

# Housing Summary

Sutton Courtenay Parish

Sept 2021  
v1.2

<b>Abstract:</b>	<i>Report to summarise the housing position within the Parish of Sutton Courtenay, Oxfordshire and developed in support of the Sutton Courtenay Neighbourhood Plan</i>		
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	<b>Issue Date:</b>	Day	30	30												
		Month	03	09												
		Year	21	21												
<b>Amendment</b>	<b>By whom</b>															
<i>Initial Draft</i>	RR		X													
Final Draft	RR			x												

<b>Checked by:</b>	SEB	<b>Approved by:</b>	JF
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## 1. Executive summary

This Housing Summary will assess the evidence available to provide an understanding of the current housing position within the Sutton Courtenay Neighbourhood Plan Area.

The National Planning Policy Framework sets out that housing numbers need to meet at a local level by the provision of a five-year supply of deliverable houses through local policy and by testing that the quantum of housing brought forward each year is in line with national requirements.

Therefore, any policies set within a Neighbourhood Plan need to balance the strategic requirements of the Local Plan and the specific need of the neighbourhood. This report will provide the summary of both these sets of requirements thus providing the evidential basis for assessment of housing need within the Sutton Courtenay Neighbourhood Plan Area.

It will provide the base line data to allow assessment of the future housing need for the area and thereby allow determination of the appropriate number of new houses and their size, type and tenure to address that need for existing and future residents of Sutton Courtenay.

The work has been commissioned by Sutton Courtenay Parish Council as part of their evidence base in support of the Sutton Courtenay Neighbourhood Plan.

### 1.1. Conclusions – Current Population and Housing Stock

The parish census records a population of 2,414 in 2001 and 2,421 in 2011. Between 2011 and 2019 however, the population had increased by 29.5% to 3,259.

This increase of 838 residents is not spread evenly through the age groups with the biggest changes in the 0-15 age bracket and 85+ age bracket at over a 40% increase, then followed by the 16-24 and 25-44 age brackets at just over 30% with the smallest change being just over 15% for the 45-64 age bracket. Although it should be noted that the given the small overall number of 85 + residents, the swing in population within this bracket could be considered disproportionate. When viewed as a percentage change in population, the dominant age group is the 45-64 bracket, though there is also a marked increase in 0-15 bracket.

Based on the 2011 Census information, the majority of homes within Sutton Courtenay are owner occupied (697 properties), with a roughly equal proportion of the remainder of properties either rented on the open market (129 properties), or rented through housing associations / the

local authority (181 properties). It should be noted this does not include the influx of new housing since that time.

When the tenure of properties across Sutton Courtenay are compared with those in Southern Oxfordshire and across England, it shows that Sutton Courtenay has a greater than average number of owner-occupied dwellings than across England, although falls below the average for Southern Oxfordshire. It also displays a greater number of Housing Association Rented tenures than the average for both Southern Oxfordshire and nationally. However, there are significantly fewer than average rentals from both the local authority and privately rented tenures.

Sutton Courtenay has a higher than national average house price across all types of housing with available data (there is no data available for the average price of flats, indicating a stark lack of their provision). In particular there is a stark increase in the average price for detached homes in the parish compared to the national average. The percentage increase of the average combined house prices from that of the national average is 34.4%.

Based on Land Registry information between 2018 and 2019, a decrease in the average house price by 6.5% was recorded, however during 2020 this bounced back showing an overall price rise of 7.4%.

Rental values within the parish are in line with the overall rental market in Southern Oxfordshire for individual dwellings however for single rooms, prices are above that rental market. It should be noted that the private rental property market in Sutton Courtenay is very small.

The Affordable Housing Officer at Vale of White Horse confirmed that as of 30.03.2021 there were 111 people on the Housing Register waiting list who had specified Sutton Courtenay as an area of preference. The Vale housing register waiting list at that date stood at over 2,400 applicants, not all who will specify an area and some who may specify more than one area. It is also not known whether those on the waiting list who expressed a preference for Sutton Courtenay actually have a need to be in the parish or just a desire.

It should be noted that an area of preference does not necessarily denote an area of actual need.

This should also be balanced with the fact that the Plan Area has received 126 new affordable homes since 2011.

There is a Local Plan allocation at land of Hobbyhorse Lane for around 220 dwellings to the east of the village. Of these 35% will be affordable homes in accordance with Adopted Local Plan Policy CP24. On this basis the allocation would provide up to a further 77 affordable units.

In total therefore this could lead to an additional 203 affordable homes in the Plan Area since 2011, with an overall total of just under 400 new homes, should these also be developed.

This should be compared to the overall number of houses in the Parish at the point of the 2011 Census, which was 1,007.

## 1.2. Conclusions – Survey results

The level and location of housing growth was considered in the 2018 Residents' Survey. In response to the question should applications for future development come forward in the future, where would you like to see that development built, over two-thirds of respondents (69%) agreed that development should be directed to infill sites, within the built-up area of the village. It should be noted that in the survey infill sites were defined as 1-2 houses. 56% of respondents agreed that development should be built on existing brownfield sites within the built up area. The large majority of respondents (79%) disagreed that development should be on sites which will extend the built up area of the village and 77% disagreed that they should be on larger sites within the built up area of the village (not brownfield).

## 1.3. Recommendations

This Housing Needs Summary provides Sutton Courtenay with the evidential base to project the quantum and range of housing required based on an assessment of the housing trends and issues in the Plan Area.

The information within this summary, can be used as the evidential base to help develop draft housing policies and it is recommended that the following steps are considered: -

- Analysis of provided evidence to project the quantum and range of future housing requirements;
- That draft policies should have regard to all Neighbourhood Planning Basic Conditions namely:
  - A: have regard to national policies and advice and guidance issued by the Secretary of State;
  - D: that the neighbourhood plan contributes towards achieving sustainable development; and
  - E: conformity with strategic policies within the relevant adopted development plan(s).

- That the view of the relevant local planning authority is sought in relation to any proposed housing quantum to ensure strategic policy compliance;
- The view of local residents and stakeholders is considered in formulation of any housing policy; and
- The various constraints and designations, including local constraints identified within the various evidence base documents to support the NDP.
- Where any site is put forward (where required) the location and characteristics of suitable land, the aforementioned constraints and any capacity work carried out by the LPA.
- 

This Housing Summary is a snapshot in time of the housing position in relation to Sutton Courtenay Neighbourhood Plan Area and as such should be periodically revisited should there be changes in national, regional or local planning policy in relation to housing need and provision, or local circumstances change.

## 2. Introduction

### 2.1. Background

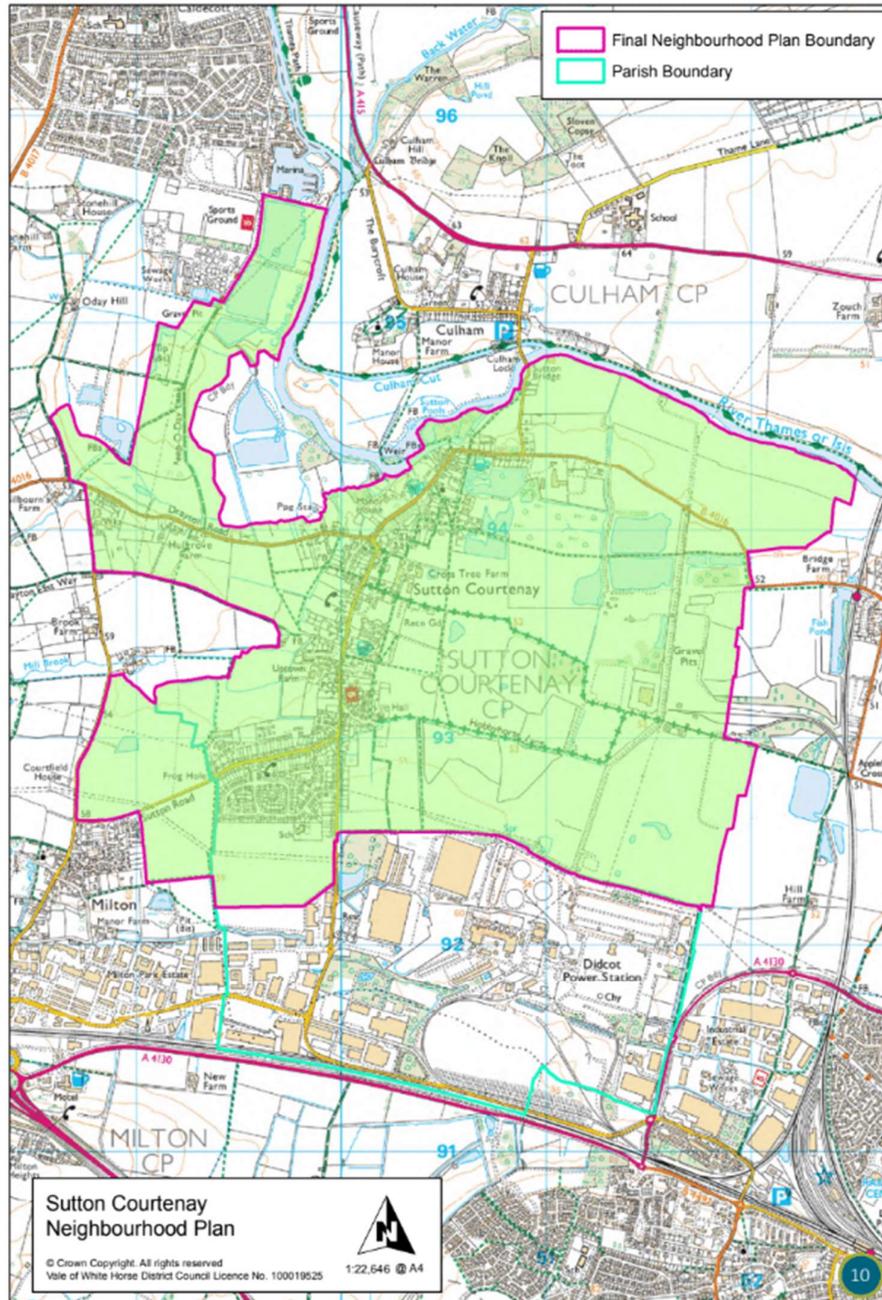


Figure 1: Map of the Neighbourhood Plan Area in relation to the Parish boundaries and provided within the Sutton Courtenay Neighbourhood Plan Design Code 2021; figure 10

Sutton Courtenay Parish is within Oxfordshire under the provisions of the Vale of White Horse District Council. The Neighbourhood Plan Area varies slightly to the parish boundaries by excluding the area to the south around Didcot Power Station to the east of Milton. This is for practical purposes as large portions of this area have already been allocated as strategic employment sites within the Vale of White Horse Local Plan 2031, and thereby the areas character and physicality vary greatly to the rest of the Parish which focuses on the village of Sutton Courtenay. It also includes a small section of open land to the North of Milton.

The area covered by the Sutton Courtenay Neighbourhood Plans is approximately 670 hectares (1657.4 acres) and is characterised by the relatively open nature of the landscape around the village itself. To the East of the Parish is broadly delineated by the Didcot to Oxford railway line and the north by the curve of the River Thames to the south of Culham.

The Sutton Courtenay Parish Council are preparing the Neighbourhood Plan and to support this summary undertook a Parish wide survey in 2018.

## 2.2. Aims and Objectives of the Neighbourhood Plan

The need for additional housing is a national concern and as such is enshrined in the National Planning Policy Framework, which provides the direction and guidance to assist with the management and implementation of new housing to overcome the national shortage. However, this is by its essence a strategic document and seeks to provide the opportunity for people with the area they live to guide how such matters should be approached at a local level in the form of Neighbourhood Plans.

The aims of the Sutton Courtenay Neighbourhood Plan are to:

1. To maintain and improve a positive and welcoming community spirit across the whole village which includes everybody.
2. To provide a built environment that promotes the wellbeing for all social groups and age through amenities.
3. To protect and enhance its distinct rural character whilst taking advantage of excellent connections to world-class science and business.

This document seeks to provide the baseline evidence to support to the Plan's objective 12:

### **Objective 12**

To give priority for new housing to meet local needs including a greater availability range of affordable housing for residents.

## 2.3. Strategic Context

### 2.3.1. The regional context: Oxfordshire

The district of Vale of White Horse is one of the five authorities which comprise the Oxfordshire Housing Market Area (HMA). In 2013 the five authorities, supported by Oxfordshire County Council, commissioned GL Hearn to provide the **Oxfordshire Strategic Housing Market Assessment (SHMA)** in 2013 to provide understanding as to how many homes would be needed within the 2011 – 2031 period.

On assessment it was considered that across the whole HMA between 4,678 and 5,328 additional houses per annum are needed to meeting the emerging need between 2011 and 2031. The element of this assessed need which would fall to the Vale of White Horse district is 1,028 additional homes per annum over the period. Of these additional homes the SHMA assessed the 273 per annum would need to be affordable.

The SHMA also set out the required mix of sizes for each authority area and as such the Vale of White Horse would be expected to provide the below mix: -

	1 bedroom	2 bedrooms	3 bedrooms	4 + bedrooms
Market	5.9%	21.7%	42.6%	29.8%
Affordable	27.3%	35.1%	33.6%	3.9%

Table 1. Vale of White Horse bedroom mix. Source: Oxfordshire SHMA, tables 65 and 66

### 2.3.2. The local context: Vale of White Horse

These above figures were fed into the **Vale of White Horse Local Plan 2031 (LP)** which covers the period up to 2031.

Within the LP Spatial Strategy, the district is further divided into three sub-areas, see figure 2. Sutton Courtenay falls within the ‘South East Vale’ sub-area.

During the LP period (2011 – 2031) the South East Vale sub area must provide 12,450 new homes to achieve the overall requirements of the district. The housing supply was reviewed within Part 2 of the LP (adopted in 2019) and set as follows: -

Category	Number of dwellings	
Housing requirement for the full plan period (Apr 2011 – Mar 2031)	11,949	
Housing Completions (Apr 2011 to Mar 2018)	2,338	
Housing Supply (Apr 2016 to Mar 2031)	Known Commitments	8,580
	Local Plan 2031 Part 1 allocations	1,517
	Local Plan 2031 Part 2 allocations	400
	Windfalls	440

Table 2. South East Vale Sub-Area housing strategy, Source Vale of White Horse LP Part 2, Core Policy 15a



Figure 2: Map showing the sub-area of the Vale of White Horse district and provided within the Vale of White Horse Local Plan 2031, figure 4.2

It is considered within the LP part 2 at Core Policy 15a that the 440 windfalls dwellings would be provided via Neighbourhood Plans or the Development Management Process. It is also noted that a strategic site known as 'East of Sutton Courtenay' was allocated within the LP to provide 220 homes.

## 2.4. Housing Development Position

The LP part 1 was adopted in 2016 and the LP part 2 in 2019.

There is a Local Plan allocation at land of Hobbyhorse Lane for around 220 dwellings to the east of the village. Of these 35% will be affordable homes in accordance with Adopted Local Plan Policy CP24.

Since the Adoption of the Local Plan, development activity within Sutton Courtenay has continued to occur at a significant level in the interim.

When reviewed across the SMA and LP time frames (2011-2031) at the time of writing approximately 300 homes have been approved, including: -

- 4 dwellings at Red Kite Close (2017).
- 7 dwellings at High Street (1 in 2017; and 6 in 2016 over 2 different applications).
- 3 dwellings at Drayton Road (2016).
- 28 dwellings at Rye Gardens, Milton Road (2015).
- 34 dwellings at Springfield Way, Milton Road (2014).
- 171 dwellings at Amey Roadstone Ltd, Appleford Road (2013).
- 64 dwellings at Asquith Park, Milton Road (2013)
- Within the parish but outside of the neighbourhood plan area a further 400 dwellings have been approved at the Didcot Power Station.

Sutton Courtenay is also positioned with an area where there is a high level of impact from surrounding developments: -

- Didcot Garden Town (current and future potential of 15,050 new homes);
- Radcot Green (current and future potential of 2000-2500 new homes); and
- Milton Park area (current and future potential of 7,500 new homes).

## 2.5. Vale of White Horse Housing Monitoring

### 2.5.1. Housing Completions

The Vale of White Horse District Council have confirmed the following housing completions for Sutton Courtney Parish:

	2017/18	2018/19	2019/20	2020/21
<b>Completions (net)</b>	17	57	22	Due summer 2021

### 2.5.2. Affordable Housing

The Affordable Housing Officer at Vale of White Horse confirms that as of 30.03.2021 there are 111 people on the housing register waiting list who has specified Sutton Courtenay as an area of preference. The Vale housing register waiting list currently stands at over 2,400 applicants, not all who will specify an area and some who may specify more than 1 area. This also does not specify whether those on the waiting list who expressed a preference for Sutton Courtenay actually have a need to be in the parish or just a desire.

In this regard, this should also be compared to the number of affordable units that have been provided as part of those dwellings delivered in paragraph 2.4.

- Asquith Park, Milton Road includes 25 units of affordable housing (a mix of 2 bed units (15), 3 bed (7) and 4 bed (3))
- 195 dwellings at Amey Roadstone Ltd, Appleford Road (2013). 78 Affordable units over both parts of the site – a mix of 1 bed units (15), 2 bed (42), 3 bed (17) and 4 bed (4).
- 34 dwellings at Springfield Way, Milton Road – 13 units – a mix of 2 bed unit (9), 3 beds (3) and 4 bed (1).
- 28 dwellings at Rye Gardens, Milton Road – 10 affordable units – 1 bed units (2), 2 bed units (5), 3 bed units (2) and 4 bed units (1).

In total therefore a total of 126 Affordable units have been provided with a range of sizes from 1 bed to 4 beds.

### 3. Demographic and Economic Character of the Neighbourhood Plan Area

This section will review the demographic and economic context of Sutton Courtenay in relation to the 2011 Census (as the 2021 Census has only just been undertaken). Where possible this information has been updated using the Office of National Statistics (ONS) mid-year estimates from 2019.

#### 3.1. Population size, age and health

##### 3.1.1. Population size

The population of Sutton Courtenay has increased by 29.5% between 2011 and 2019 from 2,421 residents to 3,259 (fig 3).

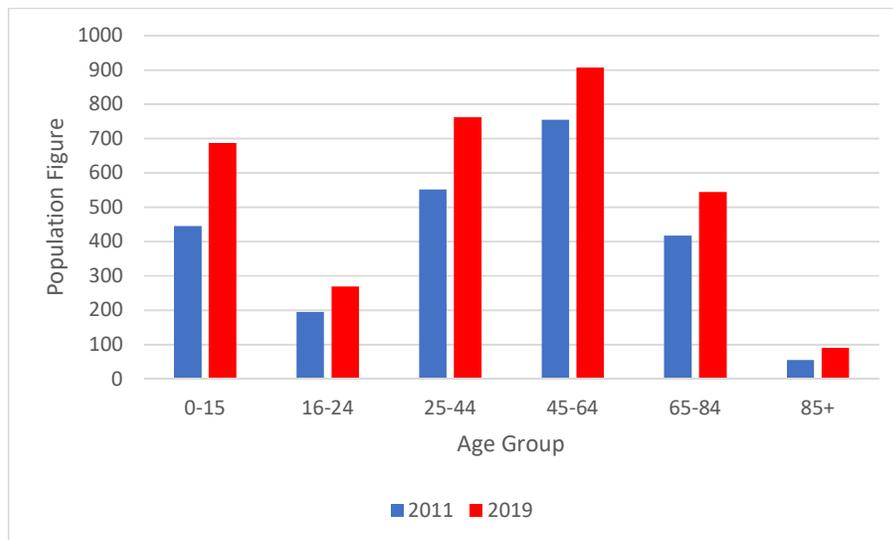


Figure 3: Population changes between 2011 and 2019, Source: 2011 Census / 2019 Mid-year Estimates both from ONS

##### 3.1.2. Population age

This increase of 838 residents is not spread evenly through the age groups with the biggest changes in the 0-15 age bracket and 85+ age bracket at over a 40% increase, then followed by the 16-24 and 25-44 age brackets at just over 30% with the smallest change being just over 15% for the 45-64 age bracket (fig.4). Although it should be noted that the given the small overall number of 85 + residents, the swing in population within this bracket could be considered disproportionate.

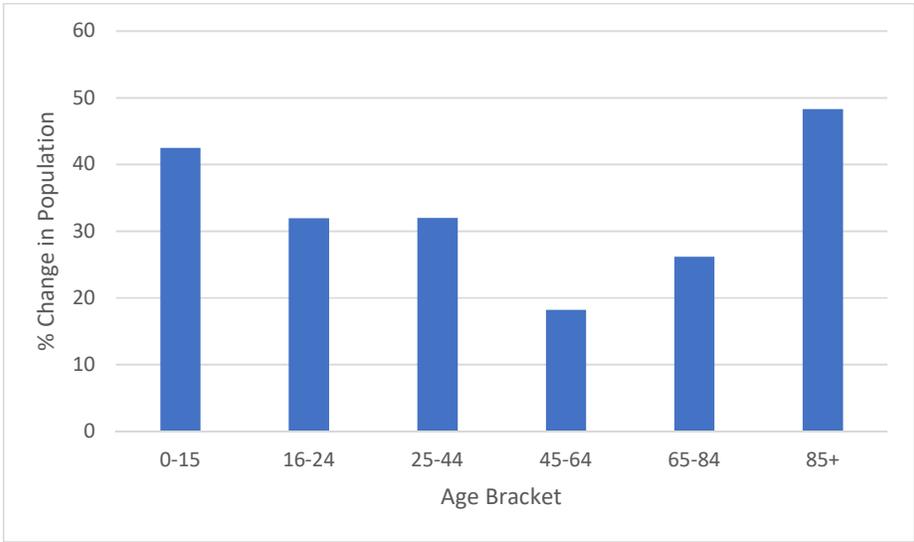


Figure 4: Population changes between 2011 and 2019, Source: 2011 Census / 2019 Mid-year Estimates both from ONS

However, when viewed as a percentage change in population it is clear to see that the dominant age group remains the 45-64 bracket with a marked increase in 0-15 bracket.

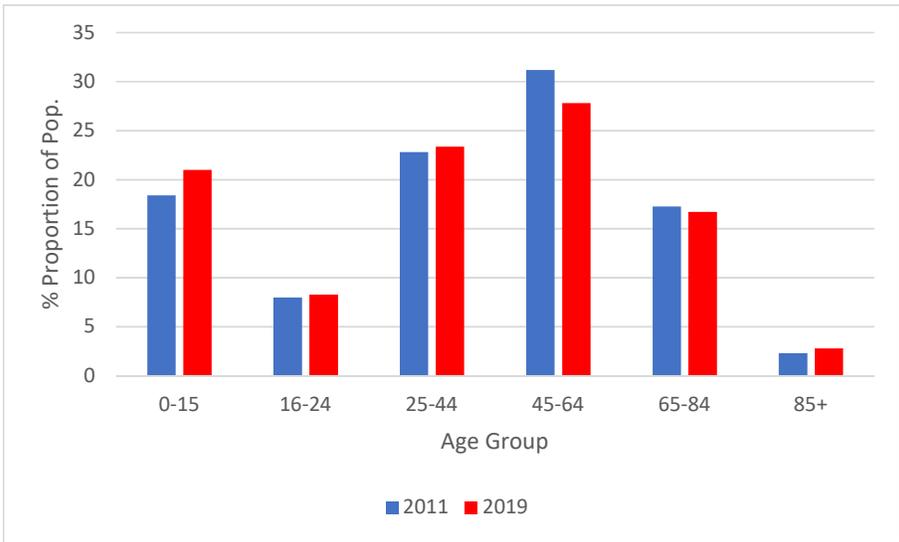


Figure 5: Population changes between 2011 and 2019, Source: 2011 Census / 2019 Mid-year Estimates both from ONS

### 3.1.3. Population health

	Count		Percentage	
<b>All usual residents</b>	<b>2,421</b>		<b>100%</b>	
<b>Day to Day activities</b>				
16-64 years olds	1500		61.9	
<i>Limited a lot</i>		68		2.8
<i>Limited a little</i>		96		4.0
<i>Activities not limited</i>		1336		55.2
All other age groups	921		38.0	
<i>Limited a lot</i>		112		4.6
<i>Limited a little</i>		139		5.7
<i>Activities not limited</i>		670		27.8
<b>Overall Health</b>				
Very Good Health	1159		47.9	
Good Health	837		34.6	
Fair Health	311		12.8	
Bad Health	96		4.0	
Very Bad Health	18		0.7	
<b>Unpaid care provision</b>				
Provides no unpaid care	2154		89.0	
Provides unpaid care	267		11.0	
<i>1 to 19 hours a week</i>		178		7.4
<i>20 to 49 hours a week</i>		40		1.7
<i>50 or more hours week</i>		49		2.0

Table 3: Summary of population health, Source: 2011 Census from ONS

The overall health of Sutton Courtenay is good with the majority (82.5%) reporting Very Good or Good health, with around the same (82.9%) reporting no limitation in day-to-day activities. Of those aged 16-64 with a limiting long-term illness (164), this makes up 10.9% of the population, compared to England's average of 12.7%.

In summary the population has increased by nearly 30% between 2011 to 2019 with the dominant age range being that of 45-64 followed by the 24-44 age range. Interesting in 2011 the 0-15 bracket and 65-84 bracket were similar proportionally but in the proceeding years this similarity has dropped away with an increase 0-15-year-olds and decrease in 65-84-year-olds. It is also evident that overall health of those within Sutton Courtenay is good and above average.

### 3.2. Households, tenure, value and vehicles

#### 3.2.1. Household composition

The Census divides households into types of relationship within that household along with number of children, for the purposes of this report it is not necessary to specify relationship status. However, whether members of the household are over 65 may bear relevance.

	Count		Percentage	
<b>Total Households</b>	<b>1,007</b>		<b>100%</b>	
<b>One Person Household</b>	<b>272</b>		<b>27.0</b>	
Aged 65 and over		120		11.9
Other		152		15.1
<b>One Family Household</b>	<b>667</b>		<b>66.2</b>	
All aged 65 and over		101		10.0
2 adult households		470		46.7
<i>No Children</i>		177		11.6
<i>Dependent Children</i>		216		21.4
<i>All children non-dependent</i>		77		7.6
Single adult households		96		9.5
<i>Dependent Children</i>		53		5.3
<i>All children non-dependent</i>		43		4.3
<b>Other households</b>	<b>68</b>		<b>6.8</b>	

Table 4: Summary of household composition, Source: 2011 Census from ONS

When related to the England wide figures it clear that the household composition within Sutton Courtenay is similar to the England wider averages. The points of variation that Sutton Courtenay having a lesser than average number of One Person Households, and greater than average Married Households and Pensioner Households.

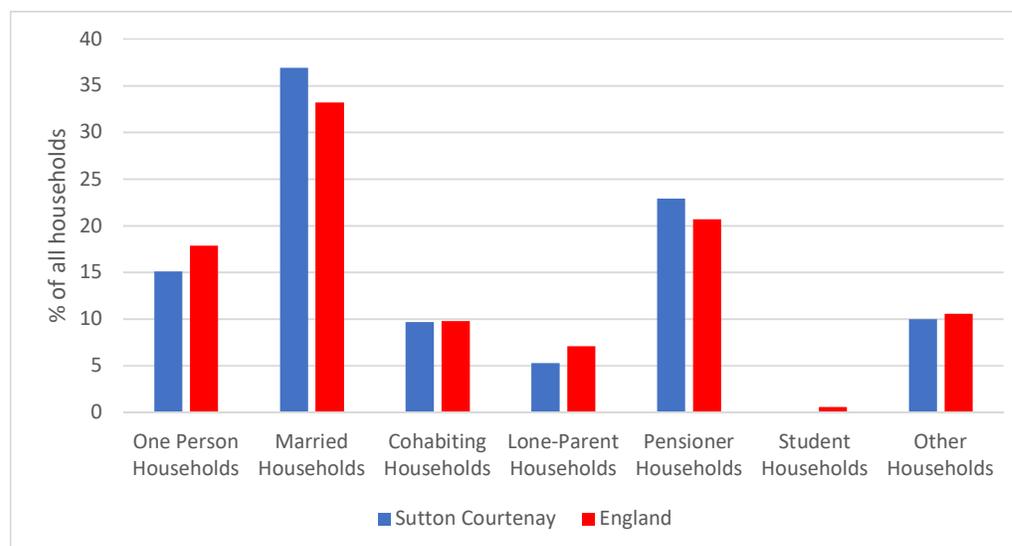


Figure 6: Comparison of Household composition between Sutton Courtenay and England, Source: 2011 Census from ONS. Labeled categories are those set by the ONS within the 2011 Census

### 3.2.2. Tenure and value

The majority of homes within Sutton Courtenay are owner occupied (697 properties), with a roughly equal proportion of the remainder of properties either rented on the open market (129 properties), or rented through housing associations / the local authority (181 properties).

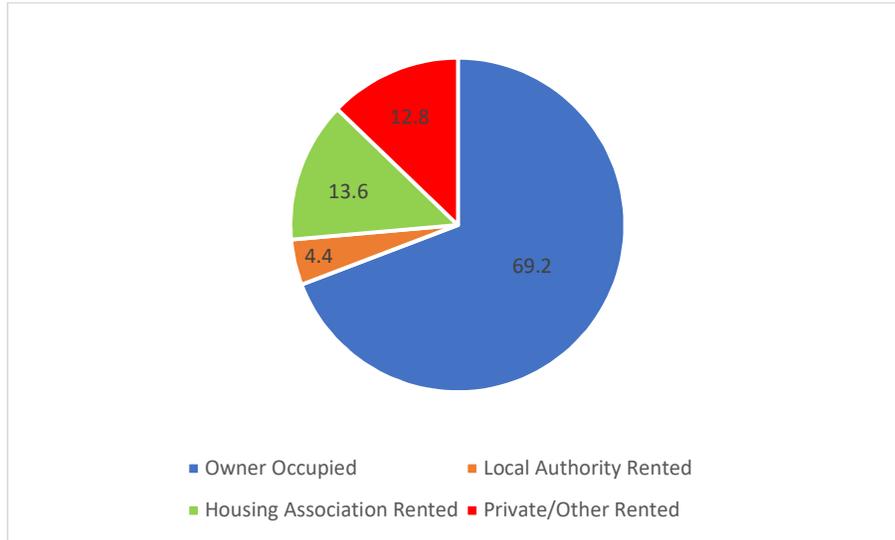


Figure 7: Tenure of households, Source: 2011 Census from ONS.

When the tenure of properties across Sutton Courtenay are compared with those in Southern Oxfordshire and across England, it shows that Sutton Courtenay has a greater than average number of owner-occupied dwellings than across England, although falls below the average for Southern Oxfordshire. It also displays a greater number of Housing Association Rented tenures than the average for both Southern Oxfordshire and nationally. However, there are much fewer than average rentals from both the local authority and privately rented tenures.

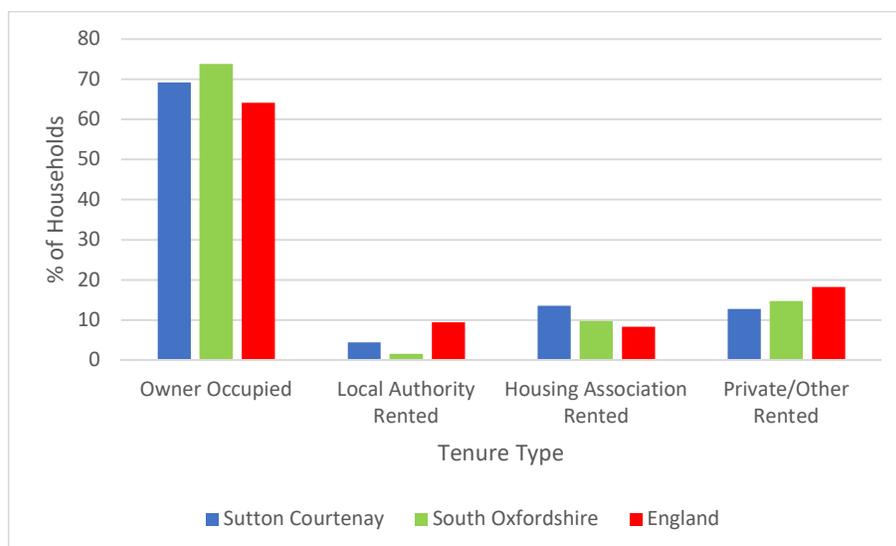


Figure 8: Tenure of households in comparison to South(ern) Oxfordshire and England, Source: 2011 Census from ONS.

Sutton Courtenay has a higher than national average house price across all types of housing with available data (there is no data available for the average price of flats, indicating a stark lack of their provision). In particular there is a stark increase in the average price for detached homes in the parish compared to the national average. The percentage increase of the average combined house prices from that of the national average is 34.4%.

### 3.2.3. Vehicle ownership

Across the 1007 households within Sutton Courtenay in 2011 there was a sum total of 1,650 vehicles owned, averaging at 1.64 vehicles per household which is above the England average of 1.2 vehicles per household

	Count	Percentage
<b>All Households</b>	<b>1007</b>	<b>100%</b>
No cars or vans in household	109	10.8
1 Car or van in household	404	40.1
2 Cars or vans in household	330	32.8
3 Cars or vans in household	106	10.5
4 or more cars or vans in household	58	5.8
<b>Sum of all cars and vans in area</b>	<b>1650</b>	

Table 5: Summary of vehicle ownership, Source: 2011 Census from ONS

**In summary 66% of properties are family households, with the majority having 2 adults and of those households 62% have children still living at home. The dominant tenure type is owner occupier and the housing prices within Sutton Courtenay are higher than average across the board as is vehicle ownership.**

### 3.3. Economic activity

The below table shows the percentage of the population in each category of economic activity. It shows that a greater % of people are economically active than the average across England (74.1% compared with 69.9%), although slightly below Southern Oxfordshire’s average, with a lesser number therefore economically inactive. There is a much higher proportion of full-time employees, slightly greater than the national average, with a slightly greater number of self-employed also. The percentage of part-time employees is consistent across all three averages.

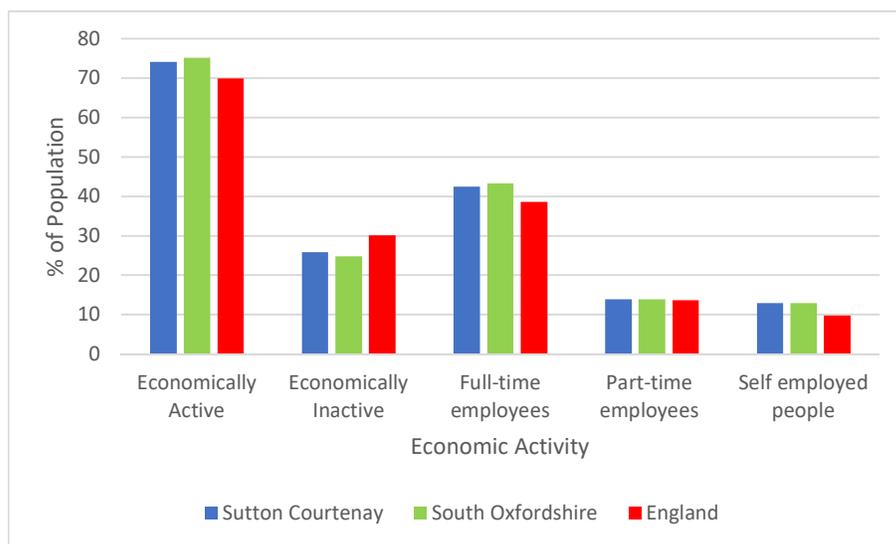


Figure 9: Economic activity and employment in comparison to Southern Oxfordshire and England, Source: 2011 Census from ONS.

#### 3.3.1. Occupations

The highest percentage of residents of Sutton Courtenay work in ‘Professional Occupations’, followed by ‘Managers, Directors and Senior Officials’ – showing that a high number of people within the parish are in well paid positions. The lowest % of employment is in ‘Sales and Customer Service Occupations’.

	Count	Percentage
<b>All usual residents aged 16 to 74 in employment</b>	<b>1235</b>	<b>100%</b>
1. Managers, directors and senior officials	165	13.4
2. Professional occupations	280	22.7
3. Associate professional and technical occupations	157	12.7
4. Administrative and secretarial occupations	122	9.9
5. Skilled trades occupations	148	12.0
6. Caring, leisure and other service occupations	84	6.8
7. Sales and customer service occupations	77	6.2

8. Process plant and machine operatives	78	6.3
9. Elementary occupations	124	10.0

Table 6: Summary of occupations, Source: 2011 Census from ONS

	Count	Percentage
<b>All usual residents aged 16 to 74 in employment</b>	<b>1235</b>	<b>100%</b>
A. Agriculture, forestry and fishing	9	0.7
B. Mining and quarrying	0	0.0
C. Manufacturing	94	7.6
D. Electricity, gas, steam and air conditioning supply	7	0.6
E. Water supply; sewerage, waste management and remediation activities	14	1.1
F. Construction	107	8.7
G. Wholesale and retail trade; vehicle repair	181	14.7
H. Transport and Storage	53	4.3
I. Accommodation and food service	43	3.5
J. Information and communication	86	7.0
K. Financial and insurance activities	26	2.1
L. Real estate activities	12	1.0
M. Professional, scientific and technical activities	169	13.7
N. Administrative and support service activities	77	6.2
O. Public administration and defence; compulsory social security	53	4.3
P. Education	144	11.7
Q. Human health and social work	105	8.5
R, S, T, U Other	55	4.5

Table 7: Summary of fields of work, Source: 2011 Census from ONS

There is a wide range of occupations within Sutton Courtenay with 40% of the working population in the *Wholesale and retail trade; vehicle repair; Professional, scientific and technical activities; and Education*. It is interesting to note that although to the east of Sutton Courtenay is a number of quarries, no one within the parish, as of 2011, worked within that sector.

**In summary the just below 75% of the population is economically active with the majority of those in full time employment. Around half of those are in professional, technical or managerial roles and there is a wide spread of sectors in which they are employed.**

## 4. Findings from the Sutton Courtenay Neighbourhood Plan

### Residents Survey

The Parish Council commissioned The Performance, Consultation and Insight section at Stratford-on-Avon District Council to undertake a resident's survey in June and July of 2018, from which a summary report was produced. All 1196 residential properties were visited and 663 questionnaires were returned. The survey covered a wide range of topics and this report will review the findings specifically related to housing and housing need.

#### 4.1. Property types and tenure

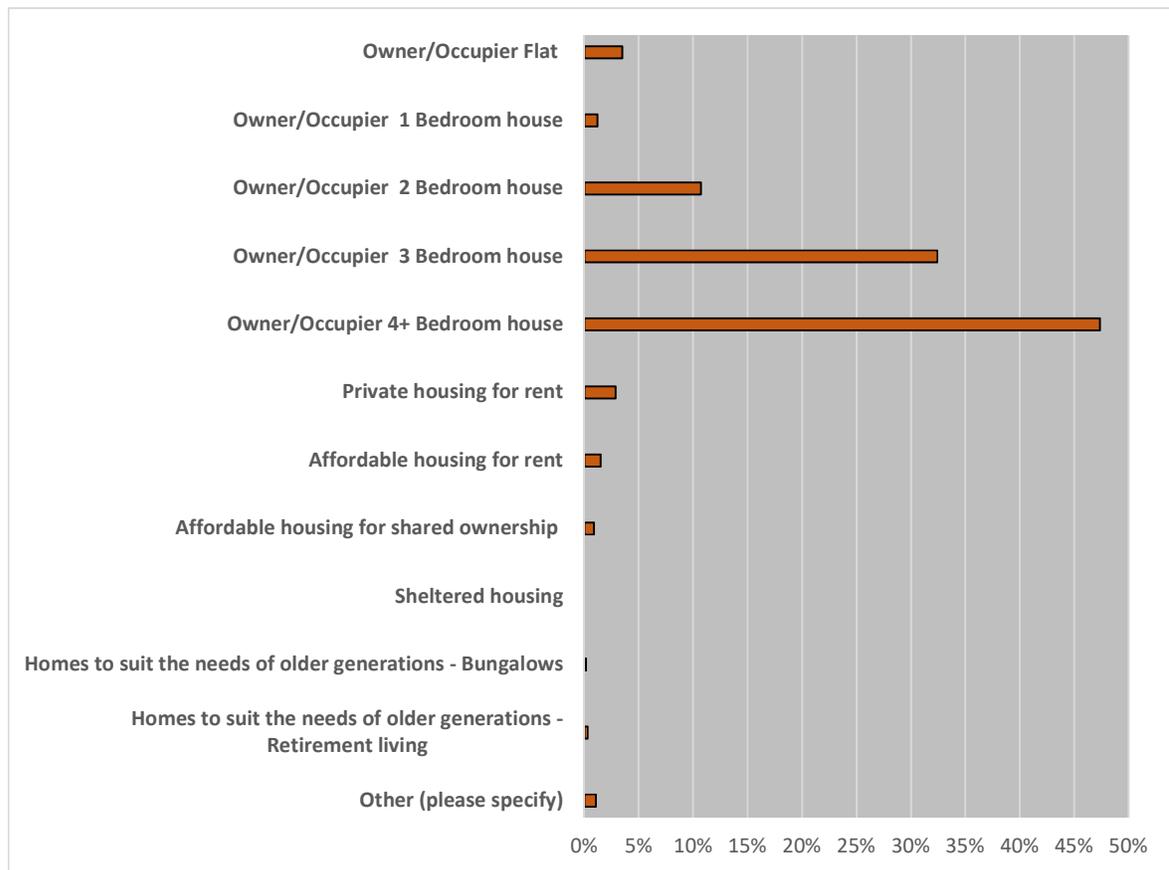


Figure 10: Source: Sutton Courtenay Neighbourhood Plan Residents Survey Result 2018

The 79% of residents live in 3+ bedroom properties which are privately owned. From the responses to the survey there is no sheltered housing provision, and rental provision in all sectors is around 6%. Of the 654 respondents 172 did not feel their current property suited their needs and the main types of properties required were 3+ bedroom dwellings for purchase, 58%, and homes suited for older

generations, 12%. However, for there was also substantial comment relating to potential need for more affordable homes and for older generations.

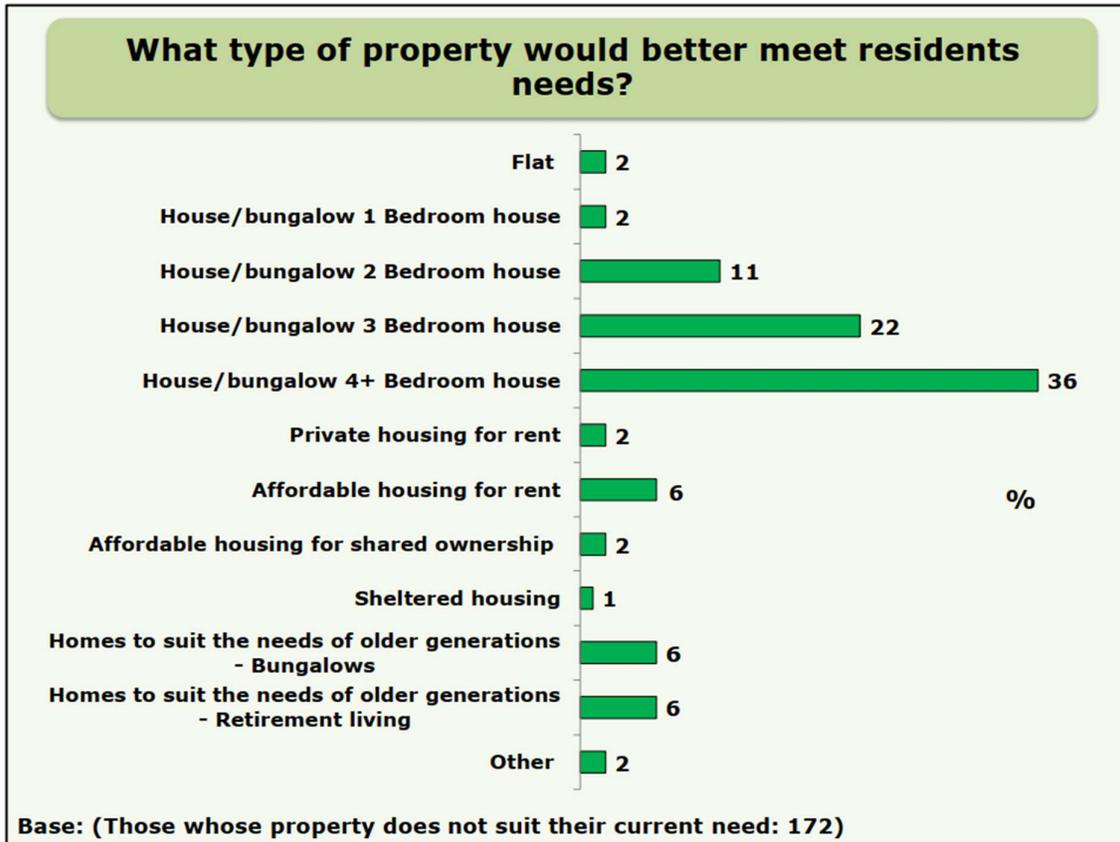


Figure 11: Source: Sutton Courtney Neighbourhood Plan Residents Survey Result 2018

To further understand the potential future requirements respondents were asked what there anticipated housing need would be in 10+ years again the majority, 47%, confirmed a 3+ bedroom property; with a further 26% not expecting to move.

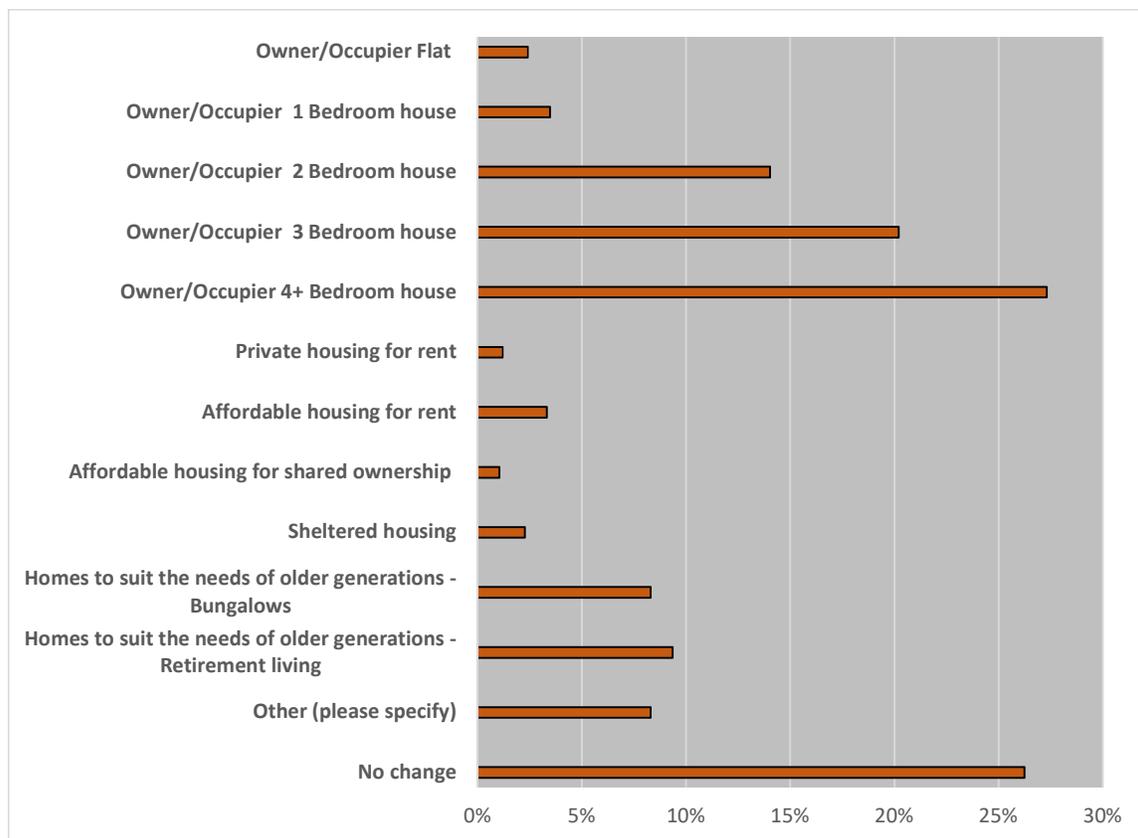


Figure 12: Source: Sutton Courtney Neighbourhood Plan Residents Survey Result 2018

**In summary it is clear the majority of people live in 3+ bedroom properties and there are clear aspirations for these types of properties both currently and in the future. It is also interesting to see that residents are seeking a wider mix of housing than what is currently provided including more older generational homes, smaller homes and a mix of tenures.**

**It is interesting to note that within the survey 35% of respondents were considering moving away from Sutton Courtney all together. 122 because of over development; 53 because of the high house prices; and 53 because they do not believe the housing need will be met.**

#### 4.2. Attitudes to new housing development in the Sutton Courtney

The Survey asked a series of questions relating to future development within the parish and were given 5 different development scenarios and asked if they agree in principle to them or not. Over 75% of respondents did not think larger development (over 2 houses) not on brownfield site within the village envelopment, or site which would extend the village envelope would be acceptable. But over 50% of respondents did think the smaller (1-2 dwellings) on infill sites and redevelopment of brownfield sites within the village envelop would be acceptable.

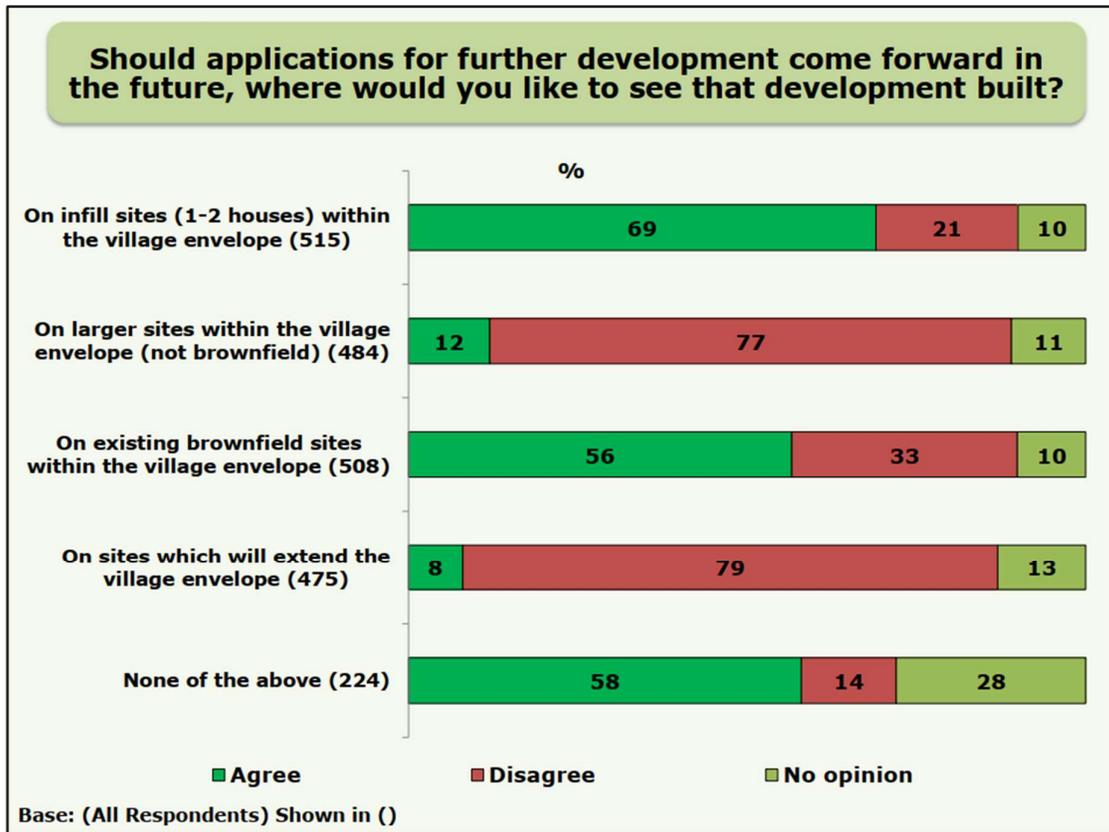


Figure 13: Source: Sutton Courtney Neighbourhood Plan Residents Survey Result 2018

When considering design and layout of new development residents felt it was important to preserve the open countryside and surrounding landscape of Sutton Courtenay. 55% of respondents felt any new development should preserve the character of the village; 74% felt adequate parking needs to be provided and half of them felt communal green / open space was valuable.

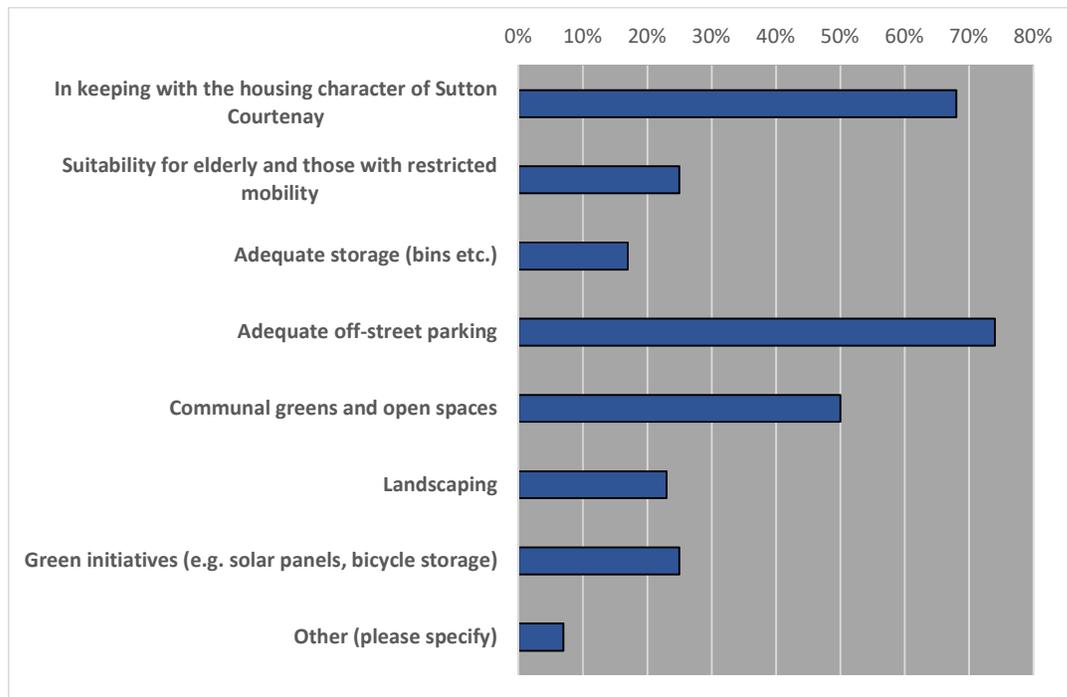


Figure 14: Percentage of respondents who agreed that the above elements were an important part in new development, Source: Sutton Courtney Neighbourhood Plan Residents Survey Result 2018

**In summary there is some appetite for small scale development within the envelope of the village but with an expectation for in keeping design with good parking and communal open space.**

## 5. The Housing Market

This section will review the current housing market by interrogation of the open market to provide an understanding as to how market forces may alter the housing supply within the neighbourhood plan area. It should be noted that it can take a number of months for housing purchase prices to show on the HM Land Registry and the impact of the COVID-19 pandemic, which may result in unexpected outputs.

### 5.1. Property for sale

#### 5.1.1. Market trend

Year	Median	Lower quartile price	Transactions
2018	£340,000	£305,000	60
2019	£318,000	£285,000	84
2020	£392,500	£309,000	49
2021	£365,000	-	1

Table 8: Transactions and prices per year 2018 – 2021, Source: HM Land Registry

Type	Median price	Lower quartile price	Transactions
Detached	£490,000	£398,995	76
Semi-detached	£307,495	£290,000	48
Terraced	£313,745	£282,495	43
Flat / maisonette	£220,000	£171,000	10
Other	£676,911	£173,800	17

Table 9: Transactions and prices per property type between 01.01.2018 and 30.03.2021, Source: HM Land Registry

2018 and 2019 saw a decrease in the average house price by 6.5%, however during 2020 this bounced back showing an overall price rise of 7.4%. The number of houses sold within the 3-year period is inversely proportional to the price dip and rise, therefore it can be summarised that there were more properties for sale in 2019 thereby reducing demand.

### 5.1.2. Current market

Type	Median price	Lower quartile price	Number of properties
Detached	£550,000	£415,000	6
Semi-detached	£325,000	£312,475	4
Terraced	£264,975	-	2
Flat / maisonette	£190,000	-	3
Other (bungalow)	£362,475	£292,475	5

Table 9: Houses for sale and prices per property types on 30.03.2021; Source: Rightmove.co.uk

There are currently 20 properties for sale providing an average median sales price of £375,617 which would accord with average increase in price of 3.7% per year since 2018.

**In summary there is a healthy seller led housing market in Sutton Courtenay which in part is continuing to drive up housing prices beyond the level of inflation and there is also a limit of properties for sale with less than 2% of the housing stock available.**

## 5.2. Property for rent

### 5.2.1. Current market

As of the 30.03.2021 there are only 6 rental properties on the market: -

- Double room - £450per calendar month (pcm)
- 2 rooms available in a shared house - £650pcm and £775pcm
- 1 bed flat - £800pcm
- 1 bed cottage - £800pcm
- 2 bed flat - £850pcm

*Source: Rightmove.co.uk; Zoopla.co.uk; and spareroom*

Of these 6 properties 3 would be rooms within shared houses and 2 would be small individual properties, thereby meaning the average cost of a room to rent is £625.00pcm; the average cost of a 1 bed property £800.00pcm; and a 2-bed property £850.00pcm.

The median monthly rents recorded between 01.10.2019 and 30.09.2020 for the Southern Oxfordshire area:

- Room - £500pcm

- Studio - £605pcm
- 1 bed - £795pcm
- 2 bed - £975pcm
- 3 bed - £1295pcm
- 4 bed+ £1795
- All categories – £1065

*Source: Valuation Office Agency – Letting Information Database, Office of National Statistics*

**In summary the rental values within the parish are in line for individual dwellings but are above average for single rooms, however it is evident that the private rental property market in Sutton Courtenay is very small.**

### 5.2.2. In relation to Local Housing Allowances

Vale of White Horse provides a Local Housing Allowance (LHA) for those who require assistance to rent a home from a private landlord. As of the period 01.04.2019 to 31.03.2020 the LHA for the broad rental market area of 'Oxford' was: -

- 1 bed shared – £516.25pcm
- 1 bed self-contained – £775.02pcm
- 2 beds – £912.50pcm
- 3 beds – £1,100pcm
- 4 beds – £1,585.01pcm

*Source: [www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/benefits/housing-benefit/local-housing-allowance-lha/](http://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/benefits/housing-benefit/local-housing-allowance-lha/)*

**In summary, with exception of the 2-bed property, the median rents per calendar month in Southern Oxfordshire are in line with the LHA, however those in Sutton Courtenay are higher which would suggest that rental properties are unaffordable for those entitled to the LHA. The reverse is true for 2 bed properties, although again the sample with the parish is very small.**

**List of acronyms used in the document:**

DLUHC	Department for Levelling Up, Housing and Communities (formerly MHCLG)
HNA	Housing Needs Assessment
HMA	Housing Market Area
HRF	Housing Requirement Figure (the total number of homes the NA is expected to plan for, usually supplied by LPAs)
HLIN	Housing Learning and Improvement Network
HRP	Household Reference Person
LHN	Local Housing Need
LPA	Local Planning Authority
LP	Local Plan
NA	Neighbourhood (Plan) Area
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
PPG	Planning Practice Guidance
PRS	Private Rented Sector
RQ	Research Question
SC NDP	Sutton Courtenay Neighbourhood Development Plan
SHMA	Strategic Housing Market Assessment
VOA	Valuation Office Agency
VoWHDC	Vale of White Horse District Council