

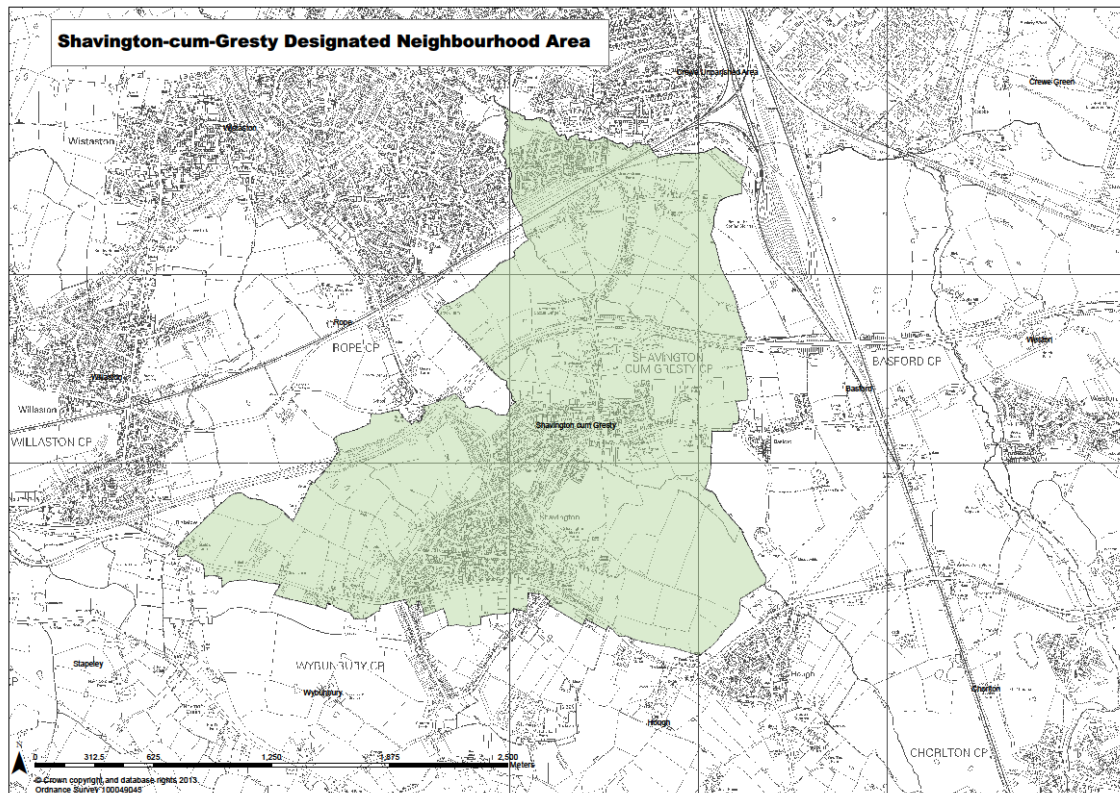
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1. Introduction

- 1.1. Shavington is preparing a Neighbourhood Development Plan (NDP). The Neighbourhood Area, as designated, covers the administrative area of the Shavington Parish.
- 1.2. The study area is defined on the below map.

Figure 1: Map of Neighbourhood Area



2. Methodology

- 2.1. 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 you cannot establish Objectively Assessed Need at such a small local level, this Housing Advice Note will be underpinned by a methodology endorsed by PPG and best practice.
- 2.2. A robust assessment will need to 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 (or any part of that) The emerging Cheshire East Local Plan Strategy (CELPS) is currently under examination and when adopted will form the Development Plan for the area. Therefore it is important that to ‘future-proof’ the NDP, it considers the emerging Strategic Policies.
- 2.3. A balance needs to be struck within the evidence base when assessing housing need at the neighbourhood level, 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. Therefore the relevant policies relating to housing supply will need to be conformed with.

2.4. The following evidence sources have been relied upon to prepare this assessment:

- **Emerging Local Plan**
- **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**

2.5. 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 judgements should be reasonable and the process to come to them, clear and transparent.

2.6. The approach endorsed in this report is to assess the level of housing required based on need rather than any assessment of the supply of housing/housing land. This is in line with PPG. No supply or policy constraints have been applied to the figure. It is advised that further stages are undertaken to assess the conclusions in the report against available capacity such as policy constraints, landscape constraints, local factors, availability of land etc.

2.7. A range of local demographic factors and market signals have been assessed and applied to the recommended figure to balance any housing need requirements.

2.8. The report will focus on analysis of trend data and comparisons with Cheshire East averages to ascertain how market indicators and characteristics of housing need in Shavington may need to be addressed in the Plan. The report will seek to establish an appropriate housing figure for Shavington based on evidence available, including DCLG household projections and the Cheshire East Local Plan Strategy evidence base.

2.9. The HAN has interrogated a range of evidence sources and has calculated four possible figures for an appropriate quantum of housing for Shavington, these include;

- *The Cheshire East Local Plan Strategy (CELPS) housing allocation base on a proportionate and even split approach.*
- *DCLG 2014 household projections.*
- *The dwelling completion rates 2001-2011.*

3. Characteristics of Shavington Population

3.1. The following section will characterise the population of Shavington 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.

3.2. The data is presented at Parish level; however some data is only available at other statistical geographies such as Lower or Middle Super Output Area level.

3.3. Table 1 shows the population and household size of the Parish compared with Cheshire East and England.

3.4. Shavington has seen population decline between Census periods, of around 6%, this is compared with 5% growth seen across the Borough as a whole. This is a notable decrease. Household growth as well has been considerably slower than the borough average, with both dwelling and household increases a third of that seen across Cheshire East in the same period.

Table 1: Population and Household Size

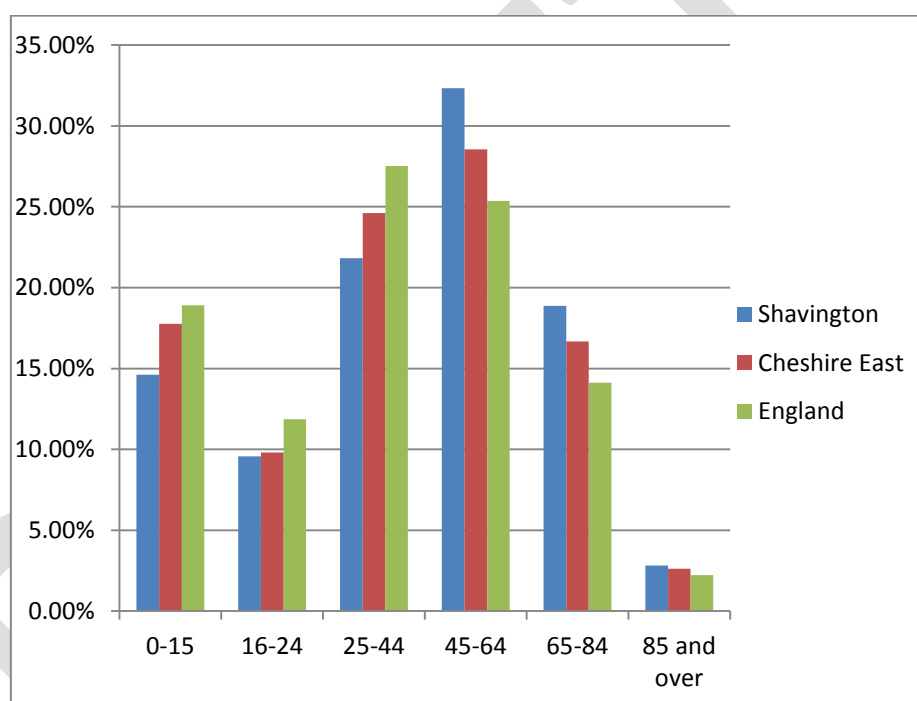
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	Shavington 2011	Shavington Change 2001- 2011	Cheshire East 2011	Cheshire East Change 2001- 2011
Population	4519	-6.81%	370,127	5.3%
Households	2004	2.40%	159,441	8.4%
Average household size	2.25	-0.22	2.29	0.07
Dwellings	2045	2.87%	166,236	8.6%

Source: ONS, Census, 2001 and 2011

3.5. Figure 2 illustrates that Shavington has a higher than average proportion of elderly age groups (65-84 and 85 and over) and significantly higher proportion of middle age groups 45-64. There are fewer children and young adults in the Parish than the Borough average.

Figure 2: Age Structure



Source: ONS, Census, 2011

3.6. Table 2 considers how the proportion of ages has changed between Census periods 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.

3.7. Age groups 25-44 reduced by more than a fifth, compared with Cheshire East reduction of 7%. The reduction in children is notable, especially when considered with the population decline and ageing population. If this trend continues it could exacerbate the effects of an ageing population.

3.8. The increase in 45-64 age groups was not as great as Cheshire East.

Table 2: Age group rate of change 2001-2011

	Shavington Rate of	Cheshire East
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	Change 2001-2011	Rate of Change 2001-2011
0-15	-32.45%	-4.1%
16-24	19.34%	14.9%
25-44	-28.76%	-7.6%
45-64	8.79%	12.9%
65-84	21.86%	17.8%
85 and over	36.56%	34.7%

Source: ONS, Census, 2001 and 2011

3.9. Table 3 shows the proportion of the Parish born outside the UK and their place of birth and length of residence. 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. 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.

Table 3: Length of residence and place of birth 2011

		Shavington 2011	Cheshire East 2011	Engl and 2011	
Born in the UK		97.34%	94.52%	86.16%	
Born outside UK	Total	2.66%	5.48%	13.84%	
	EU	1.17%	2.26%	3.74%	
	Other	1.48%	3.22%	10.10%	
	Length of residence	Resident in UK; Less than 2 Years	0.18%	0.65%	1.75%
		Resident in UK; 2 Years or More but Less Than 5 Years	0.33%	1.00%	2.21%
Resident in UK; 5 Years or More but Less Than 10 Years		0.44%	1.09%	2.87%	
Resident in UK; 10 Years or More		1.70%	2.74%	7.01%	

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Source: ONS, Census, 2011

3.10. Table 4 below illustrates that Shavington has a greater proportion of detached properties than both the Cheshire East and England averages. Shavington has considerably higher proportions of semi-detached properties, and considerably lower proportions of terraced properties than the Borough average. In terms of flat/apartments accommodation, Shavington has very low proportions of this accommodation type compared to the borough and national average.

Table 4: Accommodation Type 2011

		Shavington	Cheshire East	England
Whole House or Bungalow	Detached	36.48%	35.55%	22.43%
	Semi Detached	55.79%	32.56%	31.23%
	Terraced	6.04%	21.25%	24.46%
Flat, Maisonette or Apartment	Purpose-Built Block of Flats or Tenement	0.85%	8.42%	16.43%
	Part of a Converted or Shared House	0.15%	1.07%	3.78%
	In Commercial Building	0.25%	0.68%	0.95%
Caravan or Other Mobile or Temporary Structure		0.05%	0.42%	0.37%
Shared Dwelling		0.40%	0.06%	0.35%

Housing Advice Note

Source: ONS, Census, 2011.

- 3.11. 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.
- 3.12. 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. The presence of a high proportion of concealed families can be a market indicator to increase the number of dwellings in an area.
- 3.13. Table 5 shows that the proportion of concealed families in the Parish is lower than the Cheshire East average. Of those who are concealed families the majority are concealed couple families with no children, this could be adult children and partners still living at home with their parents.
- 3.14. Furthermore Table 6 shows 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.
- 3.15. 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.
- 3.16. 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 Shavington.

Table 5: Concealed families 2011

		Shavington	Cheshire East
All families total		1456	110,567
Concealed families total:		15 (1.03%)	1,176 (1.1%)
Concealed lone parent families	Total	6	433
	Dependent children	4	352
	All children non-dependent	2	81
Concealed couple family	Total	9	743
	No children	8	580
	Dependent children	0	118
	All children non-dependent	1	45

Source: ONS, Census, 2011.

Table 6: Occupancy Rating 2011

	Shavington 2011	Cheshire East 2011
Occupancy Rating (Rooms) of +2 or More	71.76%	62.81%
Occupancy Rating (Rooms) of +1	18.91%	20.72%

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Occupancy Rating (Rooms) of 0	7.53%	12.91%
Occupancy Rating (Rooms) of -1	1.25%	2.89%
Occupancy Rating (Rooms) of -2 or Less	0.55%	0.67%

Source: ONS, Census, 2011.

3.17. Table 7 illustrates the household types in the Parish and the rate of change between Census periods. The Parish is predominantly couple households with no children and couple households with dependent children. There are also high proportions of single and coupled pensioner household.

3.18. Most notable is the increase in lone parent households with dependent children and 'other' one person households. As is the decrease in couple households with dependent children.

Table 7: Household Type 2001 and 2011

	Shavington 2011	Shavington rate of change 2001-2011	Cheshire East 2011	Cheshire East rate of change 2001-2011
One Person household - Pensioner	15.22%	11.31%	13.43%	1.38%
One Person household - Other	12.03%	55.48%	16.26%	30.90%
One Family and no others - All pensioner households	11.88%	5.31%	10.16%	6.68%
One family and no others - Couple households with no children	22.90%	3.61%	19.67%	5.14%
One family and no others - Couple households with dependent children	18.36%	-28.68%	20.49%	-3.09%
One family and no others - Lone parent households with dependent children	4.89%	60.66%	5.87%	31.54%
One family and no others - All children non-dependent	11.58%	11.00%	9.68%	8.16%
Other households	3.14%	-14.86%	4.44%	15.96%

3.19. Table 8 shows the proportion of households in each tenure category in the Parish. The majority of households are in owner/occupation with private rented making up the next greatest proportion. The proportion of households living in social rented tenure is significantly lower than the Cheshire East average.

Table 8: Tenure 2011

	Shavington 2011	Cheshire East 2011	England 2011
Owned; Total	88.2%	74.49%	63.34%
Owned; Owned Outright	48.6%	37.53%	30.57%
Owned; Owned with a Mortgage or Loan	39.7%	36.95%	32.77%
Shared Ownership (Part Owned and Part Rented)	0.1%	0.49%	0.79%
Social Rented; Total	2.3%	11.38%	17.69%
Social Rented; Rented from Council	0.5%	2.69%	9.43%

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(Local Authority)			
Social Rented; Other Social Rented	1.8%	8.69%	8.27%
Private Rented; Total	8.5%	12.50%	16.84%
Private Rented; Private Landlord or Letting Agency	7.2%	11.44%	15.42%
Private Rented; Employer of a Household Member	0.0%	0.14%	0.25%
Private Rented; Relative or Friend of Household Member	1.0%	0.75%	0.90%
Private Rented; Other	0.2%	0.17%	0.27%
Living rent free	0.8%	1.14%	1.34%

Source: ONS, Census, 2011

3.20. Table 9 shows the rate of change in tenure between Census periods. The Parish saw a reduction in the proportion of households who owned their property compared with an increase in the Borough.

Table 9: Tenure rate of change, 2001-2011

	Shavington rate of change 2001-2011	Cheshire East rate of change 2001-2011	England rate of change 2001-2011
Owned; Total	-2.3%	2.85%	-0.56%
Owned; Owned Outright	19.1%	18.26%	13.00%
Owned; Owned with a Mortgage or Loan	-19.5%	-8.55%	-9.07%
Shared Ownership (Part Owned and Part Rented)	-50.0%	77.45%	29.97%
Social Rented; Total	-7.8%	-2.10%	-0.94%
Social Rented; Rented from Council (Local Authority)	-77.1%	-64.76%	-23.04%
Social Rented; Other Social Rented	1100.0%	117.42%	47.29%
Private Rented; Total	157.6%	92.71%	82.38%
Private Rented; Private Landlord or Letting Agency	168.5%	101.17%	89.10%
Private Rented; Employer of a Household Member	-100.0%	5.19%	2.97%
Private Rented; Relative or Friend of Household Member	233.3%	55.24%	60.09%
Private Rented; Other	66.7%	-7.19%	-1.33%
Living rent free	-42.9%	-35.01%	-29.59%

Source: ONS, Census, 2001 and 2011

- 3.21. Table 10 shows the proportion of economic activity in the Parish. The proportion of economically active is slightly lesser than Cheshire East, however there are greater proportions of employed full time and part time and lesser proportions of unemployed.
- 3.22. There is broadly the same proportion of economically inactive in the Parish as there is in Cheshire East however of this there are greater proportions of retired persons.
- 3.23. The ratio of work based to residence based employment is 0.39, representing a shortage of local jobs and it is lower than the average for Local Service Centres at 0.74.

Table 10: Economic Activity 2011

		Shavington 2011	Cheshire East 2011
Economically Active	Total	69.81%	70.59%
	Employee: Full time	39.95%	39.44%
	Employee: Part time	16.04%	14.37%
	Self-Employed	8.80%	10.72%
	Unemployed	2.07%	3.23%
	Full-time Student	2.95%	2.82%
Economically Inactive	Total	30.19%	29.41%
	Retired	20.95%	17.14%
	Student	3.27%	4.19%
	Looking after home or family	2.57%	3.54%
	Long-term sick or disabled	2.22%	3.07%
	Other	1.17%	1.47%

Source: ONS, Census, 2011. This table provides information that classifies usual residents aged 16 to 74 by economic activity.

4. Local Housing Register Data and Affordable Housing Need

- 4.1. Shavington falls within the Wybunbury and Shavington sub-area for the purposes of the Strategic Housing Market Assessment Update 2013. This identified a requirement for affordable housing comprising a need for predominantly 2 bed general needs units, with a lesser need for 4+bed units and some need for 1 and 3 bed units.. There was also a need for 1 bed older persons accommodation and a significant need for 2 bed older persons accommodation.
- 4.2. Information taken from Cheshire Homechoice the Councils choice-based lettings systems identifies 50 applicants who have selected the Shavington lettings area as their first choice. These applicants require 29no. 1 bed, 24no. 2bed, 14no. 3bed and 3no. 4 bed units.

5. Local Rent and House prices

- 5.1. Cheshire East Council prepared a report on the private rented sector in Cheshire East. This included primary data collection on the rental market in Shavington.
- 5.2. Table 11, adapted from the report, and illustrates average rent per calendar month by property type across the 2013 period.

Table 11: Average Rental Value by Property Type

Property Type	Average Rent PCM ¹
1 Bed Flat	£450
2 Bed Flat	£575
3 Bed Flat	£775
2 Bed House	£561
3 Bed House	£689
4 Bed House	£775

- 5.3. As part of the study an analysis was undertaken to assess the affordability of rental properties in all Principal Towns, Key Service Centres and Local Service Centres in Cheshire East.
- 5.4. The affordability analysis is based on the premise that a person / household would spend no more than 30% of their total net income on rent. Although there is no standard industry measure of this, the 30% level is utilised by a number of well respected independent consultancy firms who conduct analyses into Housing.
- 5.5. Table 12 shows the monthly and annual income required for the rental of the relevant property type to be affordable.
- 5.6. The median income for Shavington is £27,600 and the affordability ratio is 5.8.

Table 12: Affordability by property type

Property Type	Monthly Income required for rent to be affordable	Annual net income
1 Bed Flat	£1,500	£18,100
2 Bed Flat	£1,917	£23,000
3 Bed Flat	£2,583	£31,000
2 Bed House	£1,870	£22,440
3 Bed House	£2,297	£27,560
4 Bed House	£2,583	£31,000

- 5.7. The median house price for Shavington is £160,000², this is lower than the average for all Local Service Centres, at £235,000 however is comparable to Bollington, Haslington and Disley.

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.
- 6.2. 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.
- 6.3. 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.
- 6.4. 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.

¹ Based on 40 lets over 12 months.

² Based on 47 transactions.

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 resumed (2015) 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

8.1. It is useful to consider the growth expected across Cheshire East as part of the CELPS.

8.2. 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.

9. Cheshire East Local Plan Strategy Submission Version

9.1. The 36,000 dwelling requirement identified within the Cheshire East Council Proposed Changes to the LPS (Consultation Draft) February 2016 is the minimum requirement for housing development within Cheshire East across the Plan period.

9.2. The Spatial Distribution work undertaken by AECOM on behalf of the Council outlines that the Local Service Centres (LSC) should take 3500 homes over the Plan period. The geographical distribution and the proportion of the 3500 homes that each area will take are not decided.

9.3. A useful starting point may be to establish an 'even split' share of the housing figure. As there are 13 LSCs, this would mean that on an even split basis each LSC should take **269 dwellings** over the plan period (3500/13). However such a figure does not take account of the different population of each LSC and the local circumstances.

9.4. An approach which distributes development on a proportional basis may reasonably act as a suitable methodology. This approach means establishing the percentage share of households that each settlement currently holds and distributing development on a percentage basis for each settlement.

9.5. There are 22,144³ households within the 13 Local Service Centres. There are 2004 households in the Parish of Shavington, accounting for 9.05% of total households in

³ Source: 2011, ONS, Census.

the LSCs. On a proportional basis if Shavington were to take a 'proportion of the 3500 dwellings to be distributed, this would equate to a requirement for **317 dwellings**.

10. DCLG Household Projections

- 10.1. Guidance dictates 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.
- 10.2. The most recent household projections are the 2014 based household projections that were released in July 2016. These project that by 2030 Cheshire East households will increase to 177,345 from 159,000 in 2010. This equates to an average increase of 917 households per annum.
- 10.3. It would be presumable to calculate that as at the 2011 census the number of households was 2004 in Shavington, a 1.26% share of all households in Cheshire East, as a proportion Shavington would notionally have had 2003 households in 2010.
- 10.4. On a theoretical assumption that Shavington will continue to comprise a 1.26% share of Cheshire East population, it would be reasonable to project that it would have 2,235 households by 2030, an increase of 231 households over the Plan period.
- 10.5. In the 2011 census Shavington had a ratio of 0.98 households per dwelling, which when applied to the 231 household increases, equates to **236 dwellings** over the Plan period.
- 10.6. This can be taken to represent the level of need arising from household increases, the 'unconstrained need' of Shavington.

11. Dwelling completion rate 2001-2011

- 11.1. Between 2001 and 2011 there was increase of 57 dwellings in Shavington, or 5.7 dwellings per annum. Projecting the level of dwelling increase forward to 2030, a figure of **165 dwellings** could be arrived at if the rate of increase continued over the Plan period.

12. Quantity of housing

- 12.1. The range of potential housing targets for Shavington could be 165-317 dwellings.
- 12.2. This is comprised of the following:
 - Local Plan even split: 269
 - Local Plan proportionate figure: 317
 - DCLG Household Projections: 236
 - Dwelling completion rate: 165

13. Completions and Commitments

- 13.1. The position regarding completions in the Parish is detailed below.

	Completions
2010/11	1
2011/12	1
2012/13	-40
2013/14	14
2014/15	5
2015/16	36
Total	Net 17

13.2. There are a further 205 commitments in Shavington, taking the completions and commitments figure to 222. In addition there are two strategic sites located in Shavington, which have been counted for the purposes of the Crewe strategic allocation site CS6 and CS7. These account for 360 and 275 commitments respectively. Therefore this will need to be considered in the housing requirement for Shavington.

14. Market signals and impact on housing figure

14.1. Table 13 shows how factors specific to Shavington 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 rather than give definitive answers.

Table 13: Market Signals and impact on quantity of housing

Factor/Evidence	Possible impact on figure	Rationale
Rate of development		
Overcrowding/ Concealed households	↔	Census data and other market indicators suggest that overcrowding and concealed households does not appear to be a significant factor in Shavington. . The number of concealed families accounts for 1.03% of all families and is less than the Cheshire East and national figures. Overcrowding does not seem like an issue locally and the majority of households are under-occupying properties.
Rental/ House prices to surrounding area		
Affordability		

15. Characteristics of Housing Need

15.1. Table 14 Taking into account census data on demographics and population change, conclusions can be drawn to show the possible impacts on housing need in Shavington. Table 14 summarises these characteristics.

Table 14: Characteristics of Housing Need and potential impact on housing type

Factor/Evidence	Possible impact on type of housing need	Possible policy response

16. Recommendations

16.1. This report has been prepared to present demographic and trend data to inform the drafting of housing policies by Shavington-cum-Gresty Parish Council.

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