

Morton Neighbourhood Plan



Evidence Paper 1 – Population, Housing and other Census Related Material

June 2019

Census Evidence for the Morton Neighbourhood Plan

Introduction

Evidence can be quantitative, as in this case - using facts and figures such as census data or qualitative (e.g. opinions given in consultation responses). It can be primary, collected through consultations and surveys (e.g. traffic, housing needs or landscape character) or secondary, derived from existing data sets. The Government planning guidance states that: *“there is no ‘tick box’ list of evidence required for neighbourhood planning. Proportionate, robust evidence should support the choices made and the approach taken. The evidence should be drawn upon to explain succinctly the intention and rationale of the policies in the draft neighbourhood plan...”* It is important to recognise that evidence should be gathered early to inform the development of policies rather than being used retrospectively to justify them. Sound evidence ensures that the choices made in a Neighbourhood Plan are backed up by facts and demonstrate that policies have been informed by the participation of the local community and others with an interest in the area. Without evidence, policies may be challenged, and an Examiner may recommend that a policy is deleted or modified if it is not supported by appropriate evidence. The categories of evidence that are relevant to Morton are summarised below and where the figures have implications for potential Neighbourhood Plan Policies, they are shown *in italics*.

Population

The 2011 Census recorded the population of Morton as 1325 residents comprising, 632 (47.7%) males and 693 (52.3%) females. 95.5% lived in households and 4.5% lived in communal establishments. The average (mean) age of residents was 47.5 years. There were 608 household spaces. 580 (95.4%) had at least one usual resident and 28 (4.6%) had no usual residents.

The more detailed population structure was broken down as follows:

0 to 15 years - 174 persons (13.1%). Lower than 20% for West Lindsey 17.1% for the County
16 - 64 years - 804 persons (60.6%). Higher than 59% for West Lindsey, lower than County (62%).
Over 65 years - 347 persons (26.3%). This is higher than 21% for West Lindsey and the County.

The 2017 population estimate for Lincolnshire was 751,200 (up from 713,653 in 2011). This 5.3% increase may relate to urban areas and/or rural immigration in parts of the county, but it will not refer to Morton, where a smaller population increase may be more related to only limited new development. The West Lindsey estimates show an increase of 5050 (5.7%) from 89,250 to 94,300. There was no significant ethnic minority population in the Parish which was 99.5% White.

Depending upon the type of housing that has been built over recent years, the higher figures for older people in Morton may justify partial focus on smaller houses in new developments, for downsizing and illustrates the importance of retaining local community and health facilities.

Existing dwellings

In 2011, there were 608 existing dwellings (all unshared) and of these 334 were detached (54.9%), 153 semi-detached (25.2%), 75 terraced (12.3%), 43 flats (7.1%) and 3 mobile homes (0.5%). The figures are broadly comparable to those for West Lindsey as a whole, However, comparison with the percentages for Gainsborough is informative. They are 15.9% detached, 33.6% semi-detached, 38.0% terraced and 11.4% flats. This indicates the different character of, what are adjoining

settlements, and could suggest availability of more affordable housing in Gainsborough. The 2017 Draft West Lindsey Housing Strategy includes a comment “...Gainsborough is characterised by smaller properties - terraced, semi-detached and flats, whereas in more rural areas the housing stock more usually comprises larger owner-occupied detached properties.....”

Depending on the nature of the housing built in Morton in recent years, these figures may justify a partial focus on larger homes. This may also support a known interest in eco-design and address real concerns over flooding and drainage.

Tenure

A total of 448 (77.2%) dwellings were owner occupied, 12 (2.1%) were in shared ownership, 63 (10.9%) social rented/local authority and 52 (9.0%) dwellings were privately rented. These are broadly comparable to the West Lindsey figure for owner occupied dwellings which was 72.6%, social rented 11.1% and private rented 13.7%. Comparison with the Gainsborough percentages is informative. (55.2% owner occupied, 23.7% social rented & 18.8.% private rented).

This again indicates the different character of the two adjoining settlements and may have implications for the mix of tenures in future development.

Housing Costs

Figures for Morton on Zoopla show an average current value of £165,374 which is higher than that for Gainsborough (£153,370). In October 2018, figures showed that house prices in West Lindsey increased by 2.9% over 12 months. ONS Data showed an average property price of £171,894.

Employment

In 2011, the breakdown of economic activity was as follows (NB more detailed unemployment figures are omitted because they are out of date).

Category	Number	Percentage	West Lindsey %
All usual residents aged 16 to 74	984		
Economically active	669	68.0%	68.3
In employment	606	61.6%	62.2
Employee: Part-time	172	17.5%	15.0
Employee: Full-time	348	35.4%	36.9
Self-employed	86	8.7%	10.2
Unemployed	42	4.2%	3.8
Full-time student	22	2.2%	2.3
Economically Inactive	315	32.0%	31.7
Retired	214	21.7%	18.9
Student (including full-time students)	18	4.8%	3.6
Looking after home or family	12	3.2	4.0
Long-term sick or disabled	13	3.5	3.8
Other	2	0.5	

The percentages are comparable to the District, with only those figures for part time working and retired possibly reflecting an aging population structure.

In terms of the **employment structure**, 604 residents aged 16 to 74, were in employment the week before the 2011 Census. The key sectors (close to or over 10% of working population) which are broadly comparable to West Lindsey, were:

- Manufacturing - 88 (14.1%)
- Wholesale and retail trade; repair of motor vehicles and motorcycles - 100 (16.0%)
- Education - 61 (9.8%)
- Human health and social work activities 97 (15.5%)

In terms of **occupation** the findings, showing relevant differences with West Lindsey were:

- Managers, directors and senior officials - 52 (8.3%)
- Professional occupations - 77 (12.3%). The West Lindsey figure of 15.8% **is higher.**
- Associate professional & technical - 60 (12.8%). The West Lindsey figure of 11.1% **is lower.**
- Administrative and secretarial occupations – 77 (12.3%)
- Skilled trades occupations – 92 (14.7%).
- Caring, leisure and other service occupations – 69 (11.1%)
- Sales and customer service occupations – 57 (9.1%)
- Process plant and machine operatives – 54 (8.7%)
- Elementary occupations – 66 (10.6%)

Car Ownership

The car ownership rates are broadly comparable to the averages for West Lindsey (see below) and there is relatively good accessibility to facilities and services in Gainsborough.

Category	Number	Percentage	West Lindsey %
No cars or vans in household	95	16.4%	15.1%
1 car or van in household	252	43.4%	42.6%
2 cars or vans in household	174	30.0%	31.8%
3 cars or vans in household	47	8.1%	7.6%
4 or more cars or vans in household	12	2.1%	2.9%

Deprivation

In the 2015 Index of Deprivation, Morton is included in the Local Super Output Area (LSOA) 002F which is ranked 18,035 out of 32,844 LSOAs in England (where 1 is the most deprived LSOA) and it is amongst the 50% **least deprived** neighbourhoods in the country. This does not give rise to any specific policy needs in the Neighbourhood Plan, but it is pertinent that adjoining wards in Gainsborough are much more deprived. In Gainsborough East one of the four SOAs is ranked within the 10% most deprived and two others are within the 20% category) and in Gainsborough North one of the four SOAs is ranked within the 25% most deprived).

This is a further indication of the different character and environments of Morton and Gainsborough.

Overall conclusions Based on the acknowledged good practice of using evidence and identified local characteristics or differences in a Neighbourhood Area, compared to District, County and National figures and trends, the above datasets could justify Neighbourhood Plan policies on:

- *Housing suitable for the needs and aspirations of an ageing population, based on higher than district figures for residents aged 65 and over, the low level of recent housing completions and the existing housing stock.*
- *Conversely, the availability of smaller and cheaper housing in nearby Gainsborough, coupled with a desire to enable innovative, flood resilient design to provide a limited level of new development could justify support for larger houses.*
- *Measures to protect and enable the further development of local employment, including provision for farm-based activity, working from home and small units.*
- *Measures to protect and enable investment in the school and other community facilities, based on the importance of local jobs in education, health and social work.*
- *The need for a sensitive approach to design, reflecting local character, based on a recognition that residential extensions, conversions and farm-based building comprise the majority of development activity/planning applications in the Parish.*
- *A need to maintain the separate identities of Morton and Gainsborough at the same time as facilitating access to the town and its facilities.*