

HANKELow
Neighbourhood
**Plan: Housing Needs Advice
Report**

January 17

2018

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

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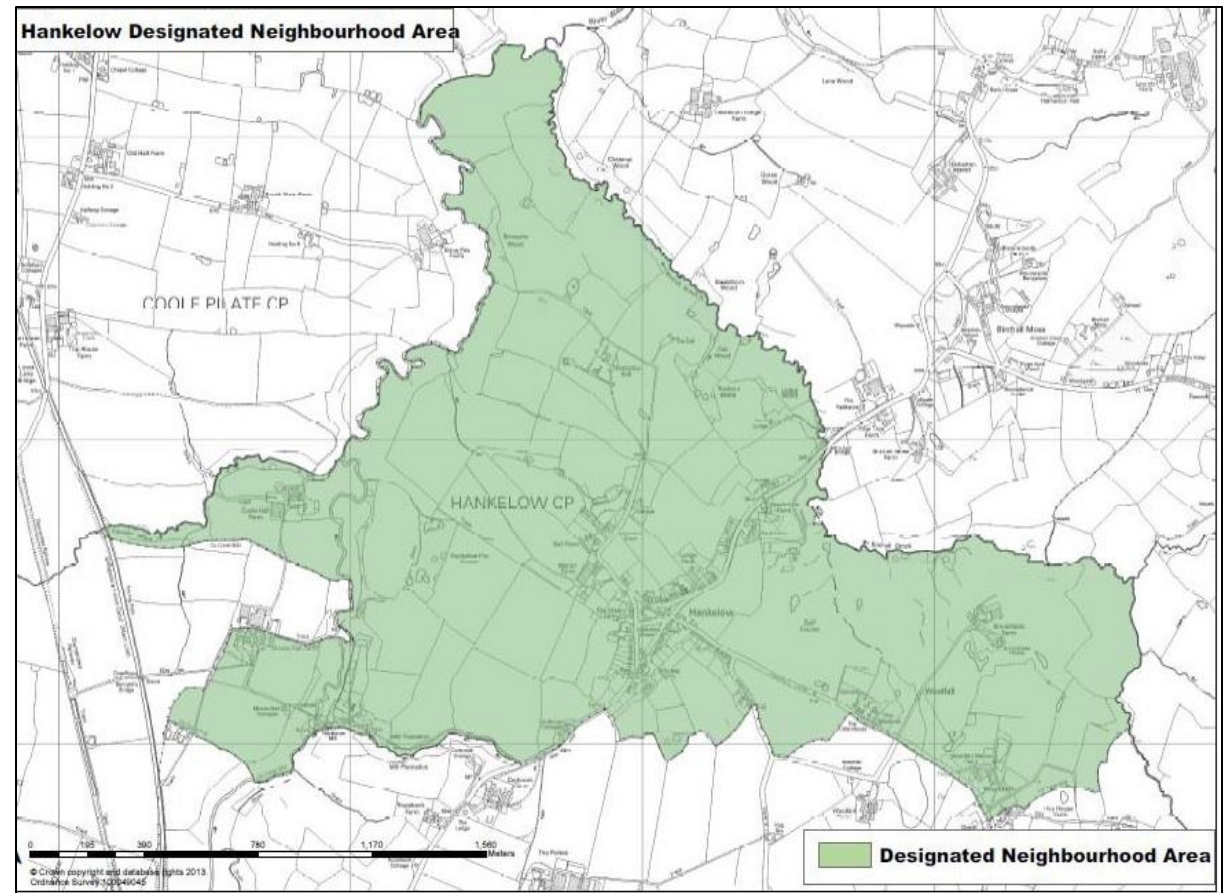
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1. Executive Summary

- 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 Hankelow Parish.
- 1.2 Using a range of trend based data highlights the social and economic issues relevant to Hankelow 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 constraint, planning judgement or land availability.
- 1.3 In brief, the key points arising from this report are:
- Based on trend projections, a reasonable range to express the quantum of housing needed to 2030 in Hankelow would be approximately 14 - 18 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. Hankelow is preparing a Neighbourhood Development Plan (NDP). The Neighbourhood Area, as designated, covers the administrative area of Hankelow Parish. The study area is defined on the map.
- 2.2. This Housing Needs Advice Report therefore includes parish level data for Hankelow Parish only. Hankelow is adjoined to the parishes of Audlem and Buerton.
- 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 Crewe and Nantwich 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 four 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. **DCLG 2012 household projections;**
 - iv. **The dwelling completion rates 2001-2011.**

- 3.6 These scenarios have been established using a range of evidence:
- i. **Cheshire East Local Plan Strategy**
 - ii. **DCLG Household Projections**
 - 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 Hankelow Population

- 4.01 The following section will characterise the population of Hankelow, 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 Hankelow has seen a small population decrease between the Census periods. There has been a small increase in dwellings from 108 to 116 alongside a small increase in households. Household size has decreased compared to the Cheshire East average.
- 4.1.3 The rate of change in household size in Hankelow is notably higher than in the wider Cheshire East area and likely attributed to a decline in family households associated with an ageing population.

Hankelow	Hankelow 2001	Hankelow 2011	Cheshire East 2011
Population	265	261	370,127
Households	100	111	159,441
Dwellings	108	116	166,236
Average household size	2.7	2.4	2.3
Household per Dwelling (Ratio)	1.08	1.04	1.04

Rate of Change (RoC)	Hankelow RoC 2001 - 2011	Cheshire East RoC 2001-2011
Population	-1.51%	5.30%
Households	11.00%	8.40%
Dwellings	7.41%	8.60%
Average household size	-11.27%	0.07

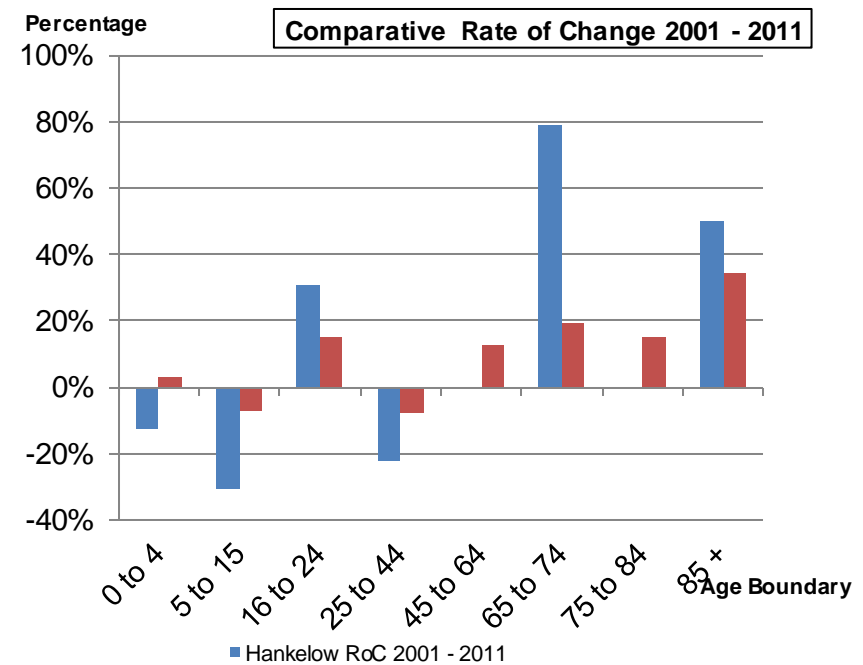
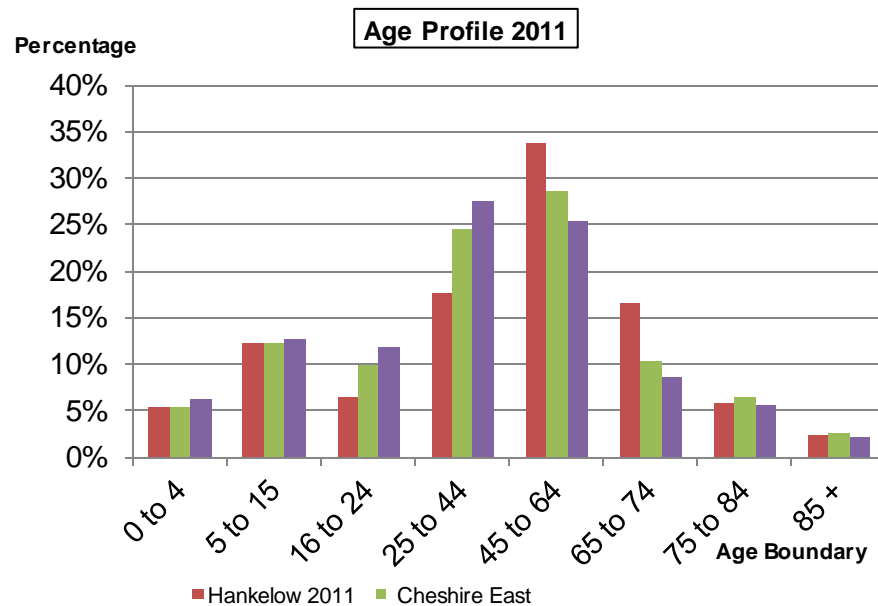
4.2 Length of Residence and Place of Birth

- 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 Hankelow there are fewer migrants than the average for England and less 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 trends.
- 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		Hankelow 2011	Cheshire East 2011	England 2011
Born in the UK		97.32%	94.52%	86.16%
Born outside UK	Total Resident in UK	2.68%	5.48%	13.84%
	EU	98.85%	2.26%	3.74%
	Other	0.00%	3.22%	10.10%
	Resident in UK; Less than 2 Years	0.38%	0.65%	1.75%
	Resident in UK; 2 Years or More but Less Than 5 Years	0.77%	1.00%	2.21%
	Resident in UK; 5 Years or More but Less Than 10 Years	0.00%	1.09%	2.87%
	Resident in UK; 10 Years or More	1.53%	2.74%	7.01%

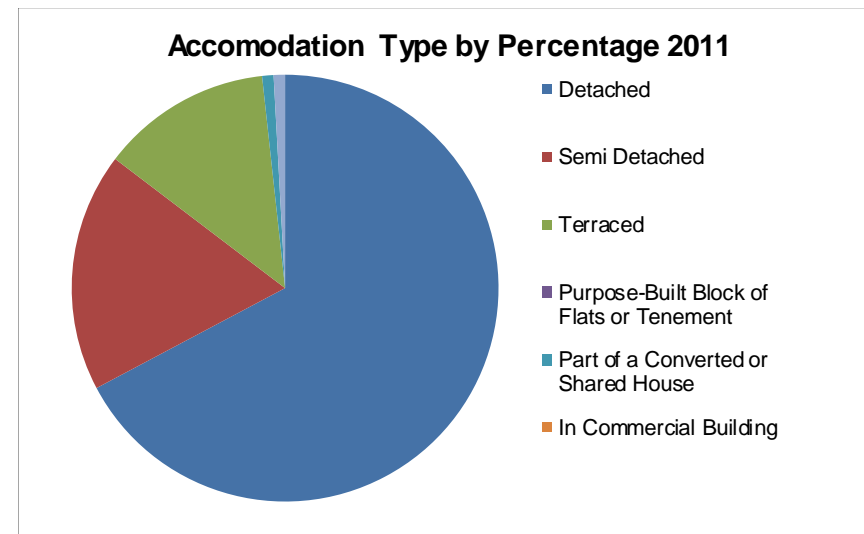
4.3 Age Profile

- 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 65-74 age groups. This is not surprising and is comparable with both local and national trends in terms of an ageing population increase. The rate of this growth compared with Cheshire East is very notable. There has been a notable change in the 85+ age groups which has seen a 50% increase in growth. Although the absolute numbers are small, the trend change locally is significant.
- 4.3.2 Age groups 5-15 decreased by 30% and 25 to 44 groups decreased by 22%, this compared with the Cheshire East reduction of approximately 7% is significant. The overall decrease in children and young adults is notable when considered with the increase in the ageing population and limited population increase. If this trend continues it could exacerbate the effects of an ageing population
- 4.3.3 There was zero change in the 45-64 age groups, this group, at nearly 34%, represents the largest proportion of population in the parish. This is significant as this group will likely become elderly over the plan period.



4.4 Accommodation Type

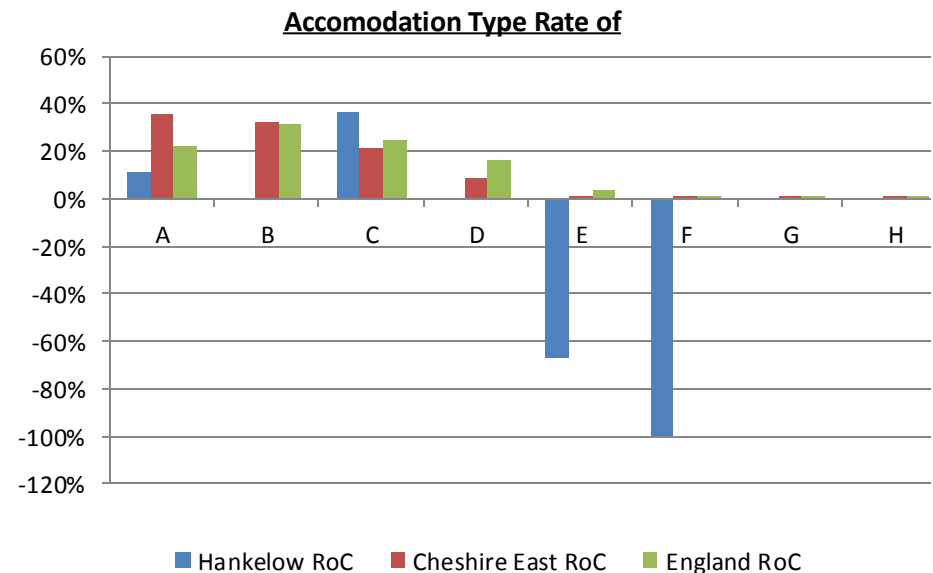
- 4.4.1 Hankelow has a considerably greater proportion of detached properties than both the Cheshire East and England averages.
- 4.4.2 Hankelow has far fewer terraced properties and fewer numbers of semi-detached properties than the borough and national average. Hankelow has no purpose built flats, or flats as part of a converted or shared house.
- 4.4.3 The higher proportions of detached properties accords with the rural and dispersed, low density nature of the parish. The table below shows the rate of change in property types in Hankelow between the Census periods.



Accommodation by Type 2001 - 2011	2001			2011		
	Hankelow	Cheshire East	England	Hankelow	Cheshire East	England
Detached	70	55,603	4,786,456	78	58,368	5,128,552
Semi Detached	21	50,283	6,713,183	21	53,498	7,076,395
Terraced	11	32,939	5,494,033	15	35,582	5,642,969
Purpose-Built Block of Flats or Tenement	0	10,467	2,967,790	0	14,620	3,854,451
Part of a Converted or Shared House	3	1,997	968,266	1	2,116	984,284
In Commercial Building	3	1,312	244,179	0	1,365	257,218
Caravan or Other Mobile or Temporary Structure	0	593	88,918	1	780	100,228
Shared Dwelling	0	192	77,531	0	97	77,955

4.5 Accommodation Type – Rate of Change

- 4.5.1 The table below shows the rate of change in property types in Hankelow between Census periods. There has been very limited growth of housing in the area. The number of semi-detached houses has remained the same over the Census period with zero change.
- 4.5.2 The most notable increase was in terraced property types. The proportion of terraced houses has increased by 36% (or an increase of 4). This is only a slight increase however, when compared with the number of detached properties in Hankelow.
- 4.5.3 There are no flats in the parish, and no flats have been built resulting in no change from 2001.
- 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 (from zero to one for example).



Accommodation Type Rate of Change 2001-2011		Hankelow RoC	Cheshire East RoC	England RoC
1	Detached	11.43%	35.6%	22.4%
2	Semi Detached	0.00%	32.6%	31.2%
3	Terraced	36.36%	21.3%	24.5%
4	Purpose-Built Block of Flats or Tenement	N/A	8.4%	16.4%
5	Part of a Converted or Shared House	-66.67%	1.1%	3.8%
6	In Commercial Building	-100.00%	0.7%	1.0%
7	Caravan or Other Mobile or Temporary Structure	N/A	0.4%	0.4%
8	Shared Dwelling	N/A	0.1%	0.4%

4.6 Concealed Families

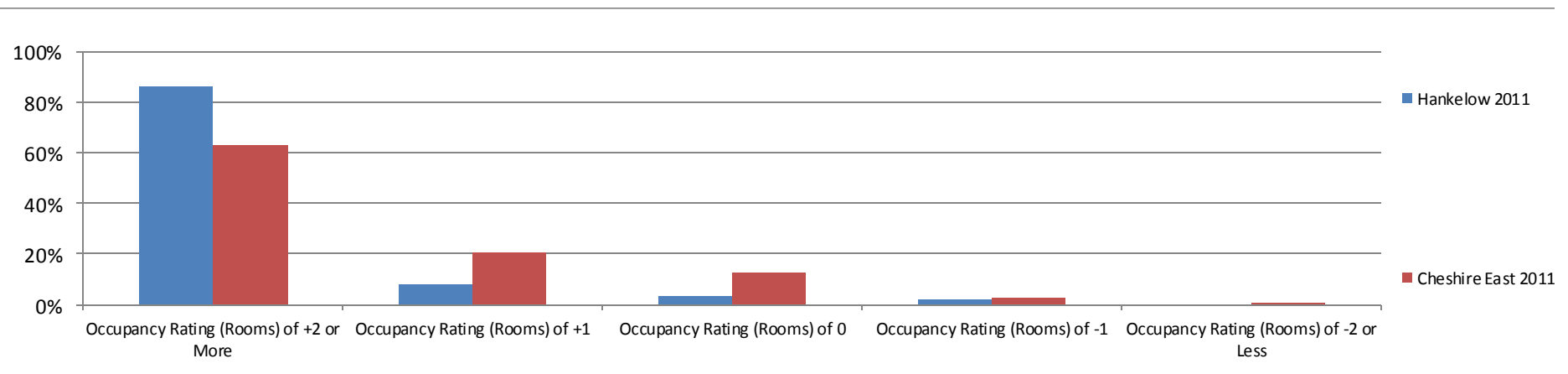
- 4.6.1 Overcrowding, concealed and shared households can demonstrate an un-met need for housing and longer term increase in the number of these households may be a signal to consider increasing planned housing numbers
- 4.6.2 A concealed family is a group which wishes to form their own household but is unable to do so. This can be for a number of reasons, but typically due to high house prices or unavailability of suitable properties.
- 4.6.3 The presence of a high proportion of concealed families can be a market indicator to increase the number of dwellings in an area. The table shows that there are no concealed families in the parish and therefore this is lower than the Cheshire East average and overcrowding is not a significant issue in the parish.

Concealed Families		Hankelow 2011	Cheshire East 2011
All families total		85	110,567
Concealed families total:		0 (0%)	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	0	743
	No children	0	580
	Dependent children	0	118
	All children non-dependent	0	45

4.7 Occupancy

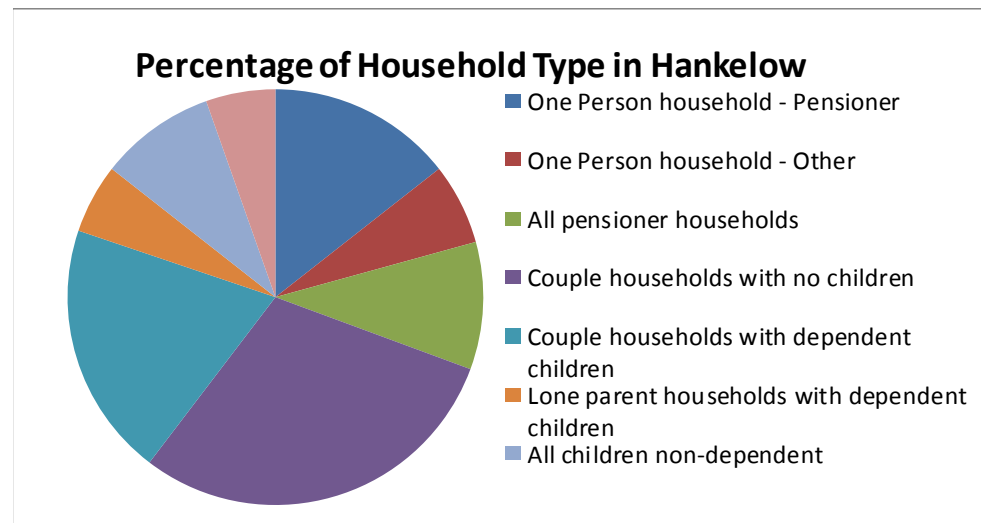
- 4.7.1 This section shows occupancy rating compared with Cheshire East. Occupancy rating is a useful indicator of the level of overcrowding or under occupancy in an area and the rating provides a measure of whether a household's accommodation is overcrowded or under-occupied. Occupancy rating is calculated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

Hankelow		Hankelow Percentage of All Households
All Households	111	100%
Occupancy Rating (Rooms) of +2 or More	96	86%
Occupancy Rating (Rooms) of +1	9	8%
Occupancy Rating (Rooms) of 0	4	4%
Occupancy Rating (Rooms) of -1	2	2%
Occupancy Rating (Rooms) of -2 or Less	0	0%



4.8 Household Type

- 4.8.1 The table below sets out the household types in the parish and the rate of change between Census periods.
- 4.8.2 The parish is predominantly couple households with no children and one person pensioner households.
- 4.8.3 Consistent with the age profile of the parish, pensioners make up a significant proportion of the population.



Household Type and percentage of type	Parish 2001	Parish 2011	Percentage of Total 2001	Percentage of Total 2011
One Person household - Pensioner	14	16	14.00%	14.41%
One Person household - Other	3	7	3.00%	6.31%
All pensioner households	13	11	13.00%	9.91%
Couple households with no children	18	33	18.00%	29.73%
Couple households with dependent children	33	22	33.00%	19.82%
Lone parent households with dependent children	0	6	0.00%	5.41%
All children non-dependent	14	10	14.00%	9.01%
Other households	5	6	5.00%	5.41%
Total:	100	111	100.00%	100.00%

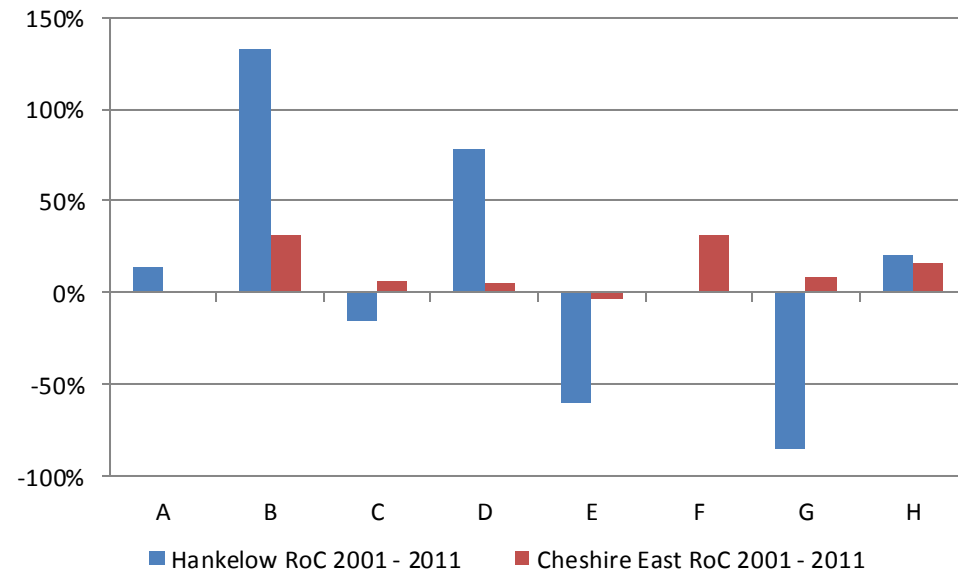
4.9 Household Type – Rate of Change

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 Most notable is the increase in one person households and the decrease in couple households with dependent children. This may be consistent with an ageing population and 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. Overall there has been a decrease in families in the area and the number of one person households has notably increased.

4.9.3 Where N/A is recorded, the change between Census periods could not be expressed as a percentage due to an absolute change (from zero to one for example).

Household Type Rate of Change

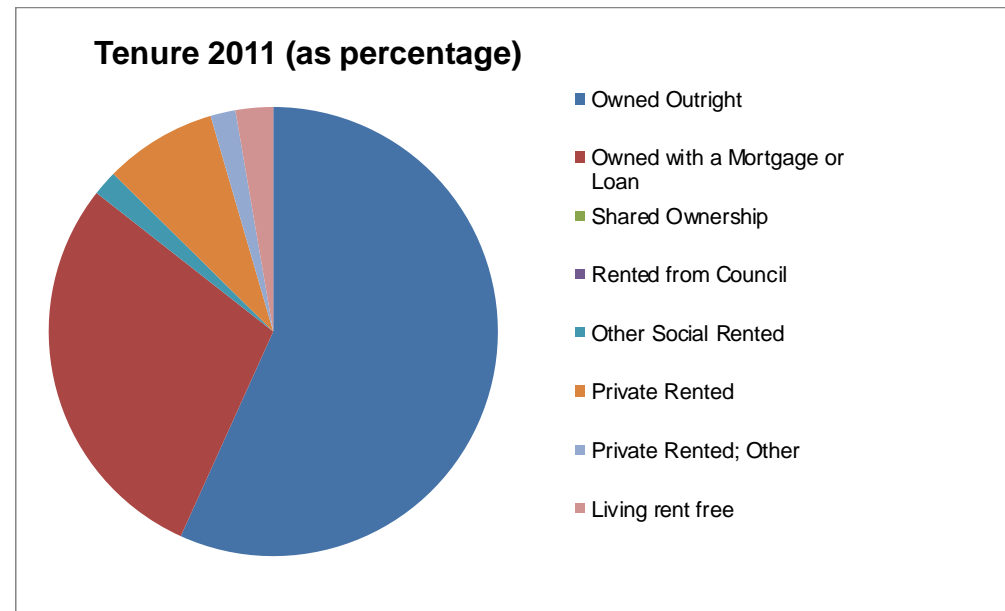


Household Type as Percentage and Rate of Change		Hankelow RoC 2001 - 2011	Cheshire East RoC 2001 - 2011
A	One Person household - Pensioner	14%	1.38%
B	One Person household - Other	133%	30.90%
C	All pensioner households	-15%	6.68%
D	Couple households with no children	78%	5.14%
E	Couple households with dependent children	-61%	-3.09%
F	Lone parent households with dependent children	N/A	31.54%
G	All children non-dependent	-86%	8.16%
H	Other households	20%	15.96%

4.10 Household Tenure

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

4.10.2 There has been a notable increase in private renting in the parish.



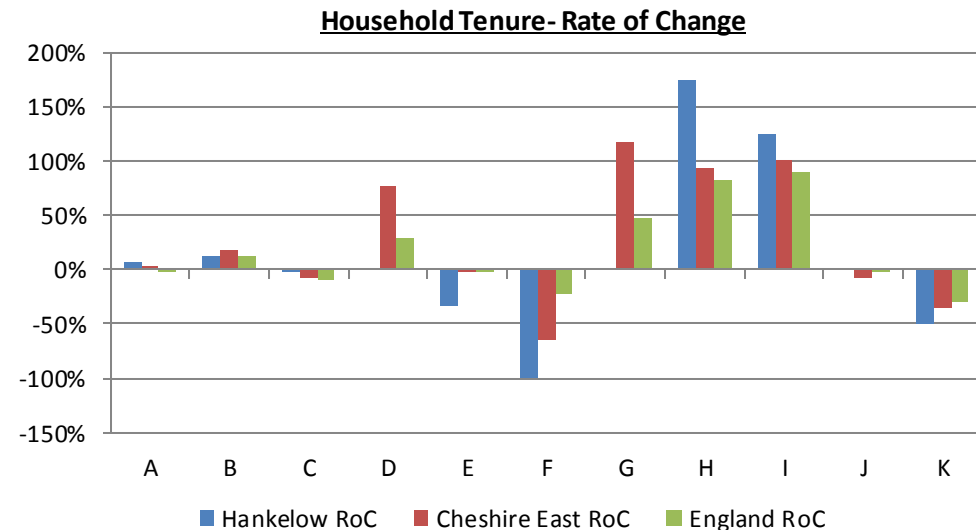
Household Tenure	Tenure 2001	Tenure 2011	Hankelow 2011 (percentage)	Cheshire East 2011 (percentage)	England 2011 (percentage)
Owned; Total	89	95	86%	74.49%	63.34%
Owned; Owned Outright	56	63	57%	37.53%	30.57%
Owned; Owned with a Mortgage or Loan	33	32	29%	36.95%	32.77%
Shared Ownership (Part Owned and Part Rented)	0	0	0%	0.49%	0.79%
Social Rented; Total	3	2	2%	11.38%	17.69%
Social Rented; Rented from Council (Local Authority)	3	0	0%	2.69%	9.43%
Social Rented; Other Social Rented	0	2	2%	8.69%	8.27%
Private Rented; Total	4	11	10%	12.50%	16.84%
Private Rented; Private Landlord or Letting Agency	4	9	8%	11.44%	15.42%
Private Rented; Other	0	2	2%	0.17%	0.27%
Living rent free	6	3	3%	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 compared with the borough and nationally.

4.11.2 The decrease in households in social rented accommodation and increase in privately rented accommodation is notably different from the national and local trends and whilst the absolute numbers involved here are small, the trend change is locally significant.

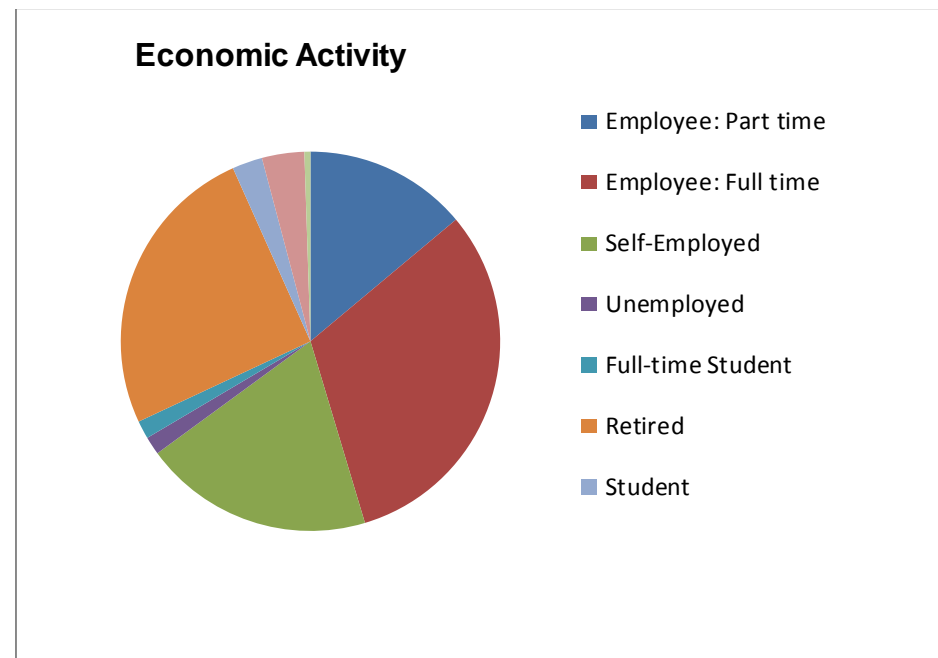
4.11.3 Where N/A is recorded, the change between Census periods could not be expressed as a percentage due to an absolute change.



Household Tenure and Rate of Change 2001 - 2011		Hankelow RoC	Cheshire East RoC	England RoC
A	Owned; Total	6.7%	2.85%	-0.56%
B	Owned; Owned Outright	12.5%	18.26%	13.00%
C	Owned; Owned with a Mortgage or Loan	-3.0%	-8.55%	-9.07%
D	Shared Ownership (Part Owned and Part Rented)	N/A	77.45%	29.97%
E	Social Rented; Total	-33.3%	-2.10%	-0.94%
F	Social Rented; Rented from Council (Local Authority)	-100.0%	-64.76%	-23.04%
G	Social Rented; Other Social Rented	N/A	117.42%	47.29%
H	Private Rented; Total	175.0%	92.71%	82.38%
I	Private Rented; Private Landlord or Letting Agency	125.0%	101.17%	89.10%
J	Private Rented; Other	N/A	480.14%	420.14%
K	Living rent free	-50.0%	-35.01%	-29.59%

4.12 Economic Activity

- 4.12.1 The table below sets out the economic activity of the population in Hankelow.
- 4.12.2 The proportion of economically active people is broadly in line with Cheshire East, however there are fewer people employed full time and slightly fewer people employed part time, but more self employed people than the Cheshire East average.
- 4.12.3 There is broadly the same proportion of economically inactive people in the parish as there is in Cheshire East however of this there are greater proportions of retired persons and very few students in the area which is slightly less than the Cheshire East average.

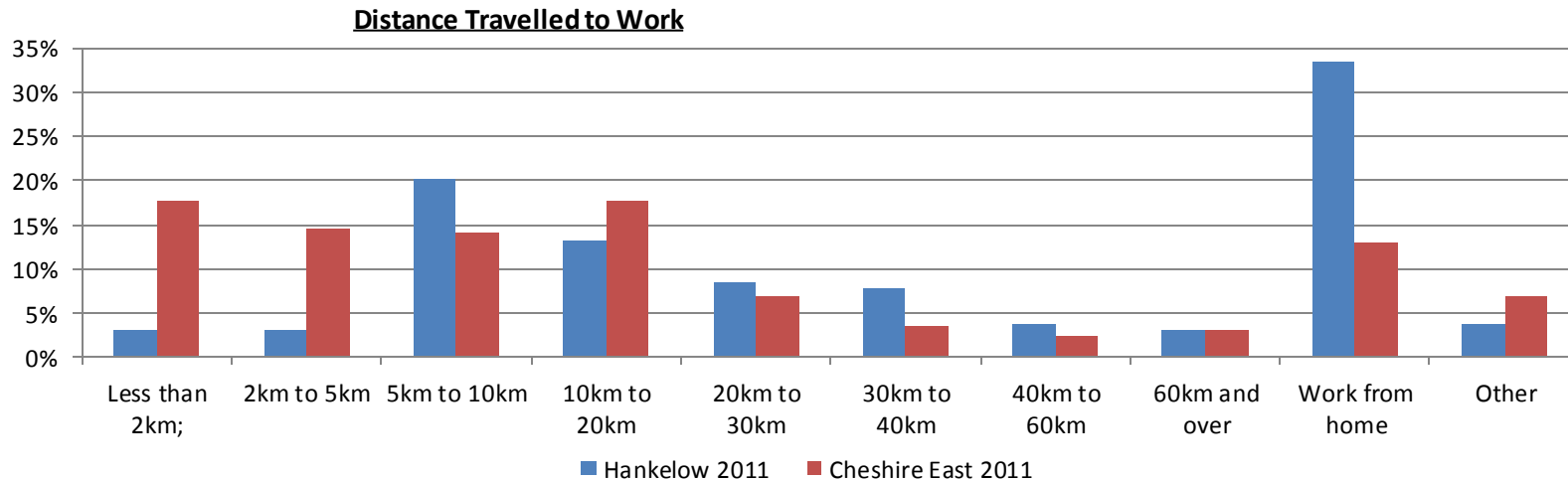


Economic Activity		Percentage of All Usual Residents Aged 16 to 74	Cheshire East 2011
Economically Active	Total	68.04%	70.59%
	Employee: Part time	13.92%	14.37%
	Employee: Full time	31.44%	39.44%
	Self-Employed	19.59%	10.72%
	Unemployed	1.55%	3.23%
	Full-time Student	1.55%	2.82%
Economically Inactive	Total	31.96%	29.41%
	Retired	25.26%	17.14%
	Student	2.58%	4.19%
	Looking after home or family	3.61%	3.54%
	Long-term sick or disabled	0.52%	3.07%
	Other	0.00%	1.47%

4.13 Distance Travelled to Work

- 4.13.1 The table opposite sets out commuting patterns in Hankelow and illustrates that most people travel between 5km and 30km for work, broadly in line with the Cheshire East average.
- 4.13.2 The majority of those in employment travelled between 5-10km into work; these individuals are most likely travelling into Crewe and Nantwich and the surrounding areas. Those travelling greater distances may be travelling into other areas such as Stafford and Stoke for work.
- 4.13.3 A third of all residents work from home, a significantly greater proportion than the Cheshire East average.

Distance Travelled to Work	Hankelow 2011	Cheshire East 2011
Less than 2km;	3.10%	17.80%
2km to 5km	3.10%	14.49%
5km to 10km	20.16%	14.10%
10km to 20km	13.18%	17.77%
20km to 30km	8.53%	6.88%
30km to 40km	7.75%	3.61%
40km to 60km	3.88%	2.50%
60km and over	3.10%	3.05%
Work from home	33.33%	12.88%
Other	3.88%	6.91%



5. Wider Development Context

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

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

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

7. Employment Land

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

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

- 8.1 It is useful to consider the growth expected across Cheshire East as part of the CELPS. As part of the evidence base for the Local Plan, a Housing Development Study was prepared to establish the Full Objectively Assessed Need for the Borough. This predicts that a dwellings provision of 1,800 per annum in the Cheshire East Local Plan Strategy will result in:
- The population growing by 15.7% (58,100) over the Plan period, from 369,100 (2010) to 427,100 (2030)
 - The number of households growing by 20.4% (32,400) over the Plan period, from 158,600 (2010) to 190,900 (2030)
 - 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 Local Housing Register Data and Affordable Housing Need. Hankelow falls within the Hankelow and Audlem Sub Area for the purposes of affordable housing need identified in the Strategic Housing Market Assessment (SHMA).
- 9.2 There is no Cheshire Homechoice data available for Hankelow.
- 9.3 Current social housing stock in the Hankelow area consists of 0 properties.

10. Local Surveywork

- 10.1 No local survey work has been undertaken specifically in regard to housing need.

11. Local Rent and House Prices

- 11.1 This section provides a high level comparison of property sale and rental price data in post code areas. Given that post code areas are a wider geography than the parish itself, this information is indicative only and may be supplemented with more information from estate agents in the area to establish a more accurate understanding of the local market.
- 11.2 Property market information from home.co.uk was accessed in December 2017. Information is only available on the wider CW3 postcode which is used as proxy for all data in this section. This postcode area is approximate to Hankelow; it is representative of the rural area in this part of Cheshire East.
- 11.3 The current average market rent in CW3 is £683 per calendar month. Time spent on the market is a more significant determinant of demand and average time on the rental market for the area was 56 days. This is compared with neighbouring postcode areas, CW5 average time is 210 days with higher demand for 3 bedroom properties. In CW2 average time on the market is 166 days with higher demand for 2 bedroom properties.

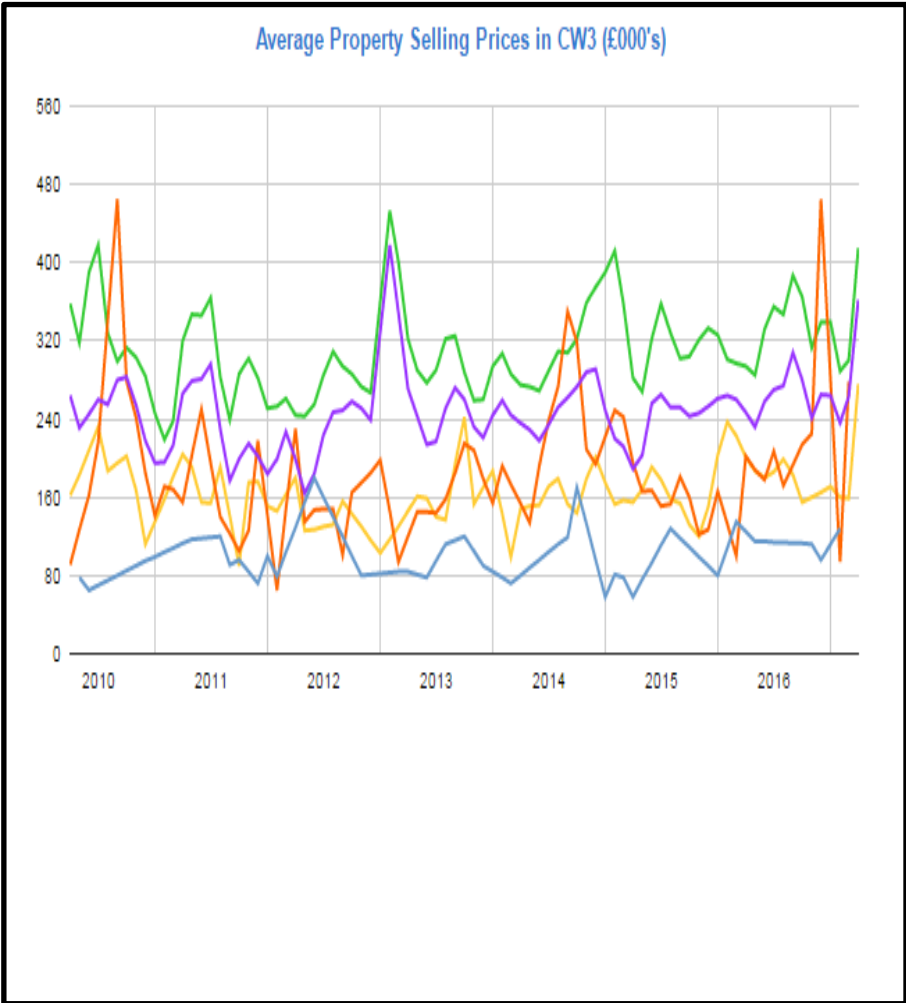
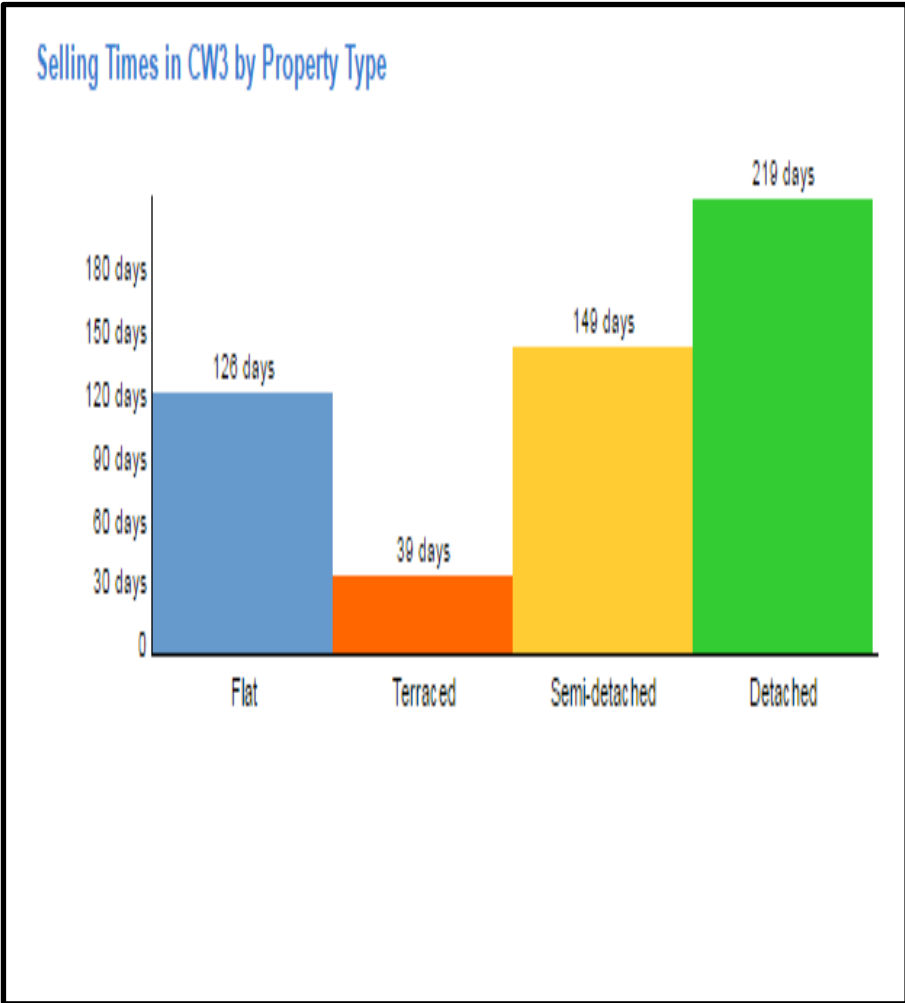
- 11.4 This could suggest that demand for rental property is higher than other neighbouring areas; however it could also recognise the limited availability of suitable properties on the market with 4 bedrooms or affordable family size properties. The rental market is limited in the types of properties that become available due to the simple nature of the housing stock in the parish. Hankelow has also seen a higher scale of growth in the private rented sector the same as Cheshire East and nationally.
- 11.5 The current average market sale in Hankelow is £299,250. Over the past seven years the price of terraced properties has increased by 154%. Postcode area CW5 has notably lower property values (average sales £212,223). The significant value increase of terraced properties in the past seven years is likely to have impacted this.
- 11.6 Average property sales are higher than neighbouring post code area CW2 (average prices are £174,949) and higher but more comparable to CW5 (average prices at £212,223) which are both within the Cheshire East area.

Postcode	Average Time on market (days) rental	Highest Demand (bedroom size)	Days on market
CW3	56	4	4
CW5	210	3	171
CW2	166	2	87

Hankelow CW3	Apr 2010	Sept 2017	Change
Detached	£358,125	£376,500	+3%
Semi	£162,000	-	-
Terraced	£90,950	£231,000	+154%
Flat	-	-	-
All	£263,921	£299,250	+3%

Selling times in CW3

Selling prices in CW3 from April 2010 to September 2017



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 Villages (OSRV).
- 13.3 The OSRV, of which Hankelow is part, has 3378 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 OSRV.
- 13.4 Completions, commitments and strategic site allocations in the OSRV at 31st March 2017 were 2762 leaving a need to deliver 616 homes to 2030 in this tier of the settlement hierarchy.
- 13.5 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.
- 13.6 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).

- 13.7 Distribution of development across the OSRV 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 OSRV:
- 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 way 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 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.
- 13.11 An approach which distributes development on a proportional basis may reasonably act as a starting point to establish appropriate levels of planned 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 in each area. The calculation is outlined opposite.

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

14. Establishing a locally appropriate housing target

- 14.1 The government's current consultation on an 'Planning for the Right Homes in the Right Places' sets out to support Local Planning Authorities (LPA) to make a reasoned judgement to establish neighbourhood planning housing need based on their settlement strategy and allocations in their plan (where it is up to date). 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.
- 14.2 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.
- 14.3 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

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 OSRV currently holds and distributing the 3378 target on a percentage basis, based on households in each area. The calculation is outlined below
- 15.2 There are 20,656 households within the OSRV. There are 111 households in the Parish of Hankelow, accounting for 0.53% of total households in the OSRV. On a proportional basis, if Hankelow were to take a 'fair share, or 0.53% of planned growth in the OSRV, this would equate to a requirement to accommodate an additional 18 households over the plan period.

Establishing a parish share of dwellings: household basis	
OSRV Requirement	3378
OSRV total households	20,656
Hankelow Parish no. of households	111
Hankelow percentage share of OSRV Households	0.53
0.53% of 3378 =	17.90

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 24 (rounded up) new dwellings in Hankelow over the Plan period.
- 16.2 The population of the OSRV is 61,760. There are 261 people in the Parish of Hankelow, accounting for a 0.42% of total population in the OSRV. On a proportional basis, if Hankelow were to take a 'fair share', or the 0.42% of planned development in the OSRV, this would equate to a requirement to accommodate an additional **14 dwellings** over the plan period.

Establishing a parish share of dwellings: population basis	
OSRV Requirement	3378
Cheshire East Population	370,127
OSRV total population	61,760
Hankelow population	261
Hankelow percentage share of OSRV population	0.42%
0.42% of 3378 =	14.18

17. DCLG Household Projections

- 17.1 Guidance suggests that DCLG household projections are a robust evidence base and that the most recent projections available should be used as a starting point for any assessment of need.
- 17.2 The most recent household projections are the 2012 based household projections that were released in February 2015. These project that by 2030 Cheshire East households will increase to 180,000 from 159,000 in 2010. This equates to an average increase of 1,050 households per annum.
- 17.3 In 2011 Hankelow held 111 households, a 0.06% share of all households in Cheshire East. Assuming that Hankelow held the same percentage share of households the year before, Hankelow can reasonably be assumed to have held 111 households in 2010.
- 17.4 Should Hankelow continue to comprise of a 0.06 % share of Cheshire East households, it would be reasonable to project that Hankelow would have 125 households by 2030, an increase of **14 households over the Plan period**.
- 17.5 Assuming the ratio of households to dwellings remains constant at 1.04 households per dwelling, Hankelow **would require further 15 dwellings over the plan period**.
- 17.6 This can be taken to represent the level of need arising from household increases, the 'unconstrained need' of Hankelow.

18. Dwelling Completion Rate 2001-2011

18.1 Between 2001 and 2011 there was an increase of 8 dwellings in Hankelow or an increase of 0.8 dwellings per annum¹. Projecting this annualised level of growth forward across the 20 year period plan (2010-2030) would result in a target of **16 dwellings** period.

19. Completions and Commitments 2010-2017

19.1 Housing monitoring information for the period April 2010 to March 31st 2017 illustrates there have been 11 completions.

19.2 There are a further 32 dwellings committed, taking the completions and commitments up to 43 at 31st March 2017.

20. Quantum of housing: Range

20.1 Based on the calculations undertaken above a potentially appropriate housing target for Hankelow could be 14-18 dwellings.

20.2 This is comprised of the following:

- Local Plan proportional figure: Households: 18
- Local Plan proportional figure: Population: 14
- DCLG Household Projections: 15
- Dwelling completion rate: 16

21. Market signals and impact on housing figure

21.1 The Table below shows how factors specific to Hankelow 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	↔	<p>A small proportion of in work residents commute within Cheshire East or locally, within less than 5km, however the majority of commuters travel between 5km-10km (20%) and 10km to 20km (13%) the likelihood to neighbouring towns and villages.</p> <p>Hankelow has very limited public transport provision although proximity to the main routes of the local road network A51 and M6 may make the area a desirable place to live and commute.</p>
Overcrowding/ Concealed households	↑	<p>Indicators on overcrowding, concealed and sharing households demonstrate un-met need for smaller housing. The parish had no concealed families but a higher proportion of households with +2 or rooms than they require, meaning they are under occupied. Over the Census period there has been a decrease in couple households with dependent children and an increase in couple households with no children, suggesting a decrease in family sizes. The growth in single occupancy in the older age groups may signify an unmet need for smaller accommodation for older age groups.</p>
Rental/ House prices to surrounding area	↔	<p>Property prices are higher to surrounding rural areas. A modest growth in housing provision is unlikely to affect this.</p>
Affordability	↔	<p>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 the location is not in high demand in the wider sub area and the number of properties suitable may not be available to meet local demand.</p> <p>An increase in housing mix numbers may re-balance the age profile of the community and housing stock.</p>

22. Characteristics of Housing Need

22.1 Taking into account census data on demographics and population change, conclusions can be drawn to show the possible impacts on housing need in Hankelow. The table below 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 in some categories than the Cheshire East average and overall from a national position. The proportion of very elderly population is similar to Cheshire East averages, however the greatest rate of growth over the Census period has been in the 65-74 age groups (79%), which is significantly more acute than the Cheshire East average. There has also been a significant rate of growth in 85 and over groups which is higher than Cheshire East averages.</p> <p>The biggest population segment is the 45-64 groups. There are a large proportion of households who are likely to 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 over the Plan period.</p> <p>A need to consider carefully the 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>
Smaller market and affordable housing	<p>Hankelow housing stock is dominated by detached housing, accounting for approximately 67% of all household accommodation, much higher than Cheshire East and national averages. There is also a smaller 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 4+ bedrooms.</p>	<p>Consider policies on housing mix and type in Hankelow</p> <p>Ensure any developments provide a range of housing types, tenures and sizes to meet identified needs, with particular emphasis on a variety of market housing to balance the stock profile such as flats and larger family sized accommodation for the rental market.</p>
Type of household growth	<p>The ageing population is higher than borough trends and the 45-64 age group is higher than the Cheshire East and national averages. A continued decline in children and increase in the older population could impact on the vitality of the parish if these trends continue, and the provision of services and facilities over the plan period.</p> <p>The growth in the ageing population is more acute than borough trends and 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 Hankelow 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 Hankelow 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 Hankelow.

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

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

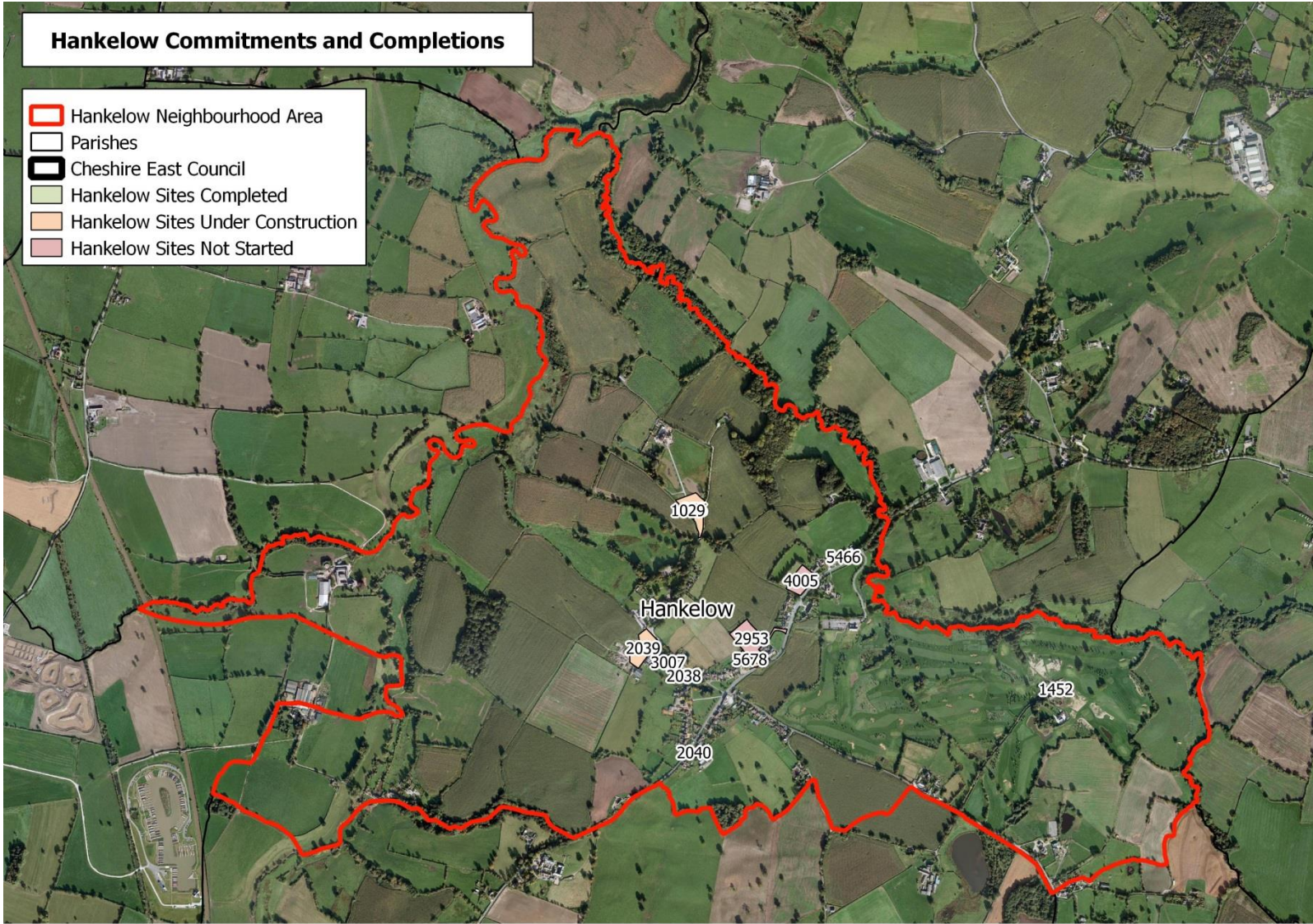
- Provision of older persons accommodation – how will older persons accommodation be delivered and services provided in this location? Would this group want to retain independence through smaller downsizing properties or specific care provision? Should such accommodation be provided outside the village 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.

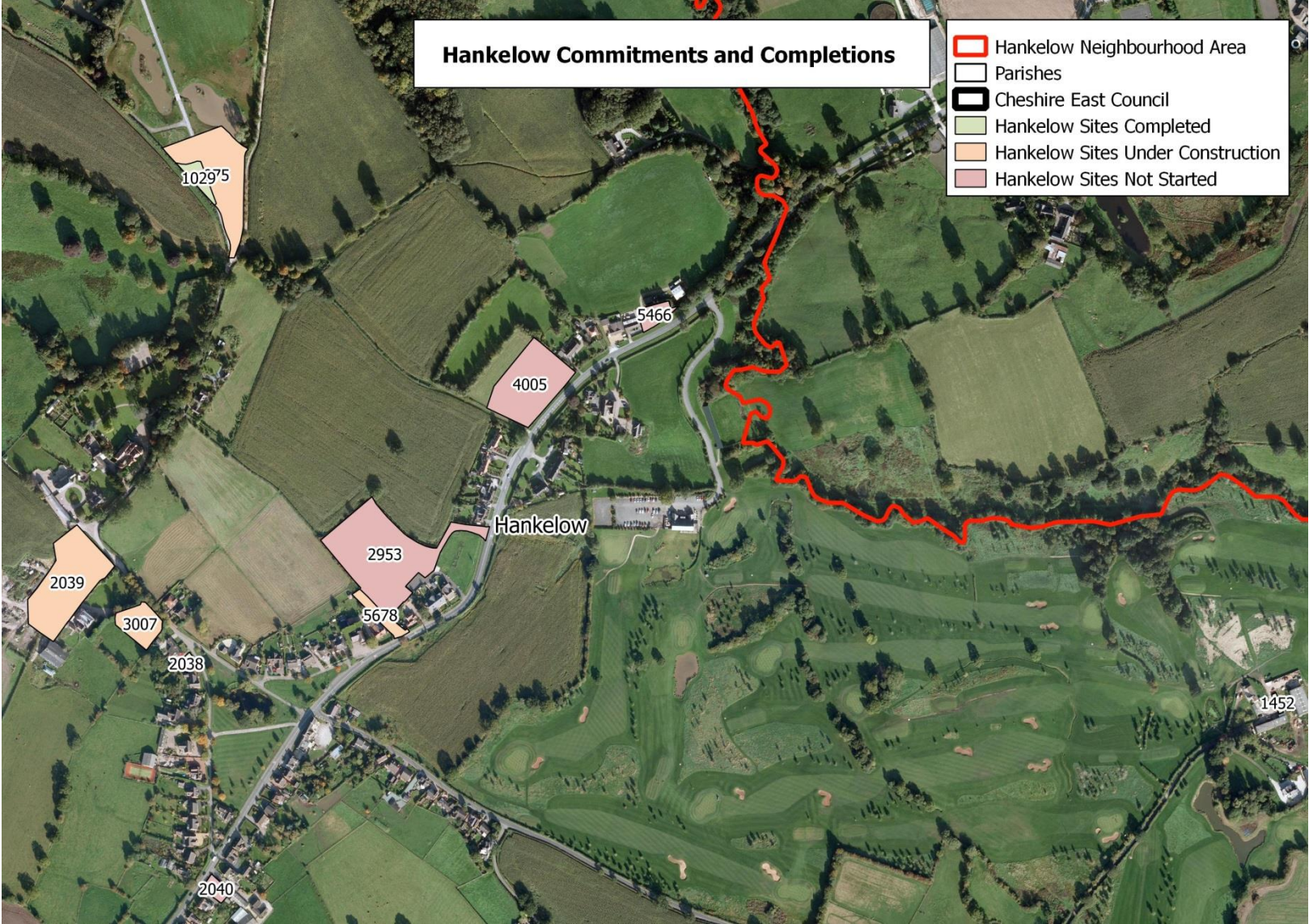
24. Appendices

Appendix 1: Completions and Commitments (01.04.2010 – 31.03.2017)

Ref	Site Address	Planning Application Number	Site Construction Status	Total Net Dwellings	Net Completions
975	Hankelow Hall, Hall Lane, Hankelow	P08/0869	Under Construction	4	3
1029	Hankelow Hall, Hall Lane, Hankelow	P09/0007	Completed	1	1
1452	Brookfields Farm, Longhill Lane, Hankelow	P04/0801	Completed	1	1
2038	Land adjacent to 1 Manor Cottages, Hall Lane, Hankelow	P08/0845	Completed	1	1
2039	MANOR FARM, HALL LANE, HANKELOW, CW3 0JB	11/3818N	Under Construction	6	5
2040	Hankelow House, Audlem Road, Hankelow	11/0708N	Not Started	1	0
2953	Lodge Farm Industrial Estate, Audlem Road, Hankelow	16/3764N	Not Started	19	0
3007	Land adjacent to Hankelow Manor, Hankelow Lane, Hankelow, Cheshire	14/5608N	Under Construction	2	0
4005	LAND ADJACENT TO, 4 SWEDISH HOUSES, AUDLEM ROAD, HANKELOW, CHESHIRE	15/2788N	Not Started	7	0
5466	FIELDS VIEW, AUDLEM ROAD, HANKELOW, CW3 0JE	16/1951N	Not Started	1	0
5678	GREY HOUSE, AUDLEM ROAD, HANKELOW, CW3 0JE	16/0083N	Under Construction	0	0
Total				43	11

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](#)