

Chobham Neighbourhood Plan 2023 to 2038

Neighbourhood Area Profile

March 2023

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1. Introduction

This document sets out key demographic information relating to Chobham parish sourced from the Census and feedback from the local community. It has been used to identify the key issues impacting the area, which will inform the vision and objectives for the neighbourhood plan.

The key aspects of the profile of the neighbourhood area, as they relate to the Neighbourhood Plan, are as follows:

1.1.

Compared to the borough as a whole, the parish has a significantly higher percentage of older residents, aged 45 and over and in particular those aged 65+. This age bracket has grown considerably between 2001 and 2021.

1.2.

- In contrast, the number of people aged 25 to 44 in the parish decreased quite dramatically between 2001 and 2021, although the number of children, particularly secondary school age has grown.
- Homes in the parish tend to be owner-occupied, detached and large in size in terms of bedroom numbers.
- Both the social rented and private rented sectors have a significantly higher proportion of 1-bedroom dwellings compared to just 2% of owner-occupied properties.
- The proportion of 2-bedroom dwellings in both the social and private rented sectors is more than double that of the owner-occupied properties.
- Approximately 40% of the owner-occupied dwellings comprise larger (4+ dwellings) in contrast to the social rented sector, which sits at 4% and private rental at 18%.
- There are high rates of over-occupancy of dwellings with over 80% of homes having at least one spare bedroom and 50% having two spare bedrooms.
- Just under a third of homes are occupied by a single person, with 56% of these occupied by someone aged over 65.
- Chobham has a well-qualified community with low unemployment. A significant number of people are working from home.
- The vast majority of people drive to work, with the majority travelling up to 10km, which takes in some of the larger nearby settlements. The numbers of people walking and cycling to their place of work is very low.

The parish has higher than UK average levels of car ownership, although 8% of residents have no access to a vehicle.

There is no railway station in the parish; the nearest are at Woking, Sunningdale and Longcross. There are a modest number of bus routes serving the village, connecting the village to neighbouring larger settlements.

2. Detailed statistics and trend data

Age structure

The 2021 Census recorded that the usual population of the parish was 4,100 persons.

Figure 1 below shows the age breakdown of the population in 2021. The figures reveal that the proportion of older residents (aged 65 upwards) is significantly higher than for the wider geographic areas and accounts for approximately one fifth of the population of the parish. Those in the younger age brackets (0 to 44) are significantly lower than for the other geographic areas.

2.1.

2.2.

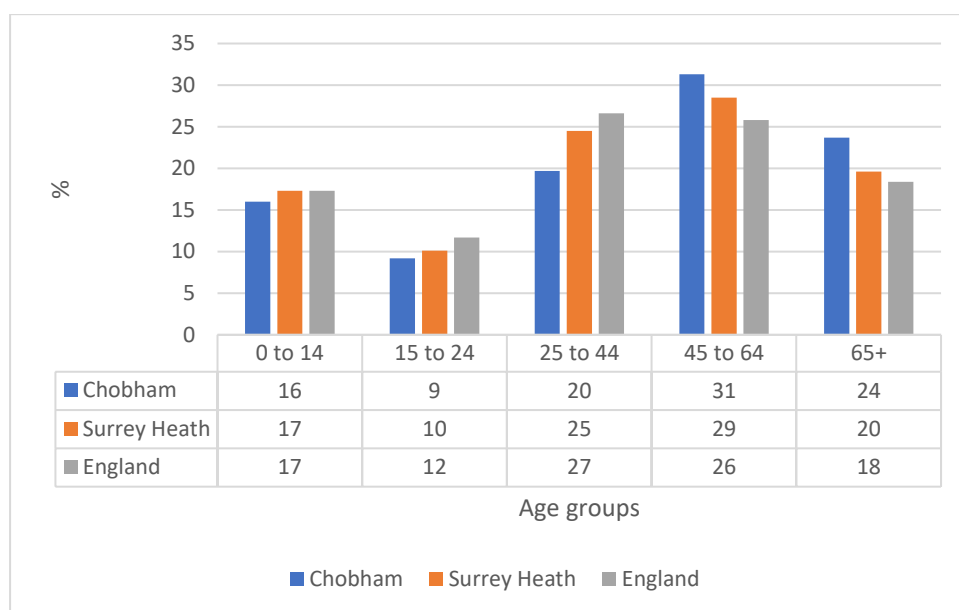


Figure 1: Age profile of Chobham residents, 2021

2.3.

It is interesting to consider how the population make-up has evolved and Figure 2 reveals the change in age profile of the population between 2001 and 2021. The total population of the parish increased by 300 people, which is approximately 8%.

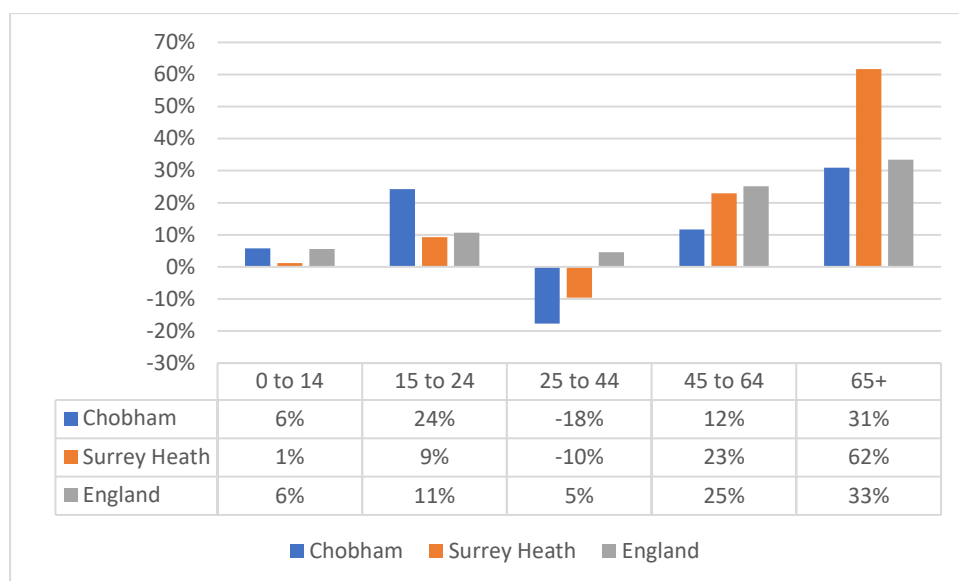


Figure 2: Change in age profile of Chobham parish residents, 2001 to 2021

- 2.4. Over the course of the 20 years between 2001 and 2021, the numbers of those aged 45 to 65 age grew modestly compared to the rest of the borough and the region as a whole. In combination with the significant growth in those aged 15 to 24, this could suggest that the parish is popular with older families.
- 2.5. In contrast, the number of people aged 25 to 44 in the parish decreased dramatically within the parish. This could indicate issues relating to affordability for this age group.
- 2.6. The largest growth has been seen in those aged 65+ indicating an aging population. The housing and care needs of the older generation, particularly the 85 and over cohort, should be considered within the neighbourhood plan in terms of the sorts of housing and community services they might require.

Housing numbers

In 2021, there were 1,800 households in the parish compared to 1,728 in 2011. This means that over the ten year period, 72 additional homes were built, constituting an increase in the number of dwellings of 4%. Since 2001, the number of dwellings has increased by 204 units, representing 12% across the two decades.

2.7. A number of homes in the parish are not normally occupied. In 2011, this was 112 dwellings. This might include homes that are empty having been sold, or these may be second homes or homes used as holiday lets.

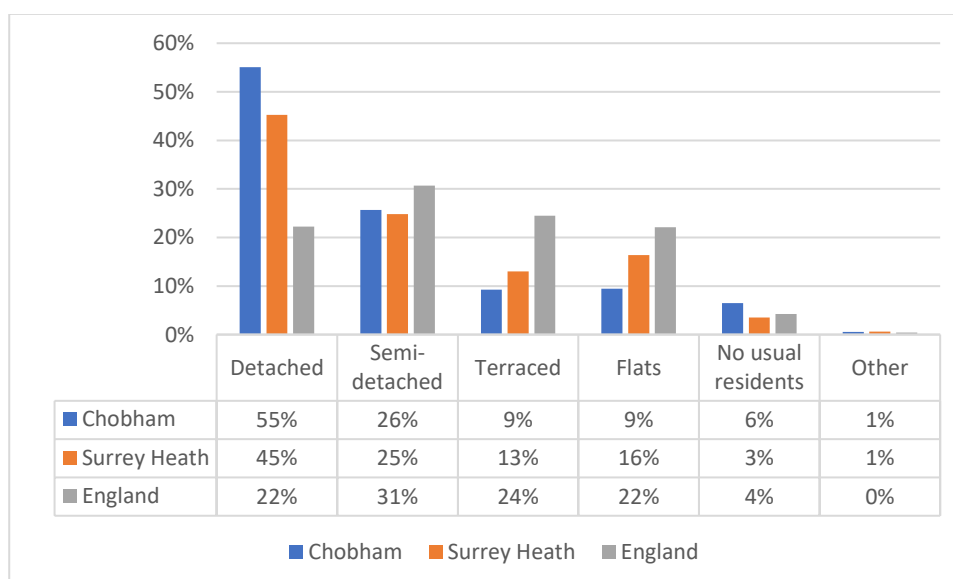
Dwelling Type

2.8. The 2021 census data does not yet include detail of types of dwellings beyond the fact that 89.6% of homes in the parish are whole houses or bungalows, compared to 81.6% across Surrey Heath.

2.9. Flats make up 9.2% of local dwellings, significantly lower than the 17.8% across the borough as a whole.

Figure 3 shows the specific types of dwellings recorded in the 2011 census.

2.10.



2.11.

Figure 3 – Type of housing in the parish, 2011 Census

2.12. Over half the homes in the parish are detached, a significantly higher proportion than across the wider geographic areas. The number of terraced housing and flats is lower than for the other areas.

Number of bedrooms

Figure 4 sets out the proportion of occupied dwellings by number of bedrooms in Chobham and respective geographies in 2011. As might be expected in an area with higher levels of detached and semi-detached properties, Chobham has a high proportion of larger dwellings of 5+ bedrooms.

58% of the homes in the parish have 2 to 3 bedrooms. The number of smaller 1 bedroom homes is lower than for the wider geographic area, as is the number of 4 bedroom homes.

2.13.

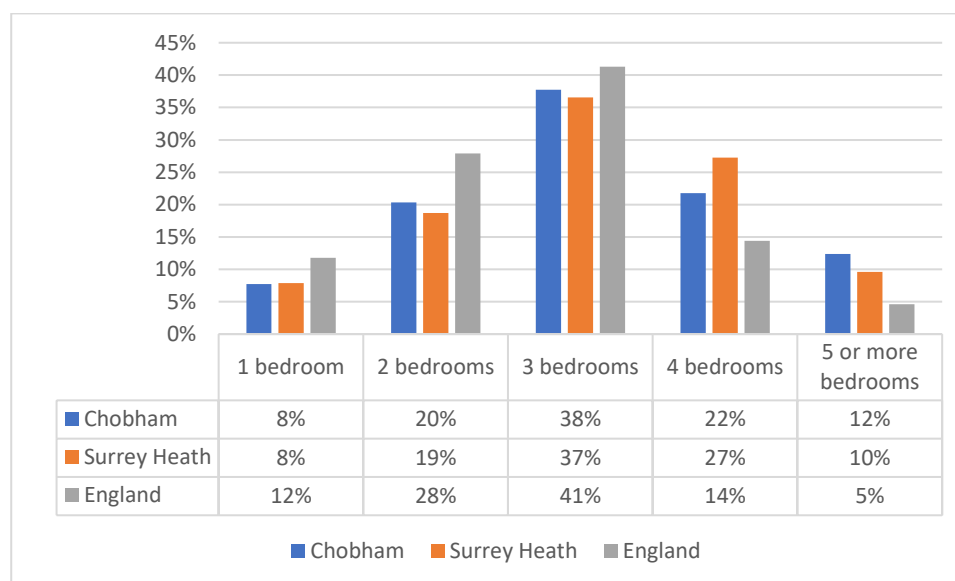


Figure 4: Household dwellings by number of bedrooms, 2011

2.14.

Figure 5 reveals that there has been little change since 2011 in terms of the numbers of bedrooms within properties as a percentage of the whole.

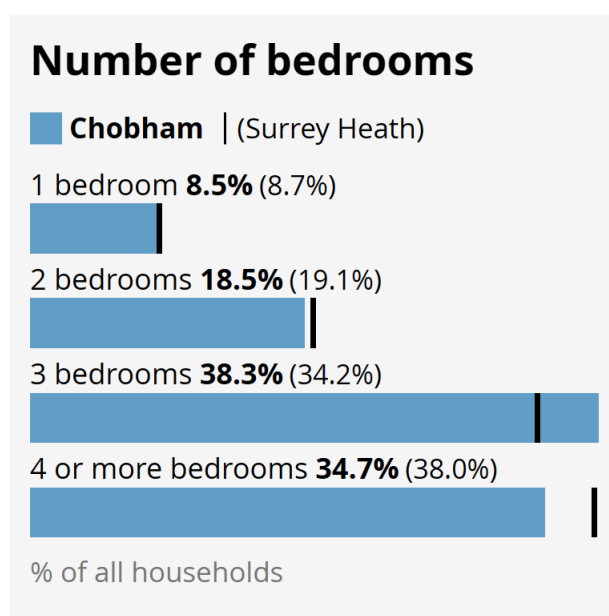


Figure 5: Household dwellings by number of bedrooms, 2021

Tenure of housing

The tenure of housing refers to the legal status of the occupier in relation to the property in which they live. The key tenures for the purpose of this analysis are:

Owner occupier	Where the occupier owns the property on a freehold or long leasehold basis with or without a mortgage.
Private rent	Where the tenant rents the property from a private individual or organisation usually at a rent dictated by market conditions, but in any event free from statutory or other regulatory rent controls.
Affordable housing for rent	Where the tenant rents the property from a registered provider of social housing (Registered Provider) and the property is let at a below market level rent and controlled by statute or other regulatory power. A Registered Provider is usually a local authority landlord or housing association.
Affordable housing for sale	Where the occupier owns or part owns the property and has received some form of subsidy in order to do so. The property will usually be bound by some form of condition or covenant that ensures that the subsidy remains vested in the property.

2.15.

2.16.

2.17.

The tenure of housing as at the census 2011 is illustrated in Figure 6, revealing that the parish overwhelmingly comprises homes that are owned by their occupants, either outright or with a mortgage. This mirrors the picture across the wider geographic areas.

The number of social rented housing available also mirrors the borough and country as a whole. Privately rented property availability is lower than the borough and wider region. This could present a challenge for those wishing to move to Chobham, requiring the rental or lower rungs of the purchasing property ladder.

2.18.

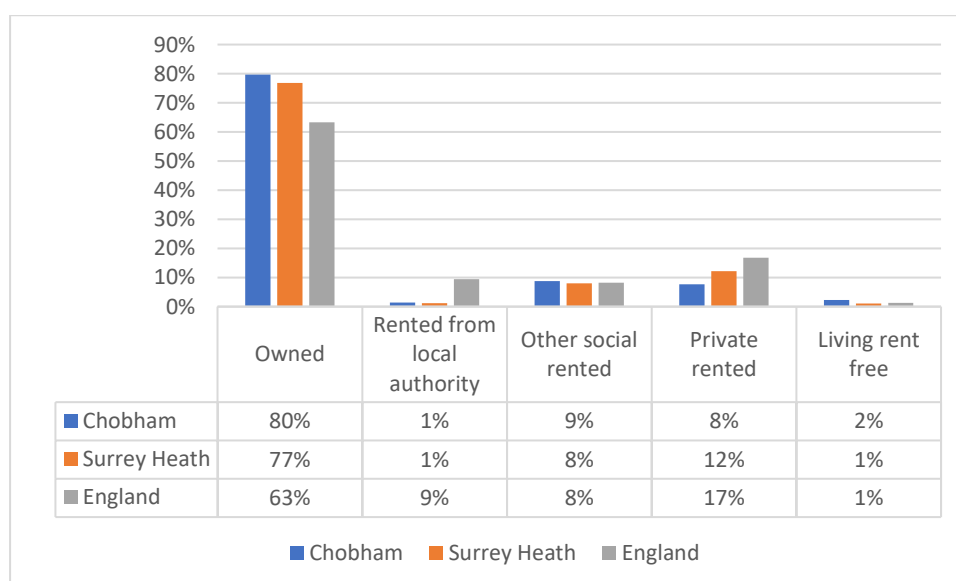


Figure 6: Tenure of housing, 2011

Figure 7 shows the tenure for 2021. The percentage of private rental properties has increased in this period, while the number of owner occupied properties has decreased slightly.

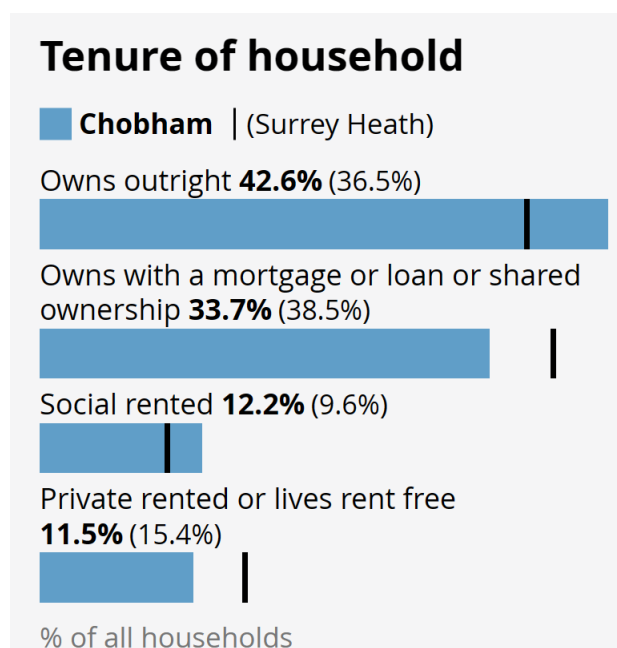


Figure 7: Tenure of housing, 2021

2.19. Table 1 shows the dwellings by number of bedrooms across the parish by tenure at the time of the Census 2011. Both the social rented and private rented sectors have a significantly higher proportion of 1-bedroom dwellings compared to just 2% of owner-occupied properties.

2.20. The proportion of 2-bedroom dwellings in both the social and private rented sectors is more than double that of the owner-occupied properties.

2.21. Approximately 40% of the owner-occupied dwellings comprise larger (4+ dwellings) in contrast to the social rented sector, which sits at 4% and private rental at 18%. This means that larger or extended lower-income families could struggle to find accommodation in the parish.

	All ownership (inc. shared ownership)	Social rented	Private rented/ rent free
	Number (%)	Number (%)	Number (%)
1 bed dwellings	32 (2%)	68 (41%)	28 (17%)
2 bed dwellings	230 (18%)	36 (22%)	62 (39%)
3 bed dwellings	514 (40%)	53 (32%)	42 (26%)
4+ bed dwellings	515 (40%)	7 (4%)	29 (18%)
Total	1,291	164	161

Table 1: Dwellings by bedroom number by tenure in Chobham, 2011

Household composition

Household composition is a fundamental factor driving the size of housing needed in the parish in the future. Table 2 sets out the household composition by age in the parish compared to the borough and country.

The figures for the parish largely mirror that of the borough. Under a third of homes are occupied by a single person and approximately two-thirds by a single family. Given that the majority of homes in the parish are larger, detached properties, however, this may suggest that houses are under-occupied. This might lead policy makers to consider whether there is a need for smaller dwellings for those wishing to downsize, which in turn would make larger homes available for families. On the whole, however, that would benefit in the main those wishing to purchase a home as opposed to those seeking social or private rent.

		Chobham	Surrey Heath	England
One person household	% of overall dwellings of which:	26%	23%	30%
	Aged 65 and over	56%	46%	41%
	Other	44%	54%	59%
One family only	% of overall dwellings of which:	68%	70%	62%
	All aged 65 and over	19%	14%	13%
	With no children	32%	28%	29%
	With dependent children	36%	42%	43%
	All children non-dependent	14%	15%	15%
Other household types	% of overall dwellings	6%	7%	8%

Table 2: Household composition, 2011

Figure 8 reveals that the headline figures have not changed significantly over the last ten years.

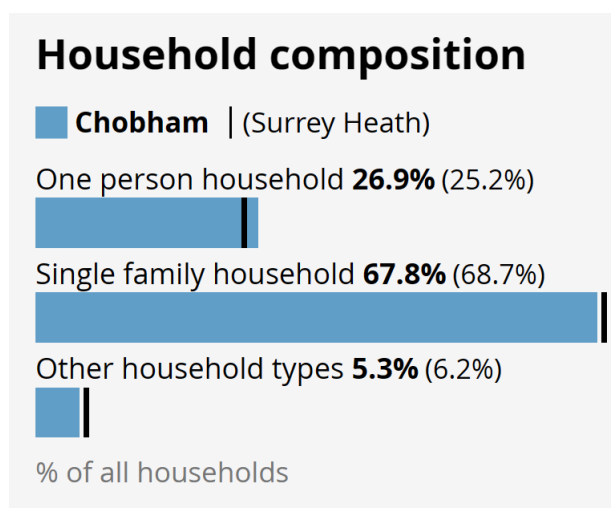


Figure 8: Household composition, 2021

Household occupancy rates

The average number of occupants per dwelling was 2.35 in 2011 and 2.28 in 2021.

It is helpful to drill down further to explore the extent to which households are either over- or under-occupied. Over-occupation may occur where there are a larger number of people living in a dwelling with a smaller number of rooms and vice versa for under-occupation. Over-occupation can lead to detrimental living conditions and is therefore not desirable. On the other hand, while under-occupancy might suggest that housing is effectively tied-up and not available for growing or extended families, many people choose to remain in their larger family home when their children move out, in order to retain that property for space, value or sentimental purposes. If however, the reasons for under-occupation is because there are insufficient local properties to downsize to, then this can indicate a challenge that can be addressed via the planning system.

Figure 9 provides this detail, showing the percentage of dwellings in Chobham and the wider geographies that are either under- or over-occupied, in the context of number of bedrooms. For instance, the data reveals that 50% of dwellings in the parish are under-occupied by two bedrooms or more. The data is somewhat in line with the borough, but significantly different to the national picture. The under-occupation of housing is not uncommon in Chobham, perhaps not surprising given the number of larger properties in the parish. This could indicate a lack of provision in properties available to those wishing to downsize.

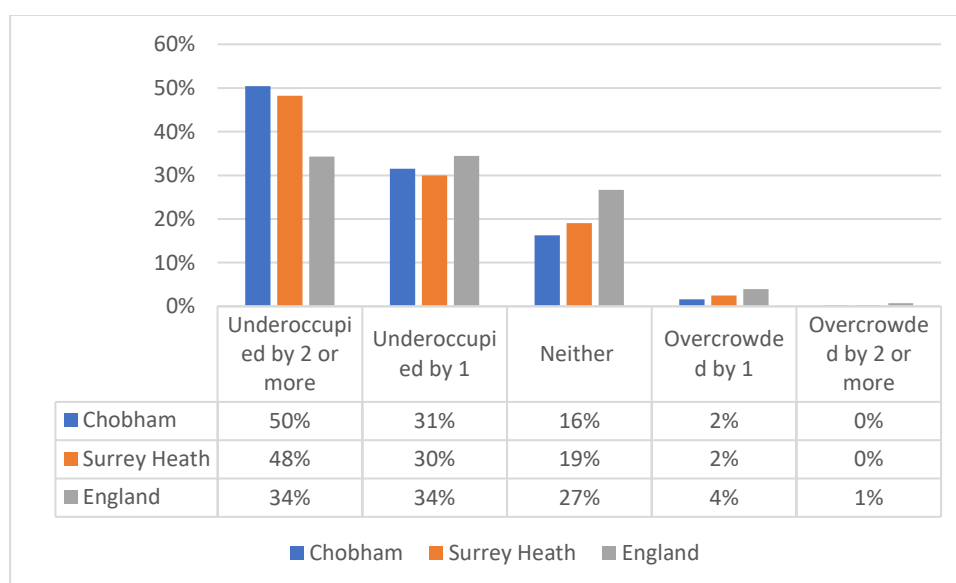


Figure 9: Percentages of properties either over- or under-occupied, 2011

Figure 10 shows that the situation remains similar a decade on, with a slight increase in under occupancy. Overall, approximately 78% of homes in the parish are over-occupied (having at least 1 spare bedroom that is not normally lived in).

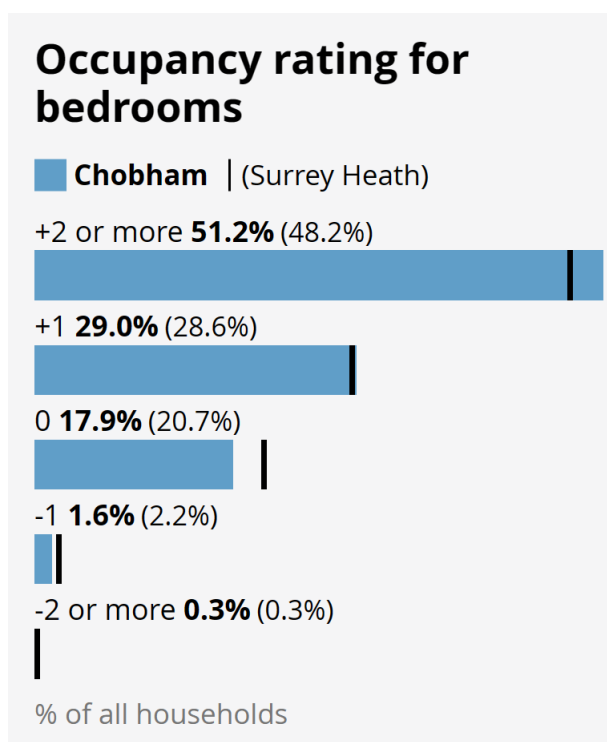


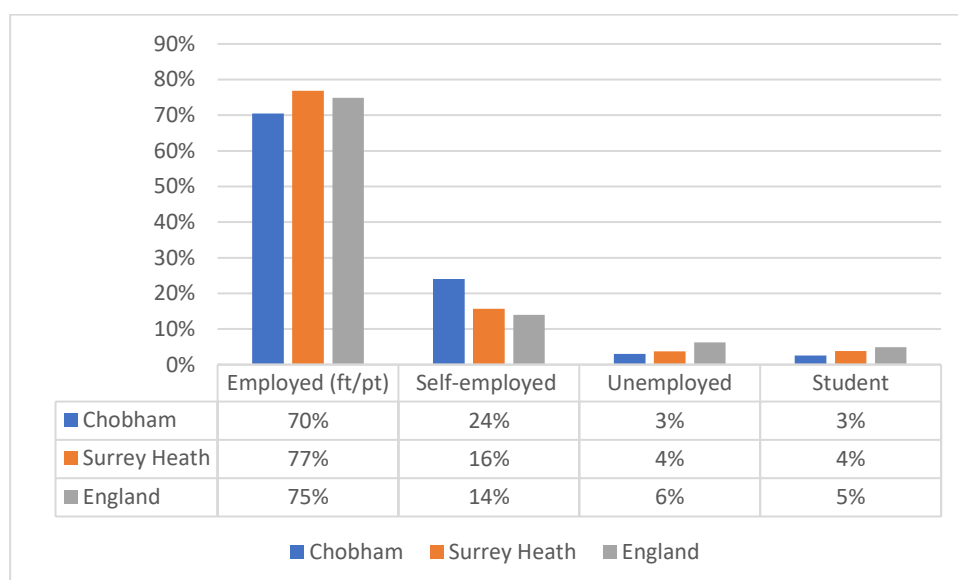
Figure 10: Percentages of properties either over- or under-occupied, 2021

Work and skills

Economically active residents

Of the residents in the parish in 2021 who were aged between 16 and over, 56% are classified as economically active and 2.3% are unemployed. 41.7% of residents are classified as economically inactive, which includes those who are retired, students, those looking after home or family, and those who are long-term sick or disabled.

- 2.29. Figure 11 provides a fuller breakdown of those classified as economically active from the 2011 census (the 2021 census does not yet drill down to this at the parish level). Of the 71% considered economically active (of those aged between 16 and 74), the majority are employed. There is a significant number of people who are self-employed (24% compared to 16% across the borough and 14% across England). Self-employed people can often be more likely to work from home, hence this highlights a need to ensure that the facilities and infrastructure – e.g. effective broadband and mobile connectivity and speed – is in place.
- 2.30.



- 2.31. *Figure 11: Breakdown of the economically active, 2011*

- 2.32. Of the 29% of those aged between 16 and 75 considered economically inactive, Figure 12 shows that the vast majority are retired. There is a fairly high number of those looking after the home/family when compared to England as a whole.

The 2021 census records 46.2% of economically active people as working from home. This is a significant increase from the 2011 census and might be explained by the shift caused by the covid-19 pandemic.

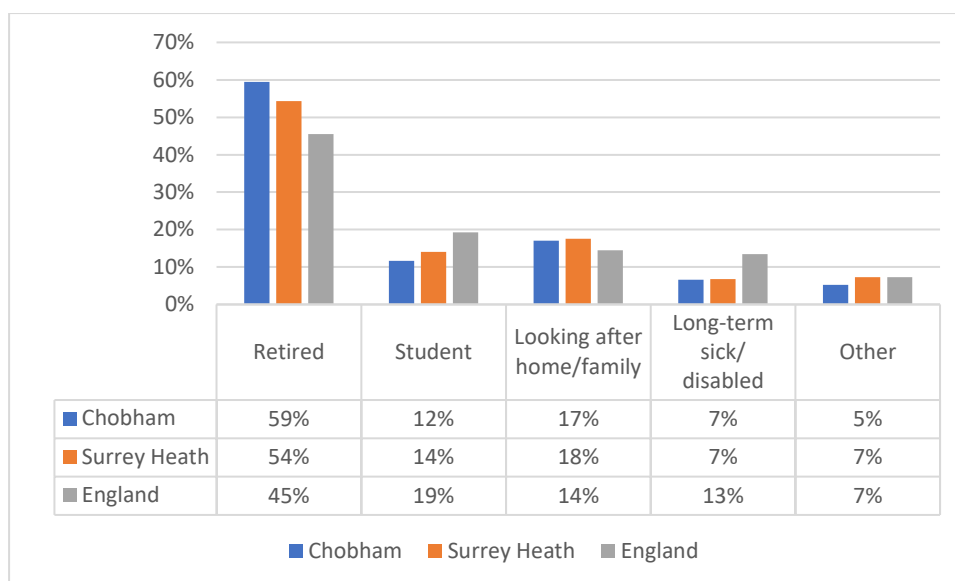


Figure 12: Breakdown of the economically inactive, 2011

Mode of travel to work

2.33. Understanding how people reach their place of work is helpful when considering the potential impact that commuting has on the local transport infrastructure. Figure 13 shows that of those residents in employment, 64% are commuting by car to their place of work. This is perhaps unsurprising in a more rural area, where the main source of employment is likely to be in the nearby major towns and cities, and might be further explained by the lack of railway station in the parish, meaning that even if people are using the train, they would still have to drive to the station.

2.34. Just 9% walk or cycle to work, which might be explained by the reduced number of employment opportunities within the village itself.

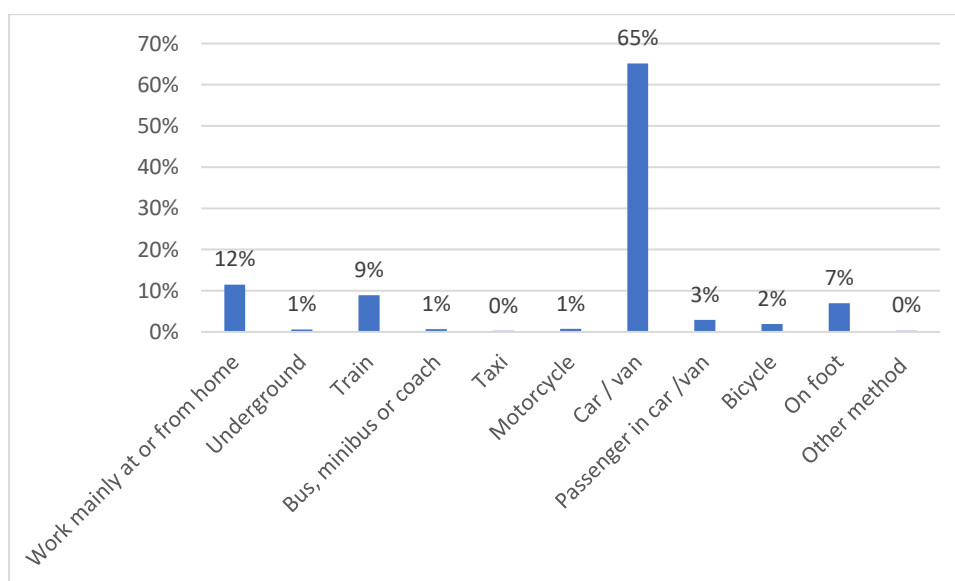


Figure 13: Mode of transport to work, 2011

As noted previously, the 2021 census records 46.2% of economically active people as working from home. This is a significant increase from the 2011 census and might be explained by the shift caused by the covid-19 pandemic. It records 44% travelling by car, which suggests that some of those previously driving to work are now basing themselves predominantly from home. It will be important to consider how to ensure that homeworkers have access to the infrastructure they need on a daily basis.

2.35.

The numbers in 2021 walking and cycling to there place of work is in line with the 2011 data.

Distance travelled to work

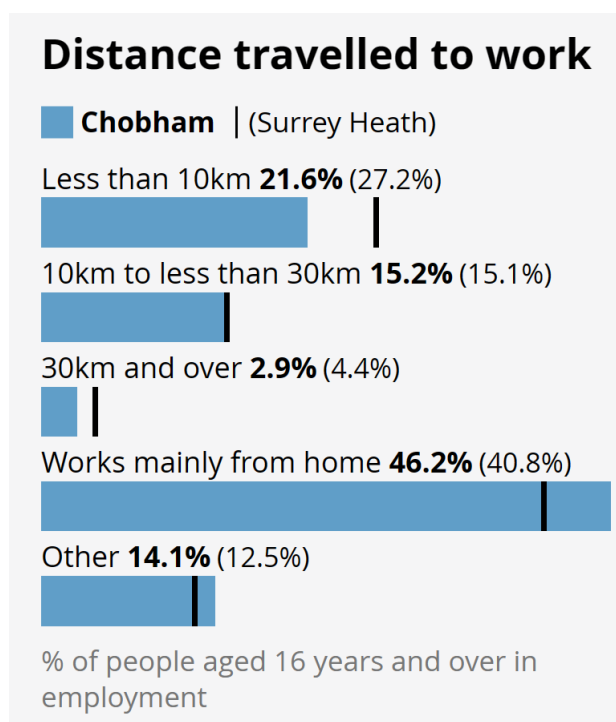
2.36.

Exploring how far people are travelling to reach their place of work is interesting as it can shed light on whether there might be alternative modes of transport that could be used, and also provide weight to arguments to safeguard existing employment in the parish and create more.

2.37.

Of those commuting to work, as shown in Figure 14, the majority are travelling less than 10km, which would include nearby settlements such as Woking, Guildford, Farnborough and Weybridge. A smaller percentage travel further distances, including to London.

2.38.



2.39.

Figure 14: Distance travelled to place of work, 2021

2.40.

Access to a car

Figure 15 shows the number of cars per household, with 90% of households having at least 1 car, not surprising for a rural parish. This has implications in policy terms for car parking, housing design, congestion and climate mitigation.

The neighbourhood plan provides an opportunity to consider how to encourage non-car modes of transport, particularly for shorter journeys within the parish and to neighbouring settlements.

This is all the more significant given that 12% of the parish have no access to a car and therefore are wholly dependent on other modes of travel.

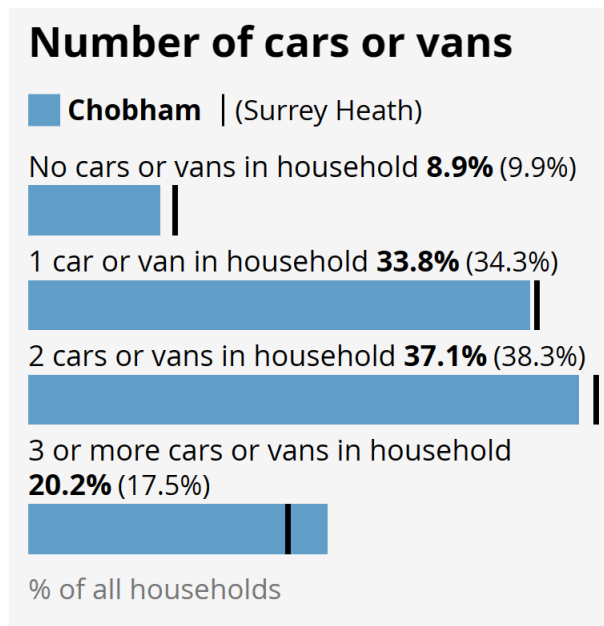


Figure 15: Number of cars per household, 2021

Qualifications and industry

2.41.

The resident population (aged 16 and over) of Chobham is well-qualified, in line with the wider geographic area, as shown in Figure 16, which is reflected in the low levels of unemployment.

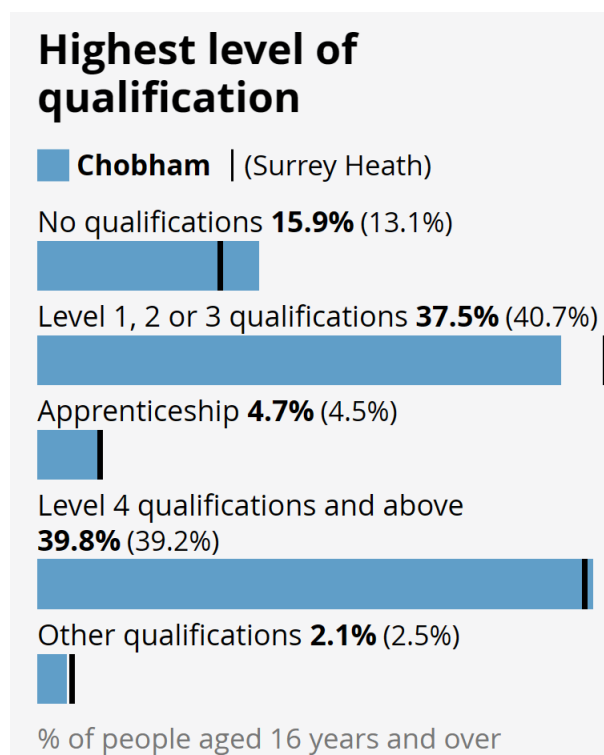


Figure 16: Highest level of qualifications, 2021

In terms of the sorts of jobs that people are doing, the 2021 census records 21% employed in higher managerial roles, 23.1% in lower managerial roles, 15.7% small employers and 10.5% in intermediate occupations.

Health

2.42. Residents in the parish enjoy a good level of health overall, as illustrated in Figure 17.

2.43.

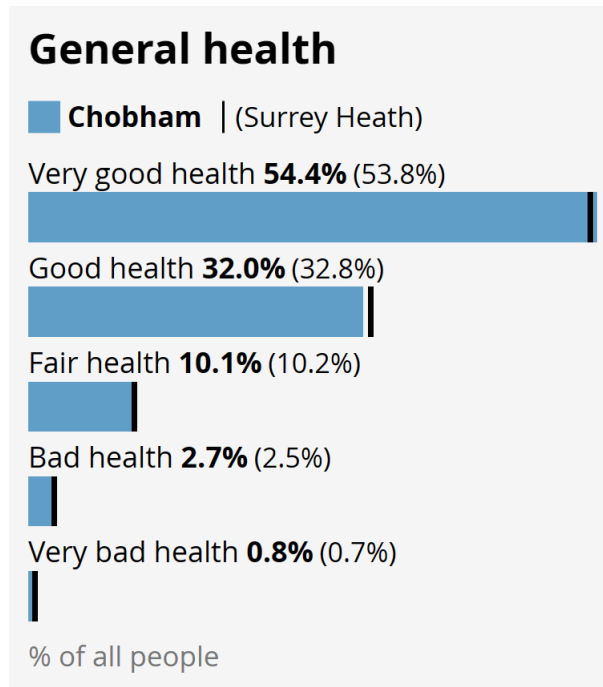


Figure 17: Health levels in the parish, 2021