

Scothern Neighbourhood Plan

Housing

1 Summary

This paper brings together analysis of current housing provision in Scothern and views of housing needs in the future.

2 Background

2.1 It is the current government's stated ambition to grow the housing supply in England considerably over the next 5 – 10 years. This is in response to the housing need as a result of population growth and people living longer. It is also a key plank of their economic growth strategy as they see building homes as a tool to reduce the national budget deficit.

2.2 This national policy objective filters down into local delivery through Councils who have the planning powers. The majority of planning power sits for Scothern with West Lindsey District Council, based in Gainsborough.

2.3 The development plan for the area is in the West Lindsey Local Plan, 2006. A new Local Plan is being prepared for Central Lincolnshire and should be adopted in 2016.

2.4 The National Planning Policy Framework (NPPF) emphasises that housing applications should be considered in the context of the 'presumption in favour of sustainable development'.

2.5 Scothern itself is a village on the North East of Lincoln; the 2011 census measured 345 households comprised of 860 persons. The village population is made up of relatively affluent families with higher than average educational qualifications, good access to private motor vehicles and high levels of employment.

2.6 The village has not had any significant development over the last ten years. This has been mainly in-fill and "garden grabbing". The most significant growth came in during the 1990's with the Alders estate on Sudbrooke Road opposite Ellison Boulters School. This mixed development saw 37 new homes added to the village. The community benefitted from the provision of Grange Park (green space adjacent to the development), a car park on Sudbrooke Road and a children's play area next to the Village Hall. Eleven affordable homes of mixed tenure were also built at Cade Close, off Nettleham Road.



3 Housing today

3.1 As stated in paragraph 2.5, the census told us that there were 345 homes in the village in 2011, the type of property was as follows:

	<u>Number</u>	<u>%</u>
Detached	253	73.3%
Semi	66	19.1%
Terraced	26	7.5%
Total	345	100.0%

Table 1

3.2 From the same data source, we also know that the tenures were as follows:

	<u>Number</u>	<u>%</u>
Owned	164	47.5%
Mortgaged	125	36.3%
Shared Ownership	5	1.4%
Rented	42	12.2%
Rent Free	9	2.6%
	345	100.0%

Table 2

3.3 Since the census, there has been a small amount of housing growth and the CT band information has informed this table.

<u>Council Tax Band</u>	<u>2011 Census</u>		<u>Data Provided 08-06-15</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
A	38	11.0%	69	19.1%
B	31	9.0%	36	10.0%
C	65	18.8%	65	18.0%
D	90	26.1%	90	24.9%
E	86	24.9%	66	18.3%
F	25	7.2%	25	6.9%
G	9	2.6%	9	2.5%
H	1	0.3%	1	0.3%
	345	100.0%	361	100.0%

Table 3



3.4 The population in Scothern is ageing and according to the 2011 census, 24.5% of residents were over the age of 65.

3.5 The figures below illustrate that of the 345 houses (in 2011), the majority have 3 or more bedrooms. Less than 20% of properties were one or two bedroomed homes.

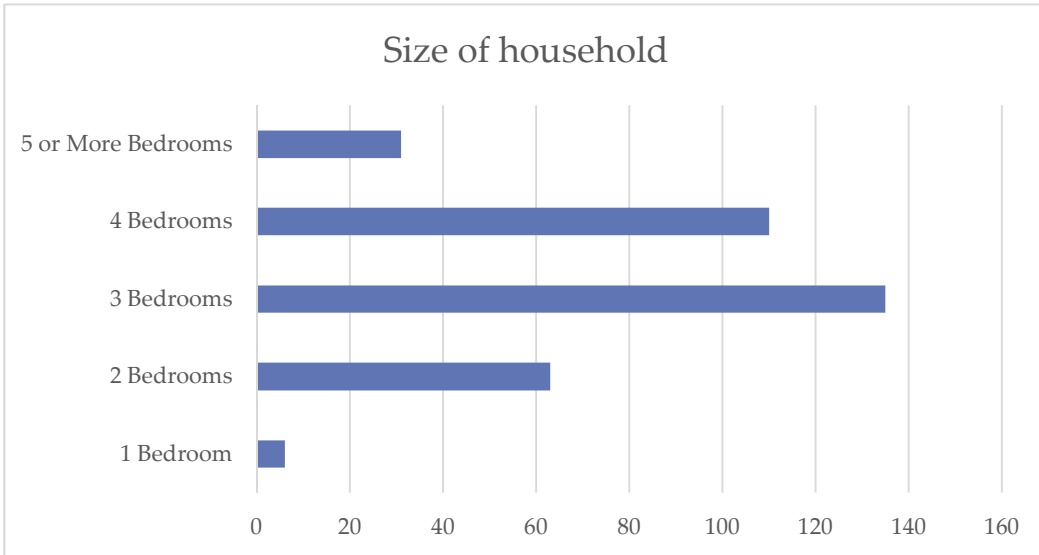


Chart 1

3.6 However, the majority of households are comprised of only one or two people.

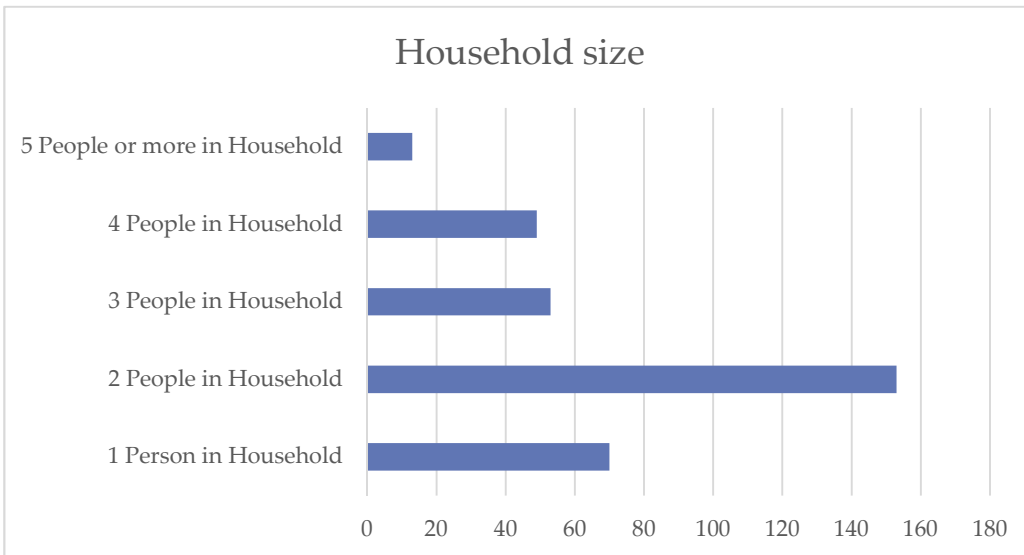


Chart 2

This illustrates the need for much of the new housing in Scothern to be of a smaller size, with no more than three bedrooms.



3.7 In January 2014, Community Lincs undertook an affordable housing needs survey. This told us (using Census data) that of the 860 people living in the village, 211 were 65+ years old. This should undoubtedly also inform future housing need. The survey also told us that although Scothern had a wide selection property types, ranging in value from £100k - £400k, only 6 properties had been sold for less than £120k in the last five years. Affordability in the West Lindsey District is an issue with the cheapest homes costing 5.6 times average earnings. The survey conclude that affordable needs were as follows: -

	FOR RENT			FOR SHARED OWNERSHIP		
	1 Bed	2 Bed	3 Bed	1 Bed	2 Bed	3 Bed
HOUSE	2	3			7	1
FLAT						
BUNGALOW		1			1	

Table 4

3.8 The level of need for affordable housing is evidenced in the Strategic Housing Market Assessment (SHMA). The findings suggest that across Central Lincolnshire, there will be a need for 17,400 affordable homes between 2012-2036. Based on evidence contained in the SHMA, the new emerging draft Local Plan for the area addresses affordable housing in Policy LP11. Within this Policy a subsection on affordable homes in rural areas states that:

‘where through a local needs assessment there is both a need and a desire for affordable housing, permission for rural affordable housing may be permitted as an exception to policies in this Local Plan. To facilitate delivery of such schemes, the local planning authority will consider whether allowing a limited amount of market housing would be appropriate, taking account the location of the site, the degree of need for affordable homes, the local support for the scheme and the quantity of affordable homes delivered.’

3.9 WLDC has recently given planning approval to 4 sites in the village. These are mapped in the Character Assessment. This will equate to an additional 75 homes.

4 Planning Policy Context

4.1 The development plan for the area is the Saved Policies of the West Lindsey Local Plan 2006. This identifies Scothern as a Primary Rural Settlement. The emerging Central Lincolnshire Local Plan is due to be adopted in 2016 and identifies Scothern as a Medium Growth village. Medium villages should accommodate limited development to support their function and/or sustainability and no sites have been allocated.

4.2 Policy LP4 of the emerging Plan does not limit development absolutely, but clarifies the anticipated level of growth for each settlement. Where a proposed development would exceed the identified growth level, in conjunction with other developments built since April 2012, other extant committed



(permitted) growth and any sites allocated in the Local Plan, it will be expected to be accompanied by clear evidence of appropriate levels of community support or supported by either allocations or policies in an adopted Neighbourhood Plan.

The table below is extracted from Appendix B of the draft local plan. It can be seen that an assumption has been made that Scothern will contribute toward the growth required in central Lincolnshire. Whilst it takes account of completions built between April 2012 – March 2015, the **new permissions granted for the additional 75 dwellings are not counted in this figure.**

Settlement name	Base number of dwellings	Growth level (%)	Number of dwellings for growth	Completions April 2012- March 2015	Dwellings from permissions to be built	Percentage of growth level reached	Remaining growth
	(a)	(b)	(c) = (a) x (b)	(d)	(e)	(% of (b))	(f) = (c) – (d) – (e)
Scothern	364	10	36	1	3	11%	32

Table 5

It is clear that the 75 additional houses to be built in Scothern far exceeds the anticipated 10% growth expected for a Medium village.

5. Housing in the future

5.1 In preparing the NP document the steering committee commissioned two further village surveys since the work undertaken by Community Lincs. Both covered the whole range of NP issues. As the Neighbourhood Plan is allocating sites that have already got planning permission, analysis of site allocations preferences has not been included here. More information can be found in the results of the village surveys in the supporting evidence.

6. Conclusions

6.1 The village is likely to see steady population growth in the coming years, that population will age and as such, whilst a range and mix of housing is required, provision will need to be made for elderly residents. This may include retirement homes and bungalows with one or two bedrooms.

6.2 There is an underlying requirement for the provision of affordable homes across central Lincolnshire and this is mirrored in Scothern.

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6.3 Villagers welcome the provision of a range of housing in both size and tenure but want to protect the “village feel”.

6.4 A high proportion of the village would only like to see small areas of future development.

6.5 We know that village has been designated a “medium size village” in the draft Local Plan for Central Lincolnshire and that it has been given a base level allocation of 10 % growth over the life of the plan. This would equate to about 32 new properties.

6.6 We know from the results of recent planning applications and approvals that this level of allocation will be exceeded. Residents believe that the village has accommodated more than its fair share of additional housing in the short to medium term.

Appendix A: Summary of Housing Growth in Scothern

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Appendix A

Summary of Growth in Scothern

(Last updated by Peter: 28 Dec 2015)

The following table gives an indication of the growth of Scothern since the time of the Domesday Book (1086). The figures are the best estimates available, drawn from a wide range of documents; any new information will be used to update this information.

Period	Est. New Houses	Est. Total Houses	Est. Population	Comments
1086	?	?	?	Known as Scoltorne (Domesday Book)
1163	?	?	?	Known as Scothorne
1631	?	23	?	23 families
1706	?	50	?	50 families
1718	?	54	?	54 families
1721	?	?	?	43 families
1700 - 1800	?	?	?	Original medieval street pattern still survives.
1801	?	?	328	328 inhabitants
1841	?	?	611	611 inhabitants
1850	?	?	300	Estimated 300 residents.
1898	1	?	?	Boy's Home opened, with 30 boys in care (Now St Luke's Home)
c1910	1	?	?	The Cottage, off School Crescent, similar to older houses in the village.
1911	?	?	433	Decline since 1841, to only 433 inhabitants
1919	?	?	?	Sale of Sudbrooke Holme estate started the break-up of old order of landlord / tenant, including fields and properties in Scothern.
1925	1	?	?	Silver Trees, 47 Main Street; typical Arts & Crafts (A&C) style.
1928	1	?	?	The Laurels built on site of the former Chapel on Main Street.
1929	4	?	?	28 to 34 Sudbrooke Rd: New Council Houses, with substantial gardens.
1930s	2	?	?	12&14 Dunholme Rd. First bungalows, with front and back gardens.
1936	2	?	?	A&C style 44 Sudbrooke Rd. & 22 Main St. built as telephone exchange.
1947	30	?	?	30 emergency pre-fabs, (replaced in 1960 by 21 houses at Heathlea)
1947	?	159	?	Total of 159 houses in Scothern
1948	18	177	?	New Street at Elmdeane; simple terraced shapes, reflected austerity.

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Summary of Growth in Scothern

(Last updated by Peter: 28 Dec 2015)

Period	Est. New Houses	Est. Total Houses	Est. Population	Comments
1950s	?	?	?	New concrete culvert on part of Beck, as flood prevention works.
1960s	?	?	?	Boom period, with new streets for Heathlea, Meadow Close & Mill Rise.
1962	16 + 5	?	?	16 bungalows and 5 houses replaced 30 pre-fabs at Heathlea.
1963	?	?	600	Very few footpaths or motor vehicles. Population estimated at c 600
1966	9	?	?	9 bungalows on Meadow Close; with either none or different style chimneys.
c1967	11	?	?	11 properties, mainly bungalows, at 30 - 50 Main Street/
c1968	11	?	?	8 new properties on Sudbrooke Rd (17-27 & 37-41) plus 3 on Mill Rise.
c1969	3	?	?	Chalet bungalows started; 15, 17 & 19 Church Street.
c1969	6	?	?	17 to 27 Dunholme Rd. have brick panels & colour / timber contrast.
1970s	50	?	?	Early ones reflect '60s, including bungalows and chalet bungalows.
1978 / 79	?	?	?	3 new streets: Weir Farm Paddock, Orchard Close & Vicarage Lane.
1980s	14	?	?	10 on Lime Tree Paddock; trend of smaller gardens and larger houses.
1988	?	250	650	Estimated 250 dwellings, with 650 residents.
1990s	44	288	735	35 on new Juniper drive, The Alders and The Oaks; (3 new streets).
2000s	21	299	762	11 on one new street - Cade Close, with affordable housing.
2014	?	345	860	Estimated 345 houses, with 860 residents
2015	73	418	1,142	73 new houses approved, with c2.5 people per household = 282 new residents?
2015	?	?	?	Further applications for 68 houses, with c 2.5 per household = 270 new residents?