

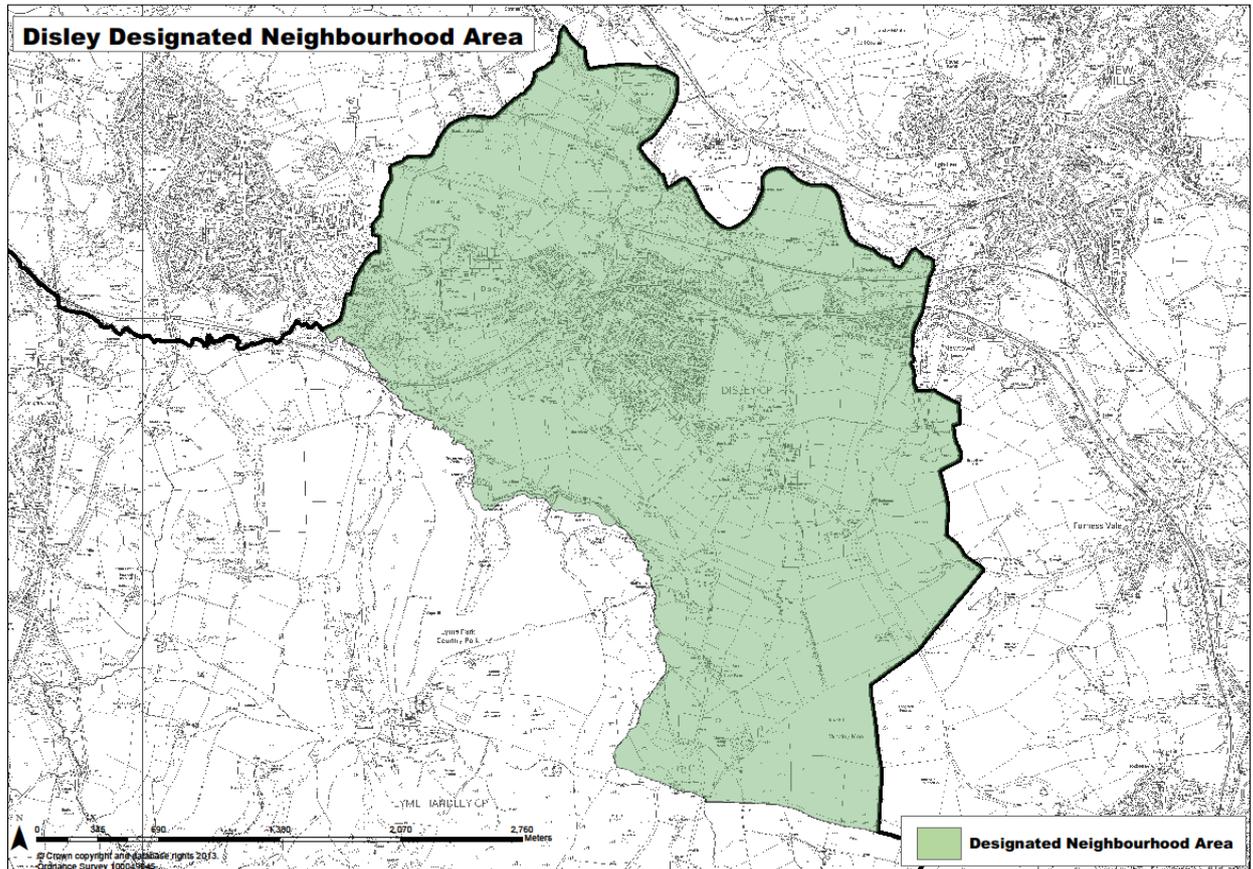
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1. Introduction

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

Figure 1: Map of Neighbourhood Area



2. Methodology

- 2.1. Planning Practice Guidance (PPG) outlines that “*establishing future need for housing is not an exact science. No single approach will provide a definitive answer.*” Whilst you cannot establish Objectively Assessed Need at such a small local level, this Housing Advice Note will be underpinned by a methodology endorsed by PPG and best practice.
- 2.2. A robust assessment will need to assess a range of evidence sources including local data and be capable of being considered in general conformity with the strategic policies of the Development Plan in order to satisfy Basic Condition E. Basic Condition E requires the Neighbourhood Plan to be in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that) The emerging Cheshire East Local Plan Strategy (CELPs) is currently under examination and when adopted will form the Development Plan for the area. Therefore it is important that to ‘future-proof’ the NDP, it considers the emerging Strategic Policies.
- 2.3. A balance needs to be struck within the evidence base when assessing housing need at the neighbourhood level, between the requirement to be in general conformity with the strategic policies and the demographic and other evidence which may give a different view at the very local level. Therefore the relevant policies relating to housing supply will need to be conformed with.

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

- **Emerging Local Plan**
- **DCLG Household Projections**
- **Dwelling completion rate 2001-2011**
- **Local housing waiting list**
- **LEP Strategic Economic Plan**
- **Local Authority Employment Land Review**
- **Census Data (demographic and housing data)**
- **Local house and rental prices**

2.5. The methodology for determining the quantity of housing need is to assess the range or the average of the household projections and formation for the Plan period and then adjust this upwards or downwards dependent on market signals. As this is subjective, any judgements should be reasonable and the process to come to them, clear and transparent.

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

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

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

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

- *The Cheshire East Local Plan Strategy (CELPS) housing allocation base on a proportionate and even split approach.*
- *DCLG 2012 household projections.*
- *The dwelling completion rates 2001-2011.*

3. Characteristics of Disley Population

3.1. The following section will characterise the population of Disley and analyse trend data and assess how the Parish may differ from the wider Borough. This will help ascertain the features of housing need that may need to be addressed in the Plan.

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

3.3. Disley has seen significant growth in the short term since the previous Census, and whilst 2011 data is very useful to assess trends, recognition needs to be given to the changes seen in the past few years.

3.4. There has been a large housing development in Disley on the site of a former employment use. The Redhouse Lane development includes a mix of type and tenure of homes, including affordable housing.

3.5. The accommodation schedule for the scheme includes 1 and 2 bedroom flats, 2, 3, 4 and 5 bedroom houses. The development is dominated by larger family homes, which suggests that this has led to the influx of families and children into the area.

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

3.7. Disley has seen limited population increase between Census periods, with the population largely remaining stable. There has been a reduction in average household size, compared with an increase in Cheshire East and significantly lower rate of dwellings growth than the Borough average.

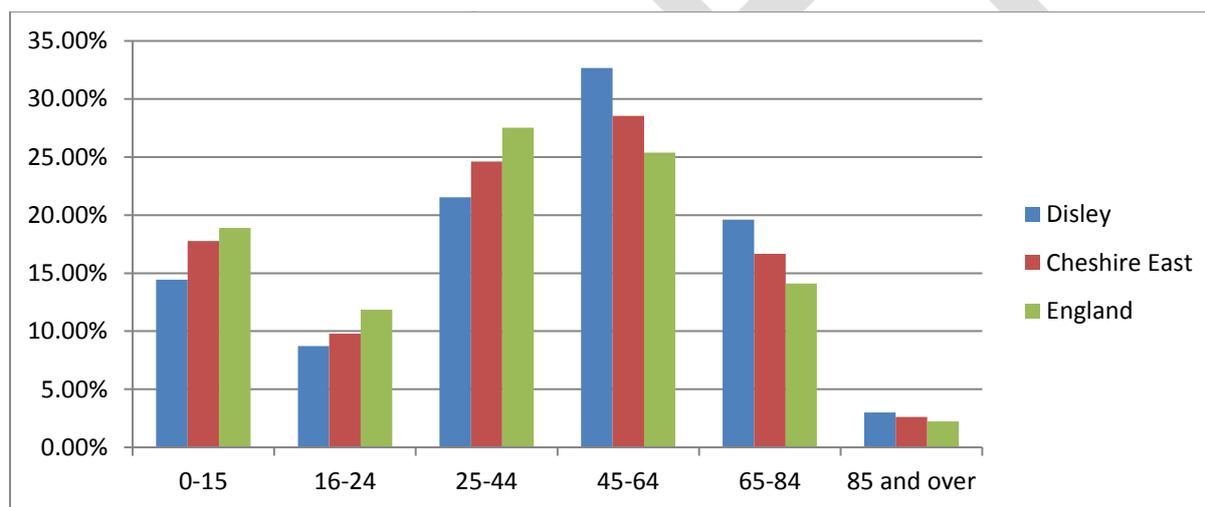
Table 1: Population and Household Size

	Disley 2011	Disley Change 2001-2011	Cheshire East 2011	Cheshire East Change 2001-2011
Population	4294	0.21%	370,127	5.3%
Households	1902	5.02%	159,441	8.4%
Average household size	2.22	-0.10	2.29	0.07
Dwellings	1980	2.43%	166,236	8.6%

Source: ONS, Census, 2001 and 2011

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

Figure 2: Age Structure



Source: ONS, Census, 2011

3.9. Table 2 considers how the proportion of ages has changed between Census periods illustrates that the greatest rate of growth has been in the 65 and over ages. This is not surprising and is comparable with both local and national trends in terms of an ageing population. However the rate of this growth compared with Cheshire East is notable.

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

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

Table 2: Age group rate of change 2001-2011

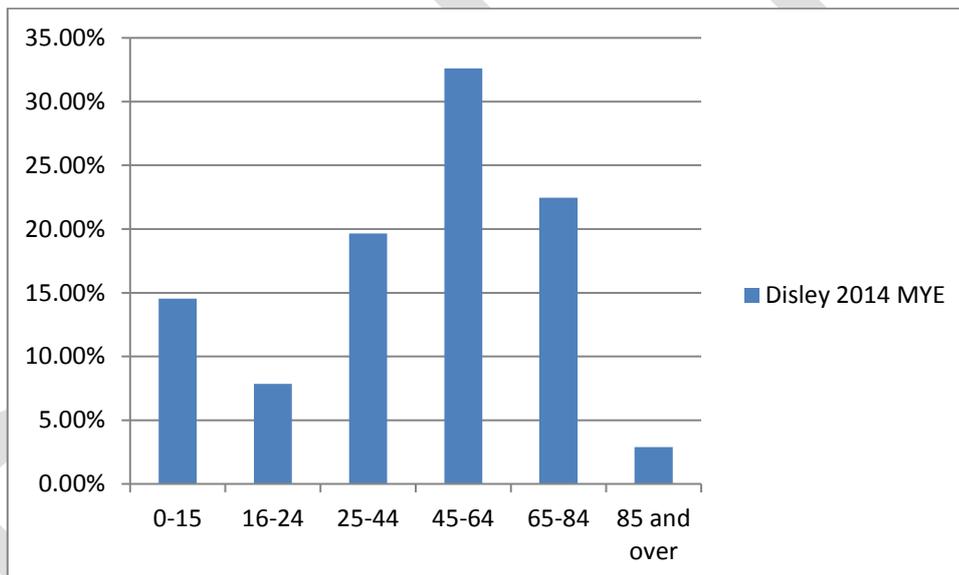
	Disley Rate of	Cheshire East Rate
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	Change 2001-2011	of Change 2001-2011
0-15	-15.99%	-4.1%
16-24	13.64%	14.9%
25-44	-20.05%	-7.6%
45-64	8.34%	12.9%
65-84	23.64%	17.8%
85 and over	53.57%	34.7%

Source: ONS, Census, 2001 and 2011

3.12. Figure 3 identifies the 2014 mid year population estimates, which shows that proportionally the number of children still makes up around 14% of Disley's population. However the population has increased by 3% in this short period, which is notable. The 2014 mid year population estimate for Disley is 4,429, an increase of 3% since the 2011 Census, when compared with only 0.21% growth seen between the two previous Census periods, this spike in population is notable.

Figure 3: Disley Mid Year Estimates 2014



3.13. Disley at the last Census had fewer children than both the Borough and National position. However information on school numbers at the local primary school shows that there has been an increase of 24% in pupils since 2010.

Table 3: Disley Primary School pupil numbers 2010-2015

Disley Primary School	
Year	Number on Plan
2010	172
2011	173
2012	182
2013	193
2014	208
2015	215

3.14. Table 4 shows the proportion of the Parish born outside the UK and their place of birth and length of residence. There are significantly less migrants than the average for England and less than the Cheshire East average. The majority of those resident in the Parish were born in the UK and of those born outside the UK, the majority have resided in the UK for 10 years or more, this is comparable to Cheshire East. This suggests that recent higher rates of international migration will have had very little impact on the Parish, however it is noted that often many people who locate to the UK do so initially in areas with higher concentrations of migrants, but may move to other parts of the UK over time.

Table 4: Length of residence and place of birth 2011

		Disley 2011	Cheshire East 2011	England 2011	
Born in the UK		96.23%	94.52%	86.16%	
Born outside UK	Total	3.77%	5.48%	13.84%	
	EU	2.07%	2.26%	3.74%	
	Other	1.70%	3.22%	10.10%	
	Length of residence	Resident in UK; Less than 2 Years	0.12%	0.65%	1.75%
		Resident in UK; 2 Years or More but Less Than 5 Years	0.44%	1.00%	2.21%
		Resident in UK; 5 Years or More but Less Than 10 Years	0.47%	1.09%	2.87%
Resident in UK; 10 Years or More		2.75%	2.74%	7.01%	

Source: ONS, Census, 2011

3.15. Table 5 below illustrates that Disley has considerably greater proportion of detached properties than both the Cheshire East and England averages. Disley has broadly similar terraced properties and fewer semi-detached properties than the Borough average. In terms of flat/apartments accommodation, Disley has broadly similar level as the wider borough.

Table 5: Accommodation Type 2011

		Disley	Cheshire East	England
Whole House or Bungalow	Detached	42.38%	35.55%	22.43%
	Semi Detached	26.24%	32.56%	31.23%
	Terraced	21.40%	21.25%	24.46%
Flat, Maisonette or Apartment	Purpose-Built Block of Flats or Tenement	8.15%	8.42%	16.43%
	Part of a Converted or Shared House	0.95%	1.07%	3.78%
	In Commercial Building	0.74%	0.68%	0.95%
Caravan or Other Mobile or Temporary Structure		0.16%	0.42%	0.37%
Shared Dwelling		0.00%	0.06%	0.35%

Source: ONS, Census, 2011.

- 3.16. Overcrowding, concealed and shared households can demonstrate an un-met need for housing and longer term increase in the number of these households may be a signal to consider increasing planned housing numbers.
- 3.17. A concealed family is a group which wishes to form their own household but is unable to do so. This can be for a number of reasons, but typically due to high house prices or unavailability of suitable properties. The presence of a high proportion of concealed families can be a market indicator to increase the number of dwellings in an area.
- 3.18. Table 6 shows that the proportion of concealed families in the Parish is lower than the Cheshire East average. Of those who are concealed families the majority are concealed couple families with no children, this could be adult children and partners still living at home with their parents.
- 3.19. Furthermore Table 7 shows the occupancy rating compared with Cheshire East. Occupancy rating is a useful indicator of the level of overcrowding or under occupancy in an area and the rating provides a measure of whether a household's accommodation is overcrowded or under-occupied. Occupancy rating is calculated on the number of rooms required (based on a standard formula) subtracted from the number of rooms present.
- 3.20. An occupancy rating of -1 implies that a household has one less room than required, whereas +1 implies that they have one more room than the standard requirement.
- 3.21. The majority of households in the Parish have a greater number of rooms than required, therefore under-occupying a property. This suggests that overcrowding is not a significant issue in Disley.

Table 6: Concealed families 2011

		Disley	Cheshire East
All families total		1341	110,567
Concealed families total:		11 (0.8%)	1,176 (1.1%)
Concealed lone parent families	Total	3	433
	Dependent children	3	352
	All children non-dependent	0	81
Concealed couple family	Total	8	743
	No children	6	580
	Dependent children	1	118
	All children non-dependent	1	45

Source: ONS, Census, 2011.

Table 7: Occupancy Rating 2011

	Disley 2011	Cheshire East 2011
Occupancy Rating (Rooms) of +2 or More	68.51%	62.81%
Occupancy Rating (Rooms) of +1	20.50%	20.72%
Occupancy Rating (Rooms) of 0	8.83%	12.91%

Occupancy Rating (Rooms) of -1	1.63%	2.89%
Occupancy Rating (Rooms) of -2 or Less	0.53%	0.67%

Source: ONS, Census, 2011.

3.22. Table 8 illustrates the household types in the Parish and the rate of change between Census periods. The Parish is predominantly couple households with no children and couple households with dependent children. There are also high proportions of single and coupled pensioner household.

3.23. Most notable is the increase in family where children are non-dependent, suggesting that adult children are living at home, and lone parent households with dependent children. However the increase in lone parent households is comparable to the Cheshire East rate, whereas families with adult children still at home is significantly greater. There has also been a decrease in the proportion of couple households with dependent children, however as noted earlier, recent developments of mainly family housing and the impact on the local primary school may have reversed some of this decline.

Table 8: Household Type 2001 and 2011

	Disley 2011	Disley rate of change 2001-2011	Cheshire East 2011	Cheshire East rate of change 2001-2011
One Person household - Pensioner	13.93%	5.16%	13.43%	1.38%
One Person household - Other	15.35%	14.96%	16.26%	30.90%
One Family and no others - All pensioner households	12.51%	6.73%	10.16%	6.68%
One family and no others - Couple households with no children	22.03%	0.24%	19.67%	5.14%
One family and no others - Couple households with dependent children	18.77%	-7.75%	20.49%	-3.09%
One family and no others - Lone parent households with dependent children	4.42%	35.48%	5.87%	31.54%
One family and no others - All children non-dependent	9.67%	19.48%	9.68%	8.16%
Other households	3.31%	3.28%	4.44%	15.96%

3.24. Table 9 shows the proportion of households in each tenure category in the Parish. The majority of households are in owner/occupation with private rented making up the next greatest proportion. The proportion of households living in social rented tenure is significantly lower than the Cheshire East average.

Table 9: Tenure 2011

	Disley 2011	Cheshire East 2011	England 2011
Owned; Total	82.5%	74.49%	63.34%
Owned; Owned Outright	43.3%	37.53%	30.57%

Owned; Owned with a Mortgage or Loan	39.2%	36.95%	32.77%
Shared Ownership (Part Owned and Part Rented)	1.4%	0.49%	0.79%
Social Rented; Total	5.7%	11.38%	17.69%
Social Rented; Rented from Council (Local Authority)	1.2%	2.69%	9.43%
Social Rented; Other Social Rented	4.5%	8.69%	8.27%
Private Rented; Total	9.4%	12.50%	16.84%
Private Rented; Private Landlord or Letting Agency	8.6%	11.44%	15.42%
Private Rented; Employer of a Household Member	0.1%	0.14%	0.25%
Private Rented; Relative or Friend of Household Member	0.5%	0.75%	0.90%
Private Rented; Other	0.3%	0.17%	0.27%
Living rent free	0.9%	1.14%	1.34%

Source: ONS, Census, 2011

3.25. Table 10 shows the rate of change in tenure between Census periods. The Parish saw a reduction in the proportion of households who owned their property compared with an increase in the Borough. The increase in households who rent from an employer or household member is notable, however due to the very small numbers of households in this category an increase by a few households could have a significant impact on rate of change, therefore caution should be applied here.

Table 10: Tenure rate of change, 2001-2011

	Disley rate of change 2001-2011	Cheshire East rate of change 2001-2011	England rate of change 2001-2011
Owned; Total	-1.6%	2.85%	-0.56%
Owned; Owned Outright	17.2%	18.26%	13.00%
Owned; Owned with a Mortgage or Loan	-15.5%	-8.55%	-9.07%
Shared Ownership (Part Owned and Part Rented)	100.0%	77.45%	29.97%
Social Rented; Total	-1.8%	-2.10%	-0.94%
Social Rented; Rented from Council (Local Authority)	-79.3%	-64.76%	-23.04%
Social Rented; Other Social Rented	100.0%	117.42%	47.29%
Private Rented; Total	62.7%	92.71%	82.38%
Private Rented; Private Landlord or Letting Agency	88.5%	101.17%	89.10%
Private Rented; Employer of a Household Member	100.0%	5.19%	2.97%

Private Rented; Relative or Friend of Household Member	-35.7%	55.24%	60.09%
Private Rented; Other	66.7%	-7.19%	-1.33%
Living rent free	-18.2%	-35.01%	-29.59%

Source: ONS, Census, 2001 and 2011

3.26. Table 11 shows the proportion of economic activity in the Parish. The proportion of economically active is broadly in line with Cheshire East, however there are lesser proportions of employed full time and unemployed.

3.27. There is broadly the same proportion of economically inactive in the Parish as there is in Cheshire East however of this there are greater proportions of retired persons.

3.28. Commuting patterns show that inward commuters are most likely to come from within Disley (21%) and at Local Authority level Cheshire East (35%), Stockport (28%) and High Peak (25%).

3.29. The ratio of work based to residence based employment is 0.43, representing a shortage of local jobs and it is lower than the average for Local Service Centres at 0.74.

Table 11: Economic Activity 2011

		Disley	Cheshire East 2011
Economically Active	Total	71.30%	70.59%
	Employee: Full time	38.85%	39.44%
	Employee: Part time	14.86%	14.37%
	Self-Employed	13.50%	10.72%
	Unemployed	2.08%	3.23%
	Full-time Student	2.45%	2.82%
Economically Inactive	Total	28.27%	29.41%
	Retired	18.21%	17.14%
	Student	3.85%	4.19%
	Looking after home or family	2.33%	3.54%
	Long-term sick or disabled	2.45%	3.07%
	Other	1.43%	1.47%

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

4. Local Housing Register Data and Affordable Housing Need

4.1. Disley falls within the Disley sub-area for the purposes of the Strategic Housing Market Assessment Update 2013. This identified a requirement for affordable housing comprising a need for predominantly 3 bed general needs units, with a lesser need for 1 and 4+bed units. There was also a need for 1 bed older persons accommodation and an over-supply of 2 bed accommodation.

4.2. Information taken from Cheshire Homechoice the Councils choice-based lettings systems identifies 74 applicants who have selected the Disley lettings area as their first choice. These applicants require 24no. 1 bed, 32no. 2bed, 17no. 3bed and 1no. 4 bed units.

4.3. Recent developments in Disley include the demolition and redevelopment of the site at Dystelegh Court. The former older person's bed site accommodation was replaced with 4x 1bed flats, 4x 2bed flats and 7x 3bed houses for general needs let. The demographic of the

5. Local Rent and House prices

5.1. Cheshire East Council prepared a report on the private rented sector in Cheshire East. This included primary data collection on the rental market in Disley.

5.2. Table 12, adapted from the report, and illustrates average rent per calendar month by property type across the 2013 period.

Table 12: Average Rental Value by Property Type

Property Type	Average Rent PCM ¹
1 Bed Flat	£448
2 Bed Flat	£670
3 Bed Flat	£550
1 Bed House	£481
2 Bed House	£578
3 Bed House	£751
4 Bed House	£1300

5.3. As part of the study an analysis was undertaken to assess the affordability of rental properties in all Principal Towns, Key Service Centres and Local Service Centres in Cheshire East.

5.4. The affordability analysis is based on the premise that a person / household would spend no more than 30% of their total net income on rent. Although there is no standard industry measure of this, the 30% level is utilised by a number of well respected independent consultancy firms who conduct analyses into Housing.

5.5. Table 13 shows the monthly and annual income required for the rental of the relevant property type to be affordable.

5.6. The median income for Disley is £37,800 and the affordability ratio is 4.4, the lowest of all the Local Service Centres, making it the most affordable. However this is based on the average median income, which is higher than other Local Service Centres with lower median house prices.

Table 13: Affordability by property type

Property Type	Monthly Income required for rent to be affordable	Annual net income
1 Bed Flat	£1,493	£17,920
2 Bed Flat	£2,233	£26,800
3 Bed Flat	£1,833	£22,000
1 Bed House	£1,603	£19,240
2 Bed House	£1,927	£23,120
3 Bed House	£2,503	£30,040
4 Bed House	£4,333	£52,000

¹ Based on 43 lets over 12 months.

5.7. The median house price for Disley is £165,000², this is lower than the average for all Local Service Centres, at £235,000 however is comparable to Bollington, Haslington and Shavington.

6. Older Persons Housing

- 6.1 An independent Housing Needs Survey was undertaken in order to ascertain the particular housing needs and requirements for Disley and Newtown. The survey was undertaken in September/ October 2016 and delivered to all households in the Parish. The survey showed that the most common reasons that people cited for being in housing need was that their property was too big, the garden was too big to manage, and/or they had health or mobility problems. The majority of survey respondents in housing need were shown to be looking to downsize/ move to somewhere smaller that is easier to maintain with easier access in older age.
- 6.2 The survey asked the age of those respondents in housing need who would make up the new household. The highest proportion of housing need was shown to be for the 60-74 years age group (32.7%) and the 75+ age group (21.8%).
- 6.3 The survey indicated that within the next three years the majority of the housing need is for housing available for purchase suitable for single adults and adult couples aged 60 years and over designed to support elderly living.
- 6.4 There is only a limited number of social housing properties specifically for older people in the Parish. The Housing Needs survey indicated that there is also a need for social housing for older people.

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

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

8. Employment Land

- 8.1. The Alignment of Economic, Employment & Housing Strategy report (AEEHSR) , which Ekosgen undertook for the Cheshire East Local Plan, suggests there is a requirement for around 380ha of additional employment land over the Local Plan period (2010-30). This estimate - which the Council accepted for its resumed (2015) Local Plan examination hearings - provides for:
- net jobs growth, which is estimated to require a net increase of 195ha of employment land; and
 - a potential annual loss of employment land to non-employment uses of 6ha per annum on average, or 120ha over the Plan period (the 6ha average is taken from the 2012 Cheshire East Employment Land Review's analysis of 1997-2011 employment land losses); and
 - a 20% flexibility factor, to ensure that future land supply is flexible enough to provide a range and choice of land to meet demand, and to act as a buffer in the event of sites no longer being delivered, land losses or the need to reallocate employment uses.

² Based on 58 transactions.

9. Housing Development Study 2015

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

9.2. As part of the evidence base for the Local Plan, a Housing Development Study was prepared to establish the Full Objectively Assessed Need for the Borough. This predicts that a dwellings provision of 1,800 per annum in the Cheshire East Local Plan Strategy will result in:

- The population growing by 15.7% (58,100) over the Plan period, from 369,100 (2010) to 427,100 (2030).
- The number of households growing by 20.4% (32,400) over the Plan period, from 158,600 (2010) to 190,900 (2030).
- Increases, over the Plan period, of 64.9% in the population aged over 65 and above, 133.8% in the population ages 85 and above. This highlights that older people are expected to make up an increasing proportion of the Borough's population.

10. Cheshire East Local Plan Strategy Submission Version

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

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

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

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

10.5. There are 22,144³ households within the 13 Local Service Centres. There are 1902 households in the Parish of Disley, accounting for 8.59% of total households in the LSCs. On a proportional basis if Disley were to take a 'proportion of the 3500 dwellings to be distributed, this would equate to a requirement for **300 dwellings**.

11. DCLG Household Projections

11.1. Guidance dictates that DCLG household projections are a robust evidence base and that the most recent projections available should be used as a starting point for any assessment of need.

11.2. The most recent household projections are the 2012 based household projections that were released in February 2015. These project that by 2030 Cheshire East households will increase to 180,000 from 159,000 in 2010. This equates to an average increase of 1,050 households per annum.

11.3. It would be presumable to calculate that as at the 2011 census the number of households was 1902 in Disley, a 1.19% share of all households in Cheshire East, as a proportion Disley would notionally have had 1892 households in 2010.

11.4. On a theoretical assumption that Disley will continue to comprise a 1.19% share of Cheshire East population, it would be reasonable to project that it would have 2141 households by 2030, an increase of 250 households over the Plan period.

³ Source: 2011, ONS, Census.

11.5. In the 2011 census Disley had a ratio of 0.96 households per dwelling, which when applied to the 250 household increases, equates to **260 dwellings** over the Plan period.

11.6. This can be taken to represent the level of need arising from household increases, the 'unconstrained need' of Disley.

12. Dwelling completion rate 2001-2011

12.1. Between 2001 and 2011 there was increase of 47 dwellings in Disley, or 4.7 dwellings per annum. Projecting the level of dwelling increase forward to 2030, a figure of **89 dwellings** could be arrived at if the rate of increase continued over the Plan period.

13. Quantity of housing

13.1. The range of potential housing targets for Disley could be 89-300 dwellings.

13.2. This is comprised of the following:

- Local Plan even split: 269
- Local Plan proportionate figure: 300
- DCLG Household Projections: 260
- Dwelling completion rate: 89

14. Completions and Commitments

14.1. The position regarding completions in the Parish is detailed below.

	Completions
2010/11	4
2011/12	1
2012/13	0
2013/14	-20
2014/15	39
Up to 30.09.15	28
Total	52

14.2. There are a further 148 commitments in Disley, taking the completions and commitments figure to 200.

15. Market signals and impact on housing figure

15.1. Table 14 shows how factors specific to Disley may have an impact on the housing range derived from the quantitative data. The Neighbourhood Plan group may wish to consider the below factors to form a judgement and consideration for their housing policies rather than give definitive answers.

Table 14: Market Signals and impact on quantity of housing

Factor/Evidence	Possible impact on figure	Rationale
Rate of development		The limited rate of development could be attributed to any affordability issues and rising house prices in the area. Comparable to other Local Service Centres, which averaged an 8% increase in dwellings between Census period, Disley only saw a 2.4% increase. However it is recognised that, in recent years there has been further dwelling completions and committed sites forthcoming.

Overcrowding/ Concealed households		Census data and other market indicators suggest that overcrowding and concealed households does not appear to be a significant factor in Disley. The number of concealed families accounts for 0.8% of all families and is less than the Cheshire East and national figures. Overcrowding does not seem like an issue locally and the majority of households are under-occupying properties.
Rental/ House prices to surrounding area		The average rental price is broadly comparable to other Local Service Centres and However the rental market in Disley is quite limited, with a simple search on popular market search engines only resulting in a handful of properties available and private renting accounts for a significantly lower proportion of household tenure than the borough and national averages. House prices are lower than the average for Local Service Centres, however is comparable to others including Bollington, Shavington and Haslington.
Affordability		Disley has the lowest affordability ratio of all Local Service Centres at 4.4. However the median income is higher than some other Local Service Centres with lower median property prices.

16. Characteristics of Housing Need

16.1. Table 15 Taking into account census data on demographics and population change, conclusions can be drawn to show the possible impacts on housing need in Disley. Table 15 summarises these characteristics.

Table 15: Characteristics of Housing Need and potential impact on housing type

Factor/Evidence	Possible impact on type of housing need	Possible policy response
Ageing population/Older persons housing	<p>The age structure of the parish illustrates there is an older population than the wider Cheshire East area. This will impact on the type of housing required over the Plan period. There has been considerably faster growth in single pensioner households in the Parish than the Borough average.</p> <p>The Plan may need to deliver smaller accommodation for couple and elderly households to downsize into and address under-occupation. This could free up larger units for families to move into to.</p> <p>The ageing population will impact on delivery of services and facilities in the future.</p>	<p>The NDP should plan to provide housing suitable for older households.</p> <p>Need to consider carefully provision of specialist housing for the elderly and the viability of providing this, including ensuring any sheltered/retirement housing is close to services and facilities.</p>

17. Recommendations

- 17.1. This report has been prepared to present demographic and trend data to inform the drafting of housing policies by Disley Parish Council.
- 17.2. Next steps include considering the conclusions in this report and formulating draft housing policies for further thought and comment.
- 17.3. It is recommended the groups consider policies on:
 - Provision of older persons accommodation and how will older people access services in the future. Any policy would need to consider scale and size and access to facilities in this location.

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