting the significant expansion of the village over the past 50 years. Village life is the main reason why households choose to live in the village and this is reflected in the many comments on the loss of ‘sense of community’ through over-development. Overall, 75% of returns indicated either “Born in the Village”, “Relatives in the Village” or “Village life”, all of which represent a strong personal commitment to the village.

Length of time in current home	0 – 5 years	6 – 10 years	11 – 20 years	21 – 30 years	31 – 40 years	41 – 50 years	50+ years
All Survey responses	124	118	144	124	113	43	22

Households that own their home	106	115	132	118	107	39	18
Expect to move in next 5 years	24 23%	31 27%	25 19%	23 19%	22 20%	6 15%	2 11%
Expect to move in 5 to 10 years	14 13%	14 12%	16 12%	20 17%	14 13%	2 5%	1 5%
Total expect to move in next 10 years	38 36%	45 39%	41 31%	43 36%	36 33%	8 20%	3 16%
Expect to move in 10 to 20 years	15	13	19	15	18	2	2
Overall expect to move	53 43%	58 49%	60 42%	58 47%	54 48%	10 23%	5 23%

Households that rent their home	18	3	12	6	6	4	4
Overall expect to move	8 44%	1 33%	4 25%	2 33%	0	2 50%	1 25%

Have moved within the NPA	30	39	38	36	28	7	9
Overall expect to move	15 50%	15 38%	15 39%	17 47%	16 57%	1 14%	1 11%

Table 4. Survey results for number of years lived in the current home

3.5.4.3 The results from Questions 4 and 5 are summarised in Table 4. The number of years spent in the current home has been grouped into 7 different duration bands and the number in each band is shown for the following groups:

- All households
- Households who own their home

- Households who rent their home
- Households that have moved within the NPA

3.5.4.4 In addition, the individual results for households expecting to move within 5, 10 and 20 years are shown, broken down into the 7 different duration bands for households that own their home and as a total for households with rented tenure.

3.5.4.5 In total 187 households (28%) indicated that they have lived longer in the village than in their current house. Of these 187 households, 18 (9.6%) rent their current property. This proportion is similar to the proportion of rented properties in the Survey, indicating that tenure type is not a factor when a household decides to move within the village.

3.5.4.6 The results for years lived in current home are plotted in Figure 2 as the cumulative number of households against the 7 different duration bands. The graph for households that own their home can be seen to divide into three sections with different slopes. The three sections correspond to 0 to 10 years, 10 to 50 years and 50+ years. It is considered that these sections reflect the rate of development of the village (i.e. 2000 to 2010, 1970 to 2000, and pre -1970), rather than a change in household behaviour.

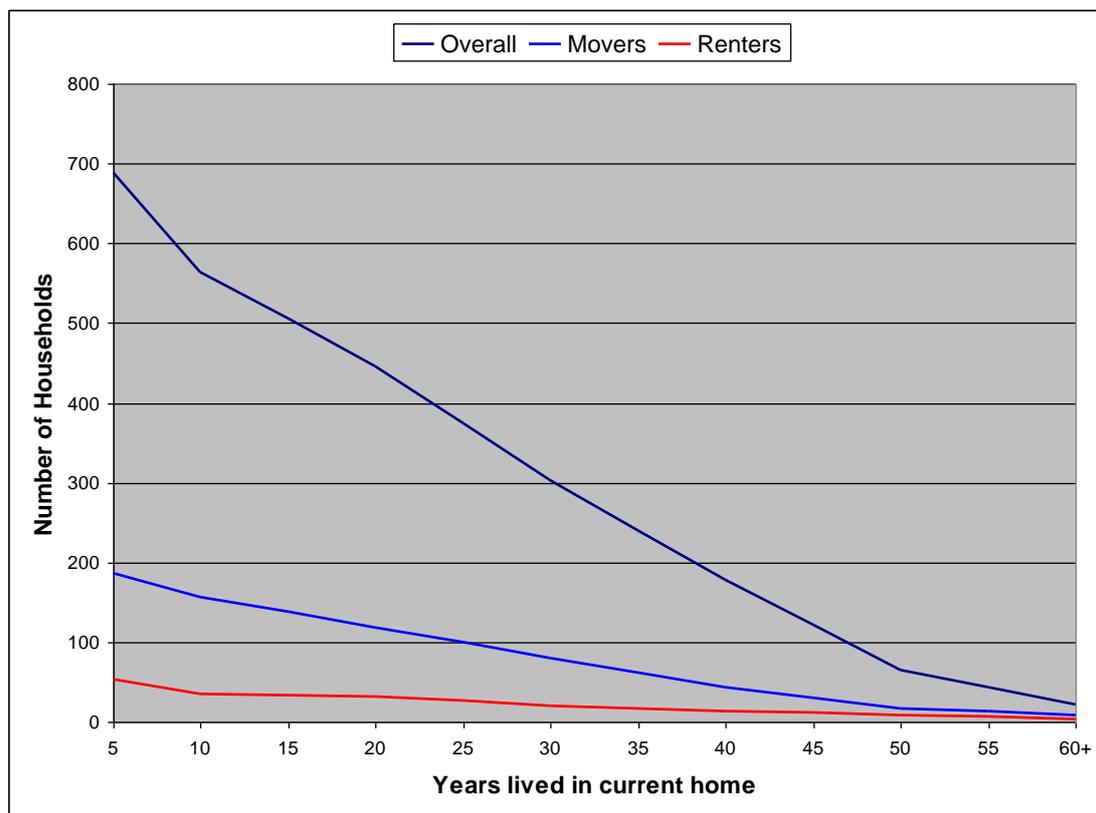


Figure 2. Number of years lived in current home

3.5.4.7 The same shape of the graph is seen for the other two groups represented in Figure 2; households that rent their home, and households that have moved within the NPA, although it is less distinct where the number of returns is smaller.

3.5.4.8 The detailed analysis of household intention (“Overall expect to move”) in Table 4 shows no significant difference between households that own their home and households that have moved within the NPA. In both sets of results the intention to move drops substantially after 40 years in the same home. The results for households that rent their home are different in that the lower intention to move is seen after only 5 years in a property, but the number of returns is too small to be confident that this is a real result.

3.5.4.9 The detailed analysis of intention to move in Table 4 is further extended for the households that own their home to show the results for 0 to 5 years, 6 to 10 years, and 11 to 20 years. The percentage expressing an intention to move is remarkably consistent across the first five year bands before it drops substantially after 40 years in the same home in both the overall results and the results for 0 to 10 years. In some respects this result is surprising in that it suggests that households do not ‘grow fonder’ of their homes with the number of years lived in it. The Survey does show that many households have lived in their current properties for a long time.

3.5.5 Emerging Households

3.5.5.1 Analysis of the responses to Question 10 indicates that 129 households (19%) expect their household to divide in the next 20 years. These returns identified a total of 204 individuals creating new households. Of these, 136 arise in the first 10 years and only 68 in the following 10 years. Similarly for the mobility results, it is considered unlikely that there will be such a step change in the number of emerging households and the results for 10 to 20 years should be discounted due to the level of uncertainty.

3.5.5.2 In terms of the type of housing demand created, based on returns where a preference was stated, 77% of these new households want outright ownership of their property with another 14% wanting shared ownership, 55% want a two bedroom property, 28% a three+ bedroom property and 17% a one bedroom property.

3.5.5.3 The robustness of these results to the differences between the Survey and the 2011 Census has been assessed (see Appendix B). It is concluded that the differences between the Survey and the 2011 Census could give rise to an under-estimate of 36 in the results for the number of new households emerging.

3.5.6 External Households with a close relative in the NPA

3.5.6.1 Analysis of the responses to Question 11 indicates that 74 households (11%) have relatives who want to move to Crawley Down. These returns identified a total of 126 individuals creating 77 new households. All of these are expected to arise in the next 10 years, with 63 in the first 5 years. This inward flow needs to be balanced against outward moves for the same reason. From analysis of the comments in Question 9, 9 households indicated that they expected to move away from the village to be closer to relatives.

3.5.6.2 In terms of the type of housing demand created, based on returns where a preference was stated, 87% (67) of these incoming households want outright ownership of their property, with the remaining 13% (10) wanting to rent. 40% want a

two bedroom property, 36% a three bedroom property, 13% a four bedroom property and 11% a one bedroom property.

3.5.6.3 The robustness of these results to the differences between the Survey and the 2011 Census has been assessed (see Appendix B). It is concluded that the differences between the Survey and the 2011 Census could give rise to an under-estimate of 15 in the results for the number of external households with a close relative in the NPA seeking to move into the NPA in the next 10 years.

3.5.7 Comments made by Households responding to the Survey

3.5.7.1 403 survey returns (59%) made a written comment after completing the form. These comments can be divided into three groups:

- Negative comments on the impact of recent development on the quality and character of life in the village.
- Concern over the present quality of services and utilities in the village and the need for investment whether or not there is any further development.
- Recognition that development is necessary to provide affordable homes for young adults and smaller properties to allow downsizing.

The full set of comments is at Appendix D.

3.6 New Housing Requirement Arising from Wider Economic Growth

3.6.1 The 2013 draft Mid Sussex District Plan identifies an overall requirement for 10,600 new homes. This includes a requirement for 2,000 new homes to meet a projected economic growth of 2.3% in the District to be supplied through small and medium scale developments in towns and villages. The Crawley Down Neighbourhood Plan must not conflict with the final District Plan and these figures are considered to provide a reasonable target, although they may change as the District Plan evolves. No methodology for allocating the new homes between Parishes/NPAs has been identified, but it is considered that there are only a small number of viable options:

1. Maintain the current level of development (over the past decade) across Mid-Sussex. This would penalise Crawley Down which has seen significantly higher growth than similar villages in recent years. As indicated previously, this would imply approximately 190 new homes in Crawley Down. It is considered that this level of growth would not be sustainable without substantial investment in infrastructure which would lead to further growth in house prices if the associated costs had to be recovered by developers. Furthermore, this level of growth could only be achieved through the exploitation of greenfield sites outside the built-up village boundary. The harm that such development would cause to the Strategic Gap and the associated countryside would require any proposed development to demonstrate that it had considered alternative sites, both greenfield and

brownfield and within and outside the NPA. This method is not considered further.

2. Pro-rata by number of dwellings in the NPA. This method would also penalise Crawley Down due to its higher levels of growth in recent years than other NPAs, but less so than option 1 above. There are approximately 60,000 homes in Mid-Sussex, so the Crawley Down share would be approximately 133 new homes. .
3. Each Parish/NPA in the District Plan Area should take an equal share unless a major development is planned. There are approximately 19 Parishes/NPAs in the District Plan Area to which this share would apply, so this implies a target of approximately 110 new houses in the Crawley Down NPA.
4. Summation of the proposals emerging from Neighbourhood Plans on the basis of their housing surveys and land use assessment. This ‘bottom-up’ build approach has the best potential to provide a sustainable solution for growth in the District but there is a risk that the total will not meet the eventual MSDC target, especially as neighbourhood plans do not all complete at the same time

3.7 Need for More Affordable Housing

3.7.1 The MSDC CHR is a register of households who are seeking affordable homes for rent in the Mid Sussex area. Affordable rents are usually capped at 80% of the private rental market in the area. The basic criteria that households have to meet to be included on the register are to be 16+ years old, earn less than £60,000 per year and have a local connection to Mid Sussex. Local connection information is held at village level. It was noted earlier that the level of housing need identified in the 2009 Housing Survey for Worth Parish was in good agreement with the MSDC CHR figure for the number of households with a local connection to Worth Parish. This is illustrated in Figure 3 which shows the change in numbers registered from 2006 to 2014.

3.7.2 In addition to the number registered with a local connection to Worth Parish, Figure 3 also shows the number registered with a local connection to Crawley Down and the number of new affordable homes for rent built or approved in Crawley Down.

3.7.3 Households registered with the CHR are prioritised into 4 Bands, A to D, with D being the lowest priority. Table 5 shows the breakdown by Band for Worth Parish and Crawley Down in March 2014.

	Band A	Band B	Band C	Band D	Total
Crawley Down	6		16	117 (84%)	139
Worth Parish	7		33	202 (86%)	242
Living outside Crawley Down	3		10	49 (79%)	62

Table 5. Number of households registered by Band

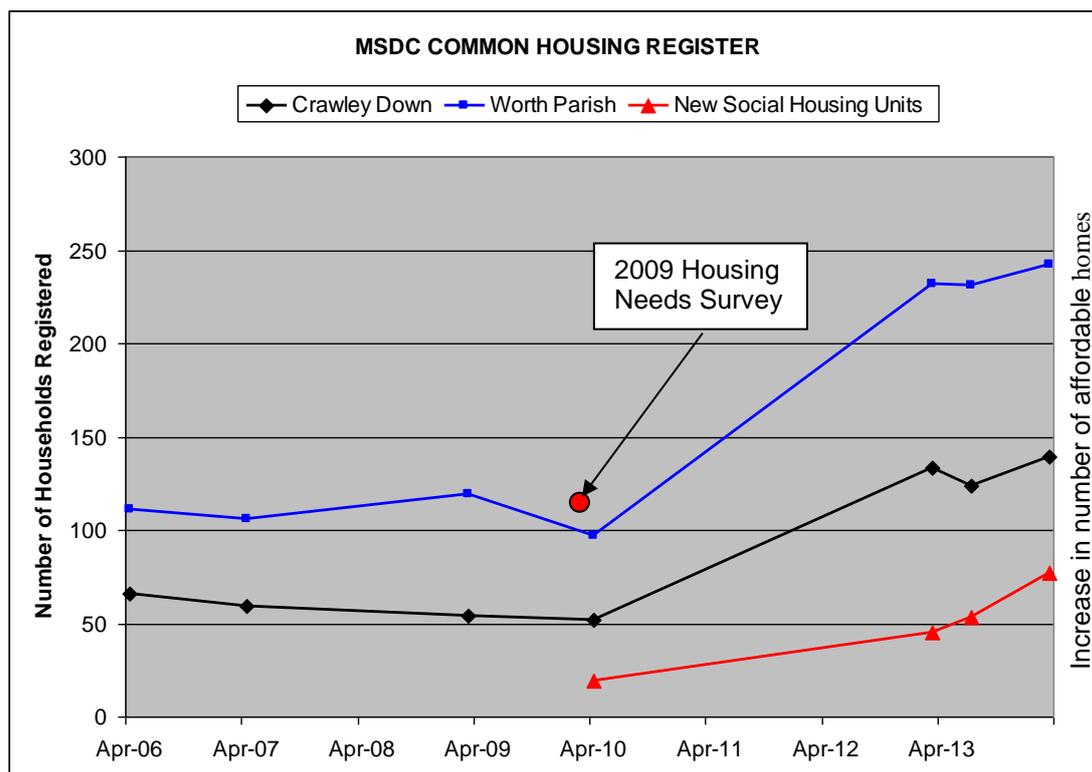


Figure 3. Households registered with the MSDC Common Housing Register for Crawley Down and Worth Parish; 2006 to 2014. Also shown on the same scale is the increase in the number of affordable home for rent in Crawley Down

3.7.4 It is notable in Figure 3 that the number of households registered on the CHR is relatively constant from 2006 to 2010, and then increases significantly between April 2010 and April 2013, both for those with a local connection to Worth Parish and those with a local connection to Crawley Down. The reason for this increase is not well-understood, although it has been suggested¹³ that the construction of new social housing itself creates an increase in demand. This increase is most marked in Band D, which is the lowest priority band. MSDC are currently assessing the results of a review of the CHR undertaken in response to changes in Government guidance issued in late 2013, and which is expected to reduce the number registered with a local connection to Crawley Down.

3.7.5 Table 5 also shows the number of households on the CHR with a local connection to Crawley Down who live outside the NPA¹⁴. These 62 households have not been included in this Survey directly, although some of them may be included in the households identified in Question 11 as immediate relatives who want to move to rented accommodation in the village.

¹³ Appeal Decisions made on 8th January, 2013 - Appeal A Ref: APP/C1435/A/12/2173782 and Appeal B Ref: APP/1435/A/12/2177980 concerning land in Laughton, Lewes, East Sussex

¹⁴ MSDC email to WPC

4. Discussion

4.1 The Survey indicates that there is a significant demand for housing from emerging households, incoming households with relatives in the NPA and households moving within the village. This needs to be balanced by a supply of housing made up of properties vacated by households moving and new build. In order to estimate the latter it is necessary to extrapolate the Survey results for mobility, emerging households and incoming households with relatives in the NPA to the whole NPA population. This extrapolation has to take account of both the differing level of uncertainty in the Survey results and the corrections arising from the differences between the Survey and the 2011 Census. The demand for affordable housing does not need to be extrapolated as the MSDC CHR already applies to the whole NPA population.

4.2 In terms of uncertainty, the agreement between the mobility results and the professional experience of the local estate agent, gives a degree of confidence in these results that supports their pro-rata extrapolation to the whole population of the NPA, with a correction to the housing stock released to reflect the under-representation of one and two bedroom properties in the Survey. It is considered that the uncertainty in the results for emerging households and incoming households with relatives in the NPA do not justify the use of the same approach for these results. Modern career patterns and affordability issues, including the costs of university education, mean that young adults are less likely to purchase their own properties as early in life as previously. The evidence in the Survey that recent development has made the village a less attractive place to live due to pressure on facilities such as school places, means that the relatives of village households will be less likely to move to the NPA. The Survey results for emerging households and incoming households with relatives in the NPA are therefore considered to be an over-representation and their extrapolation to the whole population of the NPA on a pro-rata basis would conflict with the requirement that growth be sustainable. These results have therefore been directly applied to the whole population of the NPA with corrections to take account of the differences between the Survey and the 2011 Census.

4.3 The Survey results are summarised in Figure 4 as a series of charts setting out the supply and demand for different housing types. The corrections arising from the differences between the Survey and the 2011 Census are shown as “+n”. The interpretation of the figures in these charts is discussed in the remainder of this section of the report.

4.4 There is considerable overlap between the households on the CHR and the figures in the emerging household and incoming households with a relative in the NPA seeking rented or shared ownership property. The overlap is 55% for households registered with the CHR who live in the NPA and 20% for households who live outside the NPA.

4.5 Figure 3 shows that Crawley Down has added a substantial number of new social housing for rent or shared ownership since 2010 and currently has a total stock of approximately 200. This figure will increase further through existing approved developments and some 10 properties will be available for re-let each year based on historical trends. Noting that the majority of the households on the CHR (84%) are in

the lowest priority band, it is reasonable to assume that the supply of social housing over the next 10 years is sufficient to satisfy the current CHR numbers.

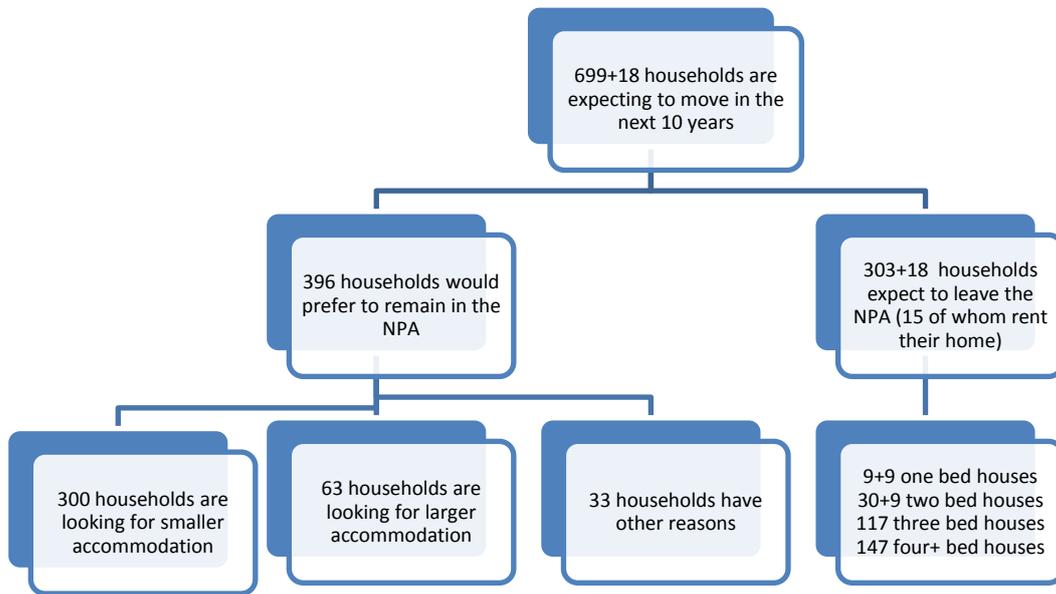


Figure 4a. Summary of the Survey results for mobility

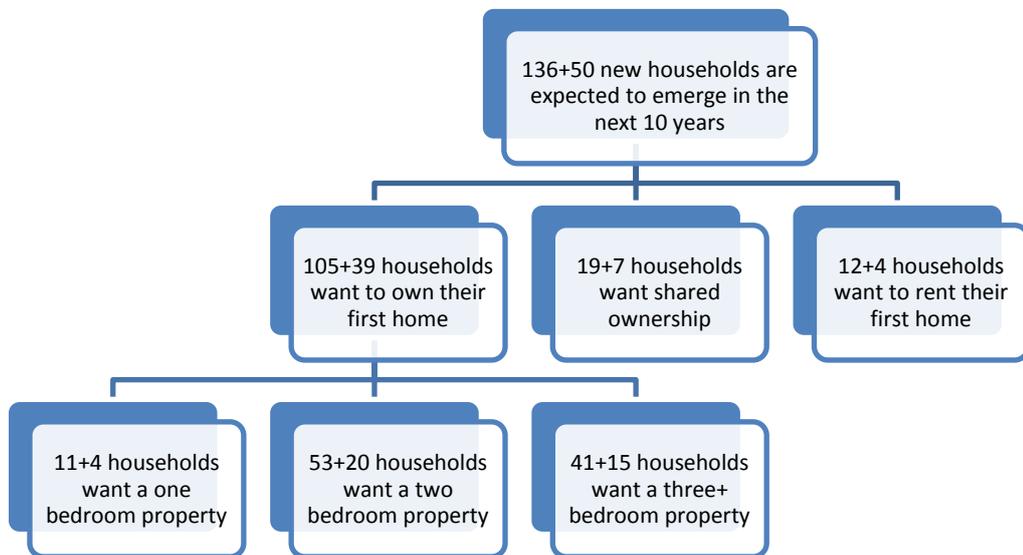


Figure 4b. Summary of the Survey results for emerging households

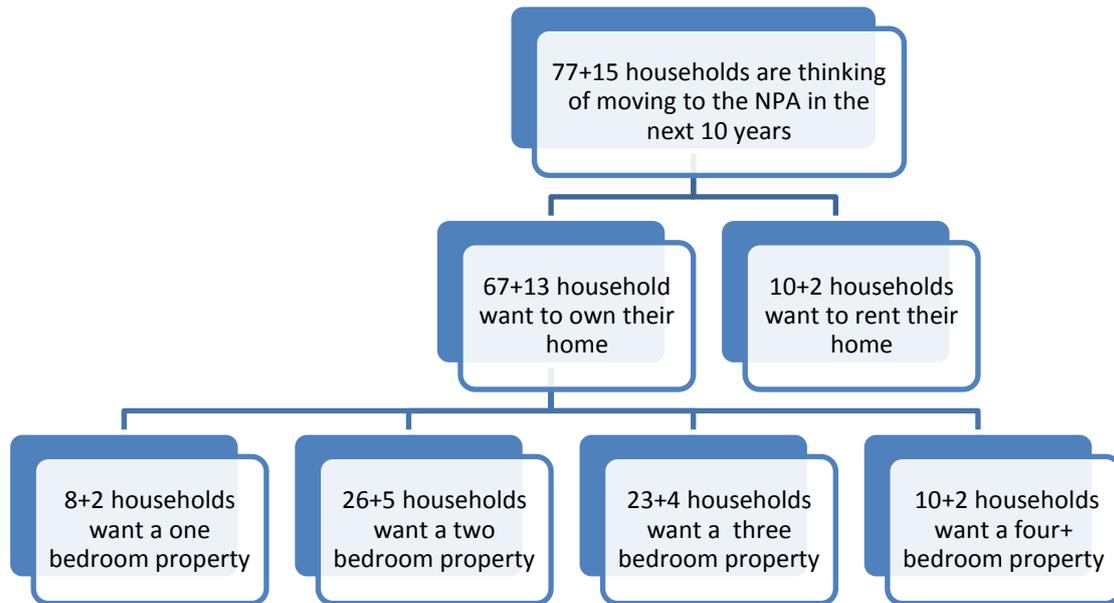


Figure 4c. Summary of the Survey results for households with a relative in the NPA

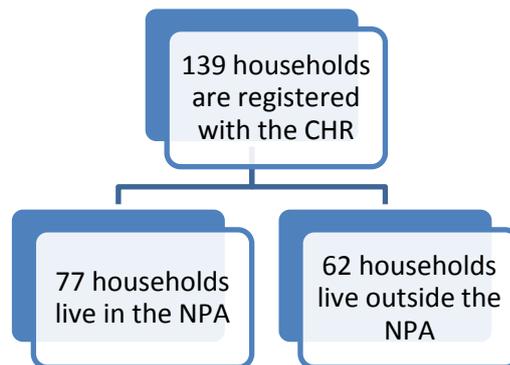


Figure 4d. Summary of households registered on the MSDC CHR

4.6 The supply of properties arising from households leaving the NPA (321) is more than sufficient to meet the demand for owned properties arising from emerging households (105+39=144) and incoming households with a relative in the NPA (67+13=80). Unfortunately, there is a significant imbalance in the type of property, with a shortfall of 7 one bedroom and 65 two bedroom properties. On the other hand there is a surplus of 154 three+ bedroom properties. Some of this ‘surplus’ will be taken by the 63 households who are looking for larger properties in the NPA and they in turn will release smaller properties. However, only 1 one bedroom and 7 two bedroom properties are released by this group as the majority (54) are seeking to move from three bedroom properties. Taking these released properties into account, the shortfall becomes 6 one bedroom and 58 two bedroom properties. The surplus of three+ bedroom properties is reduced to 146.

4.7 It is assumed that households expecting to move within the NPA who do not find a suitable property will remain in their current home. This is likely to apply primarily to the 300 households seeking a smaller property. 140 of these households

are currently in a three bedroom property, and will be therefore be competing with the other groups for one or two bedroom properties¹⁵. This is likely to further increase the already high price of two bedroom properties in Crawley Down, which is likely to discourage emerging households from purchasing. Households from this group that do move will release more three+ bedroom properties, possibly creating an over-supply of that type of property in the village which will depress prices, which will in turn discourage households from moving. It is beyond the scope of this analysis to quantify the extent of these effects and it is assumed that they will cancel out (i.e. each successful household from the 300 wishing to downsize in the NPA, displaces 1 household from the 144 emerging households).

5. Summary

5.1 Extrapolation of the Survey results to the whole population of the Crawley Down NPA gives an unmet requirement for 6 one bed properties and 58 two bed properties in the next 10 years. This equates to 128 new homes over the 20 year period of the Crawley Down Neighbourhood Plan. It is noteworthy that the figure of 128 is in good agreement with the predictions in section 3.6 above for new housing to support MSDC's projected economic growth of 2.3% in the District.

5.2 In addition, 146 three+ bedroom properties will become available over the next 10 years as a result of households leaving the Crawley Down NPA and will be available as part of the general MSDC housing stock for immigration into the NPA.

6. Conclusions

6.1 This report and the 2014 Housing Survey provide sound evidence for the housing requirement in the Crawley Down NPA for the 20 year period of the neighbourhood plan.

6.2 There is a requirement for 64 new properties in the NPA in the next 10 years, comprised of 6 one bed properties and 58 two bed properties. Extrapolating this to the 20 year period of the Plan gives a requirement for 128 new homes.

6.3 Based on the mobility intentions expressed in the Survey, 146 three and four+ bed properties will become available in the next 10 years to other households who wish to move into the Crawley Down NPA.

¹⁵ This does not mean that households in this group who currently occupy four+ bedroom houses will not also be seeking a two bedroom property.

10. Is anyone in your household likely to want to move to their own property in the village?

In the next 5 years	Yes <input type="checkbox"/> No <input type="checkbox"/>	How many?	<input type="text"/>
In the next 10 years	Yes <input type="checkbox"/> No <input type="checkbox"/>	How many?	<input type="text"/>
In the next 20 years	Yes <input type="checkbox"/> No <input type="checkbox"/>	How many?	<input type="text"/>

[If Yes] What type of accommodation are they likely to want?

owned shared ownership rented not known

One bedroom	<input type="checkbox"/> 1	Two bedrooms	<input type="checkbox"/> 2
Three bedrooms	<input type="checkbox"/> 3	Four or more bedrooms	<input type="checkbox"/> 4

11. Are any members of your immediate family (mother, father, son, daughter, including step-relatives) who currently live somewhere else thinking of moving to Crawley Down?

In the next 5 years	Yes <input type="checkbox"/> No <input type="checkbox"/>	How many?	<input type="text"/>
In the next 10 years	Yes <input type="checkbox"/> No <input type="checkbox"/>	How many?	<input type="text"/>
In the next 20 years	Yes <input type="checkbox"/> No <input type="checkbox"/>	How many?	<input type="text"/>

[If Yes] What type of accommodation are they likely to want?

owned shared ownership rented not known

One bedroom	<input type="checkbox"/> 1	Two bedrooms	<input type="checkbox"/> 2
Three bedrooms	<input type="checkbox"/> 3	Four or more bedrooms	<input type="checkbox"/> 4

12. Please indicate the number of earners in your household for each income band :

Annual Income £,000s	0 to 30	30 to 40	40 to 50	50 to 60	60+

Do you have any comments on this survey or on the housing in the village?

Thank you for completing this form – please seal it in the envelope provided. To keep costs to a minimum we have arranged for collection boxes to be available in McColls Newsagents, the Haven Centre and Worth Parish Council Office (opening hours 9am to 12 noon, Mon-Thurs). Alternatively, you can post it to us (stamp needed) or ask us to collect it by emailing contact@crawleydownplan.org.uk or calling 01342 713407 and leaving your phone number.

THERE IS A CHANCE TO FIND OUT MORE ABOUT THE NEIGHBOURHOOD PLAN AT THE HAVEN CENTRE ON SATURDAY 19th APRIL. DETAILS ON www.crawleydownplan.org.uk

Crawley Down Neighbourhood Plan Committee

The 2014 Housing Survey: Comparison with the 2011 Census

B1.1 Given that only one-third of households responded to the Survey it is important to understand the extent to which those who responded are representative of the Neighbourhood Plan Area (NPA) community as a whole. Several of the Survey questions are equivalent to questions in the (much more comprehensive and compulsory) 2011 Census which was conducted in April 2011. Comparison of the Survey with the equivalent Census results provides a good indication of how representative the Survey is. The following measures have been compared between the survey responses and the 2011 Census:

B2 Coverage

B2.1 The Survey delivered 1,985 forms to homes in the NPA, whereas the 2011 Census identified 2,062 households in the same geographical area and a number of new homes have been completed since April 2011. This suggests that about 100 households (or about 5% of the 2011 Census total) did not receive a survey form.

B2.2 The reasons for this difference are unclear. The Survey used a volunteer delivery force whereas the 2011 Census form was posted to households. Individual and isolated properties are more likely to have been missed than properties in the village, but it is difficult to see how as many as 100 have been missed... There was one incidence of a household complaining that they hadn't got a form but this was early in the delivery cycle before the area concerned had received its forms. The extent to which the Census extrapolated its results to account for non-returned forms, is not known.

B2.3 It is unlikely that this small 'under-enumeration' will create any significant distortions in the population or property characteristics, given the small numbers involved.

B3 Population

B3.1 The total number of individuals in households completing the Survey form is 1,620 or 30.6% of the total population recorded in the 2011 Census (5,286). The average number of individuals per household is 2.38 (1,620/681¹⁶) in the Survey compared to 2.56 (5,286/2,062) in the 2011 Census. The implication is that households with more than 2 persons are under-represented in the Survey response.

B3.2 If the 2011 Census average number of individuals per household is applied to the number of households that responded in the Survey, then a figure of 1,759 individuals is generated. This means that the Survey responses are for 139 individuals (8.5%) less than the 2011 Census predicts for the number of households that responded to the Survey.

¹⁶ 6 forms did not complete this question

B4 Tenure

B4.1 A comparison of the results for tenure type is presented in Table B1. It can be seen that the % of households who own their accommodation is higher in the households that responded to the Survey than in the 2011 Census. It follows that the Survey under-reports households in rented accommodation. The Survey did not discriminate between different types of ownership (i.e. outright or with a mortgage) or rent (i.e. social or private) and it is possible that some households with shared ownership indicated that they owned the property when completing the form.

	Survey	2011 Census
Owned	91.7% (621 returns)	86%
Rented	8.0% (56)	14%
Other ¹⁷	0.3% : (2 Shared + 1 Tied)	

Table B1. Comparison of the Survey results for tenure with the 2011 Census

B4.2 If the 2011 Census percentages are applied to the number of households who responded to the Survey, then the number of rented properties in Survey is 40% less than the 2011 Census predicts.

B5 Number of bedrooms

B5.1 A comparison of the results for the number of bedrooms available to each household between the Survey and the 2011 Census is presented in Table B2. Two sets of results from the Census are shown: namely, for the whole of Mid-Sussex and for the Crawley Down NPA alone.

	2014 Survey	2011 Census	
		NPA only	Mid-Sussex
1 Bedroom	2.5% (17 returns)	5.5%	6.6%
2 Bedrooms	8.8% (60)	11.9%	18.6%
3 Bedrooms	46.2% (314)	44.7%	40.0%
4+ Bedrooms	42.4% (288)	37.9%	34.5%

Table B2. Comparison of the Survey results for bedrooms with the 2011 Census

B5.2 It can be seen that one and two bedroom homes are under-represented in the Survey, while four+ bedroom homes are over-represented. In terms of the number of households that responded to the Survey, only about half the number of responses that might have been expected from one bedroom properties, are present. Similarly, about three quarters of the number of responses that might have been expected from two bedroom properties are present. The overall numbers of three and four+ bedroom properties are much larger than for the smaller properties, so the effect of their over-representation is much smaller.

¹⁷ Both Owned and Rented indicated on the form

B5.3 The proportion of three and four+ bedroom homes is higher in the NPA than in the Mid-Sussex area as a whole, while the proportion of two bedroom homes is substantially lower.

B6 Age profile

B6.1 A comparison of the results for the age profile of individual households between the Survey and the 2011 Census is presented in Table B3. Two sets of results from the Survey are shown: namely, for all households and those that rent only.

B6.2 It can be seen that the younger age groups up to age 54 are under-represented, while the older age groups are over-represented. The difference is most marked in the above age 65 groups where the representation in the Survey is twice that of the community population as measured in the 2011 Census. The age distribution for households renting their home is not markedly different to that for all households, except for the over 65 age bands when the numbers in the Survey are small.

	2014 Survey		2011 Census
	All Households	Renting only	
< 16 years old	12.9% (209 individuals)	10.7% (12)	18.6%
16 to 24 years old	7.7% (125)	8.9% (10)	9.6%
25 to 34 years old	5.9% (95)	9.8% (11)	8.6%
35 to 54 years old	23.9% (387)	21.4% (24)	29.8%
55 to 64 years old	18.7% (303)	17.6% (20)	16.8%
65 to 74 years old	19.5% (316)	11.6% (13)	12.0%
75+ years old	11.4% (185)	19.6% (22)	6.6%

Table B3 Comparison of the Survey results for the age profile of households

B6.3 If the 2011 Census age distribution is applied to the households that responded to the Survey, then there is an imbalance of 250 individuals at age 55 (i.e. too few up to age 55, too many over that age). This translates to 32% of the actual numbers of individuals represented in the households that responded to the Survey.

B7 Single Person Households aged 65+ years

B7.1 In order to better understand the over-representation of older households in the Survey compared to the 2011 Census, the analysis was extended to the number of single person households age 65+ to provide another comparison point with the 2011 Census. The results are shown in Table B4.

	Survey	2011 Census
Single Person HH age 65+	15.8% (105 returns)	20.9%

Table B4. Comparison of the Survey results for single person households age 65+.

B7.2 Although the Age Profile shows a greater proportion of older households, the number of single person older (65+) households responding is under-represented.

One explanation for this contradictory outcome is that elderly and infirm adults in flats in sheltered housing may not have been able to complete or return their survey forms.

B8 Conclusions on whether the 2014 Survey is representative

B8.1 This comparison of the 2014 Survey with the 2011 Census has highlighted a series of under- and over-representations:

- The number of individuals in the survey is 8.5% less than expected.
- The number of households who rent their home is 40% less than expected.
- The number of one bedroom properties is 50% less than expected
- The number of two bedroom properties is 25% less than expected
- The number of individuals aged less than 55 is 25% less than expected
- The number of individuals aged more than 55 is 25% more than expected

B8.2 Some of these effects cannot be corrected for on an individual basis; for example, it is likely that an increase in the number of one and two bedroom properties would lead to a further reduction in the average number of individuals compared to the 2011 Census average. The lower than expected overall population implies an increase in the number of missing survey responses from individuals aged less than 55.

B8.3 The robustness of any results or conclusions drawn from the population represented in the Survey should be tested against the following changes to the Survey responses:

- Increasing the number of individuals by 10%
- Increasing the number of households who rent their home by 66%
- Increasing the number of one bedroom properties by 100%
- Increasing the number of two bedroom properties by 33%
- Increasing the number of individuals aged less than 55 by 33%
- Reducing the number of individuals aged more than 55 by 33%

The large percentage figures in some of these tests reflect small numbers of the characteristic being tested in the total number of households that responded to the Survey.

B9. Robustness of Conclusions on Over-crowding

B9.1 The tests outlined in B8.3 have been applied to the Survey results for over-crowding

- When the number of individuals is increased by 10% across all property types then the number of properties with fewer bedrooms than household members increases from 78 to 197. However, when the analysis is extended (i.e. all children must have separate bedrooms but 2 adults in the same age group will share a bedroom) the number of households considered to be over-crowded (based on insufficient bedrooms) is increased by 3.

- When the number of households who rent their home is increased by 66%, the number of households considered to be over-crowded (based on insufficient bedrooms) is increased by 1.
- Increasing the number of one bedroom properties by 100% has no effect on the number of households considered to be over-crowded.
- Increasing the number of two bedroom properties by 33% has no effect on the number of households considered to be over-crowded.
- When the number of individuals aged less than 55 is increased by 33%, the number of households considered to be over-crowded (based on insufficient bedrooms) is increased by 2.
- Reducing the number of individuals aged more than 55 by 33% has no effect on the number of households considered to be over-crowded.

These numbers are small and it is concluded that the differences between the Survey and the 2011 Census do not affect any conclusions on over-crowding.

B10. Robustness of Results for Mobility and Reasons for Wanting to Move

B10.1 The tests outlined in B8.3 have been applied to the Survey results for mobility intentions and the associated reasons for wanting to move:

- Increasing the number of individuals by 10% across all property types has no significant effect on the overall mobility intentions or reasons for wanting to move.
- Increasing the number of households who rent their home by 66%, has no significant effect on the overall mobility intentions or reasons for wanting to move.
- Increasing the number of one bedroom properties by 100% has no significant effect on the overall mobility intentions or reasons for wanting to move.
- Increasing the number of two bedroom properties by 33% has no significant effect on the overall mobility intentions or reasons for wanting to move.
- Increasing the number of individuals aged less than 55 by 33%, has no significant effect on the overall mobility intentions or reasons for wanting to move.
- Reducing the number of individuals aged more than 55 by 33% has no significant effect on the overall mobility intentions or reasons for wanting to move.

It is concluded that the differences between the Survey and the 2011 Census do not affect any results on mobility intentions or reasons for wanting to move.

B11. Robustness of Results for Emerging Households

B11.1 The tests outlined in B8.3 have been applied to the Survey results for emerging households:

- When the number of individuals is increased by 10% across all property types, there is an increase of 14 in the number of new households emerging in the next 10 years. There is no impact on the type of property sought.
- Increasing the number of households who rent their home by 66%, has no significant effect on the number of new households emerging or the type of property sought.
- Increasing the number of one bedroom properties by 100% has no significant effect on the number of new households emerging or the type of property sought.
- Increasing the number of two bedroom properties by 33% has no significant effect on the number of new households emerging or the type of property sought.
- When the number of individuals aged less than 55 is increased by 33%, there is an increase of 36 in the number of new households emerging. There is no impact on the type of property sought.
- Reducing the number of individuals aged more than 55 by 33% has no significant effect on the number of new households emerging in the next 10 years or the type of property sought.

It is concluded that the differences between the Survey and the 2011 Census could give rise to an under-estimate of 50 (14+36) in the results for the number of new households emerging. There is no impact on the type of property sought by the emerging households.

B12. External Households with a close relative in the NPA

B12.1 The tests outlined in B8.3 have been applied to the Survey results for external (i.e. non-resident) households with a close relative in the NPA:

- When the number of individuals is increased by 10% across all property types, there is an increase of 8 in the number of external households with a close relative in the NPA seeking to move into the NPA in the next 10 years. There is no impact on the type of property sought.
- Increasing the number of households who rent their home by 66%, has no significant effect on the number of external households with a close relative

in the NPA seeking to move into the NPA in the next 10 years, or the type of property sought.

- Increasing the number of one bedroom properties by 100% has no significant effect on the number of external households with a close relative in the NPA seeking to move into the NPA in the next 10 years, or the type of property sought.
- Increasing the number of two bedroom properties by 33% has no significant effect on the number of external households with a close relative in the NPA seeking to move into the NPA in the next 10 years, or the type of property sought.
- When the number of individuals aged less than 55 is increased by 33%, there is an increase of 15 in the number of external households with a close relative in the NPA seeking to move into the NPA in the next 10 years. There is no impact on the type of property sought
- When the number of individuals aged more than 55 is reduced by 33%, there is a decrease of 8 in the number of households with a close relative in the NPA seeking to move into the NPA in the next 10 years. There is no impact on the type of property sought.

It is concluded that the differences between the Survey and the 2011 Census could give rise to an under-estimate of 15 (8+15-8) in the results for the number of external households with a close relative in the NPA seeking to move into the NPA in the next 10 years.

CONTRIBUTION TO HOUSING SUPPLY FROM MORTALITY

C1 Although it has not been taken into account in this analysis, death has the potential to be a significant contributor to the supply of housing in the NPA. The housing mix occupied by the 99 households who have no member below the age of 75 is shown in Table C1.

Number of bedrooms	One	Two	Three	Four+
Number of Households	5 (4)	18 (3)	57 (6)	19

Table C1. Housing occupied by households with no member under 75 years old (the number of rented properties is shown in brackets).

C2 Extrapolating this result to the full population (correcting for the over-representation of the age group, and under-representation of one and two bedroom houses in the Survey), the effect could be to release 2 one bedroom and 30 two bedroom properties, with 140 three+ bedroom houses also becoming available.