

# Weston & Crewe Green Housing Needs Assessment

This report was produced by Cheshire Community Action, and commissioned by Weston & Crewe Green Parish Council.

**FINAL VERSION – April 2025**



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## 1.0 EXECUTIVE SUMMARY

The Weston & Crewe Green Housing Needs Assessment (HNA), commissioned by Weston & Crewe Green Parish Council and conducted by Cheshire Community Action, evaluates affordable housing needs within the parish to inform planning policies and support the Weston & Crewe Green Neighbourhood Plan.

### Purpose

The assessment provides a robust evidence base to:

- Influence future housing developments.
- Ensure local housing needs—especially for affordability and accessibility—are effectively met.
- Guide planning decisions and community strategies over the next five years (from March 2025).

### Key Findings

#### **Demographic & Housing Profile:**

- **Older population:** Higher proportion of residents aged 45+, and fewer young people than the borough average.
- **Family-oriented housing:** Larger homes, mostly detached or semi-detached, with fewer flats/apartments.
- **High homeownership:** Low levels of social housing and relatively high under-occupation (spare bedrooms).
- **More remote workers and long-distance commuters** suggest socio-economic stability and a semi-rural lifestyle.

#### **Housing Market & Affordability:**

- **Median house prices** in Haslington Ward (covering the parish) rose to £265,000 by 2022.
- **Affordability gap:** Median-income households struggle to afford local housing without support.
  - Market sales, market rents, and even discounted homes are often unaffordable.
  - Only social rent and shared ownership (25–50% share) are realistically accessible.

#### **Housing Register Demand:**

- **27 households** registered in need (Feb 2025):
  - **2-bedroom homes** most in demand (12 households).
  - **1-bedroom or studio homes:** 11 households, many with **accessibility needs**.
  - **3+ bedrooms:** Minimal demand (3 households), but with complex needs.

- **Houses and bungalows** are the most preferred types.
- **Low-cost housing interest** remains modest but higher in 2-bedroom category.

#### Affordable Housing Stock Turnover (2017–2025):

- **Only 12 properties** let in total:
  - 2-bed: 6 lets (most common)
  - 1-bed: 3 lets
  - 3-bed: 2 lets
  - 4-bed: 1 let (but had the **highest demand** with **123 bids**)
- Strong evidence of **mismatch**: Larger homes generate high demand but are rarely available.

#### Planning Pipeline:

- **1,068 homes have planning approval overall**, which will almost **double the local housing stock numbers** when complete and meet need from across the borough.
- **291 of these are affordable homes** of which:
  - **2-bed homes** dominate (47%) – good alignment with demand.
  - **1-bed homes** (20%) are underrepresented proportionally, but **likely meet numeric demand**.
  - **3-bed homes** (31%) **exceed local need**.
  - **4-bed homes** (2%) align with minimal current demand.

#### Conclusions

- **2-bedroom homes** should be the primary focus of future development.
- **1-bedroom units** should cater to older/vulnerable groups and include accessibility adaptations.
- **3-bedroom homes** are well covered.
- **4-bedroom homes**, though highly competitive when available, are needed in only small numbers locally.

## 2.0 INTRODUCTION

CCA was commissioned by Weston & Crewe Green (WCG) Parish Council to carry out a housing needs assessment of WCG parish area to collect up-to-date information that could inform housing developments for local people.

The data in the report will be relevant for up to 5 years (from March 2025). The report provides an evidence base for the Parish Council to respond to, and influence future planning applications to help ensure that they meet local needs, while also providing useful evidence for the Weston & Crewe Green Neighbourhood Plan.

The report includes a desk study, which analyses: demographic trends, the local housing market, housing affordability, needs from the housing register / waiting list and housing supply from pipeline developments with planning permission, which gives an assessment of the key trends influencing the housing market and local affordable housing need.

Cheshire Community Action is a local charity based in Cheshire that has conducted the housing needs assessment independently.

## 3.0 METHODOLOGY

### **Housing Needs Survey and Assessment**

The housing needs survey questions and assessment methodology has been developed based on the principles and guidance agreed by the National Rural Housing Enabler's Network for Rural Housing Needs Surveys.

The reports include the key datasets that can influence housing need with a focus on affordable housing provision, but including analysis of demographic and market trends as well as a detailed affordability assessment to determine what 'affordable' looks like. The following describes how the different datasets are analysed:

**Demographic data – the following data sets from the 2021 Census have been compared for Weston & Crewe Green Area and CEC:**

- Age profile
- Household size and composition
- Accommodation type
- Number of bedrooms and occupancy rating
- Housing tenure (ownership and renting)
- Commuting and distance travelled to work

**Housing market trends:**

- Median house prices for the local Ward over a 5-year period compared to the borough.
- Lower quartile (lowest 25%) house prices for the Ward over a 5-year period compared to the borough.

**Affordability analysis:**

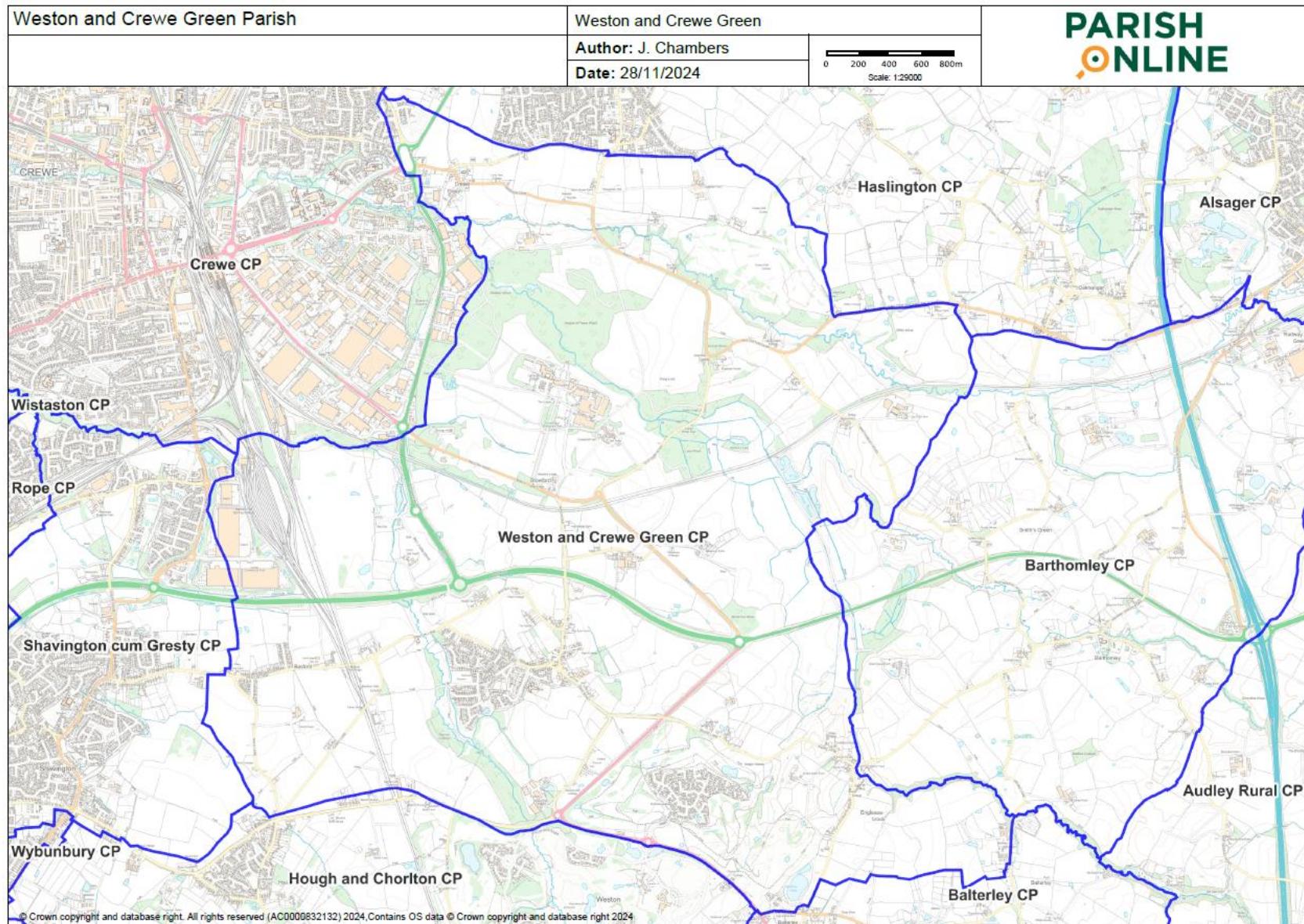
- This analysis demonstrates the income required to afford a range of different tenures from market housing to social rent compared to actual median and lower quartile income levels.
- Income required for sales is based on borrowing 90% of the property price at 3.5 times income. Mortgage lenders will offer different amounts depending on different circumstances. Levels of debt, numbers of dependent children, the nature of employment, and whether they have purchased property before and economic conditions can all influence the amount lenders will offer.
- Income required for rents is based on 25% of gross household income spent on rent.
- This indicative demonstration of income required to afford local prices and rents provides a benchmark from which household survey responses can be assessed on their ability to afford the local market.

**Housing need and supply analysis:**

- Housing needs identified from the Local authority housing register.
- Housing supply identified: Developments yet to be built with planning permission from local planning authority forecasts.

All of the above data is analysed for the final report.

## 4.0 STUDY AREA (Weston & Crewe Green Parish / Neighbourhood Area)<sup>1</sup>



Map source: Parish Online – provided by Weston & Crewe Green Parish Council

<sup>1</sup> Housing market data sets cover the Haslington Ward as Parish level data is not available.

## 5.0 DEMOGRAPHIC PROFILE<sup>2</sup>

The profile below shows the demographic data comparing Weston & Crewe Green with Cheshire East to give an overview of the key characteristics relevant to housing needs. Note: The geography is not an exact fit to the Parish boundary due to availability of data but is the closest available from Office of National Statistics.

### Area map



### Population

**2,100**

people

**398,800** people in Cheshire East

Rounded to the nearest 100 people

### Number of households

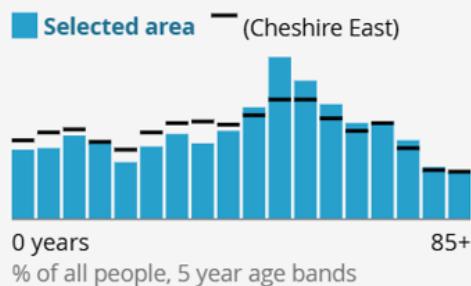
**900**

households

**174,900** households in Cheshire East

Rounded to the nearest 10 households

### Age profile



### Household size

**Selected area** | (Cheshire East)

1 person in household **24.7%** (30.4%)

2 people in household **44.4%** (37.1%)

3 people in household **15.4%** (15.5%)

4 or more people in household  
**15.5%** (17.0%)

% of all households

### Household composition

**Selected area** | (Cheshire East)

One person household **24.8%** (30.4%)

Single family household **70.2%** (65.8%)

Other household types **5.0%** (3.8%)

% of all households

## Accommodation type

Selected area | (Cheshire East)

Whole house or bungalow **97.1%** (89.0%)

Flat, maisonette or apartment

**2.9%** (10.5%)

A caravan or other mobile or temporary structure **0.0%** (0.4%)

% of all households

## Number of bedrooms

Selected area | (Cheshire East)

1 bedroom **2.5%** (7.2%)

2 bedrooms **22.7%** (25.2%)

3 bedrooms **34.9%** (38.6%)

4 or more bedrooms **39.8%** (29.0%)

% of all households

## Occupancy rating for bedrooms

Selected area | (Cheshire East)

+2 or more **57.4%** (46.3%)

+1 **32.7%** (33.9%)

0 **9.2%** (18.3%)

-1 **0.6%** (1.3%)

-2 or less **0.1%** (0.2%)

% of all households

## Tenure of household

Selected area | (Cheshire East)

Owns outright **41.4%** (39.6%)

Owns with a mortgage or loan or shared ownership **35.0%** (33.3%)

Social rented **5.2%** (11.6%)

Private rented or lives rent free

**18.4%** (15.6%)

% of all households

## Distance travelled to work

Selected area | (Cheshire East)

Less than 10km **29.9%** (30.7%)

10km to less than 30km **14.5%** (17.2%)

30km and over **6.6%** (5.2%)

Works mainly from home **38.1%** (35.2%)

Other **10.9%** (11.7%)

% of people aged 16 years and over in employment

## Observations of the Demographic Profile:

### Age Profile:

- The WCG Area has a slightly **lower proportion of younger age groups** (ages **0-39**) compared to Cheshire East. Notable differences include fewer **people aged 0-4 (-0.6%)**, **5-9 (-1.0%)**, and **35-39 (-1.4%)**.
- Conversely, it has a **higher proportion of middle-aged and older residents** (ages **45-79**).
- The **elderly population (80+)** is **nearly identical** between the two areas.

### Interpretation:

This suggests the WCG Area has an **older age structure**, possibly due to younger individuals moving out for work or education while older adults settle or remain in the area.

### Household Size and Composition:

- **Fewer one-person households** (24.7% vs. 30.4%) and **more two-person households** (44.4% vs. 37.1%).
- The proportion of **three-person households** is **nearly identical**.
- **Slightly fewer larger households (4+ members)** in the Selected Area (15.5% vs. 17%).
- **More single-family households** (70.2% vs. 65.8%) and **fewer one-person households**.
- Slightly **higher proportion of "Other household types"** (5.0% vs. 3.8%).

### Interpretation:

The WCG Area appears to have a more **family-oriented** household structure, with **fewer people living alone** and a **higher percentage of couples or small families**.

### Accommodation Type:

- A **much higher proportion of houses or bungalows** in the WCG Area (97.1%) compared to Cheshire East (89%).
- **Fewer flats, maisonettes, or apartments** (2.9% vs. 10.5%).
- No data for caravans or temporary housing in the Selected Area, while Cheshire East has **0.4%**.

### Interpretation:

The WCG Area is **predominantly made up of houses or bungalows**, indicating a **suburban or rural setting** with less high-density housing.

### Number of Bedrooms and Occupancy Rating:

- **More larger homes in the WCG Area: 4+ bedroom homes:** 39.8% vs. 29.0% (+10.8%).
- **Fewer smaller homes: 1-bedroom homes:** 2.5% vs. 7.2% (-4.7%).
- **Higher occupancy surplus (more unused rooms per household): 57.4% have at least 2 spare bedrooms vs. 46.3% in Cheshire East.**
- **Fewer overcrowded homes** (only 0.6% with an occupancy rating of -1 compared to 1.3% in Cheshire East).

### Interpretation:

Homes in the WCG Area tend to be **larger**, with **more bedrooms and under-occupied properties**, suggesting **wealthier, low-density housing or older homeowners with spare rooms**.

### Housing Tenure (Ownership & Renting):

- **Higher homeownership rates:**
  - **Owns outright:** 41.4% vs. 39.6%.
  - **Owns with a mortgage/loan:** 35.0% vs. 33.3%.
- **Much lower social housing (council/housing association):**
  - **5.2% vs. 11.6% (-6.4%).**
- **Slightly higher private rental market:**
  - **18.4% vs. 15.6% (+2.8%).**

### Interpretation:

The WCG Area has **higher homeownership rates and lower social housing**, indicating a **more affluent or rural** population with greater home-buying power.

### Commuting and Distance Travelled to Work:

- **Slightly fewer short-distance commuters (<10 km):** 29.9% vs. 30.7%.
- **Fewer people travel medium distances (10-30 km):** 14.5% vs. 17.2%.
- **More long-distance commuters (30+ km):** 6.6% vs. 5.2%.
- **More people working from home:** 38.1% vs. 35.2%.

### Interpretation:

The **higher percentage of home workers** suggests that the WCG Area may have a **higher proportion of remote workers, self-employed individuals, or retirees**.

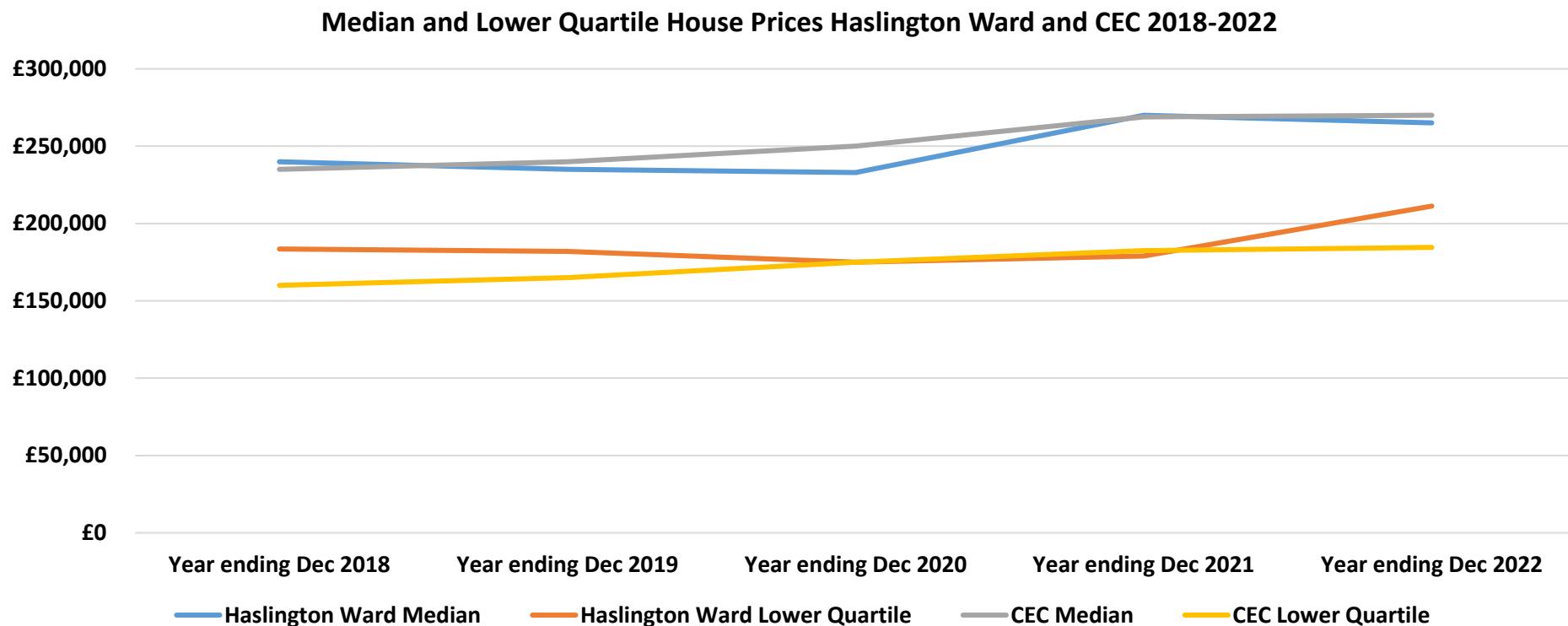
The **higher proportion of long-distance commuters** suggests some residents travel to urban centers for work.

### **Key Takeaways from the Demographic Profile:**

1. **Older Community:** The WCG Area has **fewer young people** and a **higher middle-aged and older population**.
2. **Family-Oriented Housing:** More **single-family homes**, **fewer one-person households**, and **larger properties**.
3. **Predominantly Homeowners, Less Social Housing:** Higher rates of **homeownership**, **lower social renting**, and **more under-occupied homes**.
4. **Suburban or Rural Character:** High proportion of **detached houses and bungalows**, **fewer apartments**.
5. **Higher Remote Work Rates & Longer Commutes:** More **people working from home** and a **higher percentage of long-distance commuters**.

## 6.0 HOUSE PRICES

The chart below shows the median and lower quartile (LQ) house prices for the Haslington Ward (as parish level house price data is not available) and CEC from 2018 - 2022.



Ward-Borough	Year ending Dec 2018	Year ending Dec 2019	Year ending Dec 2020	Year ending Dec 2021	Year ending Dec 2022
Haslington Ward Median <sup>3</sup>	£240,000	£234,975	£232,950	£270,000	£265,000
Haslington Ward Lower Quartile <sup>4</sup>	£183,500	£182,000	£175,000	£179,000	£211,250
CEC Median <sup>5</sup>	£235,000	£240,000	£250,000	£268,950	£270,000
CEC Lower Quartile <sup>6</sup>	£160,000	£165,000	£175,000	£182,500	£184,550

<sup>3</sup> Source: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/medianpricepaidbywardhpssdataset37>

<sup>4</sup> Source: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/lowerquartilepricepaidbywardhpssdataset39>

<sup>5</sup> Source: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/medianhousepricefornationalandsubnationalgeographiesquarterlyrollingyearhpssdataset09>

<sup>6</sup> Source: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/lowerquartilehousepricefornationalandsubnationalgeographiesquarterlyrollingyearhpssdataset15>

## Observations:

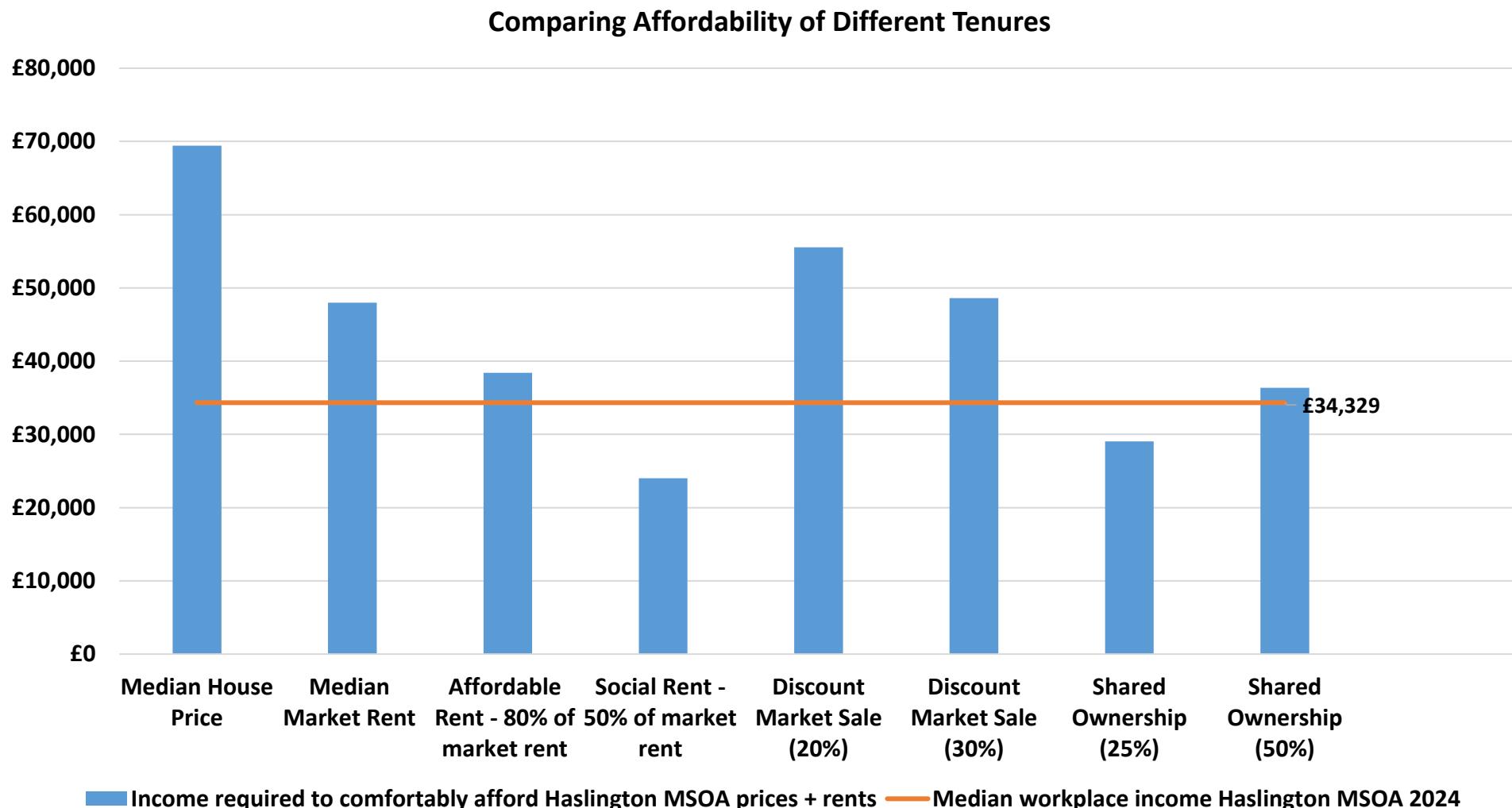
- **Median House Prices (Haslington Ward vs. CEC):**
  - Haslington Ward median house prices increased from £240,000 (2018) to £265,000 (2022), a rise of 10%.
  - CEC median house prices increased from £235,000 (2018) to £270,000 (2022), a rise of 15%.
  - CEC experienced a slightly faster median price growth compared to Haslington Ward.
- **Lower Quartile House Prices (Haslington Ward vs. CEC):**
  - Haslington Ward lower quartile house prices rose from £183,500 (2018) to £211,250 (2022), an increase of 15%.
  - CEC lower quartile house prices increased from £160,000 (2018) to £184,550 (2022), an increase of 15%.
  - Lower quartile prices in both areas grew at a similar pace, indicating steady demand for affordable housing.
- **Comparison of 2022 Prices:**
  - Median prices: Haslington Ward (£265,000) are slightly lower than CEC (£270,000).
  - Lower quartile prices: Haslington Ward (£211,250) are notably higher than CEC (£184,550), suggesting greater affordability pressures in Haslington Ward.

## Key Insights:

- **Haslington Ward's housing market shows steady growth, but median house price increases have been outpaced by the wider CEC area.**
- **Lower quartile price growth in Haslington Ward is stronger than its median price growth, indicating increasing demand for affordable housing.**
- **Affordability pressures appear more significant in Haslington Ward, as the gap between lower quartile prices and the median price has widened more than in CEC.**

## 7.0 AFFORDABILITY OF DIFFERENT TENURES

The chart below shows the income required<sup>7</sup> (blue bars) to afford different tenures measured against median (orange line), to give an indication of the affordability of different tenures. This is an indicative demonstration of affordability and does not take into account any additional savings or equity assets that could impact affordability.



<sup>7</sup> Income required figures for sales are based on borrowing 90% of the property price at 3.5 times income. Mortgage lenders will offer different amounts depending on different circumstances. Levels of debt, numbers of dependent children, the nature of employment, and whether they have purchased property before and economic conditions can all influence the amount lenders will offer. Income required for rents are based on 25% of gross household income spent on rent.

Affordability ratios		
2024	Haslington MSOA <sup>8</sup>	CEC
Median or Average Price	£270,000 <sup>9</sup>	£295,000 <sup>10</sup>
Median Income	£34,329 <sup>11</sup>	£36,764 <sup>12</sup>
Affordability ratio	<b>7.87</b>	<b>8.02</b>

**Observations:**

- **Households on a median income in Haslington MSOA (£34,329) could comfortably afford the following:**
  - Social rent (50% median market rent)
  - Shared ownership at 25% or 50% share<sup>13</sup> of Haslington MSOA median house prices
- **Median income households could not comfortably afford:**
  - Median market rent 2 bed (£1000pcm<sup>14</sup>)
  - Affordable rent (80% median market rent)
  - Median house price for Haslington MSOA (£270,000)
  - Market sales discounted at 20% or 30% of the median house price
- **The local area has a relatively similar gap between income and house prices (x7.87 ratio) compared to CEC (x8.02 ratio).**

<sup>8</sup> Medium Layer Super Output Area (MSOA) – Statistical Unit used by ONS. MSOAs typically contain between 5,000 and 15,000 residents and 2,000 to 6,000 households.

<sup>9</sup> Source: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/medianhousepricesbymiddlelayersuperoutputarea>  
<https://commonslibrary.parliament.uk/constituency-data-house-prices/>

<sup>10</sup> Source: Average House Prices for Local Authority Areas: <https://www.ons.gov.uk/visualisations/housingpriceslocal/E06000049/>

<sup>11</sup> Source: Constituency Workplace Median Income 2024 - Annual survey of hours and earnings 2024: [www.nomisweb.co.uk](http://www.nomisweb.co.uk)

<sup>12</sup> Source: CEC Median Workplace Income 2024 - <https://www.nomisweb.co.uk/reports/lmp/la/1946157071/report.aspx#tabearn>

<sup>13</sup> Based on 90% mortgage of 25% and 50% share of median price at 5.25% interest rate paid over 25 years to give indicative income required for costs of mortgage repayments and rent portion. This excludes service charges. Calculated using the following shared ownership cost calculator: <https://landgah.com/shared-ownership/help-advice/affordability-calculator/>

<sup>14</sup> Source: [www.home.co.uk](http://www.home.co.uk) accessed 18.03.25

## 8.0 DEMAND FOR AFFORDABLE HOUSING FROM HOUSING REGISTER DATA<sup>15</sup>

The following table shows 27 households on the housing register for the Weston and Crewe Green area as of Feb 2025:

Band Reason	Applicant Reporting bedroom need	Applicant House	Applicant Bungalow	Applicant Maisonette	Applicant Flat	Applicant Accommodation for people over 55 years old	Applicant Extra care accommodation	Applicant Sheltered accommodation	Applicant Accessibility level	Applicant Would you be interested in knowing more about low cost housing
Medical need	2 bedrooms	Yes								No
Under occupation	2 bedrooms	Yes	Yes							No
Medical need	3 bedrooms	Yes	Yes						Eligible for adapted property	No
Under occupation	Studios or 1 bedroom		Yes		Yes	Yes				No
Medical need	Studios or 1 bedroom		Yes			Yes				No
Overcrowding	Studios or 1 bedroom	Yes			Yes					Yes
Prevention or relief no duty owed	Studios or 1 bedroom	Yes								No
Non reasonable preference/ adequately housed	2 bedrooms		Yes							Yes
Non reasonable preference/ adequately housed	2 bedrooms	Yes								Yes

<sup>15</sup> Source: CEC Housing Authority – Cheshire Homechoice database

Non reasonable preference/ adequately housed	2 bedrooms	Yes								No
Non reasonable preference/ adequately housed	2 bedrooms	Yes	Yes							Yes
Non reasonable preference/ adequately housed	2 bedrooms	Yes								No
Non reasonable preference/ adequately housed	2 bedrooms	Yes	Yes						Eligible for adapted property	Yes
Non reasonable preference/ adequately housed	2 bedrooms	Yes	Yes							Yes
Non reasonable preference/ adequately housed	2 bedrooms		Yes			Yes			Eligible for adapted property	No
Non reasonable preference/ adequately housed	2 or 3 bedrooms	Yes								No
Non reasonable preference/ adequately housed	3 or more bedrooms	Yes	Yes	Yes	Yes		Yes		Eligible for adapted property	Yes
Non reasonable preference/ adequately housed	Studios or 1 bedroom		Yes			Yes		Yes		No
Non reasonable preference/ adequately housed	Studios or 1 bedroom		Yes			Yes				Yes
Non reasonable preference/ adequately housed	Studios or 1 bedroom	Yes	Yes							Yes
Non reasonable preference/ adequately housed	Studios or 1 bedroom	Yes								No
No local connection	2 bedrooms	Yes	Yes							No
No local connection	2 bedrooms	Yes	Yes							No

No local connection	3 bedrooms	Yes								No
No local connection	Studios or 1 bedroom		Yes			Yes				No
No local connection	Studios or 1 bedroom	Yes		Yes	Yes					Yes
No local connection	Studios or 1 bedroom	Yes	Yes	Yes	Yes					No

#### **Observations:**

#### **Household Requiring 2 Bedrooms**

- Total Applicants: 12
- House Preference: 10
- Bungalow Interest: 8
- Accessibility Needs: 2
- Low Cost Housing Interest: 4
- Shows high demand for houses and bungalows. Some accessibility support needed.

#### **Studios or 1 Bedroom**

- Total Applicants: 11
- House Preference: 6
- Flat & Bedsit Interest: 4 each
- Bungalow Interest: 7
- Accessibility Needs: 5 (highest among all)
- Low Cost Housing Interest: 2
- Suggests this group may include older or more vulnerable individuals, reflected in accessibility needs and bedsit interest.

#### **Household Requiring 3 Bedrooms**

- Total Applicants: 2
- House Preference: 2

- Accessibility Needs: 1
- Modest demand but still includes accessibility needs.

## **2 or 3 Bedrooms**

- Total Applicants: 1
- House Preference: 1
- Likely indicates some flexibility in housing type.

## **3 or More Bedrooms**

- Total Applicants: 1
- Broad Housing Type Interest: House, Bungalow, Maisonette, Flat
- Also interested in 55+ Accommodation
- Suggests an applicant with complex or larger household needs.

### **Key Insights:**

- **Houses and bungalows are the most preferred types across all bedroom needs.**
- **Accessibility needs are most common among those requiring studios or 1-bedroom.**
- **Interest in low-cost housing is relatively low overall, highest among 2-bedroom households.**
- **Larger bedroom needs (3+) are rare but show interest across many property types.**

## 9.0 DEMAND FOR EXISTING AFFORDABLE HOUSING STOCK

The table below shows the demand for the 12 affordable housing properties that became available from 2017 in the Weston & Crewe Green area based on the average numbers of bids per property.

Number of bedrooms	Average bids / property	Number for let 2017 to 2025
1 bedroom	34	3
2 bedrooms	51	6
3 bedrooms	64	2
4 bedrooms	123	1
Total		12

**Observations:**

**Highest demand per unit:**

- 4-bedroom properties have the highest demand, with 123 bids per property, but only 1 was let.
- This highlights a serious shortage of larger homes despite extremely high interest.

**Most properties let:**

- 2-bedroom properties dominate the supply, with 6 out of 12 lets, accounting for 50% of the total.

**Disproportionate supply vs. demand:**

- Even though 4-bedroom homes had the highest demand, they made up just 8% of the lets.
- Conversely, 1-bedroom units had the lowest demand, but still accounted for 25% of the lets.

**Total bids:**

- Across all 12 properties that became available from 2017-2025, 721 bids were made.
- Over 47% of total bids went to just 3 properties (2x 3-bedrooms + 1x 4-bedroom).

**Key insights:**

- There's a clear mismatch between demand and supply from existing stock — larger family homes are in critically short supply, yet they attract significantly more interest.

## 10.0 PLANNING PIPELINE ANALYSIS<sup>16</sup>

The table below shows the total number of housing units on sites in the pipeline with planning permission in the Weston and Crewe Green area as of February 2025 split into housing types:

Number of Detached Houses / Bungalows	Number of Semi-Detached Houses / Bungalows	Number of Terraced Houses / Bungalows	Number of Flats	Total Gross Dwellings
372	431	186	79	1068
35%	40%	17%	7%	100%

The table below shows the total number of housing units on sites in the pipeline with planning permission in the Weston and Crewe Green area as of February 2025 split into number of bedrooms:

Number of Bedrooms	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Total Number of Homes	76	92	582	318	1068
%	7%	9%	54%	30%	100%

The table below shows the number of affordable housing units on sites in the pipeline with planning permission in the Weston and Crewe Green area as of February 2025:

Number of Bedrooms	1 Bed	2 Bed	3 Bed	4 Bed	Total
Number of Affordable Homes	57	138	90	6	291
%	20%	47%	31%	2%	100%

The above affordable housing unit data is based on the following approved planning applications:

- 18/1073N
- 19/5934N
- 20/3762N
- 21/4434N

**Note:** Detailed tenure mix of the proposed affordable housing is not available for these approved sites. These sites will meet affordable housing from across the borough but this exercise has focussed on local need based on housing register demand and sites in the pipeline with planning permission.

## Observations:

### Overall pipeline:

- Largest share of the overall pipeline is with 3- and 4-bed homes (84%).
- The 1,068 new homes are of strategic significance to meet housing need from across the borough as it will almost double the current number (1,181) of homes in the parish area.

### Affordable housing:

- 27% (291) of the 1,068 total homes in the pipeline are forecast to be affordable tenures.

### 2-Bedroom Affordable Units Dominate

- Nearly half (47%) of all planned units are 2-bed, aligning well with housing register demand (most common need).

### 3-Bedroom Affordable Supply vs. Demand

- 31% of supply is for 3-bed homes.
- Demand is relatively low (only 3 entries for 3-bed or more in the register), suggesting adequate or even excess supply relative to demand.

### 1-Bedroom Affordable Units – A Mismatch Proportionally?

- 20% of stock to be built is 1-bed.
- However, ~37% of housing register demand is for studios or 1-bedroom homes, which may indicate a shortfall proportionally. However, based on numbers the local demand should be met by the approved sites.

### 4-Bedroom Affordable Homes

- Only 2% planned (6 units).
- Low housing register demand (1 entry for 3+ bedrooms), so this is likely sufficient.

## Summary:

- Overall pipeline is of strategic significance in terms of meeting CEC housing need due to its scale.
- Good alignment for meeting demand for 2-bedroom affordable units.
- Potential under-provision of 1-bedroom affordable homes in percentage terms, given their higher demand. But numbers are covered based on the data.
- 3-bedroom affordable supply appears adequate.
- 4-bedroom affordable supply is low but matches minimal demand on the housing register for the local area.

## 11.0 CONCLUSION

- **2-bed homes are the highest priority**, supported by both current demand and future pipeline supply.
- **1-bedroom homes** serve a vulnerable group with high accessibility needs; while proportionally underrepresented in the pipeline, the numbers appear to meet local demand.
- **3-bedroom homes** are well-represented in planning, potentially even exceeding demand.
- **4-bedroom homes**, though in extremely high demand per unit, are rarely needed locally—suggesting that a **small number is sufficient**, unless regional demand shifts.

## 12.0 THANKS

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This report was produced by Cheshire Community Action, the leading community support organisation in Cheshire.

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