



Submitted to
Brereton Parish Council
Cheshire East

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Brereton Neighbourhood Plan

Housing Supply Evidence Report

Final Report
February 2015

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Appendix A. Housing completions and outstanding permissions in Brereton Parish since 31st March 2011

List of Acronyms

CEC	Cheshire East Council
CLG	Department of Communities and Government
CW&C	Cheshire West and Chester Council
OAHN	Objectively Assessed Housing Need
SHLAA	Strategic Housing Land Availability Assessment

1 Introduction

The purpose of this report is to consider and document the housing supply evidence to inform the development of housing policies for the emerging Brereton Neighbourhood Plan.

This report provides an evidence base to demonstrate the suitability and availability of development sites to deliver sufficient homes to meet the identified housing need range set out in the draft Brereton Neighbourhood Plan.

It summarises the outcomes of a workshop held on the 8th January 2015, along with subsequent actions to confirm that there is no requirement to accommodate additional housing to meet the needs of adjoining parishes.

1.1 Background and context

The Housing Needs Advice Note identified a potential range of housing need over the fifteen year period of the plan, between 42¹ and 58 units. The lower figure is based on a potential revised rural delivery figure from the Local Strategy Plan (on the assumption that the OAHN figure and housing target for the whole of Cheshire East will be revised upwards) and the unconstrained CLG household projection figure of 58.

The report recommended that Brereton Parish Council should discuss the contents and conclusions of this report with CEC. This meeting took place on the 15th January 2015 and CEC confirmed that it considered the methodology, contents and conclusions of this report to be robust, and an appropriate means for which to plan for housing in the Parish, in the absence of more up-to-date evidence on housing need for Cheshire East as a whole.

The Housing Needs Advice Note also recommended that Brereton Parish Council should take into account the supply-side issues, including location and characteristics of suitable land and the number of dwellings already completed within the Local Plan Strategy period.

Subsequent to this recommendation, a workshop was held on the 8th January to consider the evidence in relation to housing supply and to confirm the availability of sufficient sites to meet the identified need.

¹ As opposed to the Submitted Local Plan Strategy derived figure of 28.4 dwellings over the plan period.

2 Methodology

2.1 Identification of housing supply

The process that was followed during the workshop on the 8th January 2015 was as follows:

- a. Review of the draft neighbourhood plan policies on housing, including agreement on the identified housing need range, as identified in the Housing Need Advice Note prepared in December 2014.
- b. Review of data capturing approved housing commitments in the Parish, including outstanding planning permissions and completed dwellings (data provided by Cheshire East Council) – to determine the number of houses already delivered against the housing need target since March 2011.
- c. Quantification of the gap between housing need and committed housing supply.
- d. Review of the most recent CEC SHLAA data (January 2013) (if required) to identify what additional sites would be available and appropriate to meet any identified gap.
- e. Review of potential sites to meet any identified gap and agreement on preferred sites.
- f. Review of appropriateness of emerging housing policies to address any windfall applications.

Stage A – Confirm Housing Need

The Housing Need was confirmed to be a range between 42 and 58 homes for the neighbourhood plan period (1st April 2011 to 31st March 2030). This range was validated by the outcomes of the meeting with Cheshire East Council on 15 January 2015 where the council confirmed their general support for the Housing Needs Advice report findings, process and methodology, and the range of housing need identified. The Council also supported using a 50% uplift to the rural housing allocation in the absence of any other data at this stage.

Stage B – Review existing housing commitments – based on data provided by Cheshire East Council.

A spreadsheet of existing outstanding permissions and completed dwellings since 1 March 2011 was reviewed. The most up-to-date data at the time of preparation of this report is appended at Appendix 1. The purpose of this review was to determine the number of houses already delivered against the housing need target since 31 March 2011.

The data indicates that 16 units have been completed and 60 units have an outstanding unimplemented planning permission since the 31st March 2011. Although it is acknowledged that not all planning permissions are necessarily implemented, the data indicates that there is a healthy development pipeline to meet the identified housing need.

Stage C - Quantification of the gap between housing need and committed housing supply.

The data confirms that there is no need to allocate additional housing to meet the identified housing need range. It is expected that even if some of the above permissions lapse and remain unimplemented, other sites will come forward over the fifteen year plan period to deliver the identified housing need.

Stage D - Review of the most recent CEC SHLAA data (January 2013)

Given the lack of need to allocate additional sites, it was not considered necessary to undertake this stage in the process. However for their own purposes, the group reviewed each site identified in the SHLAA to consider whether or not they would support development on these sites if they were to come forward for development, and which sites would be more preferable

than others. This has been recorded as a separate exercise as it is not necessary for the neighbourhood plan making process.

Stage E - Review of potential additional sites to meet any identified gap.

It was not necessary to undertake this step.

Stage F - Review of appropriateness of emerging housing policies to address any windfall applications.

The draft policies were reviewed to determine their appropriateness to address any windfall applications which might be received. This process has been reported elsewhere.

2.2 Meeting the residual needs of adjoining parishes

The above data has indicated that Brereton is able to fully meet its identified housing needs within the Parish boundary. However it was considered appropriate to further consider whether it would be necessary for Brereton to meet the residual needs of neighbouring parishes, given the Neighbourhood Planning Regulations 'duty to cooperate'.

Brereton Parish Council therefore elected to request defined housing need information from parishes in close proximity to the Brereton parish boundaries.

The objective was to establish whether any neighbouring parish has a defined specific housing need that could not be met within that Parish boundary and would be required to be achieved through a housing allocation within Brereton.

Neighbouring Parishes

The following parishes immediately adjoin the Brereton parish boundary:

Parish	LPA	Neighbourhood Area Status 17 Feb 2015 (source: Cheshire East Neighbourhood Planning)
Holmes Chapel	Cheshire East	Application made; Decision pending
Sandbach	Cheshire East	Designated
Arclid	Cheshire East	n/a
Bradwall	Cheshire East	n/a
Sproston ¹		n/a
Swettenham	Cheshire East	n/a
Somerford	Cheshire East	n/a
Astbury & Moreton	Cheshire East	Designated
Smallwood	Cheshire East	n/a
Congleton ²	Cheshire East	Decision made; Designated

Notes:

¹ Sproston is in Cheshire West & Chester (CW&C). A request has been made to Cheshire East Council Spatial Planning to determine if further consultation with CW&C is required. The advice received is that Brereton should seek input during the Regulation 14 publicity and consultation stage.

² Congleton does not immediately adjoin the Brereton parish boundary, but is close and may be relevant. A request for information was issued to Congleton Town Council on 9th February 2015.

Housing Need Information Requested

The following request was made via email to the Clerk of each of the above parish councils.

Subject: Brereton Neighbourhood Plan

Date: Mon, 12 Jan 2015 13:22:25 +0000

You may be aware that Brereton Parish Council is preparing a Neighbourhood Plan for its parish with the support of Cheshire East Council and we are working hard to complete the plan during 2015. As your parish shares a boundary with ours, we would now like to ask for your input on a key part of our plan and this input will be much appreciated.

We are currently reviewing the need for housing in our parish over the next 15 years. As part of this we are reviewing the quantity of houses needed in total, including both Open Market and Affordable Housing. This letter is to ask if the housing need that arises in your parish in that period affects the housing we need to plan for in Brereton Parish over the next 15 years.

To this end will you please send us a written reply to the following questions as soon as possible, and no later than 31st January.

Q1. Do you have an up to date survey of the number of houses needed (Open Market, Affordable or in total) in your parish in the next 15 years?

Q2. If the answer to Q1 is yes, have you reviewed how this housing need can be met within your own parish?

Q3. If the answer to Q2 is yes, has your work found that any of the housing need from your parish would have to be met outside of the borders of your parish?

Q4. If the answer to Q3 is yes, do you anticipate that any of your housing need will require to be achieved within Brereton.

If the answer to this fourth question is yes then we would like to meet with you, as a matter of urgency, to discuss this situation and how it may affect the Neighbourhood Plan for Brereton Parish.

Many thanks in advance for your help.

Ros Middleweek Clerk to Brereton Parish Council

Neighbouring Parish Responses

The following responses were received by 6 February 2015.

Table 1: Neighbouring Parish responses to request for housing need information by Brereton Parish

Parish	Have you undertaken an Up to date survey of housing need for your parish?	Have you reviewed how this need can be met within your parish?	Would any of your housing need require to be met outside the borders of your parish?	Do you anticipate any of your housing need would need to be accommodated within Brereton?	Action
Holmes Chapel PC	No	n/a	n/a	n/a	See Meeting Minute 2.c 4th Feb 2015 below
	<p>Brereton PC and Holmes Chapel PC Meeting 5th Feb 2015, Minute 2.c</p> <p>BB (Holmes Chapel PC) replied that there were a large number of new houses having recently been given permission to be built in Holmes Chapel Parish but which were not yet built and a significant number of houses having been completed in the parish since 2010. Due to this, HCPC do not currently see a need for further significant new housing development to be identified to meet their perception of the housing needs of Holmes Chapel Parish over the next 15 years.</p>				
Sandbach TC					Response received on 9th February. See below.
	<p>Currently we only have information from CEC. I can now confirm that at our last meeting we have agreed to commission a firm of external consultants to produce this information for us. In addition we are also conducting a Housing Needs Survey of residents as part of our Phase Two consultation. http://www.sandbachneighbourhoodplan.org.uk/. We will not have the results of this data until mid March 2015. I will discuss with the NDP Working group our ability to release the data at our next meeting.</p>				
Arclid PC	Yes	Yes	No	n/a	No impact.
Bradwall PC	No	n/a	n/a	n/a	No impact.
Sproston PC	No	n/a	n/a	n/a	No impact.
Swettenham PC	No	n/a	n/a	n/a	No impact.
Somerford PC	No	n/a	n/a	n/a	No impact.
Newbold Astbury PC	No	n/a	n/a	n/a	No impact.
Smallwood PC	Yes	Yes	No	n/a	No impact.
Congleton TC					Response received on 17th February. See below..

Parish	Have you undertaken an Up to date survey of housing need for your parish?	Have you reviewed how this need can be met within your parish?	Would any of your housing need require to be met outside the borders of your parish?	Do you anticipate any of your housing need would need to be accommodated within Brereton?	Action
	<p>A1: This work is still in progress.</p> <p>A2: Reviewing this need is work in progress.</p> <p>A3: The housing need for the Congleton Key Service Centre is also being met in the parishes of Somerford, Hulme Walfield and Eaton.</p> <p>A4: We think it highly unlikely that any of our housing need will need to be met in Brereton.</p>				

3 Conclusions

The following conclusions are made in relation to the housing supply evidence for the Brereton Neighbourhood Plan:

- The identified housing need range of 42-58 dwellings between the Neighbourhood Plan period (1st April 2011- 31st March 2030) can be met by the identified supply of housing completions and outstanding permissions in the Parish since 31st March 2011.
- There is no need to allocate sites within the Neighbourhood Plan to meet the identified housing need for the neighbourhood plan period.
- Any additional housing applications would therefore be dealt with as windfall applications.
- There is no need to increase the housing supply beyond the identified need for Brereton Parish, to accommodate the housing needs of adjoining parishes.

**Appendix A.
Housing completions and
outstanding permissions in
Brereton Parish since 31st March
2011**

Document: Brereton Parish Planning Permission and Completion Data
 Date: 31/01/2015 V1.b
 Source: Raw Extracted from Cheshire East Planning Portal

Ref	Type	Location	Planning Ref	TOTALS				82	76	60	16
				Type	Decision Date	Appeal Decision	Expiry Date	Total Gross Dwellings	Total Net Dwellings	Outstanding Permissions After 31 March 11	Completions After 31 Mar 2011
14/3790C	FULL PLANNING	Hill View Farm, SANDBACH ROAD, BRERETON, CW11 2UH	14/3790C	Full	10/10/2014		10/10/2017	1	1	1	0
14/1941C	FULL PLANNING	LAND OFF, LONDON ROAD, BRERETON, CW4 8AX	14/1941C	Full	16/01/2015	16/01/2015	16/01/2018	2	2	2	0
14/1408C	FULL PLANNING	LAND NORTH OF BIRCH VIEW, HOLMES CHAPEL ROAD, DAVENPORT, CONGLETON, CHESHIRE, CW12 4SS	14/1408C	Full	09/06/2014		09/06/2017	1	0	0	0
14/0648C	OUTLINE PLANNING	Land at Moss Lane, Brereton, CW12 4SX	14/0648C	Outline	20/01/2015	20/01/2015		6	6	6	0
14/0284C	FULL PLANNING	Birch Grove, Brereton Heath Lane, Brereton Heath, Congleton, CW12 4SZ	14/0284C	Full	24/02/2014		24/02/2017	1	0	0	0
13/4280C	FULL PLANNING	Handfield Farm, Methurst Green, Sandbach Road, Congleton, Cheshire, CW12 4TA	13/4280C	Full	17/02/2014		17/02/2017	1	1	1	0
13/4415C	FULL PLANNING	Land Adjacent to Ivy House, Holmes Chapel Road, Somerford, Congleton, CW12 4SP	13/4415C	Full	24/04/2014		24/04/2017	2	2	2	0
13/3932C	FULL PLANNING	Holmlea Farm, Newcastle Road South, Brereton, Sandbach, CW11 1SB	13/3932C	Full	08/11/2013		08/11/2016	1	0	0	0
13/2199C	OUTLINE PLANNING	LYNDALE, HOLMES CHAPEL ROAD, BRERETON, CONGLETON, CW12 4SP	13/2199C	Outline	24/07/2013			0	0	0	0
13/0791C	OUTLINE PLANNING	Lyndale & 2 Somerford View, HOLMES CHAPEL ROAD, BRERETON, CONGLETON, CW12 4SP	13/0791C	Outline	02/04/2014	02/04/2014	02/04/2017	4	4	4	0
12/3807C	FULL PLANNING	Land Adjacent to Rose Cottages, Holmes Chapel Road, Somerford, Congleton	12/3807C	Full	12/02/2014	12/02/2014	12/04/2015	25	25	25	0

Brereton Parish Neighbourhood Plan

Ref	Type	Location	Planning Ref	Type	Decision Date	Appeal Decision	Expiry Date	Total Gross Dwellings	Total Net Dwellings	Outstanding Permissions After 31 March 11	Completions After 31 Mar 2011
12/2907C	FULL PLANNING	Holm Leas Farm, NEWCASTLE ROAD, BRERETON, CW11 1SB	12/2907C	Full	08/11/2013		08/11/2016	1	0	0	0
12/0763C	FULL PLANNING	Ivanhoe, HOLMES CHAPEL ROAD, BRERETON, CONGLETON, CW12 4SP	12/0763C	Full	17/10/2012		24/04/2014	11	11	0	11
12/0333C	FULL PLANNING	SANDLOW GREEN FARM, HOLMES CHAPEL ROAD, BRERETON, HOLMES CHAPEL, CREWE, CHESHIRE, CW4 8AS	12/0333C	Full	10/03/2012		19/03/2015	1	1	0	1
12/0036C	FULL PLANNING	LAND NORTH EAST OF, DUNKIRK FARM, LONDON ROAD, BRERETON, HOLMES CHAPEL	12/0036C	Full	25/01/2013	25/01/2013	25/01/2016	18	18	18	0
11/4556C	FULL PLANNING	WELLCROFT, NEWCASTLE ROAD SOUTH, BRERETON, SANDBACH, CHESHIRE, CW11 2SN	11/4556C	Full	27/03/2012		27/03/2015	1	1	1	0
11/3977C	FULL PLANNING	KENWYN, MOSS LANE, BRERETON HEATH, CW12 4SX	11/3977C	Full	15/12/2011		24/09/2013	1	0	0	0
11/0350C	FULL PLANNING	WILLOW BARN, NEWCASTLE ROAD, BRERETON, CW11 1SB	11/0350C	Full	24/03/2011		01/04/2014	4	4	0	4
10/3305C	FULL PLANNING	LAND NORTH OF BIRCH VIEW, HOLMES CHAPEL ROAD, BRERETON, CONGLETON	10/3305C	Full	13/06/2011		13/06/2014	1	0	0	0

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