

Evidence base: housing mix in Histon and Impington

The population profile of the Plan Area is summarised in Section 2 of the [Histon & Impington Neighbourhood Plan 2020 – 2031](#).

There were 3,336 dwellings in the Plan Area recorded at the 2011 Census. The table below illustrates how the Plan Area has a higher proportion of detached and semi-detached dwellings when compared to the national picture.

It also shows there are fewer detached dwellings (proportionally) than in the District as a whole.

Dwelling type	Plan Area: Number	Plan Area: Proportion	Proportion: England	Proportion: South Cambridgeshire
Whole house or bungalow: detached	1,196	35.9%	22.3%	41.4%
Whole house or bungalow: semi-detached	1,357	40.7%	30.8%	33.5%
Whole house or bungalow: terraced (including end-terrace)	487	14.6%	24.6%	17.7%
Flat, maisonette or apartment: purpose-built block of flats or tenement	248	7.4%	16.8%	5.0%
Flat, maisonette or apartment: part of a converted or shared house (including bed-sits)	29	0.9%	4.3%	0.8%
Flat, maisonette or apartment: in a commercial building	14	0.4%	1.1%	0.5%
Caravan or other mobile or temporary structure	5	0.1%	0.4%	1.1%

Source: Census 2011.

The table below looks at the number of bedrooms per household for the two parishes of Histon and Impington and compares this to the national and district level. The

table shows that the parishes have proportionally many more four-bedroom properties when compared to the national picture but proportionally fewer four- and five-bedroom properties than in the District as a whole.

Number of bedrooms in household	Number in Histon and Impington	Proportion in Histon and Impington	Proportion across England	Proportion across South Cambridgeshire
All categories: number of bedrooms	3,541			
No bedrooms	3	0.1%	0.2%	0.1%
1 bedroom	329	9.3%	11.8%	6.6%
2 bedrooms	810	22.9%	27.9%	22.7%
3 bedrooms	1,363	38.5%	41.2%	37.2%
4 bedrooms	793	22.4%	14.4%	24.7%
5 or more bedrooms	243	6.9%	4.6%	8.7%

Source: Census 2011.

Whilst the dwellings in the Plan Area are made up of predominantly larger dwellings when compared with the national picture, the household sizes are not too different from that at the national level.

Number of bedrooms in household	Number in Plan Area	Proportion in Plan Area	Proportion across England	Proportion across South Cambridgeshire
1 person in household	908	27.2%	29.0%	24.6%
2 people in household	1,147	34.4%	32.8%	37.2%
3 people in household	487	14.6%	15.0%	15.6%
4 people in household	499	15.0%	12.5%	15.9%
5 people in household	162	4.9%	4.5%	5.0%
6 people in household	31	0.9%	1.6%	1.3%
7 people in household	7	0.2%	0.4%	0.3%
8 or more people in household	1	0.0%	0.3%	0.1%

Source: Census 2011.

Current affordable housing stock and additional needs in the Plan Area are identified in South Cambridgeshire District Council’s annual Housing Statistical Information Leaflet. According to the [December 2018 edition](#), the total current provision of 445 affordable homes comprises:

Housing type	Histon	Impington	Total
Council stock: general needs council housing	96	110	206
Council stock: sheltered homes	72	38	110
Council stock: equity share homes	12	6	18
Housing association stock: rented homes	13	78	91
Housing association stock: shared ownership homes	0	20	20
Total	193	252	445

During the initial consultation on the housing aspects of the Neighbourhood Plan, nearly 70% of respondents made positive comments. The main comments in support related to:

- Ensuring the inclusion of strong targets for and definitions of affordable rented housing, along with shared ownership properties that do not staircase out to be fully owned.
- ‘Pepper potting’ affordable housing across developments, to avoid creating segregated concentrations of tenures, was seen as important and encouraged.
- Support for meeting the needs of families and young people.

Evidence from Big Community Survey

A Community survey, known as the “Big Community Survey”, was undertaken in autumn 2016 to inform preparation of the Neighbourhood Plan.

The Big Community Survey identified:

- A need for more affordable one- and two-bedroom starter homes (65% support),
- Two and three bed “growing family” homes (61% support), downsizing homes for older people (54% support) and
- Low-cost rental housing (53% support).

It was concluded that new developments should have a mixture of one or two bed starter homes, smaller family homes and provision for smaller houses and flats for older residents.

The majority of respondents (57%) said that they currently lived in a family home of three or four bedrooms – see chart below. The next largest group (13%) said they lived in a “growing family” home of two or three bedrooms.

A tenth (11%) said they lived in larger homes of five or more bedrooms.

Just under half (49%) of survey respondents said they thought they would be living in a family home of three or four bedrooms in five years’ time. This is a smaller proportion than those who said they were currently living in this housing type (57%).

The proportion of those who thought they would live in downsize homes for older people in five years’ time (7%) was larger than the proportion who currently live in this type of housing (2%).

Similarly, the proportion who think they will live in flats or apartments in the future (8%) was larger than those that said they currently do (3%).

The following chart, taken from the analysis of the Big Community Survey responses summarises autumn 2016 occupation patterns and how respondents considered this might change.

**Figure 14 – From the list below, please indicate which type of housing you currently live in and which type of housing you think you will live in in five years' time.
Base: Those who lived in Histon & Impington and gave an answer (1,496 / 1,360)**

