

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.

