

Moston
Neighbourhood
Development Plan:
**Housing Needs Advice
Report**

November 9

2017

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

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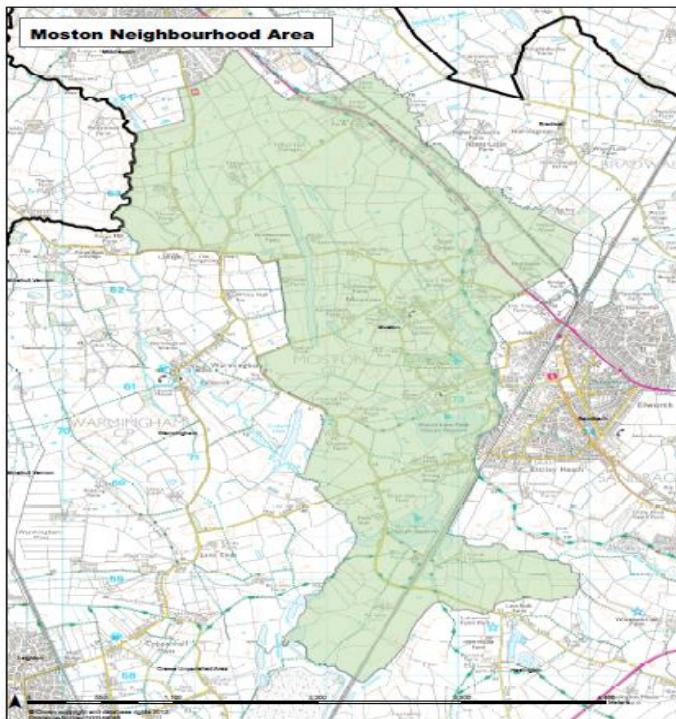
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1. Executive Summary

- 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 Moston Parish.
- 1.2 Using a range of trend based data highlights the social and economic issues relevant to Moston Parish and allows a judgement to be made 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 or physical constraints, 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 Moston would be 20 to 30 dwellings.
 - The population profile of the parish suggests a predominantly aging 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 The report consists of three sections: Introduction and methodology, population profile, housing projections and a summary of recommendations.

2. Introduction

- 2.1 Moston is preparing a Neighbourhood Development Plan (NDP). The Neighbourhood Area, as designated, covers the administrative area of Moston Parish. The study area is defined on the below map. Moston Parish is located in mid Cheshire between Sandbach and Middlewich within the open countryside surrounding these settlements. This housing need advice report therefore includes parish level data for Moston Parish.
- 1.1. This report uses a range of secondary data to build a profile of the parish, its population and housing needs. The report neither addresses delivery nor constraints to delivery and although 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 small local level, this report is underpinned by a methodology endorsed by PPG and best practice which seeks to provide a reasonable starting point when considering local housing need in the area.
- 3.2. A robust assessment must assess a range of evidence sources including local data and be capable of being considered in general conformity with the strategic policies of the Development Plan in order to satisfy Basic Condition E. Basic Condition E requires the Neighbourhood Plan to be in general conformity with the strategic policies contained in the development plan for the area of the authority. In this case this means the Cheshire East Local Plan Strategy and relevant saved policies of the former Congleton Borough Local Plan.

- 3.3. When assessing housing need at the neighbourhood level a balance needs to be struck within the evidence base 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 small scale and local level must also be recognised and therefore a range of data is used to build an indicative picture of general trends and establish a set of information upon which to draw reasonable conclusions.
 - 3.5. This report focuses on analysis of trend data and comparisons with Cheshire East averages to ascertain how market indicators and characteristics of housing need in Moston may need to be addressed in the Plan. The report will seek to establish an appropriate housing figure for Moston based on evidence available, including DCLG household projections and the Cheshire East Local Plan Strategy Submission Version evidence base.
 - 3.6. This report has interrogated a range of evidence sources and has calculated four possible figures for an appropriate quantum of housing for Moston, these include;
 - *The Cheshire East Local Plan Strategy (CELPS) housing allocations based on a proportionate basis;*
 - *and an even split basis;*
 - *DCLG 2012 household projections;*
 - *The dwelling completion rates 2001-2011.*
- 3.7. The following evidence sources have been relied upon to prepare this assessment
 - **Cheshire East Local Plan Strategy**
 - **DCLG Household Projections**
 - **Dwelling completion rate 2001-2011**
 - **Local housing waiting list**
 - **LEP Strategic Economic Plan**
 - **Local Authority Employment Land Review**
 - **Census Data (demographic and housing data)**
 - **Local house and rental prices**
 - 3.8. The methodology for determining the quantity of housing need is to assess the range or the average of the household projections and formation for the Plan period and then adjust this upwards or downwards dependent on market signals. As this is subjective, any process and judgements should be reasonable, clear and transparent.
 - 3.9. However, 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 understand the levels of growth the may be required in the locality. It should be recognised that the range provided is neither a minimum or maximum requirement.
 - 3.10. The approach endorsed here is to assess the level of housing required based on need rather than any assessment of the supply of housing/housing land. Local housing supply or policy constraints have not been applied to the final range

of housing quantum reached, however such factors are listed for consideration.

- 3.11.
- 3.12. It is advised that this report is used to inform further stages of analysis to assess if the range of housing need identified is appropriate given local circumstances including policy constraints, landscape constraints, availability of land, demographic factors and market signals etc.

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4. Characteristics of Moston Parish Populationⁱ

4.1 Population and Household Size

- 4.2 The following section will characterise the population of Moston and analyse trend data and assess how the parish may differ from the wider Borough. This will help ascertain the features of housing need that may need to be addressed in the Plan.
- 4.3 The table opposite shows the population and household size of the parish compared with Cheshire East and England.
- 4.4 Moston has seen limited population increase between the Census periods, with the population largely remaining stable.
- 4.5 There has been a small decrease in household size across the periods compared with an increase in Cheshire East and a rate of dwellings growth notably higher than the Borough average.

Moston	Moston 2001	Moston 2011	Cheshire East
Population	380	405	370,127
Households	138	174	159,441
Average household size	2.75	2.33	2.29
Dwellings	149	179	166,236

Moston	Moston Rate of Change	Cheshire East Rate of Change
Population	6.58%	5.3%
Households	26.09%	8.4%
Average household size	-15.27%	0.07%
Dwellings	20.13%	8.60%

4.6 Length of Residence and Place of Birth

- 4.7 The table opposite shows the proportion of the population born outside the UK and their place of birth and length of residence.
- 4.8 There are significantly less migrants than the average for England and less than the Cheshire East average. The majority of those resident 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 Cheshire East.
- 4.9 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		Moston	Cheshire East 2011	England 2011
Born in the UK		93.83%	94.52%	86.16%
Born outside UK	Total	6.17%	5.48%	13.84%
	EU	99.01%	2.26%	3.74%
	Other	0.74%	3.22%	10.10%
	Resident in UK; Less than 2 Years	0.74%	0.65%	1.75%
	Resident in UK; 2 Years or More but Less Than 5 Years	0.99%	1.00%	2.21%
	Resident in UK; 5 Years or More but Less Than 10 Years	0.25%	1.09%	2.87%
	Resident in UK; 10 Years or More	4.20%	2.74%	7.01%

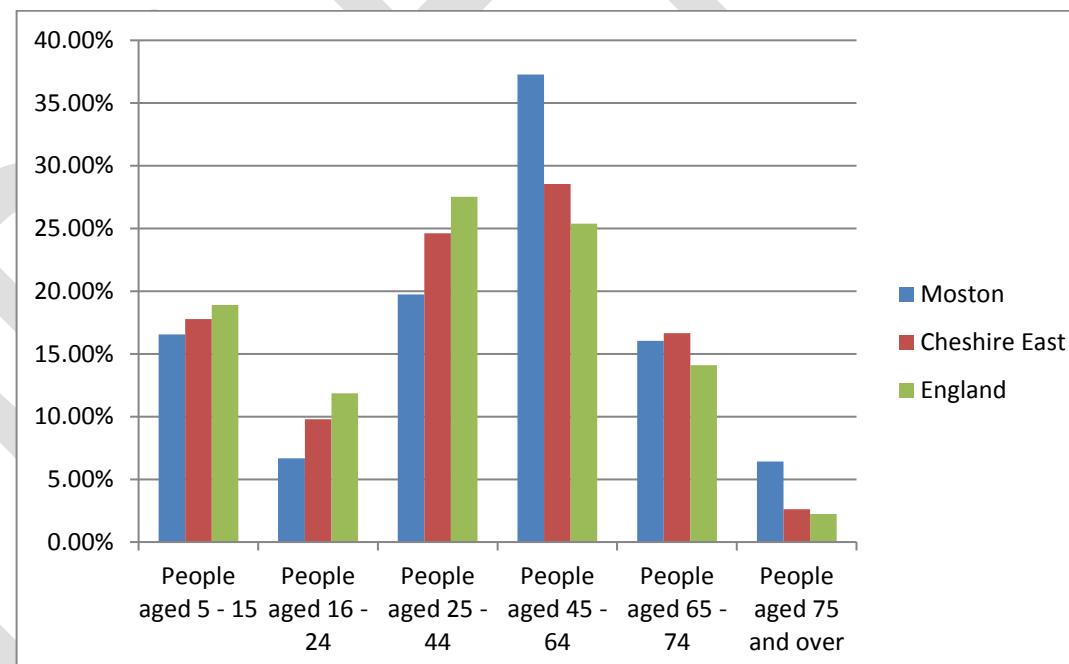
4.10 Age Profile

4.11 The proportion of ages has changed between Census periods and illustrates that the greatest rate of growth has been in the 65 and over ages. This is not surprising and is comparable with both local and national trends in terms of an ageing population. However the rate of this growth compared with Cheshire East is notable.

4.12 Age groups 25-44 reduced by around 15%, compared with Cheshire East reduction of 7%. The reduction in children is notable, especially when considered with the limited population increase and ageing population. If this trend continues it could exacerbate the effects of an ageing population.

4.13 The increase in 45-64 age groups was greater than the Cheshire East average.

Age Structure	Moston	Cheshire East	England
People aged 5 - 15	16.54%	17.76%	18.91%
People aged 16 - 24	6.67%	9.80%	11.86%
People aged 25 - 44	19.75%	24.60%	27.53%
People aged 45 - 64	37.28%	28.55%	25.37%
People aged 65 - 74	16.05%	16.67%	14.11%
People aged 75 and over	6.42%	2.62%	2.23%



4.14 Accommodation Type

- 4.15 Moston has a considerably greater proportion of detached properties than both the Cheshire East and England averages.
- 4.16 Moston has far fewer terraced properties and fewer, although comparable, numbers of semi-detached properties than the Borough and national average. Moston has much fewer purpose built flats, fewer flats as part of a converted or shared house and no flats in a commercial building.
- 4.17 The higher proportions of detached properties accords with the rural and dispersed nature of the Parish. The table opposite shows the rate of change in property types in Moston between the census periods.
- 4.18 Where a 100% increase in property types has taken place, this only illustrates a starting position of zero for that particular property type.

Accommodation Type	2011	Moston	Cheshire East	England
	2001			
	2001			
Whole House or Bungalow				
Detached	56.98%	35.55%	22.43%	
Semi Detached	27.93%	32.56%	31.23%	
Terraced	4.47%	21.25%	24.46%	
Flat, Maisonette or Apartment				
Purpose-Built Block of Flats or Tenement	0.56%	8.42%	16.43%	
Part of a Converted or Shared House	2.23%	1.07%	3.78%	
In Commercial Building	0.00%	0.68%	0.95%	
Caravan or Other Mobile or Temporary Structure	13.73%	0.42%	0.37%	
Shared Dwelling	0.00%	0.06%	0.35%	
Accommodation Type Rate of Change (RoC)		Moston	CEC RoC	England RoC
Whole House or Bungalow				
Detached	9.68%	35.6%	22.4%	
Semi Detached	13.64%	32.6%	31.2%	
Terraced	0.00%	21.3%	24.5%	
Flat, Maisonette or Apartment				
Purpose-Built Block of Flats or Tenement	-66.67%	8.4%	16.4%	
Part of a Converted or Shared House	n/a	1.1%	3.8%	
In Commercial Building	-100.00%	0.7%	1.0%	
Caravan or Other Mobile or Temporary Structure	366.67%	0.4%	0.4%	
Shared Dwelling	n/a	0.1%	0.4%	

Accommodation Type 2011	Moston	Cheshire East	England
Whole House or Bungalow	56.98%	35.55%	22.43%
Flat, Maisonette or Apartment	0.56%	8.42%	16.43%
Caravan or Other Mobile or Temporary Structure	13.73%	0.42%	0.37%
Shared Dwelling	0.00%	0.06%	0.35%

4.19 Concealed Families

4.20 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

4.21 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.

4.22 The presence of a high proportion of concealed families can be a market indicator to increase the number of dwellings in an area. Table 6 shows that the proportion of concealed families in the Parish is slightly higher than the Cheshire East average. Whilst this is still only a small number, it is notable.

Concealed Families		Moston 2011	Cheshire East
All families total		131	110,567
Concealed families total:		2 (1.5%)	1,176 (1.1%)
Concealed lone parent families	Total	0	433
	Dependent children	0	352
	All children non-dependent	0	81
Concealed couple family	Total	2	743
	No children	2	580
	Dependent children	0	118
	All children non-dependent	0	45

4.23 Occupancy

4.24 The 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.

4.25 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.

4.26 The majority of households in the Parish have a greater number of rooms than required, therefore under-occupying a property. This suggests that overcrowding is not a significant issue in Moston.

Occupancy Rating	Moston	Cheshire East 2011
Occupancy Rating (Rooms) of +2 or More	74.71%	62.81%
Occupancy Rating (Rooms) of +1	12.07%	20.72%
Occupancy Rating (Rooms) of 0	8.05%	12.91%
Occupancy Rating (Rooms) of -1	2.30%	2.89%
Occupancy Rating (Rooms) of -2 or Less	2.87%	0.67%

4.27 Household Type

4.28 The household types in the Parish and the rate of change between Census periods are set out opposite.

4.29 The Parish is predominantly couple households with no children and couple households with dependent children.

4.30 Most notable is the growth in lone parent households with dependent children however it should be noted that due to the very small area and numbers involved, an increase of 1 or 2 households can have a large impact on the rate of change, in this instance the

change was an increase by 2 households.

Household Type and Rate of Change	Moston 2011	Cheshire East 2011	Moston RoC 2001-11	Cheshire East RoC 2001-2011
One Person household - Pensioner	22.99%	13.43%	66.67%	1.38%
One Person household - Other	14.37%	16.26%	66.67%	30.90%
All pensioner households	13.22%	10.16%	35.29%	6.68%
Couple households with no children	26.44%	19.67%	21.05%	5.14%
Couple households with dependent children	18.97%	20.49%	-17.50%	-3.09%
Lone parent households with dependent children	2.30%	5.87%	33.33%	31.54%
All children non-dependent	0.00%	9.68%	-100.00%	8.16%

Other households	6.32%
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4.11 Change, there caution would be applied here.

Household Tenure

- 4.31 The proportion of households in each tenure category in the Parish is set out opposite. The majority of households are in owner occupation, either outright or with a mortgage, with a lower than average number of residents in social rented accommodation than the Cheshire East or National averages.
- 4.32 There's a notable shortage of social rented accommodation however since 2011, an affordable housing scheme of 11 dwellings was delivered in the village.
- 4.33 The rate of change in tenure between census periods shows the parish saw an increase in the proportion of households who owned their property compared with the Borough and nationally.
- 4.34 The increase in households in social rented accommodation and privately rented accommodation is notable, however due to the very small numbers of households in this category an increase by a few households could have a significant impact on rate of

Household Tenure and Rate of Change	Household Tenure 2011			Rate of Change 2001-11		
	Moston	Cheshire East	England	Moston	Cheshire East	England
Owned; Total	89.1%	74.49%	63.34%	24.0%	2.85%	-0.56%
Owned; Owned Outright	52.9%	37.53%	30.57%	53.3%	18.26%	13.00%
Owned; Owned with a Mortgage or Loan	36.2%	36.95%	32.77%	-3.1%	-8.55%	-9.07%
Shared Ownership (Part Owned and Part Rented)	0.0%	0.49%	0.79%	N/A	77.45%	29.97%
Social Rented; Total	3.4%	11.38%	17.69%	100.0%	-2.10%	-0.94%
Social Rented; Rented from Council (Local Authority)	0.0%	2.69%	9.43%	-100.0%	-64.76%	-23.04%
Social Rented; Other Social Rented	3.4%	8.69%	8.27%	N/A	117.42%	47.29%
Private Rented; Total	5.7%	12.50%	16.84%	100.0%	92.71%	82.38%
Private Rented; Private Landlord or Letting Agency	5.2%	11.44%	15.42%	80.0%	101.17%	89.10%
Private Rented; Other	0.0%	0.17%	0.27%	N/A	-7.19%	-1.33%
Living rent free	1.7%	1.14%	1.34%	-25.0%	-35.01%	-29.59%

4.35 Economic Activity

4.36 The table opposite sets out the proportion of economic activity in the Parish.

4.37 The proportion of economically active people is broadly in line with Cheshire East, however there are lesser proportions of employed full time and unemployed.

4.38 There is broadly the same proportion of economically inactive population in the parish as there is in Cheshire East however of this group there are greater proportions of retired persons.

	Economic Activity	Moston 2011	Cheshire East 2011
Economically Active	Total	66.25%	70.59%
	Employee: Full time	31.27%	39.44%
	Employee: Part time	14.86%	14.37%
	Self-Employed	17.96%	10.72%
	Unemployed	0.93%	3.23%
	Full-time Student	1.24%	2.82%
Economically Inactive	Total	33.75%	29.41%
	Retired	23.22%	17.14%
	Student	4.02%	4.19%
	Looking after home or family	2.79%	3.54%
	Long-term sick or disabled	2.79%	3.07%
	Other	0.93%	1.47%

4.39 Distance Travelled to Work

4.40 The majority of those in employment travelled between 40km and 60km to work, a significantly greater distance than the rest of the borough.

4.41 There is also a significantly smaller proportion of people working from home in Moston.

Distance Travelled to Work	Moston	Cheshire East 2011
Distance travelled to work: Less than 2km;	7.43%	17.80%
Distance travelled to work: 2km to less than 5km	0.00%	14.49%
Distance travelled to work: 5km to less than 10km;	0.93%	14.10%
Distance travelled to work: 10km to less than 20km;	1.55%	17.77%
Distance travelled to work: 20km to less than 30km;	0.00%	6.88%
Distance travelled to work: 30km to less than 40km;	0.31%	3.61%
Distance travelled to work: 40km to less than 60km;	47.06%	2.50%
Distance travelled to work: 60km and over;	2.17%	3.05%
Distance travelled to work: Work mainly at or from home	0.93%	12.88%
Distance travelled to work: Other	4.33%	6.91%

5. Local Housing Register Data and Affordable Housing Need

- 5.1 Moston falls within the Sandbach Rural Sub Area for the purposes of affordable housing need identified in the Strategic Housing Market Assessment.
- 5.2 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 1 bedroom properties with a slight oversupply of 3 bed properties.
- 5.3 Information taken from Cheshire HomeChoice shows in September 2017 there was 1 applicants registered who had selected the Moston Parish lettings area as their first choice, these applicants required 1 no. 1 bed accommodation.
- 5.4 Current social housing stock in the area consists of 2 properties comprising, 2 no. 3 bed properties.

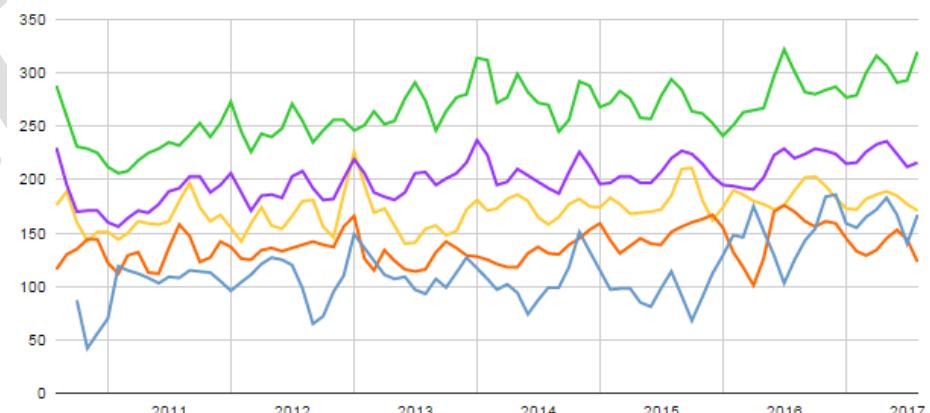
6. Local Rent and House Price

- 6.1 Property market information from home.co.uk was accessed in November 2017. Information is only available on the wider CW11 postcode which is used as proxy for all data in this section. This postcode area covers a larger area than Moston, therefore should be treated with some caution.
- 6.2 The current average market sale in CW11 is £216,407. Time spent on the market is often a more significant determinant of demand and the average time on market for the area was 65.75 days. This is compared with neighbouring postcode area CW10 where average time on the market is 94.5 days with higher demand for detached and terraced properties.
- 6.3 Over the past 7 years values in the area have increased by 5%. Postcode area CW10 is comparable in some of its property values but has seen a decrease in value of 10%. This can primarily be attributed to lower value sales of detached properties.

CW11	Aug-10	Aug-17	Change
Detached	£288,144	£320,497	10%
Semi	£176,463	£170,997	-3%
Terraced	£116,380	£122,878	5%
Flat	-	£166,500	-
All	£193,662	£204,790	+5%

CW10	Aug-10	Aug-17	Change
Detached	£289,000	£224,455	-29%
Semi	£139,929	£155,374	11%
Terraced	£103,500	£105,571	2%
Flat	-	-	-
All	£177,476	£161,800	-10%

Average Property Selling Prices in CW11 (£000's)



7. Cheshire and Warrington Matters: A Strategic Economic Plan for Cheshire and Warrington

- 7.1 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.
- 7.2 The vision from the SEP for Cheshire and Warrington is to, by 2030, grow population by 100,000, create 75,000 new jobs and 70,000 new homes.
- 7.3 Integral to this growth and a key intervention priority in the plan is the Crewe High Growth City accelerated by HS2 hub as key driver.
- 7.4 The enhanced connectivity through the delivery of HS2 hub will impact on the sub-region. However that impact on plan making cannot yet be fully understood.

8 Employment Land

- 8.10 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 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.

9 Housing Development Study 2015

- 9.1 It is useful to consider the growth expected across Cheshire East as part of the CELPS.
- 9.2 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).
 - Increases, over the Plan period, of 64.9% in the population aged over 65 and above, 133.8% in the population ages 85 and above. This highlights that older people are expected to make up an increasing proportion of the Borough's population.

10 Local Survey work

- 10.1 Is there any local survey work or will there be any undertaken?

11 Establishing an Appropriate Quantum of Homes to Plan For

11.1 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.

12 Cheshire East Local Plan Strategy

12.1 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.

12.2 Policy PG2 of the LPS sets out the distribution of 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 and Other Settlements and Rural Areas (OSRA).

12.3 The OSRA, of which Moston Parish is part, has 2950 homes attributed to it, via the CELPS. Within this figure is a 14.5 %

flexibility factor, the largest flexibility factor within the plan, giving a total target to be delivered of 3378 new homes across the OSRA.

12.4 Completions, commitments and strategic site allocations in the OSRA at 31st March 2017 are 2762 leaving a need to deliver 616 homes to 2030 in this tier of the settlement hierarchy.

Other Settlements and Rural Villages (in 14.5% flexibility)	
Expected Level of Development	2950
Completions 01/04/10-31/03/17	902
Commitments 30/09/15	1051
Commitments 31/03/17 ^(a)	1585
Strategic Site Allocation	275
Residual Site Allocations	616
Total	3378

12.5 Delivery of the residual site allocations (616 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.

12.6 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 OSRV is used as the base figure for all calculations (rather than the residual need figure of 616).

- 12.7 Distribution of development across the OSRA must take into account the various physical and policy constraints in each location and the ability of each area to accommodate housing development.
- 12.8 Policy PG2 sets out the approach to development across the Borough and in relation to the OSRV:
- 12.9 Other Settlements and Rural Villages: In the interests of sustainable development and the maintenance of local services, growth and investment in the other settlements should be confined to proportionate development at a scale commensurate with the function and character of the settlement and confined to locations well related to the existing build up extent of the settlement. It may be appropriate for local needs to be met within larger settlements, dependent on location.
- 12.10 It is important to note how housing delivery is monitored against the settlement hierarchy and which tier of the hierarchy new homes contribute toward. In the OSRV, 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 Middlewich and adjoining the town may well be located in Moston Parish, however the dwellings delivered there will count toward the target for Middlewich and the Key Service Centres.

13 Establishing a locally appropriate housing target

- 13.1 The government's current consultation on an '[Planning for the right homes in the right places](#)' sets out to support LPAs making a reasoned judgement based on their settlement strategy and allocations in their plan (where it is up to date). Where a Local Plan is out of date a simple, formula based approach based on the new standard approach to calculating 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 OSRV 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 CEC 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.

13.4 Local Plan Proportional Figure

- 13.5 An approach which distributes development on a proportional basis may reasonably act as a suitable starting point to establish appropriate levels of growth in the OSRV. This approach means establishing the percentage share of households that each parish in the OSRV currently holds and distributing the 3378 target on a percentage basis, based on households in each area. The calculation is outlined below:
- 13.6 There are 20,656¹ households within the OSRV. There are 174 households in the Parish of Moston, accounting for 0.84% of total households in the OSRV. On a proportional basis, without the application of constraints, if Moston were to take a 'fair share' of 0.84% of planned growth in the OSRV, this

Establishing a parish share of households	
OSRA Requirement	3378
OSRA total households	20,656
Moston Parish no. of households	174
Moston Parish percentage share of OSRA Households	0.84%
0.84% of 2950 =	28.45
Conversion of households to dwellings:	
Dwellings (179) / households (174)	0.97
Dwellings = 0.97 x 28.45	27.59

¹ Source: 2011, ONS, Census.

would equate to a requirement to accommodate an additional 28 households over the plan period.

- 13.7 An exercise must now be completed to convert this number of households into dwellings. This is done by dividing the number of households in Moston (in 2011) by the number of dwellings which gives a ratio of dwellings to households of 0.97. This ratio is then applied to the 'fair share' of households that could potentially be accommodated in Moston resulting in a figure of **28 dwellings** (rounded up).

13.8 DCLG Household Projections

- 13.9 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.
- 13.10 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.
- 13.11 In 2011 Moston held 174 households, a 0.1% share of all households n Cheshire East. Assuming that Moston held the same percentage share of household the year before, Moston can reasonably be assumed to have held 174 households in 2010.

13.12 Should Moston continue to comprise a 0.1% share of the projected 180,000 Cheshire East households in 2030, this would equate to 196 households in the Parish by 2030, an increase of 22 households.

13.13 Assuming the ratio of households to dwellings remains constant at 0.97 households per dwelling, **Moston would require a further 22 dwellings over the plan period.**

13.14 This can be taken to represent the level of need arising from household increases, the 'unconstrained need' of Moston Parish.

13.15 Dwelling completion rate 2001-2011

13.16 Between 2001 and 2011 there was increase of 30 dwellings in Moston or 3 dwellings per annum². Projecting this annualised level of growth forward across the 20 year plan period (2010-2030) would result in a target of **60 dwellings**.

13.17 Completions and Commitments 2010 - 2017

13.18 Housing monitoring information for the period April 2010 to March 31st 2017 illustrates there have been 7 completions.

13.19 There are a further 5 dwellings committed and not yet completed, taking the completions and commitments up to 31st March 2017, to 12.

13.20 It should be noted that a site located within Moston parish, at Albion Lock, is the subject of consent and is currently under construction however, for the purpose of the Local Plan Strategy, this site contributes to the strategic needs of Sandbach and has therefore been excluded from the figures held below.

13.21 If delivery over the past 7 years is projected forward at one dwelling per year, it would be reasonable to assume that a 20 dwellings could be delivered in the plan period

Year	Commitments	Completions
2010/11	0	0
2011/12	0	0

² The dwelling growth rate has assumed a monitoring period of complete years from 1st January 2001 to 31st December 2011 which equates to 11 complete years between Census.

2012/13	3	0
2013/14	4	0
2014/15	0	0
2015/16	0	1
2016/17	5	6
Total	12	7

14.5 Dwelling Completion Rate 2001-11: 60
14.6 Dwelling completion rate 2010-2017: 20

14 Quantum of Housing: Range

14.1 Based on the calculations undertaken above, a potentially appropriate housing target for Moston Parish could be: **20**
– **60 new dwellings.**

14.2 This is comprised of the following:

14.3 Local Plan Proportional Figure: 28

14.4 DCLG Household Projections: 22

15 Market signals and impact on housing figure

15.1 The Table below shows how factors specific to Moston Parish may have an impact on the housing range derived from the quantitative data. The Neighbourhood Plan group 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	↔	A large proportion of in work residents commute long distances for employment, between 40-60km. within An Increase in housing in this location, with limited local jobs could impact on and may promote unsustainable commuting patters. Moston itself has very limited public transport provision although proximity to the west coast mainline and main routes of the local road network and M6 may make the area a desirable place to live and commute.
Overcrowding/ Concealed households	↑	Indicators on overcrowding, concealed and sharing households demonstrate a small but un-met need for smaller housing. The Parish had a lower than average proportion of concealed families and households with +2 or rooms than they require, meaning they are under occupied. The growth in single occupancy in the older age groups may signify an unmet need for smaller accommodation for older age groups.
Rental/ House prices to surrounding area	↔	Property prices are comparable to surrounding rural areas. A modest growth in housing provision is unlikely to affect this
Affordability	↔	The Parish has a lower proportion of concealed families than both the Cheshire East and National averages, and higher under occupancy of properties. Whilst it is recognised that the 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 housing numbers may re-balance the age profile of the community and housing stock.

17. Characteristics of Housing Need

17.1 Taking into account census data on demographics and population change, conclusions can be drawn to show the possible impacts on housing need in Moston Parish. **Error! Reference source not found.** summarises these characteristics.

Factor/Evidence	Possible impact on type of housing need	Possible policy response
Ageing population/Older persons housing	<p>Local trends are more acute than Cheshire East and national position. The proportion of very elderly population is significantly greater than Cheshire East average and the rate of growth in this age group over the previous 10 years is greater than Cheshire East. There are also a large proportion of households who will become very elderly over the Plan period.</p>	<p>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.</p> <p>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. Such accommodation may be better provided in larger settlements.</p>
Smaller market and affordable housing	<p>Moston's housing stock is dominated by detached housing, accounting for 57% of household accommodation, significantly more than the Cheshire East and national averages. There are also considerably fewer smaller property archetypes – terraced and semi-detached properties. 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.</p>	<p>Consider policies on housing mix and type. 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.</p>
Type of household growth	<p>Continued decline in children and increase in older population could impact on the Parish if these trends continue, such as retaining the vitality of the Parish, provision of services and facilities. The ageing population is more acute than borough trends and there are lower proportions of young adults and children than the borough and national average.</p>	<p>The NDP may wish to consider the vision for Moston in the longer term including what type of place they wish the parish to be. The NDP should consider whether a continuation or reversal of these trends will achieve their vision. May wish to consider policies that provide for the resident population but seeks to deliver wider objectives through an appropriate housing offer.</p>

18 Recommendations

- 18.1 This report has been prepared to present demographic and trend data to inform the drafting of housing policies by Moston Parish Council.
- 18.2 Next steps include considering the conclusions in this report and formulating draft housing policies for further thought and comment.
- 18.3 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 downsizing opportunities.
 - 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 release family size properties to the market.

ⁱ Source ONS, Census, 2011. All tables in this section are derived from this data.