

Housing Needs Report for Kingsley (Parish)

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and produced by Cheshire Community Action
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Cheshire Community Action (CCA) was commissioned by Cheshire West & Chester Council (CWAC) to carry out an independent housing needs assessment of Kingsley.

The following documents and data sets were analysed:

- Planning policy context referring to the CWAC Local Plan 1 and 2 (submission version)
- West Cheshire Rural Growth Strategy
- Dwelling completion data from housing land monitor
- Affordability – by comparing house price and rental data with income
- CWAC Housing and Self-build Registers
- CWAC Vulnerable Older People's Accommodation Plan

2001 and 2011 census data including:

- accommodation type
- tenure
- occupancy ratings
- household composition
- concealed families
- population age structure (up to 2015 mid-year estimates)
- net migration
- economic activity
- distance travelled to work and place of work

The following points summarise the key findings of the assessment:

- Kingsley's population was estimated at 1,866 in 2015
- In 2015, the age structure was estimated as: 0-19: 27.4%, 20-64: 52.1% and over 65: 20.5%
- The population is aging with the proportion of over 65's increasing from 15.7% in 2001 to 27.4% in 2015.

- Kingsley's population has increased by 28 people from 2011-2015, solely from inward migration.
- Net migration was estimated at 11 new residents per year on average from 2011-2015.
- From 2001-2011 there were an estimated 2.7 net additional households per year on average in Kingsley.
- The composition of net additional households from 2001-2011 were: 26 more families over 65, 8 more singles over 65, 8 more singles under 65, and 14 less families under 65.
- Kingsley's average household size is decreasing on trend with the Borough. Kingsley measured at 2.44 people per household on average in 2011 compared to 2.33 on average across CWAC.
- Kingsley has delivered 14 market dwellings from 2011-2015 of which 13 were affordable housing with one market dwelling.
- Kingsley's dwelling completion rate has remained fairly consistent from 2001-2015 at 3.1 dwellings completed per year on average.
- The wider rural area and market towns in Cheshire West are exceeding dwelling completion targets, although affordable housing is currently 23% of new development, which is short of the 30% target.
- From 2001-2011, the most significant change in place of work was for people working from home, which increased by 33 people (or 24%). This resulted in 19% of the working population (16-74 year olds) working from home.

Compared to the Borough, Kingsley has:

- a significantly higher proportion (63.3%) of detached properties (29.6% in CWAC)
- a significantly lower (0.6%) proportion of flats / apartments (12.2% in CWAC)
- a lower proportion (30.3%) of semi-detached properties (35.8% in CWAC)
- a lower proportion (6.5%) of social / affordable housing stock (16% in CWAC);
- a higher proportion (52.5%) of homes owned outright (34.7% in CWAC);
- a similar (37.5%) proportion of homes owned with a mortgage (36% in CWAC);
- a lower proportion (6%) of social / affordable rented stock (16% in CWAC);
- a lower proportion (approx. 5-6%) of private rented stock (16% in CWAC).

Further key findings include:

- Kingsley's under-occupancy levels are higher than the Borough but they are decreasing on trend. Overcrowding has stayed fairly static but is below average compared to the Borough.
- Median dwelling prices in Kingsley were £113,650 above the Borough average and lower quartile prices were £95,000 above the Borough average.
- Affordability ratios are an issue in Kingsley but not compared with other rural communities in Cheshire West due to higher levels of income.
- Median dwelling prices are 6.7x median income (compared to 6.1 in CWAC).
- Lower quartile dwelling prices are 8.0x lower quartile incomes (compared to 7.2 in CWAC).
- Median (£42,500) and lower quartile (£27,500) incomes are higher in Kingsley than the Borough (CWAC median £27,972 and lower quartile £17,383).
- Kingsley residents on a median income should be able to afford 2 bed rented accommodation. However, even on a median income most households would struggle to rent 3 bed accommodation on the open market and most would struggle to afford to rent 4 bed accommodation.

Future requirements:

- An estimated 41 net additional households could form from 2015-2030. In terms of household composition: 38 would likely be families over 65, 12 would likely be singles under 65 and 12 would likely be singles over 65. An estimated 20 families under 65 could be lost.¹
- New developments should provide more for an aging population including downsizing options, which will help new families into the area by freeing up existing large family properties and help unlock the market and contribute to keeping the local population balanced. Provision of Lifetime Homes, a small number of bungalows and Extra Care housing should also be considered to meet the long term needs of the older population.
- To help keep the age structure more balanced, a range of social / affordable rented 1, 2 and 3 bed family homes could be provided to help the local population to sustain itself by slowing down the loss of families under 65.
- Kingsley's housing register shows a leaning towards 1 and 2 bed need with evidence of need for 3 bed homes for families.
- On average 4-5 social / affordable homes became available for re-let per annum from 2013 - Nov 2017. However, only 9% of people registered in need of social / affordable housing in Kingsley met the local connection criteria.

¹ Please refer to pages 25-26 for details of the methodology used to calculate the projected figures. In our professional opinion this method is the best estimated projection based on the data we have. We do not guarantee any accuracy and the projections do not take into account changes in age structure, births, deaths, migration since 2011. The method inherently assumes that changes seen during the period 2001 to 2011 will continue into the future and only factors in an estimate of proposed housebuilding from 2015-2020.

Cheshire Community Action (CCA) was commissioned to carry out a housing needs assessment on several rural communities, in order to develop and test a needs assessment methodology that will work best for rural areas.

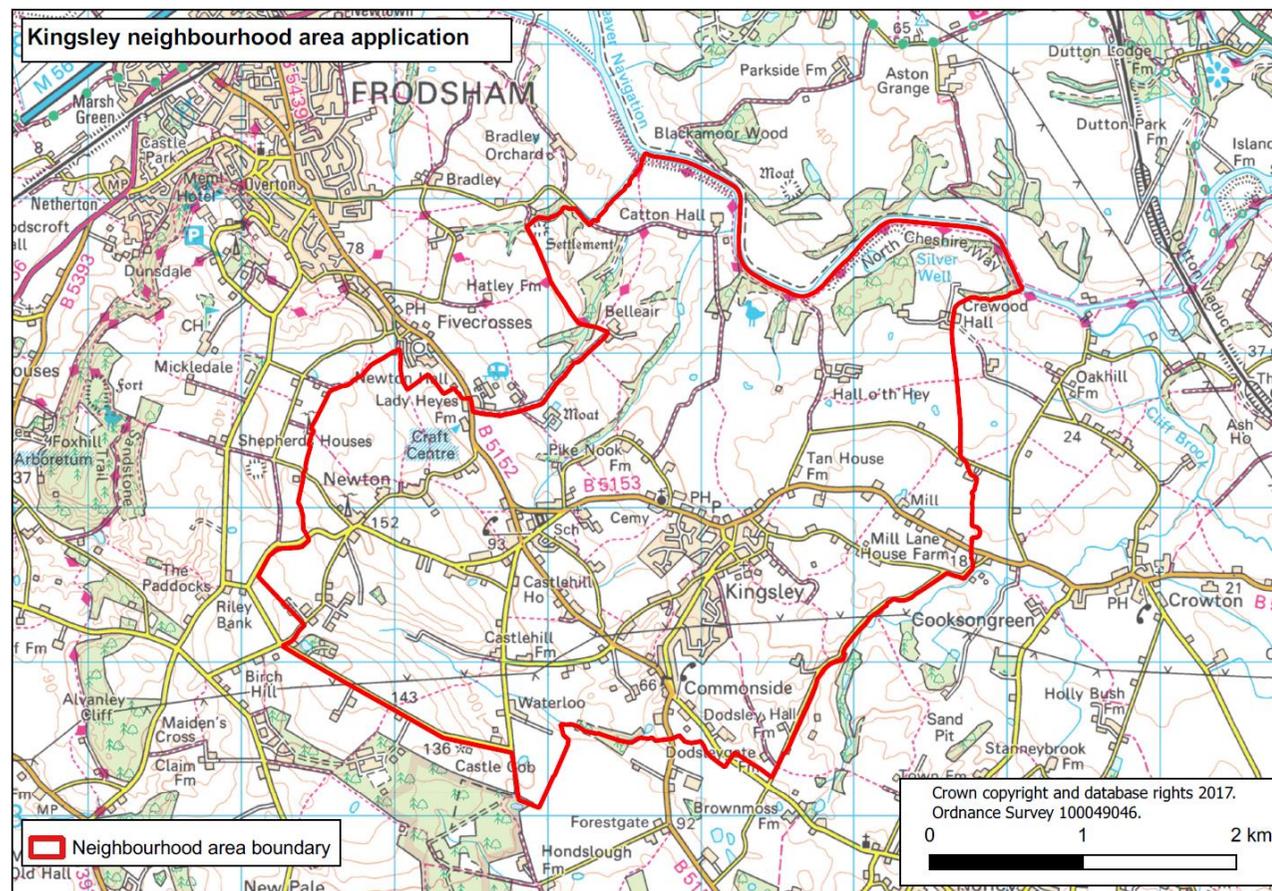
This report provides a body of evidence that can inform:

- Neighbourhood planning policies (new plans or renewals)
- Rural housing developments, including those by community led housing groups, registered providers (housing associations) and private developers
- Parish and town councils
- Communities

The ultimate aim is to produce shared, robust evidence that will guide decision making about rural housing. By identifying neighbourhood level needs and locally distinctive characteristics of: demographics, existing housing stock, economic activity, planning policy, physical constraints, market trends and social needs, this approach brings together many of the data sets relevant to decision making about rural housing and disaggregates them down to parish / neighbourhood level.

The work has been closely scrutinised by the Cheshire West & Chester Planning and Housing Policy Teams and significant portions of the data was provided by the Research and Intelligence Team.

Map 1: Kingsley Housing Needs Study Area (Parish and neighbourhood area boundary)



Methodology (1)

Planning Practice Guidance (PPG) states that: *“establishing future need for housing is not an exact science. No single approach will provide a definitive answer.”*

This report is underpinned by a methodology endorsed by PPG, best practice and the project team of planning, housing and strategic intelligence officers at Cheshire West & Chester Council. The project team has developed this methodology for housing needs assessments in primarily rural areas and market towns, which takes into consideration any locally relevant information that is likely to have an impact on housing need for the purposes of forming neighbourhood planning policies, submitting planning applications for rural housing developments including community led housing schemes, and for parish or town councils and communities to use as evidence to influence decision making. The approach has been to gather data from as wide a range of sources as practicable in order to ensure robustness of conclusions and recommendations arising from the analysis of that data.

This report also openly departs from the national guidance on a key element of the PPG for housing needs assessments. The PPG for Strategic Housing Market Assessments (SHMA) advises that household and population projections at local authority level be used to project future housing needs and trends. However, the populations of rural areas local distinct characteristics that are different to that of Cheshire West & Chester as a whole, and it follows that using the local authority level projection figures skews the data.

For example, some small rural communities in Cheshire West have reduced in population in recent years while across the Borough as a whole the population has increased and is projected to do so in future.

Therefore, the project team has developed a methodology to give a theoretical projection of household increase and composition using Parish level data including population, household and dwelling number changes. It has also included a wide range of data from the following sources:

- Planning policy context with reference to the CWAC Local Plan.
- West Cheshire Rural Growth Strategy and wider strategic economic factors.
- Dwelling completion data from the housing land monitor.
- 2001 and 2011 census data including: accommodation type, tenure, occupancy ratings, household composition, concealed families, population age structure (up to 2015 mid-year estimates), net migration, economic activity and; distance travelled to work.
- Affordability – by comparing house price and rental data with income.
- CWAC Housing and Self-build Registers.
- CWAC Vulnerable Older People’s Accommodation Plan.

All data sources are referenced within the body of the report.

Planning Policy Context

A summary of the key planning policies is important in an area like Kingsley as these include various protected areas and allocations, and provides the framework by which all new planning applications are either approved or rejected.

Strategic Economic Context

The PPG that relates to the assessment of housing needs requires analysis of the strategic economic context. One issue with this at a neighbourhood level is that it is often difficult to make any accurate predictions for a small neighbourhood area based on broad strategic economic information. Therefore, this exercise has focussed on what might be the most relevant economic strategies and datasets to paint a picture of the important strategic economic changes that could have an impact on housing in Kingsley.

Dwelling Completion Data

This report measures the number of dwelling completions (from the CWAC Housing Land Monitor or CWAC HLM) to analyse the rate of new housing delivery in Kingsley.

Census Data

This involves analysing trends over time between the 2001 and 2011 census including changes in: accommodation type, tenure, occupancy ratings, household composition, concealed families, population age structure (up to 2015 mid-year estimates), net migration, economic activity and; distance travelled to work. The above data sets for Kingsley are also compared to the Borough (CWAC) and national (England and Wales) figures to help spot any locally distinctive anomalies that may be indicators of housing need.

Affordability

This is assessed by comparing the median and lower quartile dwelling prices (from Land Registry 'sold' prices) to the median and lower quartile income levels for Kingsley and CWAC. From this it can also be stated how much income is required to afford the median and lower quartile prices based on obtaining a 90% mortgage at 3.5 times household income. Rental rates for Kingsley are also compared to the Borough including an analysis of the proportion of a tenant's income likely to be spent on rent based on local median and lower quartile income levels and the number of bedrooms in a property.

Social Housing Stock and Register

CWAC has provided data from the social housing register (West Cheshire Homes) including existing housing stock. This has enabled us to estimate how much of the existing stock is becoming available for local people in housing need.

Vulnerable and Older People's Accommodation Plan

This Local Authority Plan does not give any detail about Kingsley specifically but it highlights what is one of the biggest challenges for CWAC in terms of housing supply: housing and supporting an aging population.

CWAC Planning Policy Map

The extract from the CWAC online planning policy map on page 10 shows the planning policies relevant to Kingsley Parish, which includes:

- STRAT 9 Green Belt and Countryside
- Areas of special county value
- Local wildlife sites
- LP1 ENV9 Minerals supply and safeguarding
- LP1 ENV1 Flood risk and water management
- Town/Village policy boundaries

LP1 strategic policies relevant to housing in Kingsley

Policy STRAT8 ‘Rural area’: Within the rural area provision will be made for at least 4,200 new dwellings and 10ha of additional land for employment development. Development should be appropriate in scale and design to conserve each settlement’s character and setting.

Policy SOC1 ‘Delivering affordable housing’: 30% affordable housing target for new developments.

Policy SOC2 ‘Rural exception sites’: 100% affordable on small rural sites including greenbelt.

Policy SOC3 ‘Housing mix and type’: mix of family starter homes, homes for older people and, Community Land Trusts.

Policy STRAT9 ‘Green Belt and countryside’

The intrinsic character and beauty of the Cheshire countryside will be protected by restricting development to that which requires a countryside location and cannot be accommodated within identified settlements.

Within the countryside the following types of development will be permitted;

- Development that has an operational need for a countryside location such as for agricultural or forestry operations.
- Replacement buildings.
- Small scale and low impact rural / farm diversification schemes appropriate to the site, location and setting of the area.
- The reuse of existing rural buildings, particularly for economic purposes, where buildings are of permanent construction and can be reused without major reconstruction.
- The expansion of existing buildings to facilitate the growth of established businesses proportionate to the nature and scale of the site and its setting.

Development must be of an appropriate scale and design to not harm the character of the countryside.

The general extent of the North Cheshire Green Belt will be maintained. Policy 'STRAT 3 Chester' sets out the proposed release of Green Belt to meet the development needs of Chester. In settlements and areas of the countryside that are within the Green Belt, additional restrictions will apply to development in line with the National Planning Policy Framework.

LP2 policies relevant to housing in Kingsley

Policy R 1 ‘Development in the rural area’

In line with Local Plan (Part One) policy STRAT 8, development proposals in the rural area will be supported in key service centres and local service centres (identified settlements) where they meet the relevant policy criteria.

Neighbourhood plans or Neighbourhood Development Orders can promote more development than that set out in the Local Plan (Part One) to meet local housing, economic and social needs where appropriate. Policies dealing with design of development will be a key consideration in determining the acceptability of proposals.

Policy R 1 continued... Key Service Centres

Within a key service centre settlement boundary, as identified on the policies map, development proposals that are in line with the development plan for the settlement, and are consistent with Local Plan (Part One) policy STRAT 8 will be supported.

Local Service Centres

In line with Local Plan (Part One) policies STRAT 2 and STRAT 8 the following settlements are defined as local service centres: Antrobus*, Delamere*, Great Budworth*, No Mans Heath, Ashton Hayes*, Dodleston*, Guilden Sutton*, Norley*, Aldford, Duddon, Higher Wincham, Saughall*, Childer Thornton*, Eaton, **Kingsley**, Tilston, Christleton*, Eccleston*, Little Budworth, Utkinton, Comberbach*, Elton*, Mickle Trafford*, Waverton*, Crowton*, Great Barrow*, Moulton and Willaston.

* additional restrictions apply in line with Local Plan (Part One) policy STRAT 9 and the National Planning Policy Framework in identified local service centres that are washed over by the Green Belt.

New housing development within the settlement boundaries of local service centres, as identified on the policies map, will only be supported where it constitutes:

1. infill development (one to two dwellings within a small gap in a built up frontage);
2. redevelopment of land;
3. change of use of suitable buildings and sub-division of existing dwellings.

New housing development outside but adjacent to a local service centre boundary will only be supported where the proposal is in line with Local Plan (Part Two) policy **DM 24**; is for a community land trust development supported by the Parish Council; the site has been allocated through a neighbourhood plan; or is brought forward through a Neighbourhood Development Order or Community Right to Build Order.

The countryside

For development proposals in the countryside, as identified on the policies map, which includes villages and hamlets that are not identified as key or local service centres (identified settlements), please see Local Plan (Part One) policy STRAT 9 and relevant development plan policies.

Policy DM 19 'Identified settlements'

Proposals for residential development within identified settlements, on sites that have not been allocated/designated for a particular use, will be supported in line with the relevant development plan policies.

The creation of new dwellings on garden land in identified settlements will only be supported where this does not result in a disproportionate loss of garden land or cause unacceptable harm to the character of the surrounding area.

Countryside

In line with Local Plan (Part One) policies STRAT 1 and STRAT 9 proposals for residential development in the countryside, outside of identified settlements, will only be supported where necessary to meet the minimum levels of development for new housing or where the proposal is for one of the following;

1. replacement of an existing dwelling in line with policy Local Plan (Part Two) policy **DM 21**;
2. change of use or conversion of a building in line with Local Plan (Part Two) policy **DM 22**;
3. affordable housing in line with Local Plan (Part One) policy SOC 2 and Local Plan (Part Two) policy **DM 24**;
4. an essential rural workers dwelling in line with Local Plan (Part Two) policy **DM 25**;
5. new housing supported in a neighbourhood plan for the area;
6. redevelopment of previously developed land identified on the Council's Brownfield Land Register or
7. replacement of buildings on previously developed land and;
 - i. there is good access to public transport;
 - ii. it is located within reasonable walking distance of local services and facilities along a safe route;
 - iii. it does not result in the loss of buildings that contribute to the rural character of an area;
 - iv. it would not result in an unacceptable loss of employment land or buildings;
 - v. there would be no greater impact on the character of the countryside;
 - vi. it would result in an enhancement of the site and the rural setting;

Policy DM19 continued...

- vii. the design and layout of the development fully reflects the rural character of and area and does not 'urbanise' the countryside;
- viii. the existing buildings are redundant; and
- ix. the original purpose of the building was not for a use ancillary or incidental to a dwellinghouse (e.g. garage).

Green Belt

In addition, in line with Local Plan (Part One) policy STRAT 9, proposals for the development of land in the Green Belt must accord with Green Belt policy as set out in the National Planning Policy Framework (NPPF).

Policy DM 20 'Mix and type of new housing development'

In line with Local Plan (Part One) policy SOC 3 proposals for residential development must take account of the housing needs of the local area to ensure a range of house types, tenures and sizes are provided across the borough.

Subject to viability and design considerations all new build dwellings must meet the optional higher Building Regulations standard for accessible and adaptable dwellings. Where there is an identified need the Council will also seek a proportion of wheelchair user dwellings.

Taking account of the most up to date housing information and where relevant, policies in neighbourhood plans, applications for major residential development should demonstrate how the proposal will address:

1. need for smaller properties for first time buyers;
2. requirements of an ageing population and people wishing to downsize, including where justified the provision of single-storey dwellings; and
3. demand for self-build and custom build housing.

The Council will work with the developer to agree a suitable housing mix taking full account of the characteristics of the site and viability considerations. Where a neighbourhood plan sets out locally specific policies on housing mix and type these will take priority.

Policy DM 22 'Identified settlements'

The change of use of buildings to dwellinghouses in identified settlements will be supported where proposals meet the requirements of Local Plan (Part Two) policy DM 5, and other relevant development plan policies.

Proposals for conversion/sub-division of an existing dwelling will only be supported where the conversion would not lead to significant alterations or extensions that would have a detrimental impact on the appearance and character of the original building or surrounding area.

Countryside

In the countryside, outside of identified settlements, proposals for the change of use of buildings to dwellinghouses will be only be supported where they also meet all of the following criteria:

1. the building is currently redundant;
2. the original purpose of the building was not for a use ancillary or incidental to a dwellinghouse e.g. garage;
3. the building is of permanent and substantial construction and it is suitable for and capable of conversion to residential use without the need for extensions, outbuildings, significant loss of existing fabric, or major or complete reconstruction;
4. the existing building does not have a harmful visual impact which would be perpetuated by its retention;
5. the conversion or change of use of the buildings(s) would lead to an enhancement to its immediate setting; and
6. the proposal would not be in conflict with existing uses in the locality.

Green Belt

In addition, in line with Local Plan (Part One) policy STRAT 9, proposals for the development of land in the Green Belt must accord with Green Belt policy as set out in the National Planning Policy Framework (NPPF).

Policy DM 24 'Rural exception sites'

In line with Local Plan (Part One) policy SOC 2, small affordable exception sites will be supported adjacent to key or local service centres subject to meeting the additional requirements set out below.

A current affordable local need for the development must be demonstrated through an up to date independent assessment of local housing need prepared by the Parish Council or in collaboration with the Parish Council. Local housing need must relate to people who have a strong local connection to the parish in which the development is proposed. Unless defined differently in a neighbourhood plan, local connection means people or households who:

1. currently live in the parish and have been living there continuously for at least five years; or
2. have permanent employment in the parish; or
3. have close family members (defined as children, parents, siblings only) who have been residing in the parish continuously for at least five years; or
5. people who have previously lived in the parish for a continuous period of at least 10 years.

Once a local affordable need has been established a suitable site should be identified following a thorough assessment of alternatives in consultation with the Parish Council and local community.

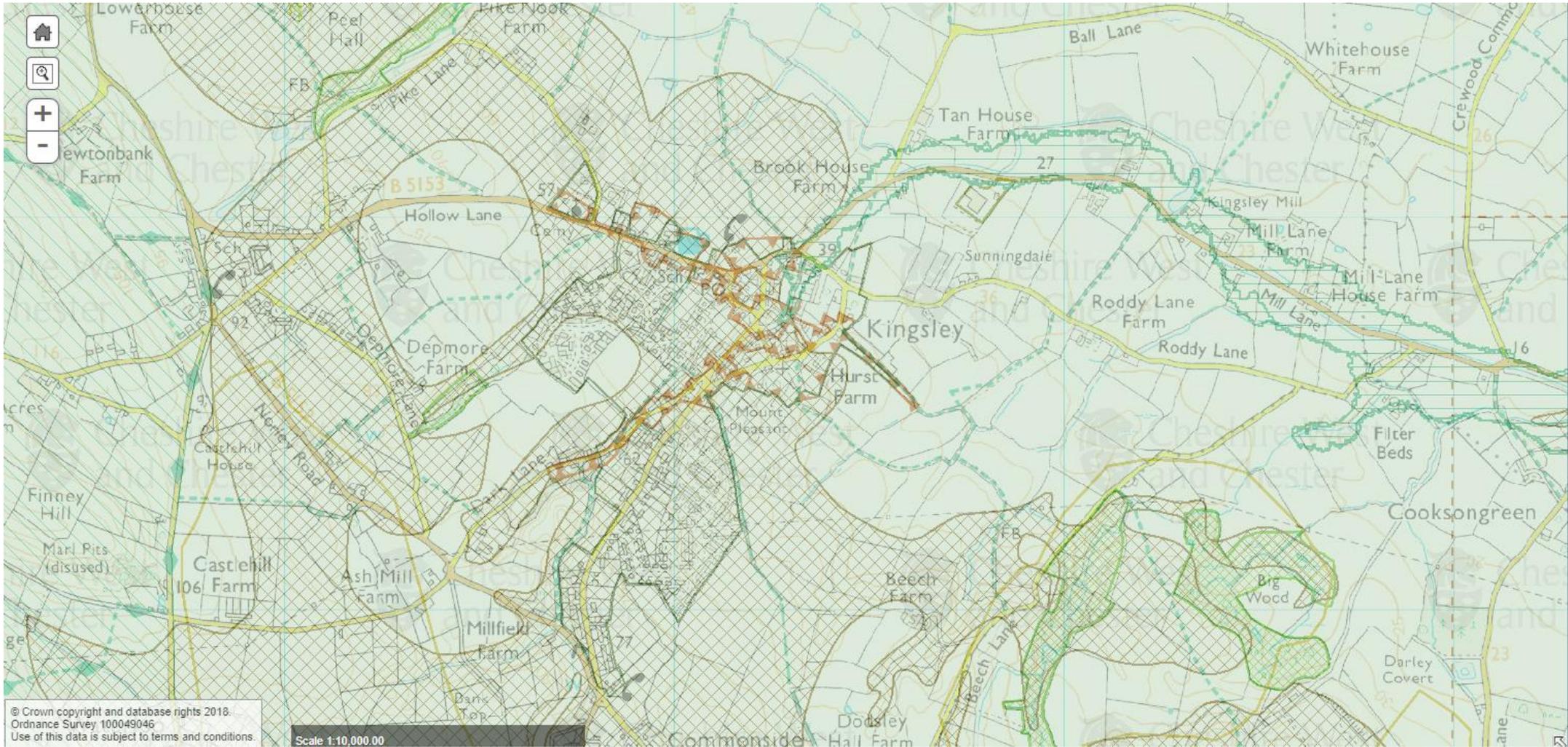
Rural exception sites will only be permitted where the local need cannot otherwise be met on sites within an identified settlement boundary, including on sites for market housing on which an element of affordable housing is required.

The allocation and occupancy of rural exception properties will be restricted to people/households who can meet the local connection test.

Revised National Planning Policy Framework (NPPF) July 2018

Para 63:

Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.



Source: <http://maps.cheshire.gov.uk/CWAC/localplan/#>

Map Key:

- | | | | |
|---|--|---|---|
|  | <input checked="" type="checkbox"/> STRAT 9 Green Belt and Countryside |  | <input checked="" type="checkbox"/> Town/Village Policy Boundary |
|  | <input checked="" type="checkbox"/> ENV 1 Flood risk and water management |  | <input checked="" type="checkbox"/> Areas of Special County Value |
|  | <input checked="" type="checkbox"/> ENV 9 Minerals supply and Safeguarding |  | <input checked="" type="checkbox"/> Local Wildlife Sites |

Strategic Economic Context (1)

This section highlights the West Cheshire Rural Growth Strategy, which helps identify strategic economic factors that may influence housing need.

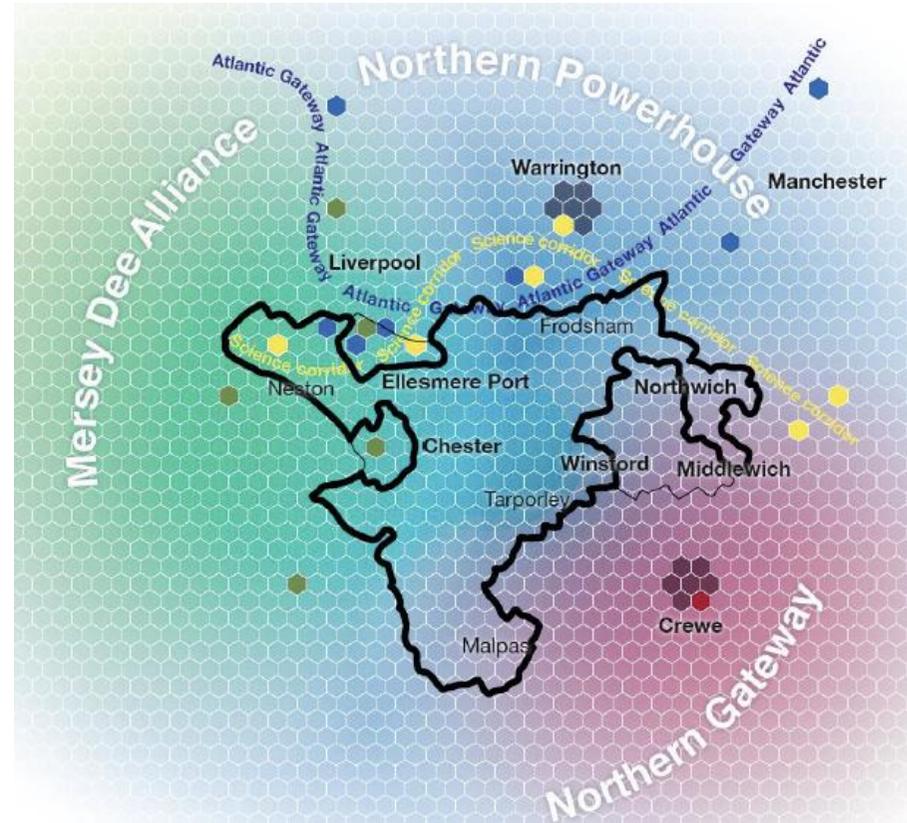
West Cheshire Rural Growth Strategy

This strategy supports the delivery of at least 2,785 (up to 2030) new homes of the right type in rural locations, with a particular emphasis on affordable housing, family housing, housing for older people and high quality housing in the rural area and market towns. Underpinning this is the need to attract and retain a skilled workforce that will support businesses in the rural area. Development of new housing should support the growth and economic well-being of ... the rural villages.

The West Cheshire Rural Growth Strategy also identified sub-regional spatial economic priorities for the rural area and market towns of West Cheshire:

- **Mersey Dee Economic Axis** – a zone of innovation and advanced manufacturing straddling **North East Wales, Wirral and West Cheshire** aiming to deliver 54,000 new jobs and **41,000 new homes by 2040**.
- **Cheshire Science Corridor** – a corridor of interconnected centres of scientific excellence across Cheshire and Warrington.
- **Atlantic Gateway** – the world trade, logistics, business and innovation corridor stretches from Deeside to Merseyside and through Cheshire and Warrington to Manchester.
- **Crewe High Growth City and HS2 Hub** – a major development and connectivity hub with accelerated growth potential for houses and jobs.
- **Northern Gateway Development Zone** – the major growth and investment opportunity that connects the Northern Powerhouse and the Midland Engine aiming to deliver **100,000 new homes** and 120,000 new jobs by 2040.
- **Warrington New City** – a continued focus for employment growth and new housing. Warrington’s connectivity will be reinforced in the future as it sits at the intersection of HS2/West Coast mainline and HS3 (TransNorth Rail) aiming to deliver **26,000 new homes** and 55,000 new jobs.

Map 1: West Cheshire Rural Area and Market Towns Spatial Relationships



Source: West Cheshire Rural Growth Strategy

The new Halton Curve rail infrastructure improvements could have a significant impact on Kingsley's housing need.

At the time of writing this report (July 2018) it is difficult to accurately predict the impact on Kingsley. However, the extract from the 2015 business case below and the article on the right, suggest that the new direct train services to Liverpool City Region and Liverpool John Lennon Airport from Frodsham will mean it is more accessible and therefore more desirable. The latter could put pressure on house prices in Frodsham and surrounding areas including Kingsley, making it less affordable.

There are also charges for traffic using the new bridge, which may have an impact on businesses and commuters. Therefore, it is too early (in July 2018) to predict how this will affect the local housing market and housing need in Kingsley.

Halton Curve Outline Business Case 2015

"The purpose of the scheme is to allow train services to run direct from Liverpool Lime Street and Liverpool John Lennon Airport to Frodsham/Helsby and onwards to Chester and North Wales in both directions – there is currently a requirement to interchange at Chester and Liverpool Lime Street or Crewe for such trips."

Issues identified with public transport services: Indirect services from Frodsham/Helsby to Liverpool City Region and Liverpool John Lennon Airport mean longer journey times on public transport compared to the car.

44% of trips to Liverpool City Centre from the urban area of Chester are made by rail. The rail mode share to Liverpool City Centre is considerably lower from areas that are not served by a direct service, such as Frodsham and Helsby (18%), North Wales (21%), and Wrexham (13%);"

Source: <http://www.merseytravel.gov.uk/about-us/local-transport-delivery/Documents/Halton%20Curve%20OBC%20-%20Final%20Version%20May%202015%20-%20Redacted%20-%20For%20posting.pdf>

Article: The Halton Curve – Small piece of track, big rail ambitions

"Cllr Liam Robinson, chair of the Liverpool City Region (LCR) Transport Committee and of Merseytravel, explains the importance of bringing the Halton Curve back into full use.

The 'Halton Curve' may only be 1.5 miles long, but bringing this small section of line that links the Chester/Warrington Line and the Liverpool/Crewe Line at Frodsham Junction back into full use is crucial to the rail ambitions of the LCR, Cheshire and North Wales.

With currently only one scheduled service a week operating during the summer, upgrades to track and signalling on the curve by Network Rail will, from December 2018, enable a new hourly service in both directions between Liverpool and Chester, serving Liverpool Lime Street, Liverpool South Parkway (for Liverpool John Lennon Airport), Runcorn, Frodsham and Helsby. Cross-border links will remain the end goal, however, with services extended into North Wales to be considered as part of the forthcoming Wales and Borders franchise.

It's expected that the new services will take 170,000 car journeys off the road, will generate 250,000 new trips and boost the economy by £100m. It also supports Liverpool John Lennon Airport's growth ambitions, opening up a much wider catchment for national and international leisure and business travel. Opportunities should not be limited by boundaries, especially as 'travel to work' areas don't mirror local authorities or city regions. Transport and infrastructure should enhance opportunities, not be the reason they are curtailed.

When I think of the benefits of the Curve, I'm thinking of the dad in Frodsham, a die-hard Everton fan who will be able to take his son or daughter, hassle-free, to watch a game; the teenager in South Liverpool who can now access a wealth of manufacturing job opportunities in Deeside; and the family from Wrexham, whose holidays can start on-board the train to Liverpool South Parkway for John Lennon Airport.

*Economic and cultural links between the LCR and North Wales are strong, but we know transport links are poor. **Currently, one in five job interviews or offers in the North Wales or Mersey Dee area are turned down as a result of poor travel connections.** There is also untapped potential when it comes to linking two expanding visitor economies – benefits worth £6bn."*

Source: <http://www.railtechnologymagazine.com/Comment/the-halton-curve-small-piece-of-track-big-rail-ambitions>

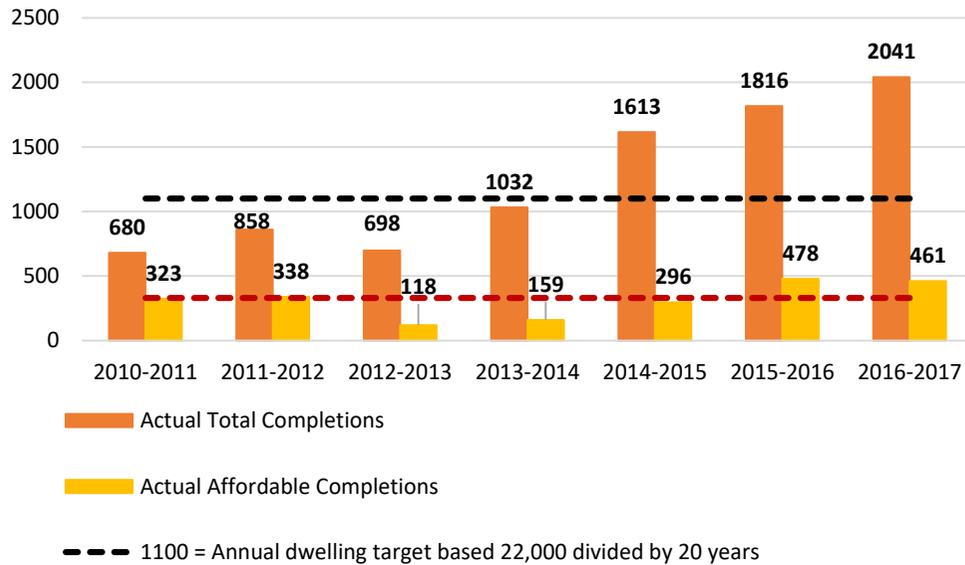
Dwelling Completion Rates (1)

This section compares the dwelling completion rates with the dwelling numbers required in LP1, which are set as a minimum target.

Chart 1 shows a requirement for 1100 (total) dwellings (as an annual average) during the Local Plan period (2010-2030) of which, 330 should be affordable (for every 1100 built) based on the LP1 Policy SOC1 target of 30% affordable.

Based on **chart 1**, it can be seen that CWAC has performed well against the LP1 targets up to March 2017. **Table 2** (right) shows that although CWAC is meeting its overall dwelling completions target, it is falling 5% short of meeting its 30% affordable housing target.

Chart 1: CWAC Total + Affordable Dwelling Completions 2010-2017 Compared with Annual Average LP1 Targets



Source: CWAC HLM + LP1

Table 2: Dwelling Completions Compared to LP1 Targets

Area	LP1 total dwelling completion target by 2030	Actual total dwelling completions - Mar 2017	*Affordable dwelling completion target by 2030	Actual affordable dwelling completions - Mar 2017	% of total LP1 dwelling target met by Mar 2017	% of affordable housing LP1 target met by March 2017	AH completions as a % of actual total completions
CWAC	22000	8738	6600	2173	40	33	25

*Based on LP1 Policy SOC1, which is 30% of the dwelling completion target.

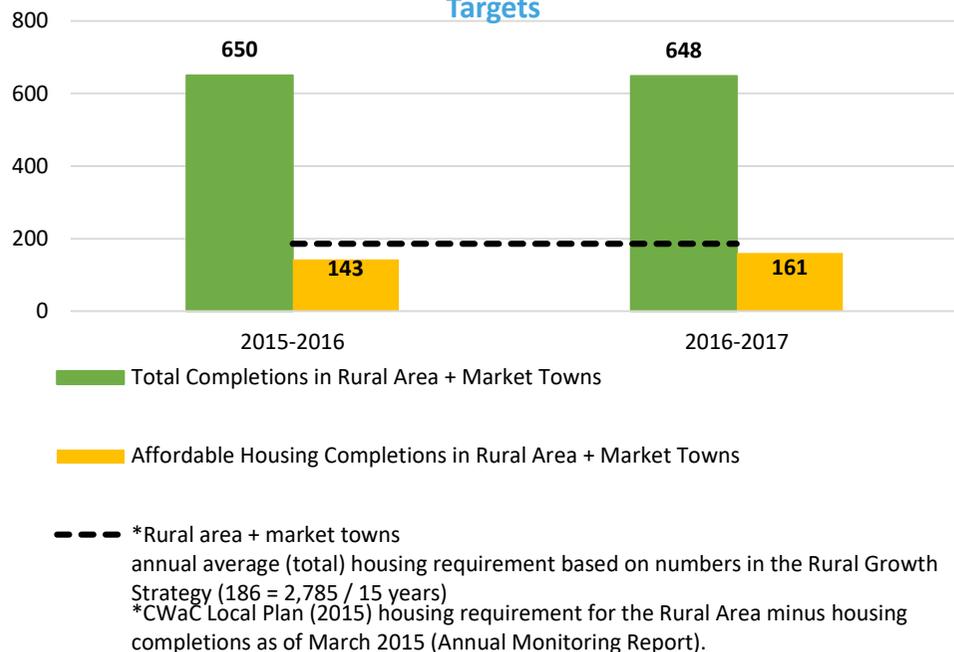
Table 3: Dwelling Completions in the Rural Area and Market Towns

Area	Rural Growth Strategy dwelling target (2015-2030)	Actual (total) dwelling completions (2015-17)	Actual AH dwelling completions (2015-17)	% of Rural Growth Strategy dwelling target met by Mar 17	AH completions as a % of actual total completions by Mar 2017
Rural Area + Market Towns	2,785	1,298	304	47	23

Source: CWAC HLM, LP1 + Census 2001, 2011

Table 3 (above) shows the total completions measured against the Rural Growth Strategy Target including that 23% were affordable units, which is short of the 30% target.

Chart 2: Rural Area + Market Towns Completions Compared with West Cheshire Rural Growth Strategy Targets



Source: CWAC HLM + West Cheshire Rural Growth Strategy

Chart 2 (above) shows the number of dwelling completions for the Cheshire West rural area and market towns measured against the annual average target in the Rural Growth Strategy (based on LP1 targets). **Therefore, the rural area and market towns are delivering total dwelling numbers above the Rural Growth Strategy and LP1 requirements.** The rural area and market towns are required to deliver 186 total dwellings as an annual average with 650 delivered in 2015-16 and 648 in 2016-17. **However, the rural area and market towns have delivered 23% affordable homes on dwelling completions, therefore falling short of the 30% affordable housing target.**

Table 4: Kingsley Dwelling Completion Rate

	Kingsley Number of Dwellings	Kingsley Total Dwelling Increase	Kingsley Annual Average Dwelling Increase
2017 (estimate based on HLM)	801	22	3.7
2011 (Actual)	779	30	3.0
2001 (Actual)	749	n/a	n/a

Source: CWAC HLM, LP1 + Census 2001, 2011

In **Table 4** (above) it shows that **Kingsley has had an annual average increase in dwellings of 3.0 from 2001-2011 compared with 3.7% from 2011-2017. Therefore, Kingsley dwelling completion rate has stayed fairly constant during these periods.**

Chart 3: Kingsley Total + Affordable Dwelling Completions 2010-2017

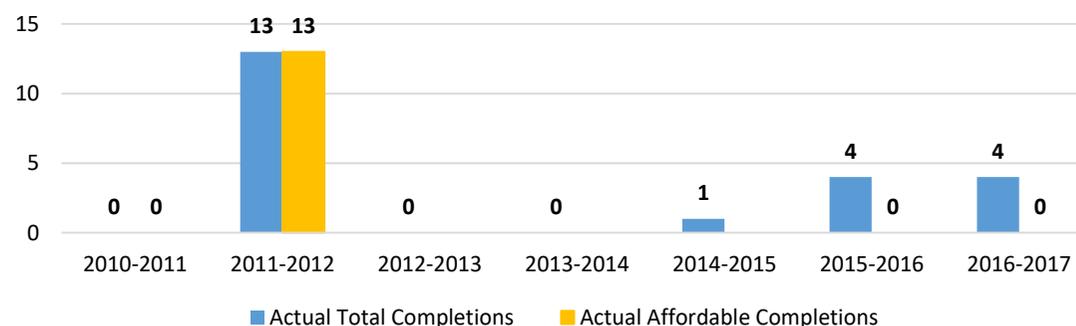


Chart 3 (above) shows that there were 13 affordable homes completed in Kingsley in 2011-12, 1 in 2014-15, 4 in 2015-16 and 4 in 2016-17, which means **59% of net additional dwellings in Kingsley from 2011-2017 were affordable homes.** This demonstrates that (since 2011) **Kingsley has exceeded the 30% affordable homes target set by LP1.**

This section analyses the accommodation type in Kingsley including change over time (2001-2011) and comparisons with CWAC and England & Wales.

Observations:

- From 2001-2011, there was an **increase in the proportion of terraced housing** compared with the CWAC and national trends, which saw decreases.
- Kingsley has a significantly **higher proportion (63.3%) of detached properties** than the Borough (29.6%) and national (22.6%) figures.
- Kingsley has a significantly **lower (0.6%) proportion of flats / apartments** compared to the Borough (12.2%), and national figures (21.6%). This increased on trend with Borough and national figures for 2001-2011.
- Kingsley has a **lower proportion (30.3%) of semi-detached properties** compared to CWAC (35.8%) and national figures (30.7%).

Chart 4: Kingsley Change in Accommodation Type 2001-2011

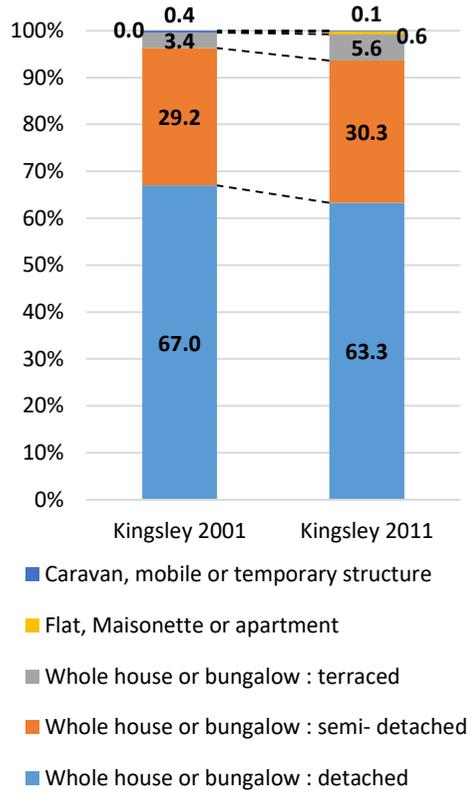


Chart 5: CWAC Change in Accommodation Type 2001-2011

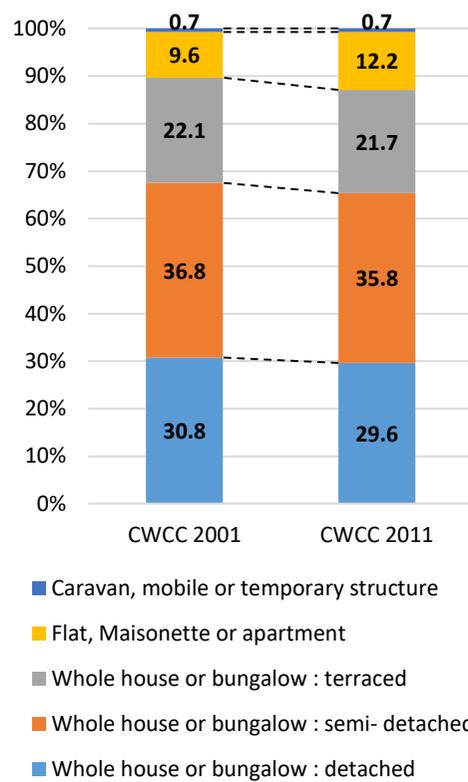
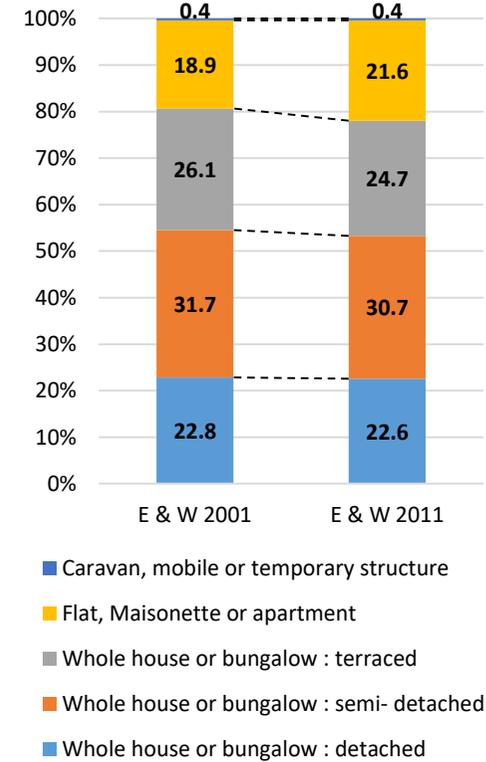


Chart 6: England & Wales Change in Accommodation Type 2001-2011



Source: www.cheshirewestandchester.gov.uk/jsna (July 2017). 2011 Census Housing Profile Kingsley. 2011 Census table, KS401EW: Dwellings, household spaces and accommodation type. 2001 Census table, UV056 - Accommodation type (households) © Crown Copyright 2013. Office for National Statistics licensed under the Open Government Licence v1.0.

Potential impact on local housing need:

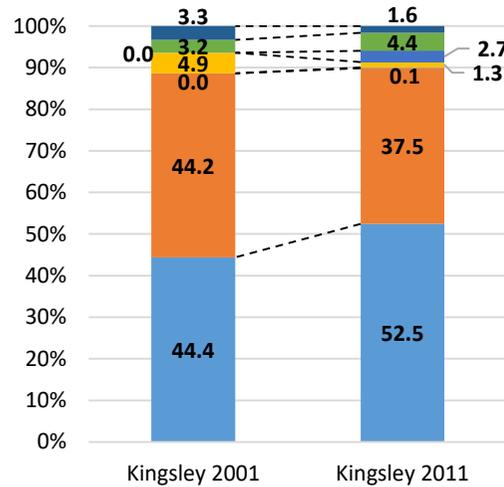
The existing housing stock appears to be significantly weighted towards detached properties with few flats and apartments compared to national and Borough-wide figures. This also suggests that Kingsley may not be a good place to start on the housing ladder with a higher proportion of detached properties that tend to be more expensive.

This section analyses the tenure in Kingsley including change over time (2001-2011) and comparisons with CWAC and England & Wales.

Observations:

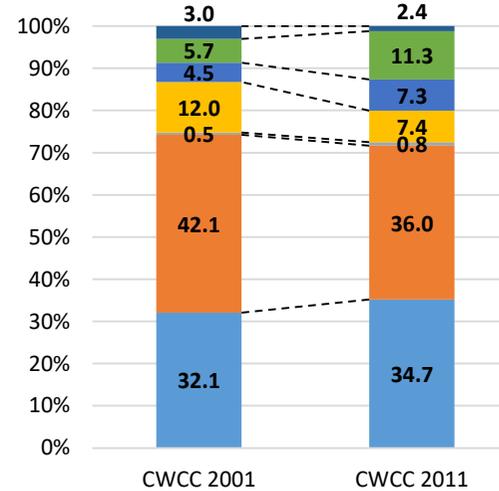
- A higher proportion (52.5%) of residents in Kingsley own their properties outright, compared to the Borough (34.7%) and nationally (30.8%).
- The proportion of private rented properties and social rented 'other' has increased in Kingsley, CWAC and nationally.
- Private rented (other) housing and people living rent free, and social rent from the Council have proportionally decreased more sharply than the Borough and national averages.

Chart 7: Kingsley Change in Tenure 2001-2011



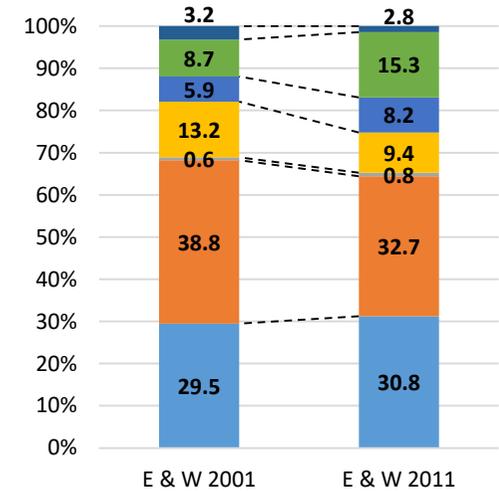
- Other: Private rent or living rent free
- Private landlord / letting agency
- Social rented: other
- Social rented: rented from Council
- Shared ownership
- Owned with a mortgage or loan
- Owned outright

Chart 8: CWAC Change in Tenure 2001-2011



- Other: Private rent or living rent free
- Private landlord / letting agency
- Social rented: other
- Social rented: rented from Council
- Shared ownership
- Owned with a mortgage or loan
- Owned outright

Chart 9: England & Wales Change in Tenure 2001-2011



- Other: Private rent or living rent free
- Private landlord / letting agency
- Social rented: other
- Social rented: rented from Council
- Shared ownership
- Owned with a mortgage or loan
- Owned outright

Source: www.cheshirewestandchester.gov.uk/jsna (July 2017). 2011 Census Housing Profile Kingsley. 2011 Census table, KS402EW: Tenure. 2001 Census table, KS018: Tenure. © Crown Copyright 2013. Office for National Statistics licensed under the Open Government Licence v1.0.

Potential impact on local housing need:

Between 2001 and 2011 the national trend saw an increase in rented properties both private and social rented (other). This was a consequence of the recession in 2008 making mortgages harder to obtain. Kingsley broadly followed this trend and its impact on housing need will depend on the affordability of rental prices, which is analysed in the affordability sector the report.

Occupancy Ratings

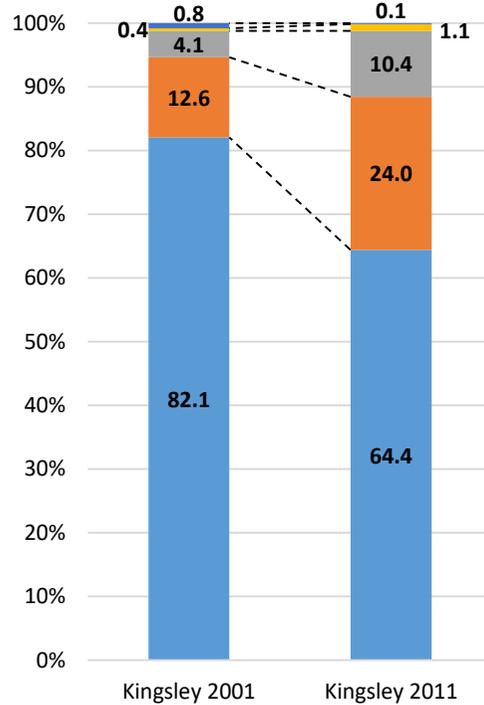
This section analyses the occupancy ratings in Kingsley including change over time (2001-2011) and comparisons with CWAC and England & Wales.

The number of rooms/ bedrooms required is subtracted from the number of rooms/bedrooms in the household's accommodation to obtain the occupancy rating. An occupancy rating of -1 implies that a household has one fewer rooms/bedrooms than required (i.e. is overcrowded).

Observations:

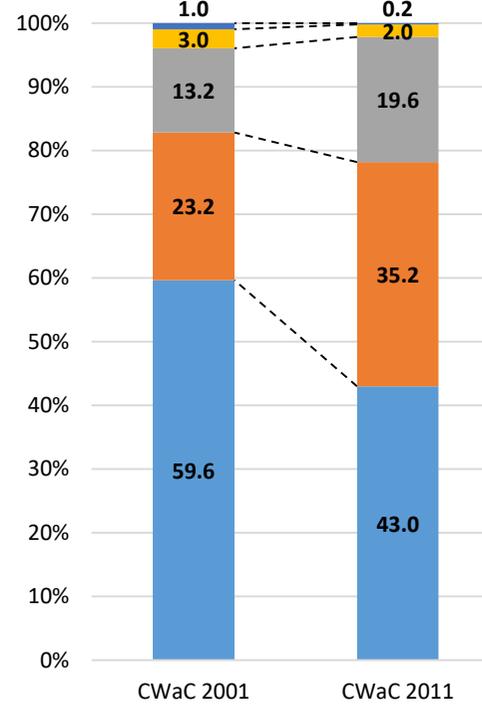
- Kingsley has a **higher proportion of under-occupied properties** with 64.4% of households having 2 or more spare rooms than required, compared to 43% in Cheshire West and 34.6% nationally.
- The **overcrowding in Kingsley was lower than the Borough and national figures and has not changed proportionally** from 2001-2011. In other words, the proportion of homes short of up to 1 or 2 bedrooms has stayed the same.

Chart 10: Kingsley Change in Occupancy Rating 2001-2011



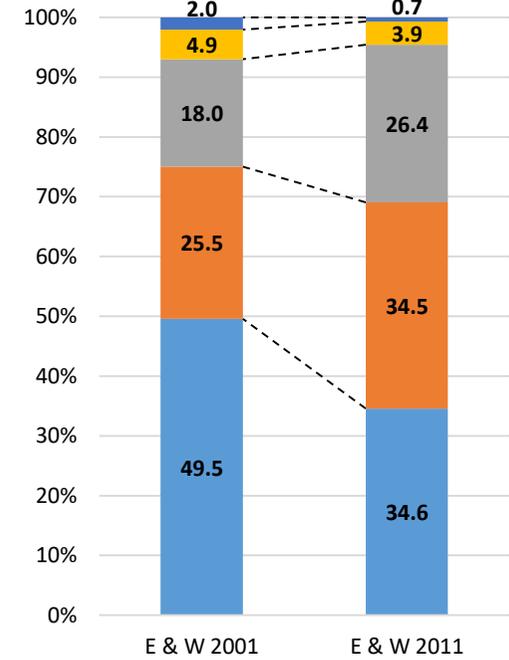
- Occupancy rating (bedrooms) of -2 or less
- Occupancy rating (bedrooms) of -1
- Occupancy rating (bedrooms) of 0
- Occupancy rating (bedrooms) of +1
- Occupancy rating (bedrooms) of +2 or more

Chart 11: CWaC Change in Occupancy Rating 2001-2011



- Occupancy rating (bedrooms) of -2 or less
- Occupancy rating (bedrooms) of -1
- Occupancy rating (bedrooms) of 0
- Occupancy rating (bedrooms) of +1
- Occupancy rating (bedrooms) of +2 or more

Chart 12: England & Wales Change in Occupancy Rating 2001-2011



- Occupancy rating (bedrooms) of -2 or less
- Occupancy rating (bedrooms) of -1
- Occupancy rating (bedrooms) of 0
- Occupancy rating (bedrooms) of +1
- Occupancy rating (bedrooms) of +2 or more

Source: www.cheshirewestandchester.gov.uk/jsna (July 2017). 2011 Census Housing Profile Kingsley. 2011 Census table: QS412EW - Occupancy rating (bedrooms) + 2001 Census table, UV059: Occupancy. ONS Crown Copyright Reserved [from Nomis on 1 August 2017].

Potential impact on local housing need:

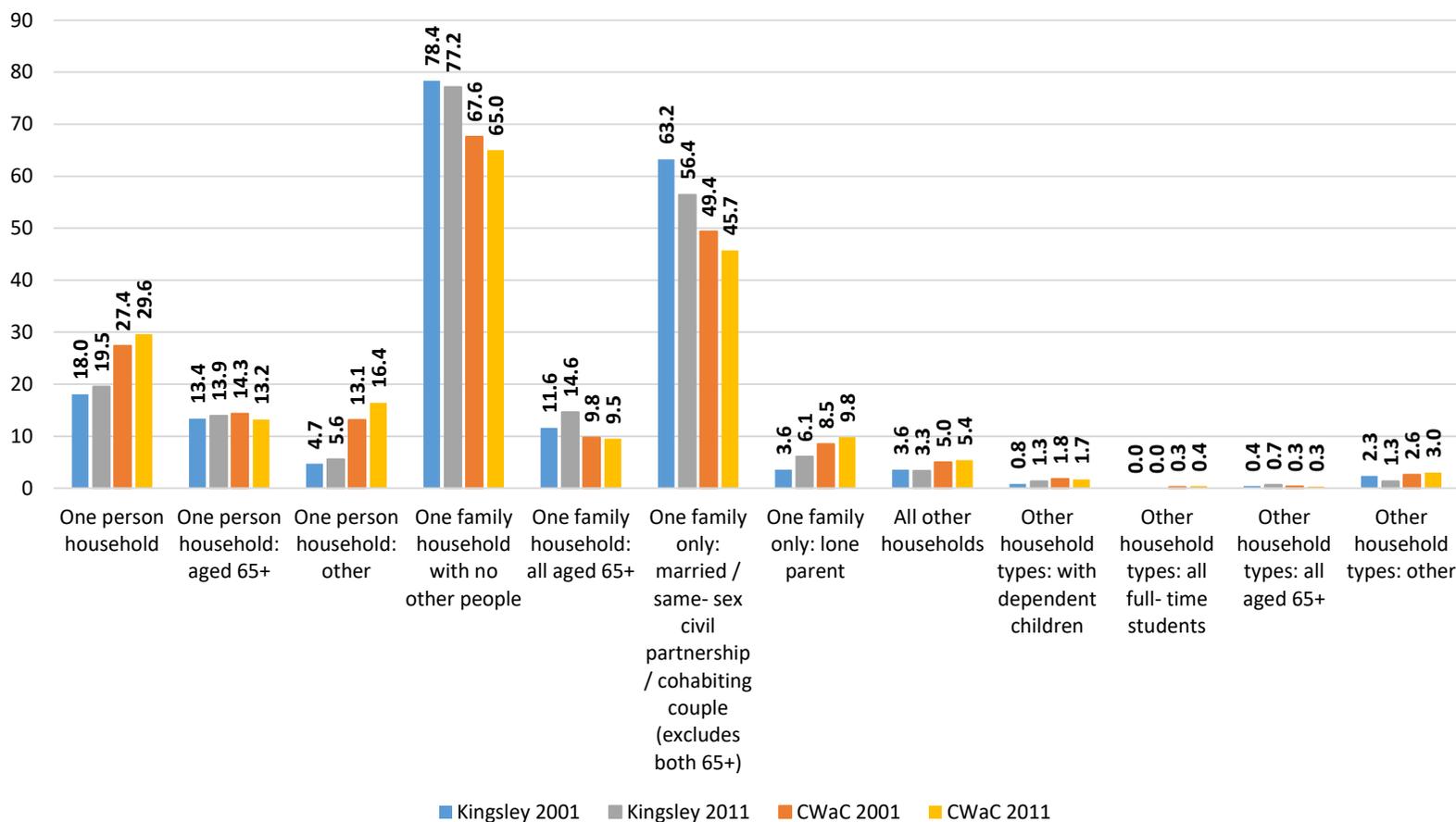
Based on the Census data, overcrowding is not likely to have a significant impact on local housing need in Kingsley other than confirming that generally, people are occupying households more fully, leaving less spare / unoccupied rooms.

This section analyses the household composition in Kingsley including change over time (2001-2011) and comparisons with CWAC.

Observations:

- The proportion of single person households under 65 are increasing in Kingsley and across the Borough.
- The proportion of single person households over 65 are increasing in Kingsley compared to a decreasing trend in the Borough.
- Family households over 65 are increasing in Kingsley compared to a decreasing trend across the Borough.
- Lone parents have increased significantly by 80% in Kingsley compared to 23% across the Borough from 2001-2011.
- Families under 65 are decreasing in Kingsley and across the Borough.

Chart 18: Kingsley (%) Change in Household Composition 2001-2011



Source: www.cheshirewestandchester.gov.uk/jsna (July 2017). 2011 Census Housing Profile Kingsley. 2011 Census table, KS105EW: Household composition + 2001 Census table, KS020: Household composition. © Crown Copyright 2013. Office for National Statistics licensed under the Open Government Licence v1.0.

Potential impact on local housing need:

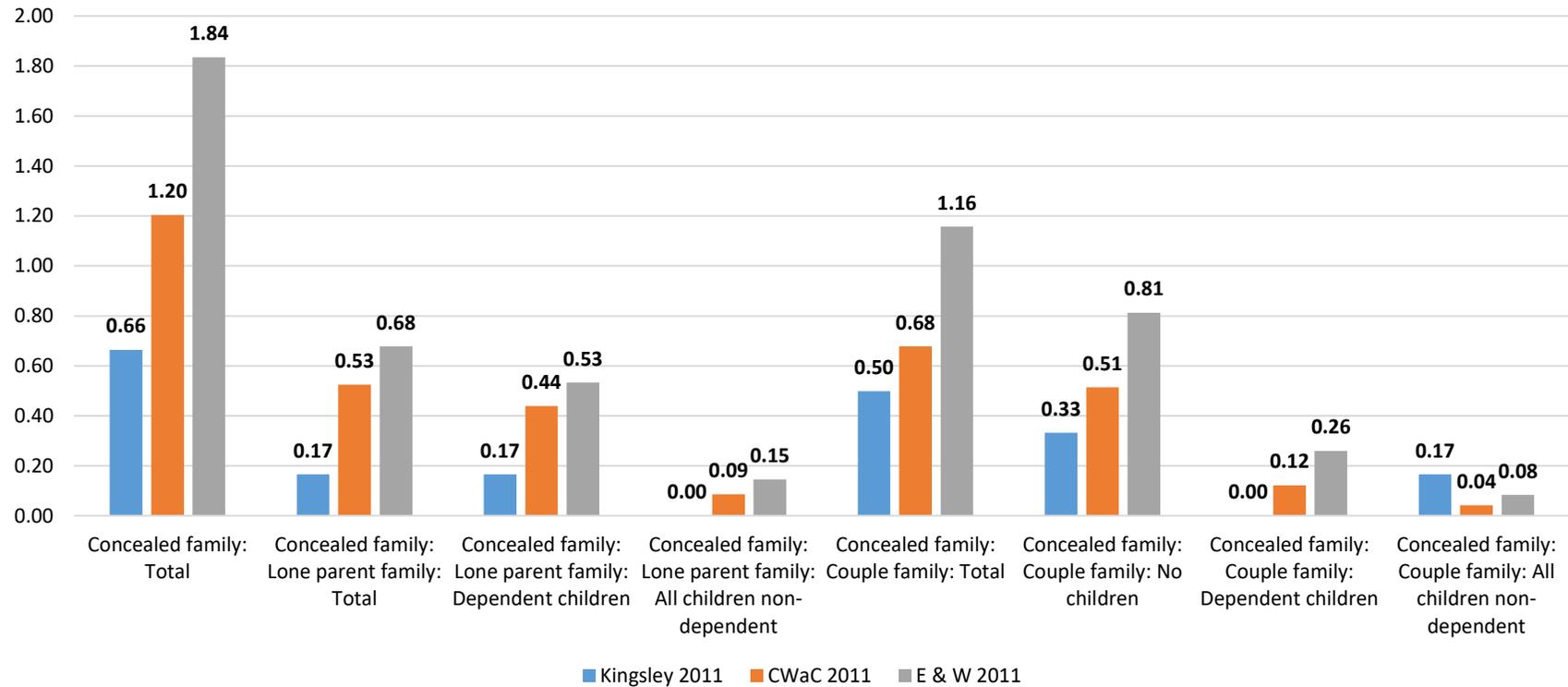
Based on the Census data the broad trend from 2001-2011 was that family households over 65, and lone parent families are increasing the most. This combined with the increase in singles and the decreases in families under 65 could mean a higher demand for housing that will suit the older demographic and smaller properties with 1-2 bed options.

This section analyses the concealed families data in Kingsley and compares it with CWAC and national figures based on the 2011 Census. **N.B.** The 2001 Census did not include concealed families, therefore analysis of the change over time cannot be included.

A concealed family is a group that 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.

0.66% is equal to 4 concealed families in Kingsley in 2011.

Chart 19: Concealed Families (% of Total Number of Families) 2011



Source: 2011 Census table LC1110EW: Concealed family status by family type by dependent children by age of Family Reference Person (FRP). Office for National Statistics licensed under the Open Government Licence v.3.0.

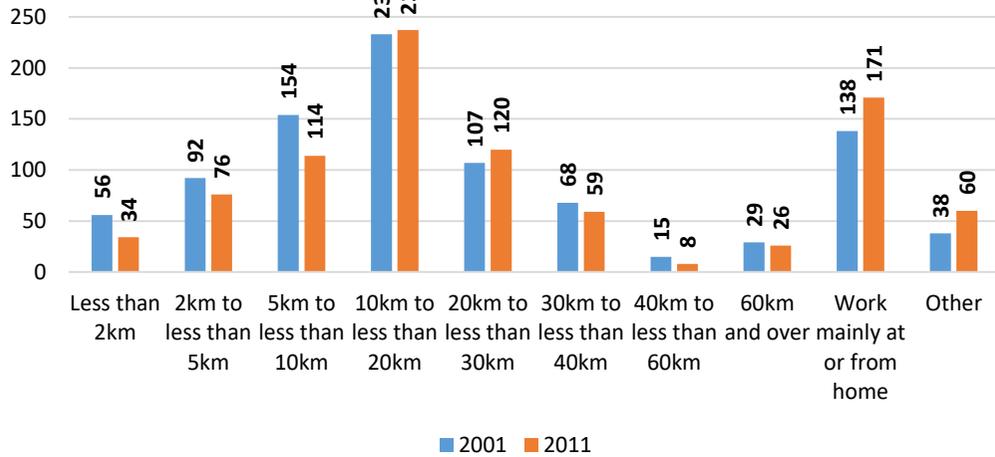
Potential impact on local housing need:

Due to the relatively low levels of concealed families in Kingsley, this is not likely to have significant impact on housing need.

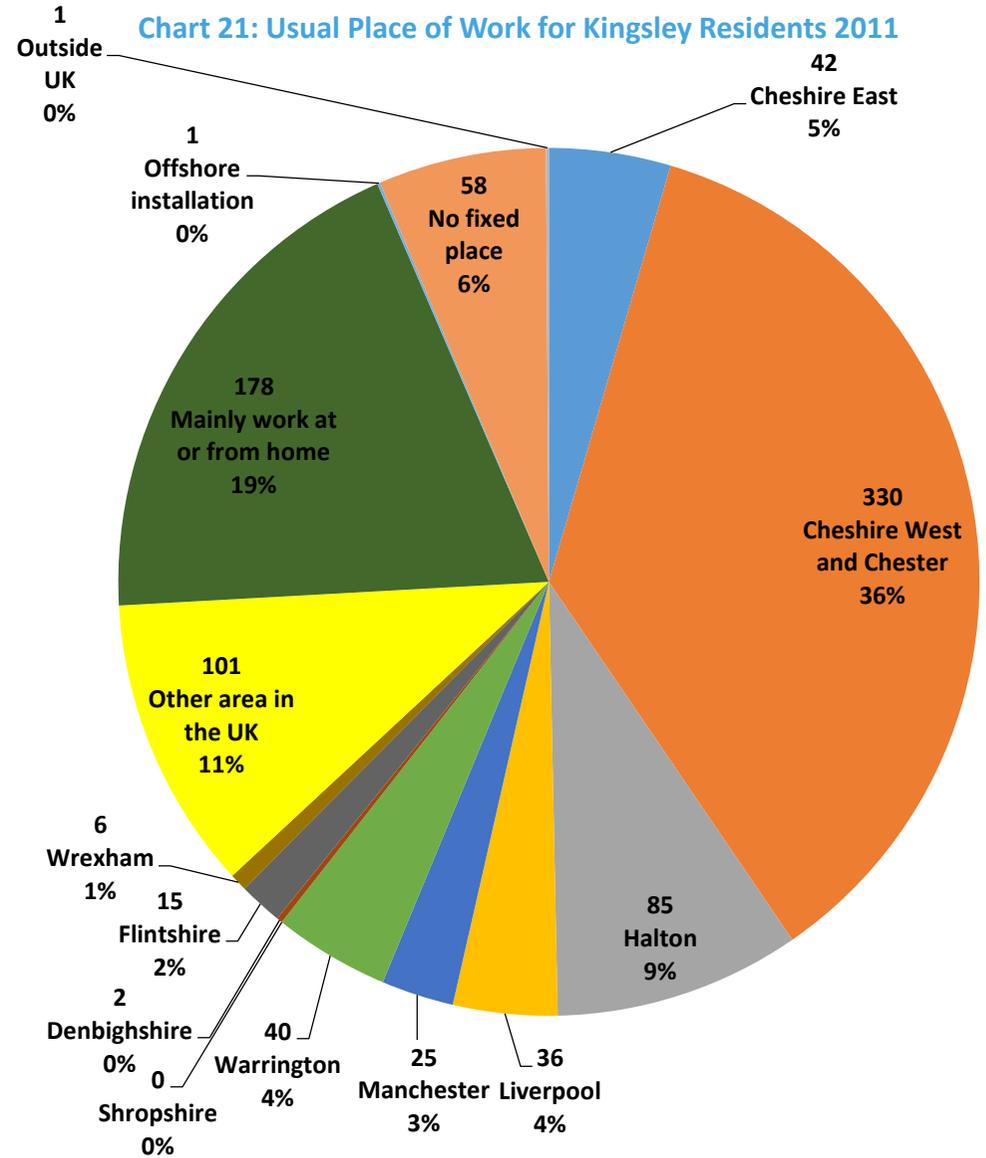
Commuting Patterns of Kingsley Residents

This section analyses the commuting patterns of Kingsley’s working population (16-74 year olds) including: distance travelled to work 2001-2011 and place of work 2011. **N.B. Usual place of work data is not available for 2001.** Chart 20 below shows that there were increases in the numbers of people travelling: 10-20km and 20-30km; but all other distances travelled to work decreased in numbers. It also shows that the **most significant increase was in the number of people working from home**, which increased by 33 people (or 24%) from 2001-2011. Chart 21 on the right shows that 36% of working people in Kingsley, work within Cheshire West & Chester. 19% work from home, 11% in other parts of the UK, 9% in Halton, 5% in Cheshire East, 4% in Liverpool, 4% in Warrington, 6% had no fixed place of work, 2% in Flintshire and 1% in Wrexham. If the increasing work from home trend continues, **by 2021 Kingsley could see up to 24% of its working population working from home.** However, the increasing proportion of retirees could act as a counter-balance to this trend.

Chart 20: Distance Travelled to Work by Kingsley Residents 2001 & 2011



Source: 2011 Census, table QS702EW - Distance travelled to work. 2001 Census table, UV035 Distance travelled to work. Note: Cells in the original Output Area level dataset were randomly adjusted when published to avoid the release of confidential data.



Source: 2011 Census table, WF02EW - Location of usual residence and place of work Office for National Statistics licensed under the Open Government Licence v.3.0.

Charts 22, 23 and 24 show the changes in economic activity between 2001-2011 for Kingsley, CWAC and England & Wales. Broadly speaking, Kingsley's economic activity is in line with the Borough and national trends. However, the proportion of retired people has increased more sharply in Kingsley, demonstrated by chart 25.

Chart 22: Kingsley Economic Activity % Change 2001-2011

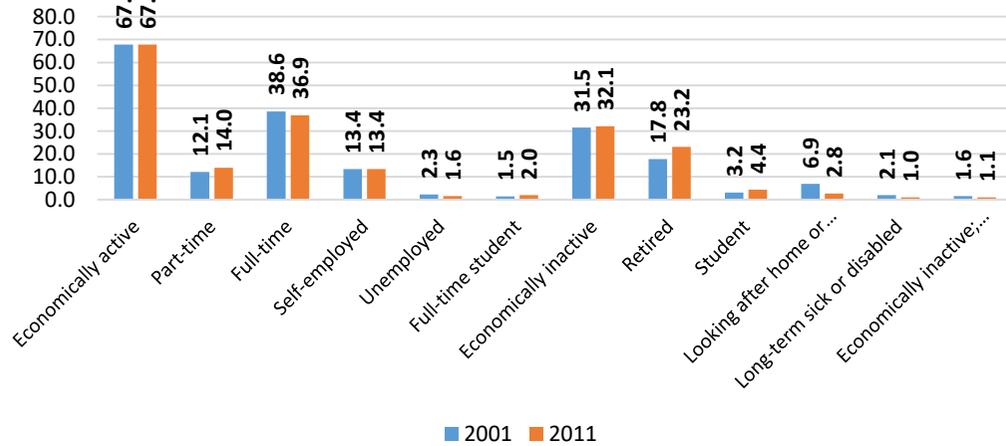


Chart 24: England & Wales Economic Activity % Change 2001-2011

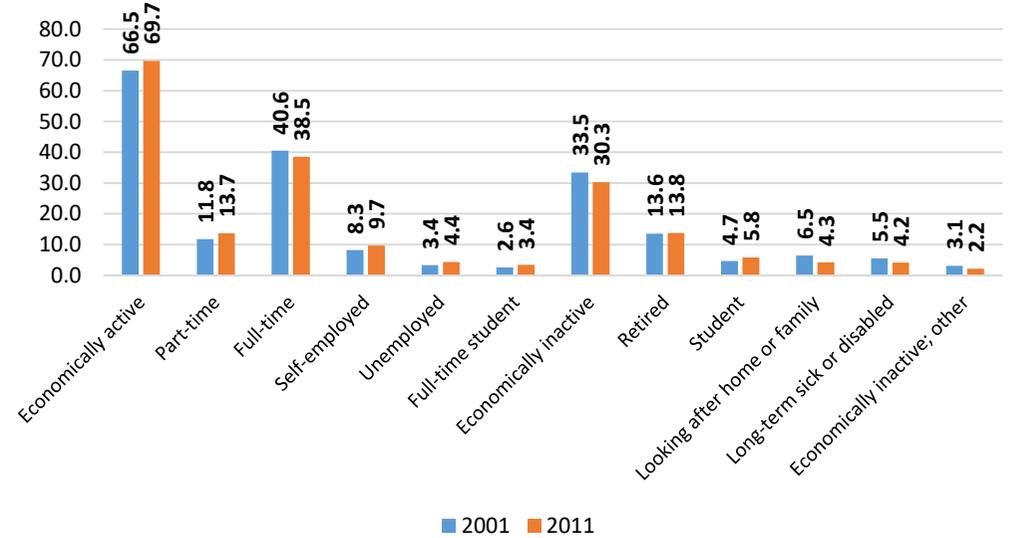


Chart 23: CWAC Economic Activity % Change 2001-2011

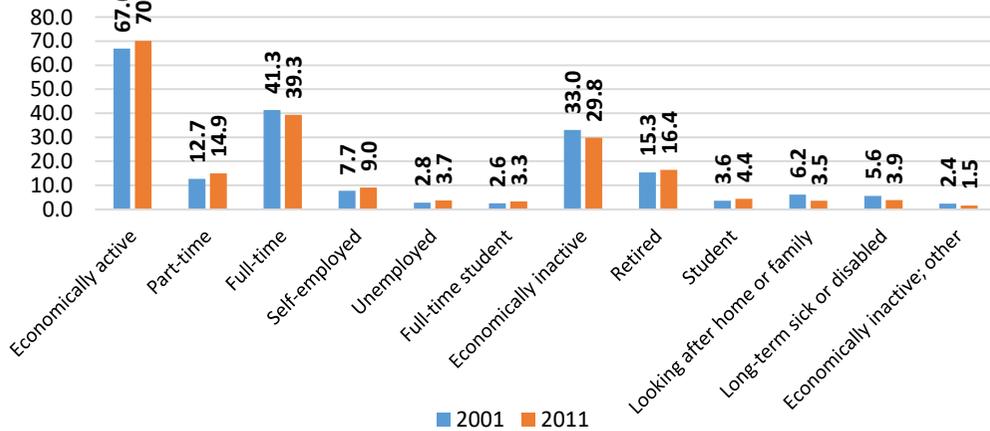
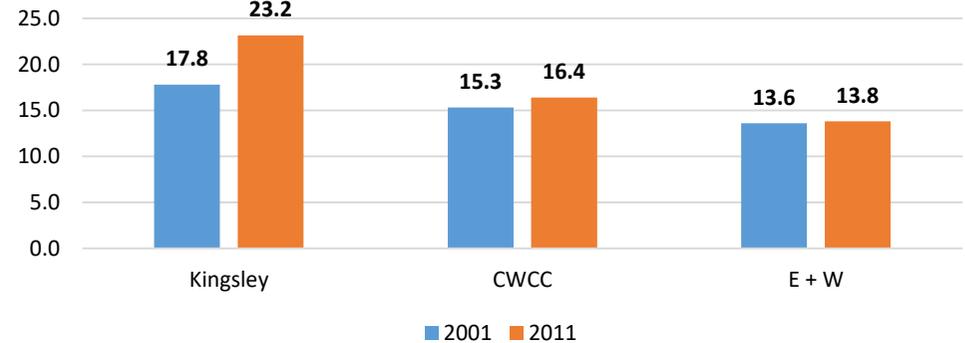


Chart 25: Comparison of % Change in Retired Population



Source: 2001 Census, table KS009a Economic Activity. 2011 Census table, KS601EW: Economic activity. © Crown Copyright 2013. Office for National Statistics licensed under the Open Government Licence v1.0.

This section analyses the population age structure of Kingsley compared with the Borough and England & Wales figures from 2011 (chart 26). It also includes the 2015 population estimate figures (chart 27) and the change in Kingsley's age structure (chart 28) 2001-2015.

Observations:

- The total population of Kingsley has decreased from 1890 in 2001 to an estimated 1866 in 2015. A decrease of 1.3%.
- The 2015 mid-year population estimates indicate that Kingsley's population has stopped decreasing (as was from 2001-2011) and is now likely to be increasing.
- Kingsley has a significantly lower proportion of 20-39 years olds compared to the Borough and national figures.
- Kingsley has a higher proportion of people in the 45-84 age bands compared to the Borough and national figures.
- The proportion of over 65's has increased from 15.7% in 2001 to 27.4% in 2015.
- The proportion of younger people aged 0-19 decreased from 23.7% in 2001 to 20.5% in 2015.
- 20-64 year olds decreased from 60.6% in 2001 to 52.1% in 2015.

Chart 27: Age Structure Comparison 2011

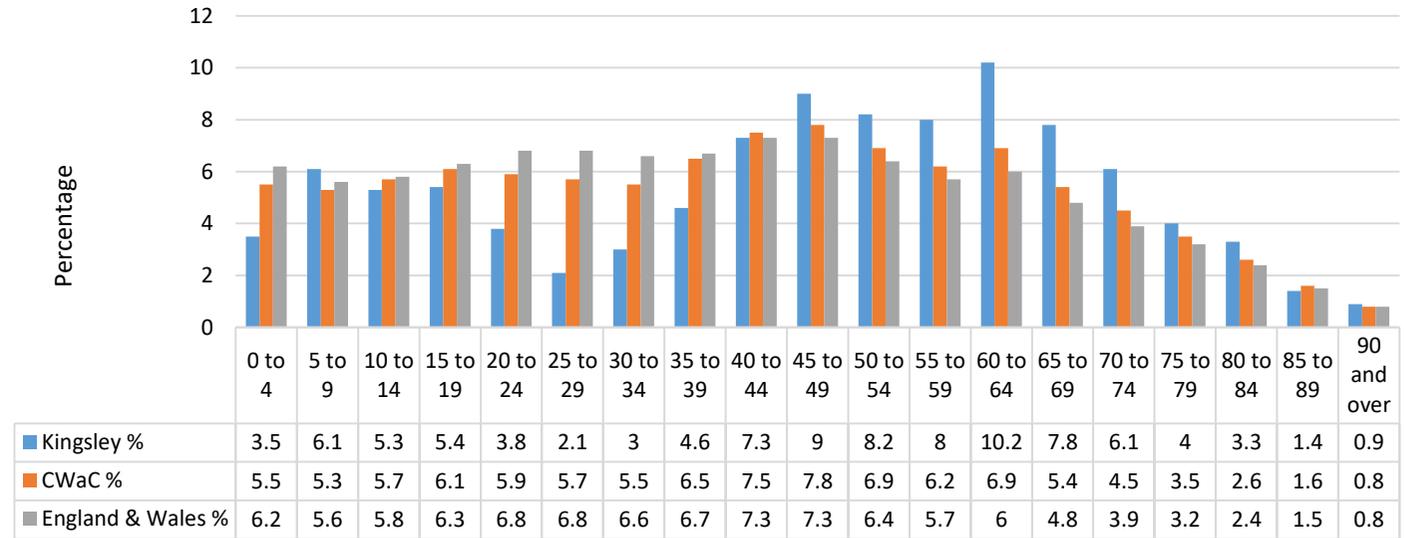


Chart 27: Kingsley Population Change 2001-2015

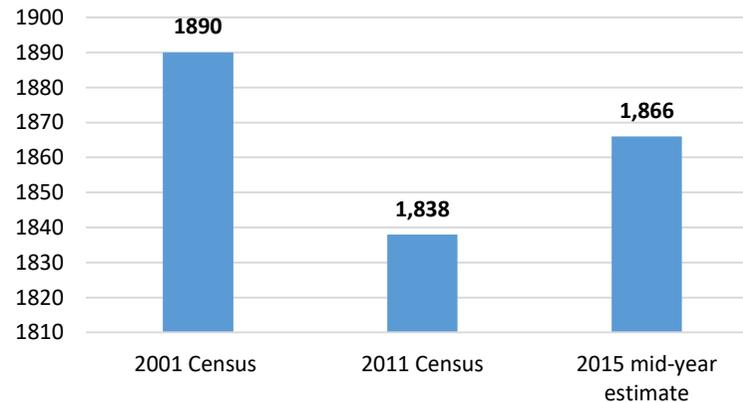
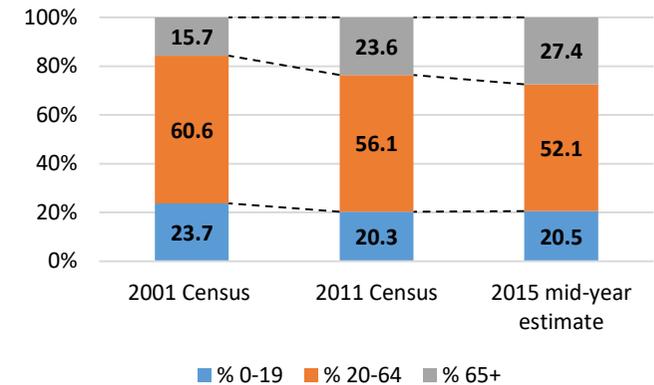


Chart 28: Kingsley Age Structure Change 2001-2015



Source: www.cheshirewestandchester.gov.uk/jsna 2011 Census Overview Profile Kingsley. 2011 Census table, QS103EW: Age by single year. © Crown Copyright 2013. Office for National Statistics licensed under the Open Government Licence v1.0.

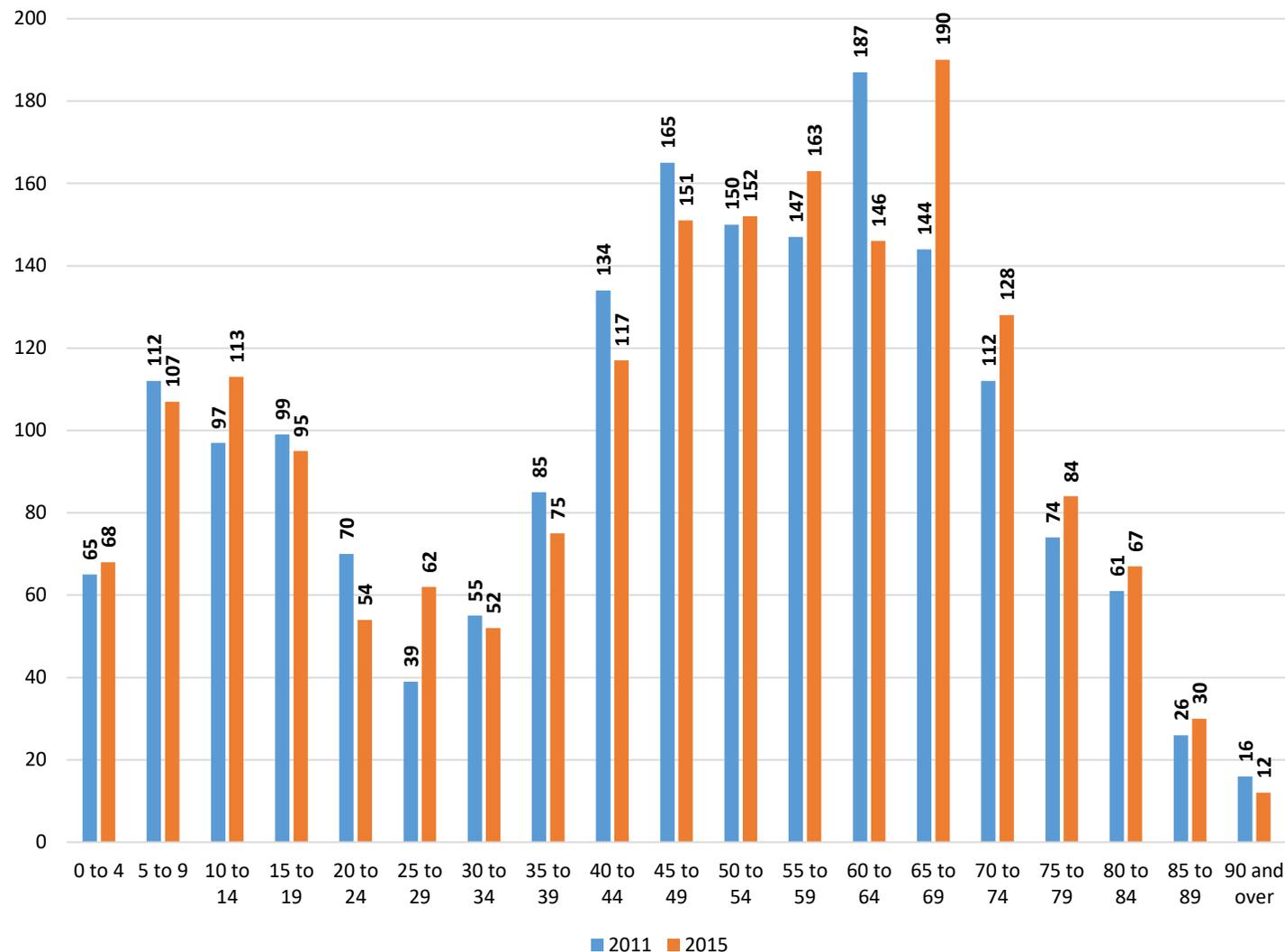
Chart 23 on the right analyses the age structure changes in more detail from 2011-2015. The age groups that have increased significantly are: 10-14, 25-29, 55-59, 65-69, 70-74 and 75-79 years.

The age groups that have decreased significantly are: 20-24, 35-39, 40-44, 45-49 and 60-64 years.

Potential impact on local housing need:

There is strong evidence showing an ageing population with a small number of young families in Kingsley. This increase in households with older people and small number of young families will need accommodation to suit, including: **down-sizing options** and supported housing e.g. sheltered or extra care, **and starter / affordable family homes.**

Chart 29: Kingsley Change in Population Age Structure 2011-2015



Source: Census 2001, 2011 + CWAC JSNA parish mid-year estimates 2015: www.cheshirewestandchester.gov.uk/JSNA

This section analyses the relationship between increases in dwelling, population and household numbers, including the average household size and the average annual change in numbers.

In Kingsley, from 2001-2011 there was an additional 30 dwellings and households completed and the population decreased by 52.

2001: average household size = $(1890 / 726) = 2.60$

2011: average household size = $(1838 / 753) = 2.44$

The above calculation also shows that the **average household size decreased.**

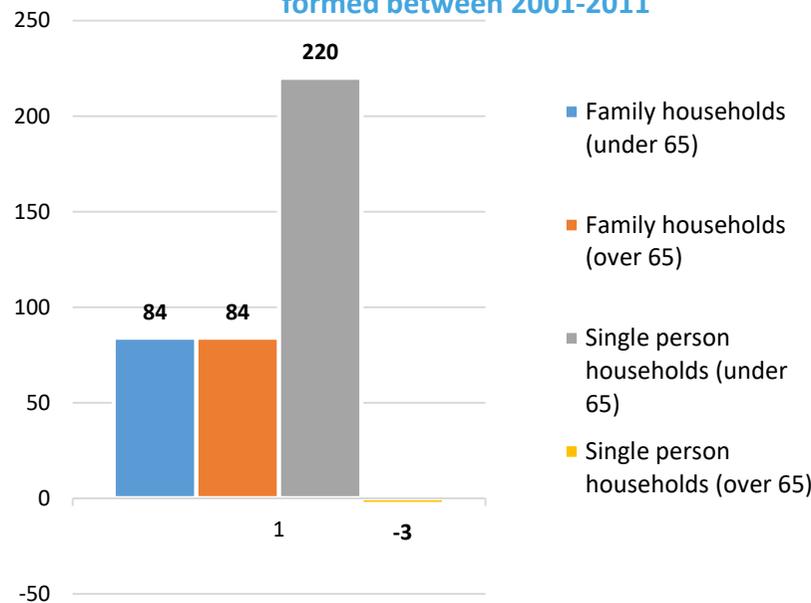
2.7 net additional households formed on average per annum from 2001 and 2011.

Kingsley's average household size is decreasing on trend with the Borough.

Table 5: Relationship between dwelling, population and household growth

Neston	Dwellings	Households	Population	Average Household Size
Census 2001	749	726	1,890	2.60
Census 2011	779	753	1,838	2.44
2001-2011 change	30	27	-52	-0.16
2001-2011 average annual change	3.0	2.7	-5.2	-0.016

Composition of net additional households that formed between 2001-2011



Source: CWAC Housing Land Monitor, Census 2001 + 2011

Chart 30 shows that out of a total of 27 net additional households, 26 were family households aged 65+, 8 were single people aged 65+, 8 were singles aged under 65 and there was a net loss in family households of 14. **It can therefore be concluded that net additional family households over 65 are where we see the most significant increases in households. Single person households over and under 65 make up less but still a significant proportion of net additional households. But families under 65 decreased during this period.**

Table 6: Household growth projection figures 2015-2030 based on rate of change between 2001-2011

Household Growth Projection 2015-2030 (1)

This section provides an analysis of household growth from 2001-2011 including a breakdown of household composition into: over 65 and under 65 singles, and over 65 and under 65 families. It then uses the rate of change during this period to create a theoretical projection of household growth up to 2030. The dwelling completions from 2011-2015 are factored into the 2015 figures as well as the anticipated completions from 2015 to 2020.

We know that from 2001-2011, 3 net additional households formed per year on average. From 2001-2011 we also know that of the net additional households, 14% were singles over 65, 14% were singles under 65, 47% were families over 65 and family households under 65 reduced by 14 in number.

14 dwellings were completed from 2011-2015, which is equal to 3.5 dwellings per year on average (slightly higher dwelling completion rate than 2001-2011). An anticipated 15 affordable dwellings should be completed by 2020 based on a recently approved planning application, which is equal to 3 dwellings per year on average (same as 2001-2011).

Therefore, it can be concluded that the dwelling completion rate has remained fairly consistent in Kingsley from 2001-2015 and the projections assume this up to 2030.

Kingsley	2001 (actual)	2011 (actual)	2015 (estimate)	2020 (projection)	2025 (projection)	2030 (projection)
Total households	726	753	767	782	796	809
Family households (under 65)	485	471	464	457	450	443
Family households (over 65)	84	110	123	137	149	162
Singles (under 65)	34	42	46	50	54	58
Singles (over 65)	97	105	109	113	117	121

*'Total households' figures include 'other' households from the census. This has not been included in the breakdown (into families and singles) of projected household composition.

From 2015 we have applied the annual average net additional household rate of change (3) and split it into household composition types and shown the theoretical projection figures every 5 years in [table 6](#) and in [chart 31](#).

[Table 7](#) shows the total net additional household growth projection figures up to 2030 (the Local Plan period).

This method projects that in Kingsley an estimated 41 net additional households could form from 2015-2030. In terms of household composition: 8 would likely be families under 65, 38 would likely be families over 65, 12 would likely be singles under 65 and 12 would likely be singles over 65. This method also predicts that that Kingsley could lose up to 20 families under 65 from 2015-2020.

Chart 31: Kingsley household projection based on 2001-2011 census averages and dwelling completions

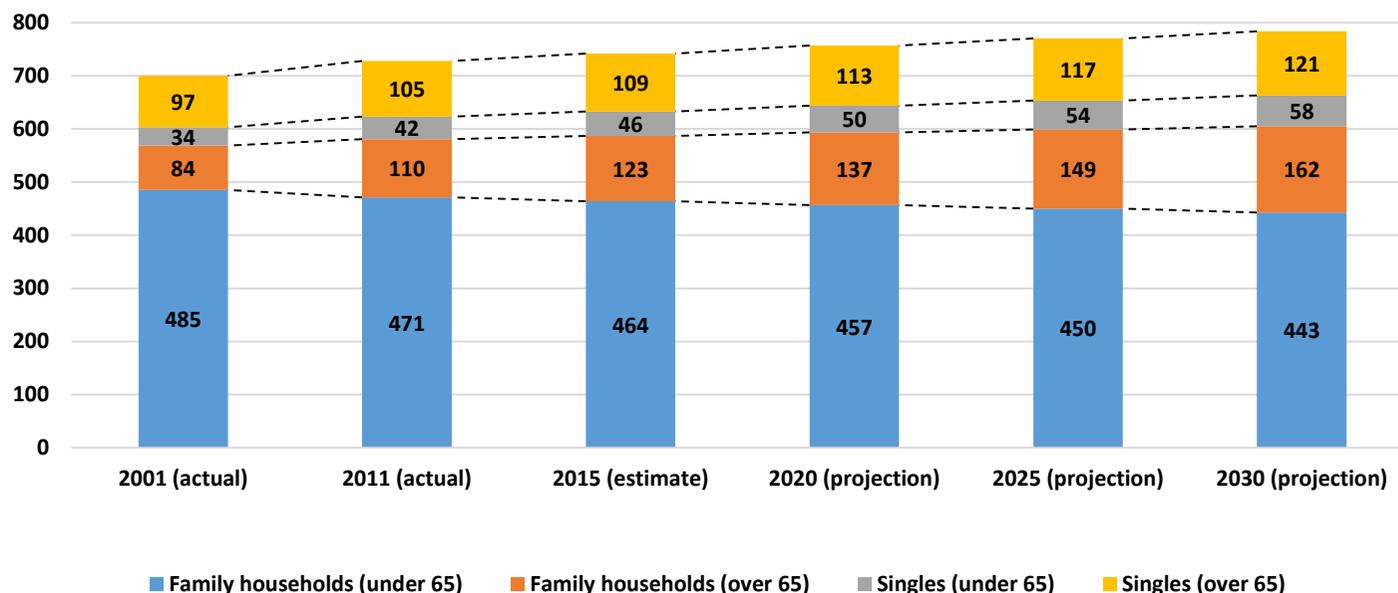


Table 7: Total household growth projection figures for Kingsley 2015-2030

Kingsley	Net additional households	Net additional family households (under 65)	Net additional family households (over 65)	Net additional single person households (under 65)	Net additional single person households (over 65)
2015-2030 projection total	41	-20	38	12	12

Note: In our professional opinion this method is the best estimated projection based on the data we have. We do not guarantee any accuracy and the projections do not take into account changes in age structure, births, deaths, migration since 2011. The method inherently assumes that changes seen during the period 2001 to 2011 will continue into the future and only factors in an estimate of proposed housebuilding from 2015-2020.

Source: CWAC Housing Land Monitor, Census 2001 + 2011

Inward and Outward Migration

This section analyses the inward and outward migration for Kingsley based on the 12 months prior to the 2011 Census and then calculates the estimated net migration based on 2015 mid-year estimates cross-referenced with live births and deaths from 2011-2015.

Chart 32 shows that inward migration (80) was lower than outward migration (118) in the 12 months prior to the 2011 Census giving a net migration figure of -38.

Chart 33 shows that between 2011 and 2015, the death rate and live birth rates in a negative net figure of -15. The total population of Kingsley is estimated to have increased by 28 from 2011 – 2015 according to the ONS 2015 mid-year estimates showing that **any population increase is solely due to inward migration.**

Chart 34 shows the figures for live births and deaths from 2011-2015.

Overall, this data shows that the net migration for Kingsley was 43 people from 2011-2015, which is equal to **approximately 11 new residents each year, on average moving into Kingsley from 2011-2015.**

Chart 32: Kingsley inward and outward migration during 12 months prior to 2011 Census

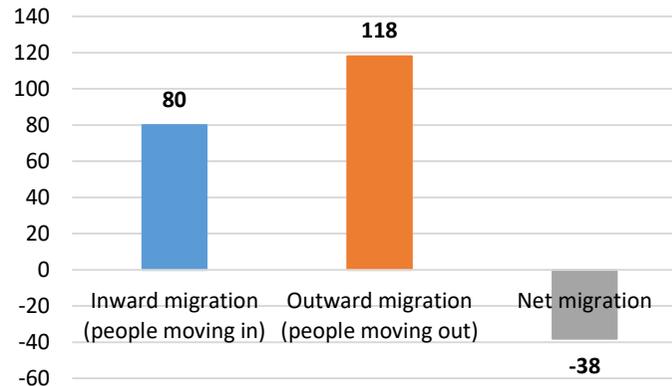


Chart 33: Kingsley - Net migration estimate 2011-2015

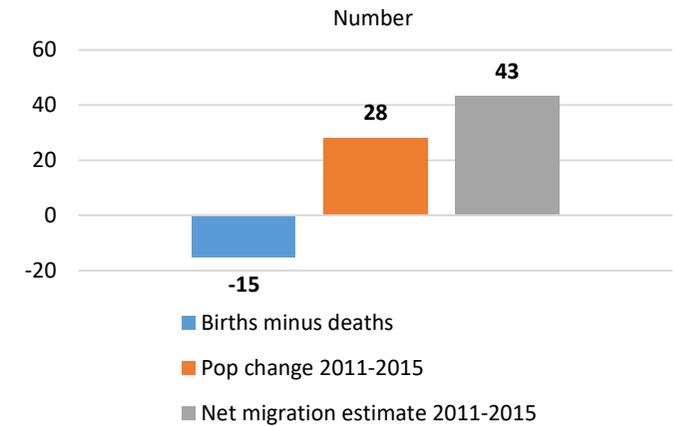
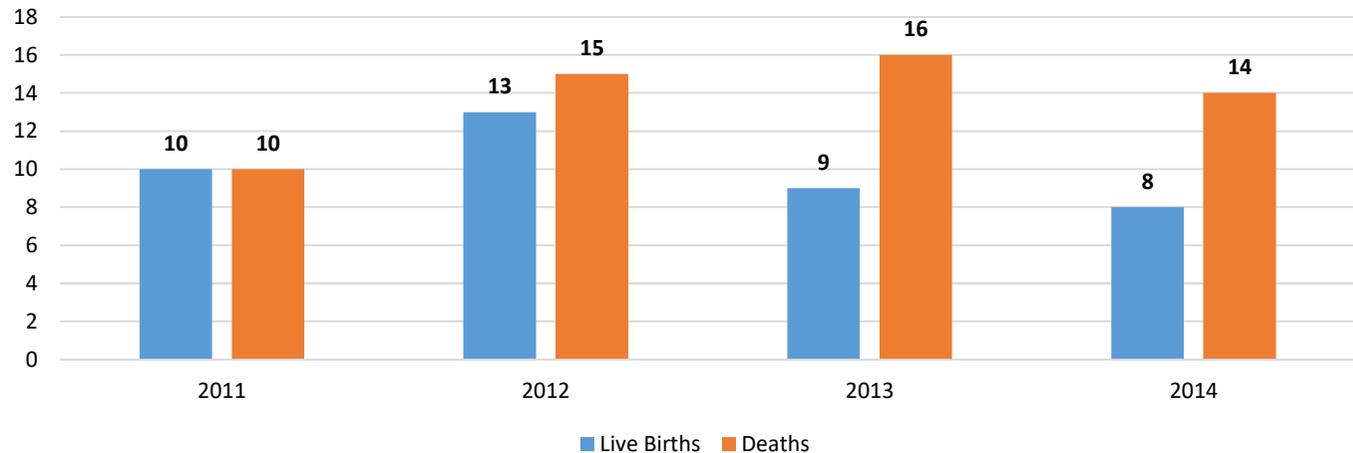


Chart 34: Kingsley - Live births and deaths 2011 - 2015

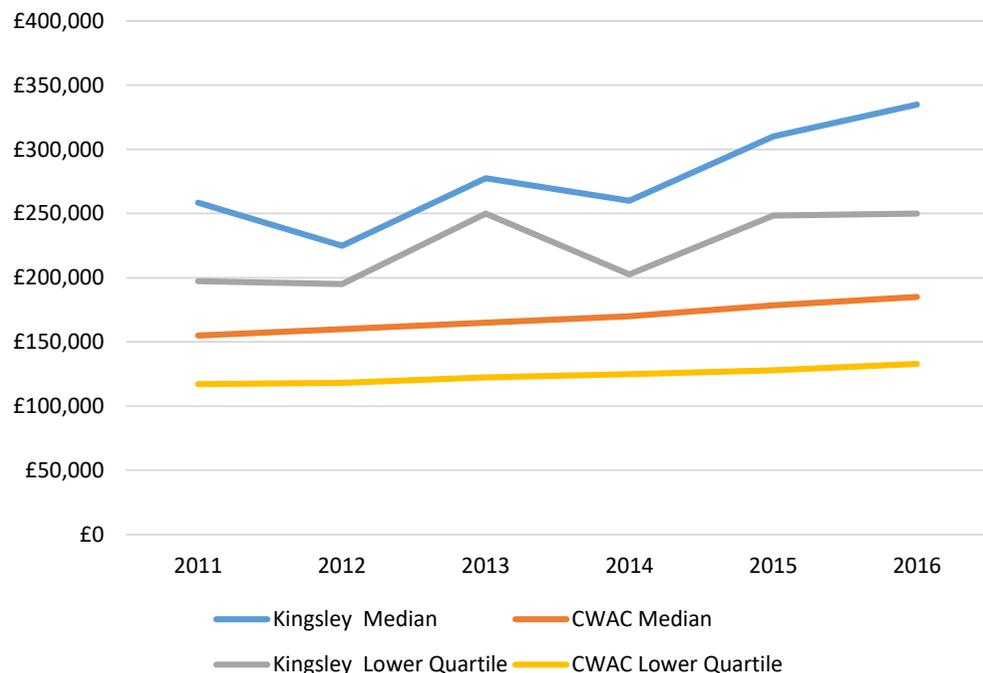


Source: 2011 Census, tables: WF02EW - Location of usual residence and place of work + 2011-2015 live births and deaths. Office for National Statistics licensed under the Open Government Licence v.3.0.

This section analyses the housing market in Kingsley compared with Cheshire West and its affordability. Due to the fragility of market data it is good practice to use a triangulation approach by looking at a range of data sets for longer term trend analysis.

Chart 35 below shows the median and lower quartile house prices for Kingsley (Parish) and CWAC between 2011-2016, which indicates that the **Kingsley median and lower quartile prices fluctuated during this period but appear, on the whole, to be rising, as do the CWAC figures.**

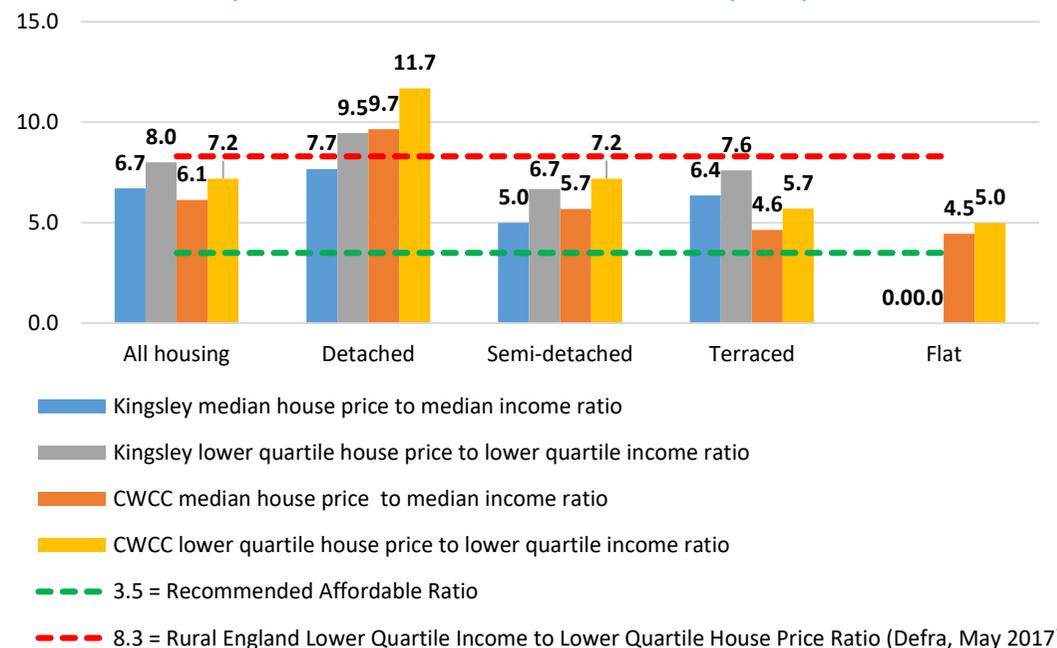
Chart 35: Median + Lower Quartile House (Sold) Prices 2011 to 2016



Source: Land Registry

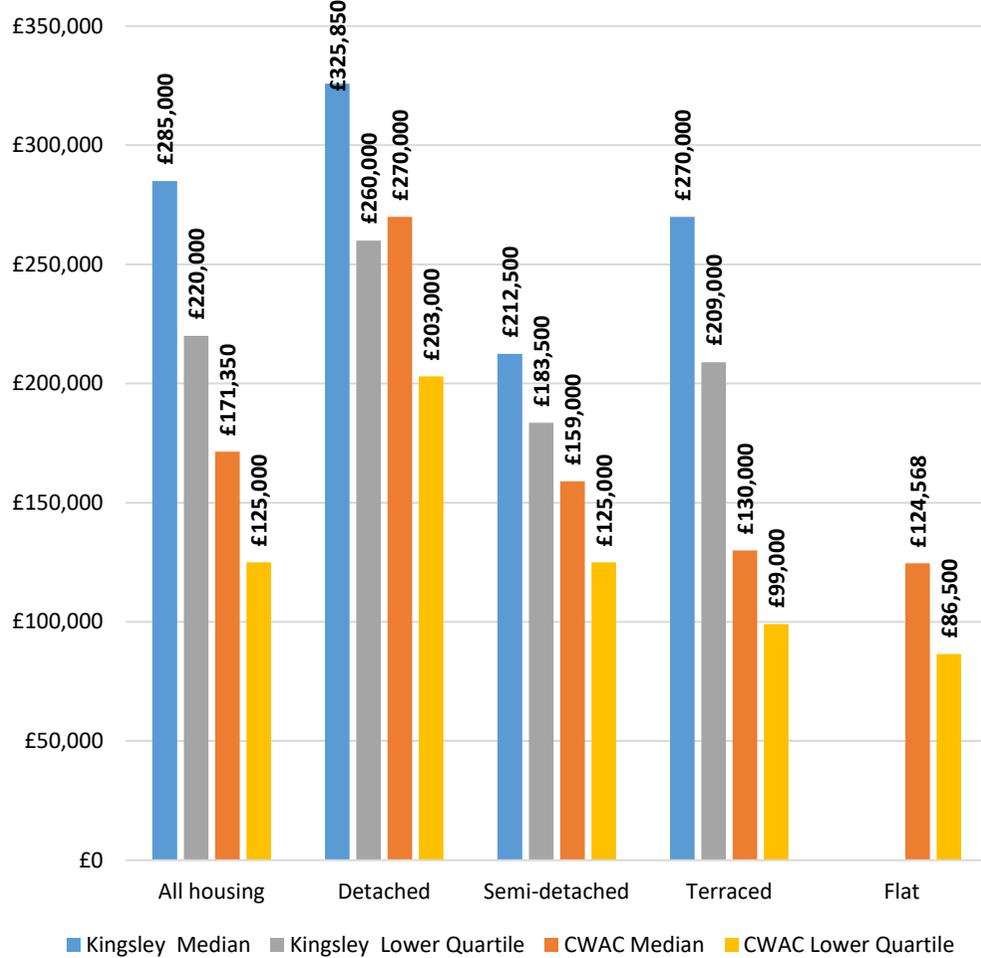
Chart 36 shows the affordability ratios for Kingsley and CWAC, which is calculated by dividing the (median and lower quartile) dwelling prices by the (median and lower quartile) income levels for each area. Kingsley (6.7) and CWAC (6.1) are similar in terms of affordability ratios for median house prices and median incomes. A median income of £42,500 means that the higher property prices has helped lower Kingsley's affordability ratio. When considering lower quartile dwelling prices compared to lower quartile income, the gaps are proportionally similar. Overall, the lower quartile dwelling prices in Kingsley are 8.0 times that of lower quartile incomes, compared to 7.2 times in CWAC. Semi-detached (market) housing appears to be the most affordable at median and lower quartile price to income ratios. The recommended ratio of household income to dwelling price is 3.5, however mortgage lenders can vary depending on the current state of the market. **Note:** there was insufficient data for flats in Kingsley.

Chart 36: Median + Lower Quartile House (Sold) Prices (2011-2017) to Median + Lower Quartile Income (2016) Ratios



Source: Land Registry and CACI Paycheck 2016, © CACI Limited 2006 - 2016

Chart 37: Median + Lower Quartile Dwelling (Sold) Prices 2011-2017 (up to 5 Sept 2017)



Source: Land Registry

Chart 37 below shows the median and lower quartile dwelling prices based on sold prices from 2011-2017 to give a more stable, long-term view of dwelling prices in Kingsley and CWAC. **Kingsley’s median dwelling prices were £113,650 more expensive than CWAC on average from 2011-2017.** Detached median prices were £55,850 above the Borough median, semi-detached median prices were around £53,500 above the CWAC median, terraced properties averaged £140k more than CWAC. There was insufficient data available on flats to make a fair comparison.

The difference in lower quartile prices between Kingsley and CWAC is significant at £95k across all housing types. Detached properties averaged £57k more than in CWAC, semis were around £58,500 more and **terraced lower quartile properties were around £110k more on average compared to CWAC.**

Chart 38 shows the income required to purchase each type of property in both Kingsley and CWAC compared with the actual median and lower quartile incomes (dotted lines on the chart). This is calculated on the basis of securing a 90% mortgage with a 3.5x gross income lending ratio.

From this it can be seen that (at best) those on a median level income in Kingsley (£42,500 = blue dotted line) could almost afford a semi-detached house in the lower quartile price range. For anyone on a lower quartile income (£27,500 for Kingsley and £17,383 for CWAC = red, and black dotted lines) in Kingsley, buying a market dwelling is simply not affordable. Even in CWAC a lower quartile priced flat would require an income of £22,243 when the actual lower quartile income is £17,383.

The minimum income required to purchase a lower quartile price semi-detached house in Kingsley would be £47,186, whereas the actual lower quartile income for Kingsley is £27,500, which demonstrates how unaffordable local house prices are in relation to incomes.

Chart 38: Income Required for Purchase Compared with Actual Median + Lower Quartile Incomes 2016

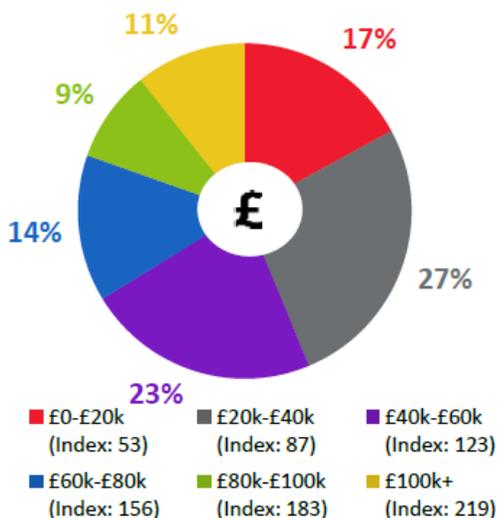
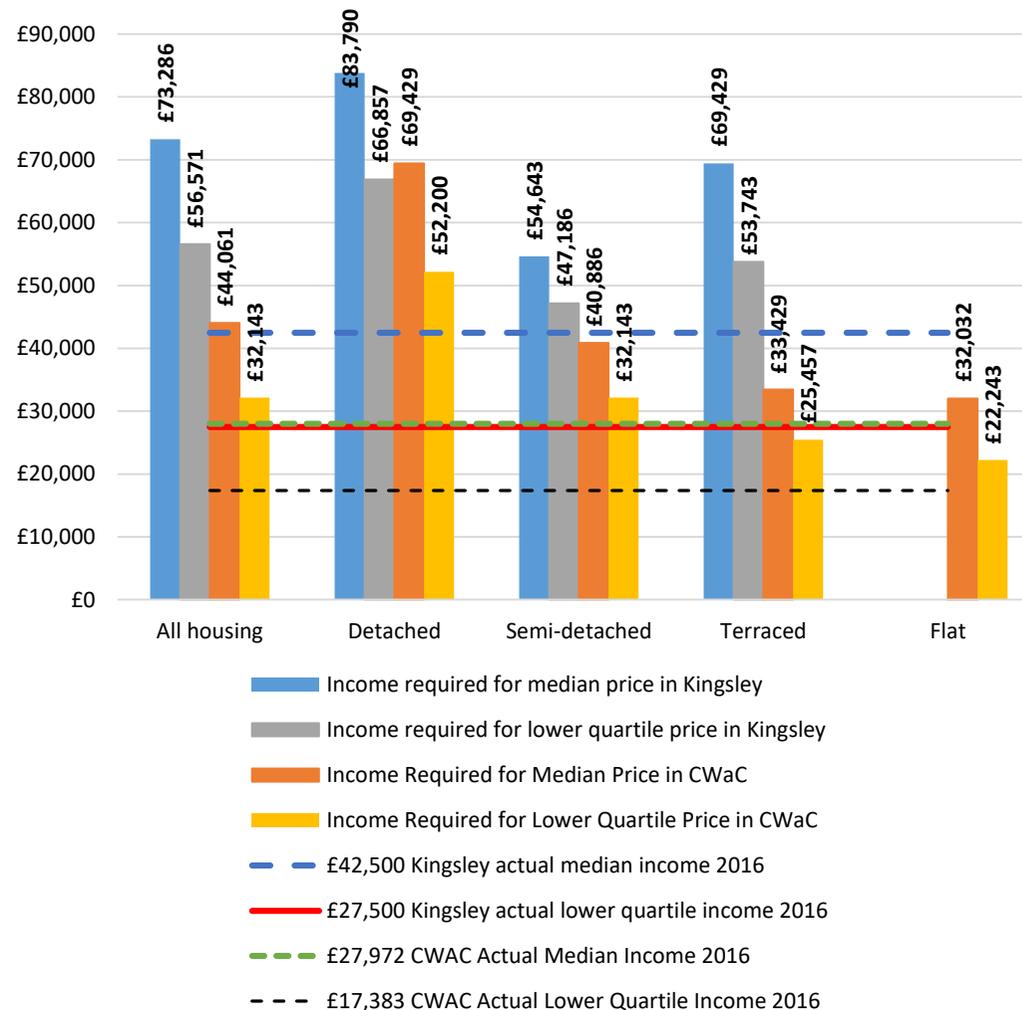


Chart 39 on the left shows that approximately 27% of residents in the Parish could afford the median house price and approximately 50% could afford the lower quartile prices. The income data on the left is likely to be based on earnings and is not likely to include assets and savings.

Source: CACI Paycheck © CACI Limited 1996 - 2017

Source: Land Registry and CACI Paycheck 2016, © CACI Limited 2006 - 2016

This section analyses the average rents for 1, 2, 3 and 4 bed accommodation in Kingsley Ward and CWAC in 2016. From this, the income required to afford market rented accommodation based on the UK average percentage of income spent on rent (to be used as a benchmark) can be calculated, which is 28%.

Table 8 shows that Kingsley Ward’s rental market is 9% more expensive than CWAC for 4 bed accommodation but 3 bed accommodation is around 37% more expensive than CWAC and 2 bed rented accommodation is 24% higher than CWaC. **Note:** there was insufficient data for 2 bed accommodation in Kingsley.

Table 8: Median weekly rents (2018) in Kingsley and CWAC

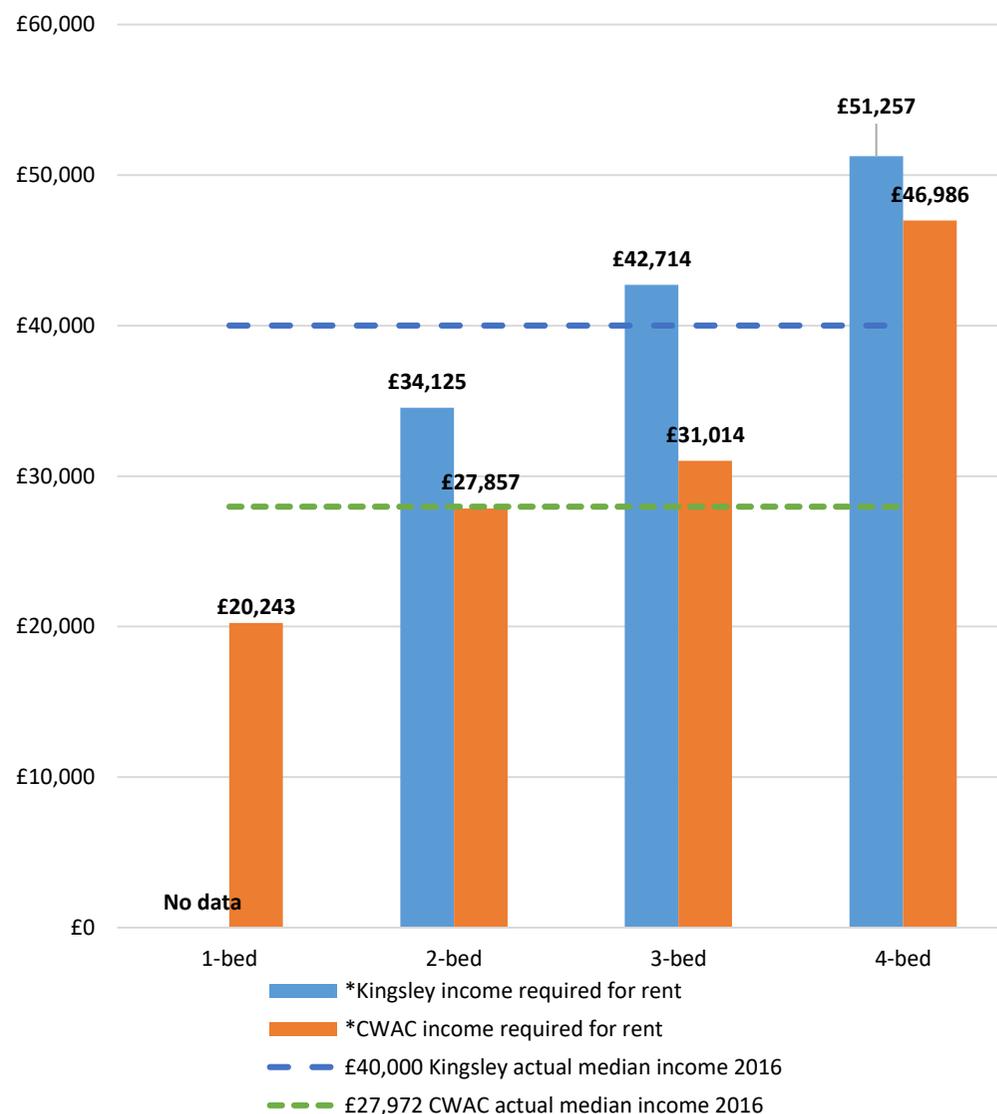
	1-bed	2-bed	3-bed	4-bed
Kingsley Ward (median weekly rents, 2018)	No data	£186	£230	£276
CWAC (median weekly rents, 2018)	£109	£150	£167	£253

Source: CWAC compendium of local house prices statistics, June 2018

Chart 39 shows the income required to pay rent in Kingsley Ward and CWAC, which is based on 28% of income going towards rent. The dotted lines going across the chart show the actual median and lower quartile incomes for Kingsley and CWAC. Therefore, any columns that stop below these lines are affordable to people at those income levels.

Kingsley residents on a median income should be able to afford 2 bed rented accommodation. However, even on a median income most households would struggle to rent 3 bed accommodation on the open market and most would struggle to afford to rent 4 bed accommodation.

Chart 39: Income required for median weekly rent

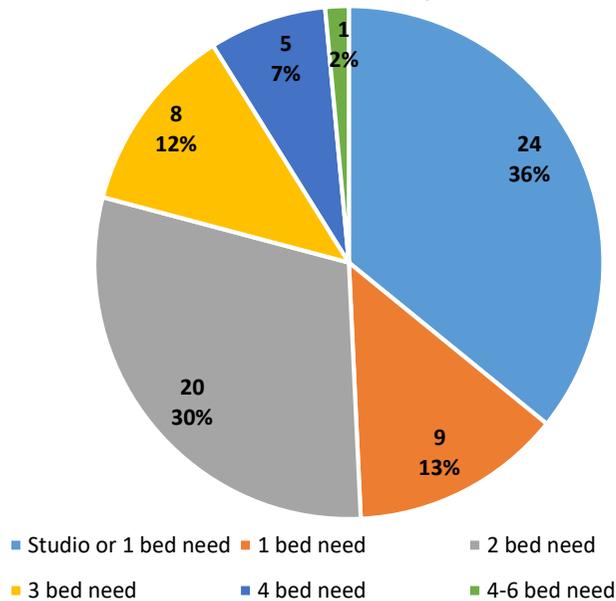


Source: CWAC compendium of local house prices statistics, June 2018

Housing Register

West Cheshire Homes is the Local Authority social housing register, which manages housing allocations across the Borough. This is where any social housing owned by the Local Authority or a housing association is advertised and also where anyone seeking social housing can register their need and bid for properties. Housing is allocated based on the Borough-wide housing allocations policy. **N.B. Rural areas have additional 'local connection criteria'.** For more information on the CWAC Housing Allocations Policy visit: <http://www.westcheshirehomes.co.uk/Choice/uploads/CWACAllocationsPolicyJan2017FHlogo.pdf> or contact West Homes: <http://www.westcheshirehomes.co.uk/Choice/Content.aspx?wkid=7> The Local Authority has provided a snapshot of the register for Kingsley from 25 Nov 2016 including homes advertised and bids per property to identify where there is most need.

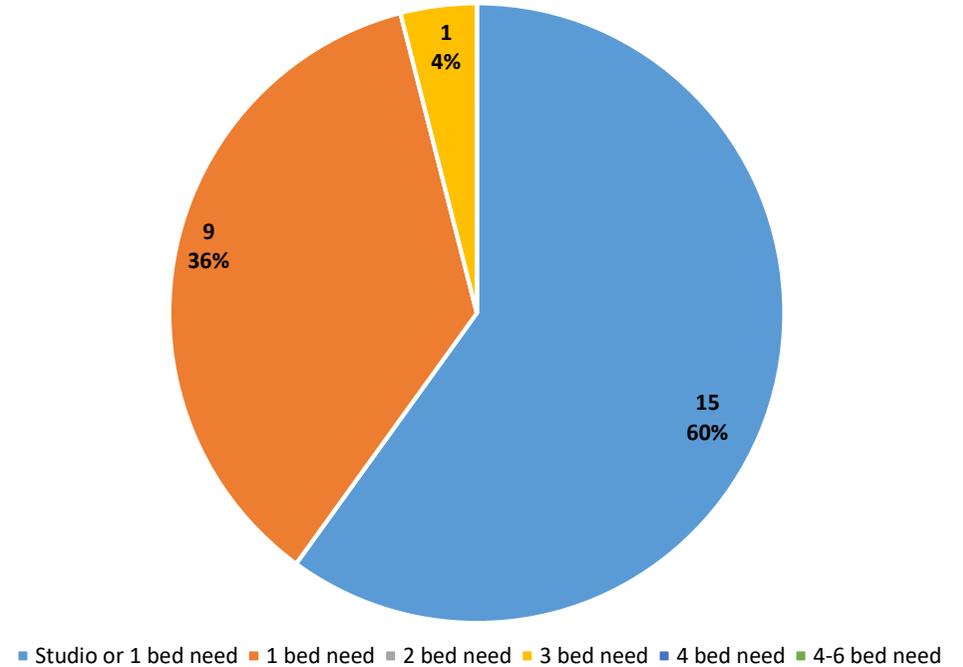
Chart 41: Housing register applications Kingsley (25 Nov 2016) under 55 yrs



Source: CWAC Housing Register, 24 May 2017 (West Cheshire Homes)

Chart 41 shows the under 55's housing register applications for Kingsley. The majority of applications (79%) were for 1 or 2 bed need, 12% for 3 bed need, 7% for 4 bed need and 1% for 4-6 bed need.

Chart 42: Housing register applications for Kingsley (25 Nov 2016) over 55 yrs



Source: CWAC Housing Register, 18 April 2017 (West Cheshire Homes)

Chart 42 above shows the over 55's housing register applications for Kingsley. It shows lower numbers of people compared to the under 55's. 96% of people on the register require 1-2 bed accommodation and 4% (1) requires 3 beds.

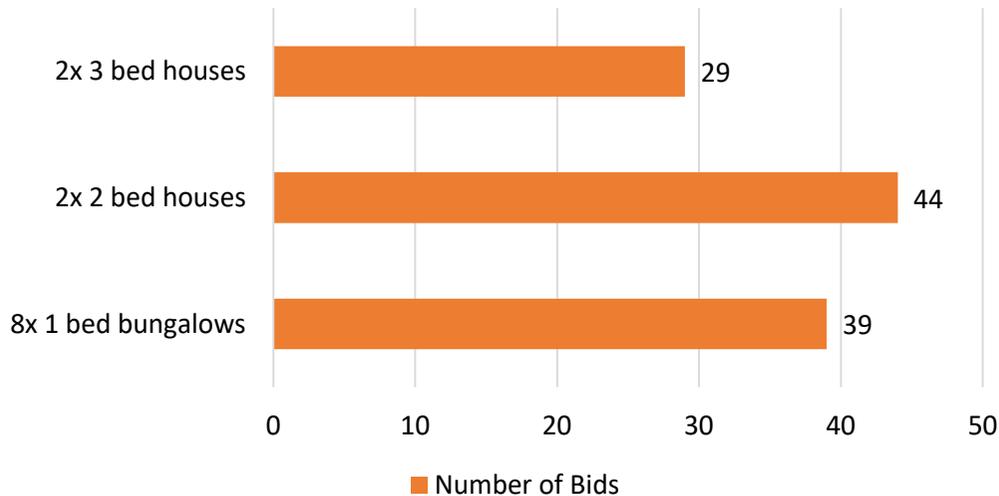
N.B. Only 9% of all housing registrations for Kingsley met the local connection criteria, therefore charts 40 and 41 may not reflect the true local need.

Housing Register Demand and Self-Build Register

Chart 43 shows the general needs social housing adverts and bids per property that became available from 2013 to Nov 2016. Based on the figures, it shows that there is a relatively high demand for all property types available. However, when we calculate ‘bids per property’ based on the number of bids divided by the number of properties that became available, the results look as follows:

- 1 bed bungalows - 5 bids per property
- 2 bed houses – 22 bids per property
- 3 bed houses – 15 bids per property

Chart 43: Affordable / social housing demand in Kingsley (2013 to Nov 2016)



Source: CWAC Housing Register, 2013 – Nov 2016 (West Cheshire Homes)

Self-build Register

All Local Authorities are now legally required to maintain a self-build register, which is where homes are built by their owners. The Local Authority has received significant interest in self-build although there is no data made available on the reasons or type of homes needed for self-build. However, size of properties people are interested in for self-build are shown in table 9 below.

Table 9: Cheshire West Self-build Register for Kingsley 22 March 2017

Kingsley	Number of Bedrooms Required				Total
	2	3	4	5 (or more)	
Number of Self-build registrations	0	7	3	6	16

Without further information on the above self-build registrations, it is not possible to draw any meaningful conclusions about housing needs for Kingsley.

According to the CWAC housing register records from 2013 there were 51 homes in Kingsley that are managed by housing associations (sometimes referred to as ‘registered providers’ or RPs). The snapshot of the housing register provided by the Local Authority shows 14 homes became available between 2013 and Nov 2016, but only 9% of households on the register met the local connection criteria.

Table 8: Existing stock in Kingsley and its re-let potential

Total social / affordable housing stock in Kingsley	51
Number of adverts on the register (2013 – Nov 2016)	14
% of stock advertised for re-let (2013 – Nov 2016)	27.5%
Likely number of people with a local connection to Kingsley on the housing register that could be housed in the available stock over a 3 year period (based on 9% of applicants being eligible on 25 Nov 2016)	1

Source: CWAC Housing Register, 2013 – Nov 2016 (West Cheshire Homes)

Approximately **6.5% of housing stock in Kingsley is social / affordable** housing and more than a quarter of existing stock has become available for re-let from 2013- Nov 2016. **From the housing register data it is likely that there will be difficulties finding occupants that meet the local connection criteria.**

Chart 44: RP Housing Stock in Kingsley July 2013

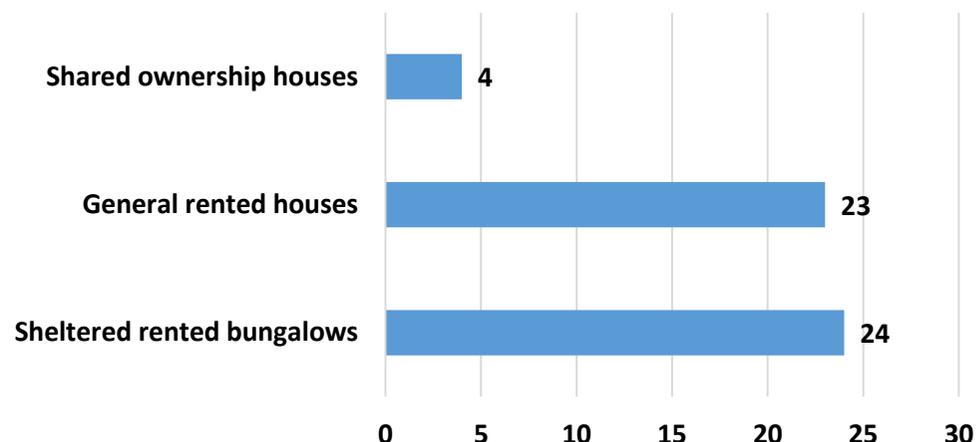


Chart 44 shows the breakdown of the types of social / affordable housing stock that already exists in Kingsley. The number of bedrooms for the existing housing stock is not known but it can be seen that a significant proportion (24) is made up of sheltered rented bungalows, 23 general rented houses and 3 shared ownership houses.

This document sets out the Local Authority's vision and aims for vulnerable and older people's accommodation over a 4-year period.

The following extracts from the document do not give specific data or plans for Kingsley, however it does highlight some of the key challenges with housing vulnerable and older people, particularly in a rural context:

*"The majority of people in the Borough own their own home and even older owner occupiers who do not need personal care and support, can find themselves in a position where they find it difficult to maintain their home in a good state of repair as they age. The latest private sector stock condition survey for the Borough (2013) shows that **non-decency rates are higher among older owner occupiers and particularly so in rural wards.**"*

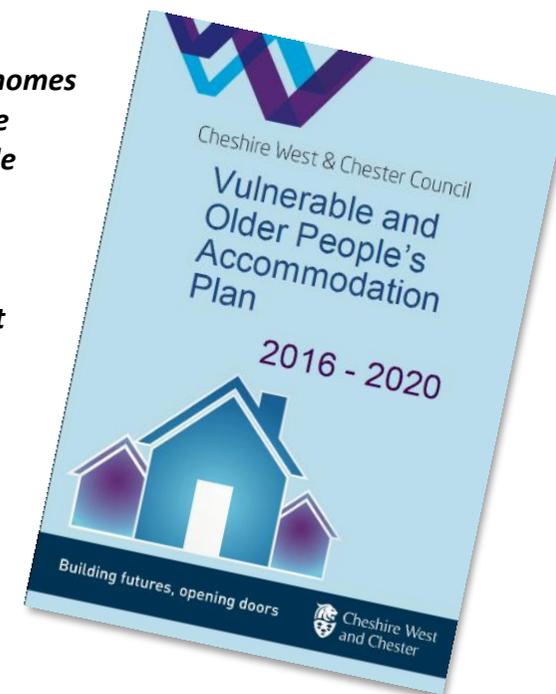
"Older people living in non-decent housing are more at risk of fuel poverty and ill health arising from or aggravated by cold and damp conditions. The majority of Excess Winter Deaths occur among older people, especially women, and those with underlying health problems. While many associate deaths during periods of cold weather with hypothermia, most are in fact due to cardiac disease, strokes and respiratory problems. Older and disabled people are therefore likely to receive the greatest benefit from initiatives to provide affordable warmth for the Borough's residents, helping to ensure their home is affordable to heat."

*"Older people living in rural communities can also be at increased risk of increasing isolation and diminishing access to services, including healthcare services, which could adversely impact on their future health and wellbeing. Nationally, research shows that **younger people are leaving rural towns and villages because of a lack of affordable housing and employment opportunities**, which means services and businesses like GP surgeries, shops and post offices are unsustainable. Public transport may also be reduced, increasing the potential for isolation and driving up the difficulty and cost of providing care in the home."*

*"The Borough's rural population is ageing faster than that in the urban areas, so it is likely that the situation for older people living in rural locations could deteriorate over time. **Ensuring a range of attractive, suitable and sustainable alternative accommodation options is available, as well as offering help and assistance with adaptations and repairs to help those who want to stay in their own homes, will allow older people to make an informed decision about their future accommodation choices.**"*

"Proposals for new housing should take account of the needs of that particular area and especially of:

- *The provision of small family homes to assist households into home ownership and for older people who may wish to downsize.*
- *The provision of a range of accommodation types to meet the long term needs of older people; this could include the provision of Lifetime Homes, bungalows and Extra Care housing."*



Source: CWAC Vulnerable and Older People's Accommodation Plan 2016-2020

This section takes an overview of all the different factors and data sets analysed in this report, and examines how they might affect the quantity, type and mix of housing needed in Kingsley over the Local Plan period (up to 2030).

Factor	Potential impact on quantity of housing needed	Potential impact on housing mix and type
<p>Planning policy context – Kingsley is highly constrained in policy terms for new development. It is awash with greenbelt and should the Local Plan 2 pass examination, all new development in Kingsley will need to meet the Local Service Centre development criteria. Local Plan 2 policy on local service centres provides an opportunity for neighbourhood plans to allocate sites for development or bring forward sites through CLTs or Rural Exceptions sites. The NP could also introduce policies on housing mix and type if locally distinct policies are required/justified.</p> <p>Revised NPPF 2018, para 63: Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.</p>	<p>Maintain the current dwelling completion rate? Kingsley’s dwelling completion rate has remained fairly consistent including a reasonable amount of affordable housing, therefore the Parish may wish to plan to maintain this rate of supply but focus on the mix and type of development.</p> <p>More affordable homes for CWAC rural area? However, the wider rural area is 7% short of meeting its affordable housing target of 30%. Therefore Kingsley may wish to contribute further to the Borough-wide affordable housing delivery, which would also help with addressing its local affordability issues referenced in the housing market analysis.</p>	<p>Kingsley is subject to the Local Plan Policy SOC3 ‘Housing mix and type’: mix of family starter homes, homes for older people and, Community Land Trusts.</p> <p>The revised NPPF 2018 has changed the threshold trigger for affordable rural housing from 3 (CWAC LP1) to 5 in the NPPF. This could have an impact on provision of rural affordable on small sites.</p>
<p>West Cheshire Rural Growth Strategy has an overall housing target of 2785 from 2015 – 2030 for rural area and market towns (based on LP1 targets)</p>	<p>No change overall The rural area has delivered 1298 dwellings since 2015 and is therefore on course to exceed the minimum target by 2030. The rural area is however under-performing in terms of affordable homes completion i.e. 7% short of the 30% target. Therefore, Kingsley may wish to actively seek more affordable housing.</p>	<p>The Rural Growth Strategy stipulates that the rural area and market towns need to deliver: good quality affordable and family housing, starter homes, ‘downsizers’ for older person households.</p>

Factor	Potential impact on quantity of housing needed	Potential impact on housing mix and type
<p>Accommodation type 2001-2011</p> <ul style="list-style-type: none"> From 2001-2011, there was an increase in the proportion of terraced housing compared with the CWAC and national trends, which saw decreases. Kingsley has a significantly higher proportion (63.3%) of detached properties than the Borough (29.6%) and national (22.6%) figures. Kingsley has a significantly lower (0.6%) proportion of flats / apartments compared to the Borough (12.2%), and national figures (21.6%). This increased on trend with Borough and national figures from 2001-2011. Kingsley has a lower proportion (30.3%) of semi-detached properties compared to CWAC (35.8%) and national figures (30.7%). 	<p>No change? Accommodation types within Kingsley do not indicate a need to increase the housing supply in general.</p>	<p>More diverse range of properties needed The existing housing stock appears to be weighted more towards detached properties. Detached properties tend to be more expensive on average therefore this could make a case for a more diverse range of accommodation to become available e.g semi-detached, starter homes, affordable homes and provision of market and affordable downsizing options for local people.</p>
<p>Tenure 2001-2011</p> <ul style="list-style-type: none"> A higher proportion (52.5%) of residents in Kingsley own their properties outright, compared to the Borough (34.7%) and nationally (30.8%). The proportion of private rented properties and social rented 'other' has increased in Kingsley, CWAC and nationally. Private rented (other) housing and people living rent free, and social rent from the Council have proportionally decreased more sharply than the Borough and national averages. 	<p>Incremental increase of supply The increase in rented property suggests that some people who could not afford to buy property in this period, which included the market crash. This is supported by evidence in the affordability section that Kingsley has affordability issues, although due to the higher average earnings in the parish, affordability is not as severe as in some other rural parishes. High prices usually indicate a shortage of supply to meet demand, therefore continuing to increase supply incrementally will help address this issue.</p>	<p>Increase supply of a range of affordable tenures When cross-referencing the census tenure data with the CWAC Housing Register, there is evidence to demonstrate a high demand for 1, 2 and 3 bed rented houses. An ageing population suggests that there may be increasing demand for sheltered bungalows as can be seen in the housing register. Market rental properties appear to be affordable when prices are assessed against local income levels. However, supply of private rental properties is unknown. Therefore, an increase in supply of affordable rent (at 80% of market rent) may help meet this demand. Market and affordable downsizing options for older people would help free up larger existing family homes. Smaller starter homes with affordable home ownership tenures may help reduce the loss of younger families.</p>

Factor	Potential impact on quantity of housing needed	Potential impact on housing mix and type
<p>Occupancy ratings 2001-2011 The trend from 2001-2011 was for under-occupancy to reduce. In other words, people are occupying their homes more fully with less spare rooms. Overcrowding remained the same (proportionally) during this period.</p>	<p>No change? If the trend of low levels of overcrowding and decreasing under-occupancy continues, this should not require any significant change in the overall supply of housing numbers.</p>	<p>No change</p>
<p>Household composition 2001-2011 Of the 28 net additional households that formed from 2001-2011:</p> <ul style="list-style-type: none"> • 26 were families over 65 • 8 were singles under 65 • 8 were singles over 65 • Loss of 14 families under 65 <p>Compared to the Borough:</p> <ul style="list-style-type: none"> • The proportion of single person households under 65 are increasing in Kingsley on trend with the Borough. • The proportion of single person households over 65 are increasing in Kingsley compared to a decreasing trend in the Borough. • Family households over 65 are increasing in Kingsley compared to a decreasing trend across the Borough. • Lone parents have increased significantly by 80% in Kingsley compared to 23% across the Borough from 2001-2011. • Families under 65 are decreasing in Kingsley and across the Borough. 	<p>A continued steady increase in housing supply</p> <p>To accommodate the net additional single (all ages) and family households (over 65), which are likely to continue forming in the future based on past trends.</p>	<p>Increase supply of smaller properties for families over 65, singles and lone parent families</p> <p>This may include downsizing options, extra care, sheltered and other supported housing, more affordable family homes and 1, 2 and 3 bed properties.</p>

Factor	Potential impact on quantity of housing needed	Potential impact on housing mix and type
<p>Concealed families 2011 With 4 concealed families in Kingsley in 2011, which is way below the Borough and national average (percentage wise). No concealed family data is available for 2001.</p>	<p>No change? The below average proportion of concealed families means it is unlikely to cause an increase in overall need.</p>	<p>No change?</p>
<p>Population 2001-2011-2015 including change in age structure</p> <ul style="list-style-type: none"> • The total population of Kingsley has decreased from 1890 in 2001 to an estimated 1866 in 2015. A decrease of 1.3%. • The 2015 mid-year population estimates indicate that Kingsley's population has stopped decreasing (as was from 2001-2011) and is now likely to be increasing. • Kingsley has a significantly lower proportion of 20-39 years olds compared to the Borough and national figures. • Kingsley has a higher proportion of people in the 45-84 age bands compared to the Borough and national figures. • The proportion of over 65's has increased from 15.7% in 2001 to 27.4% in 2015. • The proportion of younger people aged 0-19 decreased from 23.7% in 2001 to 20.5% in 2015. • 20-64 year olds decreased from 60.6% in 2001 to 52.1% in 2015. 	<p>Increase housing supply? According to the census data the Kingsley population has decreased from 2001-2011, but 2015 mid-year estimates show that it has increased since 2011. ²</p> <p>Despite the decreases in population numbers from 2001-2011, there were 28 net additional households, of which the vast majority were over 65 in age.</p> <p>If the 2015 mid-year estimates are correct (saying that the population is now increasing), then net additional households could be increasing at a faster rate than they did from 2001-2011, which would warrant an increase in provision of housing supply.</p>	<p>Increase supply of downsizing options, affordable family homes and properties for singles? To accommodate a rapidly aging population there needs to be more provision of downsizing options to lifetime homes standard. Retirement options including extra care and sheltered accommodate may be needed for some of the older residents looking to stay living in the Parish. More affordable 1, 2-3 bed family homes may help slow down the loss of younger people and families to keep the local population in balance.</p>

² 2015 mid-year estimates to be checked by CWAC research and intelligence team

Factor	Potential impact on quantity of housing needed	Potential impact on housing mix and type
<p>Net migration</p> <p>The census 2011 (actual) net migration figure in the 12 months prior to the census was -38. 2015 mid-year estimates show that annual net migration is approximately 11 (positive figure) on average.</p> <p>Based on the latest figures, it can be concluded that Kingsley's population is increasing solely due to inward migration.</p>	<p>Steady increase in housing supply</p> <p>The trend has shifted from people moving out of the area to net increases from people moving in. Therefore, the NP could consider the implications of population movements for future development in the area.</p>	<p>No change</p> <p>Not enough information on who is migrating into the area to say how this could affect housing mix and type.</p>
<p>Economic activity of residents</p> <p>Most notably, people are retiring in Kingsley at a faster rate than in CWAC and nationally.</p>	<p>Increase in housing supply?</p> <p>An increase in downsizing options and homes targeted at people of retirement age.</p>	<p>More provision of downsizing options and lifetime homes in the shorter term and possibly explore opportunities for more sheltered, extra care and residential care.</p>
<p>Distance travelled to work</p> <p>From 2001-2011, the most significant change in place of work was for people working from home, which increased by 33 people (or 24%). This resulted in 19% of the working population (16-74 year olds) working from home. If this trend continues, by 2021 Kingsley could see up to 24% of its working population working from home. However, the increasing proportion of retirees could act as a counter-balance to this trend.</p>	<p>No change to quantity</p> <p>The trend to work from home more could mean that commuting distances become less important over time, but instead facilities and spaces within existing homes and in new builds need to be considered to accommodate these changing needs.</p>	<p>Better connected homes are needed in terms of broadband access with a clear trend for more people to work from home. There may be scope to influence new developments to include a portion of homes with flexible rooms that could be used as work or storage space.</p>

Factor	Potential impact on quantity of housing needed	Potential impact on housing mix and type
<p>Affordability of dwelling prices</p> <p>Affordability is an issue in Kingsley but not as severe as seen in some other parts of rural Cheshire West with median house prices at 6.7x the median income (compared to 6.1 in CWaC) and lower quartile house prices 8x lower quartile income, which compared to the Borough (7.2) and rural England average of 8.3, it shows that higher income levels have helped improve Kingsley's affordability ratio. However, Kingsley and CWaC as a whole are well above the recommended ratio of 3.5, which is considered affordable.</p>	<p>Increase housing supply?</p> <p>Markets tend to be unaffordable when demand outstrips supply, therefore an increase in supply would help balance the market. This applies at national and local level.</p>	<p>Increasing the right type of housing supply</p> <p>Lower quartile incomes and prices are the most 'out of sync' in the Parish. Therefore, affordable tenures ought to be pursued to provide housing options for lower income households e.g. shared ownership and discount for sale.</p>
<p>Affordability of rent</p> <p>Kingsley residents on a median income should be able to afford to rent 2 bed accommodation but could struggle to afford 3 or bed accommodation.</p> <p>There was not enough data to draw any conclusions on the affordability of 1 bed accommodation. However, the lack of data could indicate a lack of supply of 1 bed accommodation.</p>	<p>Increase affordable housing supply?</p> <p>A shortage of supply of affordable rented accommodation could increase demand for rental properties.</p>	<p>Increase supply of affordable tenures for singles and families</p> <p>The lack of private rental sector (PRS) data for 1 bed homes, the price of PRS 3 bed homes, and the high demand for 2 and 3 bed houses on the housing register show strong evidence of need and demand for 2 and 3 bed affordable homes and some market (PRS) rented homes.</p> <p>Given that income levels are higher on average in Kingsley 'affordable rent' (80% market rent) is likely to be an affordable option for many of those priced out of the market. Although, a household survey to identify specific housing needs and affordability would be required to develop within the greenbelt in Kingsley. This may identify households that require lower than affordable (80%) rent. In which case community led housing options could be explored.</p>

Factor	Potential impact on quantity of housing needed	Potential impact on housing mix and type
<p>Housing register and existing social housing stock</p> <p>79% of under 55's and 96% of over 55's have a 1-2 bed need based on the housing register. In terms of bidding for properties that come up for re-let from 2013- Nov 2016, 2 and 3 bed houses have been most in demand. N.B. The only 1 bed properties advertised have been 1 bed, sheltered, rented bungalows i.e. none for general needs. Bids per property were as follows:</p> <ul style="list-style-type: none"> • 1 bed bungalows - 5 bids per property • 2 bed houses – 22 bids per property • 3 bed houses – 15 bids per property <p>Only 9% of those on the housing register in the Parish meet the local connection criteria. Therefore, there will likely be difficulties matching available social / affordable housing re-let properties with occupants that meet the criteria.</p> <p>Approximately 6.5% of housing stock in Kingsley is social / affordable housing and more than a quarter of existing stock has become available for re-let from 2013- Nov 2016.</p>	<p>Increase affordable / social housing supply?</p> <p>There is evidence of local housing need based on the housing register, therefore a modest increase in social/ affordable housing supply would benefit the area.</p> <p>Promote the housing register locally?</p> <p>Meeting the local connection criteria appears to be an issue for the Parish therefore some local promotion of the register may help populate the list with households eligible for social / affordable housing in Kingsley.</p>	<p>There is strong evidence of need and demand for 1, 2 and 3 bed affordable units based on housing register data and market analysis.</p>
<p>Self-build register</p> <p>There were 16 applicants interested in self-build in Kingsley.</p>	<p>No change</p> <p>Self-build registrations do not give any evidence on housing need but likely an indication of aspiring self-building in the area.</p>	<p>No change</p> <p>More evidence would be needed to draw any meaningful conclusions about the potential for self-build to meet local housing need.</p>

Factor	Potential impact on quantity of housing needed	Potential impact on housing mix and type
<p>CWAC Vulnerable and Older People Accommodation Plan key points:</p> <ul style="list-style-type: none"> • Non-decency rates are higher among older owner occupiers in rural wards. • Older people living in non-decent housing are more at risk of fuel poverty and ill health arising from or aggravated by cold and damp conditions. • Older people living in rural communities can also be at increased risk of increasing isolation and diminishing access to services, including healthcare services. • Younger people are leaving rural towns and villages because of a lack of affordable housing and employment opportunities. • The Borough's rural population is ageing faster than that in the urban areas. 	<p>Increase housing supply</p>	<p>Ensuring a range of attractive, suitable and sustainable alternative accommodation options is available, as well as offering help and assistance with adaptations and repairs to help those who want to stay in their own homes, will allow older people to make an informed decision about their future accommodation choices.</p> <p>The provision of small family homes to assist households into home ownership and for older people who may wish to downsize.</p> <p>The provision of a range of accommodation types to meet the long term needs of older people; this could include the provision of Lifetime Homes, bungalows and Extra Care housing.</p>

This housing needs assessment has aimed to provide Kingsley Neighbourhood Plan Group with evidence on local housing need from a range of data sources. It is suggested that the Neighbourhood Plan Group discuss the contents and conclusions of this report with the Local Planning and Housing Authority, taking the following into account during the process:

1. The contents of this report;
2. Views of CWAC including how this may inform neighbourhood planning policies;
3. The views of other local stakeholders e.g. housing associations and landowners.

Cheshire Community Action would like to thank: Cheshire West & Chester Council housing policy team for funding the housing needs assessment and for the support from the planning policy and strategic intelligence teams.

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This report was produced by Cheshire Community Action, the leading rural support organisation covering Cheshire, Halton and Warrington

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