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Our ref: AD/NJP849

24<sup>th</sup> February 2020

Sent by email only to: [Localplan@greatercambridgeplanning.org](mailto:Localplan@greatercambridgeplanning.org)

Dear Sir or Madam

**Greater Cambridge Local Plan: The First Conversation  
Regulation 18: Issues & Options Submission: Land to the East of Ditton Lane, Fen Ditton, CB5 8SS**

I write on behalf of my client, M Scott Properties Ltd (Scott Properties) in relation to their site, Land to the East of Ditton Lane, Fen Ditton, as shown in the Location Plan in Appendix 1 to this submission. This submission follows my client's submission in March 2019 as part of the Greater Cambridge Local Plan 'Call for Sites and Broad Locations' exercise.

My client welcomes the opportunity to comment on the Greater Cambridge Local Plan: The First Conversation, which explores a series of big themes that will underpin the decisions about where homes, jobs, and infrastructure should be located, and consequently what spatial development strategy the Greater Cambridge Shared Planning Service should adopt.

This submission comprises completed forms, which respond to the following questions:

- Q4: Do you agree that planning to 2040 is an appropriate date in the future to plan for? If not, what would be a more appropriate date and why?
- Q6: Do you agree with the potential big themes for the Local Plan?
- Q7: How do you think we should prioritise these big themes?
- Q31: How should the Local Plan help to meet our needs for the amount and types of new homes?
- Q32: Do you think we should plan for a higher number of homes than the minimum required by government, to provide flexibility to support the growing economy?
- Q33: What kind of housing do you think we should provide?
- Q37: How should we encourage a shift away from car use and towards more sustainable modes of transport such as public transport, cycling and walking?
- Q39: Should we look to remove land from the Green Belt if evidence shows it provides a more sustainable development options by reducing travel distances, helping us to reduce our climate impacts?
- Q40: How flexible should the Local Plan be towards development of both jobs and homes on the edge of villages?
- Q42: Where should we site new development?
- Q45: What do you think about developing around the edge of Cambridge in the Green Belt?
- Q47: What do you think about growing our villages?
- Q48: What do you think about siting development along transport corridors?

Of particular significance is the level of housing that will be required, which should be set at a level that seeks to meet the demand created by the concentration of jobs in the Greater Cambridge area. The spatial strategy, should be a blended strategy but one that focuses on sustainable locations that are well-connected or have the potential to

be connected to high-quality public transport, while recognising that a range of sites is required to aid deliverability and to ensure that all villages can grow in a sustainable manner appropriate to their size and scale.

The housing market area for Greater Cambridge is a very challenging one. Affordable housing delivery is a significant problem with high levels of demand for affordable and key worker housing. The ageing population will also add significantly to the demand for specialist housing. Consequently, the new Plan needs to be very ambitious in terms housing delivery to ensure that there is a significant supply and mix of deliverable housing sites across the Plan area, in excess of the levels of identified need, to boost delivery and help maintain competition in market and drive affordability.

The joint Inspectors' Report on the Examination of the South Cambridgeshire Local Plan (August 2018) noted at para. 21:

*"The Plan proposes that development needs will be met at two new settlements at Waterbeach and Bourn Airfield. We have some concerns regarding the challenges of delivering new development at Waterbeach and Bourn..."*

However, because these development sites were not required to deliver housing in the early part of the Plan period, the Inspectors concluded that due to the Plan's commitment to an early review there would be an opportunity to review progress as part of the preparation of the new Joint Local Plan.

We consider the Inspectors' concerns to be justified and that the new Plan should include a range of allocations and essentially more small and medium size sites throughout the area to ensure that rural settlements have the opportunity to grow and thrive in line with National Planning Policy advice.

It is important to note that the Inspector for the Uttlesford Local Plan Examination wrote to the Council on the 10<sup>th</sup> January 2020 raising significant concerns in relation to the soundness of its Plan. In particular, in respect of the overall spatial strategy which relies on the development of three Garden Communities.

At para 31. of their letter they stated:

*"...the scale of the need for housing for the next plan period is currently unknown and uncertain. We are concerned that the Council's chosen strategy (reliance on three Garden Communities) would mean that other sites in the district would not be developed or permitted for a significant period of time in the future. This would be likely to adversely affect the vitality and viability of services in existing towns and villages and result in a lack of housing choice in the market. It would also be difficult to accommodate changes in demand for certain types of development/services required over the very long period being committed to within the current strategy."*

The Inspectors went on to state that the reliance on Garden Communities carried significant risks and a lack of flexibility. Furthermore, it would result in a worsening of affordability problem as it would delay delivery of housing to meet an identified need for a number of years. They concluded (Para. 114) that:

*"In order to arrive at a sound strategy, we consider that as a primary consideration, the Council would need to allocate more small and medium sized sites that could deliver homes in the short to medium term and help to bolster the 5-year HLS, until the Garden Communities begin to deliver housing. This would have the benefit of providing flexibility and choice in the market and the earlier provision of more affordable housing..."*

This reinforces the essential need for the new Greater Cambridge Local Plan to be based on a blended strategy which builds on the existing urban extensions already allocated around Cambridge and the strategic growth proposed at Cambourne, Northstowe, Waterbeach and Bourn Airfield through the allocation of small and medium sized sites across the Plan area. This is imperative to not only maintain supply and flexibility but to ensure that the rural areas can prosper and thrive and are not left behind.

## Lack of Specialist Accommodation within Villages

At present, the retirement housing market is dominated by a handful of providers who typically produce flatted developments within town centres for those approaching the later years of their lives (predominantly 75+ years of age). This results in a lack of choice and highly inflated prices for those aged 75+, who are looking to move to a property more suited to their current or future needs but also wish to remain close to friends and family. Needless to say, the couples and individuals who are of the 60-75 age bracket are left with no alternative housing option, other than making costly adaptations to their existing property.

Extensive research has shown a number of benefits arising from the provision of suitable specialist accommodation for the older population. The lack of suitable alternative and attractive accommodation acts as a significant barrier to down-sizing for the over 55s. Providing such accommodation will facilitate the release of under-occupied housing through downsizing. This will free up more housing in the locality for families, thus reducing the pressures on the local authority to make provisions for additional housing and costly adaptations to their existing housing stock.

## Addressing an unmet defined need for Specialist Accommodation in Fen Ditton

In order to assist the Local Authority in meeting the needs of older people within Fen Ditton and the wider area, now, during, and after the Local Plan period, we have undertaken a Specialist Accommodation Needs Assessment (SANA). The data used has been sourced from Experian (a copy of this report is provided in Appendix 4) and ONS (POPPI). The full SANA report is attached at Appendix 3.

The SANA will firstly provide a macro view of the South Cambridgeshire District and then dive into greater detail regarding the two Catchment Areas; (1) the catchment within the Parish of Fen Ditton, and (2) the catchment within a 5-minute drivetime of Fen Ditton. The associated health impacts facing each Catchment Area as a result of an ageing population will also be detailed in the following section.

Figures 1 and 2 below identify the need for specialist accommodation within the respective catchment areas.

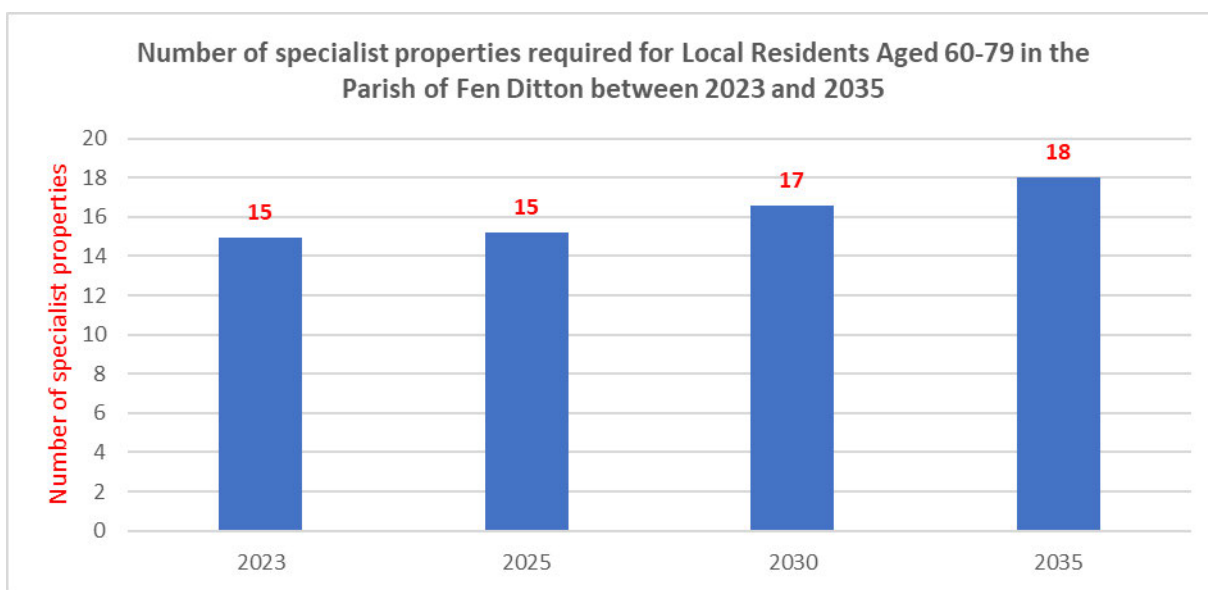


Figure 1



Figure 2

### Health Impact facing the Catchment Areas as a result of an ageing population

The following health issues have been informed by the Projecting Older People Population Tool (POPPI), and then adjusted based on the population of the Catchment Area. There is predicted to be a startling number of people suffering from serious health issues by 2023 in both respective catchment areas, as shown in Figures 4 and 5. Therefore, it is key that the appropriate form of specialist accommodation is provided in right location in order to support peoples' lifestyles as they age.

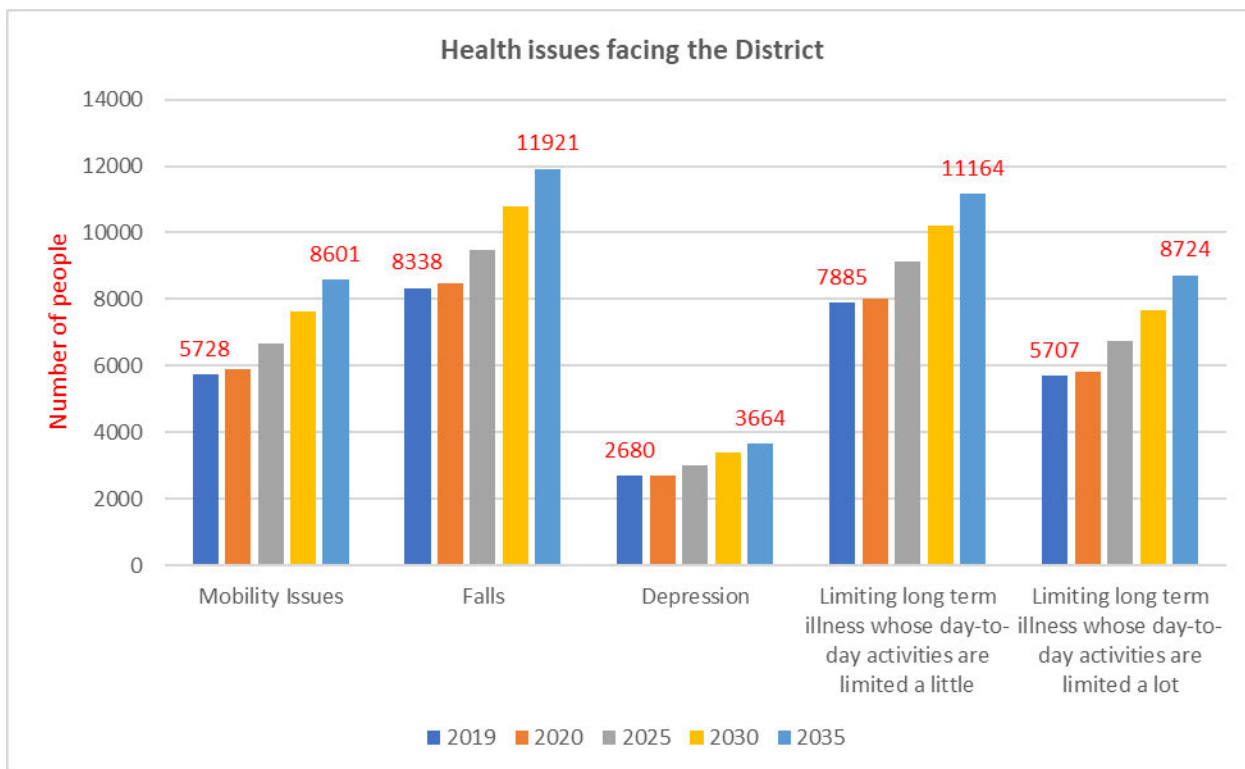


Figure 3

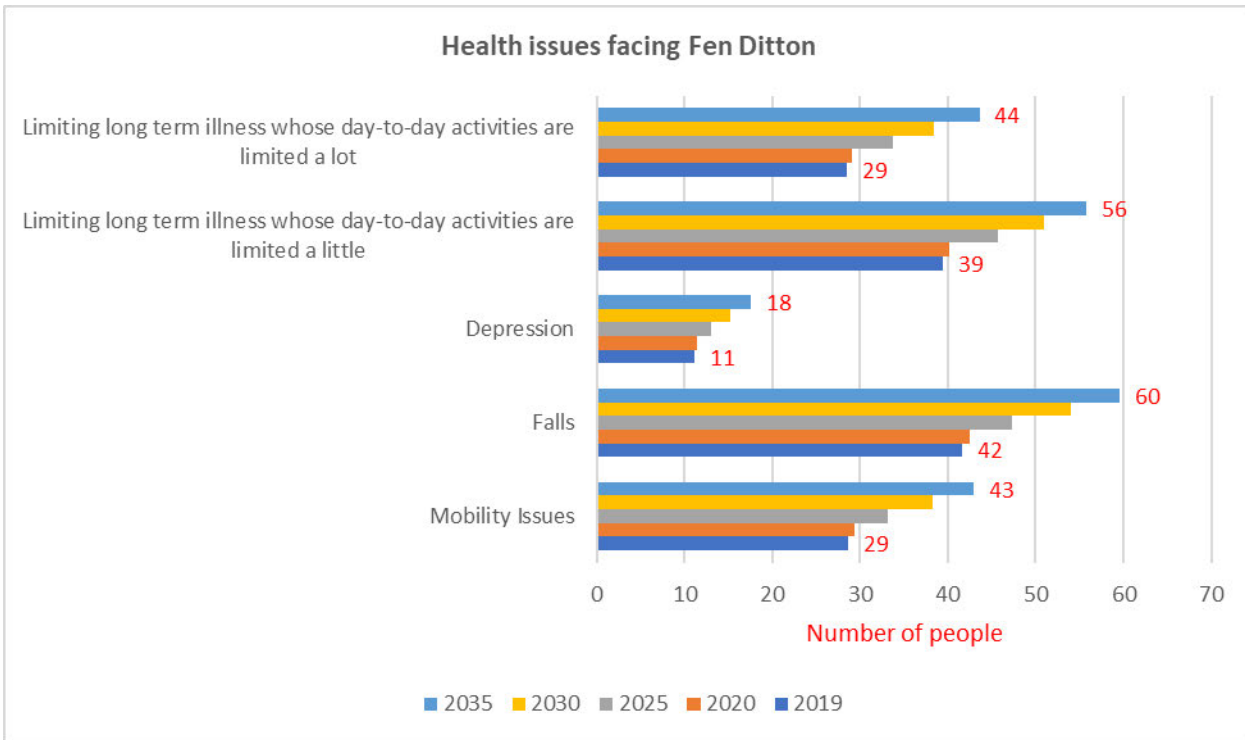


Figure 4

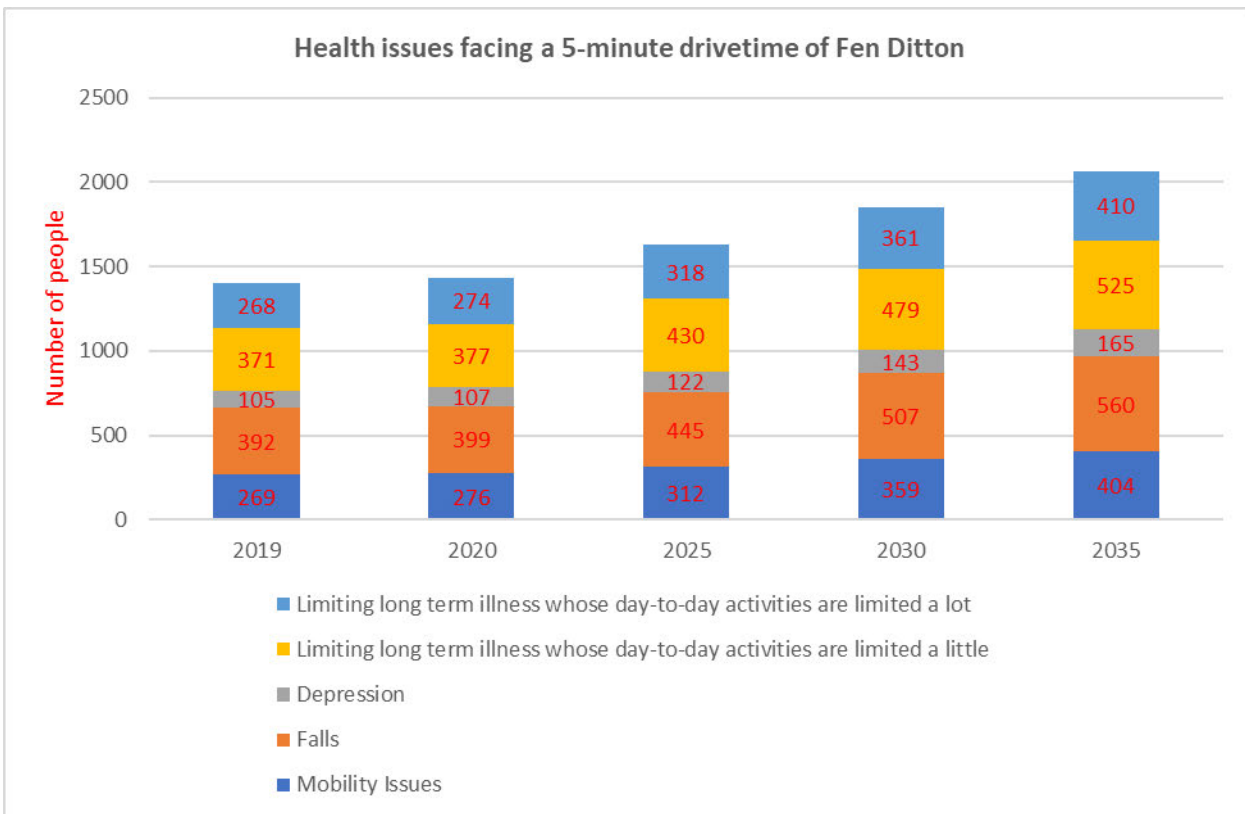


Figure 5

It is noted that the above represents the best case scenario, given it seeks to establish the potential demand for properties amongst those aged 60-70. In addition, there is likely to be a significant need arising from Cambridge City, which these figures do not take into account.

### **The most appropriate site for this specialist use**

Although the Site extends to an area of 4.33 ha in total, the developable area, as shown edged blue in the Context and Planning Policy Plan in Appendix 2, extends to approximately 1.61 ha. This includes access from Ditton Lane (B1047), which, as shown in the attached Site Location Plan, can be achieved as a 6m carriageway with 1.5m footways at each side. The Site is proposed for c.30 single storey dwellings (both market and affordable) that would be suitable for those aged 55 and over as well as those with or supporting someone with a disability, alongside site infrastructure and open space.

The provision of specialist accommodation for older people allows people to downsize while remaining in the local area and close to friends and family. New family housing also comes to the market as a result, reducing the pressure to provide additional family housing sites in the local area. The proposed development could also make a significant contribution towards specialist affordable housing provision in a relatively expensive area with a high housing need.

The site is considered to be highly attractive. Scott Residential is the sister company of M Scott Properties Ltd and is a housebuilder specialising in the delivery of specialist housing for older people in the form of their bespoke product 'LifeLong Homes'. Scott Residential is very keen to develop the site and enquiries have been received from potential purchasers, following the public consultation work carried out to date. We consider that this is an ideal site to be allocated in the new Local Plan.

The reduced developable area is considered the most appropriate area for development, enabling the retention and enhancement of the existing landscape features on the site, as well as retaining a substantial landscape gap to the north of Fison Road, maintaining the separation between Fen Ditton and Cambridge.

Scott Properties is working closely with its landscape and ecology consultants, Lockhart Garratt, who are currently formulating a biodiversity and landscaping plan for the Site, to ensure that the development can deliver significant ecological benefits and improvements to the landscape.

The Site was assessed as a larger parcel than as now promoted as reference SC060 within the SHLAA (August 2013) as part of Broad Location 9. As part of Broad Location 9, six sites were assessed, totalling 82.58 hectares.

The Site itself has a developable area of c.1.61 ha, with the potential to provide c.30 dwellings, a scale which is considered to be in keeping with Fen Ditton given it represents an increase of 10% of the existing village size. The Site is located to the south of the Conservation Area, with considerable existing vegetation which acts as a significant buffer, shielding any views of the site from the north and west and east. To the south, access can be provided from Ditton Lane (B1047) at the northernmost part of the Site's boundary along Ditton Lane (as shown in the accompanying Site Access drawing in Appendix 5). This ensures a significant gap is maintained to the south, maintaining the separation between Fen Ditton and Cambridge to the south, as well as providing the opportunity to deliver a significant net biodiversity gain.

The developable area of the Site as identified within Appendix 2, is also contained to the rear of the properties 121-133 Ditton Lane, which minimises potential views of the proposed properties when entering Fen Ditton along Ditton Lane from the south. The single storey nature of the properties also seeks to minimise visual impact, and it is

proposed that significant landscaping can be provided to the south to further enhance the landscape. In total, the developable area represents 37% of the total site area, with 63% of the site available for landscaping and ecological enhancements.

## Site Location

The Site is located centrally within the Parish of Fen Ditton and is within the Green Belt. It is situated on the south side of the village and abuts the Cambridge City Boundary to the south as per the Adopted Cambridge City Policy Map. The village operates as a larger settlement with Cambridge City nearby and shares a good range of services and facilities. Cambridge City Centre contains a full range of services, retail offers, employment opportunities and leisure and recreational facilities. It also has a mainline railway station providing regular services to London, Birmingham, Stansted Airport, Ely, Ipswich and Brighton. Given the Site's close proximity to Cambridge City Centre and excellent links, we consider that it to be in a highly sustainable location.

In addition, footpath and cycle links are proposed from the land north of Newmarket Road, which has recently been granted permission for c.1,300 dwellings, including a footpath and cycle link which is shown in document 16-097\_PL\_DOC\_19\_001\_Infrastructure of reserved (approved) matters application S/1004/18/RM as linking into our Client's Site to the south, northwards from the disused railway line to the south. This is not an existing footpath, and this route of connectivity cannot be achieved without our client's land. The inclusion of our client's Site therefore represents an opportunity to increase connectivity, which would be of clear benefit to the existing and future residents of the area. The Context and Planning Policy Plan as provided in Appendix 2 shows the connectivity surrounding the Site, as well as the Site's proximity to the doctor's surgery. This shows the Site is within 0.5km of the doctor's surgery, and is the closest available and suitable site to this.

The committed development to the north of Newmarket Road, Phase 1 of which is currently underway, will also provide a food store, community facilities and open space, which could be of benefits to future residents of the Site, being in close proximity with excellent footpath and cycle links proposed as part of the permitted scheme.

## Planning Policy

Fen Ditton is identified in the current South Cambridgeshire Local Plan as a Group Village (Policy S/10), along with 32 other villages. This is the third tier in the settlement hierarchy below Minor Rural Centres (Policy S/9). Group Villages are described as '*generally less sustainable locations for new development than Rural Centres and Minor Rural Centres, having fewer services and facilities allowing only some of the basic day-to-day requirements for their residents to be met without the need to travel outside the village*'. Fen Ditton is clearly one of the more sustainable villages and has the ability to take a suitable quantum of housing growth as part of the emerging Local Plan given its close proximity to Cambridge City. It is not considered that Fen Ditton's current position in the existing settlement hierarchy reflects its status as a sustainable location for growth. Residents can easily access a wide variety of services by walking or cycling, despite having to leave the defined settlement boundary of Fen Ditton.

The current policy (Policy S/10) permits '*Residential development and redevelopment up to an indicative maximum scheme size of 8 dwellings...within the development frameworks of Group Villages*'. While the Group Villages are limited, our client's site could accommodate c.30 single storey dwellings whilst still providing areas of public open space, although currently outside the development framework. This policy approach is considered to be unduly restrictive and the new Local Plan should allow for a greater level of development in sustainable locations.

The "*presumption in favour of sustainable development*" is at the heart of the National Planning Policy Framework 2019 (NPPF). The Planning and Compulsory Purchase Act 2004 (Section 39(2)) establishes a legal requirement for Plans to be prepared with the objective of contributing to the achievement of sustainable development.

Paragraph 16 of the NPPF requires Plans to be prepared positively in a way that is aspirational but deliverable. Paragraph 59 reminds Local Planning Authorities that the Government's objective is to significantly boost the supply

of homes and that it is therefore important that a sufficient amount and variety of land comes forward where it is needed.

Planning Policies are required to identify a supply of specific, deliverable sites for the first 5 years of the plan period and specific, developable sites (or locations for growth) for the next 5 to 10 years. Paragraph 68 recognises the important contribution that small and medium sized sites can make to meeting the housing requirement of an area as they can be built out relatively quickly.

Furthermore, in order to ensure that Local Authorities have specific deliverable sites they are required to maintain a 5 Year Housing Land Supply with an appropriate buffer. In addition, to ensure supply is maintained, they are also required to monitor the progress in building out sites, to comply with the housing delivery test. Currently, the supply of housing in South Cambridgeshire is only marginally above the 5-year requirement (5.05 years – Appeal Reference APP/W0530/W/19/3220761) and the Government's recently published housing delivery figures for 2019 indicate delivery to be at 95% which while not significantly below the target, still falls short.

In developing the new Local Plan, it will be important that an adequate mix of sites is promoted including a proportion of small to medium sites that are more deliverable, such as our client's Site in Fen Ditton to meet the needs of the Local Plan Housing Area.

As previously stated, the Site is located within the Green Belt and therefore the Council will need to amend the boundary to accommodate its allocation. Paragraph 136 of the NPPF states that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified through the preparation and updating of Plans. The preparation of the new Local Plan therefore represents an opportunity to review the Green Belt boundaries. Paragraph 138 of the NPPF indicates that Green Belt release should be targeted at sustainable locations well served by public transport such as Fen Ditton. It goes on to state that compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land should be included.

This letter should be read in conjunction with the completed forms, Site Location Plan, Context & Planning Policy Plan, Specialist Accommodation Needs Assessment, Experian report and Site Access that accompany this submission. I trust that the information submitted is sufficient for your purposes but should you require any additional information, please do not hesitate to contact me.

Yours faithfully



**Adam Davies**  
**Associate Director**  
**Cambridge Planning**

Enc: Completed forms  
Appendix 1 - Site Location Plan  
Appendix 2 – Context & Planning Policy Plan  
Appendix 3 – Specialist Accommodation Needs Assessment  
Appendix 4 - Experian report  
Appendix 5 - Site Access drawing

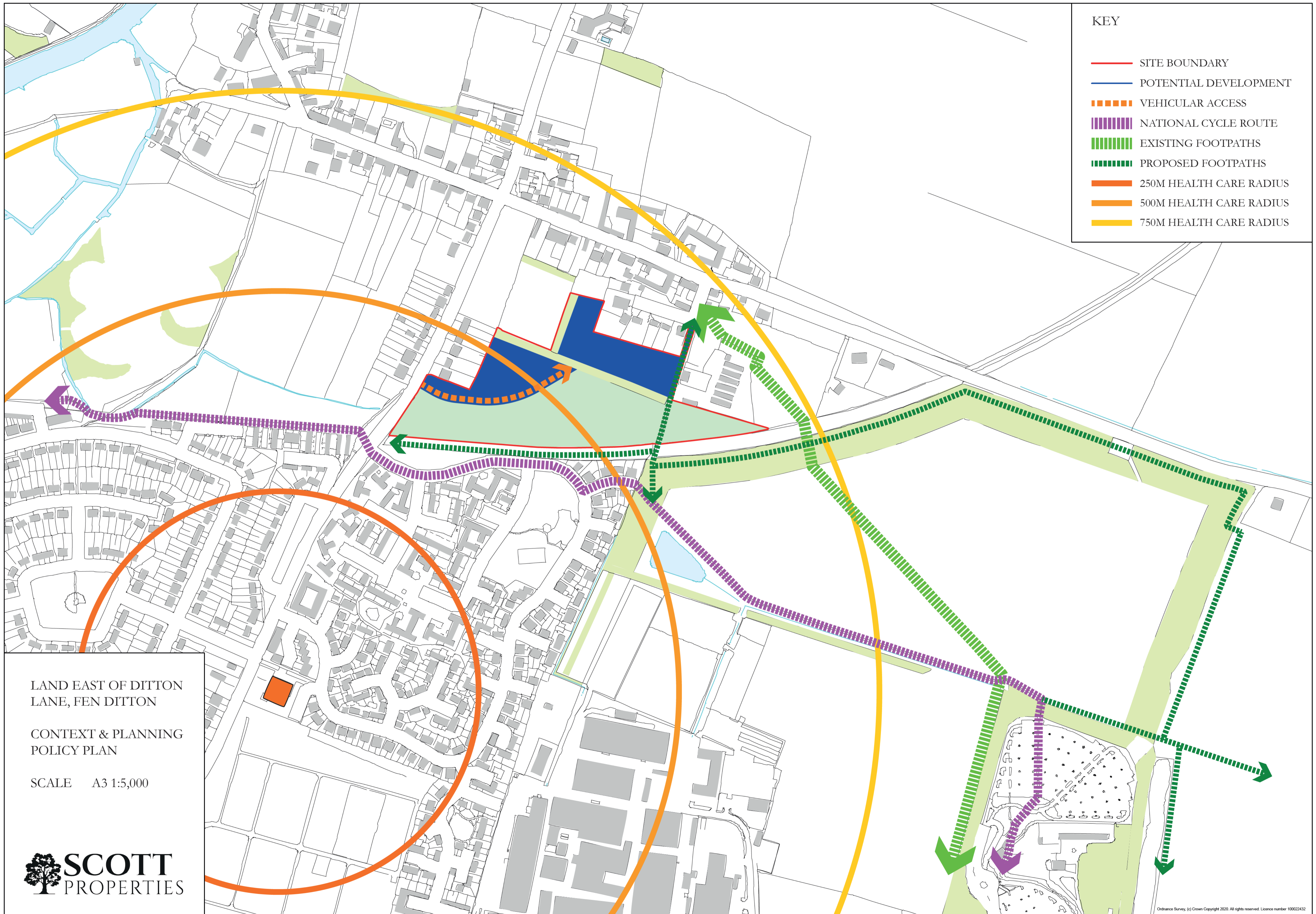
# **Appendix 1**

## Site Location Plan



## **Appendix 2**

### Context & Planning Policy Plans



- KEY
- SITE BOUNDARY
  - POTENTIAL DEVELOPMENT
  - VEHICULAR ACCESS
  - NATIONAL CYCLE ROUTE
  - EXISTING FOOTPATHS
  - PROPOSED FOOTPATHS
  - 250M HEALTH CARE RADIUS
  - 500M HEALTH CARE RADIUS
  - 750M HEALTH CARE RADIUS

LAND EAST OF DITTON  
LANE, FEN DITTON

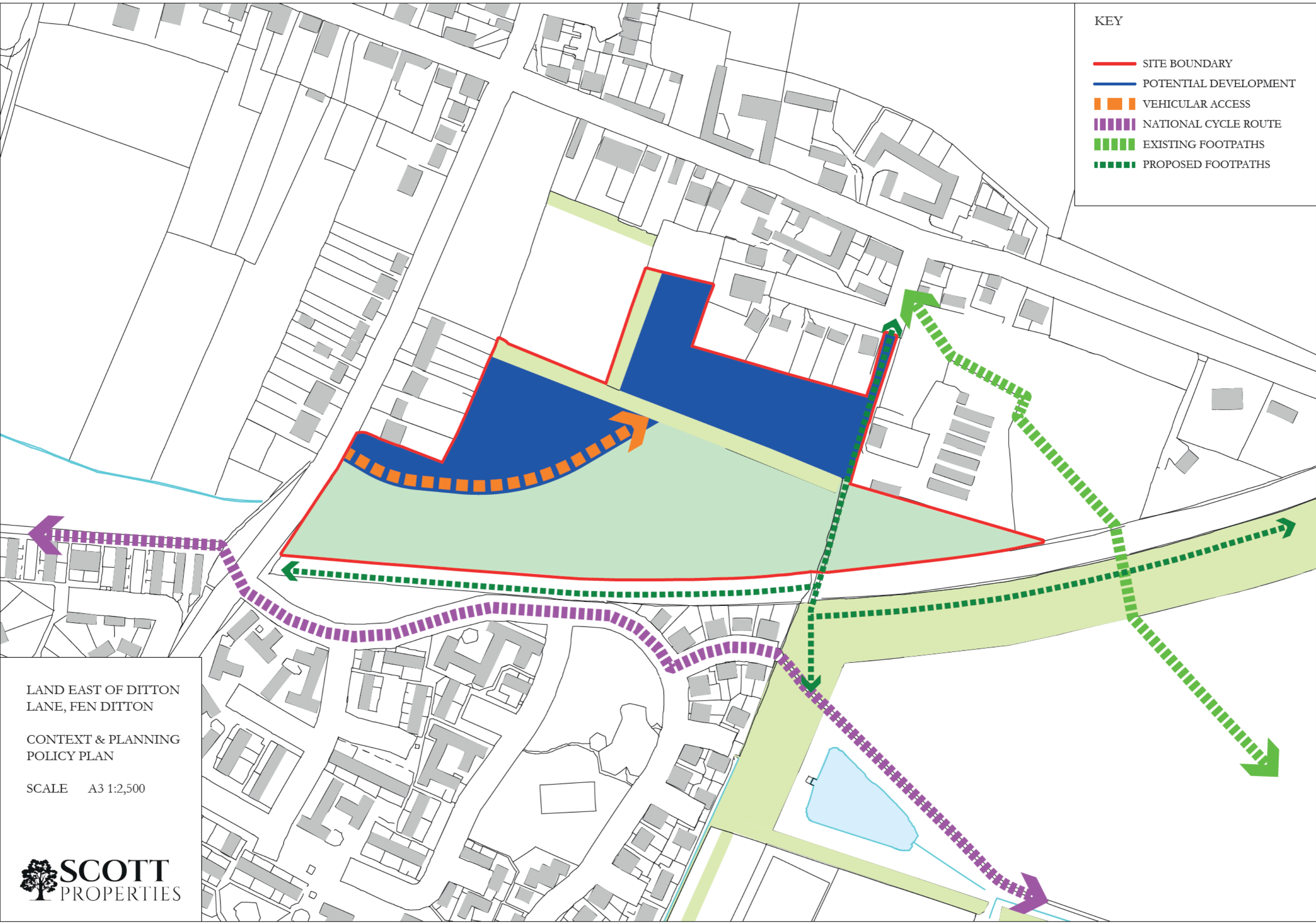
CONTEXT & PLANNING  
POLICY PLAN

SCALE A3 1:5,000



KEY

- SITE BOUNDARY
- POTENTIAL DEVELOPMENT
- VEHICULAR ACCESS
- NATIONAL CYCLE ROUTE
- EXISTING FOOTPATHS
- PROPOSED FOOTPATHS



LAND EAST OF DITTON  
LANE, FEN DITTON

CONTEXT & PLANNING  
POLICY PLAN

SCALE A3 1:2,500



## **Appendix 3**

### Specialist Accommodation Needs Assessment

Summary of Experian Data - Current (2018) to Projected (2023)

Age bands	Area - Current	Area - Projected	Base - Current	Base - Projected	% of change in Area from C	% of change in Base from C	Difference	Additional Residents - Area	Additional Residents - Base
Age 0-4	824	722	9,554	9,423	-12.38	-1.37	-11.01	-102	(131)
Age 5-9	858	825	10,787	10,476	-3.85	-2.88	-0.96	-33	(311)
Age 10-14	643	787	9,836	10,832	22.40	10.13	12.27	144	996
Age 15	140	160	1,760	2,035	14.29	15.63	-1.34	20	275
Age 16-17	270	317	3,792	4,161	17.41	9.73	7.68	47	369
Age 18-19	148	195	3,229	3,503	31.76	8.49	23.27	47	274
Age 20-24	934	878	6,439	5,822	-6.00	-9.58	3.59	-56	(617)
Age 25-29	1,156	1,046	8,653	8,628	-9.52	-0.29	-9.23	-110	(25)
Age 30-34	1,021	1,030	9,573	9,491	0.88	-0.86	1.74	9	(82)
Age 35-39	971	881	11,345	10,946	-9.27	-3.52	-5.75	-90	(399)
Age 40-44	776	830	11,578	12,305	6.96	6.28	0.68	54	727
Age 45-49	786	733	12,215	11,482	-6.74	-6.00	-0.74	-53	(733)
Age 50-54	802	774	12,142	11,955	-3.49	-1.54	-1.95	-28	(187)
Age 55-59	606	713	10,603	11,795	17.66	11.24	6.41	107	1,192
Age 60-64	470	533	8,778	9,959	13.40	13.45	-0.05	63	1,181
Age 65-69	402	436	8,802	9,005	8.46	2.31	6.15	34	203
Age 70-74	322	328	8,077	7,646	1.86	-5.34	7.20	6	(431)
Age 75-79	246	307	5,238	7,227	24.80	37.97	-13.18	61	1,989
Age 80-84	180	186	3,963	4,551	3.33	14.84	-11.50	6	588
Age 85+	217	232	4,288	4,924	6.91	14.83	-7.92	15	636
<b>Total</b>	<b>11,772</b>	<b>11,913</b>	<b>160,652</b>	<b>166,166</b>				<b>141</b>	<b>5,514</b>

Population Analysis					
Population aged 60-79	1,440	1,604	30,895	33,837	4.7%
% of Population aged 60-79	12%	13%	19%	20%	
Total population aged 65+	1,367	1,489	30,368	33,353	

Existing Housing Stock and Occupancy	
Total Properties in Study Area	4,326 <i>Experian</i>
Total Bungalows in Study Area	87 <i>Experian</i>
Proportion of Bungalows in Study Area	2%
Average Occupancy in Study Area	2.72

Housing Need Analysis	
Proportion of Local New Housing Need for People Aged 60-79	116%

Part 1 - Specialist homes for new residents	
Number of new residents that would choose to live in Specialist Accommodation by 2023	64 <i>Additional Residents - Area (highlighted yellow) * 39% of older people that would downsize if a suitable option was available</i>
Number of new residents that would choose to live in Single Storey Specialist Accommodation by 2023	29 <i>45% of older people that would like to move into a bungalow or single storey property</i>
Number of specialist single storey homes required by 2023 for new residents	16 <i>Above / Expected occupancy rate for Specialist Accommodation for people aged 60 and over</i>

Part 2 - Specialist homes for existing residents		
Number of existing residents that would choose to live in Specialist Accommodation by 2023 (assuming existing bungalows meet their needs)	500	<i>((Current population aged 60-79) - (Total age appropriate accommodation* Expected occupancy rate for specialist accommodation for people aged 60 and over))*</i>
Number of existing residents that would choose to live in Single Storey Specialist Accommodation by 2023	225	<i>45% (refer to notes) of the above</i>
Number of new specialist single storey homes required by 2023 to meet the needs of existing residents	125	<i>Above / Occupancy rate for specialist accommodation</i>
Part 3		
Local Committed Developments that could meet new and existing specialist accommodation needs	-	<i>Regular (not designed for specialist needs) bungalows have been included, as whilst not specialist homeowners could choose to make future adaptations - this is ve</i>
	<b>2023</b>	<b>2025</b>
	<b>2030</b>	<b>2035</b>

Summary of Experian Data - Current (2018) to Projected (2023)

Age bands	Area - Current	Area - Projected	Base - Current	Base - Projected	% of change in Area from C	% of change in Base from C	Difference	Additional Residents - Area	Additional Residents - Base
Age 0-4	25	28	9,554	9,423	12.00	-1.37	13.37	3	(131)
Age 5-9	31	31	10,787	10,476	0.00	-2.88	2.88	0	(311)
Age 10-14	35	33	9,836	10,832	-5.71	10.13	-15.84	-2	996
Age 15	11	7	1,760	2,035	-36.36	15.63	-51.99	-4	275
Age 16-17	15	15	3,792	4,161	0.00	9.73	-9.73	0	369
Age 18-19	11	14	3,229	3,503	27.27	8.49	18.79	3	274
Age 20-24	23	22	6,439	5,822	-4.35	-9.58	5.23	-1	(617)
Age 25-29	50	49	8,653	8,628	-2.00	-0.29	-1.71	-1	(25)
Age 30-34	55	55	9,573	9,491	0.00	-0.86	0.86	0	(82)
Age 35-39	50	54	11,345	10,946	8.00	-3.52	11.52	4	(399)
Age 40-44	51	54	11,578	12,305	5.88	6.28	-0.40	3	727
Age 45-49	65	58	12,215	11,482	-10.77	-6.00	-4.77	-7	(733)
Age 50-54	55	58	12,142	11,955	5.45	-1.54	6.99	3	(187)
Age 55-59	49	56	10,603	11,795	14.29	11.24	3.04	7	1,192
Age 60-64	31	40	8,778	9,959	29.03	13.45	15.58	9	1,181
Age 65-69	53	48	8,802	9,005	-9.43	2.31	-11.74	-5	203
Age 70-74	39	40	8,077	7,646	2.56	-5.34	7.90	1	(431)
Age 75-79	28	37	5,238	7,227	32.14	37.97	-5.83	9	1,989
Age 80-84	15	18	3,963	4,551	20.00	14.84	5.16	3	588
Age 85+	14	14	4,288	4,924	0.00	14.83	-14.83	0	636
<b>Total</b>	<b>706</b>	<b>731</b>	<b>160,652</b>	<b>166,166</b>				<b>25</b>	<b>5,514</b>

Population Analysis

Population aged 60-79	151	165	30,895	33,837	0.5%
% of Population aged 60-79	21%	23%	19%	20%	
Total population aged 65+	149	157	30,368	33,353	

Existing Housing Stock and Occupancy

Total Properties in Study Area	284	Experian
Total Bungalows in Study Area	13	Experian
Proportion of Bungalows in Study Area	5%	
Average Occupancy in Study Area	2.49	

Housing Need Analysis

Proportion of Local New Housing Need for People Aged 60-79	56%
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Part 1 - Specialist homes for new residents

Number of new residents that would choose to live in Specialist Accommodation by 2023	5	Additional Residents - Area (highlighted yellow) * 39% of older people that would downsize if a suitable option was available
Number of new residents that would choose to live in Single Storey Specialist Accommodation by 2023	2	45% of older people that would like to move into a bungalow or single storey property
Number of specialist single storey homes required by 2023 for new residents	1	Above / Expected occupancy rate for Specialist Accommodation for people aged 60 and over

<b>Part 2 - Specialist homes for existing residents</b>	
Number of existing residents that would choose to live in Specialist Accommodation by 2023 (assuming existing bungalows meet their needs)	50
Number of existing residents that would choose to live in Single Storey Specialist Accommodation by 2023	23
Number of new specialist single storey homes required by 2023 to meet the needs of existing residents	13

*((Current population aged 60-79) - (Total age appropriate accommodation\* Expected occupancy rate for specialist accommodation for people aged 65 and over))\**

*45% (refer to notes) of the above*

*Above / Occupancy rate for specialist accommodation*

<b>Part 3</b>	
Local Committed Developments that could meet new and existing specialist accommodation needs	-

*Regular (not designed for specialist needs) bungalows have been included, as whilst not specialist homeowners could choose to make future adaptations - this is ve*

<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>
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## **Appendix 4**

Experian Report

Location Analyst

UK



## Fen Ditton - 5 mins off-peak (2020)

### Detailed Projections

23 February, 2020

#### Contents

Area Overview

Area Map Overview

Residential Population Projections

Household Projections

Gender Projections

Age Bands - 5 Year Backcasts

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Age Bands - 5 Year Projections

Explanation - Population Backcasts

Explanation - Population Projections

Describing Fen Ditton (5 Minutes) in relation to South Cambridgeshire  
Creation Date: February 23, 2020

## What does this report show?

This report shows the residential population, population by gender and population by age bands for the following

- Backcast estimates for years 2013 - 2017
- Current estimates for year 2018
- Forecasts for years 2019 - 2028

The report is particularly useful for trend analysis and for identifying changes and potential patterns in the study area.

## What data sources are used?

Population Projections - Population change is an important element in fluctuations in consumer demand. Experian's population projections give a valuable insight into future demand in local areas, enabling you to predict future business performance, and plan accordingly.

Population Backcasts - Population and household backcasts provide improved estimates of the number of households and the resident population for each year from 2017 back to 2013 . Population estimates are also split by gender and 20 age bands.

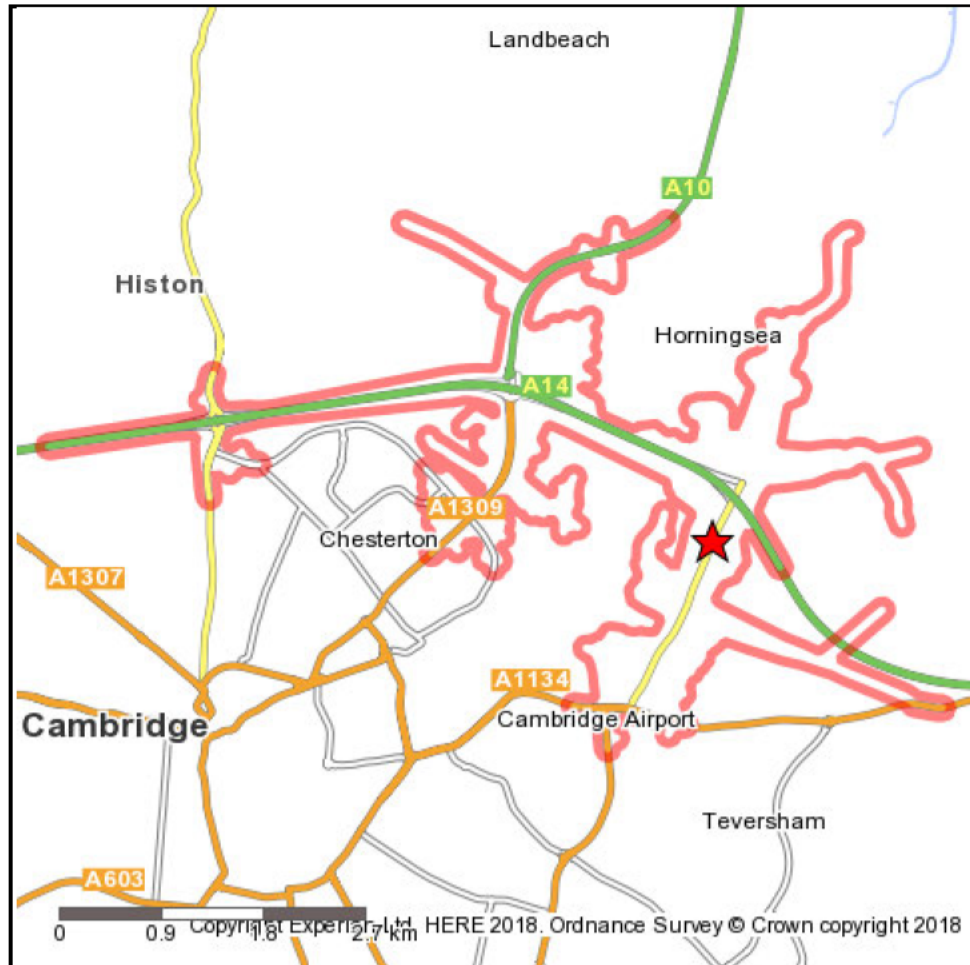
## Area Summary

	Residential Population	Household	
Backcast estimate ( 2013 )	11,207	4,503	
Current estimate ( 2018 )	11,772	4,848	
Projection estimate ( 2023 )	11,913	4,893	
Population by Gender	Males	Females	
Backcast estimate ( 2013 )	51.36 %	48.64 %	
Current estimate ( 2018 )	52.23 %	47.77 %	
Projection estimate ( 2023 )	52.61 %	47.39 %	
Population by Gender (split by Top Age Band)	Males	Females	Top Age Band
Backcast estimate ( 2013 )	50.48 %	49.52 %	Age 30-34
Current estimate ( 2018 )	50.00 %	50.00 %	Age 25-29
Projection estimate ( 2023 )	60.97 %	39.03 %	Age 25-29

Describing Fen Ditton (5 Minutes) in relation to South Cambridgeshire

Creation Date: February 23, 2020

Area Map



**Geography Selection:**  
Fen Ditton (5 Minutes)

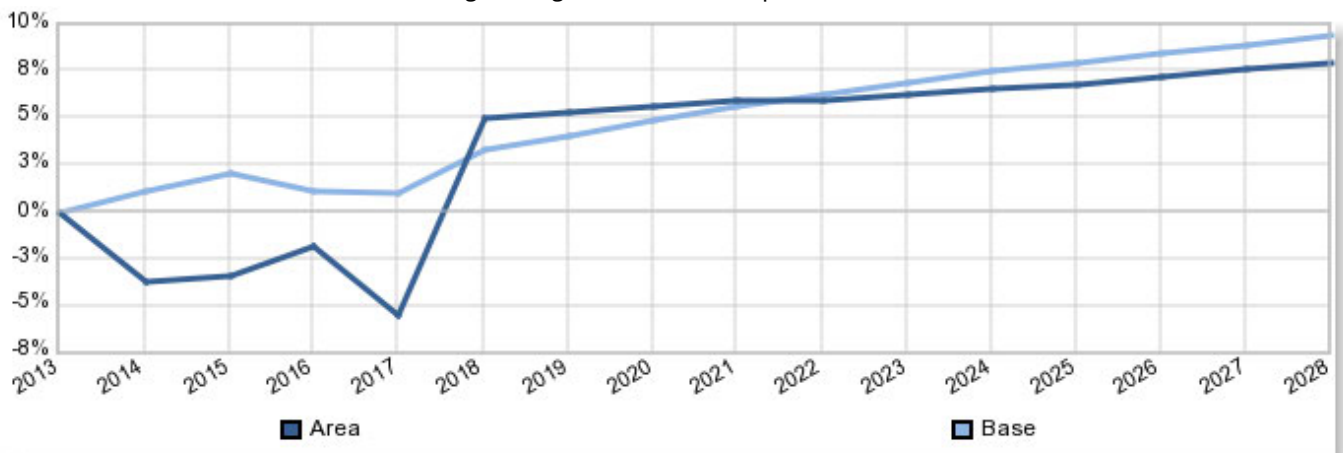
**Boundary Colour:**  
 Geography Selection

Mapping data: © 2018 HERE.  
Copyright Experian 2018.  
Date: 23/02/20

This table shows how the residential population has changed over the past 5 years, the current estimate of the population and how it is predicted to change over the next 10 years.

Year	Area	Base	% Change in Area from 2013	% Change in Base from 2013
<b>Residential population change over the past five years</b>				
2013	11,207	155,404	0.00	0.00
2014	10,800	157,123	-3.64	1.11
2015	10,831	158,731	-3.36	2.14
2016	11,007	157,196	-1.78	1.15
2017	10,604	156,965	-5.38	1.00
<b>Current residential population</b>				
2018	11,772	160,652	5.04	3.38
<b>Residential population change in the next ten years</b>				
2019	11,803	161,884	5.31	4.17
2020	11,839	163,064	5.63	4.93
2021	11,875	164,180	5.96	5.65
2022	11,876	165,206	5.96	6.31
2023	11,913	166,166	6.29	6.93
2024	11,944	167,054	6.58	7.50
2025	11,969	167,876	6.80	8.03
2026	12,012	168,642	7.18	8.52
2027	12,060	169,320	7.61	8.95
2028	12,092	169,949	7.89	9.36

Percentage Change in Residential Population from 2013

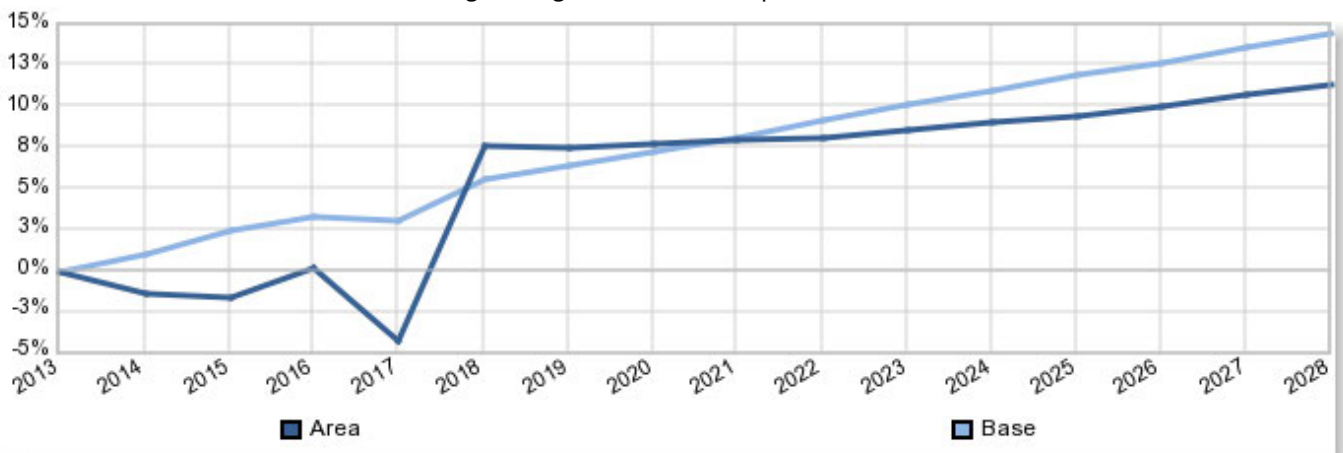


In 2013 the total residential population estimate was 11,207 in your target area, compared to the base estimate of 155,404. In 2018 the population was estimated to be 11,772, which is a change of 5.04 % from 2013 . For comparison, the base area has changed by 3.38 % . By 2028 the area population is estimated to be 12,092, which is a change of 7.89 % from 2013 . The base population in 2028 is estimated to be 169,949, which is a change of 9.36 % from 2013 .

This table shows how the household population has changed over the past 5 years, the current estimate of the household population and how it is predicted to change over the next 10 years.

Year	Area	Base	% Change in Area from 2013	% Change in Base from 2013
<b>Household population change over the past five years</b>				
2013	4,503	61,805	0.00	0.00
2014	4,444	62,435	-1.32	1.02
2015	4,429	63,341	-1.63	2.49
2016	4,514	63,825	0.26	3.27
2017	4,314	63,699	-4.18	3.06
<b>Current household population</b>				
2018	4,848	65,224	7.66	5.53
<b>Household population change in the next ten years</b>				
2019	4,842	65,793	7.53	6.45
2020	4,852	66,320	7.76	7.31
2021	4,859	66,839	7.91	8.15
2022	4,873	67,465	8.21	9.16
2023	4,893	68,055	8.66	10.11
2024	4,911	68,622	9.06	11.03
2025	4,929	69,150	9.45	11.88
2026	4,952	69,675	9.98	12.73
2027	4,988	70,225	10.78	13.62
2028	5,015	70,744	11.37	14.46

Percentage Change in Household Population from 2013

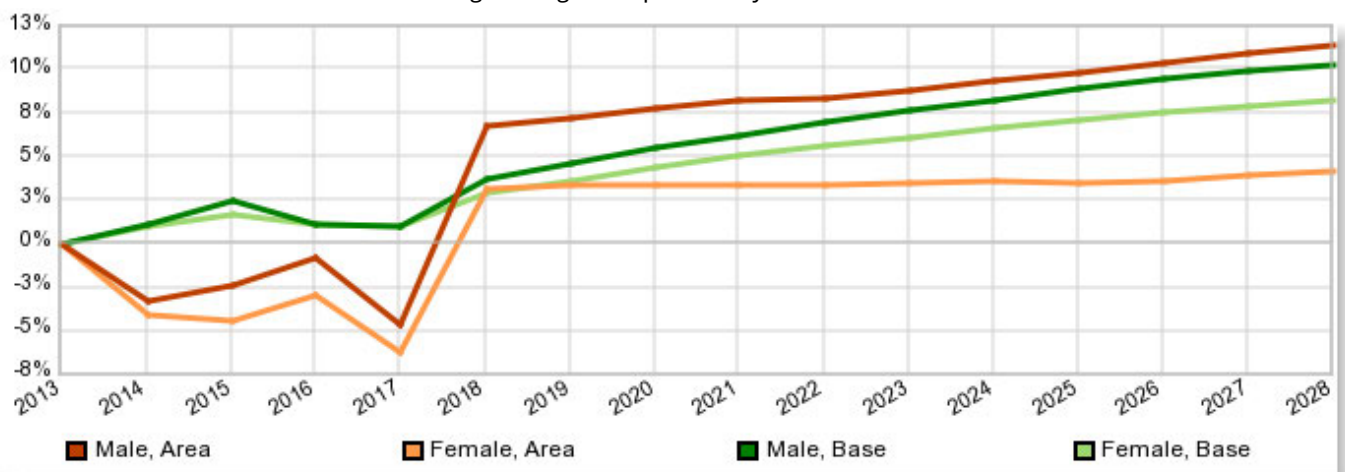


In 2013 the total household estimate was 4,503 in your target area, compared to the base estimate of 61,805. In 2018 the number of households was estimated to be 4,848, which is a change of 7.66 % from 2013 . For comparison, the base area has changed by 5.53 % . By 2028 the household count is estimated to be 5,015, which is a change of 11.37 % from 2013 . The base household count in 2028 is estimated to be 70,744, which is a change of 14.46 % from 2013 .

This table shows how the residential population has changed over the past 5 years, the current estimate of the population and how it is predicted to change over the next 10 years split by Gender.

Year	Males in Area	Males in Base	Females in Area	Females in Base	% Change in Males since 2013 (Area)	% Change in Males since 2013 (Base)	% Change in Females since 2013 (Area)	% Change in Females since 2013 (Base)
<b>Residential population change over the past five years split by gender</b>								
2013	5,756	76,826	5,451	78,578	N/A	N/A	N/A	N/A
2014	5,568	77,744	5,232	79,379	-3.27	1.19	-4.02	1.02
2015	5,620	78,747	5,211	79,984	-2.37	2.50	-4.40	1.79
2016	5,716	77,740	5,292	79,456	-0.71	1.19	-2.92	1.12
2017	5,493	77,576	5,111	79,389	-4.57	0.98	-6.24	1.03
<b>Current residential population split by gender</b>								
2018	6,148	79,738	5,624	80,914	6.82	3.79	3.16	2.97
<b>Residential population change in the next ten years split by gender</b>								
2019	6,172	80,400	5,631	81,484	7.22	4.65	3.31	3.70
2020	6,206	81,038	5,633	82,026	7.82	5.48	3.33	4.39
2021	6,237	81,648	5,638	82,532	8.36	6.28	3.43	5.03
2022	6,242	82,220	5,633	82,986	8.45	7.02	3.34	5.61
2023	6,267	82,745	5,646	83,421	8.87	7.70	3.57	6.16
2024	6,293	83,231	5,651	83,823	9.33	8.34	3.67	6.67
2025	6,320	83,682	5,649	84,194	9.80	8.92	3.62	7.15
2026	6,359	84,104	5,653	84,538	10.47	9.47	3.70	7.58
2027	6,389	84,465	5,671	84,855	11.00	9.94	4.02	7.99
2028	6,413	84,807	5,679	85,142	11.41	10.39	4.18	8.35

Percentage Change in Population by Gender from 2013

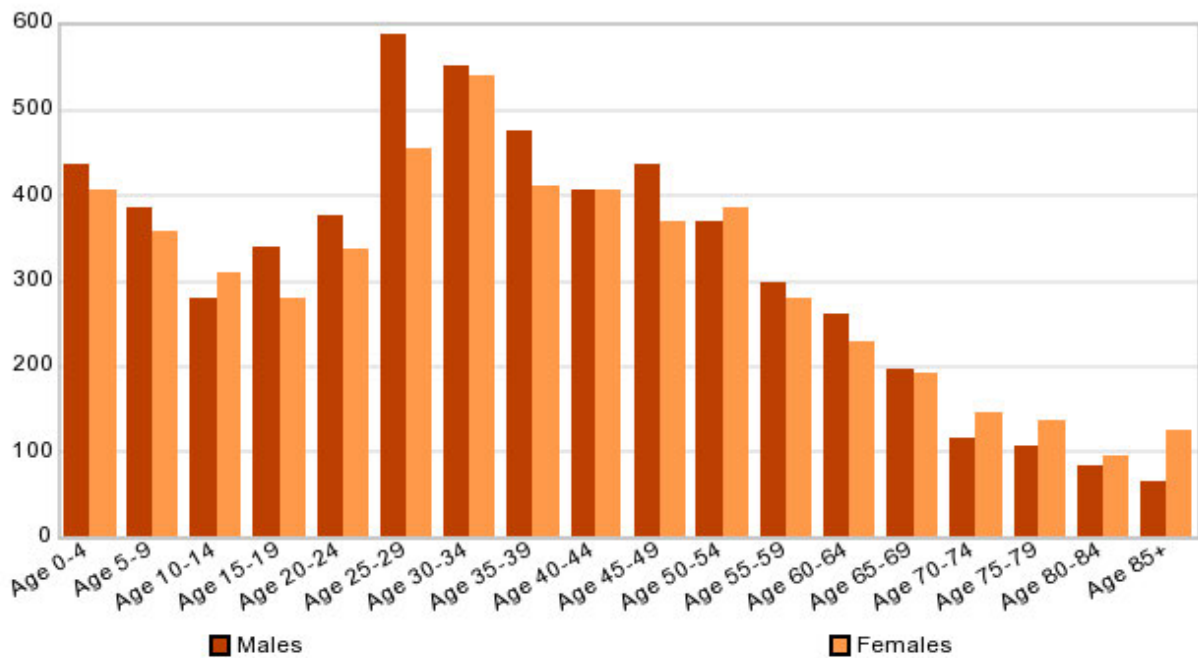


In 2013 the population estimate was 11,207 in your target area. This was made up of 51.36 % males and 48.64 % females. For comparison, the base percentages are 49.44 % and 50.56 % respectively. In 2018 the gender split was 52.23 % males and 47.77 % females, which is a percentage change of 6.82 % for males and 3.16 % for females from 2013 . The base area has changed by 3.79 % for males and 2.97 % for females. In 2028 the population gender split is estimated to be 53.04 % males and 46.96 % females. This is a change of 11.41 % and 4.18 % respectively from 2013 . The base populations are estimated to change by 10.39 % for males and 8.35 % for females.

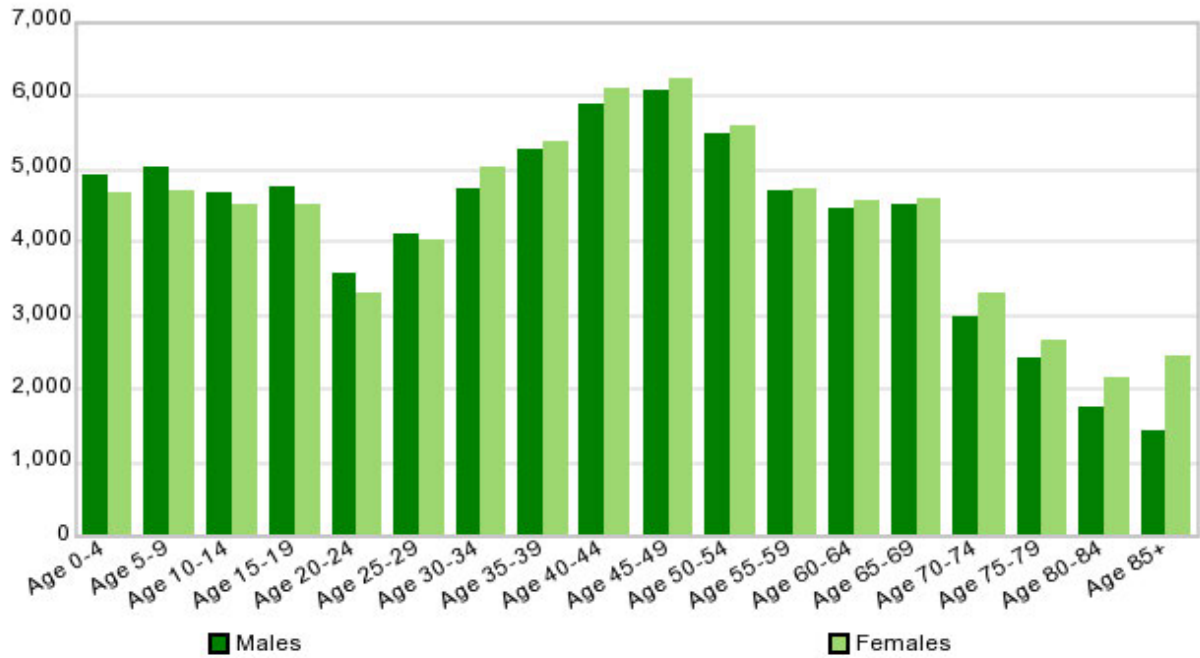
## What were the gender and age band splits 5 years ago?

Age Band	Males in Area	Males in Base	Females in Area	Females in Base
Age 0-4	434	4,922	406	4,681
Age 5-9	385	5,022	356	4,703
Age 10-14	279	4,694	309	4,517
Age 15	81	1,016	61	949
Age 16-17	128	2,015	115	1,935
Age 18-19	130	1,739	103	1,644
Age 20-24	375	3,600	336	3,296
Age 25-29	586	4,112	453	4,044
Age 30-34	550	4,733	539	5,011
Age 35-39	474	5,245	411	5,379
Age 40-44	405	5,873	406	6,087
Age 45-49	436	6,070	369	6,257
Age 50-54	369	5,490	386	5,593
Age 55-59	297	4,706	279	4,737
Age 60-64	260	4,477	227	4,578
Age 65-69	196	4,520	192	4,610
Age 70-74	116	3,005	145	3,299
Age 75-79	108	2,421	136	2,642
Age 80-84	83	1,737	97	2,168
Age 85+	65	1,429	125	2,448

Population Gender and Age Bands ( 2013 ) in Area



Population Gender and Age Bands ( 2013 ) in Base



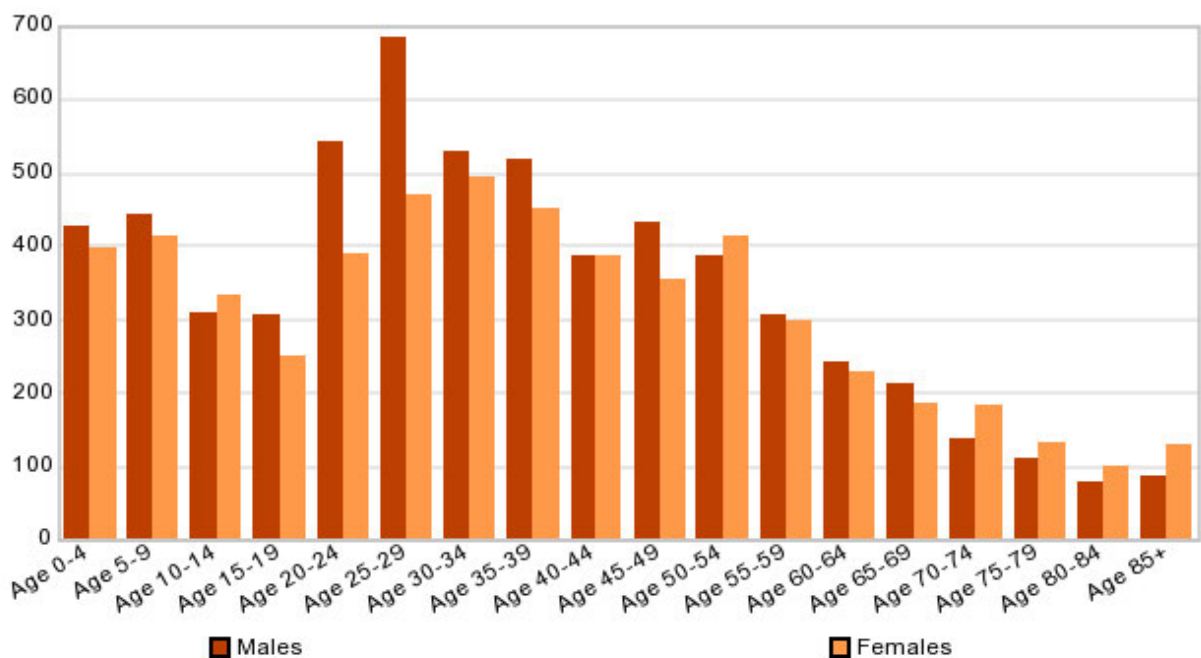
In your target area the highest male count is within the Age 25-29 category with a population estimate of 586, which is equivalent to 10.17 %. The top female banding is Age 30-34 with an estimate of 539 representing 9.89 % of females. When considering the base selection, the highest male count fell into the band Age 45-49 with an estimate of 6,070, which is 7.90 %. The highest female population estimate is 6,257 and fell into the Age 45-49 category at 7.96 %.

The lowest male estimate was in the category Age 85+, which is 1.12 %. The lowest female banding was Age 80-84, which represents 1.77 % of the female population. When comparing this to the base selection, the smallest count of males was found in the band Age 85+ representing 1.86 %. For comparison, the lowest female band of Age 80-84 was 2.76 %.

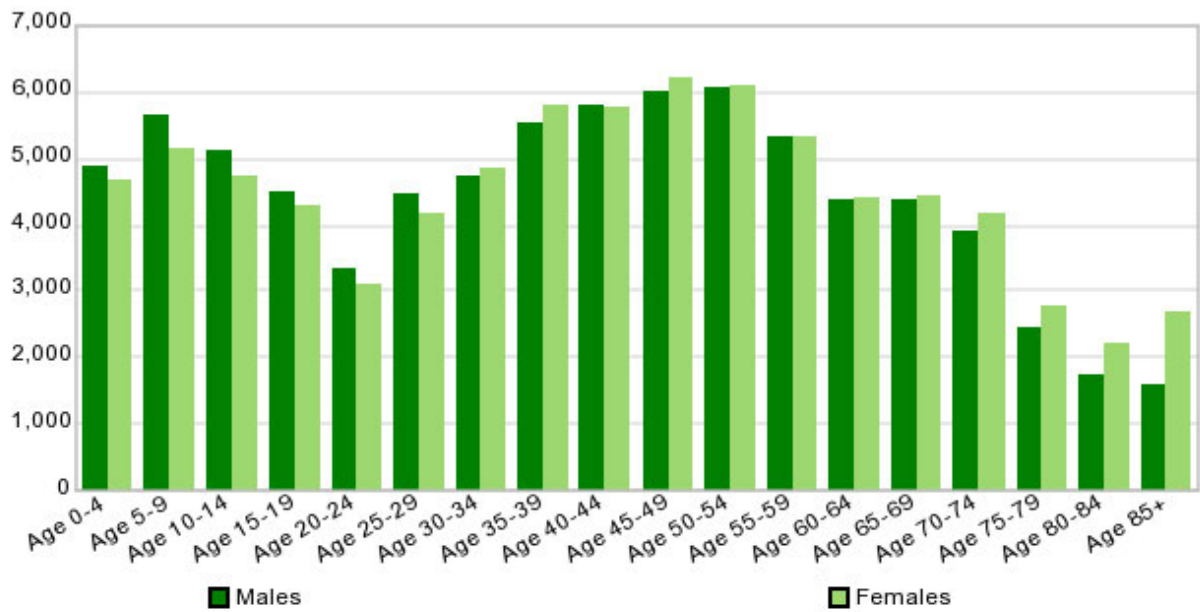
## What are the current gender and age band splits?

Age Band	Males in Area	Males in Base	Females in Area	Females in Base	% Change in Males since 2013 (Area)	% Change in Males since 2013 (Base)	% Change in Females since 2013 (Area)	% Change in Females since 2013 (Base)
Age 0-4	427	4,879	397	4,675	-1.63	-0.88	-2.18	-0.13
Age 5-9	443	5,644	415	5,143	13.15	11.02	14.15	8.56
Age 10-14	310	5,104	333	4,732	10.03	8.03	7.05	4.54
Age 15	71	876	69	884	-14.75	-15.98	12.02	-7.35
Age 16-17	150	1,934	120	1,858	14.43	-4.19	4.71	-4.14
Age 18-19	88	1,698	60	1,531	-46.86	-2.41	-71.24	-7.38
Age 20-24	544	3,334	390	3,105	31.01	-7.98	13.76	-6.15
Age 25-29	685	4,484	471	4,169	14.56	8.30	3.85	3.00
Age 30-34	527	4,721	494	4,852	-4.25	-0.25	-9.26	-3.28
Age 35-39	518	5,537	453	5,808	8.44	5.27	9.22	7.39
Age 40-44	388	5,806	388	5,772	-4.46	-1.15	-4.51	-5.46
Age 45-49	431	5,988	355	6,227	-1.02	-1.37	-3.86	-0.48
Age 50-54	388	6,046	414	6,096	4.67	9.20	6.70	8.25
Age 55-59	308	5,294	298	5,309	3.69	11.11	6.54	10.77
Age 60-64	241	4,350	229	4,428	-7.84	-2.92	0.98	-3.39
Age 65-69	214	4,354	188	4,448	8.45	-3.81	-2.52	-3.64
Age 70-74	138	3,905	184	4,172	16.03	23.05	21.17	20.93
Age 75-79	113	2,452	133	2,786	4.41	1.26	-2.80	5.17
Age 80-84	78	1,750	102	2,213	-6.53	0.74	4.79	2.03
Age 85+	86	1,582	131	2,706	24.65	9.67	4.89	9.53

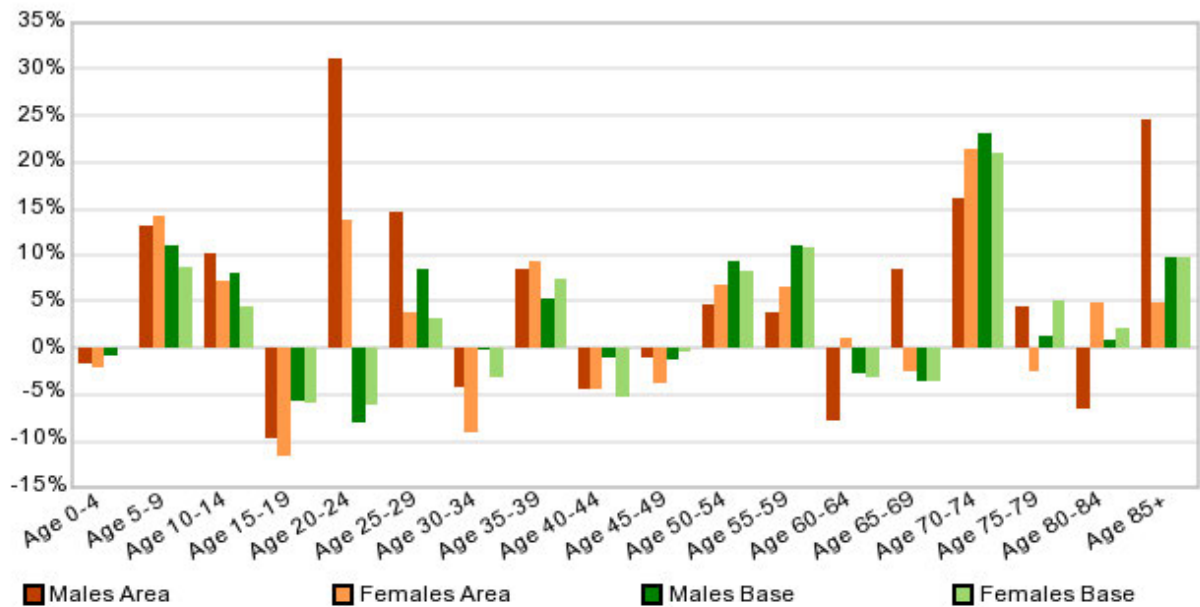
Population Gender and Age Bands ( 2018 ) in Area



Population Gender and Age Bands ( 2018 ) in Base



Percentage Change of Population Gender and Age Bands from 2013 to 2018



In your target area the highest male count is within the Age 25-29 category with a Population estimate of 685, which is equivalent to 11.15 %. The top female banding is Age 30-34 with an estimate of 494 representing 8.78 % of females. When considering the base selection, the highest male count fell into the band Age 50-54 with an estimate of 6,046, which is 7.58 %. The highest female Population estimate is 6,227 and fell into the Age 45-49 category at 7.70 %.

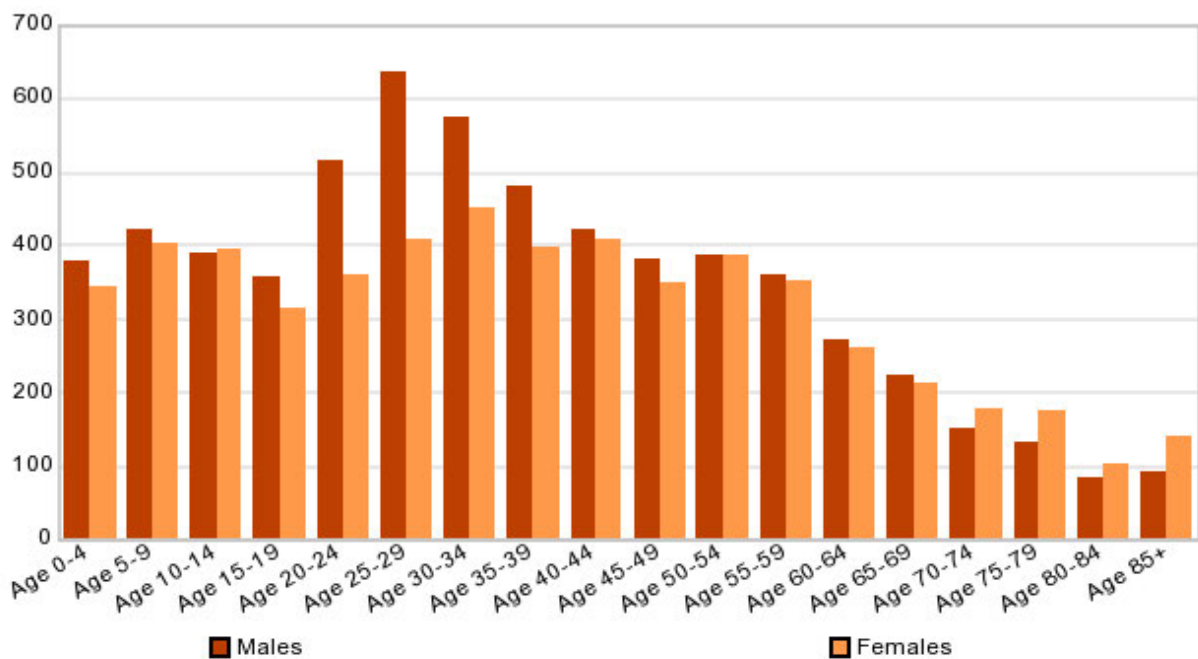
The lowest male estimate was in the category Age 80-84, which is 1.27 %. The lowest female banding was Age 80-84, which represents 1.81 % of the female Population. When comparing this to the base selection, the smallest count of males was found in the band Age 85+ representing 1.98 %. For comparison, the lowest female band of Age 80-84 was 2.74 %.

## What will the gender and age band splits be in 5 years' time?

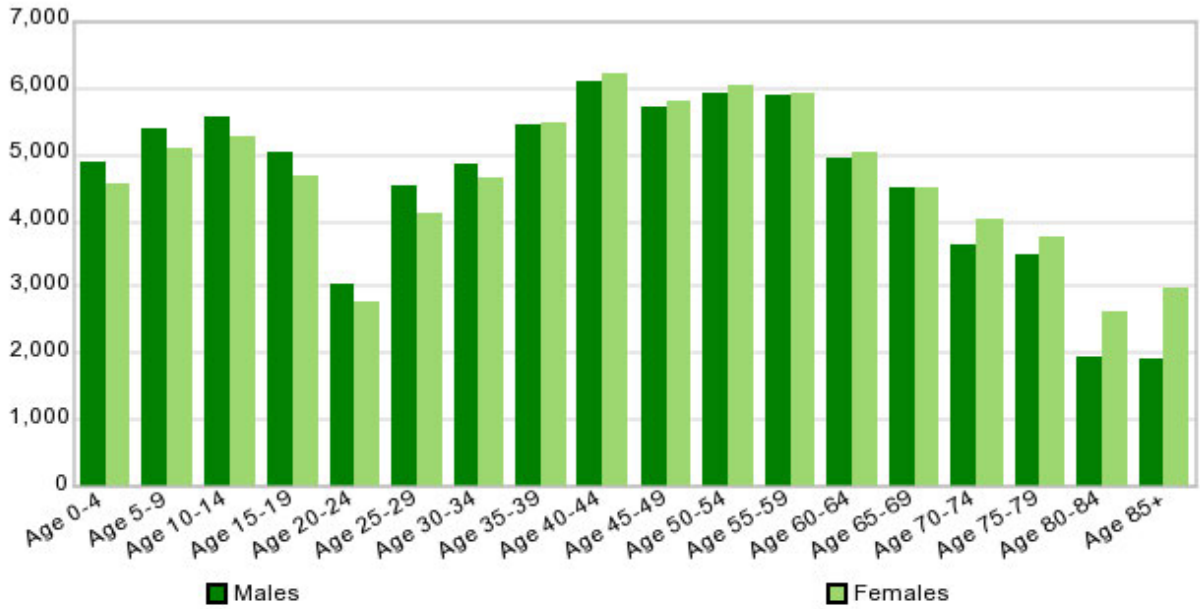
This table now shows percentage changes based on current year estimates and how the change is predicted to fluctuate in 5 years time.

Age Band	Males in Area	Males in Base	Females in Area	Females in Base	% Change in Males since 2018 (Area)	% Change in Males since 2018 (Base)	% Change in Females since 2018 (Area)	% Change in Females since 2018 (Base)
Age 0-4	379	4,871	343	4,552	-12.82	-0.16	-15.81	-2.70
Age 5-9	422	5,390	403	5,086	-4.90	-4.71	-2.94	-1.12
Age 10-14	391	5,579	396	5,253	20.63	8.51	15.91	9.92
Age 15	81	1,034	79	1,001	12.72	15.28	13.26	11.69
Age 16-17	165	2,125	152	2,036	9.21	8.99	20.89	8.74
Age 18-19	112	1,871	83	1,632	21.41	9.25	27.17	6.19
Age 20-24	516	3,027	362	2,795	-5.54	-10.14	-7.61	-11.09
Age 25-29	638	4,535	408	4,093	-7.45	1.12	-15.36	-1.86
Age 30-34	576	4,849	454	4,642	8.42	2.64	-8.86	-4.52
Age 35-39	482	5,465	399	5,481	-7.48	-1.32	-13.36	-5.97
Age 40-44	421	6,083	409	6,222	8.01	4.55	5.01	7.23
Age 45-49	383	5,698	350	5,784	-12.70	-5.09	-1.45	-7.66
Age 50-54	387	5,918	387	6,037	-0.21	-2.16	-7.05	-0.98
Age 55-59	361	5,895	352	5,900	14.73	10.20	15.33	10.02
Age 60-64	274	4,926	259	5,033	12.16	11.69	11.67	12.02
Age 65-69	223	4,504	213	4,501	3.87	3.33	11.82	1.18
Age 70-74	150	3,641	178	4,005	8.50	-7.25	-3.61	-4.17
Age 75-79	132	3,462	175	3,765	14.13	29.17	24.28	26.00
Age 80-84	82	1,938	104	2,613	5.20	9.70	2.18	15.31
Age 85+	92	1,934	140	2,990	6.44	18.20	6.18	9.50

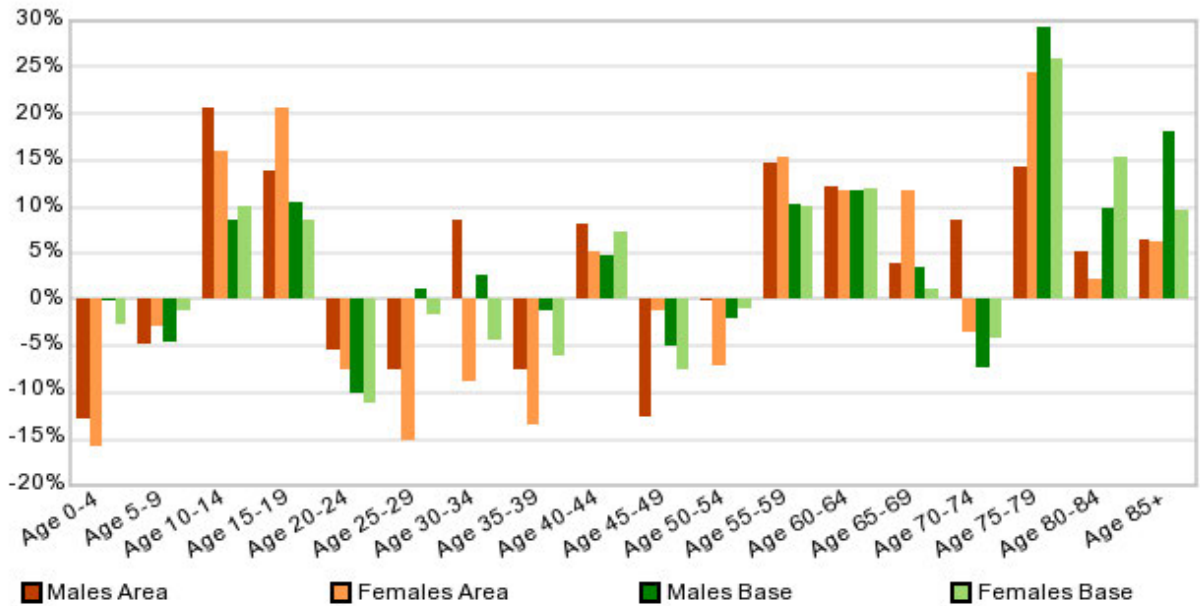
Population Gender and Age Bands ( 2023 ) in Area



Population Gender and Age Bands ( 2023 ) in Base



Percentage Change of Population Gender and Age Bands from 2018 to 2023



In your target area the highest male count is within the Age 25-29 category with a population estimate of 638, which is equivalent to 10.18 %. The top female banding is Age 30-34 with an estimate of 454 representing 8.03 % of females. When considering the base selection, the highest male count fell into band Age 40-44 with an estimate of 6,083, which is 7.35 %. The highest female population estimate is 6,222 and fell into the Age 40-44 category at 7.46 %.

The lowest male estimate was in the category Age 80-84, which is 1.31 %. The lowest female banding was Age 80-84, which represents 1.84 % of the female population. When comparing this to the base selection, the smallest count of males was found in the band Age 85+ representing 2.34 %. For comparison, the lowest female band of Age 80-84 was 3.13 %.

Population and household backcasts provide improved estimates of the number of households and the resident population for each year from 2017 back to 2001. Population estimates are also split by gender and 20 age bands. The improved estimates are calculated by taking into account new methodologies and new data sources e.g. estimates from the 2011 census.

Population and household backcasts can cater for any previous year-on-year discontinuities in estimates, and allow trends to be more accurately identified. With population and household backcasts, each year's estimates are calculated using the same assumptions and are provided on the same sector list, which allows each year's estimates to be more accurately compared. In addition, as 2018 JICPOPs figures have been used as a base, projections from 2017 backwards can be compared to the Experian 2018 mid year population age and gender estimates.

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Population change is an important element in fluctuations in consumer demand. Our population projections give a valuable insight into future demand in local areas, enabling you to predict future business performance, and plan accordingly.

The data is particularly useful if you are targeting specific age/gender ranges - for example, child care nurseries can find sites where the number of children is set to increase, and football clubs can target areas expecting growth in the number of teenagers.

Projections of residential population split by gender, and household population are available for each year from 2019 to 2038 .  
Projections of population split by 20 age bands are available for each year from 2019 to 2023 , plus years 2026 , 2031 and 2038 .

### CENSUS

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Location Analyst

UK



## Fen Ditton - DP - 24/02/20

### Detailed Projections

24 February, 2020

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- Age Bands - 5 Year Projections
- Explanation - Population Backcasts
- Explanation - Population Projections

Describing FenDittonParish in relation to South Cambridgeshire  
Creation Date: February 24, 2020

## What does this report show?

This report shows the residential population, population by gender and population by age bands for the following

- Backcast estimates for years 2013 - 2017
- Current estimates for year 2018
- Forecasts for years 2019 - 2028

The report is particularly useful for trend analysis and for identifying changes and potential patterns in the study area.

## What data sources are used?

Population Projections - Population change is an important element in fluctuations in consumer demand. Experian's population projections give a valuable insight into future demand in local areas, enabling you to predict future business performance, and plan accordingly.

Population Backcasts - Population and household backcasts provide improved estimates of the number of households and the resident population for each year from 2017 back to 2013 . Population estimates are also split by gender and 20 age bands.

## Area Summary

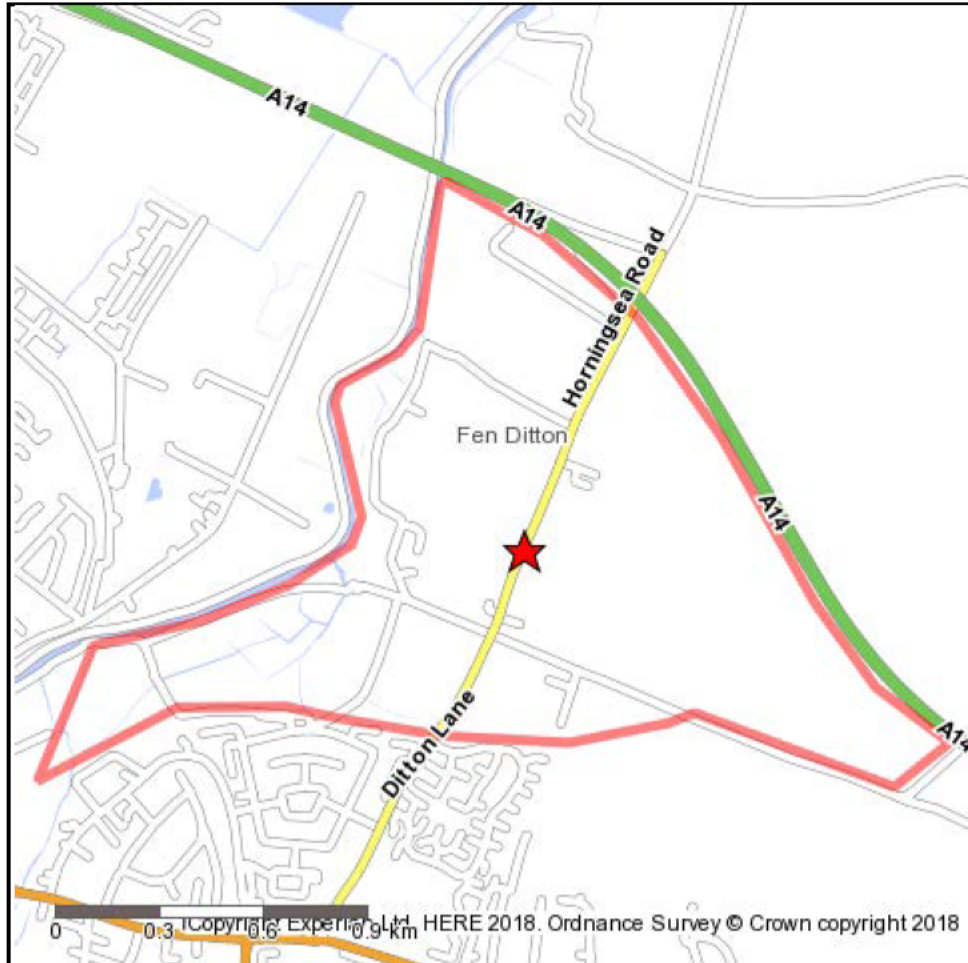
	Residential Population	Household
Backcast estimate ( 2013 )	676	303
Current estimate ( 2018 )	705	314
Projection estimate ( 2023 )	731	330

Population by Gender	Males	Females
Backcast estimate ( 2013 )	50.36 %	49.64 %
Current estimate ( 2018 )	50.12 %	49.88 %
Projection estimate ( 2023 )	50.67 %	49.33 %


Population by Gender (split by Top Age Band)	Males	Females	Top Age Band
Backcast estimate ( 2013 )	45.06 %	54.94 %	Age 45-49
Current estimate ( 2018 )	50.00 %	50.00 %	Age 45-49
Projection estimate ( 2023 )	49.84 %	50.16 %	Age 50-54

Describing FenDittonParish in relation to South Cambridgeshire  
Creation Date: February 24, 2020

Area Map



**Geography Selection:**  
FenDittonParish

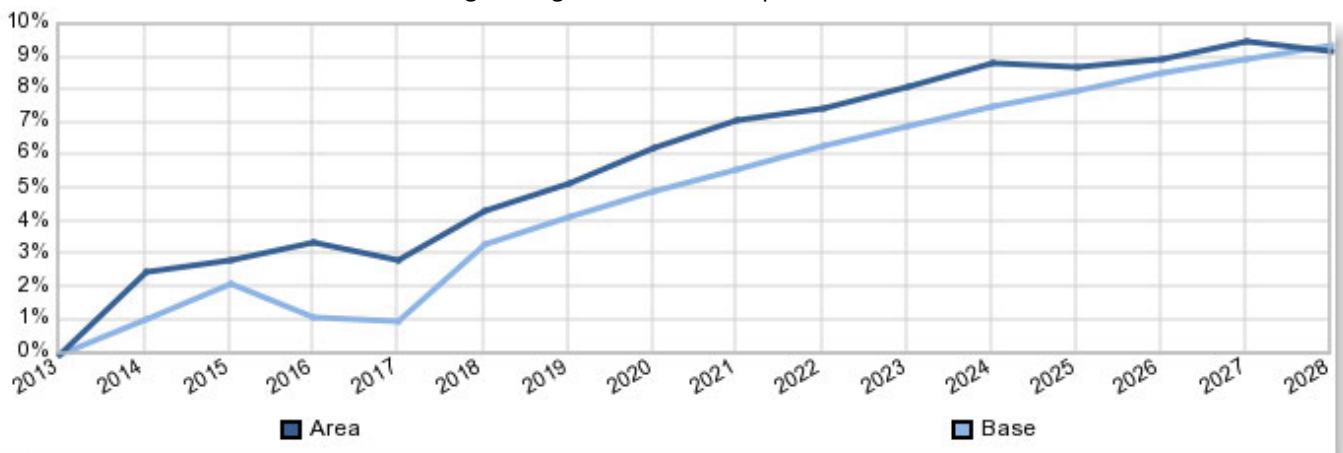
**Boundary Colour:**  
 Geography Selection

Mapping data: 2018 HERE.  
Copyright Experian 2018.  
Date: 24/02/20

This table shows how the residential population has changed over the past 5 years, the current estimate of the population and how it is predicted to change over the next 10 years.

Year	Area	Base	% Change in Area from 2013	% Change in Base from 2013
<b>Residential population change over the past five years</b>				
2013	676	155,404	0.00	0.00
2014	693	157,123	2.50	1.11
2015	695	158,731	2.85	2.14
2016	699	157,196	3.40	1.15
2017	695	156,965	2.83	1.00
<b>Current residential population</b>				
2018	705	160,652	4.35	3.38
<b>Residential population change in the next ten years</b>				
2019	711	161,884	5.18	4.17
2020	718	163,064	6.26	4.93
2021	724	164,180	7.13	5.65
2022	726	165,206	7.43	6.31
2023	731	166,166	8.13	6.93
2024	736	167,054	8.87	7.50
2025	734	167,876	8.68	8.03
2026	736	168,642	8.96	8.52
2027	740	169,320	9.49	8.95
2028	738	169,949	9.21	9.36

Percentage Change in Residential Population from 2013

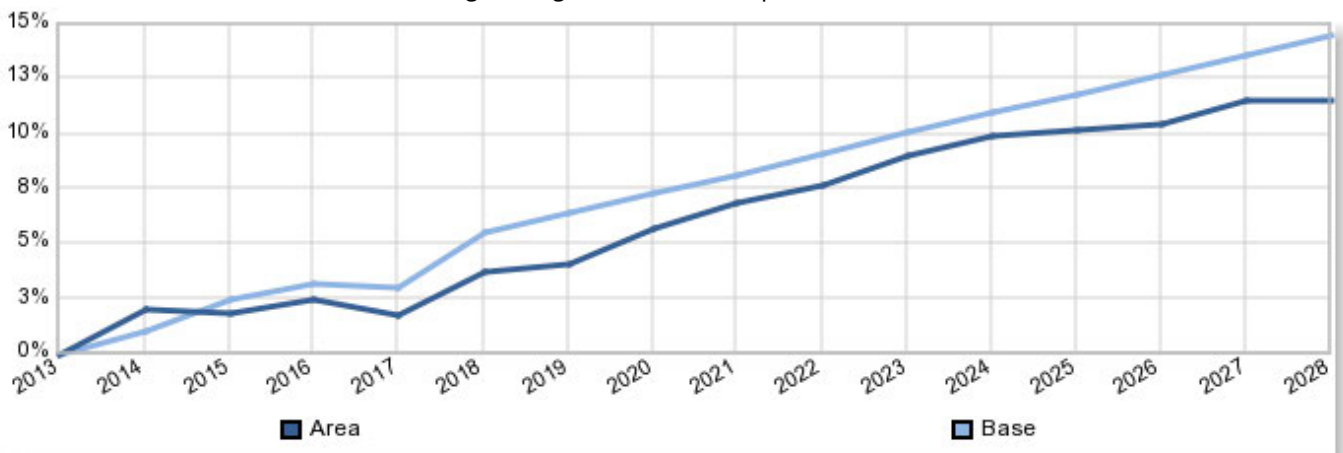


In 2013 the total residential population estimate was 676 in your target area, compared to the base estimate of 155,404. In 2018 the population was estimated to be 705, which is a change of 4.35 % from 2013 . For comparison, the base area has changed by 3.38 % . By 2028 the area population is estimated to be 738, which is a change of 9.21 % from 2013 . The base population in 2028 is estimated to be 169,949, which is a change of 9.36 % from 2013 .

This table shows how the household population has changed over the past 5 years, the current estimate of the household population and how it is predicted to change over the next 10 years.

Year	Area	Base	% Change in Area from 2013	% Change in Base from 2013
<b>Household population change over the past five years</b>				
2013	303	61,805	0.00	0.00
2014	309	62,435	2.07	1.02
2015	308	63,341	1.90	2.49
2016	310	63,825	2.46	3.27
2017	308	63,699	1.82	3.06
<b>Current household population</b>				
2018	314	65,224	3.79	5.53
<b>Household population change in the next ten years</b>				
2019	315	65,793	4.09	6.45
2020	320	66,320	5.75	7.31
2021	324	66,839	6.93	8.15
2022	326	67,465	7.69	9.16
2023	330	68,055	9.01	10.11
2024	333	68,622	9.98	11.03
2025	333	69,150	10.21	11.88
2026	334	69,675	10.52	12.73
2027	337	70,225	11.47	13.62
2028	337	70,744	11.47	14.46

Percentage Change in Household Population from 2013

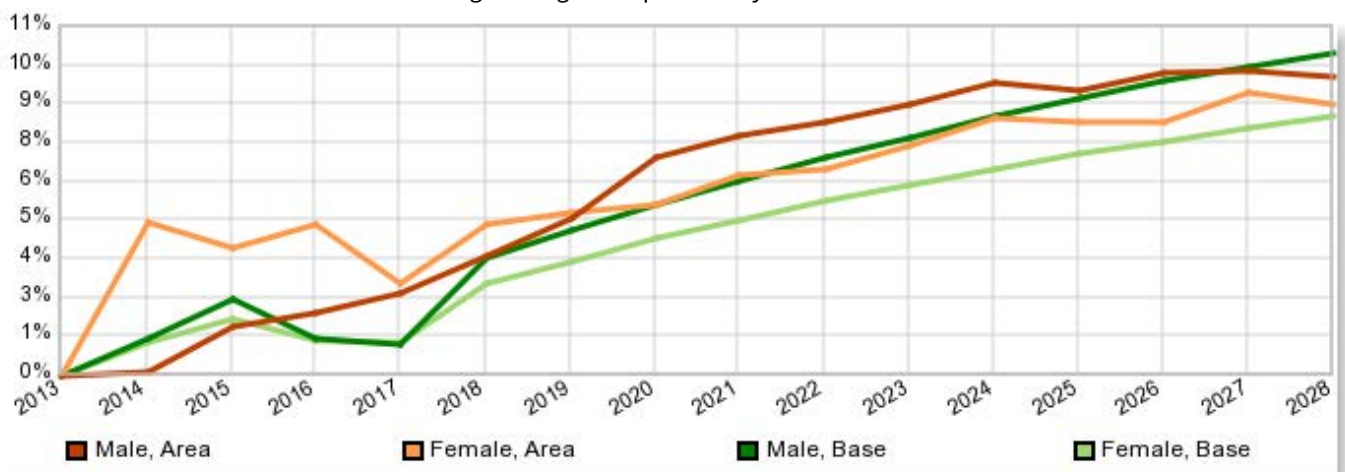


In 2013 the total household estimate was 303 in your target area, compared to the base estimate of 61,805. In 2018 the number of households was estimated to be 314, which is a change of 3.79 % from 2013 . For comparison, the base area has changed by 5.53 % . By 2028 the household count is estimated to be 337, which is a change of 11.47 % from 2013 . The base household count in 2028 is estimated to be 70,744, which is a change of 14.46 % from 2013 .

This table shows how the residential population has changed over the past 5 years, the current estimate of the population and how it is predicted to change over the next 10 years split by Gender.

Year	Males in Area	Males in Base	Females in Area	Females in Base	% Change in Males since 2013 (Area)	% Change in Males since 2013 (Base)	% Change in Females since 2013 (Area)	% Change in Females since 2013 (Base)
<b>Residential population change over the past five years split by gender</b>								
2013	340	76,826	335	78,578	N/A	N/A	N/A	N/A
2014	341	77,744	352	79,379	0.10	1.19	4.94	1.02
2015	346	78,747	349	79,984	1.59	2.50	4.12	1.79
2016	347	77,740	352	79,456	2.01	1.19	4.81	1.12
2017	349	77,576	345	79,389	2.67	0.98	2.98	1.03
<b>Current residential population split by gender</b>								
2018	353	79,738	352	80,914	3.85	3.79	4.85	2.97
<b>Residential population change in the next ten years split by gender</b>								
2019	358	80,400	353	81,484	5.08	4.65	5.28	3.70
2020	364	81,038	354	82,026	7.02	5.48	5.50	4.39
2021	367	81,648	357	82,532	7.77	6.28	6.49	5.03
2022	368	82,220	358	82,986	8.18	7.02	6.68	5.61
2023	370	82,745	360	83,421	8.80	7.70	7.46	6.16
2024	372	83,231	363	83,823	9.46	8.34	8.26	6.67
2025	371	83,682	363	84,194	9.17	8.92	8.18	7.15
2026	373	84,104	363	84,538	9.72	9.47	8.18	7.58
2027	374	84,465	366	84,855	9.81	9.94	9.16	7.99
2028	373	84,807	365	85,142	9.63	10.39	8.78	8.35

Percentage Change in Population by Gender from 2013

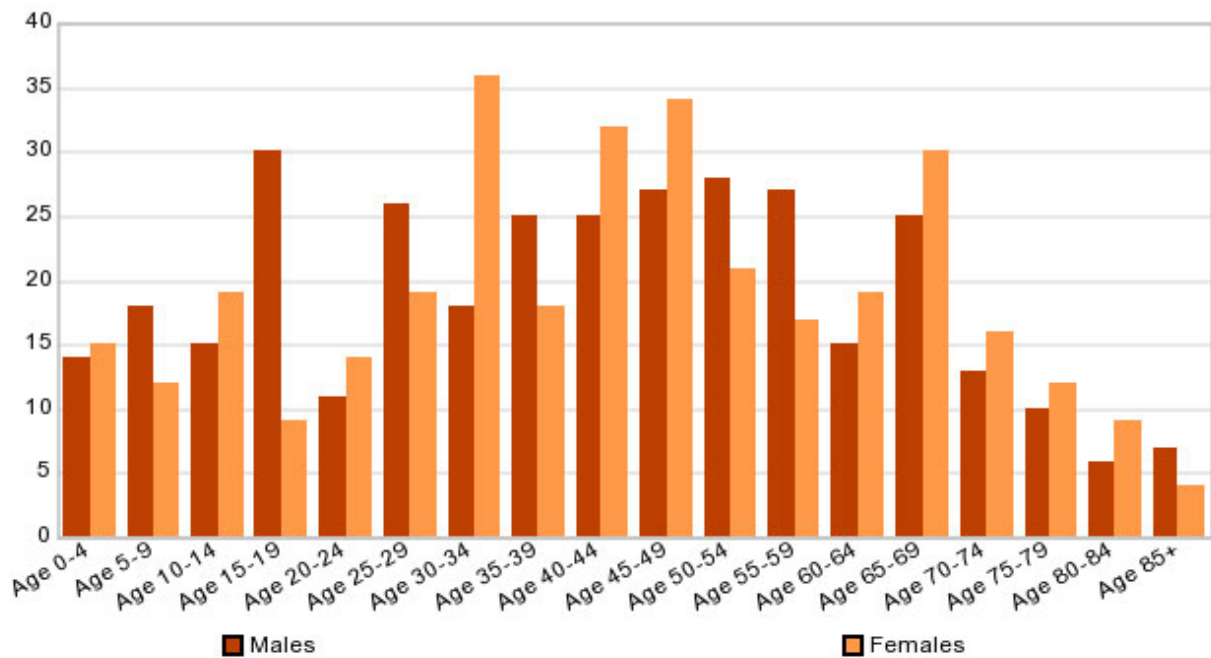


In 2013 the population estimate was 676 in your target area. This was made up of 50.36 % males and 49.64 % females. For comparison, the base percentages are 49.44 % and 50.56 % respectively. In 2018 the gender split was 50.12 % males and 49.88 % females, which is a percentage change of 3.85 % for males and 4.85 % for females from 2013 . The base area has changed by 3.79 % for males and 2.97 % for females. In 2028 the population gender split is estimated to be 50.55 % males and 49.45 % females. This is a change of 9.63 % and 8.78 % respectively from 2013 . The base populations are estimated to change by 10.39 % for males and 8.35 % for females.

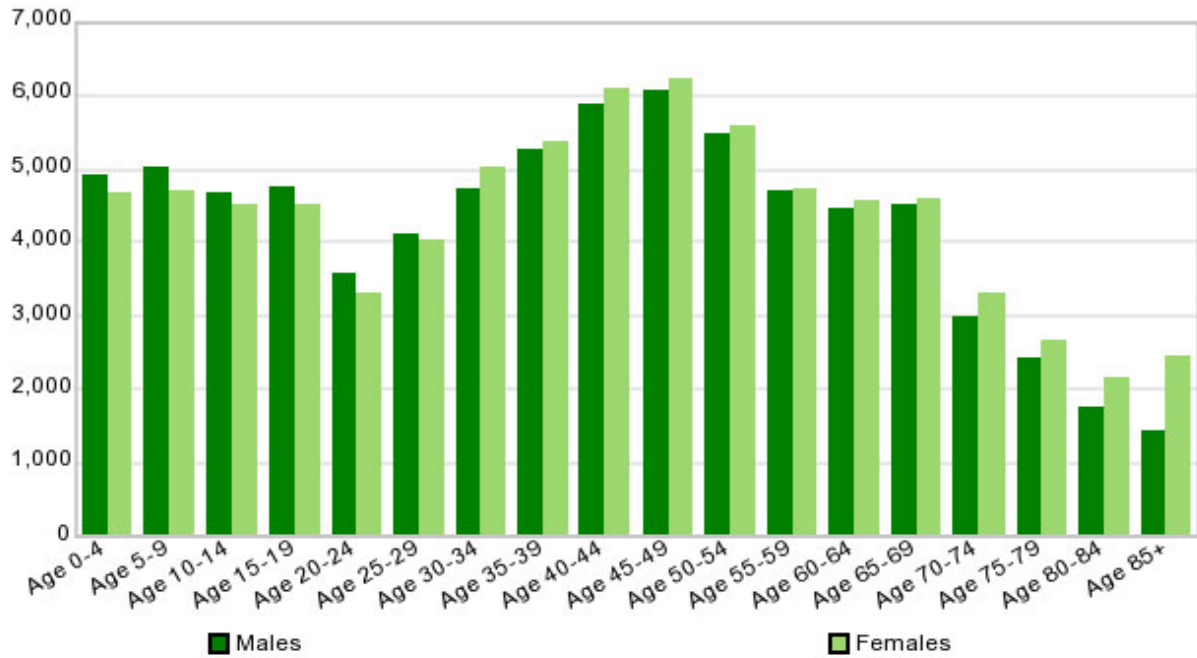
## What were the gender and age band splits 5 years ago?

Age Band	Males in Area	Males in Base	Females in Area	Females in Base
Age 0-4	14	4,922	15	4,681
Age 5-9	18	5,022	12	4,703
Age 10-14	15	4,694	19	4,517
Age 15	11	1,016	3	949
Age 16-17	11	2,015	4	1,935
Age 18-19	8	1,739	2	1,644
Age 20-24	11	3,600	14	3,296
Age 25-29	26	4,112	19	4,044
Age 30-34	18	4,733	36	5,011
Age 35-39	25	5,245	18	5,379
Age 40-44	25	5,873	32	6,087
Age 45-49	27	6,070	34	6,257
Age 50-54	28	5,490	21	5,593
Age 55-59	27	4,706	17	4,737
Age 60-64	15	4,477	19	4,578
Age 65-69	25	4,520	30	4,610
Age 70-74	13	3,005	16	3,299
Age 75-79	10	2,421	12	2,642
Age 80-84	6	1,737	9	2,168
Age 85+	7	1,429	4	2,448

Population Gender and Age Bands ( 2013 ) in Area



Population Gender and Age Bands ( 2013 ) in Base



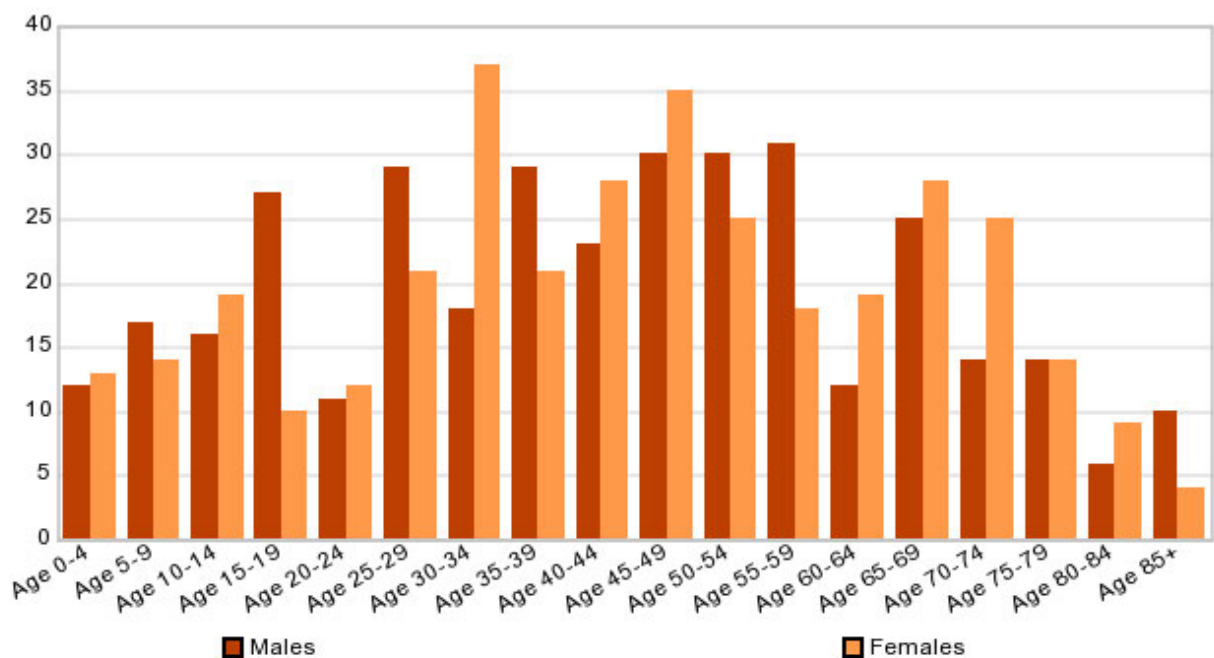
In your target area the highest male count is within the Age 15-19 category with a population estimate of 30, which is equivalent to 8.92 %. The top female banding is Age 30-34 with an estimate of 36 representing 10.68 % of females. When considering the base selection, the highest male count fell into the band Age 45-49 with an estimate of 6,070, which is 7.90 %. The highest female population estimate is 6,257 and fell into the Age 45-49 category at 7.96 %.

The lowest male estimate was in the category Age 80-84, which is 1.73 %. The lowest female banding was Age 85+, which represents 1.10 % of the female population. When comparing this to the base selection, the smallest count of males was found in the band Age 85+ representing 1.86 %. For comparison, the lowest female band of Age 80-84 was 2.76 %.

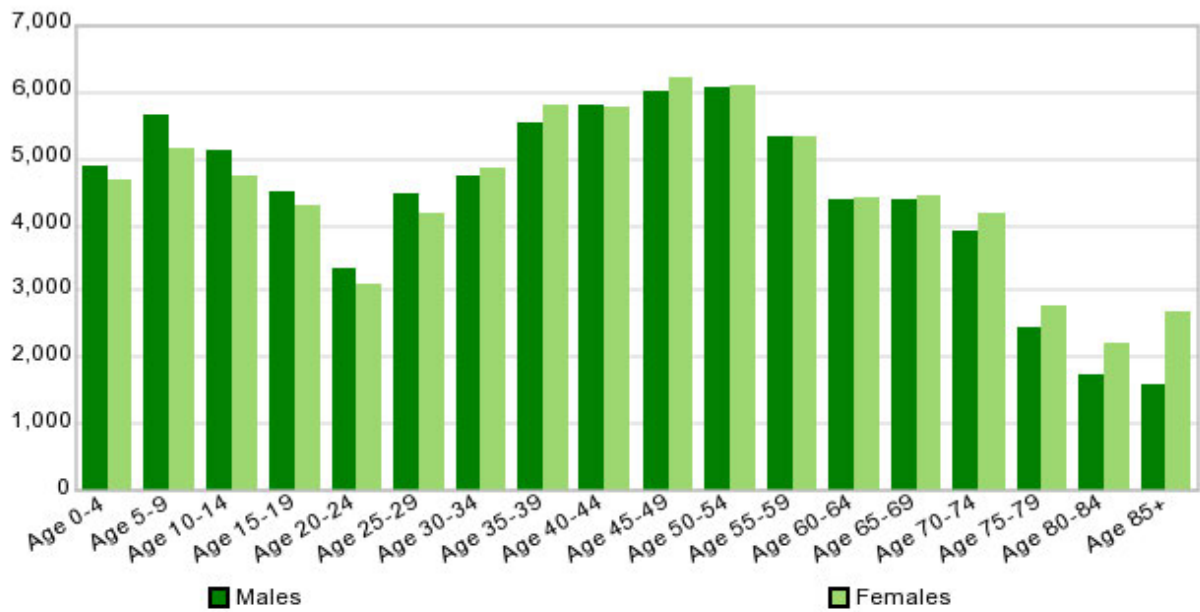
## What are the current gender and age band splits?

Age Band	Males in Area	Males in Base	Females in Area	Females in Base	% Change in Males since 2013 (Area)	% Change in Males since 2013 (Base)	% Change in Females since 2013 (Area)	% Change in Females since 2013 (Base)
Age 0-4	12	4,879	13	4,675	-13.69	-0.88	-18.51	-0.13
Age 5-9	17	5,644	14	5,143	-7.05	11.02	10.04	8.56
Age 10-14	16	5,104	19	4,732	5.82	8.03	-0.31	4.54
Age 15	8	876	3	884	-37.68	-15.98	0.00	-7.35
Age 16-17	12	1,934	3	1,858	2.70	-4.19	-22.89	-4.14
Age 18-19	7	1,698	4	1,531	-9.22	-2.41	37.25	-7.38
Age 20-24	11	3,334	12	3,105	7.74	-7.98	-23.22	-6.15
Age 25-29	29	4,484	21	4,169	8.11	8.30	7.56	3.00
Age 30-34	18	4,721	37	4,852	-0.33	-0.25	3.38	-3.28
Age 35-39	29	5,537	21	5,808	13.54	5.27	15.82	7.39
Age 40-44	23	5,806	28	5,772	-7.67	-1.15	-12.44	-5.46
Age 45-49	30	5,988	35	6,227	9.85	-1.37	3.61	-0.48
Age 50-54	30	6,046	25	6,096	4.83	9.20	16.45	8.25
Age 55-59	31	5,294	18	5,309	13.63	11.11	3.89	10.77
Age 60-64	12	4,350	19	4,428	-20.83	-2.92	1.65	-3.39
Age 65-69	25	4,354	28	4,448	-1.27	-3.81	-5.35	-3.64
Age 70-74	14	3,905	25	4,172	3.67	23.05	36.06	20.93
Age 75-79	14	2,452	14	2,786	27.85	1.26	13.79	5.17
Age 80-84	6	1,750	9	2,213	0.99	0.74	0.64	2.03
Age 85+	10	1,582	4	2,706	30.49	9.67	15.71	9.53

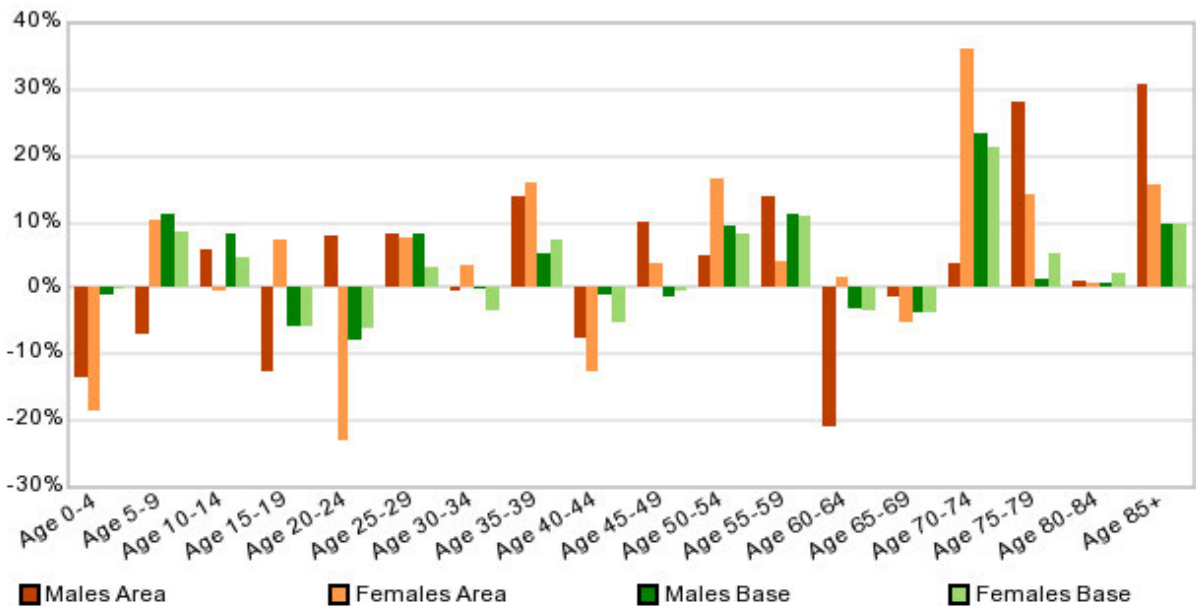
Population Gender and Age Bands ( 2018 ) in Area



Population Gender and Age Bands ( 2018 ) in Base



Percentage Change of Population Gender and Age Bands from 2013 to 2018



In your target area the highest male count is within the Age 55-59 category with a Population estimate of 31, which is equivalent to 8.84 %. The top female banding is Age 30-34 with an estimate of 37 representing 10.54 % of females. When considering the base selection, the highest male count fell into the band Age 50-54 with an estimate of 6,046, which is 7.58 %. The highest female Population estimate is 6,227 and fell into the Age 45-49 category at 7.70 %.

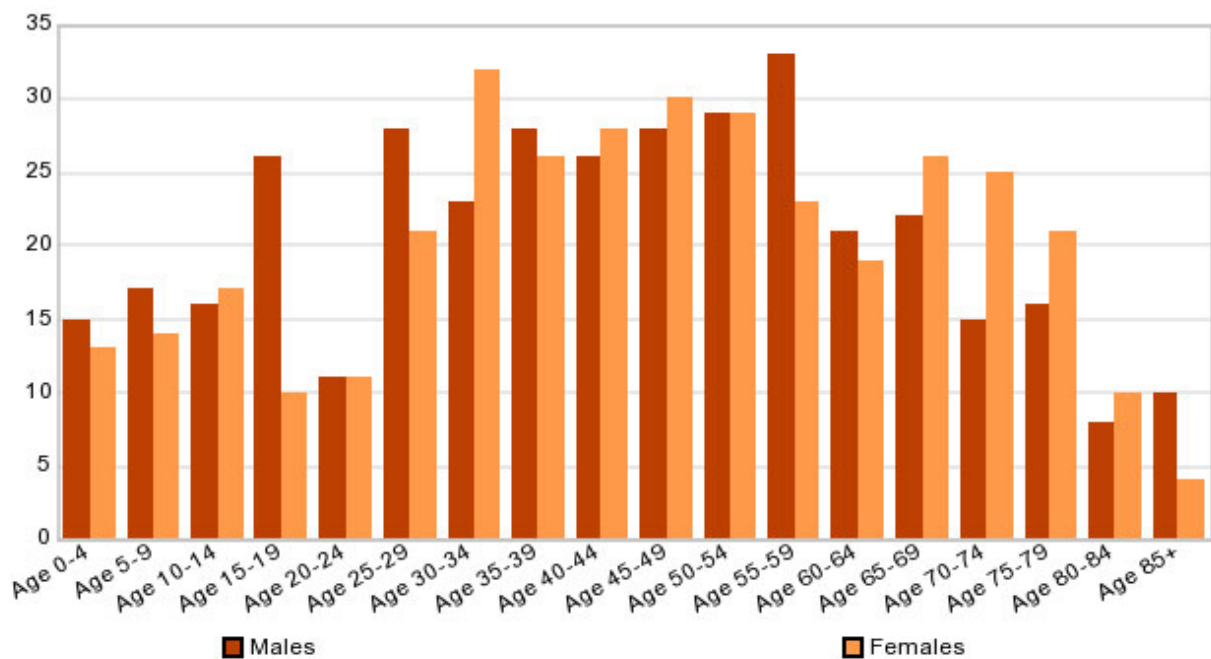
The lowest male estimate was in the category Age 80-84, which is 1.68 %. The lowest female banding was Age 85+, which represents 1.24 % of the female Population. When comparing this to the base selection, the smallest count of males was found in the band Age 85+ representing 1.98 %. For comparison, the lowest female band of Age 80-84 was 2.74 %.

### What will the gender and age band splits be in 5 years' time?

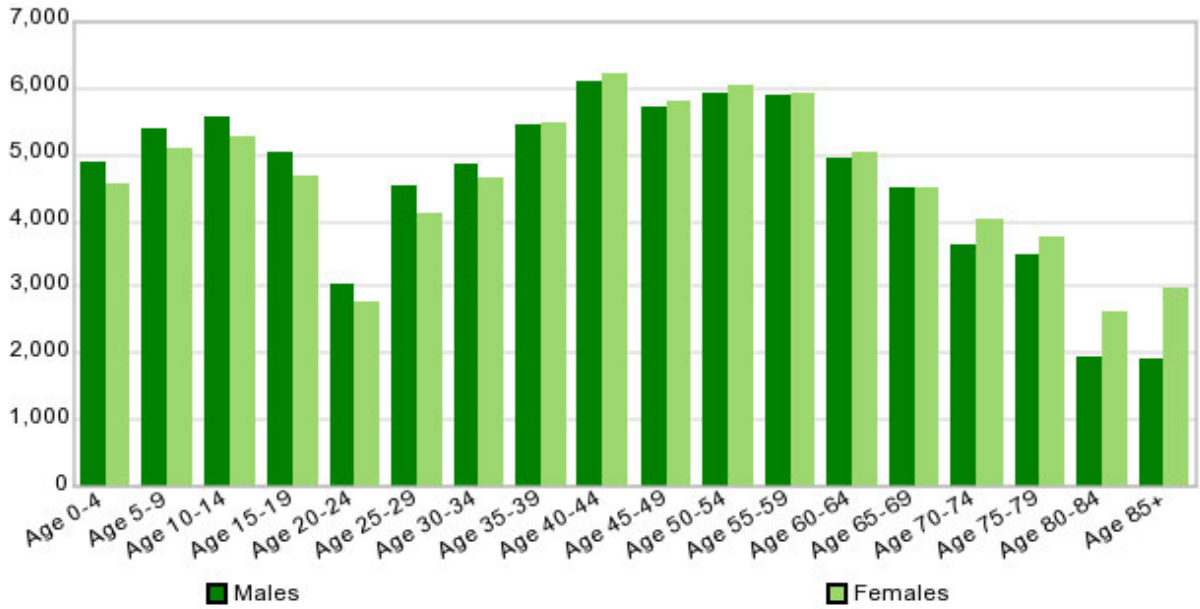
This table now shows percentage changes based on current year estimates and how the change is predicted to fluctuate in 5 years time.

Age Band	Males in Area	Males in Base	Females in Area	Females in Base	% Change in Males since 2018 (Area)	% Change in Males since 2018 (Base)	% Change in Females since 2018 (Area)	% Change in Females since 2018 (Base)
Age 0-4	15	4,871	13	4,552	18.64	-0.16	0.00	-2.70
Age 5-9	17	5,390	14	5,086	0.00	-4.71	0.00	-1.12
Age 10-14	16	5,579	17	5,253	-1.60	8.51	-10.85	9.92
Age 15	4	1,034	3	1,001	-123.07	15.28	-9.88	11.69
Age 16-17	11	2,125	4	2,036	-2.08	8.99	28.47	8.74
Age 18-19	11	1,871	3	1,632	30.79	9.25	-22.89	6.19
Age 20-24	11	3,027	11	2,795	0.00	-10.14	-9.46	-11.09
Age 25-29	28	4,535	21	4,093	-2.47	1.12	0.00	-1.86
Age 30-34	23	4,849	32	4,642	21.27	2.64	-14.54	-4.52
Age 35-39	28	5,465	26	5,481	-3.39	-1.32	18.08	-5.97
Age 40-44	26	6,083	28	6,222	12.50	4.55	0.00	7.23
Age 45-49	28	5,698	30	5,784	-10.44	-5.09	-15.66	-7.66
Age 50-54	29	5,918	29	6,037	-1.48	-2.16	16.00	-0.98
Age 55-59	33	5,895	23	5,900	4.22	10.20	22.28	10.02
Age 60-64	21	4,926	19	5,033	40.44	11.69	0.00	12.02
Age 65-69	22	4,504	26	4,501	-14.23	3.33	-7.16	1.18
Age 70-74	15	3,641	25	4,005	9.04	-7.25	-0.23	-4.17
Age 75-79	16	3,462	21	3,765	11.64	29.17	34.02	26.00
Age 80-84	8	1,938	10	2,613	29.71	9.70	9.81	15.31
Age 85+	10	1,934	4	2,990	0.00	18.20	0.00	9.50

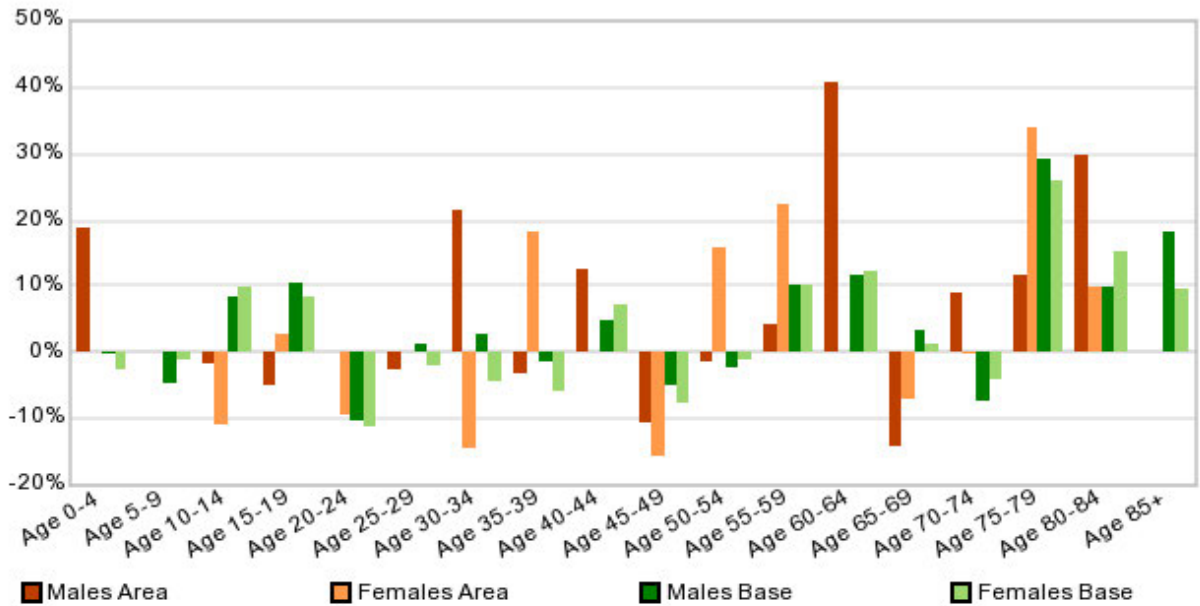
Population Gender and Age Bands ( 2023 ) in Area



Population Gender and Age Bands ( 2023 ) in Base



Percentage Change of Population Gender and Age Bands from 2018 to 2023



In your target area the highest male count is within the Age 55-59 category with a population estimate of 33, which is equivalent to 8.81 %. The top female banding is Age 30-34 with an estimate of 32 representing 8.98 % of females. When considering the base selection, the highest male count fell into band Age 40-44 with an estimate of 6,083, which is 7.35 %. The highest female population estimate is 6,222 and fell into the Age 40-44 category at 7.46 %.

The lowest male estimate was in the category Age 80-84, which is 2.28 %. The lowest female banding was Age 85+, which represents 1.21 % of the female population. When comparing this to the base selection, the smallest count of males was found in the band Age 85+ representing 2.34 %. For comparison, the lowest female band of Age 80-84 was 3.13 %.

Population and household backcasts provide improved estimates of the number of households and the resident population for each year from 2017 back to 2001. Population estimates are also split by gender and 20 age bands. The improved estimates are calculated by taking into account new methodologies and new data sources e.g. estimates from the 2011 census.

Population and household backcasts can cater for any previous year-on-year discontinuities in estimates, and allow trends to be more accurately identified. With population and household backcasts, each year's estimates are calculated using the same assumptions and are provided on the same sector list, which allows each year's estimates to be more accurately compared. In addition, as 2018 JICPOPs figures have been used as a base, projections from 2017 backwards can be compared to the Experian 2018 mid year population age and gender estimates.

### CENSUS

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Population change is an important element in fluctuations in consumer demand. Our population projections give a valuable insight into future demand in local areas, enabling you to predict future business performance, and plan accordingly.

The data is particularly useful if you are targeting specific age/gender ranges - for example, child care nurseries can find sites where the number of children is set to increase, and football clubs can target areas expecting growth in the number of teenagers.

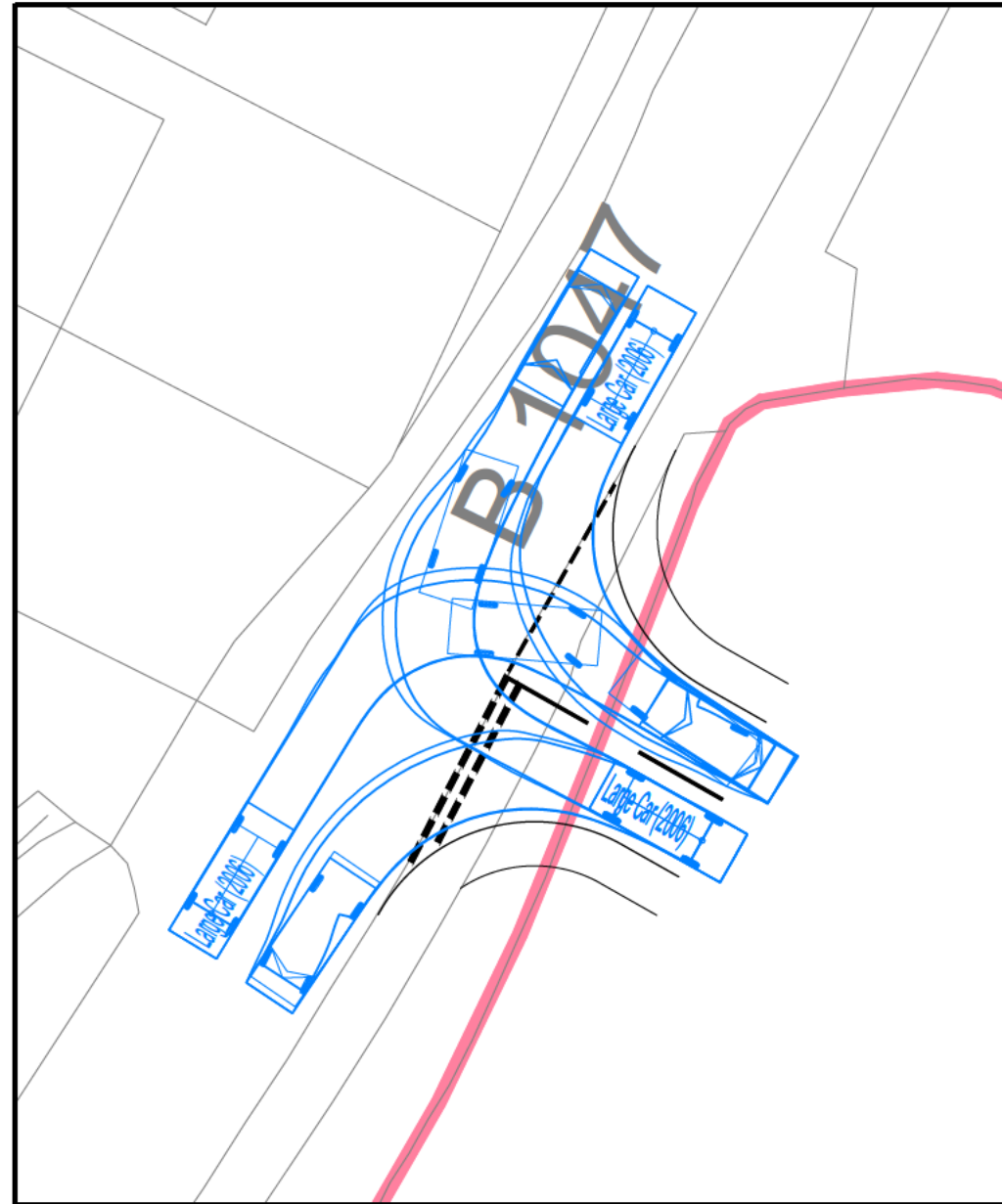
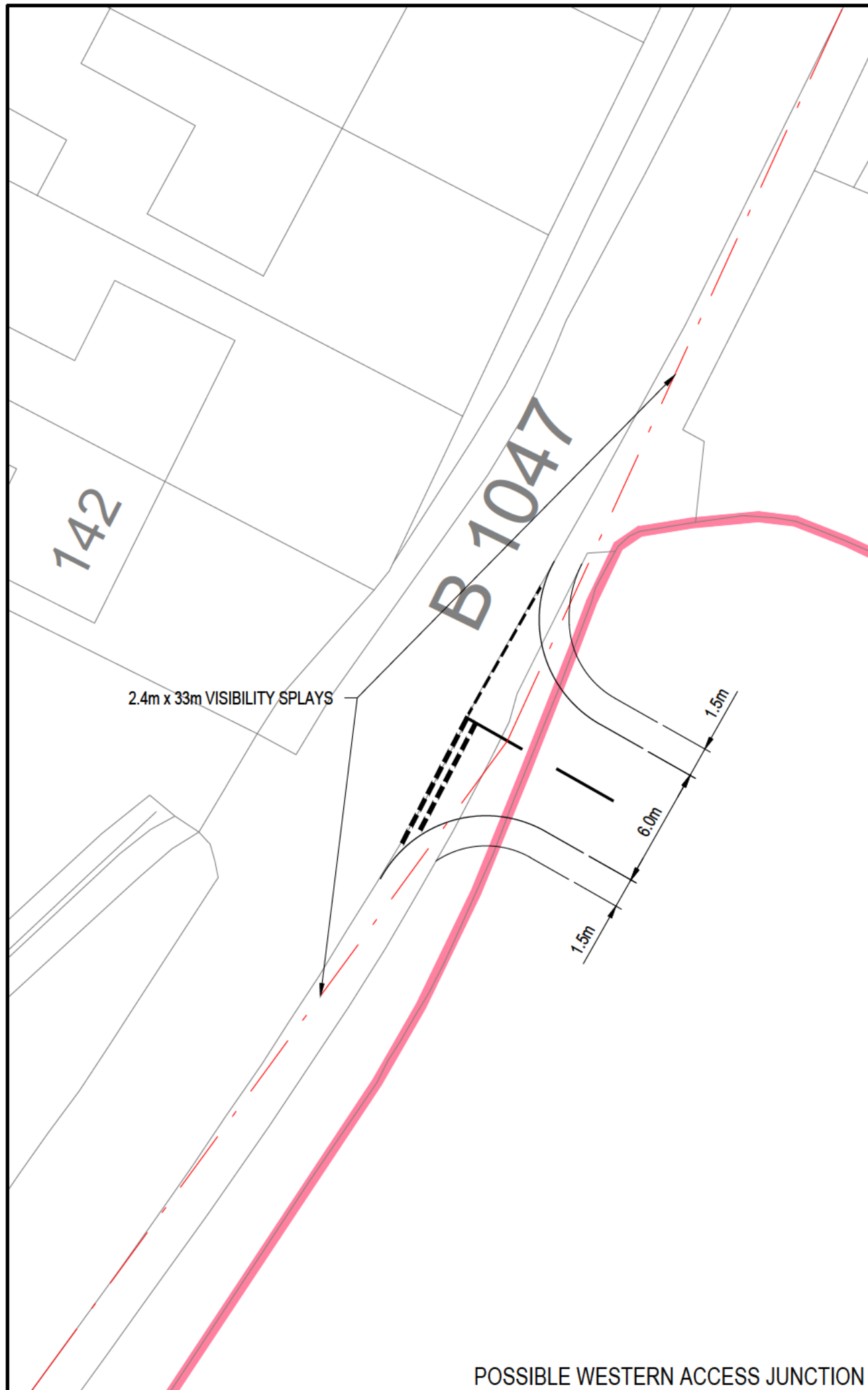
Projections of residential population split by gender, and household population are available for each year from 2019 to 2038 .  
Projections of population split by 20 age bands are available for each year from 2019 to 2023 , plus years 2026 , 2031 and 2038 .

### CENSUS

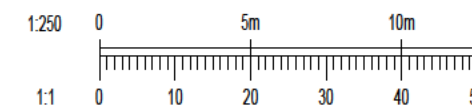
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## **Appendix 5**

### Site Access Drawing



LARGE CAR SWEEP PATHS

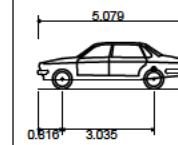


This drawing should not be scaled. Dimensions to be verified on site.  
Any discrepancies should be referred to the Engineer prior to work being put in hand.

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Pickfords Wharf, Clink Street, London SE1 9DG t 020 7928 7888 f 03333 444 501



GENERAL NOTES



Large Car (2006)	
Overall Length	5.079m
Overall Width	1.872m
Overall Body Height	1.525m
Min Body Ground Clearance	0.310m
Max Track Width	1.831m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	5.900m

VEHICLE DETAILS

P01	21.02.20	PRELIMINARY ISSUE	LS
Rev	Date	Description	By

Amendments

Project  
**FEN DITTON**

Title  
**WESTERN ACCESS JUNCTION**

Client  
**SCOTT PROPERTIES**



Status  
**PRELIMINARY**

Designed By	AS	Checked By	AS	Waterman Ref	WIE17065-100
Drawn By	LS	Date	FEBRUARY 2020	Scales @ A3	1:250

Project - Originator - Volume - Level - Type - Role - Number	Revision
17065-WIE-ZZ-XX-DR-C-04002	P01