

Norley Neighbourhood Plan Housing Policies

Norley Parish Council arranged for a formal Housing Needs Survey to be conducted in December 2019 (Final Report issued May 2020) to update the original survey of March 2014 which provided data for the Norley Neighbourhood Plan (NNP) and its housing policies. This Note compares the results of the two surveys and their impact on the wider housing market to help decide if any changes to the NNP housing policies should be considered. The results do not indicate any need to change the existing housing policies.

1. Methodology:

Both surveys were conducted, analysed and reported by Cheshire Community Action (CCA) using similar methodologies, hence the results are generally comparable and no significant differences have been identified. Data on response rates is summarized in Table 1 (Appendix A).

The surveys were eligible to any resident aged 18 years or above and, other than the first section, multiple responses per household were allowed. On the survey questionnaires, the first section 'Your Existing Home' was limited to one response per household and the second section on 'Your Future Housing Requirements' could be completed by each 'new' household to be formed.

The households were identified from the electoral roll in both surveys. The number of households receiving the 2020 survey had increased by 72 since the 2014 survey, a result of intervening infill and estate development (see Appendix C) plus minor changes to Parish boundaries, and updates to the electoral roll. In both cases the response rates were greater than the average of 20% recently experienced by CCA for such surveys. This may be because there had been substantial pre-publicity leading up to delivery.

Both surveys were structured in a way that only those who need to move within the next 5 years were required to complete the housing need questions.

2. Results:

The individual survey conclusions can be found in each of the survey reports. The 2014 data analysis provided substantial information on current accommodation, whereas CCA analysis in the 2020 survey was limited to the responses from those who indicated a need to move within the next 5 years. It does not include analysis of data on the current accommodation of all residents in the Parish. However, the requirements of those who expressed a need to move home in the next 5 years can be compared and are summarized from each survey in Table 2. (Appendix B). It should be noted that multiple responses were allowed in the Housing Needs part of both surveys, and also that not all questions were answered by respondents.

Both surveys suggest that new homes are required for young people living with parents and there is a significant proportion of "downsizers", ie a requirement for downsizing options for older people in larger properties. For both surveys, the majority of respondents who need to move within the next 5 years are prepared to move away from Norley. The need for new homes has dropped by about 30% since the 2014 survey.

Low cost housing needs over the next 5 years are estimated in both survey reports. In the 2014 report this category of housing is as specifically defined in the NNP and includes low cost market houses and affordable homes (rent and shared ownership). The 2020 report

refers to Affordable Homes, including all currently available categories of housing which are less than market price, (eg starter homes, which were not available in 2014). For clarity, when comparing both reports, we refer to all these categories as Low Cost Homes.

The 2014 report concluded that there was a need for 12 Low Cost Homes of which there were 4 affordable homes (3 rent, 1 shared ownership) and 8 market houses (1 rent and 7 purchase). The 2020 report concludes that in total there is a need for 8 Low Cost Homes over the next 5 years: 4 starter homes, 3 affordable / social rent, 1 warden assisted. About half of respondents who have requested affordable housing (2020 report) are young people living with parents that presumably would be prepared to move away from Norley, although this is not clear from the survey data. The remaining half are older, needing low cost accommodation.

3. Norley Neighbourhood Plan

The NNP states that development proposals should be consistent with the housing requirement identified in the latest Norley Parish Council housing needs survey and this has now been updated and reported. It includes the needs of existing Norley residents and takes account of supply and demand factors from Norley's position in the local housing market. It is in line with the Government's Planning Practice Guidance (Para 017) which states that local housing needs surveys may be appropriate to assess affordable housing requirements specific to the needs of people in rural areas.

4. Conclusions

4.1 The 2014 Survey indicated a need for 12 Low Cost Homes (8 Low cost market houses and 4 Affordable houses) in the first 5 years of the Plan. The scale of housing needs has reduced in the last six years, due to the provision of more completed new homes (34, affordable and market - see Appendix 3) than the increase in population over the same period, and is now established by the 2020 Norley Housing survey as up to 8 Low Cost Homes in the next five years.

4.2 Existing approved planning applications which are not yet completed include 4 Low Cost Homes which will take the total in Norley to more than 18 and will more than meet Norley Parish housing needs, and are consistent with Norley's status as a Local Service Centre and with the NNP policies on local infrastructure. Additionally, there have been planning approvals on a number of major residential sites with a potential supply of circa 600 new homes within 2 miles of Norley which will make a significant contribution to the housing needs of Norley and the local housing market.

4.3 The Housing Growth policies do not restrict housing development opportunities in the context of Norley's projected housing needs within and beyond the period of the Neighbourhood Plan.

4.4 The updated housing needs survey (2020 Report) does not indicate that the Norley Neighbourhood Plan needs updating.

Appendix A

Table 1 Methodologies

	March 2014 report	May 2020 report
Distribution method	Post to all households	Post to all households
Distribution date	mid January 2014	mid November 2019
Response method	Post, local collection, and online	Post, local collection, and online
Response duration allowed	3 weeks	4 weeks
Data analysis method	Survey Monkey by CCA	Survey Monkey by CCA
No. forms distributed	488	560
Responses returned to CCA	157	194
Response Rate %	32.2	34.6

Appendix B

Table 2 – Housing Requirement conclusions

Summary of results		March 2014 Report	May 2020 Report
No. needing to move in next 5 years		86 persons (46 responses)	31 households approx. 50 persons
Type of housing	Detached house	24	12
	Non- detached house	12	
	Single story bungalow	22	13
	flat	13	4
	Extra care housing	2 (sheltered housing)	1
No. bedrooms	2-3 bedrooms	36	22
	1 bedroom	2	3
	4-6 bedrooms	6	5
Reason for moving	Current home too big	21	12
	Want to live independently	12	6
Tenure	Private ownership	34	23
	Private rented	3	3
	Low cost / Affordable	12	8
Number persons prepared to move away	Within 5 miles of Norley	19	12
	More than 5 miles	25	10

Appendix C

Completed new houses *
Norley Parish March 2014- May 2020

Additional dwellings	Ref	Date of application
1	13/02699/FUL	18/6/13
1	12/05282/OUT	26/11/12
3	13/00711/FUL	19/2/13
2	13/01459/OUT	4/4/13
1	14/01327/OUT	28/3/14
1	14/00438/FUL	29/5/13
1	13/00325/OUT	29/5/13
1	14/03776/FUL	1/9/14
1	14/04293/FUL	7/10/14
1	14/03678/FUL	27/8/14
1	14/00489/OUT	23/7/14
1	14/00431/LDC	3/2/14
14 (all affordable)	14/03127 + appeals	18/7/14
1	17/00041/REF	22/2/17
3	18/02747/FUL	18/10/18
1	15/03015/PDQ	2016
Total 34		

*does not include replacement dwellings