

Land at Frog End, Shepreth  
M Scott Properties Ltd

February 2020



# LAND AT FROG END, SHEPRETH HOUSING NEED REPORT

---



# Table of Contents

|                               |          |
|-------------------------------|----------|
| <b>EXECUTIVE SUMMARY</b>      | <b>1</b> |
| <b>1.0 Population</b>         | <b>1</b> |
| <b>2.0 Housing</b>            | <b>3</b> |
| Existing Housing Stock        | 3        |
| Affordability                 | 5        |
| Conclusions                   | 5        |
| <b>3.0 Local Housing Need</b> | <b>7</b> |
| <b>4.0 Health</b>             | <b>8</b> |
| Conclusion                    | 9        |

## EXECUTIVE SUMMARY

This report has been prepared by Bidwells LLP on behalf of M Scott Properties Ltd in respect of Land at Frog End, Shepreth. It supports the representations made by Bidwells LLP in respect of the Site at the Issues and Options stage of the Local plan review and should be read in conjunction with the Village Assessment and Vision Document. This report seeks to identify the need for affordable housing in South Cambridgeshire, and the role of this Site in meeting that need.

Shepreth's resident population is 778 (2018), but the long term trend in the village is declining population. In comparison with the district, the notable differences are a higher proportion of older economically active residents and those aged 75-84. If they are to be able to remain in the village in older age, they are likely to require smaller, more energy efficient and easy to maintain properties. The village is dominated by large premises, 70% of which have an under occupancy of more than two bedrooms, suggesting latent demand for smaller housing.

Recent development has added only six properties to housing stock reflecting the planning constraints associated with an infill village, limiting its ability to evolve as the county's demography changes.

At present there is a limited supply of smaller properties, which typically are desired by those wishing to downsize, starting out on the property ladder or in housing need.

Affordability is a significant issue in the District, particularly for those in the lowest percentile of earnings. As prices have risen throughout Greater Cambridge but particularly in the city, people are economical with their house moves, typically staying longer in 1-2 bed premises in the city, then moving to the surrounding villages into as big a property as can be afforded.

A recent review (Dec 2019) of council housing need has been carried out by SCDC and has revealed there is a need for 17 houses in Shepreth, 76% of which are applicants under the age of 60 requiring a one or two bed dwelling.

South Cambridgeshire population has good health compared to the county and England. The district's health challenges for the future relate to a growing population, which without an increase in health propensities will deliver a significant larger number of people with health issues.

Shepreth development can help provide housing to meet the needs of particular population groups with specific physical requirements such as those with dementia (particularly those not yet diagnosed), people with physical difficulties and older people.

Overall there are many housing pressures which development in Shepreth can ease, through delivery of affordable housing, particularly 1-2 dwellings, but also family homes to keep the population of Cambridge local and within a reasonable commute of work.

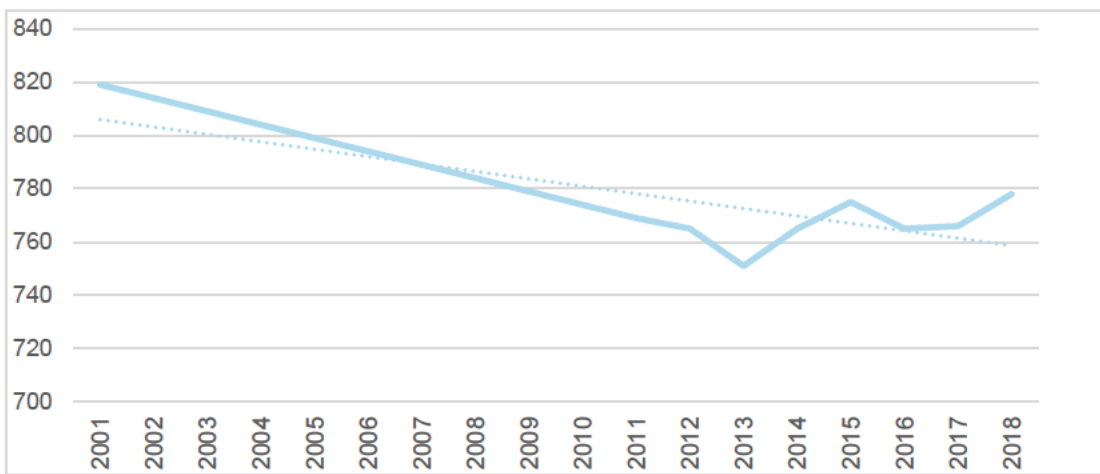
---

# 1.0 Population

1.1 Shepreth is a village that shows a long term decline in population (Figure 1.1 – dotted trend line), falling by 6.5% from 819 residents in 2001 to 769 residents in 2011, recovering over the past six years to reach a population of 778 in 2018<sup>1</sup>. (Figure 1.1). The age profile (Figure 1.2) shows:

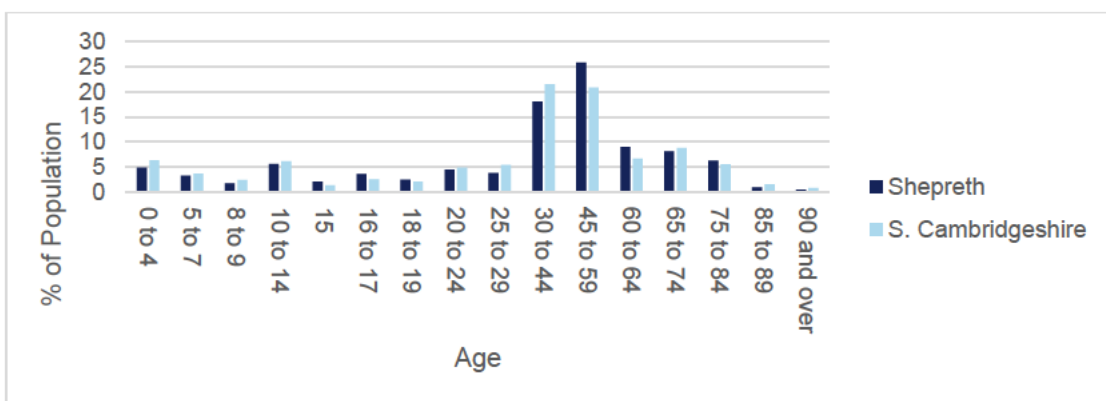
- Those aged 64+ make up 16% of the population, comparable with the district.
- The village has a higher % of:
  - older children (15-19 years), 8% compared to 6% in the district;
  - working age population (30-64), 53% compared to 49% in the district;
- The village has fewer children (0-14), 15% compared to 18% in the district.

**Figure 1.1 – Shepreth Population Change**



Source: NOMIS, ONS Census 2001, Census 2011 and ONS Small area population estimates 2018 (OAs: E00092156, E00092157, E00092158)

**Figure 1.2 – Age Profile of Shepreth and South Cambridgeshire**



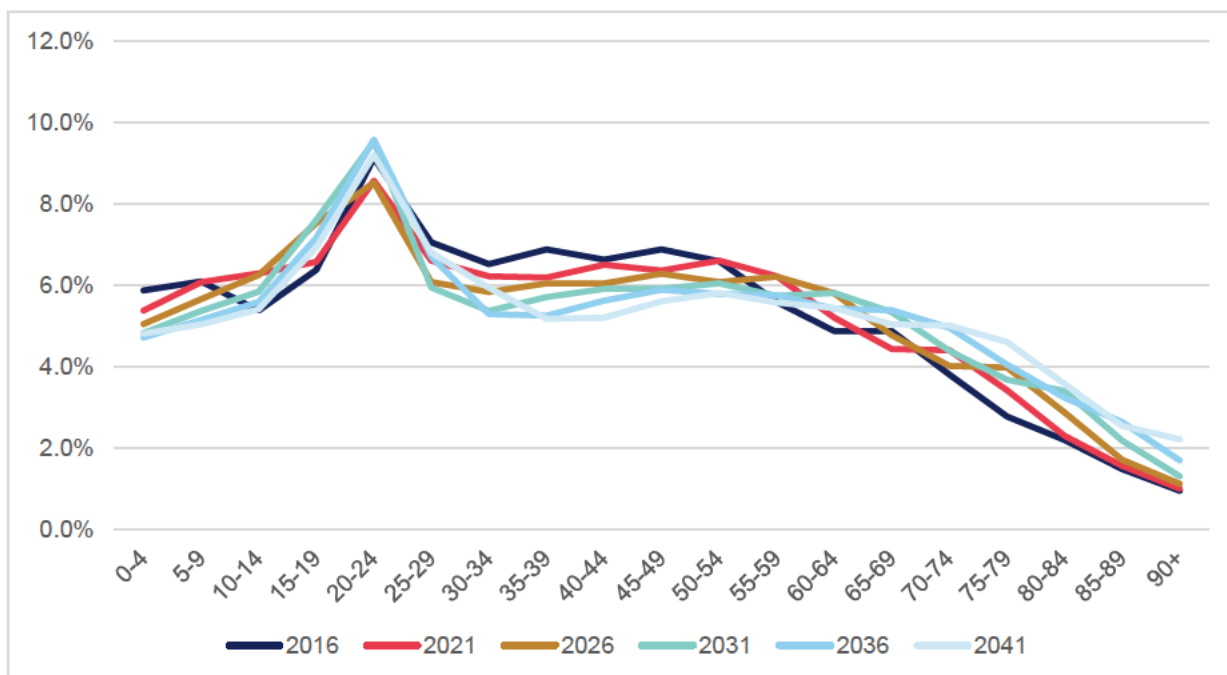
Source: NOMIS, Census 2018 Population Estimates Population Health

<sup>1</sup> Census 2001, Census 2011, ONS Small area population projections 2018

Increasing demand for properties for older people

- 1.2 At present the village has a relatively high proportion of over 75s, and if they and the next generation are to be able to remain in the village in older age, they are likely to require smaller, more energy efficient and easy to maintain properties.
- 1.3 Demand for properties suited to older residents is also likely to increase from residents outside the village as the population increases and ages.
- 1.4 In South Cambridgeshire, population projections<sup>2</sup> indicate Greater Cambridge population will grow from 280,100 to 301,200 between 2016 and 2041. This is likely to be an underestimate as this is based on growth in the last five years and does not take into account policy, such as increased level of economic growth. In Greater Cambridgeshire, the level of economic growth required will undoubtedly generate a greater need for housing and population increase.
- 1.5 However, based on these projections the proportion of population aged 75 and over is expected to grow to 39,100 by 2041, making up 13% of the population. In 2016 this age group was 7.4% of the population. Figure 1.3 shows an increasing % of people in older age cohorts over time

**Figure 1.3 Greater Cambridge Projected Population: % of population in each age cohort over time.**



Source: Based on ONS subnational population projections 2016

<sup>2</sup> ONS 2016 based subregional population projections, April 2019

## 2.0 Housing

### Existing Housing Stock

2.1 The most accurate data for housing stock is the Census 2011 (See Figure 2.1). It records 306 dwellings in Shepreth.

The character of the housing stock is as follows:

- 89% are detached or semi-detached, a higher proportion than the district;
- 76% of dwellings have three or more bedrooms, with one-bedroom dwellings making up only 3%;
- Private ownership is the predominant tenure (69%), comparable to the district;
- Shepreth has a greater proportion of social rented housing compared to the district;
- The size of housing in relation to household size reveals a high occupancy rating (i.e. there are more bedrooms than are theoretically required for the number of people in that household), with 73% of dwellings having an owner occupancy rating of +2 or more;
- 98% have central heating.<sup>3</sup>

2.2 Currently, there are six properties on the market for sale, with the last sale in October 2019. The village has had 194 properties come to market since 2000, which equates to almost 10 per year.

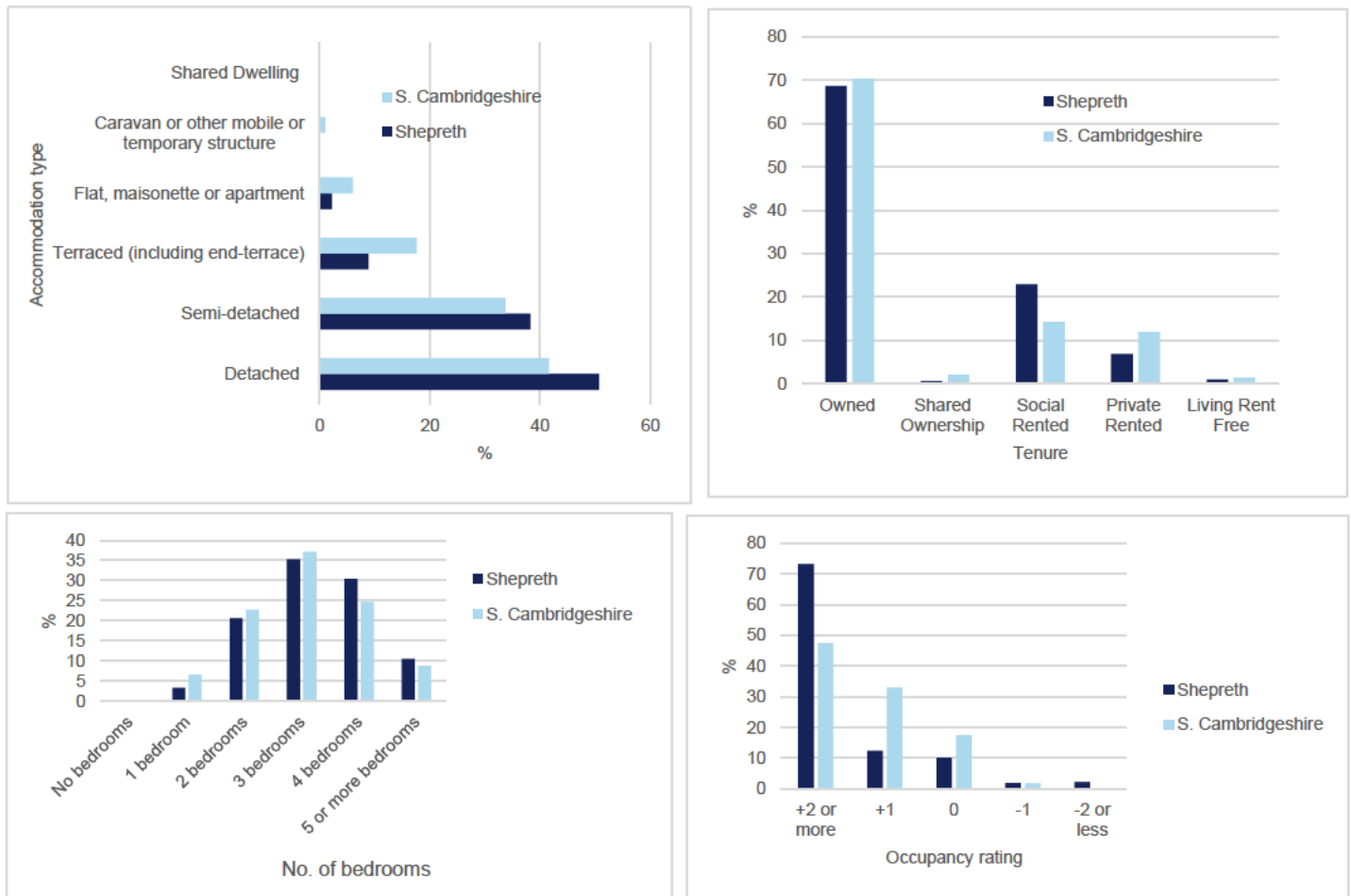
2.3 The council housing stock in Shepreth, as at April 2018, did not include any sheltered housing, shared ownership housing or leasehold properties but had a total of 35 general needs housing. The character of the general needs housing stock can be seen in Figure 2.2 and is as follows:

- Just over 50% is made up of three-bedroom houses and 17% two bedroom houses;
- One and two-bedroom bungalows make up 31%;
- There are no flats.

---

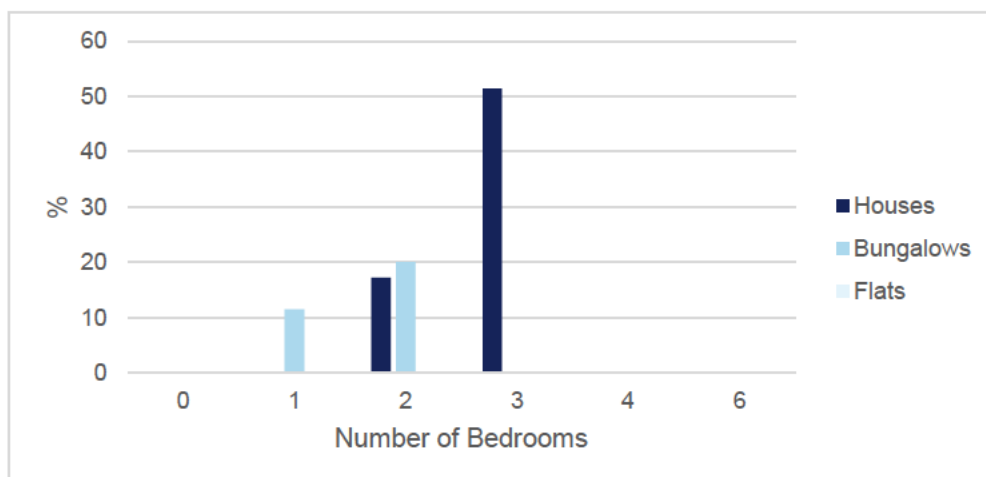
<sup>3</sup> ONS Census 2011 – Rooms, Bedrooms and Central Heating (OA: E00092156, E00092157, E00092158)

**Figure 2.1: Household Characteristics, 2011**



Source: ONS 2011 Census (Shepreth OAs: E00092156, E00092157, E00092158)

**Figure 2.2– Shepreth Council Housing Stock (as at April 2018)**



Source: SCDC (December 2018), Housing Statistical Information Leaflet

## Planning Pipeline

- 2.4 A review of South Cambridge District Council planning portal has identified a number of residential developments in the village coming through the planning pipeline, delivering nine dwellings:
- S/1239/19/FL - A new 4-bedroom dwelling on land adjacent to 80 Meldreth Road. Permission received 28/10/ 2019; development must commence prior to 27/06/2022.
  - S/0947/19/PA – Change of use of a building from office use (Class B1) to two dwellings (Class C3). Prior approval received 25/07/2019.
  - S/3107/18/FL – Two detached residential dwellings at land adjacent to 30 High Street. Permission received 8/10/18; development must commence prior to 8/10/2021.
  - S/2351/18/FL – Conversion and extension of an existing barn at 2 Frog End to form a single dwelling. Permission received 15/08/2018; development must commence prior to 15/08/2021.
  - S/1033/18/FL – Demolition of existing dwelling at 11 Meldreth Road and construction of 3 1.5 storey 3- & 2-bedroom houses. Permission received 11/06/2018. Currently under construction.<sup>4</sup>

## Affordability

- 2.5 Greater Cambridge is an increasingly expensive and unaffordable place to live, as house price increases outpace wage increases. Median house prices are 12.95 times median earnings in Cambridge, 10.25 in S Cambridgeshire, compared to 9.9 and 7.3 in the East and England.
- The affordability of cheaper housing compared to lower earnings (lowest quartile in each case) is even worse: homes cost 13.31 times earnings in Cambridge and 10.5 in S Cambridgeshire. (Fig 2.3)
- This is impacting on property requirements with people seeking three bed or larger properties in villages as city centre prices force them out of a market, at the point of upsizing. There is also a greater efficiency of movement as people stay longer in 1-2 bedroom accommodation and then make a single house move at the time of family growth.

## Conclusions

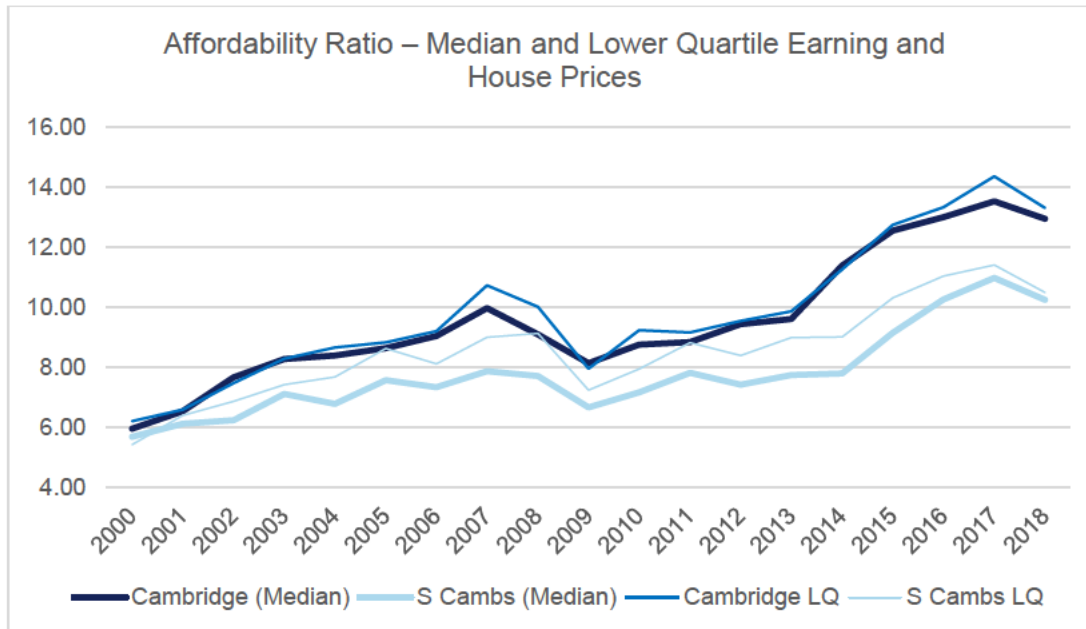
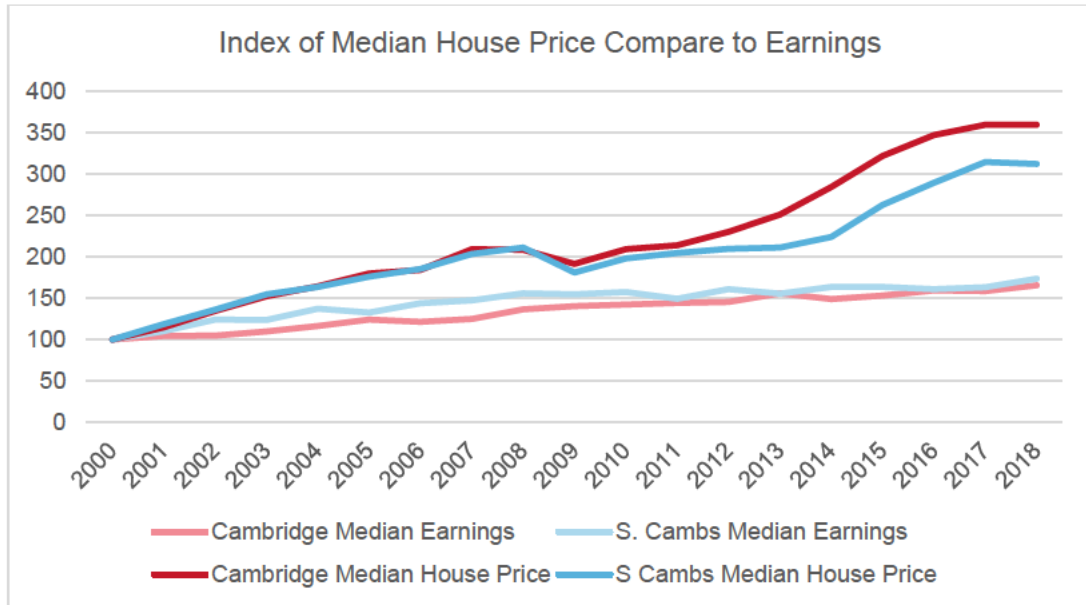
- 2.6 The current housing stock in Shepreth is geared towards family housing, and 70% of it is under occupied by at least two bedrooms. The age profile suggests that many households are in the 'empty nesting phase' of life and in the longer term may wish to downsize. The over occupancy may also be growing families that occupy houses they have yet to fill. At present there is a limited supply of smaller properties, which typically are desired by those wishing to downsize, starting out on the property ladder or in housing need.
- 2.7 Affordability is a significant issue in the District, particularly for those in the lowest percentile of earnings.

---

<sup>4</sup> Source: <https://www.primelocation.com/new-homes/details/52206432>



**Figure 2.3 Housing Affordability**



Source: NOMIS, ONS

## 3.0 Local Housing Need

3.1 The NPPF (2019) states that:

*'In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs'* (Para 77).

3.2 As at April 2018, the total number of applicants on the housing register for South Cambridgeshire was 2,411<sup>5</sup>, of which

- 33% were aged 40-59;
- 3% were aged 17-21;
- The majority (86%) had a requirement for 1- and 2-bedroom houses;
- Only 14% of applicants had a requirement for three bedrooms or more.

3.3 A recent review (Dec 2019) of council housing need has been carried out and has revealed there is a need for 17 houses in Shepreth, 76% of which are applicants under the age of 60 requiring a 1 or 2 bed dwelling<sup>6</sup>.

3.4 As part of the housing register review in 2019 by SCDC, applicants were asked to re-register their details to confirm that they were still in housing need. There was no change in the number of dwellings needed in Shepreth, although registrations in the district as a whole dropped by 30%. This suggests that unmet need for council housing in the village has not improved over this time and indicates a requirement for a greater stock of council housing, particularly smaller (1-2 bed) properties.

---

<sup>5</sup> SCDC (December 2018), Housing Statistical Information Leaflet

<sup>6</sup> Uzma Ali , SCDC Housing Development Officer, February 2020

## 4.0 Health

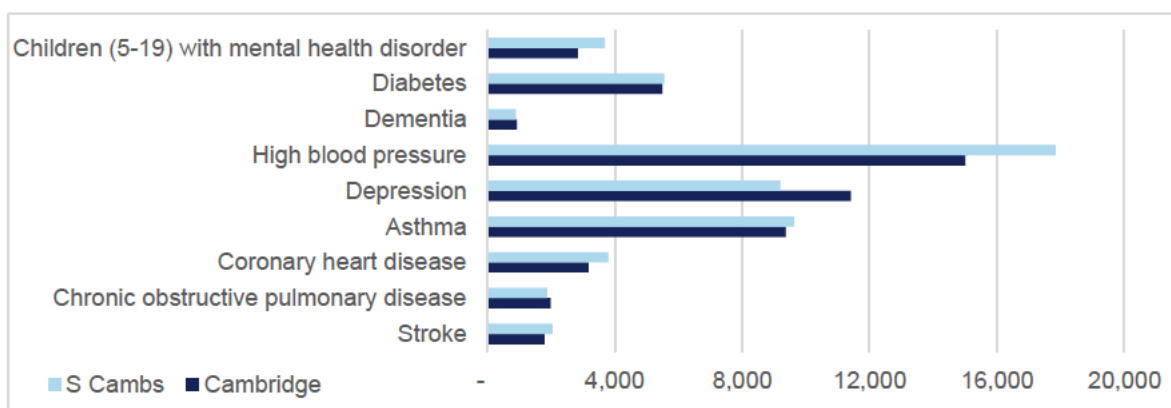
4.1 This chapter explores the health of South Cambridgeshire residents with a view to identifying relevant housing needs.

4.2 Overall the health of people living in Cambridgeshire is very good and, on most measures, is statistically significantly better than the UK national average. Areas of concern for South Cambridgeshire include<sup>7</sup>:

- **South Cambridgeshire** has statistically significantly **higher** levels of **emergency hospital stays for self-harm** than found nationally.
- **Self-harm** appears to be a particular issue across Cambridgeshire and Peterborough combined, independently, and across most of the Cambridgeshire districts. There are sustained high rates of emergency hospital admissions and levels above the national average in all districts other than Huntingdonshire. Rates are higher in females than males.
- The percentage of **diabetes diagnoses** (aged 17yrs and over) is **statistically significantly lower (worse)** than the England average for South Cambridgeshire
- In South Cambridgeshire, the **estimated dementia diagnosis rate** (aged 65+ years) is **statistically significantly lower (worse)** than the national average. This suggests that a lower proportion of people with dementia are diagnosed than nationally, one consequence of which is that people are living with the difficulties of dementia without them or carers knowing about it. Designing dementia friendly homes and development would appear particularly significant in South Cambridgeshire, particularly to help those with undiagnosed dementia.

4.3 These are aspects of health in which Cambridge is significantly worse than the County or UK, but there are other health issues, shown in Figure 4.1, which despite South Cambridgeshire’s relative good health, need to be reduced.

**Figure 4.1 Health Issues in South Cambridgeshire**



Source: Bidwells, based on data from the JSNA

<sup>7</sup> Cambridgeshire Insight (2019) Joint Strategic Needs Assessment Core Dataset 2018/19 District Summary : South Cambridgeshire

- 4.4 Homes in sustainable communities with access to social infrastructure and employment opportunities, and which offer opportunities for physical activity, can create the right environment in which people can improve these conditions.
- 4.5 Looking to the future for **South Cambridgeshire**, the **predicted increases** 2017-2035 in those experiencing certain conditions are<sup>8</sup>:
- Moderate physical disability: 19.4%
  - Serious physical disability: 20.6%
  - Moderate/Serious personal care disability: 19.8%
  - Common mental disorder: 17.8%
  - A fall: 65.4%
  - Dementia: 93.4%
- 4.6 These increases will place additional demand on services, but also a need for housing that is built or adaptable for disability.

## Conclusion

- 4.7 South Cambridgeshire population has good health compared to the county and England. The district's health challenges for the future relate to a growing population, which without an increase in health propensities will deliver a significant larger number of people with health issues.
- 4.8 Shepreth development can help provide housing to meet the needs of particular population groups with specific physical requirements such as those with dementia (particularly those not yet diagnosed), people with physical difficulties and older people.

---

<sup>8</sup> Cambridgeshire Insight (2018) Core Data Set, South Cambridgeshire



BIDWELLS

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]