

HIGH LEGH
Neighbourhood Plan:
Housing Needs Advice Report

September 1

2020

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

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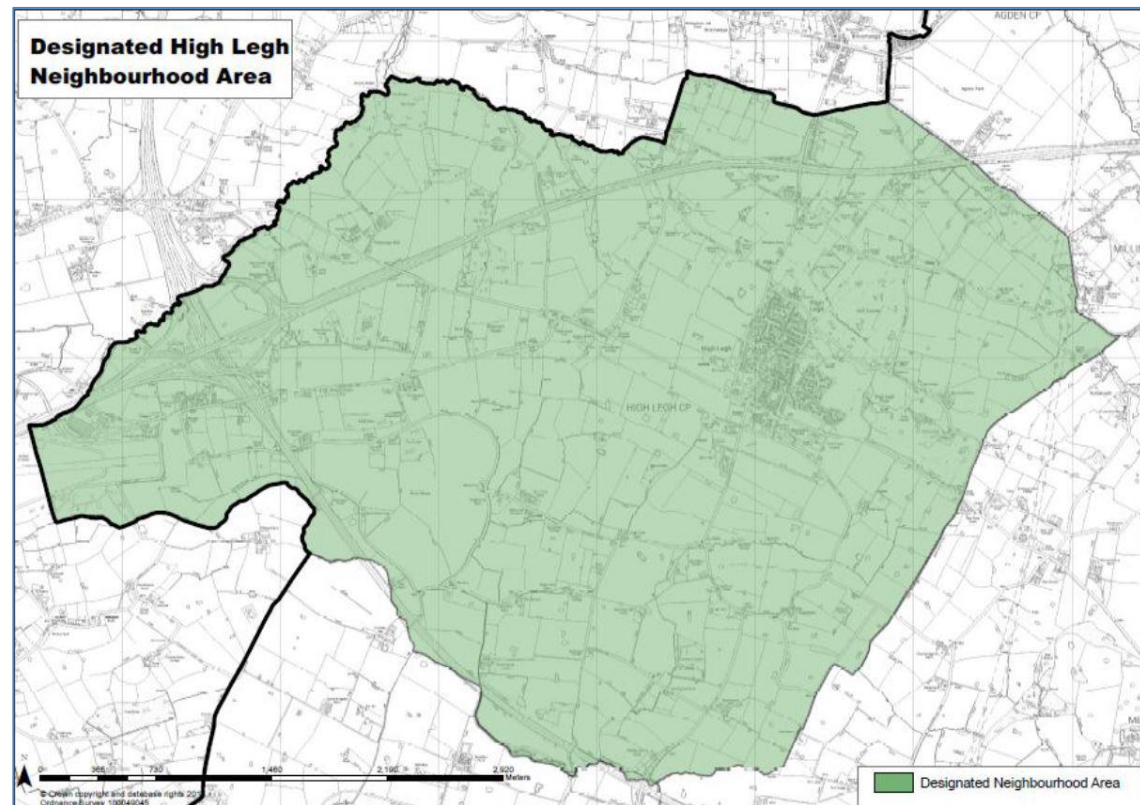
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1. Executive Summary

- 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 High Legh.
- 1.2 Using a range of trend based data highlights the social and economic issues relevant to High Legh 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 constraint, planning judgement or land availability. **The scenarios set out in this HNA should be considered a 'policy-off' position and are a starting point only, from which to investigate local housing and development options. The figures set out here are not a local housing requirement.**
- 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 High Legh would be approximately 46-97 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 such as flats and terraces.
- 1.4 The report consists of five sections: introduction and methodology, population profile, development context, housing projections, and a summary of recommendations.

2. Introduction

- 2.1. High Legh is preparing a Neighbourhood Development Plan (NDP). The Neighbourhood Area, as designated, covers the administrative area of the High Legh. The study area is defined on the below map.
- 2.2. This Housing Need Advice Report therefore includes parish level data for – High Legh. High Legh is located north of the borough in the Green Belt Area.
- 2.3. This report uses a range of secondary data to build a profile of the parish, and its population and housing needs. The report neither addresses delivery, nor constraints to 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.
- 3.5. This report interrogates a range of evidence to establish five potential growth scenarios based on the following:
- i. **The Cheshire East Local Plan Strategy (CELPS) housing allocations based on a proportionate household basis;**
 - ii. **The Cheshire East Local Plan Strategy (CELPS) housing allocations based on a population basis;**
 - iii. **MHCLG 2014 household projections;**
 - iv. **The dwelling completion rates 2001-2011; and**
 - v. **MHCLG standard methodology**

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

- i. **Cheshire East Local Plan Strategy**
- ii. **MHCLG Household Projections 2014**
- iii. **Dwelling completion rate 2001-2011**
- iv. **Local housing waiting list**
- v. **LEP Strategic Economic Plan**
- vi. **Local Authority Employment Land Review**
- vii. **Census Data (demographic and housing data)**
- viii. **Local house and rental prices**

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.

3.8 The approach endorsed here is to assess the level of housing required based on need rather than an 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.

3.9 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.

4. Characteristics of High Legh Population

- 4.01 The following section will characterise the population of High Legh, 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 Plan.
- 4.02 The data is presented at parish level here and is directly drawn from Census data via Office for National Statistics (available via NOMIS).
- 4.03 A full list, and links to, data sets used in this section is included at Appendix 3.

4.1 Population and Household Size

- 4.1.1 The table opposite shows the population and household size of the parish compared with Cheshire East.
- 4.1.2 High Legh has seen a minimal population increase between the Census periods, corresponding to small increase in dwellings. Household size has fallen slightly at a slightly higher level than the Cheshire East average.
- 4.1.3 The rate of change in High Legh is notably lower than in the wider Cheshire East area and likely attributed to a decline in family households associated with an ageing population.

High Legh	High Legh 2001	High Legh 2011	Cheshire East 2011
Population	1603	1653	370,127
Households	647	682	159,441
Dwellings	662	702	166,236
Average household size	2.5	2.4	2.3
Household per Dwelling (Ratio)	1.02	1.02	1.04

Rate of Change (RoC)	High Legh RoC 2001 - 2011	Cheshire East RoC 2001 - 2011
Population	3.12%	5.30%
Households	5.41%	8.40%
Dwellings	6.04%	8.60%
Average household size	-2.17%	0.07

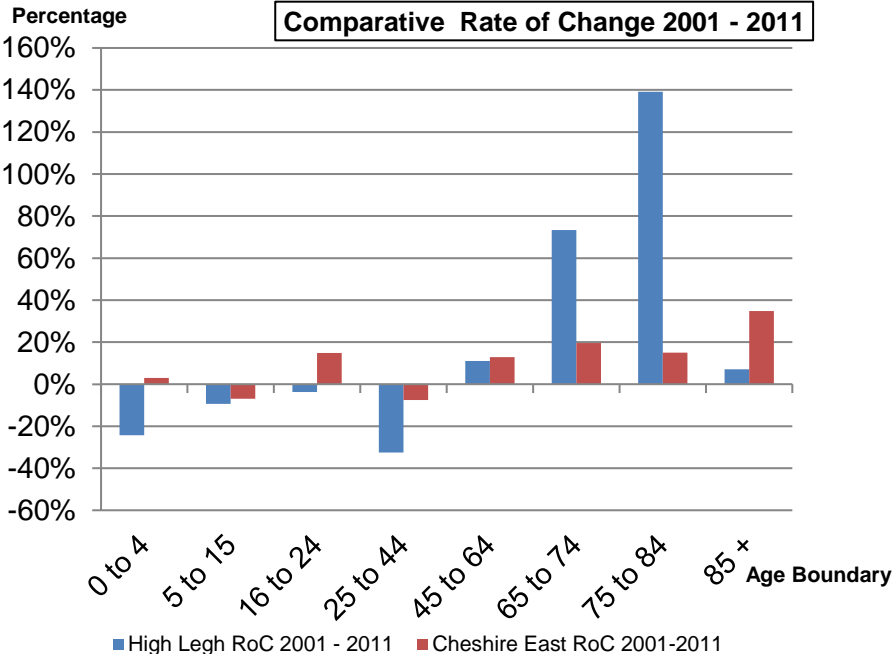
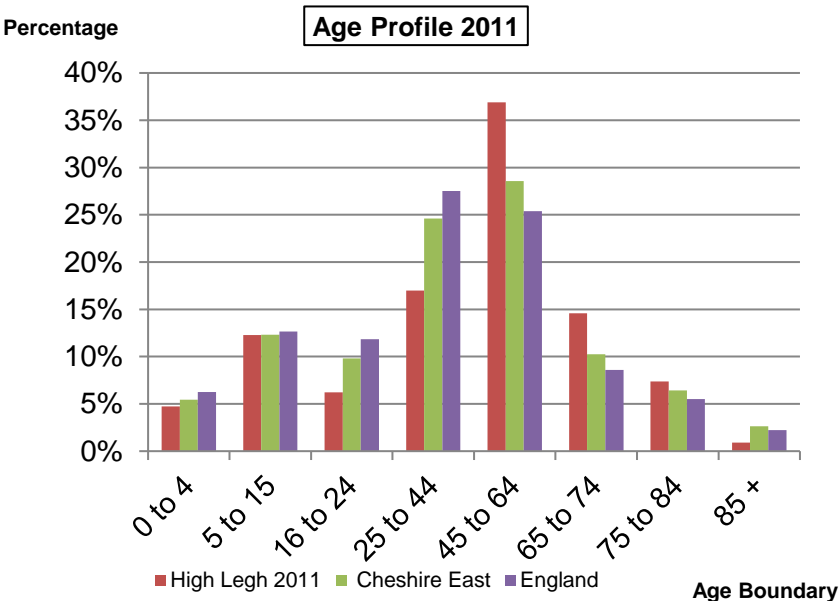
4.2 Length of Residence and Place of Birth

- 4.2.1 The table below sets out the proportion of the population born outside the UK, their place of birth and length of residence.
- 4.2.2 In High Legh there are fewer migrants than the average for England and fewer than the Cheshire East average. 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 Cheshire East averages.
- 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		High Legh 2011	Cheshire East 2011	England 2011
Born in the UK		95.58%	94.52%	86.16%
Born outside UK	Total Resident in UK	4.42%	5.48%	13.84%
	EU	98.06%	2.26%	3.74%
	Other	0.00%	3.22%	10.10%
	Resident in UK; Less than 2 Years	0.12%	0.65%	1.75%
	Resident in UK; 2 Years or More but Less Than 5 Years	0.36%	1.00%	2.21%
	Resident in UK; 5 Years or More but Less Than 10 Years	0.48%	1.09%	2.87%
	Resident in UK; 10 Years or More	3.45%	2.74%	7.01%

4.3 Age Profile

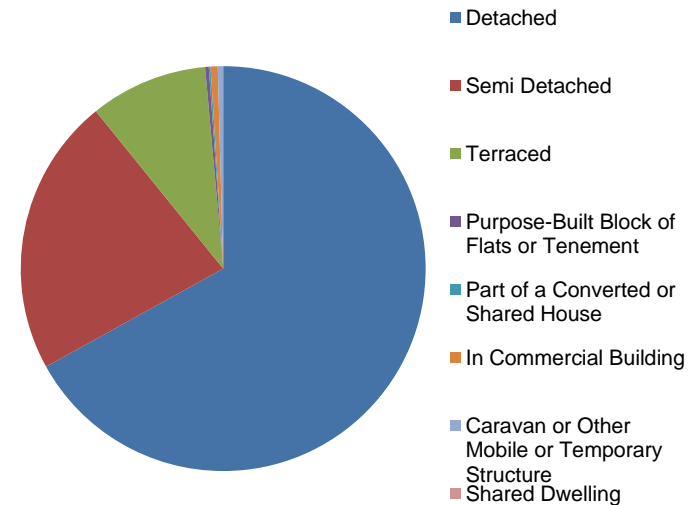
- 4.3.1 The proportion of ages in the parish has changed between Census periods and illustrates that the greatest rate of growth has been in the 75-84 age ranges. This is not surprising and is comparable with both local and national trends in terms of an ageing population. However, the rate of this growth compared with Cheshire East is notable.
- 4.3.2 All age groups between 0-44 have seen a decrease in the Rate of Change (RoC). In contrast, categories above 45+ have seen an increase in the RoC. The reduction in children in High Legh is notable, especially when considered with the limited overall population increase and ageing population. If this trend continues it could exacerbate the effects of an ageing population in the parish.



4.4 Accommodation Type

- 4.4.1 High Legh has a considerably greater proportion of detached properties than both the Cheshire East and England averages.
- 4.4.2 High Legh has far fewer semi-detached and terraced properties than the borough average and national average. High Legh has much fewer purpose-built flats than Cheshire East and England averages.
- 4.4.3 High Legh has very few converted or shared house properties.
- 4.4.4 The higher proportions of detached properties accord with the rural and dispersed nature of the parish.

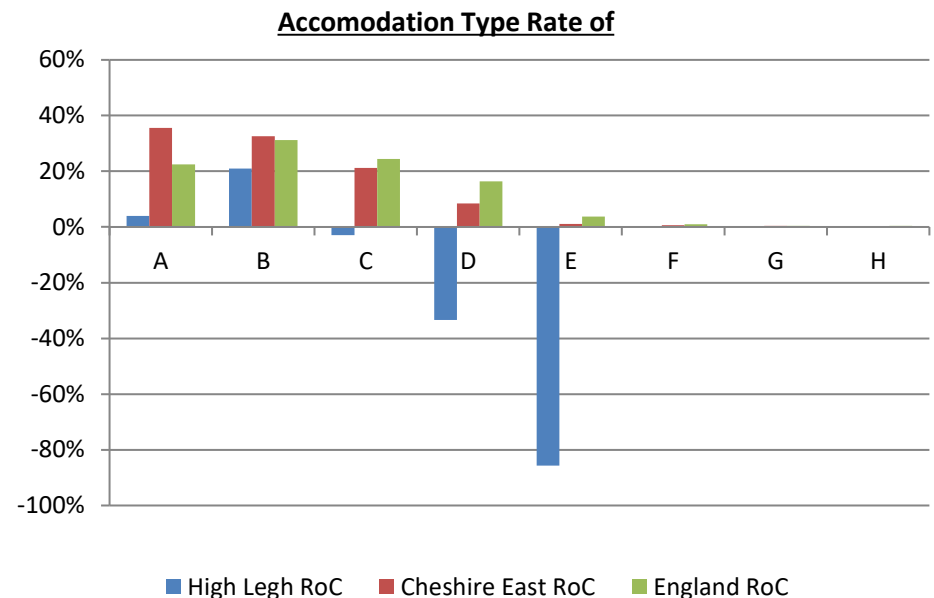
Accommodation Type by Percentage 2011



Accommodation Type - Percentage 2011	High Legh	Cheshire East	England
Detached	66.95%	35.6%	22.4%
Semi Detached	22.22%	32.6%	31.2%
Terraced	9.40%	21.3%	24.5%
Purpose-Built Block of Flats or Tenement	0.28%	8.4%	16.4%
Part of a Converted or Shared House	0.14%	1.1%	3.8%
In Commercial Building	0.57%	0.7%	1.0%
Caravan or Other Mobile or Temporary Structure	0.43%	0.4%	0.4%
Shared Dwelling	0.00%	0.1%	0.4%

4.5 Accommodation Type – Rate of Change

- 4.5.1 The table below shows the rate of change in property types in High Legh. There has been limited growth of housing in High Legh compared to Cheshire East and England averages. Between Census periods High Legh saw the greatest increase in semi-detached properties.
- 4.5.2 The most notable decrease was in the number of converted/shared houses; however this amounts only to an absolute figure of 7 to 1.
- 4.5.3 There has also been a decrease in the number of flats over the Census period from 3 to 2 properties in High Legh. Although the absolute numbers are small, this does reflect a trend overall.
- 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		High Legh RoC	Cheshire East RoC	England RoC
A	Detached	3.98%	35.6%	22.4%
B	Semi Detached	20.93%	32.6%	31.2%
C	Terraced	-2.94%	21.3%	24.5%
D	Purpose-Built Block of Flats or Tenement	-33.33%	8.4%	16.4%
E	Part of a Converted or Shared House	-85.71%	1.1%	3.8%
F	In Commercial Building	N/A	0.7%	1.0%
G	Caravan or Other Mobile or Temporary Structure	0.00%	0.4%	0.4%
H	Shared Dwelling	N/A	0.1%	0.4%

4.6 Concealed Families

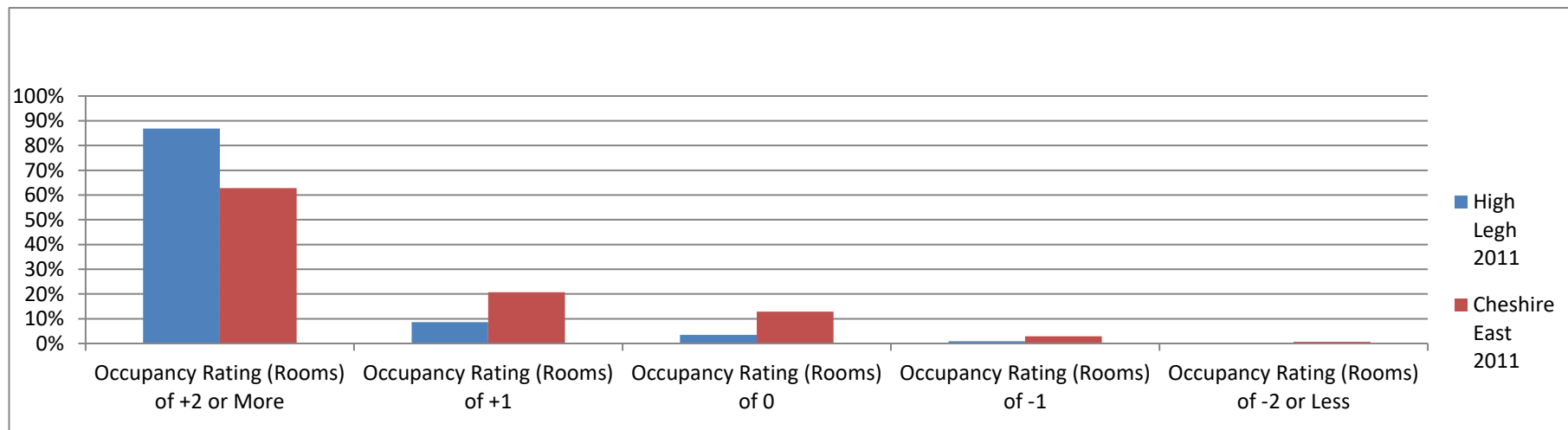
- 4.6.1 Overcrowding, concealed and shared households can demonstrate an un-met need for housing and longer-term increase in the number of these households may be a signal to consider increasing planned housing numbers
- 4.6.2 A concealed family is a group which wishes to form their own household but is unable to do so. This can be for a number of reasons but is 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 Cheshire East average and over-crowding is not a significant issue.

Concealed Families		High Legh 2011	Cheshire East 2011
All families total		551	110,567
Concealed families total:		(1%) 6	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	5	743
	No children	3	580
	Dependent children	1	118
	All children non-dependent	1	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 High Legh have a greater number of rooms than required, therefore under-occupying a property. This suggests that overcrowding is not a significant issue in High Legh and that under occupancy is prevalent.

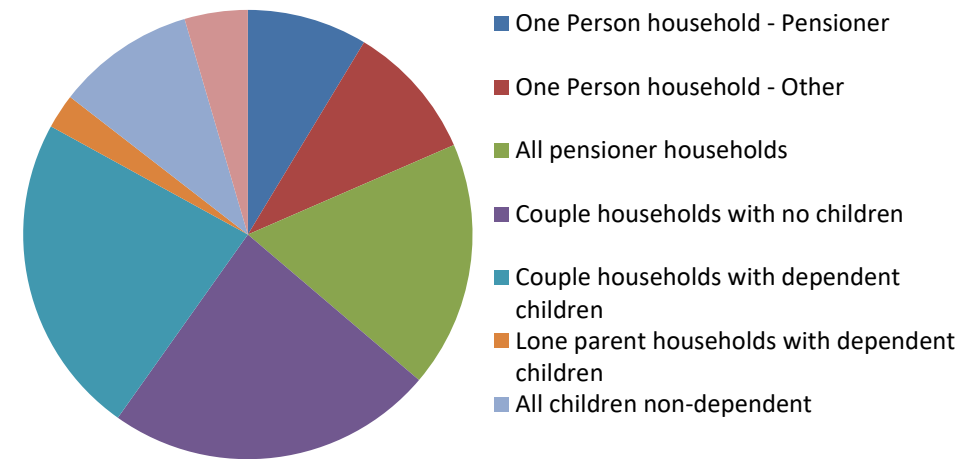
Occupancy Rating	High Legh 2011	Cheshire East 2011
Occupancy Rating (Rooms) of +2 or More	86.80%	62.81%
Occupancy Rating (Rooms) of +1	8.65%	20.72%
Occupancy Rating (Rooms) of 0	3.52%	12.91%
Occupancy Rating (Rooms) of -1	0.88%	2.89%
Occupancy Rating (Rooms) of -2 or Less	0.15%	0.67%



4.8 Household Type

- 4.8.1 The table below sets out the household types in High Legh.
- 4.8.2 High Legh is predominantly: couples with no children and couples with dependent children.
- 4.8.3 Pensioners make up a significant proportion of the population. This is consistent with the age profile of the area.

Percentage of Household Type in (High Legh)

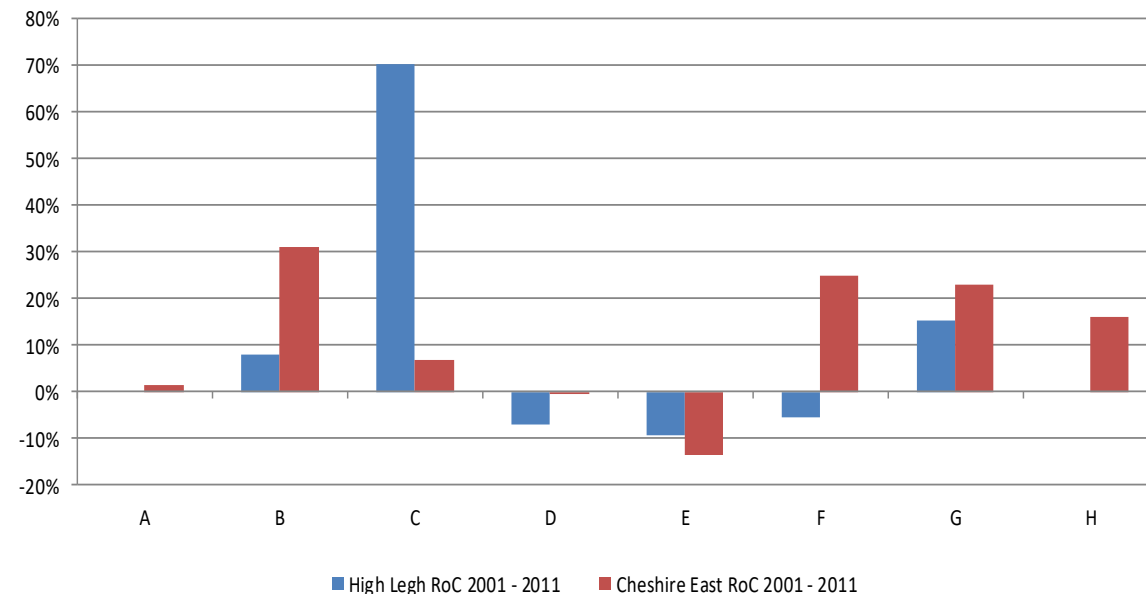


Household Type and percentage of type	High Legh 2001	High Legh 2011	Percentage of Total 2001	Percentage of Total 2011
One Person household - Pensioner	59	59	9.12%	8.65%
One Person household - Other	62	67	9.58%	9.82%
All pensioner households	71	121	10.97%	17.74%
Couple households with no children	173	161	26.74%	23.61%
Couple households with dependent children	174	158	26.89%	23.17%
Lone parent households with dependent children	18	17	2.78%	2.49%
All children non-dependent	59	68	9.12%	9.97%
Other households	31	31	4.79%	4.55%
Total:	647	682	100.00%	100.00%

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 There has been a notable increase in all pensioner households in the parish.
- 4.9.3 There has been a notable decrease in couple households with dependent children, and couple households with no children.
- 4.9.4 It should be noted that due to the very small area and numbers involved, a small increase or decrease can have a notable impact on the rate of change.

Household Type Rate of Change



Household Type as Percentage and Rate of Change		High Legh RoC 2001 - 2011	Cheshire East RoC 2001 - 2011
A	One Person household - Pensioner	0%	1.38%
B	One Person household - Other	8%	30.90%
C	All pensioner households	70%	6.68%
D	Couple households with no children	-24%	5.14%
E	Couple households with dependent children	-45%	-3.09%
F	Lone parent households with dependent children	-67%	31.54%
G	All children non-dependent	-76%	8.16%
H	Other households	0%	15.96%

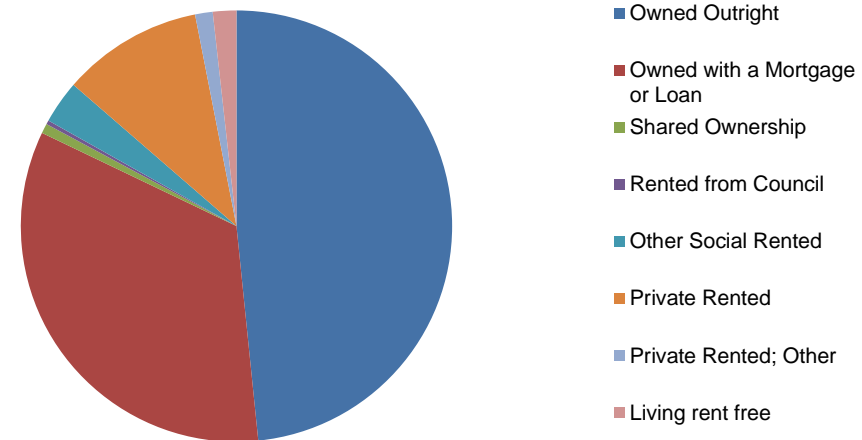
4.10 Household Tenure

4.10.1 The proportion of households in each tenure category in the parish is set out 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 properties outright, which is higher than Cheshire East and national averages.

4.10.3 The number of residents in private accommodation is comparable to Cheshire East averages. However there are lower levels of social rented accommodation here in comparison to CE and England.

Tenure 2011 (as percentage)

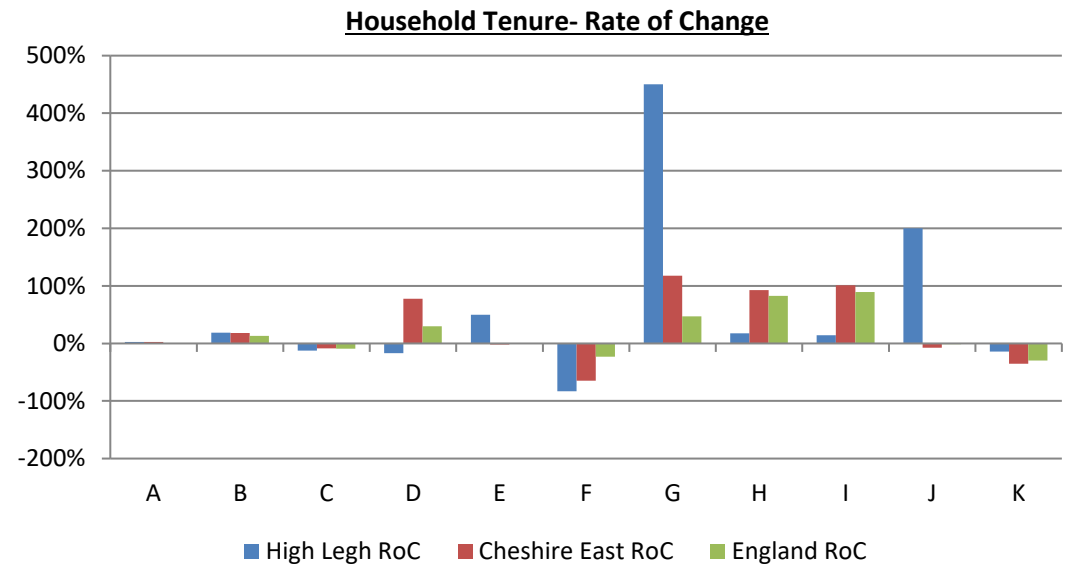


Household Tenure	Tenure 2001	Tenure 2011	High Legh 2011 (percentage)	Cheshire East 2011 (percentage)	England 2011 (percentage)
Owned; Total	84.7%	82.1%	82%	74.49%	63.34%
Owned; Owned Outright	43.1%	48.4%	48%	37.53%	30.57%
Owned; Owned with a Mortgage or Loan	40.6%	33.7%	34%	36.95%	32.77%
Shared Ownership (Part Owned and Part Rented)	0.9%	0.7%	1%	0.49%	0.79%
Social Rented; Total	2.5%	3.5%	4%	11.38%	17.69%
Social Rented; Rented from Council (Local Authority)	1.9%	0.3%	0%	2.69%	9.43%
Social Rented; Other Social Rented	0.6%	3.2%	3%	8.69%	8.27%
Private Rented; Total	10.7%	11.9%	12%	12.50%	16.84%
Private Rented; Private Landlord or Letting Agency	9.8%	10.6%	11%	11.44%	15.42%
Private Rented; Other	0.5%	1.3%	1%	0.17%	0.27%
Living rent free	2.2%	1.8%	2%	1.14%	1.34%

4.11 Household Tenure – Rate of Change

4.11.1 The table below shows the rate of change in tenure between Census periods. The parish saw an increase in the proportion of households who owned their property outright. In contrast, there was a notable decrease in the number of households owning properties with a mortgage or loan.

4.11.2 The increase in Other Social Rented accommodation is notably different from the national and local trends. The comparative increase in Private Rented accommodation is significantly lower in High Legh compared to borough and national trends. Whilst the absolute numbers involved here are small, the trend change is locally significant.



Household Tenure and Rate of Change 2001 - 2011		High Legh RoC	Cheshire East RoC	England RoC
A	Owned; Total	2.6%	2.85%	-0.56%
B	Owned; Owned Outright	18.7%	18.26%	13.00%
C	Owned; Owned with a Mortgage or Loan	-12.2%	-8.55%	-9.07%
D	Shared Ownership (Part Owned and Part Rented)	-16.7%	77.45%	29.97%
E	Social Rented; Total	50.0%	-2.10%	-0.94%
F	Social Rented; Rented from Council (Local Authority)	-83.3%	-64.76%	-23.04%
G	Social Rented; Other Social Rented	450.0%	117.42%	47.29%
H	Private Rented; Total	17.4%	92.71%	82.38%
I	Private Rented; Private Landlord or Letting Agency	14.3%	101.17%	89.10%
J	Private Rented; Other	200.0%	-7.19%	-1.33%
K	Living rent free	-14.3%	-35.01%	-29.59%

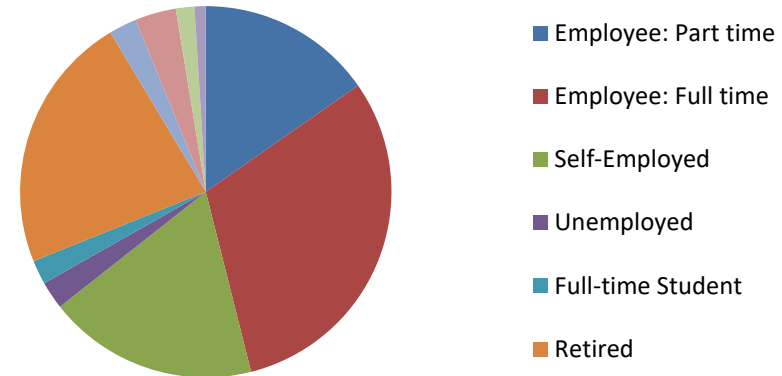
4.12 Economic Activity

4.12.1 The table opposite sets out the economic activity of the population in High Legh.

4.12.2 The proportion of economically active people is broadly in line with Cheshire East. However, there are fewer persons employed full time and fewer persons are unemployed. More persons are self-employed in High Legh than the average for Cheshire East.

4.12.3 There is broadly the same proportion of economically inactive in the parish as there is in Cheshire East however of this there is a slightly greater proportion of retired persons.

Economic Activity

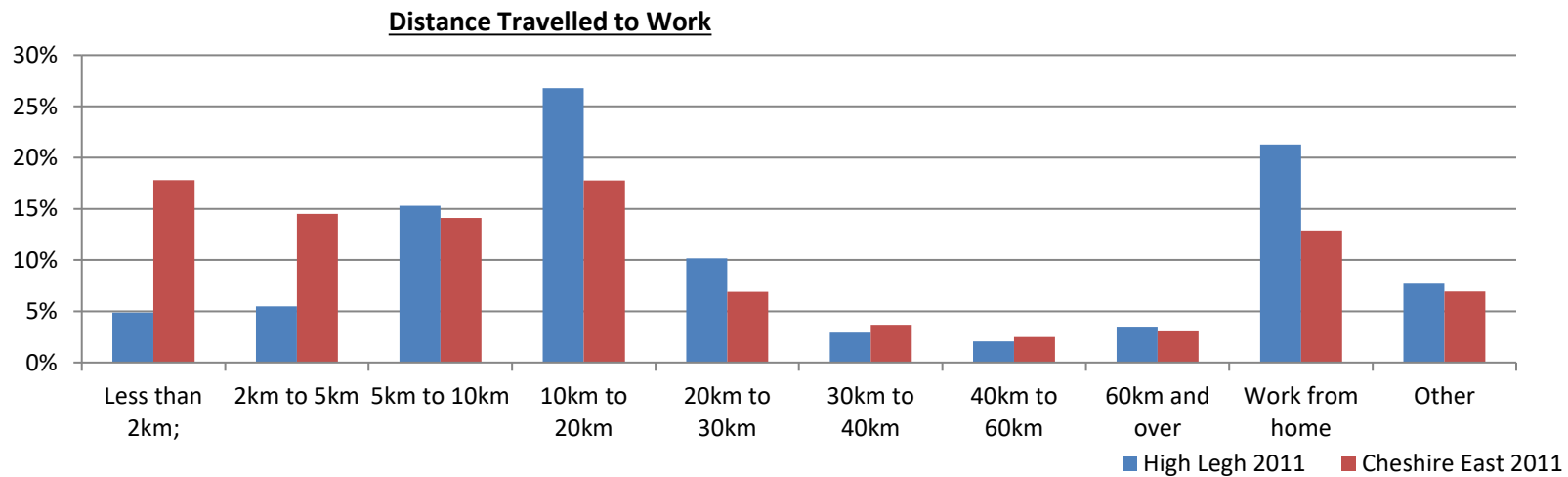


Economic Activity		Percentage of All Usual Residents Aged 16 to 74	Cheshire East 2011
Economically Active	Economically Active; Total	68.91%	70.59%
	Employee: Part time	15.30%	14.37%
	Employee: Full time	30.77%	39.44%
	Self-Employed	18.30%	10.72%
	Unemployed	2.43%	3.23%
	Full-time Student	2.11%	2.82%
Economically Inactive	Economically Inactive; Total	31.09%	29.41%
	Retired	22.51%	17.14%
	Student	2.43%	4.19%
	Looking after home or family	3.56%	3.54%
	Long-term sick or disabled	1.62%	3.07%
	Other	0.97%	1.47%

4.13 Distance Travelled to Work

- 4.13.1 The table opposite sets out commuting patterns in High Legh. It illustrates that most people travel between 10km and 20km for work.
- 4.13.2 The majority of those in employment travelled less than 20km into work; these individuals are most likely travelling into and around the surrounding areas. Those travelling greater distances may be travelling into other areas of Greater Manchester and Warrington for work.
- 4.13.3 Around a fifth of all residents work from home, a greater proportion than the Cheshire East average.

Distance Travelled to Work	High Legh 2011	Cheshire East 2011
Less than 2km;	4.89%	17.80%
2km to 5km	5.50%	14.49%
5km to 10km	15.28%	14.10%
10km to 20km	26.77%	17.77%
20km to 30km	10.15%	6.88%
30km to 40km	2.93%	3.61%
40km to 60km	2.08%	2.50%
60km and over	3.42%	3.05%
Work from home	21.27%	12.88%
Other	7.70%	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 regeneration of Crewe accelerated by the arrival of HS2 services in 2027. The enhanced connectivity enabled by a HS2 hub will impact on the sub-region and the opportunities at Crewe are being planned for through the development of a Crewe Hub Area Action Plan.

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)
 - A 64.9% increase in the population aged over 65 and above, a 133.8% increase in the population aged 85 and above.

9. Affordable Housing and Local Information

- 9.1 High Legh falls within the Knutsford Rural 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 1 and 2 bedroom properties. Information taken from Cheshire Homechoice shows demand in the Knutsford Rural Area, which includes High Legh Parish.
- 9.3 In September 2020 there were 90 applicants registered who had selected the Knutsford Rural sub-lettings area as their first choice; these applicants required 39 no. 1 bed (44%), 31 no. 2 bed (35%), 12 no. 3 bed (13%), 4 no. 4 bed (4%) and 4 no. 5 (4%) bedroom accommodation.
- 9.4 Current social housing stock in the High Legh area currently consists of 0 properties. The properties that are listed on page 14 may have since been taken into private ownership.

10. Local Survey work

- 10.1 There is no local survey work available for High Legh parish.

11. Local House Prices

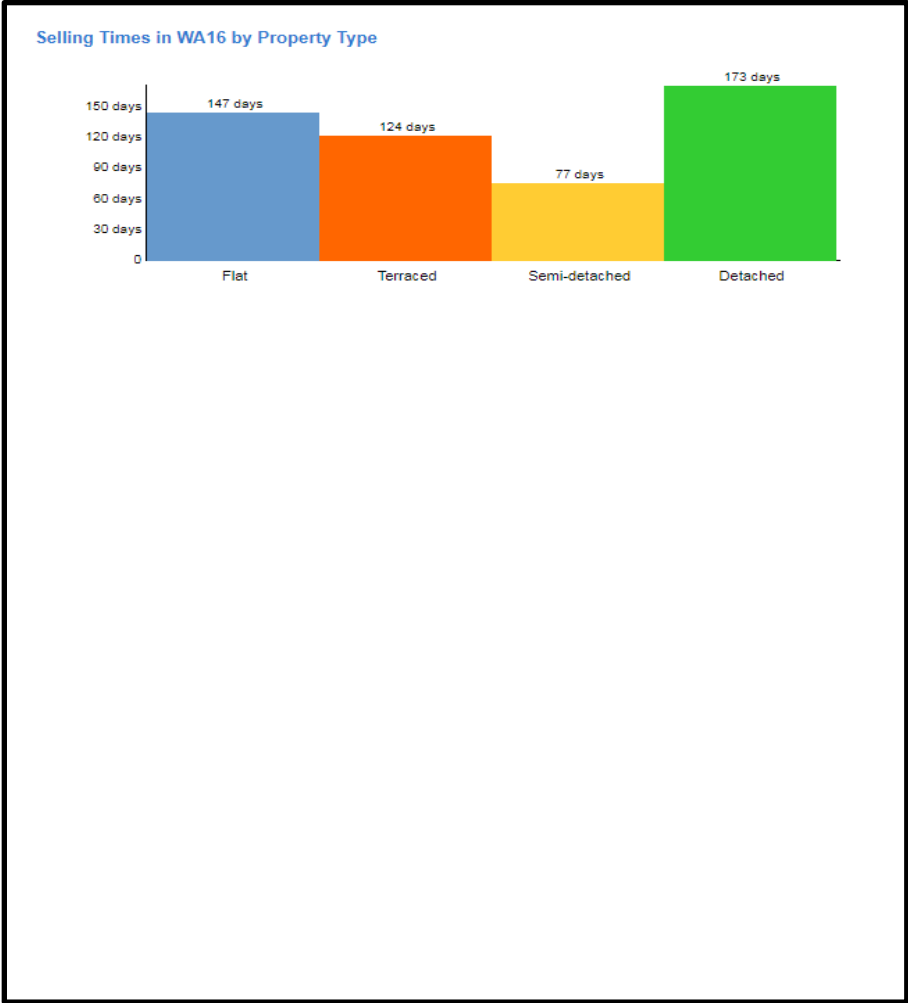
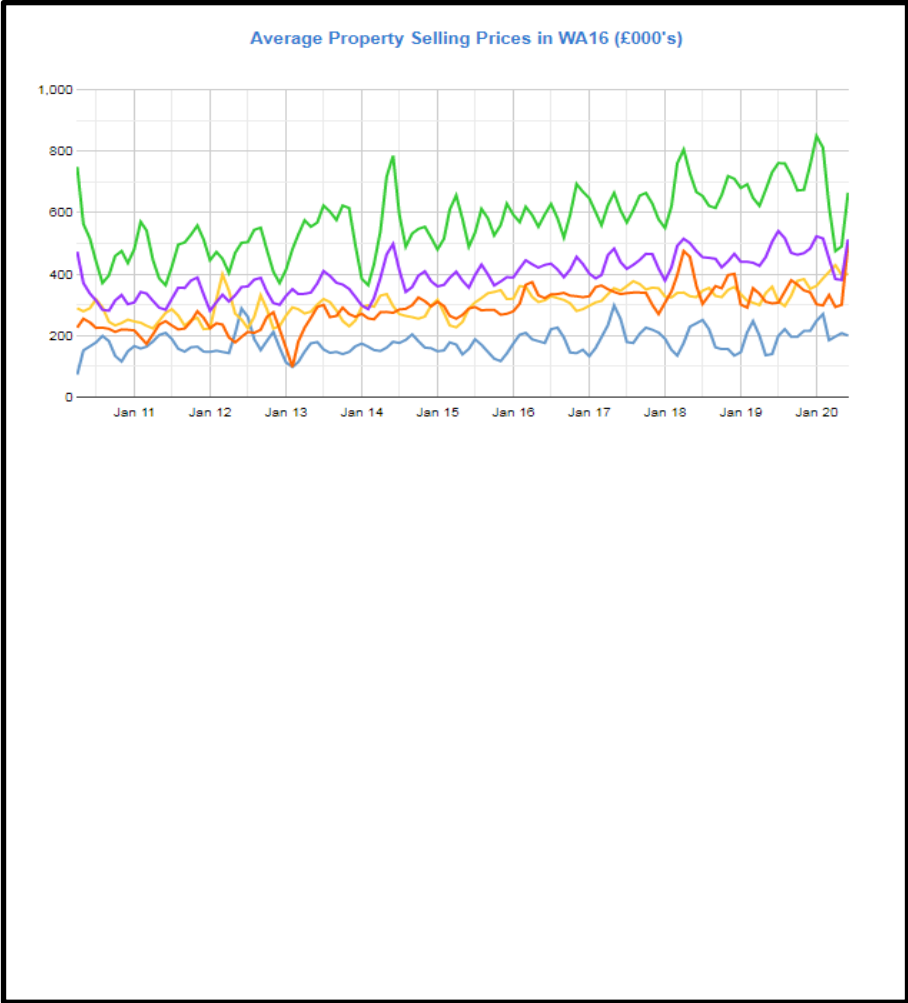
- 11.1 The current average market sale in High Legh is £512,616. Over the past ten years flats have increased by 2743% which has increased overall property values. Postcode area SK9 is comparable in its average property values at £506,475 which suggests the small number of sales over the past ten years have also included individual high value detached properties creating a high average selling point.
- 11.2 Average property sales are greater than neighbouring post code area SK11 (average prices are £223,277) and greater than SK9 (average prices at £506,475 which are both within the Cheshire East area.

Postcode	Average Time on market (days)	Highest Demand (bedroom size)	Days on market
WA16	130	3	75
SK9	160	1	114
SK11	180	4	54

High Legh WA16	Apr 2010	Jun 2020 does this need to be updated?	Change
Detached	£748,750	£665,000	-11%
Semi	£289,492	£399,950	38%
Terraced	£226,250	£496,750	120%
Flat	£73,000	£200,000	2743%
All	£472,685	£512,616	-8%

Selling Prices in WA16

Selling time in WA16 from April 2010 to June 2020



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.

13. Cheshire East Local Plan Strategy

- 13.1 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.
- 13.2 Policy PG2 of the CELPS 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).
- 13.3 The OSRA, of which High Legh is part, has 2,950 homes attributed to it via the CELPS. Housing supply at 31st March 2020 is 40,997, with a further 270 homes allocated in the emerging SADPD, taking the total to 41,270. This represents a 14.6% flexibility of supply above that established in the CELPS.
- 13.4 Completions, commitments and strategic site allocations in the OSRA at 31st March 2020 is 3,336 which exceeds the requirement as set out in CELPS settlement hierarchy. Therefore no further sites are proposed for allocation in the OSRA, via the SADPD.
- 13.6 For the purposes of this HNA exercise the starting point is to understand housing need in a location, regardless of supply, and therefore the full need attributed to OSRA is used as the base figure for all calculations.
- 13.7 However, it should be noted that the current supply is sufficient to ensure the housing requirement in this tier of the settlement hierarchy will be met. Therefore, whilst the requirement of the CELPS is considered a floor, not a ceiling, site allocations in the OSRA should be considered on their merits related to planning matters other than housing supply.

- 13.7 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.
- 13.8 Policy PG2 sets out sets out the approach to development across the Borough and in relation to the OSRA:
- 13.9 *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.*
- 13.10 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 OSRA, 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.
- 13.11 An approach which distributes development on a proportional basis may reasonably act as a suitable starting point to establish appropriate levels of plan-led growth in the OSRA, after which policy and environmental constraints should be applied. This approach means distributing the housing requirement on a percentage basis in each area, based on either local population or number of households.

Other Settlements and Rural Areas Supply	
Expected Level of Development	2,950
Completions 01/04/10-31/03/20	1705
Commitments 31/03/2020	1,393
Strategic Site Allocation	262
Residual Site Allocations	0
Total OSRA Supply	3,360

14. Establishing a locally appropriate housing target

- 14.1 Paragraph 65 of the NPPF sets out that strategic planning authorities should set out a housing requirement for their whole area and for designated neighbourhood areas. Where this isn't possible, planning authorities should provide a figure on request. The CELPS was adopted in 2017 ahead of the 2018 PPF update which introduced this requirement. Therefore, the CELPS does not establish a local requirement for any neighbourhood area but the Local Planning Authority does advise on these matters when requested.
- 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 and testing a number of different scenarios.

15. Local Plan Proportional Figure: Households

- 15.1 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 OSRA currently holds and distributing the 2,950 requirement on a percentage basis, based on households in each area. The calculation is outlined below and in the table opposite.
- 15.2 There are 20,656 households within the OSRA. There are 682 households in the Parish of High Legh, accounting for 3.3% of total households in the OSRA. On a proportional basis, if High Legh were to take a 'fair share', or the 3.3% of planned growth in the OSRA, this would equate to a requirement to accommodate an additional 97 homes over the plan period.

Establishing a parish share of dwellings: household basis	
OSRV Requirement	2,950
OSRV total households	20,656
High Legh parish no. of households	682
High Legh percentage share of OSRV Households	3.3%
3.3% of 2,950 =	97.35

16. Local Plan Proportional Figure: Population

- 16.1 The approach here is the same as above and simply uses population as the starting point. This approach therefore results in a need to deliver 79 new dwellings in High Legh over the Plan period.
- 16.2 The population of the OSRA is 61,760. There are 1,653 in the parish of High Legh, accounting for 2.68% of total population in the OSRA. On a proportional basis, if High Legh were to take a 'fair share', or the 2.68% of the total population of the OSRA, this would equate to a requirement to accommodate an additional 79 dwellings over the plan period.

Establishing a parish share of dwellings: population basis	
OSRA Requirement	2,950
Cheshire East Population	370,127
OSRA total population	61,760
High Legh population	1,653
High Legh percentage share of OSRV population	2.68
2.68% of 2,950 =	79.06

MHCLG Standard Method Scenarios

- 16.3 The standard method for assessing local housing need uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply. Under the CELPS, the annualised housing requirement is 1,800 homes (36,000 homes to be delivered between 2010 and 2030). Using the standard methodology, the borough would be required to deliver 1,068 homes per year (21,360 homes between 2010 and 2030).
- 16.4 Spatial distribution to the OSRA represents 8.1% of the CELPS housing requirement. Under the standard method, 8.1% of the borough requirement would equate to a requirement for 1730 homes to be delivered in the OSRA. Therefore, using the standard method as a basis would result in a figure of 46 dwellings (based on population) and 57 dwellings (based on households).

17. MHCLG Household Projections

- 17.1 Guidance suggests that MHCLG 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 2014 based household projections. These project that by 2030 Cheshire East households will increase to 177,000 from 159,000 in 2010. This equates to an average increase of 900 households per annum.
- 17.3 In 2011 High Legh had 682 households, a 0.43% share of all households in Cheshire East). Assuming that High Legh held the same percentage share of households the year before, High Legh can reasonably be assumed to have held 0.43% households in 2010.
- 17.4 Should High Legh continue to comprise of a 0.43% share of Cheshire East households, it would be reasonable to project that High Legh would have 761 households by 2030, an increase of 79 households over the Plan period.
- 17.5 This can be taken to represent the level of need arising from household increases, the 'unconstrained need' of High Legh.

18. Dwelling Completion Rate 2001-2011

18.1 Between 2001 and 2011 there was an increase of 40 dwellings in High Legh, or an increase of 4 dwellings per year. Projecting this annualised level of growth forward across the 20 year period plan (2010-2030) would result in a target of 80 dwellings across the plan period.

19. Completions and Commitments 2010-2020

19.1 It is important to consider the role that local supply is playing in delivering any specified local requirement established through a neighbourhood plan. Housing monitoring information for the period April 2010 to March 31st 2020 illustrates there have been 22 completions to date in High Legh.

19.2 There are a further 15 dwellings committed, taking the completions and commitments up to 37 at 31st March 2020.

20. Quantum of housing: Range

20.1 Based on the calculations undertaken above a potentially appropriate housing requirement for High Legh could be 46 – 97 dwellings. It must be emphasised that this range represents a series of scenarios in a ‘policy off’ assessment that does not reflect policy or environmental constraints, land availability, or the application of higher tier strategic policies established in the local plan.

20.2 The housing requirement range is comprised of the following:

- Local Plan proportional figure: Households: 97
- Local Plan proportional figure: Population: 79
- Local Plan proportional figure: Households (Standard method basis): 57
- Local Plan proportional figure: Population (Standard method basis): 46
- MHCLG Household Projections: 79
- Dwelling completion rate: 80

21. Market signals and impact on housing figure

21.1 The Table below shows how factors specific to High Legh 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	↔	The majority of residents travel between 5km -20km to work the likelihood to neighbouring towns. A small proportion of in work residents commute within Cheshire East or locally, within less than 5km. An increase in housing in this location, with limited local jobs may impact on and may promote unsustainable commuting patterns. High Legh has limited public transport provision although proximity to the main routes of the local road network M56 and M6 and proximity to towns and cities may make the area a desirable place to live and commute.
Overcrowding/ Concealed households	↑	Indicators on overcrowding, concealed and sharing households demonstrate un-met need for smaller housing. The Parish had a lower than average proportion of concealed families but a higher proportion of households with +2 or rooms than they require, meaning they are under occupied. The slight 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 higher comparable to surrounding rural areas. A modest growth in housing provision is unlikely to affect this.
Affordability	↔	Given the average price of housing and the large increase in value of flats over the Census period, it may be that the cost of property is a potential sign that affordability is a key barrier to access to the market. The proximity of the location to employment hubs and to the countryside and wider area, may mean the number of suitable properties is not available to meet local demand. An increase in housing mix numbers may re-balance the age profile of the community and housing stock.

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 High Legh summarises these characteristics.

Factor/Evidence	Possible impact on type of housing need	Possible policy response
Ageing population/Older persons housing	<p>Local trends in terms of change are more acute in some of the categories than the Cheshire East average and overall from a national position.</p> <p>The proportion of the very elderly population is broadly similar to the Cheshire East and national average, however the comparative rate of change shows the growth within the 75 to 84 age groups is significantly higher. There has also been sizable change in the 65-74 age groups the trend change indicating an ageing population.</p> <p>There are also a large proportion of households who will likely 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>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.</p> <p>Such accommodation may be better provided in larger settlements.</p>
Smaller market and affordable housing	<p>High Legh housing stock is dominated by detached housing, accounting for approximately 67% of all household accommodation, much higher than Cheshire East and national averages. There are fewer proportion 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. However there is strong rental demand for family properties with 3+ bedrooms.</p>	<p>Consider policies on housing mix and type in High Legh Ensure any developments provide a range of housing types, tenures and sizes to meet identified needs, with particular emphasis on a variety of smaller market housing to balance the stock profile such as family sized accommodation for the rental market.</p>
Type of household growth	<p>A continued decline in the number of children and the trend towards an increase in the older population could impact on the vitality of the parish and the provision of services and facilities over the plan period.</p> <p>The rate of change in the ageing population is more acute than borough trends. In comparison, there are lower proportions of young adults than the borough and national average.</p>	<p>The neighbourhood plan may wish to consider the vision for High Legh in the longer term including what type of place they wish the village to be.</p> <p>The neighbourhood plan should consider whether a continuation or reversal of these trends will achieve their vision. The High Legh neighbourhood plan may wish to consider policies that provide for the resident population but seeks to deliver wider objectives through an appropriate housing offer.</p>

23. Key Recommendations

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

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:

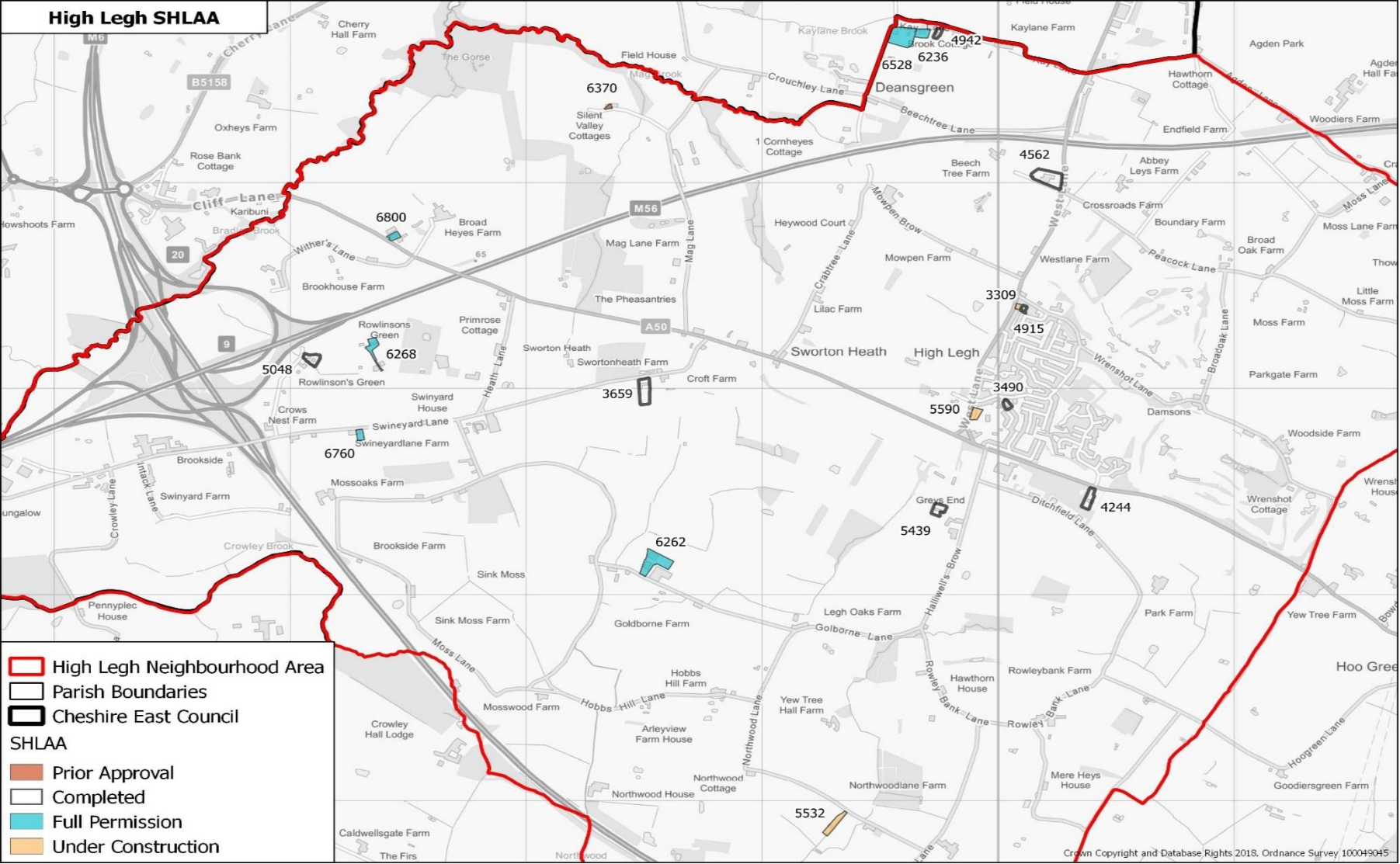
- How the local housing requirement figure can be met within the parish; or whether existing planning policy (including the Green Belt), environmental or other constraints mean that it is not practical or reasonable to address the housing requirement in the Neighbourhood Plan.
- Provision of older persons 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? Should such accommodation be provided outside the village in other locations with more services?
- 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 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 release family size properties to the market.

24. Appendices

Appendix 1: Completions and Commitments

Completions (01/04/2010 to 31/03/2020)					
Ref	Site Address	Permission ref	Decision date	Completions	Net Remaining
4562	Land Off, West Lane, High Legh, WA16 6NS	14/0883M	31-Jul-15	5	0
3309	LAND ADJACENT TO 1 WEST LANE, HIGH LEGH, CHESHIRE, WA16 6NE	17/6147M	01-Mar-18	1	0
3490	1 ARLEY END, HIGH LEGH	10/2652M	01-Sep-10	1	0
3659	CROFT BUNGALOW SWINEYARD LANE HIGH LEGH KNUTSFORD	06/0879P	24-May-06	1	0
4244	HIGH LEGH WATER TOWER, WARRINGTON ROAD, HIGH LEGH	12/3773M	13-Dec-12	1	0
4562	Land Off, West Lane, High Legh, WA16 6NS	14/0883M	31-Jul-15	2	0
4915	1, RENSHERDS PLACE, HIGH LEGH, KNUTSFORD, CHESHIRE, WA16 6NG	14/2101M	16-Jun-14	2	0
4942	BYWAYS, KAY LANE, HIGH LEGH, KNUTSFORD, CHESHIRE, WA13 0TN	14/2706M	17-Jul-14	1	0
5048	ASH DENE, WITHERS LANE, HIGH LEGH, CHESHIRE, WA16 0SF	14/3860M	25-Nov-14	1	0
4562	Land Off, West Lane, High Legh, WA16 6NS	14/0883M	31-Jul-15	3	0
5439	Field Cottage, Halliwells Brow, High Legh, Knutsford, WA16 0QS	15/4934M	02-Mar-16	1	0
5590	Side Lodge, WEST LANE, HIGH LEGH, CHESHIRE, WA16 6LR	16/6084M	22-Mar-17	1	0
Commitments (to 31/03/2020)					
3309	LAND ADJACENT TO 1 WEST LANE, HIGH LEGH, CHESHIRE, WA16 6NE	17/6147M	01-Mar-18	1	1
5532	Commercial Units On South Side Of, NORTHWOOD LANE, HIGH LEGH	15/0046M	27-May-16	0	3
5590	Side Lodge, WEST LANE, HIGH LEGH, CHESHIRE, WA16 6LR	16/6084M	22-Mar-17	1	1
6236	Oakmere, KAY LANE, HIGH LEGH, CHESHIRE, WA13 0TN	17/6365M	05-Mar-18	0	0
6262	MOSS HALL FARM, GOLBORNE LANE, HIGH LEGH, CHESHIRE, WA16 0RD	17/5002M	26-Mar-18	0	1
6268	VINESGROVE, FANNERS LANE, HIGH LEGH, WA16 0RZ	17/4128M	03-Apr-18	0	3
6370	Silent Valley Cottage, GRANTHAMS LANE, HIGH LEGH, WA13 0TG	18/3120M	28-Aug-18	0	1
6528	Annex 1 & 2, Land adjacent to Oakmere, KAY LANE, HIGH LEGH, WA13 0TN	18/5938M	31-Jan-19	0	0
6760	Swineyard Lane Farm, Swineyard Lane, High Legh, WA16 0SB	19/2907M	06-Dec-19	0	3
6800	The Old Forge adjacent to Nursery House, Warrington Road, High Legh, WA16 0SQ	19/2798M	03-Feb-20	0	2
Total				22	15

Appendix 2: Mapped Completions and Commitments



Appendix 3: Census Data: Links to Data Tables

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

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](#)