

Census and Development Related Evidence for the Corringham 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. Planning Guidance states: *“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...”* Evidence should be gathered early, to inform the development of policies, not used retrospectively to justify them.

Population

The 2011 Census recorded the population of Corringham as 523 residents which comprised 260 males and 263 females. The more detailed population structure was broken down as follows:
0 to 15 years - 97 persons (18.5%). This is **lower than** 20% for West Lindsey but **higher** than the 17.1% for the County

16 - 64 years - 312 persons (59.7%). This is **higher than** 59% for West Lindsey and but **lower than** the 62% for the County.

Over 65 years - 114 persons (21.8%). This is **higher than** 21% for West Lindsey and the County.

The 2017 population estimate for Lincolnshire is a population of 751,200 increased 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 necessarily refer to Corringham, where a smaller population increase may be more related to new development. The West Lindsey estimates show an increase of 5050 (5.7%) from 89250 to 94300. There is no significant ethnic minority population in the Parish

Depending upon the type of housing that has been built over recent years, the higher figures for older people in Corringham 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 the 2011 census, 70.5% of dwellings were detached, 18.9% semi-detached, 6.5% terraced and 3.7% flats. There was 1 mobile home. The percentage of detached dwellings is higher than the 50.1% for those for semi-detached and terraced dwelling lower than the west Lindsey figures of 26.8% and 16.9% respectively. Depending upon the nature of the housing that has been built over recent years, the lower figures for semi-detached and terraced houses in Corringham may justify partial focus on smaller houses in new developments.

Tenure

In 2011 58.9% of dwellings were owner occupied, 1.8% shared ownership, 10.6% social rented/local authority and 27.2% were privately rented. 5 dwellings were categorised as “Other.” The West Lindsey figure for owner occupied dwellings was 72.6% and for private rented it was 13.7%. The lower percentage of owner-occupied properties compared to West Lindsey and the higher rate of private renting may relate to the property ownership of the Thonock and Somerby Estate in the Parish. This may have implications for the mix of tenures in any new development.

Employment

In 2011, the breakdown of economic activity was as follows (NB more detailed unemployment figures are omitted because they are too out of date). The higher rate of self-employment in Corringham could have implications for policies on extensions, new housing and business space. In addition, although a significant number of people are retired, the relatively high level of economic activity could justify bespoke business policies in the Neighbourhood Plan

Category	Number	Percentage	West Lindsey %
All usual residents aged 16 to 74	375	100.0	
Economically active	275	73.3	68.3
In employment	259	69.1	62.2
Employee: Part-time	66	17.6	15.0
Employee: Full-time	136	36.3	36.9
Self-employed	57	15.2	10.2
Unemployed	11	2.9	3.8
Full-time student	5	1.3	2.3
Economically Inactive	100	26.7	31.7
Retired	55	14.7	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	

In terms of the **employment structure**, the 2011 census showed that 263 residents aged 16 to 74, were in employment. The key sectors (close to or over 10% of working population), including relevant differences between Corringham and West Lindsey, were:

- Agriculture, forestry and fishing - 39 (14.8%). The West Lindsey figure of 4.1% **is lower**.
- Manufacturing - 27 (10.3%)
- Construction – 31 (11.8%)
- Wholesale and retail trade; repair of motor vehicles and motor cycles - 37 (14.1%)
- Education - 23 (8.7%)
- Human health and social work activities 30 (11.4%)

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

- Managers, directors and senior officials - 32 (12.2%)
- Professional occupations - 30 (11.4%). The West Lindsey figure of 15.8% **is higher**.
- Associate professional & technical - 15 (5.7%). The West Lindsey figure of 11.1% **is higher**.
- Administrative and secretarial occupations – 25 (9.5%)
- Skilled trades occupations – 66 (25.1%). The West Lindsey figure of 13.9% **is lower**.
- Caring, leisure and other service occupations – 25 (9.5%)
- Sales and customer service occupations – 21 (8.0%)
- Process plant and machine operatives – 19 (7.2%)
- Elementary occupations – 30 (11.4%)

These two sets of figures indicate the needed to provide for continued employment in agriculture, and skilled trades and shows the local importance of the primary school. Some of these jobs are with businesses/services in and around the village, avoiding the need for long journeys to work.

Car Ownership

In 2011, the car ownership rates were higher than the averages for West Lindsey (see below) which could indicate the relative isolation of Corringham and a lack of public transport options.

Category	Number	Percentage	West Lindsey %
No cars or vans in household	16	7.4%	15.1%
1 car or van in household	85	39.2%	42.6%
2 cars or vans in household	84	38.7%	31.8%
3 cars or vans in household	23	10.6%	7.6%
4 or more cars or vans in household	9	4.1%	2.9%

Deprivation

Corringham is included in Hemswell Ward which is amongst the 50% most deprived Super Output Areas (SOA) in England. This does not give rise to any specific policy treatment, but it is pertinent that adjoining wards in Gainsborough are amongst the 25% most deprived in England. These are Gainsborough East (where one of the four SOAs is ranked within the 10% most deprived and two others are within the 20% category) and Gainsborough North (where one of the four SOAs is ranked within the 25% most deprived).

Recent Development

Setting aside residential extensions, other than investment in the public house to develop letting rooms and extend catering, new development has been limited. There have been no new housing completions since 2012, but 10 new dwellings have been committed and at the time of writing, are currently under construction. There is a single dwelling (off Middle Street, permitted in 2016) and 9 units on land at East Lane including 3 and 4 bed detached houses and bungalows.

In 2016, a permission (Ref. 133751) was granted for 4 affordable units (bungalows) on land at 7-13 Mill Mere Road. In 2016, an outline application for two dwellings on land off the High Street was withdrawn.

In 2012 (Ref. 128356) permission was granted on the High Street, for the conversion and extension of existing buildings to create 3 new dwellings. This replaced an extant permission (Ref. 123588), but itself may now have expired.

Overall conclusions

Census evidence and planning records, compared to District/County could justify NP policies to:

- Smaller housing suitable for the needs and aspirations of an ageing population, based higher than district figures for residents aged 65 and over, recent housing completions and commitments and the existing housing stock.

- Measures to protect and enable the further development of local employment, including provision for farm-based activity, working from home and small units, based on the importance of agriculture, skilled trades, and self-employment.
- Measures to protect and enable the development of the school and other community facilities based on the importance of local jobs in education, health and social work.
- The need for a positive approach, including site identification and associated requirements to enable the Local Plan (net) housing requirement of 14 new dwellings to be achieved and delivered in a way that reflects local needs and aspirations.
- Improved connectivity, including the maintenance of public transport services and improved opportunities for walking and cycling (for work, journeys to school and leisure), to reduce reliance on cars. This relates to the planned large-scale residential development at Gainsborough East and to the needs of the 11 to 18 year old Corringham residents who attend school/college in Gainsborough.
- 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.

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