

Burcot and Clifton Hampton

Housing Needs - Quantity Addendum

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Quality information

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1. Background

1. In August 2022 AECOM completed a Housing Needs Assessment (HNA) for Burcot and Clifton Hampden Parish Council as part of the evidence base informing a Neighbourhood Development Order (NDO). The HNA examined the characteristics of housing need in the parish in terms of type, size and tenure.
2. Although elements of the HNA touched on the potential scale of need for different forms of housing, it did not consider what quantity of housing might be needed overall by 2034 (the end date of the Burcot and Clifton Hampden Neighbourhood Plan). That is the subject of this Addendum.
3. The starting point for understanding how much housing is appropriate to build in the parish is the South Oxfordshire Local Plan. In that document, Burcot and Clifton Hampden are classified as Smaller Villages, which, paragraph 4.37 explains, have no defined requirement to contribute towards delivering additional housing for South Oxfordshire beyond infill and windfall development.
4. Although the parish has no defined requirement, growth is not prohibited in principle. For example, Policy H8 of the Local Plan supports development in Small Villages through Neighbourhood Plan allocations. The Parish Council is actively planning for growth through an alternative route: the NDO.
5. Given the lack of a specific housing requirement for the parish or a prohibition against growth, there is potential for the housing need of the parish to be estimated independently. SODC have confirmed this is the case and given their support for AECOM to explore this matter.
6. Housing growth in Burcot and Clifton Hampden is, however, limited in practice by restrictions on development in the Green Belt that can only be overcome in very special circumstances. Demonstrating very special circumstances is not the objective of this Addendum, although it is understood that the NDO aims to make that case and may draw upon this evidence to do so.

2. Approach

7. There is no definitive way to quantify the overall housing need of small areas, nor Planning Practice Guidance (PPG) on the subject. It has therefore been agreed with the Parish Council and South Oxfordshire District Council (SODC) that this Addendum will incorporate a range of methods and conclude with a reasoned judgement about the potential range of housing need to 2034.
8. Though individually imperfect, in combination these various methods should provide a robust understanding of the potential scale of need. Each will be evaluated in terms of their strength and the relative weight that might be accorded to them at the end of the relevant section. They are summarised below:
 - 1) **Top-down:** apportion an appropriate share of South Oxfordshire's housing target, established in the Local Plan, to the parish based on population statistics. Although SODC have confirmed that there is a sufficient supply of housing from strategic allocations and existing planning permissions that smaller settlements like Burcot and Clifton Hampden are not expected to offset the district target, this remains a clear and consistent way of setting a baseline;
 - 2) **Affordable housing need:** present the need for affordable rented housing and potential demand for affordable home ownership identified in the HNA as indicators of need among two key segments of the population. Indicate how much market housing, and housing overall, would be required to deliver this amount of affordable housing based on the policy requirements of SODC. Complement this by highlighting the extent of affordability issues identified in the HNA, which represents strong qualitative evidence of the need for more affordable dwellings;
 - 3) **Size imbalances:** identify notable gaps in the housing market based on the HNA's modelling of dwelling sizes, and the impact on accommodating key demographic groups. Quantify how these gaps might be filled, and those key groups potentially accommodated, by estimating the level of development that could bring the current mix and 'ideal' mix into better alignment;
 - 4) **Older people:** estimate the potential scale of demand among older people who may need a more accessible or adaptable home due to mobility limitations, based on the projected growth in the number of older people and rates of disability; and
 - 5) **Survey evidence:** consider the results of survey and consultation work conducted by the Parish Council where the results point to any unmet housing needs.

3. Estimates

Method 1: top-down

9. South Oxfordshire Local Plan Policy STRAT2 sets a minimum housing requirement of 18,600 homes to be built in the district between 1 April 2011 and 31 March 2035. This equates to an average of 774 homes per year, although it should be noted that the Plan period is divided into three phases with increasing average annual targets.
10. The latest Office for National Statistics (ONS) population estimates for parishes (mid-2020) suggest that Burcot and Clifton Hampden has a population of 646 people. The equivalent estimate for South Oxfordshire is 143,782. On this basis, the parish is home to 0.45% of the district population.
11. Other sources could be used to derive this percentage. At the time of the 2011 Census there were 662 people living in Burcot and Clifton Hampden, and 134,257 in South Oxfordshire. This produces a percentage of 0.49%. Some results of the 2021 Census have also been released at the time of writing, including the population of districts. The 2021 population of South Oxfordshire is 149,100, which is notably larger than the ONS estimate for 2020 cited above. However, parish population statistics from the 2021 Census are not yet available, and it is considered inappropriate to mix sources for this kind of calculation, so the figure of 0.45% is taken forward.
12. Applying this percentage to South Oxfordshire's annual minimum housing requirement of 774 produces a result of 3.5 homes per year for Burcot and Clifton Hampden. Over the remaining 11 years to 2034 (starting in the next full year, which is 2023), this equates to a total of 38.5 new homes.
13. This might be considered the parish's 'fair share' of the district's need if we accept the assumption that future need is roughly in proportion to the size of the current population. While a useful rule of thumb, that assumption is not usually realistic in practice.
14. Local Planning Authorities, including SODC, produce Settlement Hierarchies, which establish which places in the district are most suitable and sustainable for development – reflecting the role they play, the services and facilities they offer, and their environmental and other constraints. Those at higher levels of the Settlement Hierarchy tend to take a higher proportion of the district's housing growth than population statistics would suggest, and those at lower levels tend to take a lower proportion.
15. In South Oxfordshire, the Settlement Hierarchy set out in the Local Plan has four tiers. The top tier is Towns, the second tier is Larger Villages, the third tier is Smaller Villages and the lowest tier is Other Villages. Policy STRAT1 explains that major new development is to be focused in Science Vale and other strategic allocations, while towns will be supported with new homes and the role of Larger Villages will continue to be enhanced. In contrast, limited amounts of additional housing are allowed for in Smaller and Other Villages as is necessary to provide and retain services. As noted above, both Burcot and Clifton Hampden are individually classified as Smaller Villages.

16. Population numbers are clearly correlated with positioning in the Settlement Hierarchy, which is largely defined by the ('Larger' and 'Smaller') current size of settlements. However, Policy STRAT1 describes a fairly clear division between growth and non-growth areas. This suggests that housing growth (and, by implication, need) is lower in the Smaller and Other Villages than their population size alone might indicate. As such, it is reasonable to assume that Burcot and Clifton Hampden's housing need using this method is lower than 38.5, as calculated above.
17. Ideally, for the purpose of this exercise, the Settlement Hierarchy would be quantified. For example, setting out the proportion of the district's overall housing growth that is attributable to each tier in total. This would allow Burcot and Clifton Hampden's share to be estimated in a way that explicitly reflects its position in the Settlement Hierarchy.
18. However, this is not the case in the South Oxfordshire Local Plan. In its absence, the conclusion to be drawn here is that the parish's housing need, or its share of the district's overall housing growth, is between 0 and 3.5 homes per year, or 0 and 38.5 homes to 2034.
19. SODC's further comments on this topic indicate that Burcot and Clifton Hampden is not expected to contribute to meeting the district's overall need because provision through strategic allocations and other means is sufficient. The parish's share of the district's formal requirement is therefore 0. However, it remains possible for its share of the need to exceed this. Up to 3.5 homes per year, or 39 (rounded) in total, offers a suitable baseline estimate.

Result: A range of 0-39 (rounded) new homes to 2034.

Comments on robustness: This is a consistent method employed in neighbourhood-level HNAs, which offers a clear if only indicative understanding of the potential scale of need in future years. It is somewhat undermined by SODC's statements to the effect that Burcot and Clifton Hampden does not have a formal share of the district's requirement, but this does not exclude the possibility of growth. As such, a range of 0 to 39, with the upper bound representing the parish's approximate share of the district's total needs with reference to population statistics, provides a useful benchmark.

Method 2: affordable housing need

20. The HNA includes two estimates of the future scale of need for affordable housing in the parish. It identifies a need for 0.1 units of affordable rented housing per year and potential demand for 2.5 units of affordable home ownership per year (Tables 5-5 and 5-6 respectively). Over the remaining 11 years to 2034 this would equate to 1.1 affordable rented home and 27.5 affordable home ownership dwellings, or 29 (rounded) in total.
21. In South Oxfordshire, Local Plan Policy H9 requires 40% of all new housing on sites of 10 or more homes to be affordable. On that basis, bringing forward 29 affordable homes would theoretically require 73 (rounded) new homes overall to be built.
22. This calculation requires a number of caveats:
 - First, it is generally not appropriate to extrapolate the overall need for housing from the need for affordable housing because the policy percentage (here 40%) is determined on the basis of viability and delivery considerations alongside need, and because it is common at all scales for affordable need to be proportionally large in relation to overall housing need.
 - Second, it is particularly unlikely in Burcot and Clifton Hampden that new construction would take place on large sites. The Local Plan supports infill and windfall development, which tend to take place on very small sites. If 73 new homes were to be sought in the parish, they would likely be dispersed across many sites, few of which would exceed the 10-dwelling threshold above which affordable housing policy applies. In reality, then, it would take much more than 73 new homes to generate 29 affordable homes, even if enough suitable land existed. That said, there is also the potential for an affordable housing exception site that could deliver larger proportions of affordable homes, making this point quite dependent on practical decisions about delivery that do not come into estimates of need.
 - Thirdly, the identified need is composed of need for affordable rented housing among people who cannot afford anything else and may be in unsafe or unsuitable accommodation, and potential demand among people who aspire to buy but can generally afford to rent. The latter group is assumed based on the size of the rented sector, but not everyone included necessarily wants to own or could afford to even if subsidised routes to ownership existed. As such, the grand total disguises a lot of variation and may overestimate true demand.
 - Finally, to deliver in full the identified potential demand for affordable home ownership dwellings would give people currently living in private rented accommodation the option to move, leaving vacancies in the private rented sector. By releasing other housing, the net total need would be lower than 73. In effect, the estimate above is not the last stage in the calculation. It is not possible to accurately complete that additional step because of the uncertainties around what would happen when these PRS properties are released, but it is worth further highlighting the limitations of this approach.

23. Despite these caveats about using this approach to derive a specific overall housing need figure of 73, this exercise clearly indicates that there is positive need for affordable housing in the parish. Because the main source of supply of affordable housing is the cross-subsidy offered by market housing, there is a clear if indirect justification for additional market housing in the parish as well.
24. Given the limitations above, it is useful to ask the question in a different way. First, isolating the sub-category of affordable housing that has no alternative and has the most direct connection to need rather than demand, how many homes overall would be required to deliver 1 affordable rented dwelling? Although at 40% of all homes, this would theoretically require only 3 homes to be built, a site for 3 homes would fall below the size threshold at which affordable housing is required. In practice the minimum number of homes (on a single site) required to deliver any affordable housing is 10.
25. If 10 homes were built on a single site and the policy requirement satisfied, the need for 1 affordable rented home could be met and a further 3 affordable home ownership dwellings would help to satisfy a modest amount of the potential demand for such products. Although a small contribution in the context of the potential demand identified, this would still be three times as many affordable home ownership dwellings than affordable rented homes. Given only 1 such shared ownership home existed in 2011 (when tenure data was last gathered), this would therefore make a meaningful contribution to diversifying the market and improving access to home ownership in the parish.
26. A site for more than 10 homes could further extend this opportunity, but it is not possible to determine exactly what size of site would offer the appropriate balance.
27. On the basis of affordable housing need, then, the scale of overall housing need in Burcot and Clifton Hampden to 2034 can be said to fall between 10 and 73 new homes, with the lower part of that range being more appropriate and realistic. It should be emphasised that this depends on the delivery of homes on one or more sites exceeding the 10-dwelling threshold.
28. It is worth pointing out that in addition to supplying more subsidised affordable housing products, there is a clear imperative to improve housing affordability more widely in the parish. This can be achieved by building new homes that are smaller, have lower build costs, or are otherwise accessible to those on lower incomes. The more indirect effect of more supply in the local market can also help to reduce values, but is unlikely to be noticeable at this scale.
29. The HNA summarises the situation in Burcot and Clifton Hampden as an extremely high value housing market with prices that are well out of step with incomes, growing over time, and made up of the typically most expensive housing types, notably detached homes.
30. It finds (using Land Registry data for the parish) that the current mean house price is nearly £700,000, representing a 75% increase over the last 10 years. The current median price is £560,000, 40% above 2012 levels, and requiring a household income nearly three times the current average to be affordable. The lower quartile price is

£466,000, representing 21% growth over the past 10 years. No flats have been sold in the parish since 2019 and only a single terraced home went on the market in 2021. The lack of variety in the types of homes available locally means that price points of homes to purchase fall within a narrow range (note the small difference between the median and lower quartile averages cited above), and that there are very few entry-level options on the market in Burcot and Clifton Hampden.

31. The group of households who can potentially afford to rent (based on Rightmove data) but not to buy (Land Registry) is very large, encompassing those who earn between £37,000 and £120,000 per year. This represents a significant potential market for affordable home ownership products, assuming that they can be delivered at price points considered genuinely affordable. Affordable rented housing is the only option for single people on low incomes.
32. This represents strong qualitative evidence of poor housing affordability in the parish, which would appear to justify provision of new homes for the lower end of the market.

Result: A range of 10-73 new homes to 2034 (or up to 29 affordable homes if delivered on an exception site).

Comments on robustness: The affordable housing need / potential demand figures supplied in the HNA are the strongest indicators of the scale of housing need because they represent demand from actual households, calculated in an established and consistent way. As such, using this to understand the overall housing need of the parish is potentially the most robust method. The qualitative HNA evidence further justifies connecting housing delivery overall to the objective of improving affordability. That said, there are limitations with the process of scaling those inputs up, particularly that resulting in the higher end of the range of 73. The lower-range figure of 10 is considered a highly robust reflection of need in the context of policy. In AECOM's view there are further benefits to exceeding this lower bound on a single site, but it is not possible to identify a specific middle-ground result.

Method 3: size imbalances

33. The HNA notes that Burcot and Clifton Hampden's dwelling mix is relatively imbalanced, with larger and less dense properties dominating the existing stock. In particular, the proportion of detached homes and homes with 4 or more bedrooms are both more than double the national average (2011 Census data). There are potential gaps in the markets for flats, terraces and homes with 2 bedrooms, although there are also lower proportions of 1 and 3 bedroom homes than wider averages. The parish also has a slightly lower proportion of bungalows than the wider district and country (2021 Valuation Office Agency data for a slightly wider area).
34. The available housing options can be linked to demographic changes taking place in the parish, although they are not the sole factor. Between 2011 and 2020 the percentage of the population aged under 45 is estimated to have declined from 42% to 38% with a particular loss in the 25-44 age band (ONS 2020 estimates compared with 2011 Census data). The local population is clearly ageing, but it appears that younger age groups are not being replaced by new arrivals, which may be, in part, a result of the lack of smaller and more affordable options for young families.
35. The Burcot and Clifton Hampden population is projected to continue ageing to 2034, with a 54% increase in the 65+ age group between 2011 and 2034, a 9% increase in the 55-64 age band, and a single-digit decrease in all younger age groups (2018-based ONS household projections for South Oxfordshire applied to the 2011 Census household age profile of the parish).
36. Interpreting this contextual data, the HNA notes "It is clear that older people will be a key driver of housing need in future years, whether this involves a need for more accessible homes, options for downsizing, or more specialised dwellings. At the same time there is a clear imperative to create more demographic balance in the community by attracting younger people and families. Key ways to do this include the provision of appealing housing options and improving affordability" (pg. 30).
37. Finally the HNA presents a model of the size mix of new homes that would best serve the local community based on demographic factors. It finds clear differences between the current mix of dwelling sizes and the 'ideal mix' to 2034 that would be ideally suited to the makeup of households at that time. Notably, the current proportion of homes with 4 or more bedrooms is significantly larger than their share in the ideal mix, while there is a potential unmet demand for all of the smaller size categories. Most striking is the gap between the current and ideal mix for 2 bedroom homes, at 15% to 23% respectively, and for 3 bedroom homes, at 33% to 41% respectively. As such, the HNA recommends most new housing in future should have 3 bedrooms or less, while noting that larger homes should not necessarily be excluded from future delivery because that would restrict choice.
38. In effect, there are currently fewer small homes than the community is likely to need going forward based on the expected evolution of the population. The driving factor in the evolution of the population, according to population projections, is ageing. So the imbalances highlighted above reflect demand for downsizing options but do not reflect

the potential benefit of attracting younger families. The latter imperative cannot be quantified using projections, instead falling within the realm of policy objectives the community may have. If the community does hold that objective, it could be achieved with an even greater emphasis on providing smaller homes than the HNA model suggests.

39. The HNA concludes that “An injection of small and mid-sized homes would both improve Burcot and Clifton Hampden’s offering for younger households who have few options for their next step on the property ladder and enable older households currently under-occupying larger homes to downsize and in so doing potentially create churn in the market (although it is acknowledged that many of the larger historic properties may be too expensive to be taken up by young local families)” (pg. 33). It is relevant to note that the parish is part of a wider housing market and in theory policy makers could take a view that these needs are met elsewhere. However, there is also a case for providing more choice in the parish for reasons of achieving demographic balance, allowing older people to downsize close to their networks and preserving other existing connections.
40. It is generally not appropriate to convert imbalances in the mix of home sizes into an overall housing need figure. Such imbalances, particularly in this case, do indicate that choice is poor and that some groups are likely unable to access appropriate dwelling options, meaning that housing growth that filled those gaps would be highly beneficial. However, the actual quantity of additional housing that would bring the size options in the dwelling stock into ‘perfect alignment’ cannot be known precisely.
41. This is because, firstly, the model remains theoretical and based on assumptions that may not be reflected perfectly in practice. It also takes the form of percentages but not of a defined total. Secondly, as with affordable housing, an uncertain number households may move out of existing homes into new ones, creating vacancies in existing homes that effectively reduce the net need.
42. As noted above the ‘ideal’ mix set out in the HNA is a set of percentages but does not relate to a specific total. To convert the dwelling size imbalances into a quantity of new housing requires defining that total. The simplest approach is to use the current total number of homes in the parish: if the mix of housing could be changed without adding new homes, the issues with the unbalanced mix would be largely resolved. In practice this cannot happen, so some growth is needed. However, defining an arbitrary higher figure would skew the result. As such, the current number of dwellings is the best starting point.
43. The total number of dwellings in the parish is around 255. This is inexact because it relates to the former area prior to the parish boundary change in 2015, and because it assumes no growth since the 2011 Census. There is understood to have been extremely limited, if any development, in that time, but this is not precisely known due to the absence of data on additions and changes to the housing stock.
44. The approach taken here is to identify the dwelling size categories that are underrepresented in the existing mix compared to the ideal mix. The categories that are overrepresented in theory do not need to increase, but neither should they

decrease, so they are not the focus here. The next step is to calculate how many additional homes in the underrepresented categories would bring their proportions in line with the 'ideal' mix. However, this is done leaving the overrepresented categories the same rather than reducing them. The calculation is set out in Table 1 below.

45. In the hypothetical situation where the total number of homes remains 255 but the overrepresented categories are not reduced, reaching the ideal mix would require building an additional 5 one-bedroom homes, 21 two-bedroom homes and 19 three-bedroom homes. The total is thus 45 new homes. This could be raised to 46 if the part-dwellings across the categories were rounded into one of them.
46. It should be noted that these figures do not match the percentages in the final column of Table 4-7 in the HNA. The figures in Table 1 below are just part of a process to understand what quantity overall might be built and do not represent a new recommendation for the proportion of new homes in each size category.

Table 1: Size imbalances

Number of bedrooms	Current mix (2011)	'Ideal' mix (2034)	Difference: 'ideal' mix minus current mix	Difference (number of homes, if the total is 255)
1	5.8%	7.8%	2.0%	5.1
2	15.0%	23.4%	8.4%	21.4
3	32.9%	40.5%	7.6%	19.4
4	32.5%	20.5%	-12.0%	-30.6
5 or more	13.8%	7.7%	-6.1%	-15.6

Source: ONS 2011, AECOM Calculations

Result: Around 46 (rounded) new homes to 2034.

Comments on robustness: This method shows that the existing mix of home sizes in the parish is imbalanced and potentially ill-suited to the evolving needs of the population (in particular the specific groups of downsizing older people and young starter families). The best way to address this is to build more housing in such a way that greater diversity and choice is brought to the housing market. As such, this is a clear indication of the benefit of additional housing. However, as a method to arrive at a specific overall housing need figure it is relatively less robust than other methods because the HNA model is itself theoretical, the total to which those percentages might apply is arbitrary, and it is difficult to enforce or predict how the market will operate in practice.

Method 4: older people

47. It is possible to estimate the potential demand in parishes for alternative living arrangements among older people struggling with mobility and other health challenges. This was not part of the brief for the original HNA but can be undertaken here as an additional angle from which to view the potential need for housing overall in Burcot and Clifton Hampden.
48. Alternative living arrangements can take the form of an adaptation to an existing property, a new mainstream property that is more suitable to the individual (e.g. level access or capable of having the relevant adaptations), or a specialist housing scheme that offers some form of additional care. Because of the wide range of individual needs and ways of accommodating them it is not possible to be precise about how much and what kinds of additional housing might be needed, but this exercise can give an indication of the needs of this market segment, which may in turn feed into the overall housing numbers sought in future years.
49. First, it is helpful to establish the current availability of specialist accommodation for older people. A search on the Elderly Accommodation Counsel website indicates there is no such accommodation in Burcot and Clifton Hampden. The nearest supply is in Wallingford and Dorchester-upon-Thames, with more further afield in Didcot and Abingdon. It is therefore assumed that the current older population of the parish have made adaptations to their homes if needed, and that newly arising mobility and health challenges requiring additional support tend to be addressed by moves to larger nearby settlements or the employment of carers.
50. The basis for the calculation is therefore the expected growth in the older population between today (using the most recent ONS population estimates for parishes, dated 2020) and 2034 (applying ONS 2018-based population projections at district level). The 75+ age band is used as a proxy for the 'older population' as (in AECOM's experience) this is the age group most likely to face health and mobility issues requiring a change to their accommodation.
51. This data is set out for the parish below. It can be seen that the proportion of older people is projected to rise from a share of the population that is already double that of the wider district, to over one quarter of all residents by 2034. This equates to growth of 63 people in this age group. The average number of 75+ people per household headed by a 75+ person across South Oxfordshire in the 2011 Census was 1.42. It can therefore be assumed that the additional 63 people in the parish in this age group will be formed into around 44 households, because some of them will be cohabiting.

Table 2: Modelled projection of older population to 2034

Age group	2020		2034	
	Burcot and Clifton Hampden	South Oxfordshire	Burcot and Clifton Hampden	South Oxfordshire
All ages	646	143,782	661	147,106
75+	116	13,465	179	20,724
%	18.0%	9.4%	27.0%	14.1%

Source: ONS SNPP 2020, AECOM Calculations

52. The next step in the calculation is to split up the additional 44 households into the housing tenures they are likely to occupy based on statistics of tenure by age (65+) in the 2011 Census for South Oxfordshire. This suggests that the vast majority, 37 households, will occupy their own homes, while the remaining 7 will be renting (predominantly social rent).
53. Rates of mobility limitation by tenure for the 65+ age group in Burcot and Clifton Hampden from the 2011 Census can then be applied to the figures calculated in the previous paragraph. It is interesting to note that rates of disability are higher for those in rented accommodation (11% for severe and 37% for moderate disabilities) than owner occupiers (7% for severe and 20% for moderate disabilities).
54. The results, when added together, suggest that around 12 of the additional 44 older households by 2034 will have a disability that limits their daily activities and may require a change of accommodation. Of these 12 households, 3 are expected to have a severe disability that might require additional care and not be sufficiently addressed by an accessible or adapted home. A range of 9-12 new homes that are made accessible or adaptable, level-access, or offer additional accessibility features would therefore help to address the potential unmet needs of this group.
55. This finding can be compared to the results of the SHOP@ Tool produced by the Housing Learning and Improvement Network, which provides estimated levels of need per 1,000 older people in a given area. The result for the additional older people expected in the parish by 2034 is 11 households needing some form of different or adapted accommodation. This validates the result noted above.
56. The estimate of 9-12 households requiring different accommodation to address their evolving health needs relates only to a specific sub-set of the parish population. It should be interpreted flexibly because of the assumptions used and the range of ways in which these highly individualised needs can be met. As such, this would be a loose basis from which to derive the overall housing need of Burcot and Clifton Hampden. That said, if more than 9 new homes were built with this group in mind, for example being constructed to M4(2) or M4(3) Building Regulations standards that could benefit their first or any subsequent occupant, they would help to meet this potential demand now or in the future.

Result: A range of 9-12 additional homes to 2034.

Comments on robustness: This exercise focused only on one specific segment of the population and cannot be scaled up to an overall figure. There is, however, a potentially good degree of overlap between new housing and housing for older demographics in that accessible and adaptable mainstream housing has the capacity to accommodate households with or without specific needs. This result is the least directly related to overall housing need of those included here, but reinforces the broad scale the other methods have in common.

Method 5: survey evidence

57. The parish Council conducted an Initial Parish Consultation between November 2020 and March 2021 on the draft Neighbourhood Plan and development proposals. Prior to the adoption of the current Neighbourhood Plan a 2014 Village Plan Survey was carried out, which is now slightly dated but was more comprehensive in the housing questions posed.
58. The results of these exercises have been reviewed for evidence that would help to quantify the total housing need of the parish in future years. Because they focus on the perception of need among all residents rather than identifying individual households who describe themselves as being in current or future need to move to a different home, it is not possible to extrapolate the results to an overall need figure.
59. The findings do, however, lend weight to the conclusions arrived at in the previous sections of this Addendum in that there is relatively broad support for smaller houses, level-access accommodation, downsizing and (to a lesser degree) upsizing opportunities. The survey and consultation results are more mixed on the topic of subsidised affordable housing. While there is support for this in the 2014 survey, the more recent consultation suggests that other residents perceive that there is a risk of providing too much housing in this tenure category.

Result: No specific quantifiable result.

Comments on robustness: N/A.

4. Conclusion

60. The various methods presented here to understand the potential scale of need for housing overall in Burcot and Clifton Hampden to 2034 all point to positive housing demand and some unmet need among a range of groups. Where specific figures are calculated, they also fall within a broadly similar range, with lower bound figures generally in the teens and higher bound figures below 50 new homes.
61. It is difficult and potentially inappropriate to synthesise all of the various results into a single overarching or definitive figure. Instead, it is more helpful to give higher weight to the more robust results, bearing in mind that they are all to some degree illustrative.
62. In AECOM's view, the first priority figure should be that derived from the future unmet need for affordable housing. The conclusion of that exercise was that a single site of at least 10 homes would be an ideal outcome from the perspective of affordable need – allowing the most urgent need for affordable rent to be met in full, some contribution to be made to the delivery affordable ownership options, and potentially some other benefits to the affordability of mainstream housing more widely. The size of this hypothetical site could theoretically be as large as 73 units before the affordable housing delivery would exceed estimated need, however this upper figure is illustrative only and potentially problematic for other reasons.
63. The second priority calculation is the share of South Oxfordshire's overall requirement that might be attributed to the parish on the basis of population statistics. Although SODC have said that the minimum contribution the parish could make to meeting the district's needs would be 0, the objective of this exercise is to understand whether need exceeds 0. The result of the relevant calculation is 39 new homes to 2034.
64. Taking these two outputs together, it may be appropriate to consider 10-39 as the best expression of the range of housing need in the parish to 2034. While the range is more robust than defining a specific figure falling within it, the mid-point in that range is 25 and is likely to be a reasonable estimate of need in AECOM's judgement.
65. The estimate based on imbalances in the current dwelling size mix produces a result of 46 that is not far beyond the upper bound of the range above. However, this exercise is highly theoretical and should be given less weight in AECOM's view.
66. Likewise, the estimate based on the needs of older people should not be the key driver in understanding the overall need given the complexities and uncertainties of how older people with care or support needs are accommodated, but is again close to the range suggested above (falling just within its lower bound).
67. The results of survey and consultation work supporting the Neighbourhood Plan and NDO are broadly aligned with the qualitative conclusions drawn here but cannot be quantified to produce an overall figure.
68. In conclusion, based on AECOM's judgement of a range of estimates and their relative robustness, Burcot and Clifton Hampden can be considered to have an overall housing

need to 2034 of around 10-39, within which the mid-point of 25 may justifiably be considered an appropriate level of growth.

