

Appendix 4: Development of the Parish

1 Purpose

This appendix presents the results of an analysis of the development of the Parish over the past thirty years, together with an indicative projection to 2036, with the primary focus being on changes in:

- demographics
- housing stock (numbers of dwellings, composition of the housing stock, tenure)

2 Data sources and methodology

The starting point for the analysis of the development of the parish was Government Census data for 1991, 2001 and especially 2011. However, substantial housing development has taken place in recent years, which has led to major changes in population, age structure, the composition of the housing stock and patterns of tenure. Accordingly, estimates of these variables have been made for 2019, plus indicative projections of population to 2036 using the following additional data sources:

- dwellings (scale and composition) and tenure: Wiltshire Council planning applications and approvals
- population: ONS data on birth rates and mortality rates

Annex 1 presents a brief description of the method and assumptions used to produce population estimates for 2019 and projections to 2036.

3 Population

The 2019 resident population of the Parish is estimated to be c10,600 persons, of whom c10,400 were in households and c200 in communal establishments (principally care homes) – see Table 1. It comprises four discrete communities: the long established villages of Laverstock, including part of Milford, (2019 estimate c2,700 residents) and Ford (c500 residents), together with the two newer, much larger settlements at Bishopdown Farm /Hampton Park /Riverdown Park (together c3,600 residents) and Old Sarum/Longhedge Village (c3,900 residents).

The resident population has grown more than threefold in the past thirty years, so that it is now the 13th largest parish in Wiltshire. Following the full building out of Longhedge (including the additional development of 65 homes approved in 2019), the parish population is projected to increase by a further 1,000 persons to c11,600 by 2026.

4 Dwellings

The number of dwellings has also more than trebled – from c1,250 in 1991 to c4,150 in 2019 (see Table 2.1 for a summary and Table 3 for details). The housing growth is almost entirely accounted for by the following six major housing developments to meet the housing requirements of the wider Salisbury Housing Market Area:

- 1992-1998: Bishopdown Farm – c330 homes
- 1993-2000 : Hampton Park - c500 homes
- 2007-2011 : Pilgrims Way, Laverstock – 125 homes
- 2008-2016 : Old Sarum - c810 homes
- 2015-2017 : Riverdown Park (Hampton Park 2) - c500 homes
- 2018 - : Longhedge Village - c500 homes by the end of 2019, with approval for a further 250 dwellings

On completion of the Longhedge development, the number of dwellings will rise to c4,400.

5 Age profile

The age profile of the Parish has undergone some significant changes over the past 30 years (see Table 4), mainly as a consequence of the six developments during this period, but also due to the influence (albeit weakening) of earlier, smaller scale development. Up to 2011, the Parish tended to have a higher proportion of persons aged 65+ than the average for England, largely influenced by the older established communities of Ford, and especially Laverstock which had experienced a significant expansion mainly in the 1960s and 70s. The housing development from 1991 has brought an influx of households with a younger age profile, helped (especially since 2011) by the greater availability of affordable housing and of smaller (one and two bedroom) dwellings. It is estimated that the proportion of persons aged 65 years and over in 2019 had fallen to below the average for England as a whole.

However, the proportion of persons aged 20-29 has remained below the England average. This is likely to be due to a combination of factors – limited local availability of higher education establishments (notably no university); limited variety of local job opportunities, high house prices; and, until recently, little rented accommodation, and relatively small numbers of 1 or 2 bedroom dwellings. However, recent housing developments (and especially those completed in the past ten years, have increased the supply of affordable housing (especially for rent) and of 1 and 2 bedroom dwellings, which may reduce outmigration of young people from the Parish.

6 Composition of the housing stock

As can be seen in Table 2.2, the majority of homes in the Parish are 3 or 4 bedroom properties. However, the composition of the housing stock has undergone some significant changes in recent years. In 2011 one and two bedroom homes comprised only 23 per cent of the housing stock, well below the proportion for Wiltshire (32 per cent) and England (40 per cent). However, since 2011 almost 40 per cent of house completions have been in the form of 1 or 2 bedroom homes, reflecting Wiltshire Council policy to increase the provision of smaller (and affordable) homes, especially in the Salisbury Housing Market Area. This has doubled their number to c1,200 in 2019, making up 29 per cent of the total.

7 Tenure

Associated with this change in the composition of the housing has come a significant change in the pattern of housing tenure. As can be seen in Table 2.3, the majority of the homes in the parish are owner occupied, but until relatively recently, there was limited affordable housing whether in the form of social rented accommodation (provided by Wiltshire Council or a housing association) or shared ownership (see Table 5). However, all major housing developments in the parish from 2006 onwards have contained a specified proportion of affordable housing, initially 33 per cent and from c2012 onwards 40 per cent. As a result, the number of affordable homes increased from c220 (10 per cent of the total) in 2001 to c970 in 2019, and on completion of the development at Longhedge Village to c1,070 (24 per cent of the total, well above the average for both Wiltshire and England as a whole). This increase meets any local need for affordable housing for the foreseeable future (see Appendix 6 of the Neighbourhood Plan for an analysis of local housing need).

Table 1 Parish population and households

1.1 Population		Resident population	Population in households	Communal establishments								
1991	Census	3,061	3,009	52								
2001	Census	5303	5,213	90								
2011	Census	6270	6,184	86								
2019	Estimate	10569	10,359	210								
2021	Projection	11356	11,146	210								
2026	Projection	11565	11,289	276								
2036	Projection	11527	11,251	276								
1.2 Households		Nos			Per cent of parish total							
		Parish	Laverstock	Ford	Bishopdown Fm/Hampton Park	Old Sarum/Longhedge	Parish	Laverstock	Ford	Bishopdown Fm/Hampton Park	Old Sarum/Longhedge	
1991	Census	1,202	986	161	10	45	100	82	13	1	4	
2001	Census	2075	995	178	741	162	100	48	9	36	8	
2011	Census	2484	1116	176	815	377	100	45	7	33	15	
2019	Estimate	4049	1122	176	1304	1447	100	28	4	32	36	
2021	Projection	4307	1122	176	1304	1705	100	26	4	30	40	
2026	Projection											
2036	Projection											
1.3 Population in households		Nos			Per cent of parish total							
		Parish	Laverstock	Ford	Bishopdown Fm/Hampton Park	Old Sarum/Longhedge	Parish	Laverstock	Ford	Bishopdown Fm/Hampton Park	Old Sarum/Longhedge	
1991	Census	3,009	2,404	469	21	115	100	80	16	1	4	
2001	Census	5213	2300	468	2050	395	100	44	9	39	8	
2011	Census	6184	2565	467	2178	974	100	41	8	35	16	
2019	Estimate	10359	2571	483	3568	3737	100	25	5	34	36	
2021	Projection	11146	2598	487	3627	4434	100	23	4	33	40	
2026	Projection	11289	2533	476	3635	4645	100	22	4	32	41	
2036	Projection	11251	2276	454	3651	4869	100	20	4	32	43	

Sources: 2011 Government Census; 2019 onwards Parish Council estimates

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Table 2 Housing stock characteristics

Table 2.1 Dwellings in Parish 1991 - 2036

Dwellings		Nos					Per cent of parish total				
		Parish	Laverstock	Ford	Bishopdown Fm/Hampton Park	Old Sarum/ Longhedge	Parish	Laverstock	Ford	Bishopdown Fm/Hampton Park	Old Sarum/ Longhedge
1991	Census	1,235	998	177	10	50	100	81	14	1	4
2001	Census	2,129	1,020	185	753	172	100	48	9	35	8
2011	Census	2,543	1,142	186	821	395	100	45	7	32	16
2019	Estimate	4,145	1,148	186	1,321	1,491	100	28	4	32	36
2021	Projection	4,409	1,148	186	1,321	1,755	100	26	4	30	40
2026	Projection	4,409	1,148	186	1,321	1,755	100	26	4	30	40
2036	Projection	4,409	1,148	186	1,321	1,755	100	26	4	30	40
Change 1991-2019: nos		2889	150	9	1302	1429					
Change 1991-2019: %		234	15	5							

Table 2.2 Dwellings by number of bedrooms, 2011 - 2021

No of bedrooms		Nos					Shares (%)				
		Number of bedrooms					Number of bedrooms				
		All dwellings	1	2	3	4+	All dwellings	1	2	3	4+
2011	Census	2543	81	515	1027	919	100	3	20	40	36
2019	Estimate	4145	268	932	1513	1431	100	6	22	37	35
2021	Projection	4409	298	998	1612	1500	100	7	23	37	34
Change 2011-2019 nos		1602	187	417	486	512					
Change 2011-2019 %		63	230	81	47	56					

Table 2.3 Dwellings by tenure type, 1991-2021

Tenure type		Nos					Shares (%)				
		All dwellings	Open market		Affordable		All dwellings	Open market		Affordable	
			Total	Owner occupied	Total	Total		Owner occupied	Total		
1991	Census	1235	1118	1033	117	100	91	84	9		
2001	Census	2129	1884	1773	219	100	89	83	10		
2011	Census	2543	2166	1932	358	100	85	76	14		
2019	Estimate	4145	3157	NA	968	100	76	NA	23		
2021	Projection	4409	3316	NA	1073	100	75	NA	24		
Change 1991-2019 nos		1602	991	NA	611						
Change 1991-2019 %		63	46	NA	171						

Sources: 1991, 2001, 2011: Government Censuses; 2019 onwards Parish Council estimates

Table 3 Housing development in the parish, 1991-							
	Source	Housing development	Parish total	Laverstock	Ford	Hampton Pk/ Bishopdown Fm	Old Sarum/ Longhedge
1991	Census		1241	1003	177	11	50
		Part of Bishopdown Farm	330			330	0
		Hampton Park	413			413	0
		Old Sarum, Partridge Way	59				59
		Old Sarum, Partridge Way	32				32
		Old Sarum, Former Officers' Mess (Throgmorton Hall)	15				15
		Laverstock, St Probus Playing field, rear of Greenwood Drive	17	17			0
		Other/balancing item	19	-1	8	0	16
2001	Census		2126	1020	185	754	172
		Hampton Park	68			68	
		Laverstock, St Probus Playing field, rear of Greenwood Drive	3	3			
		Old Sarum, Former Officers' Mess (Throgmorton Hall)					3
2006	Est		2204	1023	185	822	175
		Laverstock, Land off Duck Lane	119	119	0	0	0
		Old Sarum, Mixed Use Development	220	0	0	0	220
		Other/Balancing item		0	1	-1	0
2011	Census		2543	1142	186	821	395
		Old Sarum, Mixed use development	410				410
		Old Sarum, MOD Playing Fields	44				44
		Old Sarum, Apartments above Local Centre	30				30
		Old Sarum, Area 10	69				69
		Old Sarum, Area 9a	38				38
		Partridge Way	3				3
		Land off Duck Lane	6	6			
		Riverdown Park	400			400	
		Other/Balancing item					
2016	Est		3543	1148	186	1221	989
		Riverdown Park	100			100	
		Longhedge Village	490				490
		Longhedge, Land adjacent to 1 Longhedge Cottages	10				10
		Other	2				2
2019	Est		4145	1148	186	1321	1491
		Longhedge Village	183				183
		Longhedge Village, Parcels B and C	14				14
		Longhedge Village, additional development	65				65
		Other	2				2
2021	Projection		4409	1148	186	1321	1755
2026	Projection		4409	1148	186	1321	1755
2031			4409	1148	186	1321	1755
2036			4409	1148	186	1321	1755

Table 4 Age structure of population in households 2011-2019

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2011	Persons	Per cent of total population								
	Parish	Parish	England	Wiltshire						
Total population	6184	100	100	100						
0-19 years	1654	27	24	24						
20-39 years	1310	21	27	22						
40-64 years	2109	34	33	36						
65 + years	1111	18	16	18						
2019	Persons	Per cent of total population								
	Parish	Parish	England	Wiltshire						
Total population	10359	100	100	100						
0-19 years	2962	29	24	23						
20-39 years	2356	23	26	21						
40-64 years	3549	34	32	34						
65 + years	1493	14	18	22						
2011	Persons					Per cent of total population				
	Parish	Laverstock	Ford	Hampton Pa	Old Sarum	Parish	Laverstock	Ford	Hampton Pa	Old Sarum
Total population	6184	2565	467	2178	974	100	100	100	100	100
0-19 years	1654	530	118	667	339	27	21	25	31	35
20-39 years	1310	451	57	454	348	21	18	12	21	36
40-64 years	2109	817	207	850	236	34	32	44	39	24
65 + years	1111	768	86	207	51	18	30	18	10	5
2019	Persons					Per cent of total population				
	Parish	Laverstock	Ford	Hampton Pa	Old Sarum	Parish	Laverstock	Ford	Hampton Pa	Old Sarum
Total population	10359	2571	483	3568	3737	100	100	100	100	100
0-19 years	2962	547	119	1079	1217	29	21	25	30	33
20-39 years	2356	438	65	784	1069	23	17	13	22	29
40-64 years	3549	832	208	1345	1164	34	32	43	38	31
65 + years	1493	753	91	360	288	14	29	19	10	8
Sources: 2011 data Government Census; 2019 Parish Council estimates										

Annex 1: Population projections for the Parish, 2016-36: methodology

1 Introduction

The starting point for these projections is 2011 Census Projections have been for each of the 20 Census Output Areas which make up the Parish for each 5 year cohort (0-4 ; 5-9 ; 10-14 etc) for males and females separately for 5 yearly intervals to 2036, plus an estimate for 2019. In making these projections a number of simplifying assumptions have been made. These projections nonetheless provide a good indication of the expected trend in total population and age profile for the parish.

2 Key inputs

- 2011 Census population for each Output Area for each 5 yearly cohort
- projected trend in female fertility rates, expressed (as a simplifying assumption) as birth rate for women aged 20-44 years: source ONS estimates for UK, 2016
- 5 year survival rates for each 5 year cohort: source ONS estimates for England, 2011
- Estimates of net migration for the Parish excluding that generated by new housing development. These were estimated by
 - identifying those output areas in the Parish which had no significant change in the number of dwellings between 2001 Census and 2011 Census.
 - for this set of Output Areas, making a projection of population using the survival rates for each 5 year cohort.
 - comparing these projections with the 2011 census data for the relevant 5 yearly cohort.
 - these differences could be largely explained by net migration (see comment below)
 - the percentage differences between the 2011 projection and 2011 Census were then used to calculate adjustment or 'migration' factors to be applied to each 5 yearly cohort from 2011 onwards in all output areas in which there was no change in the number of dwellings.
- In those Output Areas where there has been an increase in the number of dwellings since 2011, notably in Old Sarum, Riverdown Park and Longhedge (673), the population moving into these new developments was assumed to have the same average number of persons per household and age profile as in 2011 in the newer settlements of Hampton Park and Old Sarum.

3 Comment on the derivation of the adjustment factors

In general the differences between the 2011 projection and the 2011 Census were not great, the principal disparities being

- 20-29 age group, for which the projection was c40% above the 2011 census figure
- 30-39 age group for which the projection was 30% lower than the 2011 Census

For the 20-29 age group, it is hypothesised that there could be several factors contributing to the reduction in numbers in the 20-29 age group:

- young people taking up places at university elsewhere in the country
- lack of suitable local employment opportunities
- lack of suitable accommodation locally
- the attraction of major towns and cities, where there are a greater range of jobs and accommodation and better public transport services

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For older age groups, esp. the 30-39 year group, we might expect inward movement of persons looking for family homes, occupying vacant houses due to older people dying or moving to other residences eg dwellings of family members; care homes

It is recognised that applying the same set of adjustment or migration factors derived from 2011 to the 25 year period to 2036 is very much a simplifying assumption.