

# CHELFORD

## Neighbourhood Plan:

### **Housing Needs Advice Report**

March 14

2018

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A report outlining demographic profile, housing need and policy recommendations for the Chelford Neighbourhood Plan

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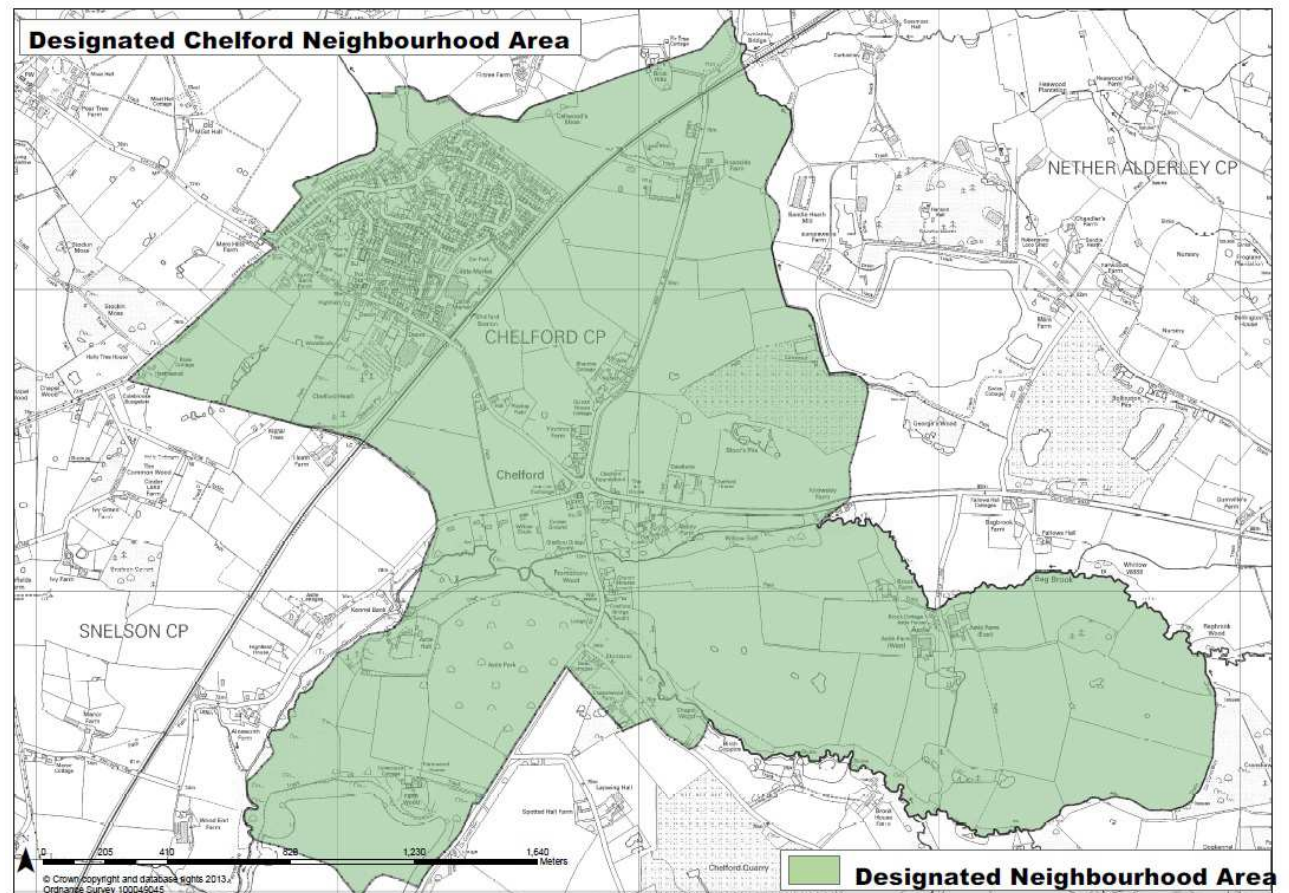
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## 1. Executive Summary

- 1.1 This report uses a range of secondary information (Census and other sources) to build a profile of the local population, type and quantum of housing need in Chelford.
- 1.2 Using a range of trend based data highlights the social and economic issues relevant to Chelford and allows a judgement to be made on to what extent such trends may continue in the future and where policy intervention through the neighbourhood plan may be advantageous. However, the target range of housing should be considered a 'raw number' which does not take into account the application of policy constraint, planning judgement or land availability.
- 1.3 In brief, the key points arising from this report are:
  - **Based on trend projections, a reasonable range to express the quantum of housing needed to 2030 in Chelford would be 0 to 94 dwellings.**
  - **The population profile of the parish suggests a predominantly ageing and elderly population across the plan period.**
  - **In general the housing stock is limited to larger family size dwellings with limited provision of smaller properties.**
- 1.4 It is important at the outset to be clear that the advice in this report is not a substitute for work undertaken as part of the Local Plan process. The information here is a narrow view of local housing circumstances which does not account for broader push and pull factors at play when distributing future growth across this tier of settlement. The purpose of this report is therefore to help inform the development of the neighbourhood plan in the absence of the wider ranging work on the Site Allocations and Development Policies Document(SADPD) and the conclusions reached here, particularly on the appropriate quantum of growth, are indicative and should be treated as a starting point only.
- 1.5 The difference in geography between Chelford as a parish and Chelford as a Local Service Centre should also be noted. The Cheshire East Local Plan Strategy (CELPS) is based in a settlement hierarchy which defines the geography of each settlement in the borough. At the time this was produced parish level data from Office for National Statistics was not available and therefore a best fit approach was employed using Lower Super Output Areas (LSOA) as the building blocks to define the geography of settlements in Cheshire East.
- 1.6 LSOAs are usually significantly larger geographies than parishes, however in this instance Chelford LSOA covers a small area over the main settlement (the difference in these two geographies is set out and mapped at Appendix 1). Therefore, in the housing projections section of this report, when considering how to establish an appropriate target range for future housing, both approaches are set out. It should also be noted that for the purposes of the CELPS part two plan, analysis of population or housing need will be based on Chelford

## 2. Introduction

- 2.1. helford is preparing a Neighbourhood Development Plan (NDP). The Neighbourhood Area, as designated, covers the administrative area of Chelford Parish. The study area is defined on the map. This Housing Need Advice Report therefore includes parish and Lower Super Output Area level data for Chelford only.
- 2.2. helford is located between the parishes of Nether Alderley and Snelson. The parish includes no other villages, but does include a local train station on a commuter line.
- 2.3. his report uses a range of secondary data to build a profile of the parish, and its population and housing needs. The report neither addresses housing delivery, nor constraints to housing delivery, and although the report makes recommendations on policy areas that the neighbourhood plan could potentially address, does not recommend specific policies directly.



## 3. Methodology

- 3.1 **Planning**  
Practice Guidance (PPG) outlines that “*establishing future need for housing is not an exact science. No single approach will provide a definitive answer.*” Whilst it is not possible to establish Objectively Assessed Need at such a local level, this report is underpinned by a methodology endorsed by PPG and best practice which seeks to provide a reasonable starting point to establish local housing need in the area.
- 3.2 **A robust**  
assessment must consider a range of evidence and be capable of satisfying Basic Condition E which requires neighbourhood plans to be in general conformity with the strategic policies contained in the development plan for area. In this case this means the Cheshire East Local Plan Strategy and relevant saved policies of the former Macclesfield Local Plan.
- 3.3 **When**  
assessing housing need at the neighbourhood level a balance needs to be struck between the requirement to be in general conformity with the strategic policies and the demographic and other evidence which may give a different view at the very local level.
- 3.4 **The limits of**  
using data at such a local level must also be recognised and therefore a range of data is used to build an indicative picture of general trends upon which to draw reasonable conclusions.

3.6 These scenarios have been established using a range of evidence:

- |       |  |                 |
|-------|--|-----------------|
| i.    | <b>Cheshire East Local Plan Strategy</b>   | <b>Cheshire</b> |
| ii.   | <b>Household Projections</b>               | <b>DCLG</b>     |
| iii.  | <b>g completion rate 2001-2011</b>         | <b>Dwellin</b>  |
| iv.   | <b>housing waiting list</b>                | <b>Local</b>    |
| v.    | <b>Strategic Economic Plan</b>             | <b>LEP</b>      |
| vi.   | <b>Authority Employment Land Review</b>    | <b>Local</b>    |
| vii.  | <b>Data (demographic and housing data)</b> | <b>Census</b>   |
| viii. | <b>house and rental prices</b>             | <b>Local</b>    |

3.7 This report does not undertake an exercise to provide a definitive number which should be considered a housing requirement for the area. It seeks to establish a range of housing need which may be considered a reasonable starting point to plan for, which is neither a minimum or maximum requirement.

3.5.



This report

3.8 The approach endorsed here is to assess the level of housing

## 4. Characteristics of Chelford Population

- 4.1.1 The following section will characterise the population of Chelford, analyse trend data and assess how the data may differ from the wider borough. This will help ascertain the features of housing need that may need to be addressed in the neighbourhood plan.
- 4.1.2 The data is presented at parish level here and is directly drawn from Census data via Office for National Statistics (available via NOMIS).
- 4.1.3 A full list of, and links to, data sets used in this section is included at Appendix 3.

Chelford	Chelford 2001	Chelford 2011	Cheshire East 2001	Cheshire East 2011
<b>Population</b>	1238	1174	351,817	370,127
<b>Households</b>	532	552	147,144	159,441
<b>Dwellings</b>	554	574	153,186	166,236
<b>Average household size</b>	2.3	2.1	2.4	2.3
<b>Household per Dwelling (Ratio)</b>	1.04	1.04	1.04	1.04

### 4.1.4 Population and Household Size

- 4.1.5 The tables opposite shows the population and household size of the parish compared with Cheshire East and England.
- 4.1.6 Chelford has seen a small population decrease between the Census periods, however there has been a small increase in households and dwellings. Household size has remained largely the same over the Census period and is comparable with Cheshire East.
- 4.1.7 The rate of change in both population and average household size is notable compared to the wider Cheshire East area. This may suggest there has been limited housing growth in the area alongside an aging population

Rate of Change (RoC)	Chelford RoC 2001 - 2011	Cheshire East RoC 2001-2011
<b>Population</b>	-5.17%	5.30%
<b>Households</b>	3.76%	8.40%
<b>Dwellings</b>	3.61%	8.60%
<b>Average household size</b>	-8.61%	0.07%



## 4.2 Length of Residence and Place of Birth

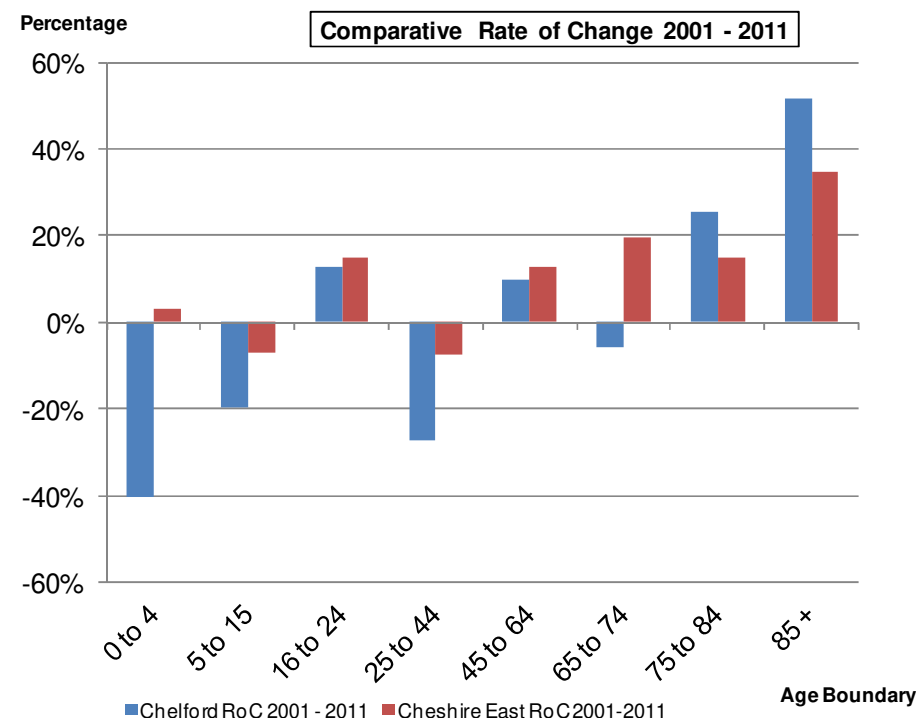
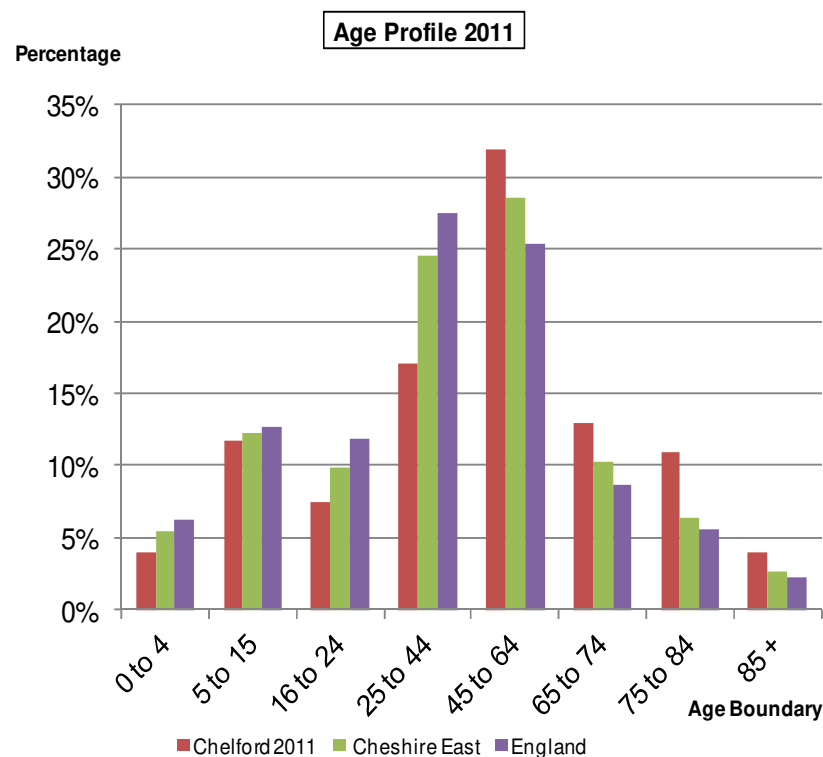
- 4.2.1 The table below sets out the proportion of the parish population born outside the UK, their place of birth and length of residence.
- 4.2.2 In Chelford there are fewer migrants than the average for England, and fewer migrants than Cheshire East. The majority of those residents in the parish were born in the UK and of those born outside the UK, the majority have resided in the UK for 10 years or more. This is comparable to the Cheshire East average.
- 4.2.3 This suggests that recent higher rates of international migration will have had very little impact on the parish, however it is noted that often many people who locate to the UK do so initially in areas with higher concentrations of migrants, but may move to other parts of the UK over time.

Length of Residence and Place of Birth		Chelford 2011	Cheshire East 2011	England 2011
Born in the UK		96.25%	94.52%	86.16%
Born outside UK	Total Resident in UK	3.75%	5.48%	13.84%
	EU	97.79%	2.26%	3.74%
	Other	0.00%	3.22%	10.10%
	Resident in UK; Less than 2 Years	0.26%	0.65%	1.75%
	Resident in UK; 2 Years or More but Less Than 5 Years	0.09%	1.00%	2.21%
	Resident in UK; 5 Years or More but Less Than 10 Years	0.43%	1.09%	2.87%
	Resident in UK; 10 Years or More	2.98%	2.74%	7.01%



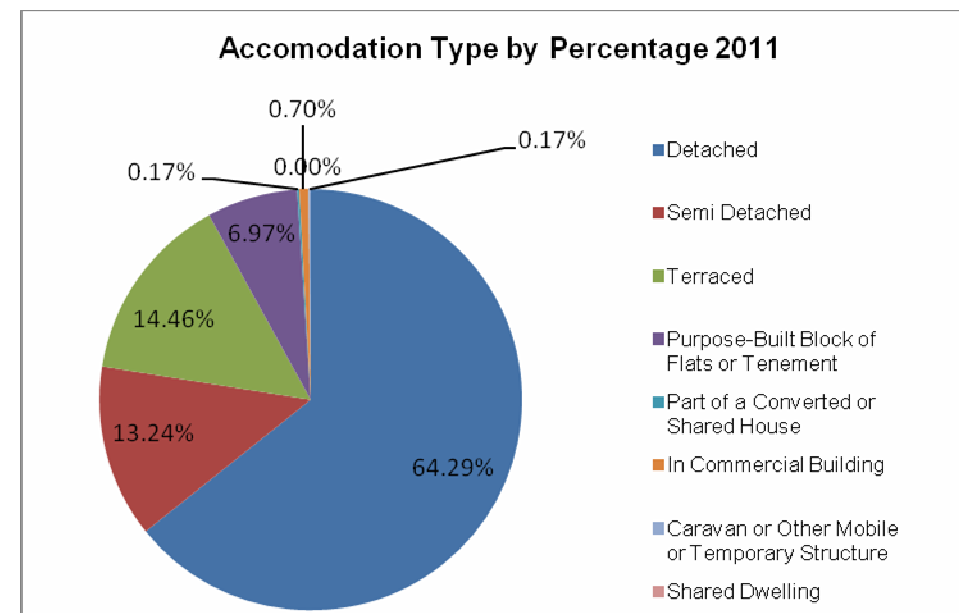
## 4.3 Age Profile

- 4.3.1 The age profile of the parish has changed between Census periods and the greatest rate of growth has been in the 85 and over age groups at an approximate 51% increase. This is not surprising and is comparable to local and national trends of an ageing population. However, this increase is significantly greater than other age groups, which for the most part have seen a decrease over the Census period. Although the absolute numbers are small, the trend change locally is significant.
- 4.3.2 Age groups 0-4 decreased by around 40% compared to an increase in Cheshire East of 4%. Also, 5-15 age groups decreased by nearly 20%. The reduction in children is notable when considered alongside the population decrease and an increasingly ageing population and may suggest that between Census periods families have grown up, their children have left the area and parents have remained in the family home. If this trend continues, it could exacerbate the effects of an ageing population. There was also a slight increase in 45-64 age groups which will become very elderly over the plan period. And a notable increase in those aged 85+.



## 4.4 Accommodation Type

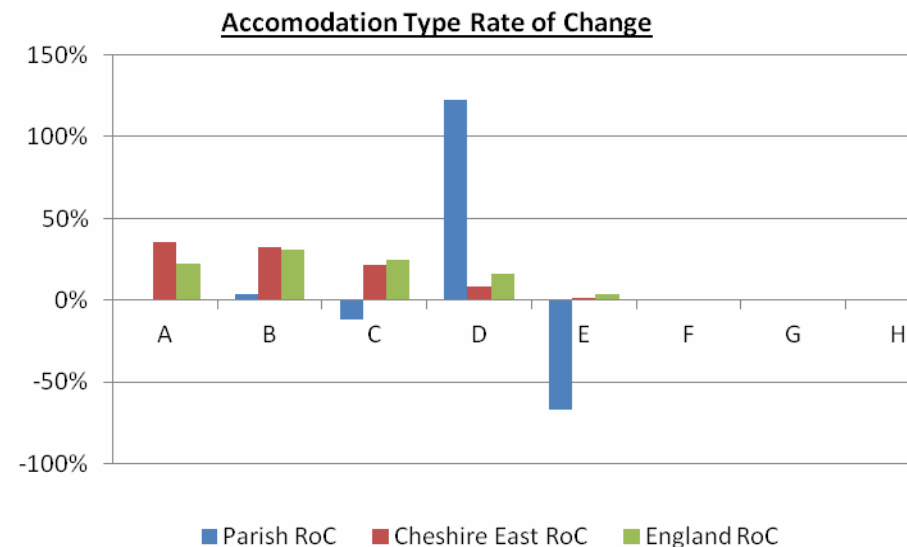
- 4.4.1 Chelford has a considerably greater proportion of detached properties than both the Cheshire East and England averages.
- 4.4.2 Chelford has far fewer semi detached and terraced properties than the borough average. Chelford has fewer but comparable numbers of flats than Cheshire East, but significantly fewer than the England average.
- 4.4.3 The proportions properties in shared ownership are notably lower than borough or national averages.



Accommodation by Type 2001 - 2011	2001			2011		
	Chelford	Cheshire East	England	Chelford	Cheshire East	England
Detached	366	55,612	4,786,456	369	58,368	5,128,552
Semi Detached	73	50,287	6,713,183	76	53,498	7,076,395
Terraced	94	32,911	5,494,033	83	35,582	5,642,969
Purpose-Built Block of Flats or Tenement	18	10,498	2,967,790	40	14,620	3,854,451
Part of a Converted or Shared House	3	1,995	968,266	1	2,116	984,284
In Commercial Building	0	1,307	244,179	4	1,365	257,218
Caravan or Other Mobile or Temporary Structure	0	576	88,918	1	780	100,228
Shared Dwelling	0	201	77,531	0	97	77,955

## 4.5 Accommodation Type – Rate of Change

- 4.5.1 The table below shows the rate of change in property types in Chelford between the Census periods. Where a 100% increase in property types has taken place, this only illustrates a starting position of zero for that particular property type.
- 4.5.2 The most notable increase was in flats. The proportion of purpose built flats has risen significantly by 122% much higher than local and national trends, however this amounts only to an absolute figure of 22 dwellings.
- 4.5.3 There has also been a decrease in the number of terraced houses over the Census period from 94 to 83 properties.
- 4.5.4 Where N/A is recorded, the change between Census periods could not be expressed as a percentage due to an absolute change.



Accommodation Type Rate of Change 2001-2011		Chelford RoC	Cheshire East RoC	England RoC
1	Detached	0.82%	35.6%	22.4%
2	Semi Detached	4.11%	32.6%	31.2%
3	Terraced	-11.70%	21.3%	24.5%
4	Purpose-Built Block of Flats or Tenement	122.22%	8.4%	16.4%
5	Part of a Converted or Shared House	-66.67%	1.1%	3.8%
6	In Commercial Building	N/A	0.7%	1.0%
7	Caravan or Other Mobile or Temporary Structure	N/A	0.4%	0.4%
8	Shared Dwelling	N/A	0.1%	0.4%

## 4.6 Concealed Families

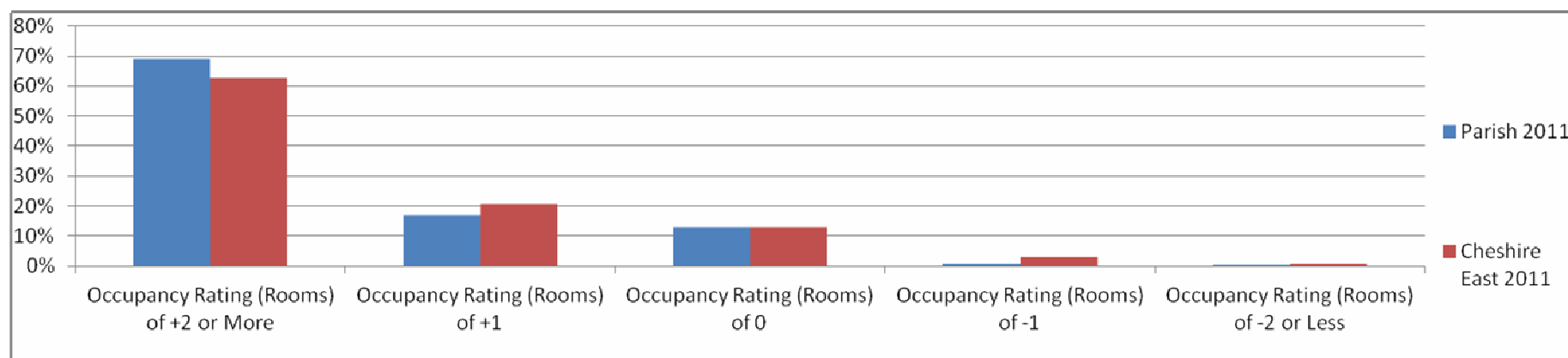
- 4.6.1 Overcrowding, concealed and shared households can demonstrate an un-met need for housing and longer term increase in the number of these households may be a signal to consider increasing planned housing numbers
- 4.6.2 A concealed family is a group which wishes to form their own household but is unable to do so. This can be for a number of reasons, but typically due to high house prices or unavailability of suitable properties.
- 4.6.3 The presence of a high proportion of concealed families can be a market indicator to increase the number of dwellings in an area. The table shows that the proportion of concealed families in the parish is comparable to the Cheshire East average.

Concealed Families		Chelford 2011	Cheshire East 2011
All families total		349	110,567
Concealed families total:		5 (1.4%)	1,176 (1.1%)
Concealed lone parent families	Total	1	433
	Dependent children	1	352
	All children non-dependent	0	81
Concealed couple family	Total	4	743
	No children	3	580
	Dependent children	1	118
	All children non-dependent	0	45

## 4.7 Occupancy

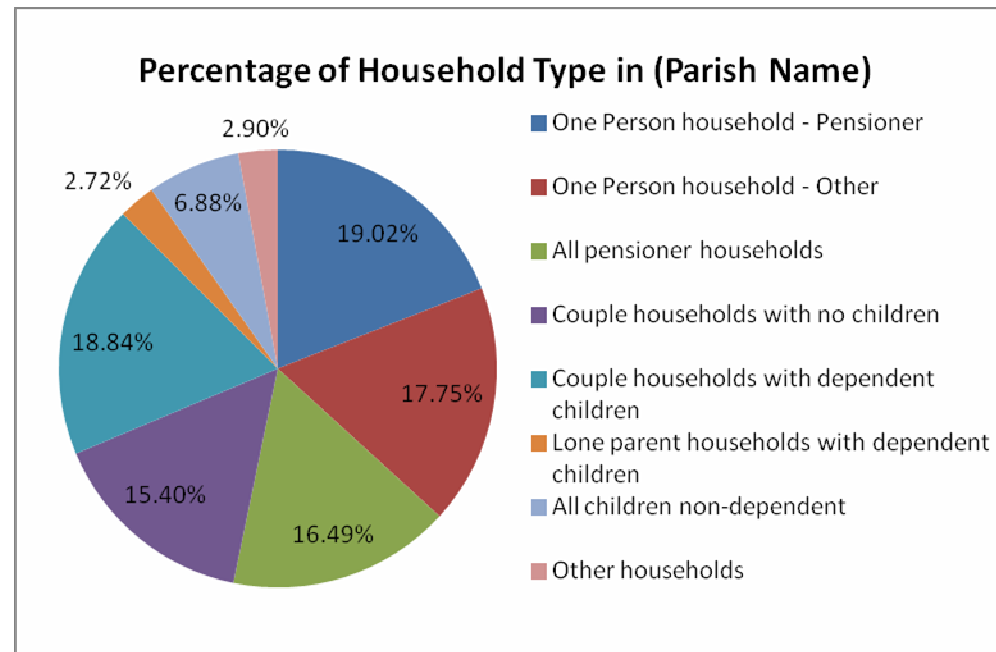
- 4.7.1 This section shows occupancy rating compared with Cheshire East. Occupancy rating is a useful indicator of the level of overcrowding or under occupancy in an area and the rating provides a measure of whether a household's accommodation is overcrowded or under-occupied. Occupancy rating is calculated on the number of rooms required (based on a standard formula) subtracted from the number of rooms present.
- 4.7.2 An occupancy rating of -1 implies that a household has one less room than required, whereas +1 implies that they have one more room than the standard requirement.
- 4.7.3 The majority of households in Chelford have a greater number of rooms than required, therefore under-occupying a property. This suggests that overcrowding is not a significant issue in Chelford.

Occupancy Rating	Chelford 2011	Cheshire East 2011
Occupancy Rating (Rooms) of +2 or More	69.02%	62.81%
Occupancy Rating (Rooms) of +1	16.85%	20.72%
Occupancy Rating (Rooms) of 0	12.86%	12.91%
Occupancy Rating (Rooms) of -1	0.91%	2.89%
Occupancy Rating (Rooms) of -2 or Less	0.36%	0.67%



## 4.8 Household Type

- 4.8.1 The table below sets out the household types in the parish.
- 4.8.2 The parish is predominantly pensioner households and couple with no children.
- 4.8.3 Consistent with the age profile of the parish, pensioners make up a significant proportion of the population. Couple households with dependent children have halved over the Census period.



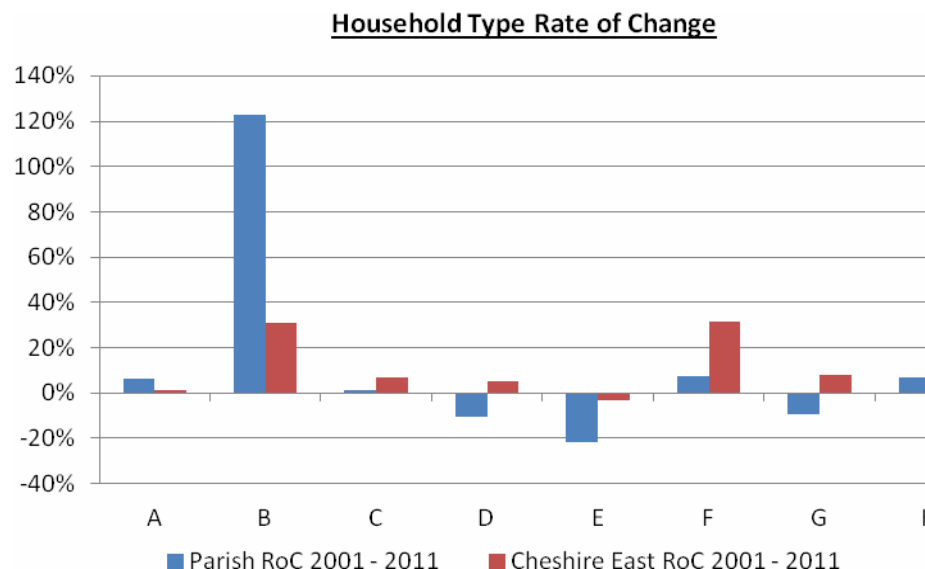
Household Type and percentage of type	Parish 2001	Parish 2011	Percentage of Total 2001	Percentage of Total 2011
One Person household - Pensioner	99	105	18.61%	19.02%
One Person household - Other	44	98	8.27%	17.75%
All pensioner households	90	91	16.92%	16.49%
Couple households with no children	95	85	17.86%	15.40%
Couple households with dependent children	133	104	25.00%	18.84%
Lone parent households with dependent children	14	15	2.63%	2.72%
All children non-dependent	42	38	7.89%	6.88%
Other households	15	16	2.82%	2.90%
<b>Total:</b>	<b>532</b>	<b>552</b>	<b>100.00%</b>	<b>100.00%</b>

## 4.9 Household Type – Rate of Change

4.9.1 The table below sets out the household types in the parish and the rate of change between Census periods.

4.9.2 Overall the make-up of households in Chelford has remained largely stable over the census periods.

4.9.3 There is a decrease in couples with dependent children and a marked increase in single person households however the absolute change in numbers here are small (the decrease in households with no children is from 133 in 2001 to 104 in 2011)



	Household Type and percentage of type	Parish 2001	Parish 2011	Percentage of Total 2001	Percentage of Total 2011
A	One Person household - Pensioner	99	105	18.61%	19.02%
B	One Person household - Other	44	98	8.27%	17.75%
C	All pensioner households	90	91	16.92%	16.49%
D	Couple households with no children	95	85	17.86%	15.40%
E	Couple households with dependent children	133	104	25.00%	18.84%
F	Lone parent households with dependent children	14	15	2.63%	2.72%
G	All children non-dependent	42	38	7.89%	6.88%
H	Other households	15	16	2.82%	2.90%
	<b>Total:</b>	<b>532</b>	<b>552</b>	<b>100.00%</b>	<b>100.00%</b>

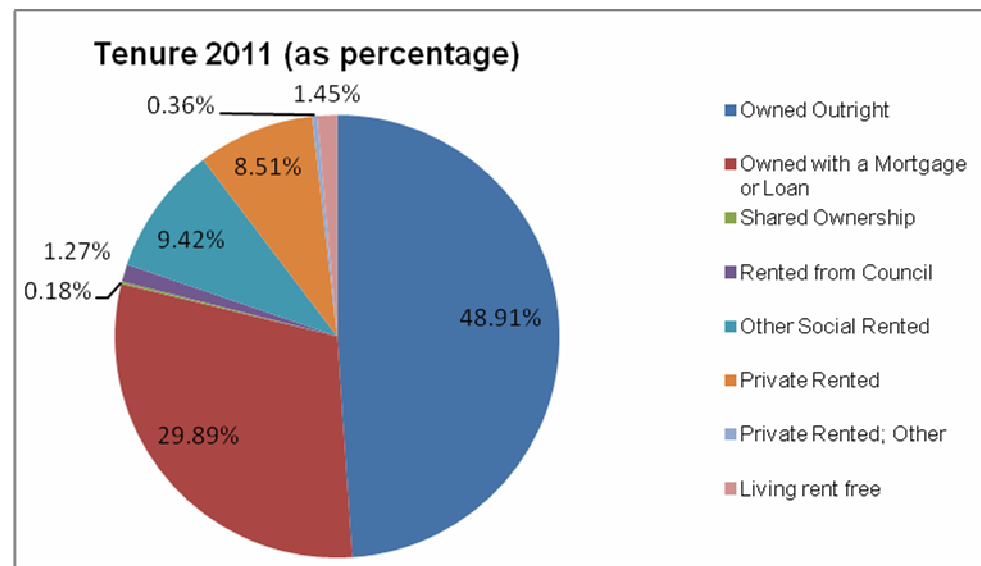


## 4.10 Household Tenure

4.10.1 The proportion of households in each tenure category in the parish is set out in the table below.

4.10.2 The majority of households are in owner occupation, either outright or with a mortgage. Nearly half of all residents own their property outright, which is higher than the Cheshire East and national average.

4.10.3 There are a comparable number of residents in social



Household Tenure	Tenure 2001	Tenure 2011	Chelford 2011 (percentage)	Cheshire East 2011 (percentage)	England 2011 (percentage)
<b>Owned; Total</b>	80.8%	78.80%	78.80%	74.49%	63.34%
<b>Owned; Owned Outright</b>	44.7%	48.91%	48.91%	37.53%	30.57%
<b>Owned; Owned with a Mortgage or Loan</b>	36.1%	29.89%	29.89%	36.95%	32.77%
<b>Shared Ownership (Part Owned and Part Rented)</b>	0.0%	0.18%	0.18%	0.49%	0.79%
<b>Social Rented; Total</b>	11.7%	10.69%	10.69%	11.38%	17.69%
<b>Social Rented; Rented from Council (Local Authority)</b>	10.4%	1.27%	1.27%	2.69%	9.43%
<b>Social Rented; Other Social Rented</b>	1.3%	9.42%	9.42%	8.69%	8.27%
<b>Private Rented; Total</b>	5.4%	8.88%	8.88%	12.50%	16.84%
<b>Private Rented; Private Landlord or Letting Agency</b>	4.8%	8.51%	8.51%	11.44%	15.42%
<b>Private Rented; Other</b>	0.6%	0.36%	0.36%	1.06%	1.42%
<b>Living rent free</b>	2.0%	1.45%	1.45%	1.14%	1.34%

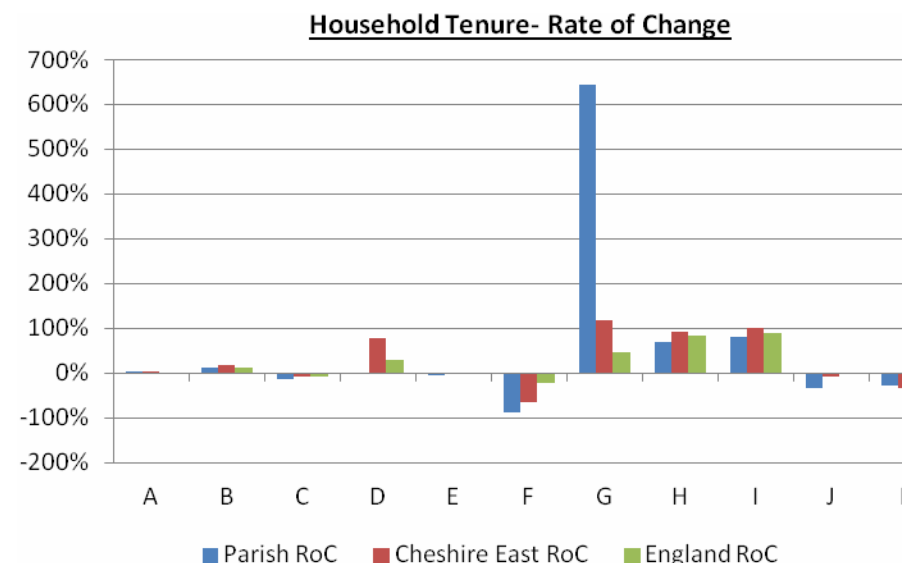
## 4.11 Household Tenure – Rate of Change

4.11.3 The rate of change in tenure between Census periods is set out in the table below. The parish saw a small increase (12%) in the proportion of households who owned their property outright.

4.11.4 The increase in households in social rented accommodation is notable. Due to the very small numbers of households in this category an increase by a few households could have a significant impact on the rate of change, therefore caution should be applied here. In this instance a 643% change was due to an absolute number of 45 dwellings.

4.11.5 There has also been an increase in private rented households, but this is significantly lower than the borough average.

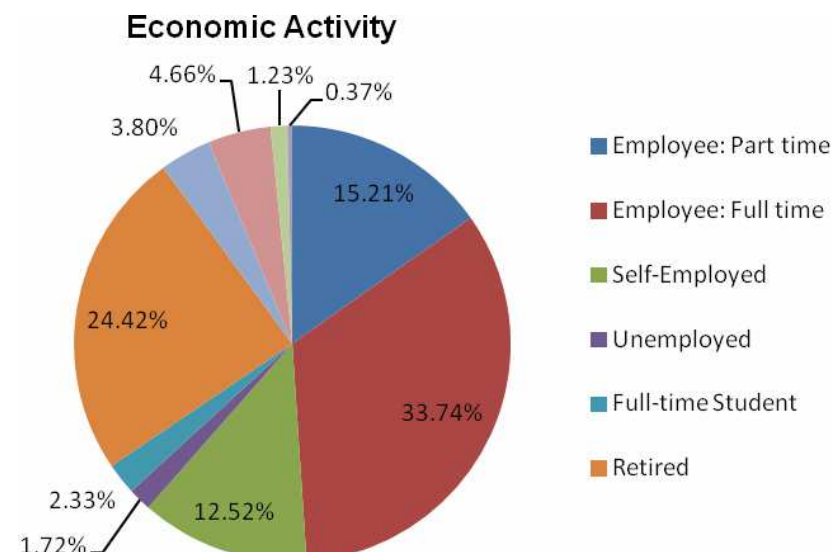
4.11.6 Where N/A is recorded, the change between Census periods could not be expressed as a percentage due to an absolute change.



Household Tenure and Rate of Change 2001 - 2011		Chelford RoC	Cheshire East RoC	England RoC
A	Owned; Total	0.2%	2.85%	-0.56%
B	Owned; Owned Outright	12.5%	18.26%	13.00%
C	Owned; Owned with a Mortgage or Loan	-14.9%	-8.55%	-9.07%
D	Shared Ownership (Part Owned and Part Rented)	N/A	77.45%	29.97%
E	Social Rented; Total	-6.3%	-2.10%	-0.94%
F	Social Rented; Rented from Council (Local Authority)	-87.5%	-64.76%	-23.04%
G	Social Rented; Other Social Rented	642.9%	117.42%	47.29%
H	Private Rented; Total	69.0%	92.71%	82.38%
I	Private Rented; Private Landlord or Letting Agency	80.8%	101.17%	89.10%
J	Private Rented; Other	-33.3%	-7.19%	-1.33%
K	Living rent free	-27.3%	-35.01%	-29.59%

## 4.12 Economic Activity

- 4.12.1 The table below sets out the economic activity of the population in Chelford.
- 4.12.2 The proportion of economically active people is broadly in line with Cheshire East, however there are fewer people employed full time and fewer unemployed people.
- 4.12.3 There is broadly the same proportion of economically inactive people in the parish as there is in Cheshire East however of this, there are greater proportions of retired persons.



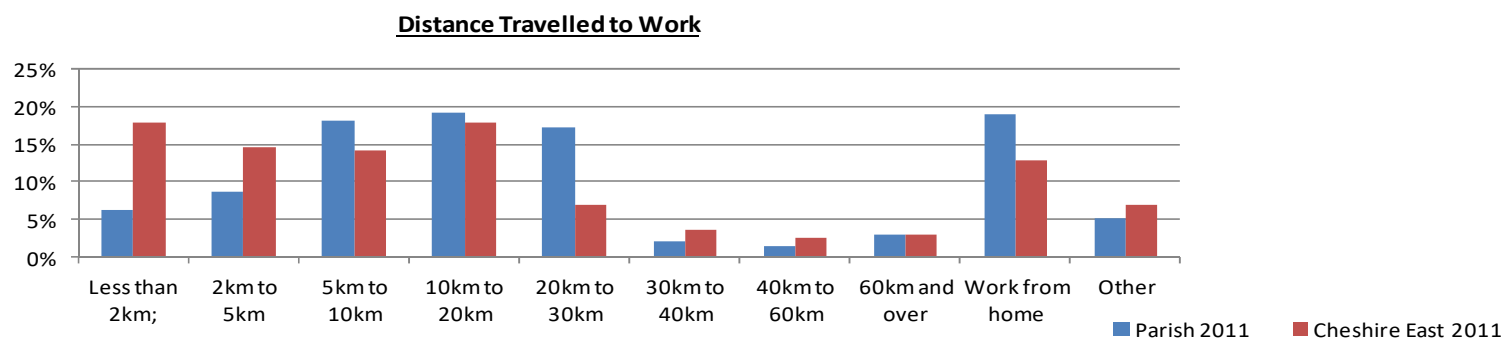
Economic Activity		Percentage of All Usual Residents Aged 16 to 74	Cheshire East 2011
Economically Active	Total	65.52%	70.59%
	Employee: Part time	15.21%	14.37%
	Employee: Full time	33.74%	39.44%
	Self-Employed	12.52%	10.72%
	Unemployed	1.72%	3.23%
	Full-time Student	2.33%	2.82%
Economically Inactive	Total	34.48%	29.41%
	Retired	24.42%	17.14%
	Student	3.80%	4.19%
	Looking after home or family	4.66%	3.54%
	Long-term sick or disabled	1.23%	3.07%
	Other	0.37%	1.47%

## 4.13 Distance Travelled to Work

4.13.1 The table opposite sets out commuting patterns in Chelford and illustrates that most people travel less than 30km for work. These figures are consistent with Cheshire East averages. A notable proportion (17%), travel 20km - 30km which is notably higher than the Cheshire East average. A significant proportion also work from home, which is notably higher than the Cheshire East average.

4.13.2 The majority of those in employment in Chelford are most likely travelling into Knutsford, Alderley Edge and Wilmslow and the surrounding areas. Those travelling greater distances may be travelling into other areas such as Greater Manchester, Stafford and Stoke for work.

Distance Travelled to Work	Parish 2011	Cheshire East 2011
Less than 2km;	6.35%	17.80%
2km to 5km	8.65%	14.49%
5km to 10km	18.08%	14.10%
10km to 20km	19.23%	17.77%
20km to 30km	17.12%	6.88%
30km to 40km	2.12%	3.61%
40km to 60km	1.54%	2.50%
60km and over	2.88%	3.05%
Work from home	18.85%	12.88%
Other	5.19%	6.91%



## 5. Wider Development Context

- 5.1 This section outlines some of the relevant background documents and information which set the context of housing need in the wider area and should be used to inform the final approach taken in the neighbourhood plan.

## 6. Cheshire and Warrington Matters: A Strategic Economic Plan for Cheshire and Warrington

- 6.1 Cheshire East forms part of the Cheshire and Warrington Local Enterprise Partnership (LEP). The LEP has prepared a Strategic Economic Plan (SEP) which details the areas of growth and development for the Cheshire and Warrington area. The vision from the SEP for Cheshire and Warrington is to, by 2030, grow population by 100,000, and create 75,000 new jobs and 70,000 new homes.
- 6.2 Integral to this growth and a key intervention priority in the plan, is the Crewe High Growth City accelerated by a HS2 hub. The enhanced connectivity enabled by a HS2 hub will impact on the sub-region however that impact on plan making cannot yet be fully understood.

## 7. Employment Land

- 7.1 The Alignment of Economic, Employment & Housing Strategy Report (AEEHSR), which Ekosgen undertook for the Cheshire East Local Plan, suggests there is a requirement for around 380ha of additional employment land over the Local Plan period (2010-30). This estimate - which the Council accepted for its Local Plan examination hearings - provides for:
- net jobs growth, which is estimated to require a net increase of 195ha of employment land; and
  - a potential annual loss of employment land to non-employment uses of 6ha per annum on average, or 120ha over the Plan period (the 6ha average is taken from the 2012 Cheshire East Employment Land Review's analysis of 1997-2011 employment land losses); and
  - a 20% flexibility factor, to ensure that future land supply is flexible enough to provide a range and choice of land to meet demand, and to act as a buffer in the event of sites no longer being delivered, land losses or the need to reallocate employment uses.

## 8. Housing Development Study 2015 / Cheshire East Local Plan Strategy.

- 8.1 It is useful to consider the growth expected across Cheshire East as part of the CELPS. As part of the evidence base for the Local Plan, a Housing Development Study was prepared to establish the Full Objectively Assessed Need for the Borough. This predicts that a dwellings provision of 1,800 per annum in the Cheshire East Local Plan Strategy will result in:



- The population growing by 15.7% (58,100) over the Plan period, from 369,100 (2010) to 427,100 (2030)

The number of households growing by 20.4% (32,400) over the Plan period, from 158,600 (2010) to 190,900 (2030)

## 9. Affordable Housing and Local Information

- 9.1 Local Housing Register Data and Affordable Housing Need. Chelford falls within the Mobberley Chelford and Alderley Edge Sub Area for the purposes of affordable housing need identified in the Strategic Housing Market Assessment (SHMA).
- 9.2 There is an affordable housing need in the sub-area, largely consistent with other rural areas in this part of the borough. The highest need is for 2 bedroom properties. Information taken from Cheshire Homechoice January 2018 show there were 16 applicants registered who had selected the Chelford sub lettings area as their first choice. These applicants required 9 no. 1 bed, 3 no. 4 bed, 3 no. 3 bedroom accommodation.
- 9.3 Current social housing stock in the Chelford area consists of 0 properties (TO CONFIRM).

## 10. Local Survey work

- 10.1 There is no local survey work available for Chelford. This may be completed as part of the neighbourhood plan process and updated in this report at a later date.

## 11. Local Rent and House Prices

- 11.1 This section provides a high level comparison of property sale and rental price data in post code areas. Given that post code areas are a wider geography than the parish itself, this information is indicative only and may be supplemented with more information from estate agents in the area to established a more accurate understanding of the local market.
- 11.2 Property market information from [home.co.uk](http://home.co.uk) was accessed in December 2017. Information is only available on the wider SK11 postcode which is used as proxy for all data in this section. This postcode area is approximate to Chelford; it is representative of this part of Cheshire East.
- 11.3 The current average market rent in SK11 is £597 per calendar month. Time spent on the market is a more significant determinant of demand. Average time on market for the area was 172 days. This is compared with neighbouring postcode areas, CW4 average time is 158 days with higher demand for 3 bedroom properties. In WA16 average time on the market is 129 days with higher demand for 5 bedroom properties, however this data is only indicative of 3 properties.

- 11.4 This could suggest that demand for rental property is higher than other neighbouring areas; however it could also recognise the limited availability of suitable properties on the market with 2+ bedrooms. The rental market is limited in the types of properties that become available due to the simple nature of the housing stock in the parish. Chelford has seen a notable growth in the private rented sector, but at a slightly lesser scale than at borough and national levels.
- 11.5 The current average market sale in SK11 is £199,030. Over the past seven years semi-detached properties have increased in value by 28%. Postcode area CW4 includes higher value properties, although is comparable in it's property value which suggests the small number of sales over the past seven years in has included individual high value detached properties.
- 11.6 Average property sales are lower than neighbouring post code area WA16 (average prices are £442,785) and lower than CW4 (average prices at £245,640) which are both within the Cheshire East area.

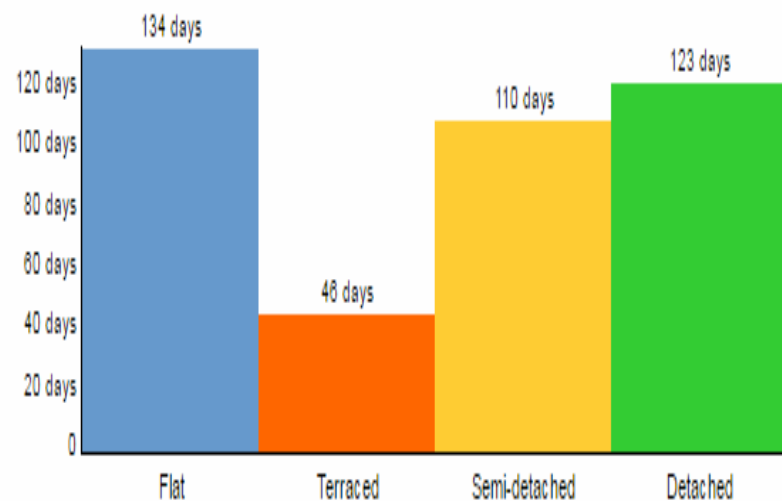
Postcode	Average Time on market (days) rental	Highest Demand (bedroom size)	Days on market
SK11	172	2	91
CW4	158	3	22
WA16	129	5	33

Chelford	August 2010	2017	Change
Detached	£407,333	£365,194	- 10%
Semi	£175,190	£224,931	28%
Terraced	£113,595	£131,447	16%
Flat	-	£203,500	-
All	£236,579	£199,030	-16%



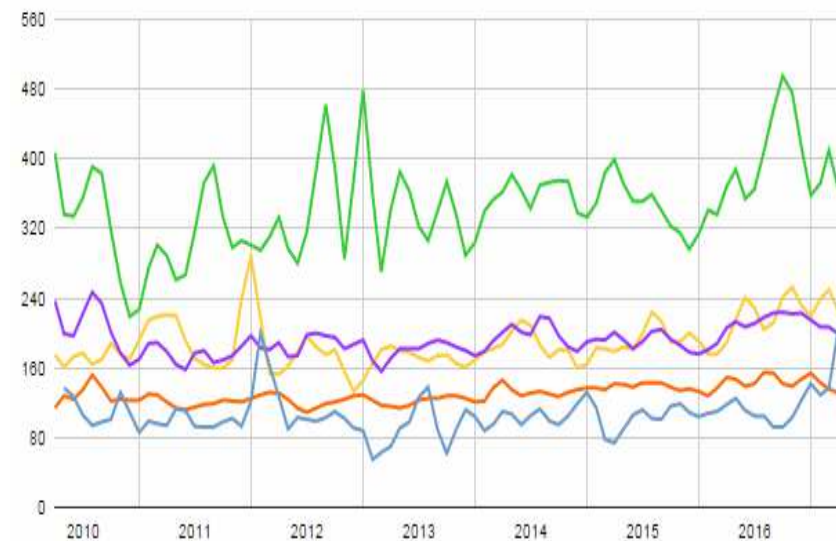
## Selling times in SK11

Selling Times in SK11 by Property Type



## Selling prices in SK11 from July 2010 to July 2017

Average Property Selling Prices in SK11 (£000's)



## 12. Establishing an Appropriate Quantum of Homes to Plan For

- 12.1 This section of the report focuses on establishing a quantum of new homes that may be required in the neighbourhood area based on the strategic framework established by the Local Plan Strategy and a range of trend data. Given the exercise is undertaken in isolation of wider planning issues the conclusions reached here should be considered as a starting point only.

## 13. Establishing a locally appropriate housing target

- 13.1 The government's consultation on an 'Planning for the Right Homes in the Right Places' sets out to support Local Planning Authorities (LPA) to make a reasoned judgement to establish neighbourhood planning housing need based on their settlement strategy and allocations in their plan (where it is up to date), the proposals cited here have been taken forward in current proposals to amend the National Planning Policy framework.. Where a Local Plan is out of date a simple, formula based approach based on the new standard approach to calculating Objectively Assessed Need(OAN) is recommended based on taking the population of the neighbourhood area and establishing the percentage this represents of the Local Authority population. The housing need figure in the neighbourhood area would then be that percentage of the LPAs housing need.
- 13.2 CEC has an up to date Local Plan, underpinned by a settlement hierarchy however has not yet distributed development to the Other Settlements and Rural Villages and LSCs. Therefore an approach based on this proportional exercise is undertaken here, using the Settlement Hierarchy as a starting point.
- 13.3 It should be noted that the advice in this report does not constitute Cheshire East Council policy but rather guidance (in line with national advice) in the absence of a distribution of development exercise undertaken through the Local Plan process. Such an exercise is currently being undertaken by the Council and will take into account a wider range of factors beyond the scope of the exercise carried out in the advice provided here and may ultimately result in an alternative housing target for the area
- 13.4 It should also be noted that the approach taken to establish a proportional need for Chelford is different from that which might be undertaken to establish raw proportional need for **Chelford Local Service Centre**. The key difference between the two approaches is that Chelford parish is a different geography to Chelford as a LSC (558 households compared to 552), and is based on the Lower Super Output Area E00468581. These geographies are set out in maps at appendix 1. Whilst the difference between the two geographies is limited, in terms of population, it is still notable so for completeness both calculations are undertaken here. However it should be noted that the exercise in no way prejudices a future approach to distribution to be undertaken as part of the Local Plan process which will take

## 14. East Local Plan Strategy

14.1 The Cheshire East Local Plan Strategy (CELPS) includes a Full Objectively Assessed Needs (FOAN) figure of 36,000 homes to be delivered during the Plan period, 2010-2030. This is a minimum and should be considered a floor, not a ceiling to provision. Consequently, a 10% flexibility factor is built into the CELPS to allow further development above and beyond the 36,000 base.

14.2 Policy PG2 sets out the approach to development across the borough and in relation to the OSRV:

14.3 *Local Service Centres: In the Local Service Centres, small scale development to meet needs and priorities will be supported where they contribute to the creation and maintenance of sustainable communities*

14.4 PG2 distributes development across four tiers of a settlement hierarchy, focusing most development in the Principal Towns and Key Service Centres and a lower level of development in the Local Service Centres (LSC) and Other Settlements and Rural Villages (OSRV).

14.5 The LSC, to which Chelford belongs, has 3,500 homes attributed to it, via the CELPS. Applied to this figure is a 7.1% flexibility factor, giving a total target to be delivered of 3,749 new homes across the LSCs.

14.6 Completions, commitments and completions across the LSC at 31<sup>st</sup> March 2017 are 2,219 leaving a need to deliver 807 homes to 2030 in this tier of the settlement hierarchy. Delivery of the residual site allocations (807 dwellings) is expected to be achieved through a combination of site allocations in the Part 2 Local Plan, site allocations in neighbourhood plans and windfall sites. For the purposes of this exercise the starting point is to understand housing need in a location, regardless of supply and therefore the full need attributed to LSCs is used as the base figure for all calculations (rather than the residual need figure of 807).

14.7 Distribution of development across the LSC must take into account the various physical and policy constraints in each location and the ability of each area to accommodate housing development.

14.8 It is important to note how housing delivery is monitored against the settlement hierarchy and which tier of the hierarchy new homes will contribute toward. In the LSC, many parish boundaries abut a larger settlement. It should be noted that development at the edge of, or in close proximity to a settlement will be counted towards that settlement and the particular tier of the settlement hierarchy this belongs to. For example, development at the edge of Congleton and adjoining the town may well be located in Eaton Parish, however the dwellings delivered there will count toward the target for Congleton and the Key Service Centres.

Local Service Centres (inc. 7.1 % flexibility)	
Expected Level of Development	3500
Completions 01/04/10-31/03/17	723
Commitments 31/03/17 <sup>(a)</sup>	2219
Strategic Site Allocation	0
Residual Site Allocations	807
<b>Total</b>	<b>3749</b>

## 15. Local Plan Proportional Figure: Households

15.1 An approach which distributes development on a proportional basis may reasonably act as a starting point to establish appropriate levels of growth in the neighbourhood area. As outlined above, this can be undertaken on a parish level basis, aligning to the neighbourhood area, but should also be undertaken on the basis of the settlement as a Local Service Centre. Both approaches are outlined below.

15.2 The approach here means establishing the percentage share of households that the neighbourhood area holds and distributing the target on a percentage basis.

### 15.3 Chelford as a Parish:

15.4 There are 22,144 households within the LSC tier. There are 552 households in Chelford parish, accounting for 2.49% of total households in the LSC. On a proportional basis, without the application of constraints, if Chelford parish were to take a 'fair share' of planned growth in the LSC tier (2.5%) this would equate to a requirement to accommodate an additional 94 dwellings over the plan period.

Establishing a parish share of dwellings: household basis	
LSC Requirement	3,749
LSC total households	22,144
Chelford Parish no. of households	552
Chelford percentage share of LSC Households	2.5%
2.5% of 3,749 =	94

### 15.6 Chelford as a Local Service Centre:

15.7 There are 558 households in Chelford (as LSC based on the LSOA/Ward), accounting for 2.51% of total households in the LSC. On a proportional basis, without the application of constraints, if Chelford Parish were to take a 'fair share' of planned growth in the LSC tier (2.5%) this would equate to a requirement to accommodate an additional 94 dwellings over the plan period.

Establishing a parish share of dwellings: household basis	
LSC Requirement	3,749
LSC total households	22,144
Chelford LSC no. of households	558
Chelford percentage share of LSC Households	2.5%
2.5% of 3,749 =	94

## 16. Local Plan Proportional Figure: Population

16.1 The approach here is the same as above and simply uses population as the starting point.

### 16.4 Chelford as Parish

16.5 The combined population of the LSC settlements is 51,048. The population of Chelford Parish is 1174, accounting for a 2.29% of total population in the LSC. On a proportional basis, if Chelford parish were to take a 'fair share', or 2.29% of development attributed to the SLC tier, this would equate to a requirement to accommodate an additional **86 dwellings (rounded up)** over the plan period.

Establishing a parish share of dwellings based on population (parish)	
LSC Dwelling Requirement	3749
Cheshire East Population	370,127
LSC total population	51,048
Chelford Parish population	1174
Chelford Parish percentage share of LSC population	2.29%
2.29% of 3749 =	85.85

### 16.6 Chelford as Local Service Centre

The combined population of the LSC settlements is 51,048. The population of Chelford LSC is 1219, accounting for a 2.38% of total population in the LSC. On a proportional basis, if Chelford LSC were to take a 'fair share', or 2.38% of development attributed to the SLC tier, this would equate to a requirement to accommodate an additional **89 dwellings (rounded down)** over the plan period.

Establishing a parish share of dwellings based on population (LSC)	
LSC Dwelling Requirement	3749
Cheshire East Population	370,127
LSC total population	51,048
Chelford LSC population	1219
Chelford Parish percentage share of LSC population	2.38%
2.38% of 3749 =	89.22

## 17. DCLG Household Projections

- 17.1 Guidance suggests that DCLG household projections are a robust evidence base and that the most recent projections available should be used as a starting point for any assessment of need.
- 17.2 The most recent household projections are the 2012 based household projections that were released in February 2015. These project that by 2030 Cheshire East households will increase to 180,000 from 159,000 in 2010. This equates to an average increase of 1,050 households per annum.
- 17.3 Similar to the exercise undertaken above, using the parish or LSC geography as a starting point yields slightly different results. Both scenarios are set out below.

### 17.4 Chelford as Parish:

- 17.5 In 2011 Chelford held 550 households, a 0.34% share of all households in Cheshire East. Assuming that Chelford held the same percentage share of households the year before, Chelford can reasonably be assumed to have held 550 households in 2010.
- 17.6 Should Chelford continue to comprise of a 0.34% share of Cheshire East households, it would be reasonable to project that Chelford would have 621 households by 2030, an increase of **71 households over the Plan period.**
- 17.7 Assuming the ratio of households to dwellings remains constant at 1.04 households per dwelling, **Chelford parish would require a further 74 dwellings (rounded up) over the plan period.**
- 17.8 This can be taken to represent the level of need arising from household increases, the 'unconstrained need' of Chelford.

### 17.9 Chelford as Local Service Centre:

- 17.10 In 2011 Chelford LSC held 558 households, a 0.35% share of all households in Cheshire East. Assuming that Chelford as an LSC held the same percentage share of households the year before, Chelford can reasonably be assumed to have held 558 households in 2010.
- 17.11 Should Chelford continue to comprise of a 0.35% share of Cheshire East households, it would be reasonable to project that Chelford would have 630 households by 2030, an increase of **72 households over the Plan period.**
- 17.12 Assuming the ratio of households to dwellings remains constant at 1.04 households per dwelling, **Chelford LSC would require a further 75 dwellings (rounded up) over the plan period.**
- 17.13 This can be taken to represent the level of need arising from household increases, the 'unconstrained need' of Chelford as an LSC.

## 18. Dwelling Completion Rate 2001-2011

- 18.1 Chelford as a Parish:** Between 2001 and 2011 there was an increase of 20 dwellings in Chelford or an increase of 2 dwellings per annum. Projecting this annualised level of growth forward across the 20 year period plan (2010-2030) would result in a target of 40 dwellings over the plan period.
- 18.2 Chelford as LSC:** Between 2001 and 2011 there was an increase of 25 dwellings in Chelford LSC or an increase of 2.5 dwellings per annum<sup>1</sup>. Projecting this annualised level of growth forward across the 20 year period plan (2010-2030) would result in a target of 50 dwellings over the plan period.

## 19. Completions and Commitments 2010-2017

- 19.1** Once again it is important to recognise the difference between using figures related to Chelford parish and Chelford as a LSC settlement for monitoring purposes and therefore making projections based on commitments and completions.
- 19.2** The CELPS uses a geography based on LSCs (rather than parish boundaries) as its starting point and sets out that development delivered within, on the edge of, or in close proximity to a settlement will be counted towards that settlement's delivery targets.
- 19.3** Therefore when considering delivery at the LSC, only those completions in close proximity to the physical settlement will be counted toward the settlement. Using the LSC as a starting point means completions and commitments in the surrounding rural area are excluded from this calculation (these contribute to the rural target) which may result in a lower figure than would be applied to the parish itself.
- 19.4 Chelford as a Parish:** Housing monitoring information for the period April 2010 to 31<sup>st</sup> March 2017 illustrates there have been 180 housing commitments (net) granted planning consent and 2 completions (net) in Chelford as a parish (two completions did take place however these were replacement dwellings meaning no additional dwellings were created in the parish).
- 19.5** The completion rate derived from the past 6 years indicates a local (average) build rate of 0.33 dwellings per year. In a business as usual scenario projecting this forward would mean the delivery of circa **5 dwellings to 2030**.
- 19.6 Chelford as a LSC:** Housing monitoring information for the period April 2010 to 31<sup>st</sup> March 2017 illustrates there have been 183 housing commitments (net) granted planning consent and 0 completions (net) in Chelford as a LSC.
- 19.7** The completion rate derived from the past 6 years indicates a local (average) build rate of 0 dwellings per year in the LSC. In a business as usual scenario, projecting this forward would mean the delivery of circa **0 dwellings to 2030**.
- 19.8 N.B.** Given that development is now taking place on the committed sites identified above and that an allocations exercise will be undertaken as part two of the Local Plan, it is not reasonable to expect a 0 delivery rate over the Plan period.



## 20. Quantum of housing: Range

20.1 Based on the calculations undertaken above a potentially appropriate housing target for Chelford could be 0 - 94 dwellings.

20.2 This is comprised of the following:

Quantum of Housing: Range	Chelford as Parish	Chelford as LSC
CELPS Proportional Figure: Households	94	94
CELPS Proportional Figure: Population	86	89
DCLG Household Projections	74	75
Dwelling Completion Rate (Census Data 2001 – 2010)	40	50
Dwelling Completion Rate (local data 20110-2017)	5	0

20.3 This figure takes no account of constraints, opportunities or land availability and should be treated only as a starting point. The nature of this exercise is that it is undertaken in isolation of relevant factors in the borough-wide context of settlements within the Local Service Centre tier and therefore the range of factors that might affect the final recommendations is much narrower than those considered through the Local Plan process.

## 21. Market signals and impact on housing figure

- 21.1 The Table below shows how factors specific to Chelford may have an impact on the housing range derived from the quantitative data. The neighbourhood plan may wish to consider the below factors to form a judgement and consideration for their housing policies.

Other factors and market signals		
Factor / Evidence	Possible impact on figure	Rationale
Migration/Net commuting	⇔	<p>The majority of in work residents commute locally within Cheshire East, however a notable proportion travel distances of between 20 km – 30km (17%), the likelihood to neighbouring towns. An increase in housing in this location with limited local employment provision may have some impact on sustainable commuting patterns. A notable proportion of residents (18%) work from home.</p> <p>Chelford has a train station located close to the housing settlement on a commuter line. Proximity to the main routes of the local road network (A34) may make the area a desirable place to live.</p>
Overcrowding/ Concealed households	↑	<p>Indicators on overcrowding, concealed and sharing households demonstrate un-met need for smaller housing. The parish had a comparable to the borough average proportion of concealed families but a higher proportion of households with +2 or rooms than they require, meaning they are under occupied. The growth in single occupancy may signify an unmet need for smaller accommodation.</p>
Rental/ House prices to surrounding area	⇔	<p>Property prices are slightly lower to surrounding rural areas. A modest growth in housing provision is unlikely to affect this.</p>
Affordability	⇔	<p>Numbers of households are small, it is a potential sign that affordability is not a key barrier to access to the market, but rather that the location is not in high demand in the wider sub area and the number of suitable properties is not available to meet local demand. An increase in the in housing mix numbers may re-balance the age profile of the community and housing stock.</p>

## 22. Characteristics of Housing Need

22.1 Taking into account census data on demographics and population change, conclusions can be drawn to show the possible impacts on housing need in Chelford summarises these characteristics.

Factor/Evidence	Possible impact on type of housing need	Possible policy response
Ageing population/Older persons housing	The proportion of very elderly population (85+) has risen by 51% over the Census period and this figure is likely to become higher as the ageing population increases. The rate of growth in the 45-64 age groups have increased and will likely become very elderly over the Plan period	Consider policies to address the housing and other service needs of this population group, which will account for a considerable proportion of the population of the Plan period. A need to consider carefully provision of specialist housing for the elderly and the viability of providing this in this location, including ensuring any sheltered/retirement housing is close to services and facilities.
Smaller market and affordable housing	Chelford housing stock is dominated by detached housing, accounting for approximately 64% of all household accommodation, much higher than Cheshire East and national averages. There are also fewer proportions of smaller property archetypes – terraced and flats. The lack of smaller market homes, limits the ability for first time buyers to either locate, or remain in the parish and may be further compounding the ageing population and lower proportions of younger age groups. There is strong rental demand for family properties with 2+ bedrooms.	Consider policies on housing mix and type in Chelford. Ensure any major developments provide a range of housing types, tenures and sizes to meet identified needs, with particular emphasis on smaller market housing to balance the stock profile.
Type of household growth	The ageing population overall is higher than national and borough trends. There has been a significant increase in the 85 and over age groups over the Census period. A continued decline in children and young adults and an overall increase in the older population could impact the parish if these trends continue; such as retaining the vitality of the parish, and the provision of services and facilities over the Plan period.	The neighbourhood plan may wish to consider the vision for Chelford in the longer term including what type of place they wish the village to be. The neighbourhood plan should consider whether a continuation or reversal of these trends will achieve their vision. The Chelford neighbourhood plan may wish to consider policies that provide for the resident population but seeks to deliver wider objectives through an appropriate housing offer

## 23. Key Recommendations

23.1 This report has been prepared to present demographic and trend data to inform the drafting of housing policies by Chelford.

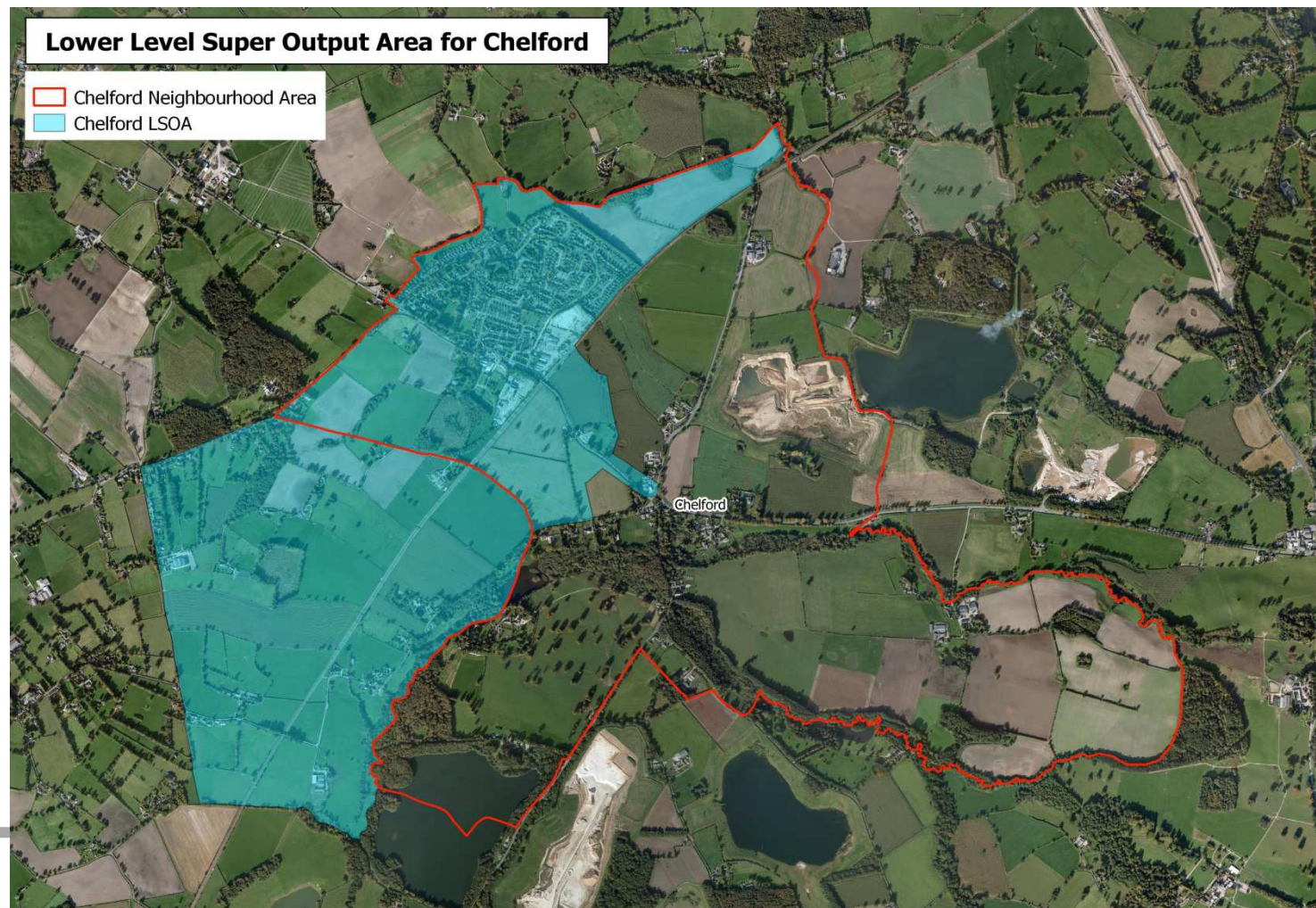
23.2 Next steps include considering the conclusions in this report and formulating draft housing policies for further thought and comment.

23.3 It is recommended that the neighbourhood plan group consider policies on:

- Provision of older persons accommodation – how will older persons accommodation be delivered and services provided in this location? Would this group want to retain independence through smaller downsizing properties or specific care provision?
- Smaller, more affordable, market housing to balance stock profile and provide more housing opportunities for younger residents including first time buyers as well as some further downsizing opportunities for residents in larger properties.
- Developing a housing offer to meet the vision and aspirations of the neighbourhood plan – policies may be introduced to address change trends and changes over the plan period, particularly issues arising from a growth in older population with under occupancy of properties and the delivery of a more varied housing stock for families or to allow downsizing to

## 24. Appendixes

### Appendix 1: Local Service Centre / Parish Boundaries Map

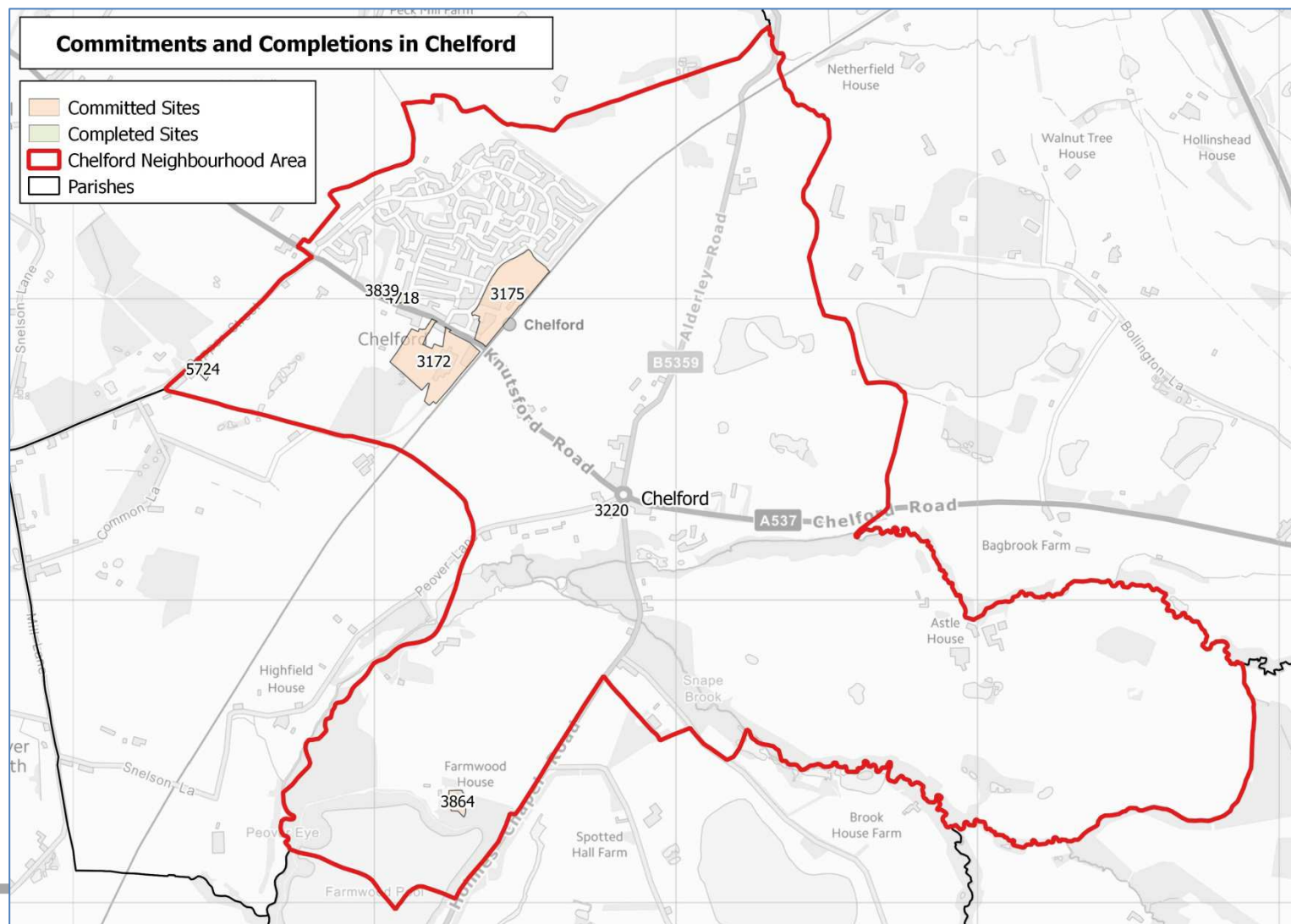




## Appendix 2: Completions and Commitments

Ref	Site Address	Planning Application Number	Site Development Progress	Net Commitments	Net Completions
3172	Eddie Stobart Ltd, Knutsford Road, Chelford, Macclesfield, SK11 9AS	16/0504M	Committed Site	94	0
3175	Chelford Cattle Market & Car Park, Dixon Drive, Chelford	10/3448M	Committed Site	86	0
3864	FARMWOOD HOUSE, HOLMES CHAPEL ROAD, CHELFORD	11/1881M	Committed Site	0	0
5724	OAK TREE HOUSE, PEPPER STREET, CHELFORD, CHESHIRE, SK11 9BE	16/3981M	Committed Site	0	0
3220	KINROSS, PEOVER LANE, SNELSON,	08/0559P	Complete	0	0
3839	LAND OFF KNUTSFORD ROAD, CHELFORD	11/1346M	Complete	0	1
4718	The Police Station, OAK ROAD, CHELFORD, SK11 9AY	13/2936M	Complete	0	1
<b>Total</b>				<b>180</b>	<b>2</b>

## Appendix 3: Mapped Completions and Commitments





## Appendix 4: ONS data Tables

Dataset	2001	2011
Length of Residence	/	<a href="#">QS803EW</a>
Country of Birth	/	<a href="#">QS203EW</a>
Age Profile	<a href="#">UV04</a>	<a href="#">QS103EW</a>
Accommodation Type	<a href="#">KS16</a>	<a href="#">KS401EW</a>
Concealed Families	/	<a href="#">LC1110EW</a>
Occupancy	/	<a href="#">QS408EW</a>
Household Type	<a href="#">UV65</a>	<a href="#">QS113EW</a>
Household Tenure	<a href="#">UV63</a>	<a href="#">KS402EW</a>
Economic Activity	/	<a href="#">QS601EW</a>
Distance Travelled to Work	/	<a href="#">QS702EW</a>

## Bibliography (including electronic links)

- [Planning Practice Guidance – Neighbourhood Planning Section](#)
- [Housing White Paper – Fixing our Broken Housing Market \(February 2017\)](#)

- [A 10 Point Plan for Boosting Productivity in Rural Areas \(August 2015\)](#)
- [Written Ministerial Statement HCWS346 \(December 2016\)](#)
- [Planning for the Right Homes in the Right Places: Consultation Proposal \(September 2017\)](#)
- [PAS Guidance: Housing Needs Assessment for Neighbourhood Plans](#)
- [Locality: Housing Needs Assessment at Neighbourhood Plan Level](#)
- [National Planning Policy Framework](#)
- The 'Basic Conditions' ([paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#)).
- [Local Economic Partnership: Strategic and Economic Plan and Growth Plan for Cheshire and Warrington \(March 2014\)](#)
- [Cheshire East Council Employment Land Review 2012](#)
- Census Data [via NOMIS](#)
- [Cheshire East Local Plan Strategy 2017](#)
- [Congleton Borough Local Plan 2005](#)
- [Macclesfield Borough Local Plan 2004](#)
- [Crewe and Nantwich Borough Local Plan 2005](#)
- [The Alignment of Economic, Employment & Housing Strategy \(June 2015\)](#)
- [Annual Housing Monitoring Update Report 2017](#)
- [Strategic Housing Market Assessment 2013 Update](#)

- [Determining the Settlement Hierarchy 2010](#)