

Christleton and Littleton Housing Needs Report

This report was authored by John Heselwood, Cheshire Community Action, and commissioned by Christleton and Littleton Parish Councils.

FINAL VERSION – June 2024



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1.0 EXECUTIVE SUMMARY

The Christleton and Littleton Housing Needs Report, conducted by Cheshire Community Action and commissioned by Christleton and Littleton Parish Councils, provides a detailed assessment of the housing needs within the Christleton and Littleton Neighbourhood Area. This report aims to inform housing policies and future developments over the next five years, ensuring they meet local needs and align with community preferences.

Key findings from the report include:

Demographic trends: The population in the area has increased by 12% from 2011 to 2021. The age structure has shown stability, with a slight increase in residents aged 65+, and young families. The proportion of family households overall has increased, while single-person households have decreased.

Housing market: The housing market in Christleton and Huntington Ward is significantly more expensive than the broader Cheshire West and Chester (CWaC) area. Median house prices in 2022 were 49% higher than the borough median, and lower quartile prices were 56% higher. This trend indicates increasing unaffordability for local residents.

Affordability: The affordability analysis highlights a substantial gap between local incomes and house prices. Households with median incomes can only afford affordable rent (80% market rent), social rent (below 80% market rent) and shared ownership options, while local market rents and house prices are beyond reach for many. This gap is more pronounced than in the wider CWaC area.

Housing demand and supply: There is a notable shortfall in affordable housing. The housing register indicates a need for 77 affordable homes, primarily 1 and 2-bedroom units. The survey identified an additional 12 households needing affordable housing. When supply is taken into account, **the total estimated shortfall is 75 affordable homes. However, this 'shortfall' must be treated with caution as only 3 of the housing register applicants have a confirmed local connection to Christleton/Littleton. Therefore, the local need for affordable housing is likely to be much lower than 75 homes.**

Community preferences for housing development: Survey results show a strong preference for protecting the Green Belt and rewilding efforts. There is significant opposition to new housing developments in the Green Belt, with a preference for infill developments and the conversion of existing buildings. The community values preserving the local character and avoiding urban sprawl.

Future housing needs: The report identifies a need for smaller 1 and 2 bed affordable homes, particularly for younger singles, couples, and families. The market demand for housing indicates a trend for 'first time buyers' and 'downsizers' requiring 2 and 3 bed accommodation. There is also interest in housing options that support remote work, reflecting contemporary lifestyle changes, along with a significant interest in self build and community led housing.

The table below shows the estimated shortfall / surplus of affordable housing in the neighbourhood area. It measures the (estimated) affordable need from the housing register and, the affordable need from the household survey carried out in Christleton and Littleton (2024). It then deducts the estimated housing supply from pipeline developments with planning permission and re-lets of existing stock¹ to give a shortfall / surplus of affordable housing. The data on re-lets is from 2016 to 2022 and presented an annual average.

Property Type	Affordable housing need		Estimated supply		Shortfall (-) / Surplus (+)
	Housing register need (2023)	Christleton and Littleton Survey – demand for affordable tenures (March 2024)	Pipeline planning permissions – affordable units	Re-lets of existing stock (annual average)	Housing register and survey needs minus estimated supply
1 Bed	36	1	4	1	-32
2 Bed	23	7	4	2	-24
3 Bed	13	2	1	<1	-13
4+ Bed	5	2	1	0	-6
Total	77	12	10	4	-75

Overall, the report emphasises the need for housing policies that address affordability challenges and demographic shifts while preserving the community's character and green spaces. Sustainable development and community-focused solutions are crucial for meeting the housing needs in Christleton and Littleton.

¹ Source: CWaC Housing Authority

2.0 INTRODUCTION

Cheshire Community Action (CCA) was commissioned by Christleton and Little Parish Councils to carry out a housing needs assessment of both Parish areas which make up the Christleton and Littleton Neighbourhood Area. The assessment was carried out to collect up-to-date information from local residents on housing needs to inform housing policies in the neighbourhood plan for the area.

The data in the report will be relevant for up to 5 years (from March 2024) to inform housing developments in the area. It also provides an evidence base for the Parish Councils to respond to, and influence future planning applications to help ensure that they meet local needs, and responses to planning policy consultations.

The survey was aimed at residents within the Parishes – the results of which are included in this report. The report also includes analysis of demographic trends, the local housing market, housing affordability, needs from the housing register / waiting list and housing supply from turnover of existing stock and pipeline developments with planning permission, which gives a comprehensive assessment of the affordable housing shortfall and surplus of different housing types.

Cheshire Community Action is a local charity based in Cheshire that has conducted the housing needs assessment independently. All personal information that has been received as part of the survey has been treated as confidential in line with General Data Protection Rules.

3.0 METHODOLOGY

Housing Needs Survey and Assessment

The housing needs survey questions and assessment methodology has been developed based on the principles agreed by the National Rural Housing Enabler's Network for Rural Housing Needs Surveys as endorsed by the Rural Housing Alliance: <http://ruralhousingalliance.net/wp-content/uploads/2017/05/Final-RHE-Surveys-principles-and-guidance.pdf>

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 trends:

- Population number change from 2011-2021
- Age structure change from 2011-2021 broken down into 0-15, 16-64, 65+
- Household composition change from 2011-2021 including family, singles and other households

Housing market trends:

- Median house prices for the local Ward over last 5 years compared to the borough
- Lower quartile (lowest 25%) house prices for the Ward over the last 5 years compared to the borough

Affordability analysis:

- Income required to afford a range of different tenures from market housing to social rent compared to actual median and lower quartile income levels.

Housing need analysis:

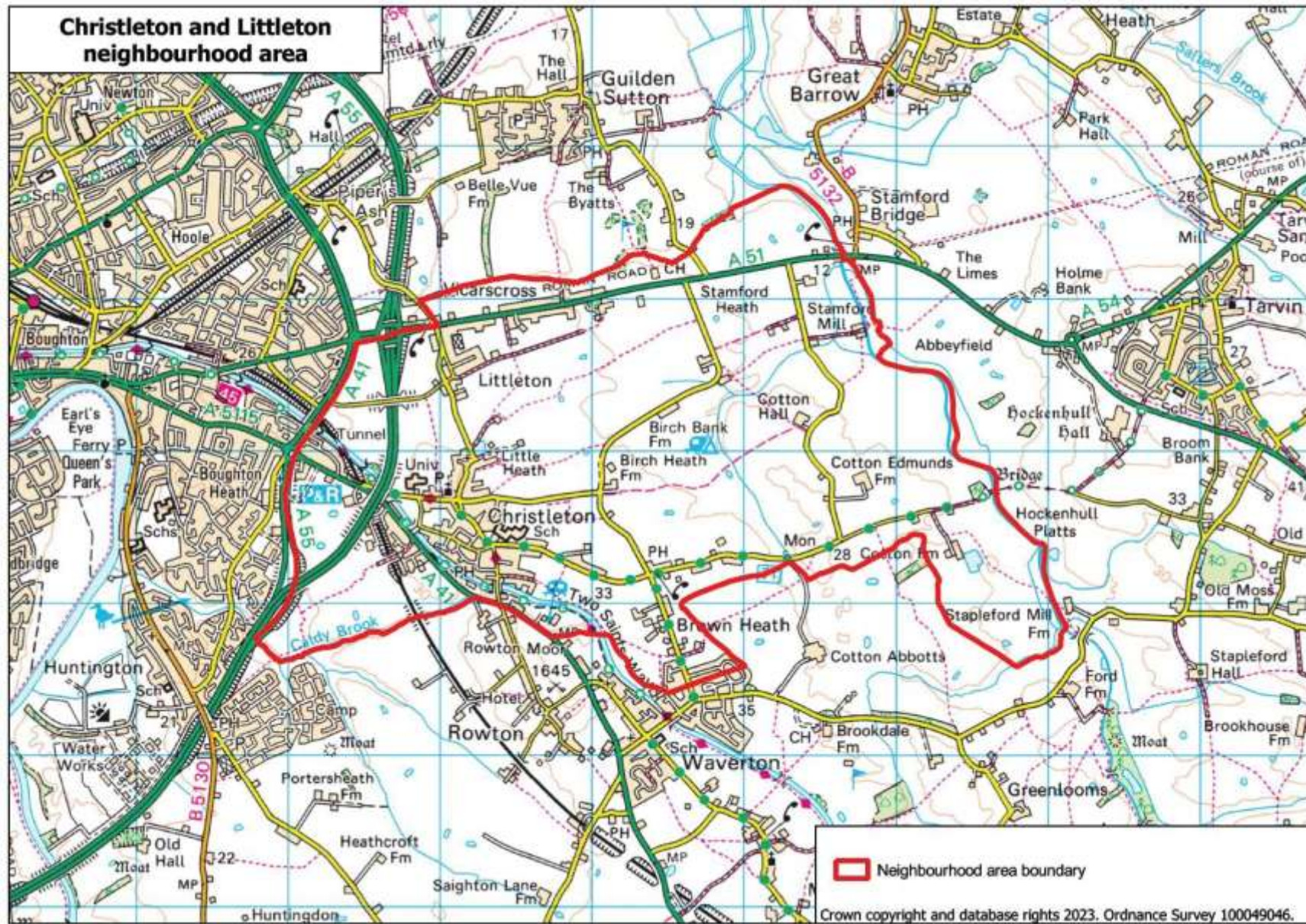
- Housing needs identified from two sources: Local authority housing register and the household survey
- Housing supply identified from two sources: Turnover of existing affordable housing from the local authority housing register and developments yet to be built with planning permission from local planning authority forecasts
- Needs are then deducted from the supply to draw conclusions on whether there is a shortfall or surplus of housing in the parish and what that looks like.

Household survey:

- Age
- Household composition i.e. singles, couples etc.
- Type of home i.e. house, bungalow
- Preferred tenure i.e. buy on open market, private rent, affordable rent, shared ownership etc with explanation of what they mean
- Number of bedrooms needed
- Reasons for housing need
- Affordability questions around income, savings and assets
- Special needs around mobility and access
- Need for work from home facilities
- Gauging interest in self build and community led housing
- Additional questions about views on housing development

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

4.0 STUDY AREA (Christleton and Littleton Neighbourhood Area)²

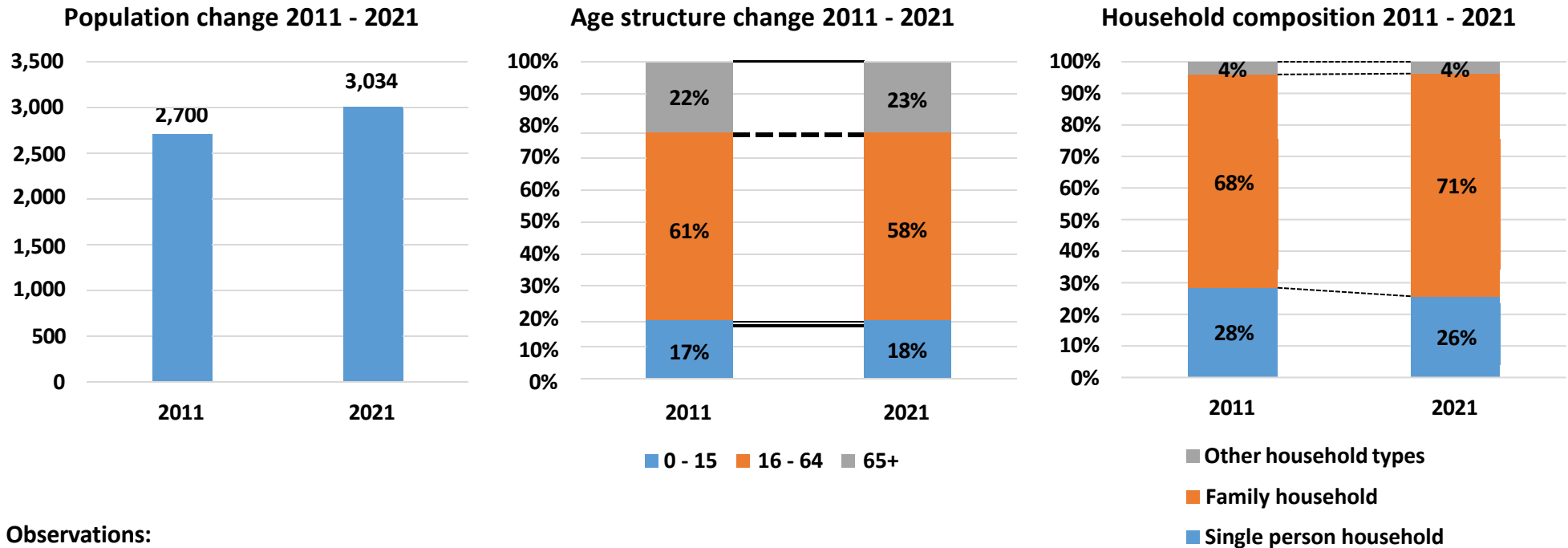


Map source: CWaC Planning Portal

² Housing market data sets cover the Christleton and Huntingdon Ward as Parish level data is not available.

5.0 DEMOGRAPHIC PROFILE

The chart below (left) shows the change in total population numbers from 2011 to 2021, the chart in the middle shows the age structure changes using age brackets: 0-15 (children and young people), 16-64 (working age population) and 65+ from 2011 and 2021, and the chart on the right shows the change in household composition from 2011-2021.



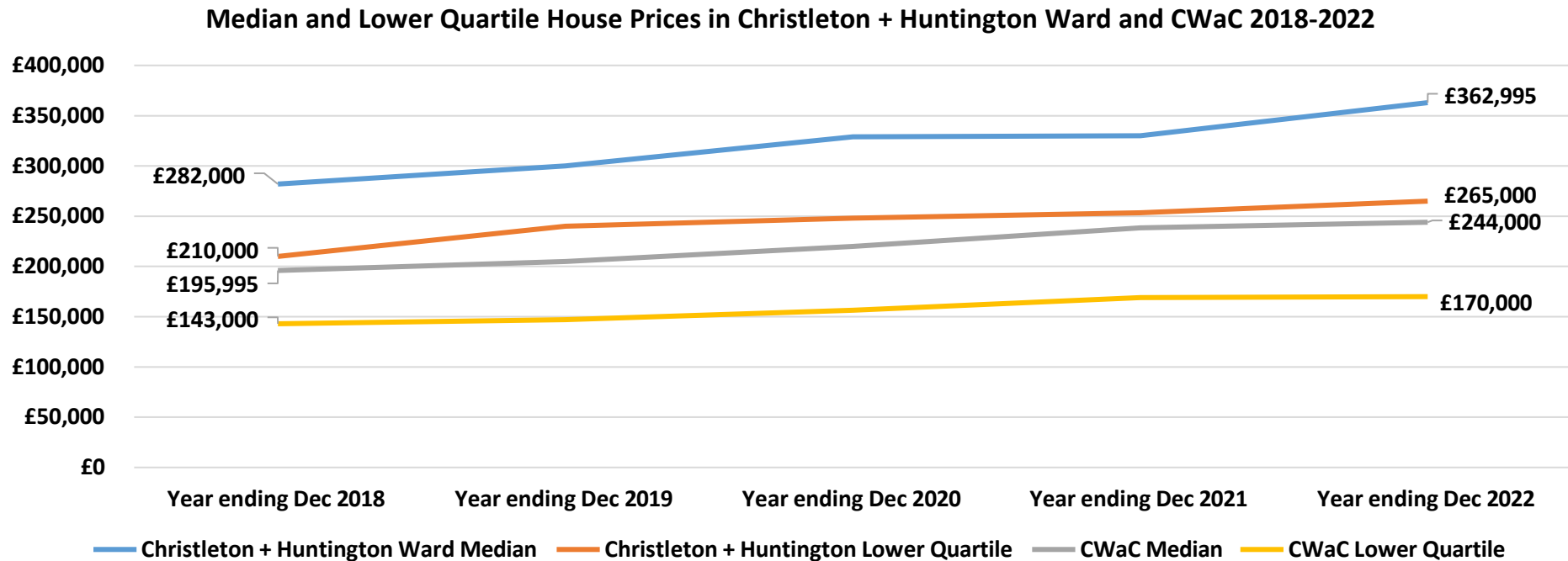
Observations:

- The population numbers in the neighbourhood area have increased by 12% from 2011-2021, according to the ONS Census from 2011 to 2021³.
- The chart in the middle highlights how the age structure of the population changed from 2011 to 2021 showing a small (1%) increase in the proportion of over 65's from 22% in 2011 to 23% in 2021. The working age population decreased from 61% in 2011 to 58% in 2021, and 0-15's increased from 17% to 18%. This demonstrates that the population is fairly stable within the area and the increase in 0-15's shows that some young families moved into the area during the period as confirmed by the chart on the right, which shows that families (i.e. couples with or without children) increased from 68% to 71%. There was a decrease in the proportion of single person households from 28% in 2011 to 26% in 2021. The proportion of 'other' household types remained the same at 4%.

³ Sources: ONS 2011 and 2021 census tables

6.0 HOUSE PRICES

The chart below shows the median and lower quartile (LQ) house prices for the Christleton and Huntington Ward (as parish or neighbourhood area level house price data is not available) and Cheshire West and Chester (CWaC) from 2018 - 2022.



Observations:

- Christleton and Huntington Ward median property price⁴ was £362,995 in 2022, which was 49% higher than the borough median (£244,000)⁵. This gap has widened over a 4 year period from 44% in 2018. Overall, the median house price in the area increased by 29% from 2018 to 2022, compared to a 24% increase across CWaC during the same period.
- Christleton and Huntington Ward lower quartile (lowest 25%) property price⁶ was £210,000 in 2018 which was 47% higher than CWaC's lower quartile price of £143,000. By 2022 the gap had widened between the Ward's lower quartile price (£265,000) and the borough to 56% (£170,000⁷).
- Overall, property prices in the Ward are becoming increasingly more expensive than CWaC.

⁴ Source: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/medianpricepaidbywardhpsdataset37>

⁵ Source: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/medianhousepriceforationalandsubnationalgeographiesquarterlyrollingyearhpsdataset09>

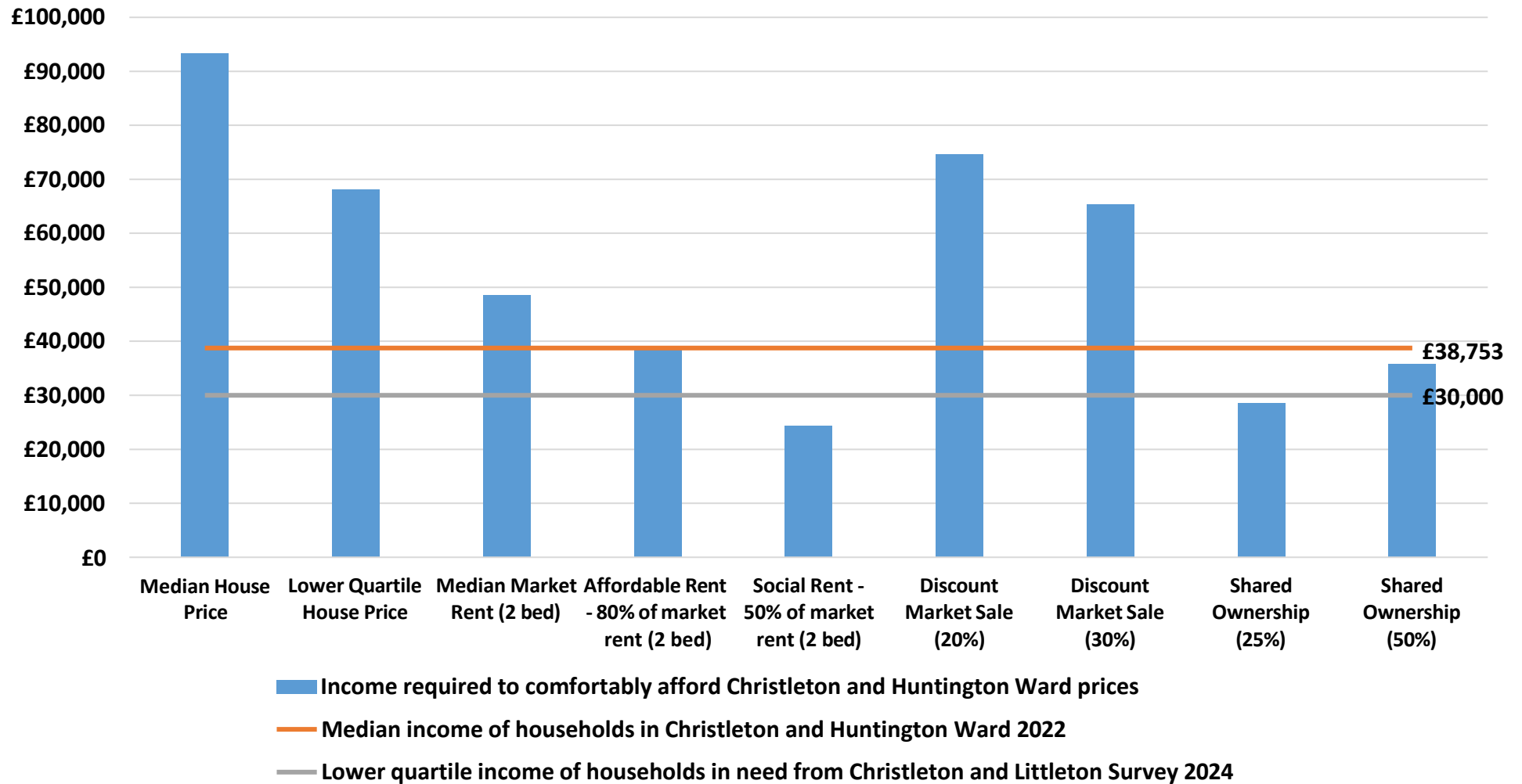
⁶ Source: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/lowerquartilepricepaidbywardhpsdataset39>

⁷ Source: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/lowerquartilehousepriceforationalandsubnationalgeographiesquarterlyrollingyearhpsdataset15>

7.0 AFFORDABILITY OF DIFFERENT TENURES

The chart below shows the income required⁸ (blue bars) to afford different tenures measured against median (orange line) and lower quartile (grey line - lowest 25%) household incomes 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.

Comparing Affordability of Different Tenures



⁸ 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.

Affordability ratios		
2022-23	Christleton + Huntington Ward	CWaC
Median Price	£362,995	£244,000
Median Income	£38,753 ⁹	£33,661 ¹⁰
Affordability ratio	9.37	7.25
LQ House Price	£265,000	£170,000
LQ income	£30,000 ¹¹	£24,468 ¹²
Affordability ratio	8.83	6.95

Observations:

- **Households on a median income in Christleton and Huntington Ward (£30,000) could comfortably afford the following:**

- Affordable rent (80% median market rent)
- Social rent (50% median market rent)
- Shared ownership at 25% or 50% share¹³ of Christleton and Huntington Ward lower quartile house prices

Median income households could not comfortably afford:

- Median market rent 2 bed (£1,012pcm¹⁴)
- Median house price for Christleton and Huntington Ward (£362,995)
- Lower quartile house price for Christleton and Huntington Ward (£265,000)
- Market sales discounted at 20% or 30% of the median house price

- **Households on a lower quartile income in the area (£30,000) could not reasonably afford tenures linked to market prices or rents other than social rent at 50% median market rent or shared ownership at 25% share.**

- **The local area has a larger gap between income and house prices compared to CWaC.**

⁹ Source: CWaC Ward Profiles 2022

¹⁰ Source: ONS

¹¹ Source: Christleton and Littleton Housing Needs Survey 2024

¹² Source: ONS

¹³ Based on 90% mortgage of 25% and 50% share of lower quartile 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/>

¹⁴ Source: www.cheshirewestandchester.gov.uk/asset-library/housing-strategies-policies-and-research/housing-market-report-2022-23.pdf

8.0 DEMAND FOR AFFORDABLE HOUSING FROM HOUSING REGISTER DATA

The table below shows a breakdown of the existing affordable housing stock in the area:

Location	Type	1 Bed	2 Bed	3 Bed	4 Bed
Littleton	Shared Ownership			2	
	Affordable Rent		5	8	1
Christleton	Discounted Market Sale		22 (10 flats, 12 houses)	6	
	Older Person Affordable Rent	20			
	Shared Ownership			6	
	Affordable Rent		19 (2 flats, 17 houses)	33	
Recent Planning Approvals	Cheshire Cat		4 (1 bungalow, 3 houses)	1	
Law College	Affordable Rent	4			

The chart below shows the housing register applicants requesting affordable rented housing in Christleton in February 2024:



Observations:

- 1 Bedroom: High demand from over 55 low priority applicants and a balanced demand from under 55 applicants.
- 2 Bedrooms: Higher demand from under 55 applicants, evenly split between high and low priority.
- 3 Bedrooms: Similar pattern to 2 bedrooms but with lower overall demand.
- 4 and 5 Bedrooms: Very low demand, primarily from under 55 applicants.
- Overall Demand: Majority of the demand comes from under 55 applicants with a mix of high and low priority needs.
- This analysis indicates that the **highest demand is for 1 and 2 bedroom units**, especially from younger applicants, while larger units have much lower demand.
- **Note from CWaC Housing Authority:** Only 3 households have a confirmed local connection to Christleton/Littleton.

The table below shows the number of bids per re-let property from 2016-2022:

Type	Average Bids
Older Person Flats	3
Older Person Bungalows	15
General Needs Flats	4
2 Bed Houses	67
3 Bed House (Cheshire Cat New Builds)	113
2 Bed House (Cheshire Cat New Builds)	133

Observations:

- **Demand:** High demand for **2 and 3 bed houses** as evidenced by the high number of bids per re-let and new build properties.
- **Local Allocation:** Some properties are specifically allocated to local residents, but the numbers are relatively low.
- **Recent Approvals:** New developments are focused on shared ownership and rent to buy.

The table below shows the distribution of re-lets from existing affordable housing stock from 2016 – 2022:

Property Type	1 Bedroom	2 Bedrooms	3 Bedrooms	Grand Total
Bungalow	3 (Older persons)			3
Flat	4 (2 Older persons)			4
House		13	2	15
Grand Total	7	13	2	22
Annual Average	1	2	<1	4

Observations:

- 1 Bedroom Units: Re-lets Bungalows and Flats, with a total of 7 re-lets across all property types.
- 2 Bedroom Units: Exclusively re-let in Houses, with a total of 13 re-lets.
- 3 Bedroom Units: Also predominantly found in Houses, though in smaller numbers (2 re-lets).

9.0 AFFORDABLE HOUSING SHORTFALL / SURPLUS

The table below shows the estimated shortfall / surplus of affordable housing in the neighbourhood area. It measures the (estimated) affordable need from the housing register and, the affordable need from the household survey carried out in Christleton and Littleton (2024). It then deducts the estimated housing supply from pipeline developments with planning permission and re-lets of existing stock¹⁵ to give a shortfall / surplus of affordable housing. The data on re-lets is from 2016 to 2022 and presented an annual average.

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Total	77	12	10	4	-75

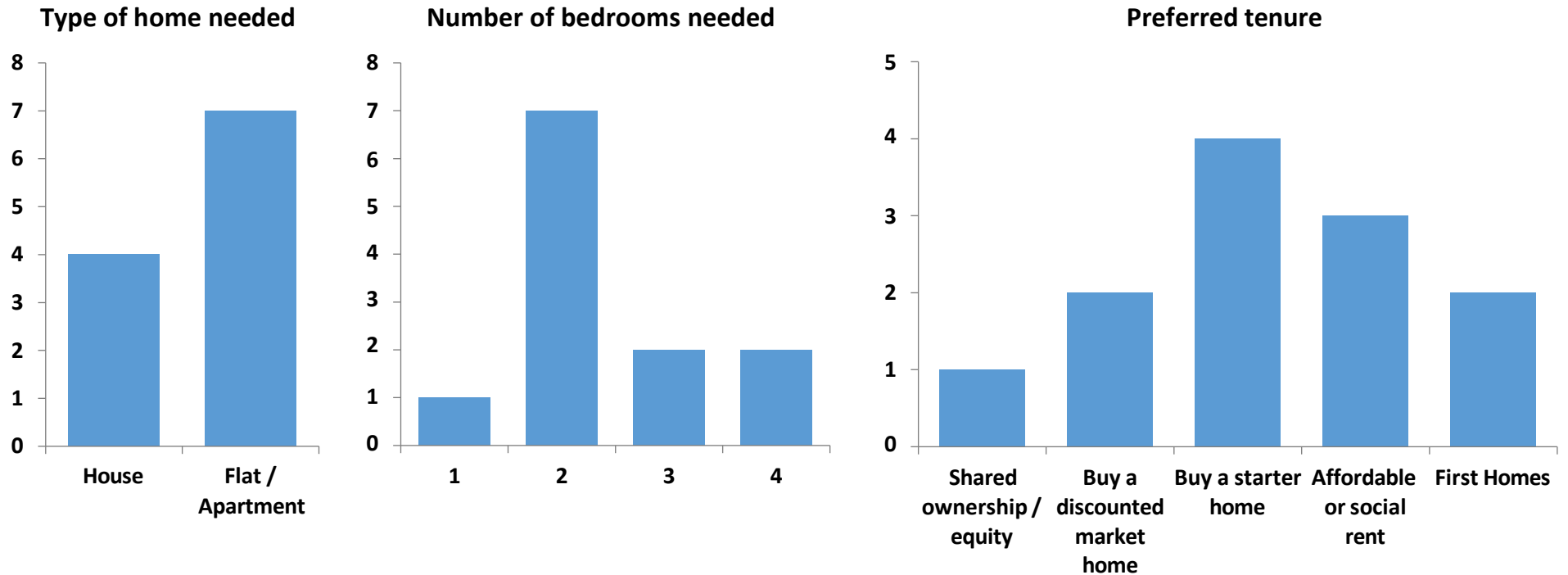
Observations:

- The housing register showed 77 households registering for affordable rent in Christleton, the majority (77%) needing 1 and 2 bed accommodation.
- The survey identified 12 additional households requesting affordable housing tenures in March 2024 (details on next page).
- The supply of affordable housing coming from sites with planning permission is 10 – made up of mostly 1 and 2 bed accommodation.
- A further supply of 4 affordable homes become available each on average from turnover / relet of existing stock in the area.
- **The data suggests a shortfall of 75 affordable homes made up of mostly 1, 2 and 3 bed accommodation. However, CWaC Housing Authority has confirmed that only 3 of these applicants (regardless of band or age) currently live in the neighbourhood area i.e. have a confirmed ‘local connection’ to make them eligible for affordable housing in the area. All 3 households are in high need, are under 55 yrs and require 2 beds. Therefore, the local need for affordable housing is likely to be much lower than 75 homes.**

¹⁵ Source: CWaC Housing Authority

10.0 HOUSEHOLDS REQUESTING AFFORDABLE HOUSING FROM THE HOUSEHOLD SURVEY

The table below shows the results for 12 households that requested affordable housing from the household survey carried out in March 2024. It excludes households that have a preference for open market housing and that are already on the CWaC housing register.



Observations:

- The affordable need identified in the survey was a mix of singles, couples with or without children, and a lone parent mostly in age brackets between under 55.
- 1x household needs 1 bed accommodation, 6x households need 2 bed, and 1 household needs 3 bed accommodation.
- Most need houses with 1x bungalow and 1x residential care home needed.
- The most popular affordable tenure was / first homes x5 (a form of discounted sale for first time buyers).

11.0 OVERALL RESPONSE TO THE SURVEY

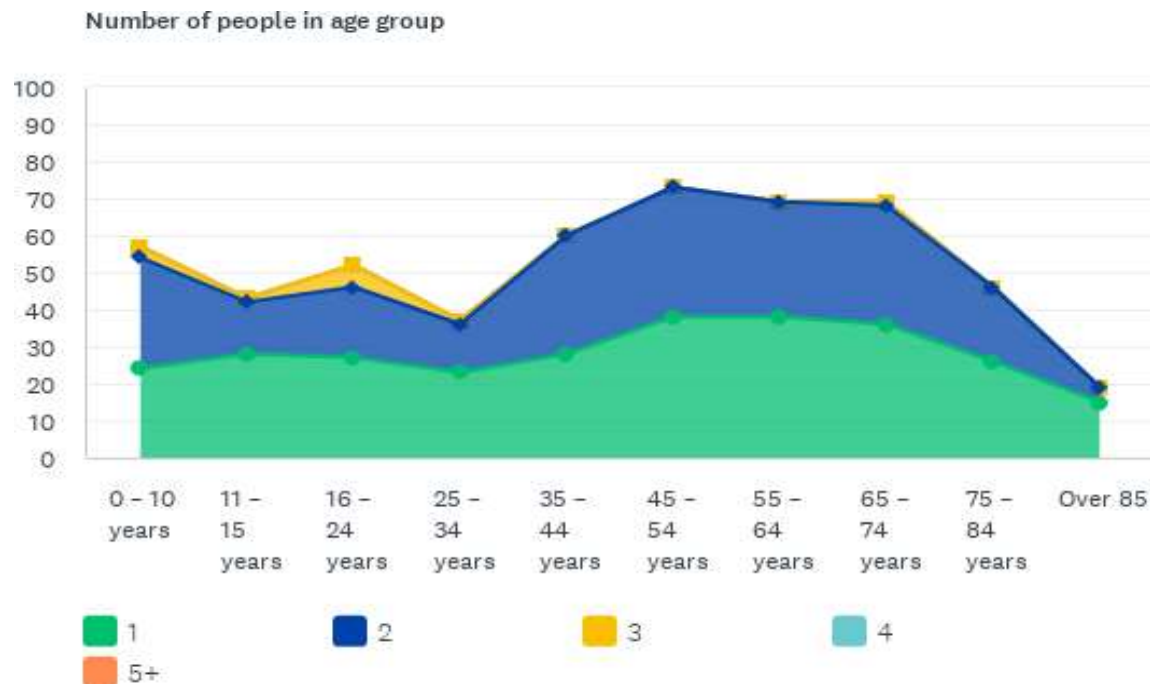
The table below shows a summary of the overall results to the survey.

Survey Summary	Total Number	% of Households
Total surveys distributed	1,283	100%
Total surveys returned	310	24%
Total needing homes in Christleton and Littleton Parishes	64	5%
Total demand for affordable housing from the survey	12	1%

12.0 SURVEY RESULTS – CURRENT CIRCUMSTANCES

The following charts results from all survey respondents. **Note:** Some of the respondents skipped some questions and from question 5 only those expressing a need for new accommodation were required to answer the questions, therefore the total number of responses reduces accordingly.

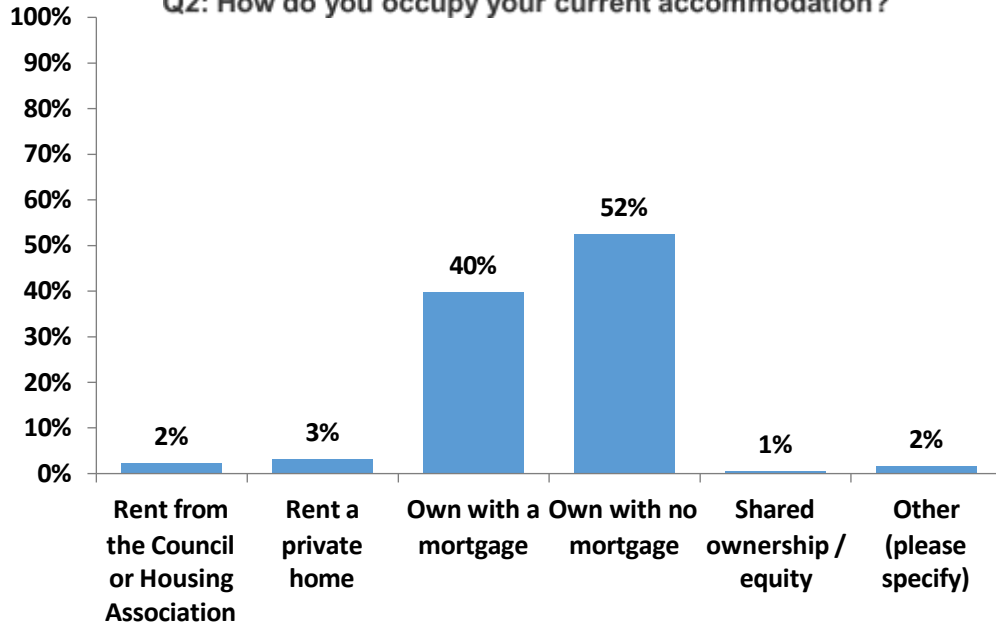
Q1: How many people in each of these age groups live in your current household (including yourself)?



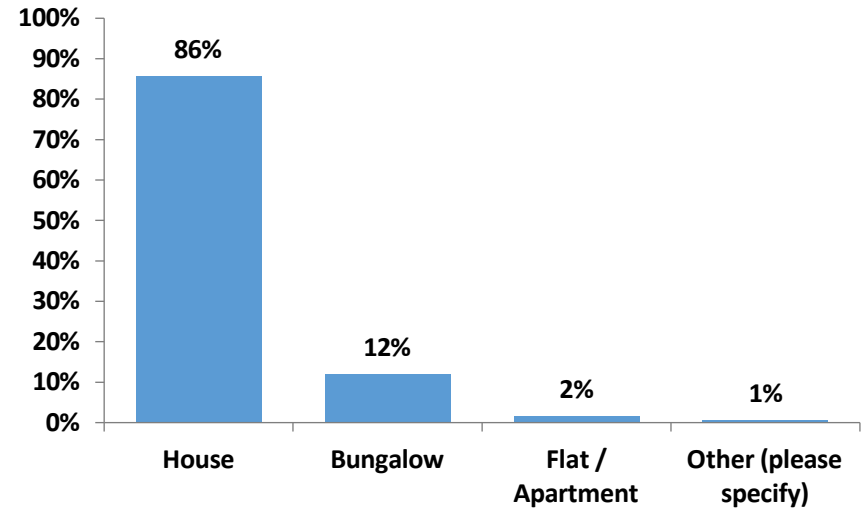
Observations:

The survey data shows that there was a broad response from various age groups across the community.

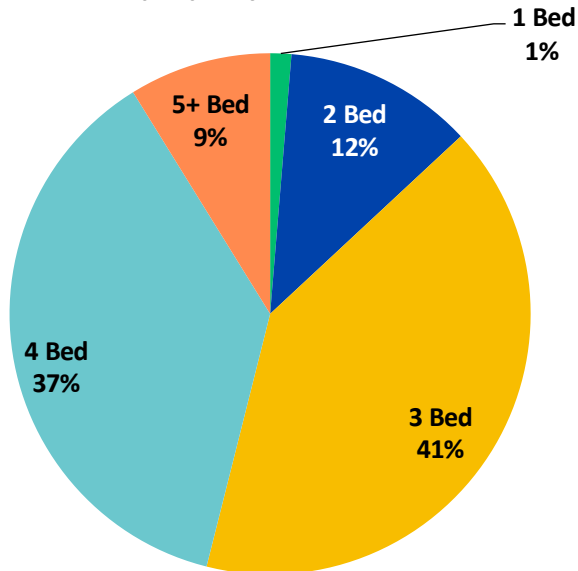
Q2: How do you occupy your current accommodation?



Q3: What type of home do you currently live in?



Q4: How many bedrooms does your current property have?

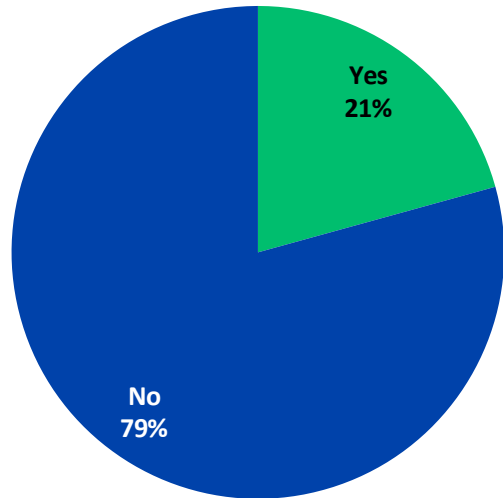


Observations:

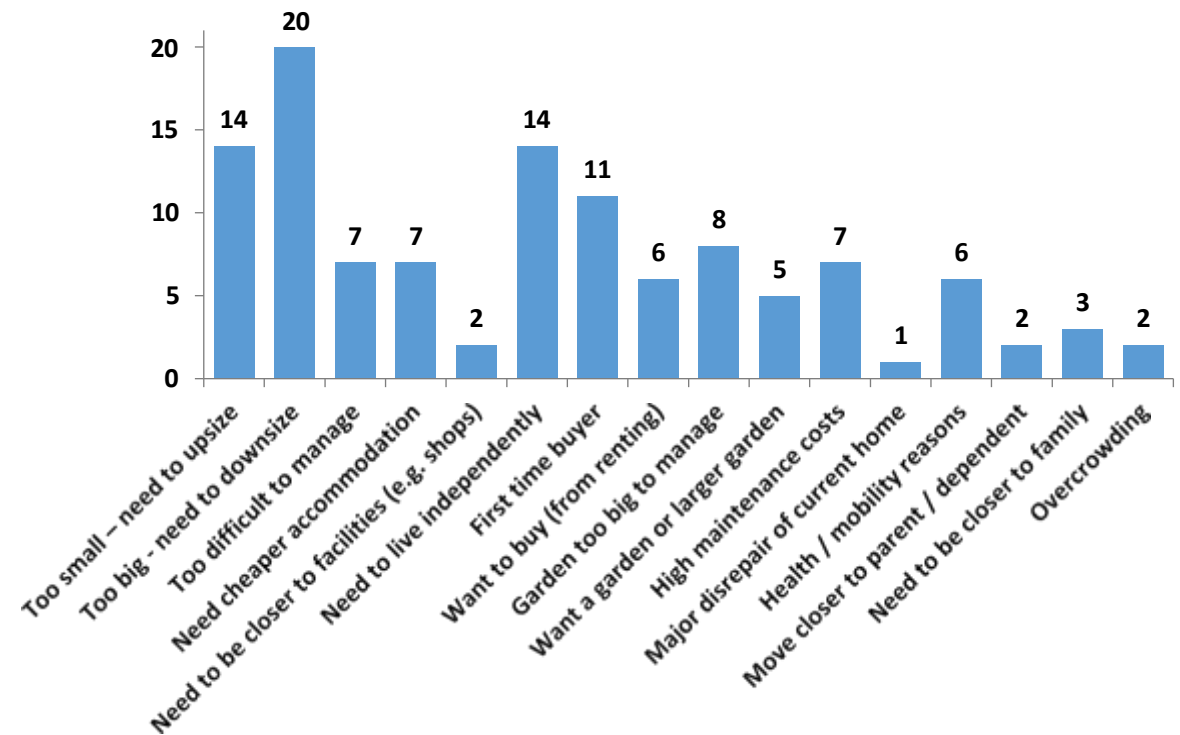
- **Survey respondents' current tenure:** 52% of respondents own their homes outright, 40% own with a mortgage, 3% rent privately, 2% rent from the Council or Housing Association, and 2% have shared ownership/equity.
- **Survey respondents' types of homes:** 86% of respondents live in houses, 12% in bungalows, 2% in flats, and 1% in other types of accommodation.
- **Survey respondents' bedroom numbers:** 41% of homes have 3 bedrooms, 37% have 4 bedrooms, 12% have 2 bedrooms, 9% have 5 or more bedrooms, and 1% have 1 bedroom.

13.0 SURVEY RESULTS – HOUSEHOLDS NEEDING NEW ACCOMMODATION IN THE AREA

Q5: Will your household, anyone in your household, or any of your family members (children parents or siblings), need new accommodation within the Parish in the next five years?



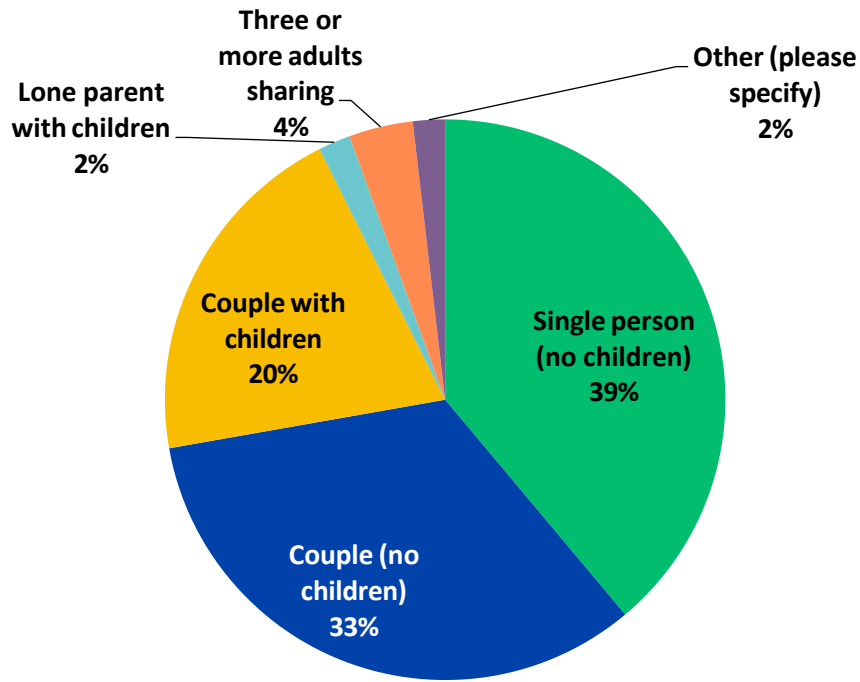
Q6: Please give the reasons why the current accommodation is unsuitable?



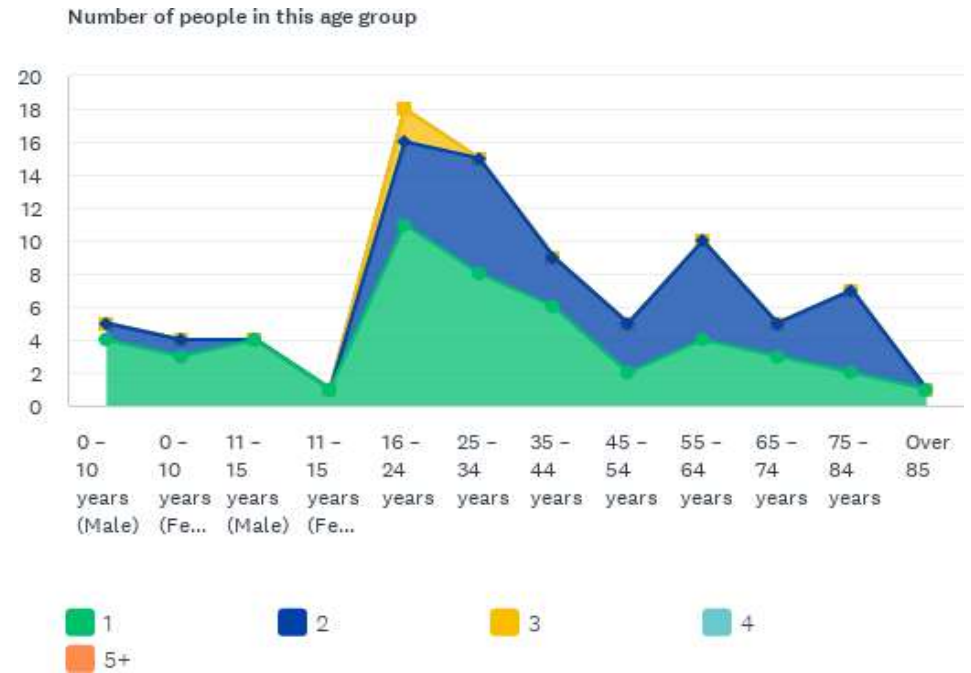
Observations:

- 21% of households or family members expect to need new accommodation within the next five years.
- The three most popular reasons for housing need are: To downsize (37%), to live independently (26%), and to upsize (26%). ‘First time buyers’ was selected by 20% of respondents.

Q7: What type of household needs new accommodation?



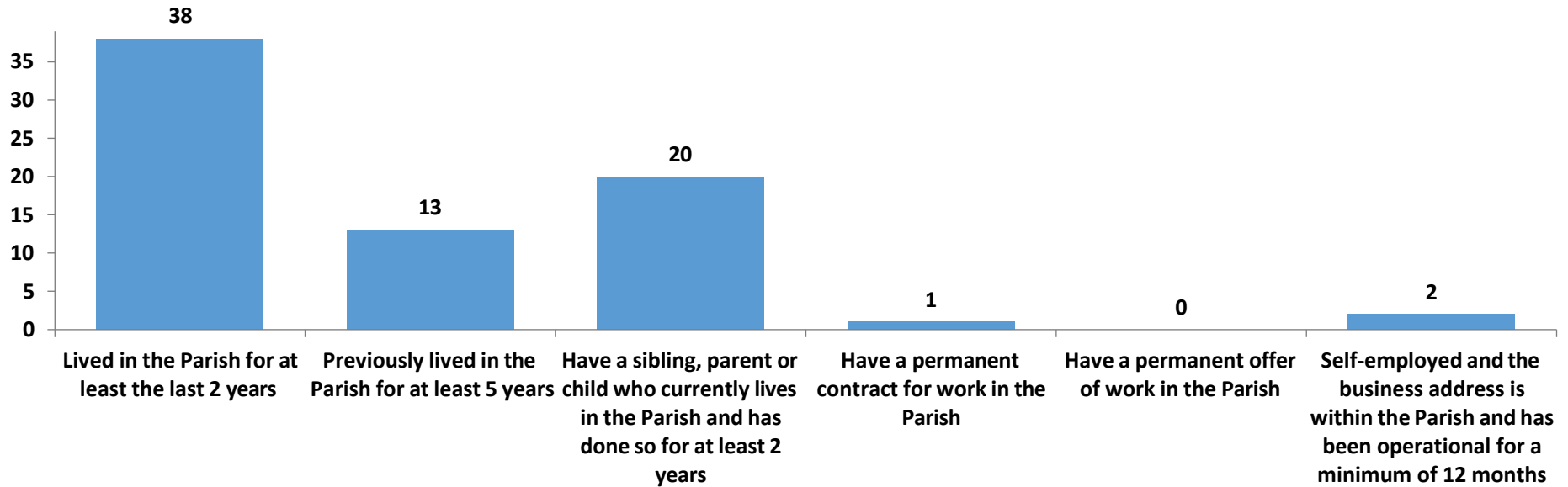
Q8: How many people within each of these age groups needs new accommodation?



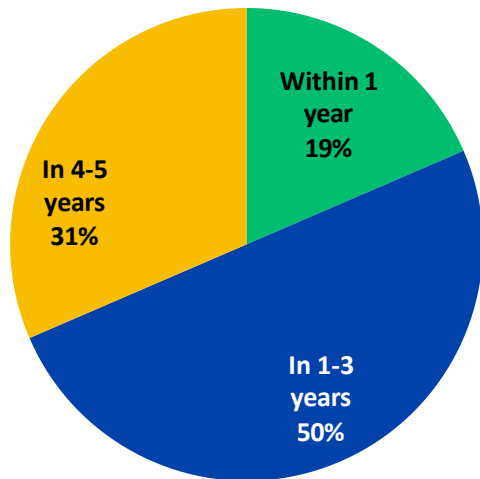
Observations:

- 39% of those needing new housing are single-person households, 33% are couples without children, 20% are couples with children, and 2% are lone parents with children. The demand is highest among smaller households, including singles and couples without children.
- The largest groups needing new accommodation are those aged 16-24 years and 25-34 years, with smaller numbers in other age groups.
- Younger adults are the primary group in need of new housing, indicating a trend for first time buyers or starting new families.

Q9: Local connection



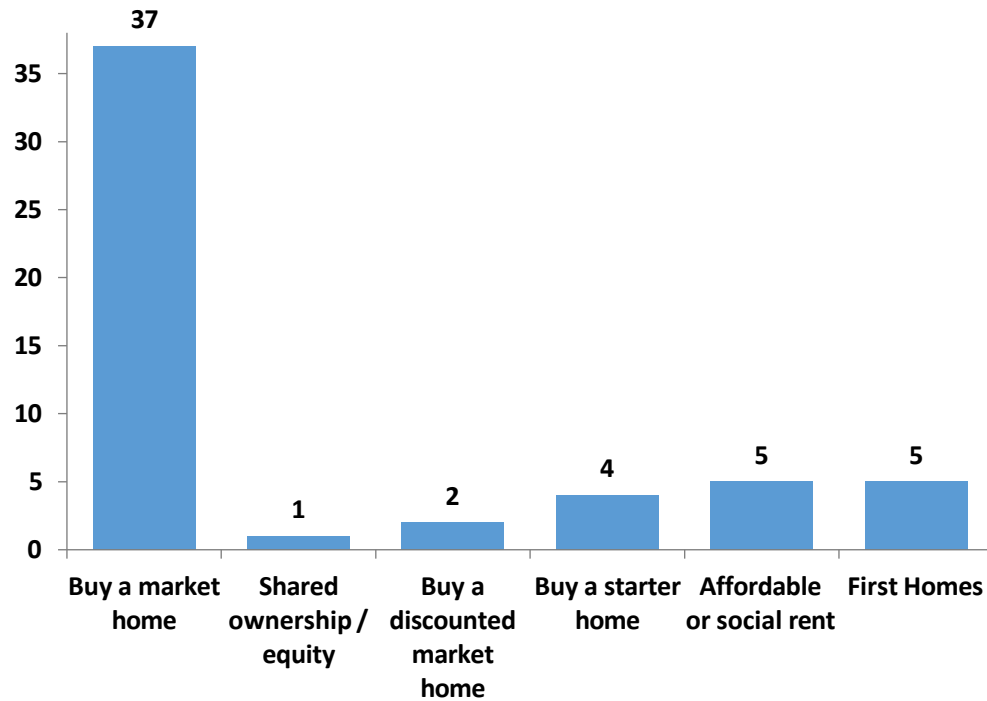
Q10: When is the new accommodation needed?



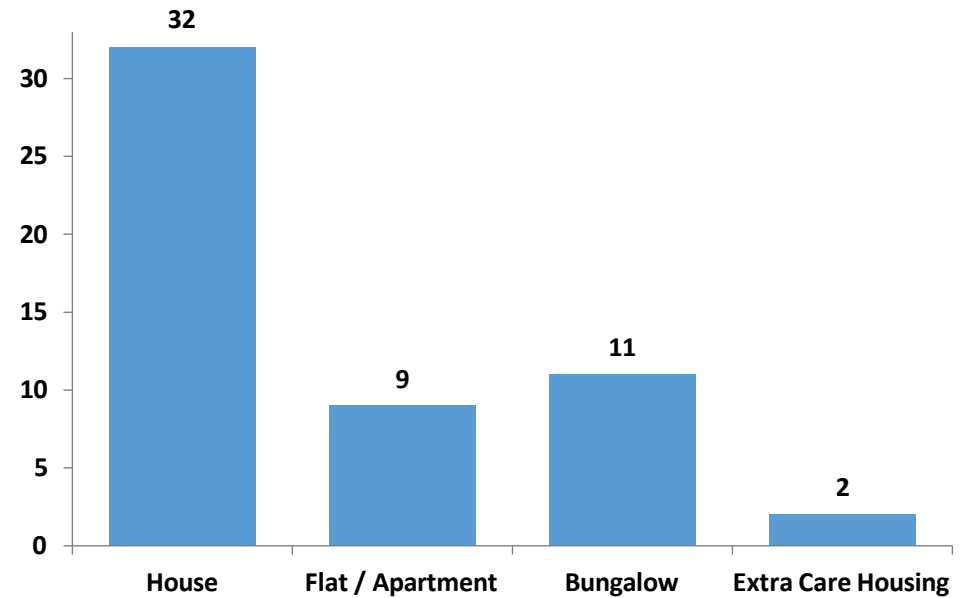
Observations:

- 70% have lived in the parish for at least the last two years, 24% previously lived in the parish for at least five years, and 37% have a sibling, parent, or child who currently lives in the parish. The largest groups needing new accommodation are those aged 16-24 years and 25-34 years, with smaller numbers in other age groups.
- 50% need new accommodation in 1-3 years, 19% within a year, and 31% in 4-5 years.

Q11: What is the preferred tenure?



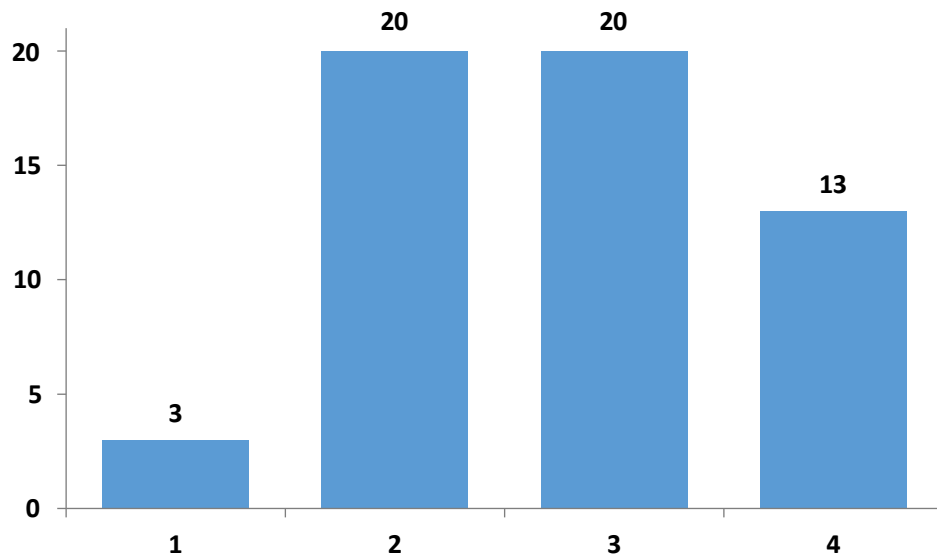
Q12: What type of home would be most suitable?



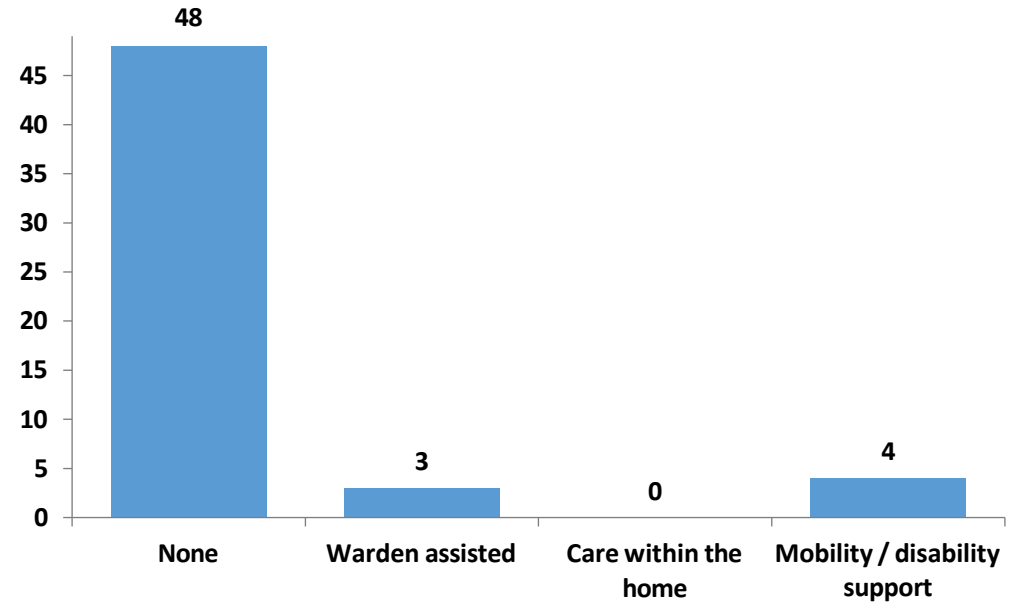
Observations:

- 69% prefer to buy a market home, 9% prefer shared ownership/equity, 7% want to buy a discounted market home, and smaller percentages prefer other tenure types.
- 59% prefer a house, 20% prefer a flat/apartment, 17% prefer a bungalow, and 4% prefer extra care housing. Houses are the most suitable type of new home for the majority, but there is also a demand for smaller and more manageable types of housing.

Q13: How many bedrooms would be needed?



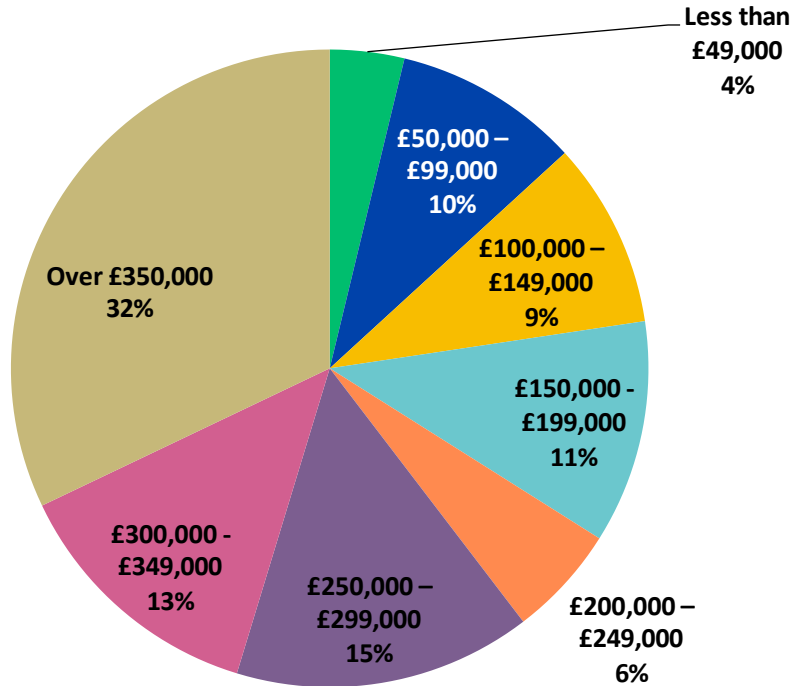
Q14: Would any support or special requirements be needed?



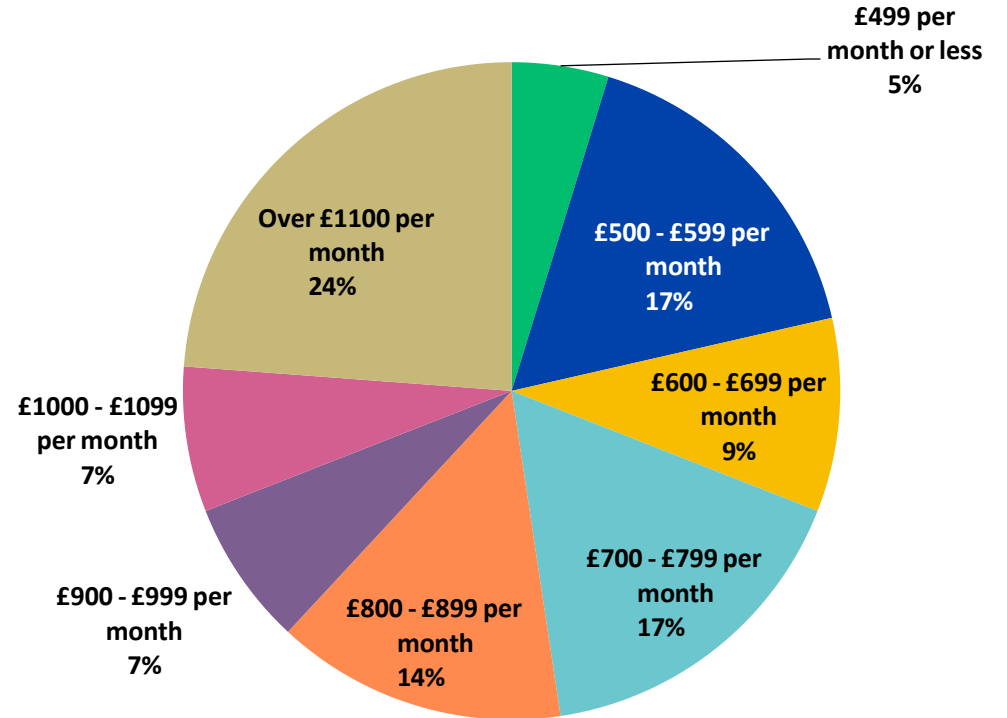
Observations:

- 36% need 2 bedrooms, 36% need 3 bedrooms, 23% need 4 bedrooms, and 5% need 1 bedroom. There is a balanced demand for 2 and 3-bedroom homes, which suits smaller families or downsizing individuals.
- 91% have no special requirements, 6% need warden assistance, 0% need care within the home, and 8% need mobility/disability support. The vast majority do not have special housing needs, although a small segment requires assistance.

Q15: What price range would be affordable for a purchase or shared ownership property?



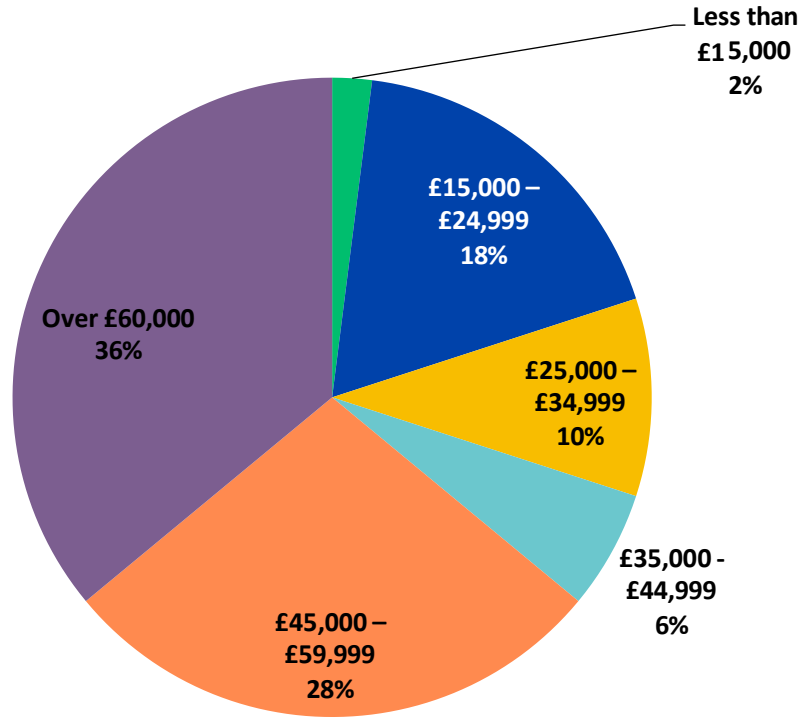
Q16: What level of rent would be affordable?



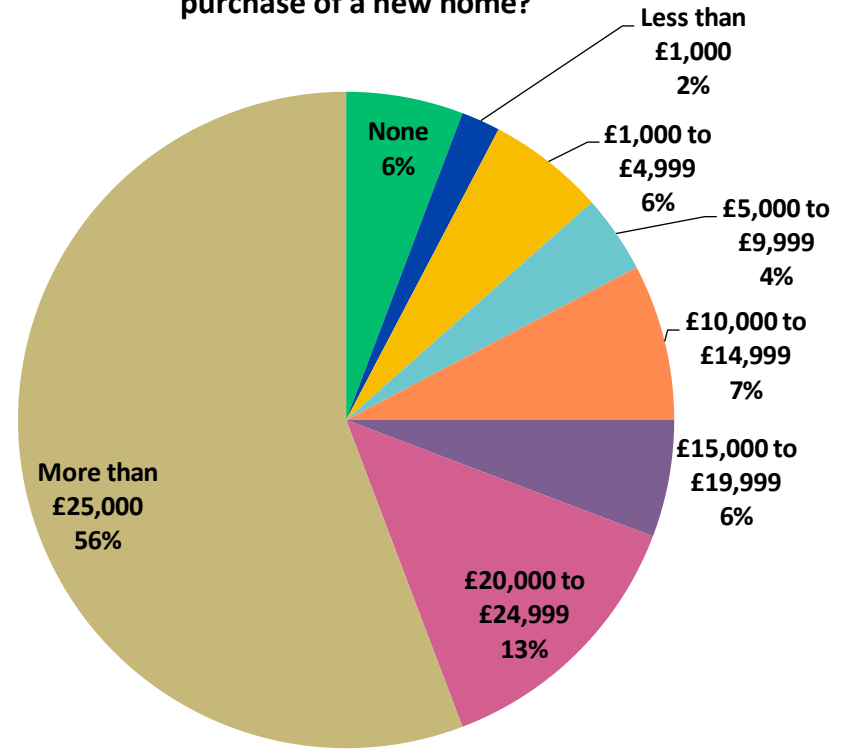
Observations:

- 32% can afford homes over £350,000, 15% can afford £250,000-£299,000, and smaller percentages can afford other price ranges.
- 24% can afford rents over £1100 per month, 17% can afford £700-£799 per month, and smaller percentages can afford other rent levels.

Q17: What is your total (before tax) annual household income?



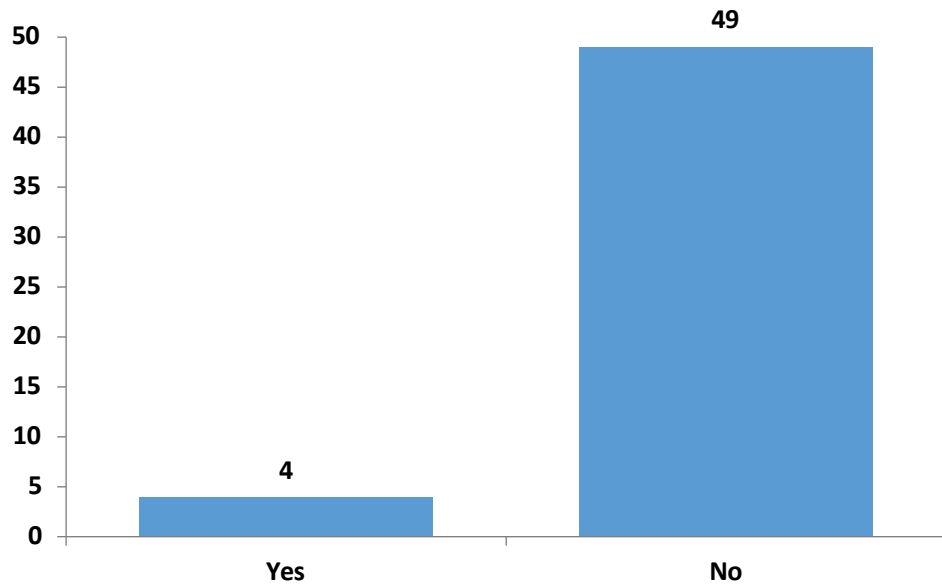
Q18: What level of savings could be put towards the purchase of a new home?



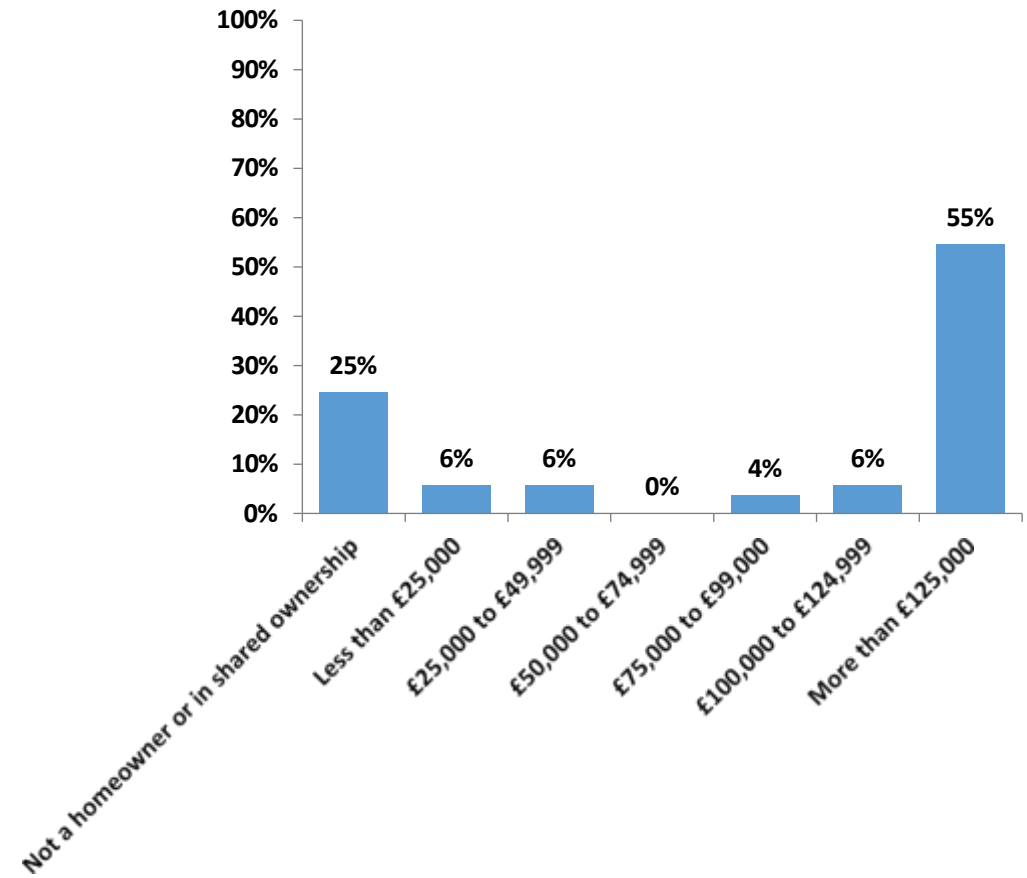
Observations:

- 36% have an income over £60,000, 28% earn £45,000-£59,999, and smaller percentages fall into lower income brackets.
- 56% have more than £25,000 in savings, while smaller percentages have less savings.

Q19: Is your household on the Council Housing Register (waiting list) for affordable/social rented housing?



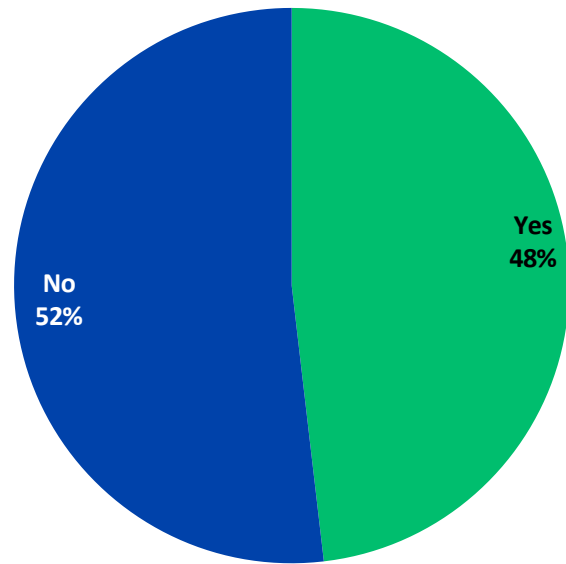
Q20: If you're a homeowner or shared ownership homeowner, what level of assets do you have?



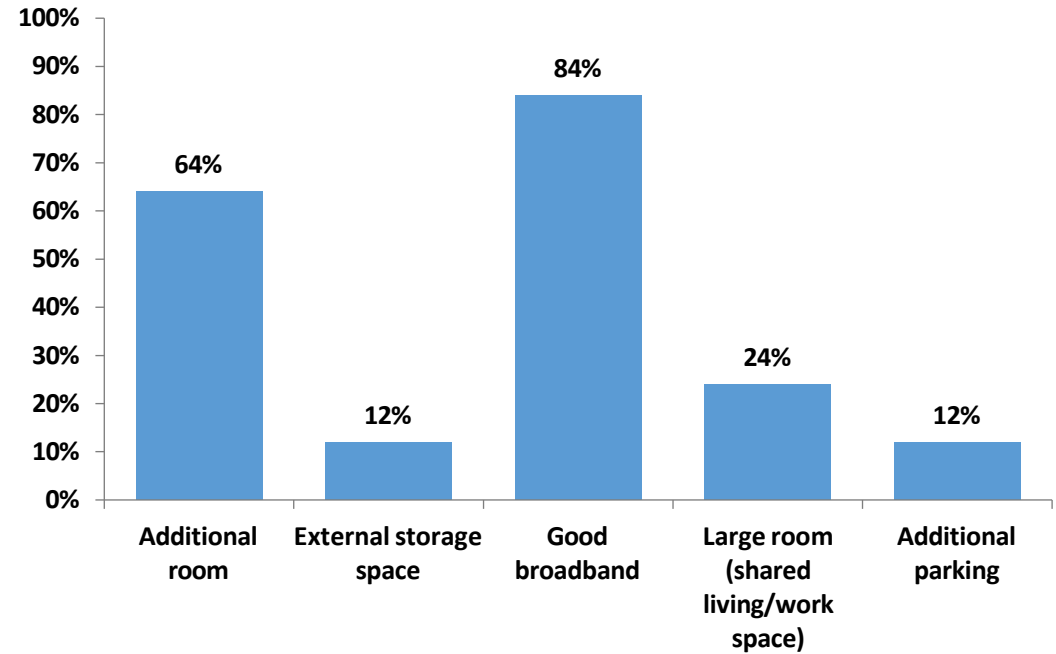
Observations:

- 92% are not on the Council Housing Register, and 8% are.
- 55% have assets over £125,000, while 25% are not homeowners or shared ownership homeowners.

Q21: Are 'work from home' facilities needed?



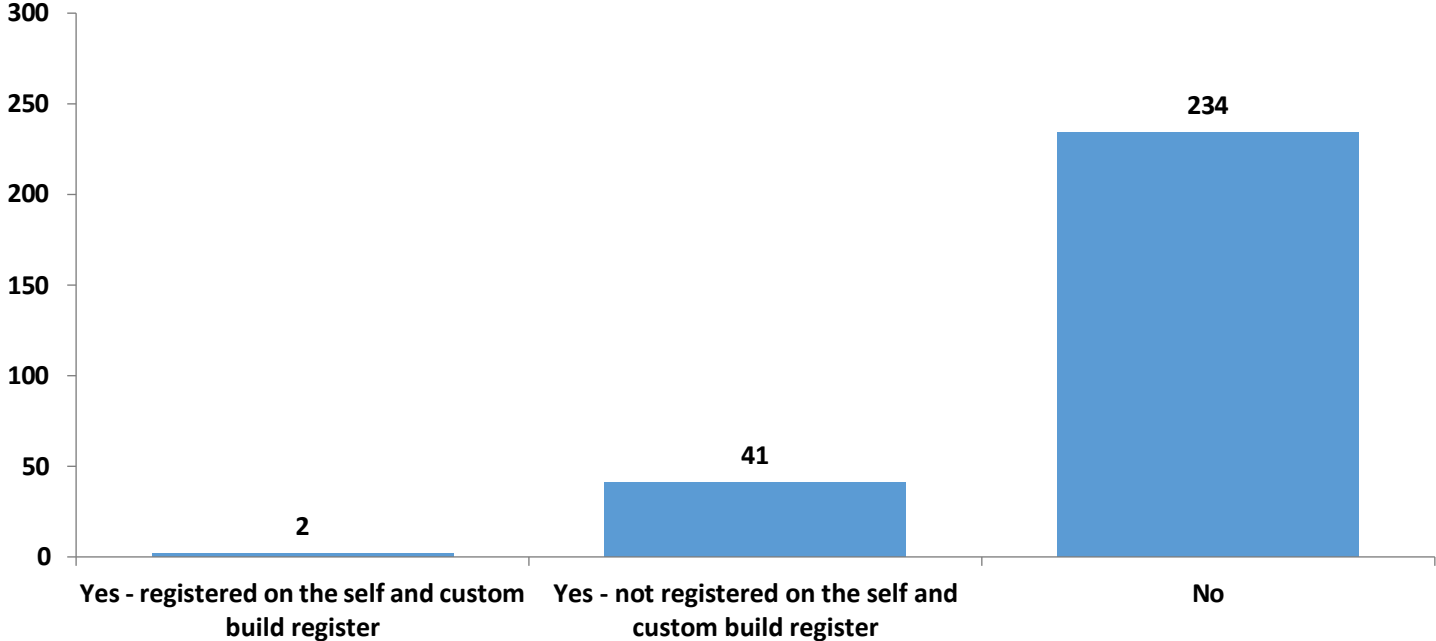
Q22: Which of the following 'work from home' facilities would be needed?



Observations:

- 48% need work-from-home facilities, while 52% do not. The demand for work-from-home facilities is almost evenly split, reflecting the growing trend of remote work.
- 84% need good broadband, 64% need an additional room, and smaller percentages need other facilities. Reliable internet and additional space are critical for households working from home.

Q23: Is there any interest in self or custom build?

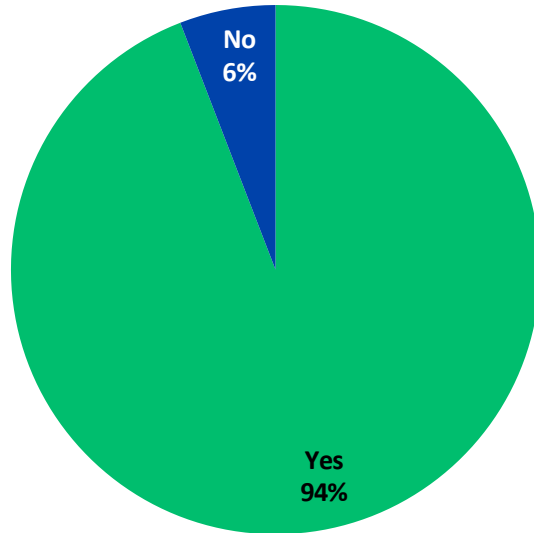


Observations:

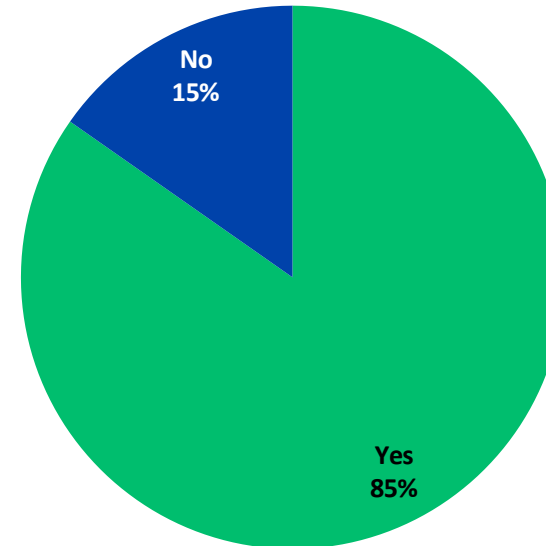
- 84% are not interested in self or custom builds, while 15% are interested but not registered.

14.0 LOCAL VIEWS ON HOUSING DEVELOPMENT

Q24: Are you in favour of protecting the Christleton and Littleton Green Belt as far as possible?



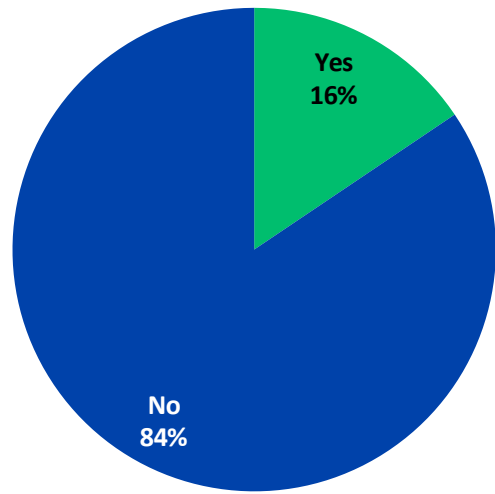
Q25: Are you in favour of rewilding as much of the Christleton and Littleton Green Belt as possible?



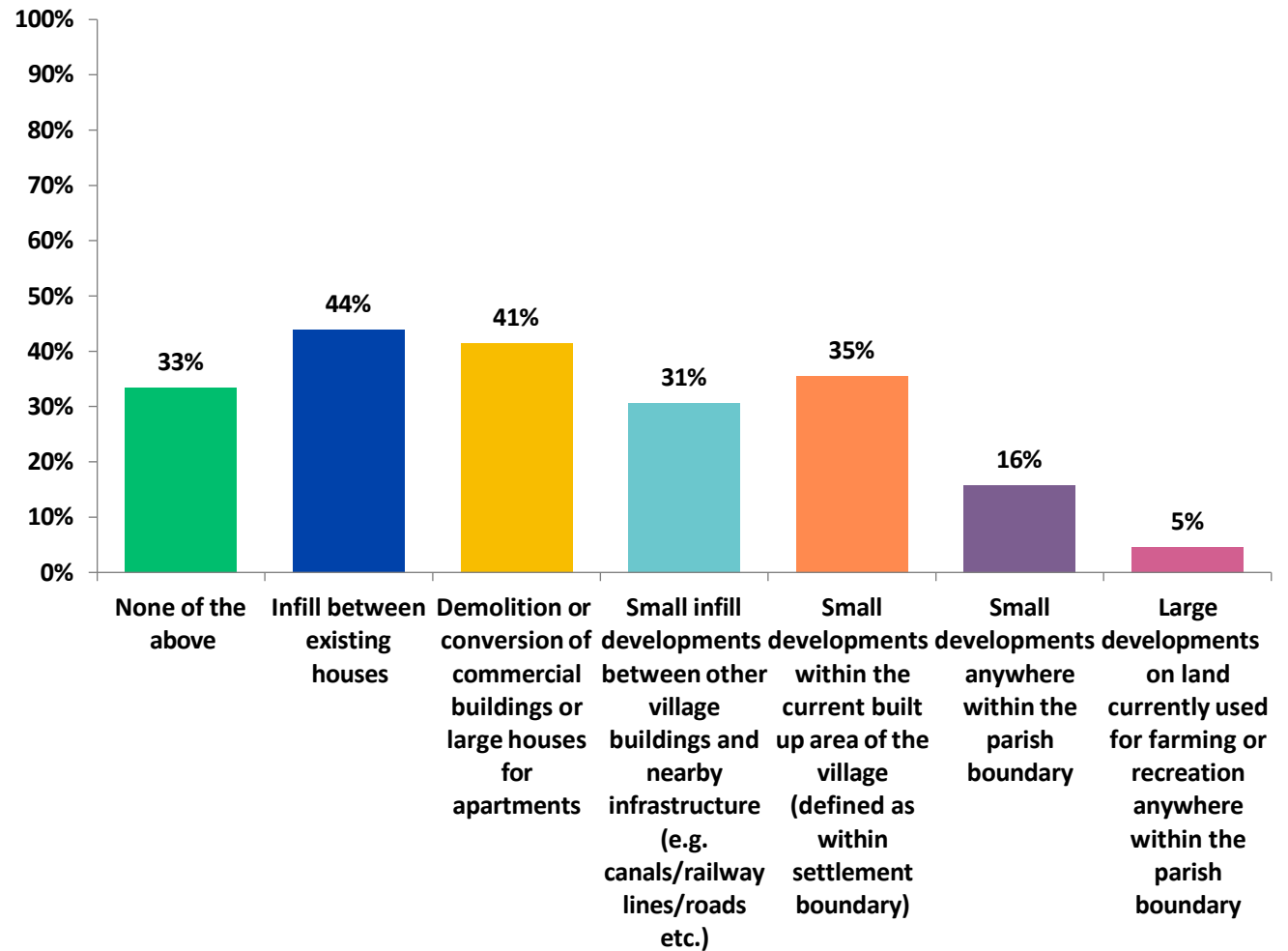
Observations:

- 94% are in favour of protecting the Green Belt, and 6% are not. There is overwhelming support for preserving green spaces, reflecting community values.
- 85% support rewilding the Green Belt, and 15% do not. The community strongly favours environmental conservation and rewilding efforts.

Q26: Are you in favour of new housing being built in the Christleton and Littleton Green Belt?



Q27: If new housing is to be built in the Christleton and Littleton Green Belt, which of the following locations do you believe are acceptable?



Observations:

- 84% oppose new housing in the Green Belt, and 16% support it. There is strong opposition to development in protected areas, aligning with conservation priorities.
- 44% favour infill between existing houses, 41% support the conversion of commercial buildings, and smaller percentages support other options. The community prefers minimal disruption and sustainable development using existing structures.

15.0 SUMMARY OF COMMENTS RELATING TO LOCAL VIEWS ON HOUSING DEVELOPMENT

There are a variety of opinions regarding the use and protection of the green belt around Christleton and Littleton. Here is a summarised overview of the key points from the responses:

Protection of Green Belt:

- Many respondents strongly favor protecting the green belt to preserve natural landscapes, wildlife habitats, and agricultural land.
- The green belt is valued for preventing urban sprawl and maintaining the character and amenity of local areas.

Development on Green Belt:

- There is significant opposition to building on the green belt, with concerns about inadequate new builds, increased traffic, and environmental degradation.
- Some respondents support limited and carefully planned development within the green belt if necessary to meet housing needs.

Unused Farmland:

- Some suggest using large sections of unused farmland for housing and infrastructure development, arguing that it offers no current environmental benefit.

Community Needs:

- There is a demand for housing that meets the needs of various community members, including affordable homes for singles, older people, and working families.
- Respondents emphasize the need for developments that provide smaller, more affordable homes rather than large estates.

Village Character:

- Maintaining the distinction between Chester and surrounding villages is important to many respondents, who fear losing village identity and becoming part of a larger conurbation.
- Christleton's desirability is attributed to its green belt and scenic views.

Rewilding and Environmental Efforts:

- There are mixed opinions on rewilding, with some supporting it for increasing biodiversity and others concerned about its practicality and impact on local areas.
- Rewilding efforts are seen by some as a way to enhance natural beauty and provide educational and recreational opportunities.

Infrastructure Concerns:

- Concerns are raised about the capacity of local infrastructure to support new housing, including roads, schools, and medical services.

Balanced Development:

- Some respondents advocate for a balanced approach, utilizing brownfield sites and existing properties within urban areas for development to avoid encroaching on the green belt.
- The need for sustainable development that respects the integrity of the green belt and the community's long-term well-being is emphasised.

Overall, the sentiment leans heavily towards protecting the green belt, with a focus on sustainable and community-focused development that minimizes environmental impact and maintains the unique character of the local villages.

16.0 THANKS

Cheshire Community Action would like to thank Christleton and Littleton Parish Councils for commissioning the assessment and promoting the survey locally. We would also like to thank CWaC Housing Authority for providing data on housing need and existing housing stock turnover from the housing register, and to the CWaC Planning Authority for the data on sites with planning permission, and the Research and Intelligence Team for providing anonymous address data to ensure all residents had an opportunity to respond.

Finally, thank you to all the residents in the neighbourhood area who took the time to fill in and return their questionnaires.

APPENDIX 1: COVER LETTER AND SURVEY QUESTIONS

CHRISTLETON & LITTLETON HOUSING NEEDS SURVEY 2024

Dear Resident,

Christleton & Littleton Parish Councils would like to invite you to complete the following Housing Needs Survey, which will provide information on current housing needs of the area and how this may change in the future.

The Parish Councils are preparing a Neighbourhood Plan, which is a legal planning document that guides future development. It will enable the community to influence the extent, type, location and design of future development, and what needs to be protected. The Plan will include housing policies that will be informed by this survey.

Therefore, Cheshire Community Action (a local community development charity with expertise in helping communities influence development) has been commissioned to carry out the survey. The data from the survey will also provide useful evidence to inform the Parish Councils' responses to planning applications in the area.

Please respond if your home does not meet your current needs or likely needs in the future. It is also an opportunity to tell us if you cannot afford to move to more suitable accommodation due to high prices or rents.

The survey should take about 10 minutes to complete and all responses will be kept confidential. All data will only be used anonymously for the purpose of informing the Parish Councils and Local Authority of the current and future level of housing need.

We require one response per household. For example, a family with grown up children may need to accommodate two households if: The grown-up children want to move into their own home and their parents may wish to downsize.

To complete the survey online, please go to: www.surveymonkey.com/r/CLHNS2024
(Please type the link address into your internet browser, not the search engine e.g. google)

Or scan the QR code below using your smart phone camera to complete the survey on your phone.

Please return handwritten responses in the enclosed freepost envelope.

The deadline for responses is **4th March 2024**.

Thank you for your time.

John Heselwood
Cheshire Community Action
John.heselwood@cheshireaction.org.uk

Point your smart phone camera at this QR code to complete the survey on your phone:



YOUR CURRENT ACCOMMODATION

1. How many people in each of these age groups live in your current household (including yourself)? Please write the numbers in the boxes below e.g. "2".

0 – 10 years	<input type="text"/>	45 – 54 years	<input type="text"/>
11 – 15 years	<input type="text"/>	55 – 64 years	<input type="text"/>
16 – 24 years	<input type="text"/>	65 – 74 years	<input type="text"/>
25 – 34 years	<input type="text"/>	75 – 84 years	<input type="text"/>
35 – 44 years	<input type="text"/>	Over 85	<input type="text"/>

2. How do you occupy your current accommodation? Please select one option only.

Rent from the Council or Housing Association	<input type="checkbox"/>	Own with no mortgage	<input type="checkbox"/>
Rent a private home	<input type="checkbox"/>	Shared ownership / equity	<input type="checkbox"/>
Own with a mortgage	<input type="checkbox"/>	Other (please tick and specify)	<input type="checkbox"/>
Live in tied accommodation (e.g. provided by employer)	<input type="checkbox"/>	

3. What type of home do you currently live in? Please select one option only.

House Bungalow Flat/Apartment
Other (please specify)

4. How many bedrooms does your current property have? Please select one option only.

1 2 3 4 5+

HOUSING NEED

5. Will your household, anyone in your household, or any of your family members (children, parents or siblings), need new accommodation within the Parishes in the next five years?

If you know of households that have moved away from the Parishes due to a lack of suitable / affordable accommodation, but need to move back, please can you share the survey link with them and invite them to respond: www.surveymonkey.com/r/CLHNS2024

Yes Please go to Q6
No Please go to Q23.

6. Please give the reasons why the current accommodation is unsuitable? Please select any options that apply.

- | | | | |
|--|--------------------------|--------------------------------------|--------------------------|
| Too small – need to upsize | <input type="checkbox"/> | Garden too big to manage | <input type="checkbox"/> |
| Too big - need to downsize | <input type="checkbox"/> | Want a garden or larger garden | <input type="checkbox"/> |
| Too difficult to manage | <input type="checkbox"/> | High maintenance costs | <input type="checkbox"/> |
| Need cheaper accommodation | <input type="checkbox"/> | Major disrepair of current home | <input type="checkbox"/> |
| Need to be closer to facilities (e.g. shops) | <input type="checkbox"/> | Health / mobility reasons | <input type="checkbox"/> |
| Need to live independently | <input type="checkbox"/> | Need to be closer to work | <input type="checkbox"/> |
| First time buyer | <input type="checkbox"/> | Move closer to parent/dependent | <input type="checkbox"/> |
| Want to buy (from renting) | <input type="checkbox"/> | Need to be closer to family | <input type="checkbox"/> |
| Change in relationship circumstances | <input type="checkbox"/> | Marriage / to live together | <input type="checkbox"/> |
| Living in temporary accommodation | <input type="checkbox"/> | Need to be closer to College or Uni | <input type="checkbox"/> |
| Forced to move (e.g. tenancy ending) | <input type="checkbox"/> | To be in particular school catchment | <input type="checkbox"/> |
| Harassment / threat of harassment / crime | <input type="checkbox"/> | Overcrowding | <input type="checkbox"/> |
| Other (please explain below) | <input type="checkbox"/> | Need to move out of shared house | <input type="checkbox"/> |
-
-

7. What type of household needs new accommodation? Please select one option only. If there is more than one new household needing accommodation in the Parish, please fill in one survey for each household via this link: www.surveymonkey.com/r/CLHNS2024

- | | | | |
|-----------------------------|--------------------------|------------------------------|--------------------------|
| Single person (no children) | <input type="checkbox"/> | Three or more adults sharing | <input type="checkbox"/> |
| Couple (no children) | <input type="checkbox"/> | Other (please specify below) | <input type="checkbox"/> |
| Couple with children | <input type="checkbox"/> | | |
| Lone parent with children | <input type="checkbox"/> | | |

8. How many people within each of these age groups needs new accommodation? Please enter the number of residents for each age group who would be in the new household. E.g. "2".

- | | | | |
|---------------|--------------------------|---------------|--------------------------|
| 0 – 10 years | <input type="checkbox"/> | 45 – 54 years | <input type="checkbox"/> |
| 11 – 15 years | <input type="checkbox"/> | 55 – 64 years | <input type="checkbox"/> |
| 16 – 24 years | <input type="checkbox"/> | 65 – 74 years | <input type="checkbox"/> |
| 25 – 34 years | <input type="checkbox"/> | 75 – 84 years | <input type="checkbox"/> |
| 35 – 44 years | <input type="checkbox"/> | Over 85 | <input type="checkbox"/> |

9. Local connection - please select all options that apply to the new household.

- | | | |
|---|---|---|
| <input type="checkbox"/> Lived in the Parish for at least the last 2 years. | <input type="checkbox"/> Previously lived in the Parish for at least 5 years. | <input type="checkbox"/> Have a sibling, parent or child who currently lives in the Parish and has done so for at least 2 years. |
| <input type="checkbox"/> Have a permanent contract for work in the Parish. | <input type="checkbox"/> Have a permanent offer of work in the Parish. | <input type="checkbox"/> Self-employed and the business address is within the Parish and has been operational for a minimum of 12 months. |

10. When is the new accommodation needed? Please select one option only.

- | | | | |
|---------------|--------------------------|--------------|--------------------------|
| Within 1 year | <input type="checkbox"/> | In 4-5 years | <input type="checkbox"/> |
| In 1-3 years | <input type="checkbox"/> | | |

11. What is the preferred tenure? Please select one option only.

- | | | | |
|---|--------------------------|--|--------------------------|
| Buy a market home | <input type="checkbox"/> | ^(d) Affordable or social rent | <input type="checkbox"/> |
| Rent a market home | <input type="checkbox"/> | ^(d) Rent to Buy | <input type="checkbox"/> |
| ^(a) Shared ownership/equity | <input type="checkbox"/> | ^(e) First Homes | <input type="checkbox"/> |
| ^(b) Buy a discounted market home | <input type="checkbox"/> | | |

- (a) **Shared ownership/equity** is defined as: Housing where the occupier buys a proportion of the property and pays rent on the remainder, typically to the Council or a Housing Association. The purchaser has the option to buy further shares but there may be a planning condition or legal agreement e.g. Section 106 which restricts ownership to a maximum of 80% so that the property remains affordable in perpetuity.
- (b) A **discounted market home** is offered for sale to eligible purchasers at a discounted price of the full market value. This is not a shared ownership scheme and even though there is a discount on the sale price, the purchaser still owns 100% of the property and there is no rent to pay. When you want to sell the property, you must do so on the same terms, which means you must sell it with the same level of discount you received and to someone who meets the criteria for affordable housing.
- (c) **Affordable rent** is accommodation rented from the Council or a Housing Association at 80% of the full local market rent to someone who meets the criteria for affordable housing. **Social rent** is set below the affordable (80%) rent levels based on formula set by the Regulator of Social Housing.

(d) **Rent to Buy** (sometimes called 'Rent to Save' or 'Intermediate Rent') is a Government scheme designed to ease the transition from renting to buying a home by providing subsidised rent. You would rent a newly built home at approximately 20% below the market rate for up to five years (exact period of time varies by property). During that time period, you have the option to buy the property or to buy part of the property under a Shared Ownership scheme. When you get to the end of the time period, you either have to buy part of the property or leave.

- (e) **First Homes** are discounted market sale units which:
- must be discounted by a minimum of 30% against the market value;
 - are sold to a person or persons meeting the First Homes eligibility criteria (i.e. first time buyer, earning less than £80k and have a mortgage to fund a minimum of 50% of discounted purchase price);
 - on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and,
 - after the discount has been applied, the first sale must be at a price no higher than £250,000.

12. What type of home would be most suitable? Please select one option only.

House..... Bungalow.....

Flat/Apartment.....

Sheltered accommodation.....
(This is usually in a group of bungalows or flats and you have your own front door. Schemes usually have a manager/warden to arrange services and are linked to a careline/emergency alarm service.)

Extra Care Housing.....
(This is designed with the needs of frailer older people in mind. It includes flats, bungalows and retirement villages. You have your own front door. Domestic support and personal care are available.)

Residential care.....
(You would normally have a bedroom and the use of a shared lounge with other residents. Personal care is provided – bathing, help dressing, meals etc.)

13. How many bedrooms would be needed? Please select one option only.

1 2 3 4 5+

14. Would any support or special requirements be needed? Please select all options that apply.

None Care within the home

Warden assisted Mobility/disability support

15. What price range would be affordable for a purchase or shared ownership property? Please select one option only.

This is normally based on 3.5x gross annual income for couples and x4 for single income households plus estimated equity in your current home, savings, gifts from family and deposits.

Less than £49,000..... £200,000 – £249,000.....

£50,000 – £99,000..... £250,000 – £299,000.....

£100,000 – £149,000..... £300,000 - £349,000.....

£150,000 - £199,000..... Over £350,000.....

16. What level of rent would be affordable? Please select one option only.

This is normally based on 25% of gross monthly household income.

£499 per month or less..... £800 - £899 per month.....

£500 - £599 per month..... £900 - £999 per month.....

£600 - £699 per month..... £1000 - £1099 per month.....

£700 - £799 per month..... Over £1100 per month.....

17. What would be the total (before tax) annual household income?

(We understand you may prefer not to answer this question, but it would help us to establish how much and what type of affordable or low-cost housing is necessary. Please be assured that your answers to this and all questions will remain strictly confidential). Please remember to combine amounts for couples and include income from paid employment, pensions, benefits such as working tax credits, maintenance payments, or rental/investment income.

Less than £15,000..... £45,000 – £59,999.....

£15,000 – £24,999..... Over £60,000.....

£25,000 – £34,999.....

18. What level of savings could be put towards the purchase of a new home? Please remember to combine savings for couples.

None..... £10,000 to £14,999.....

Less than £1,000..... £15,000 to £19,999.....

£1,000 to £4,999..... £20,000 to £25,000.....

£5,000 to £9,999..... More than £25,000.....

19. Are those needing new accommodation on the Council Housing Register / waiting list for affordable / social rented housing? (To register visit:

<https://westcheshirehomes.housingiqsaw.co.uk/>)

Yes No

20. If a homeowner or shared ownership homeowner, what level of assets do you / they have?
Please select the estimated amount below.

This is calculated by taking the amount outstanding on a mortgage from the estimated value of the property.

Not a homeowner or in shared ownership.....

Less than £25,000..... £75,000 to £99,000.....

£25,000 to £49,999..... £100,000 to £124,999.....

£50,000 to £74,999..... More than £125,000.....

21. Are 'work from home' facilities needed?

Yes Please go to Q22 No Please go to Q23

22. Which of the following 'work from home' facilities would be needed? Please select any options that apply.

Additional room Good broadband

External storage space Large room (shared living/work space)

Other (please specify below) Additional parking

23. Is there any interest in self / custom build or community led housing?

Self and custom build is where people (or groups of people) create individual homes for themselves, ranging from doing the actual building work themselves to contracting out all the work to an architect or building firm, or a mix of the two.

Community led housing is when community groups come together to build and renovate new housing that meets their needs, not for the profit of a private developer. It ensures that there is open and meaningful participation with the local community and that local people consent to the housing that is being created.

Interested in self and custom build register – already on the self build register

Interested in self and custom build register – NOT on the self build register

Interested in community led housing

Not interested in any of the above

To access the Cheshire West & Chester self and custom build register visit:
<https://consult.cheshirewestandchester.gov.uk/kse/event/34304>

To find out more about community led housing visit: www.cheshirecommunityhomes.org.uk
If you are interested in self or custom build, please leave a name, email address and telephone number for further correspondence:

.....
By giving your details you will be giving consent to store your information electronically and securely. We will never share this information with any third parties unless we have your explicit consent. We will only store this data for the purposes of correspondence relating to self and custom build. Consent can be easily withdrawn by e-mailing: john.heselwood@cheshireaction.org.uk

24. Are you in favour of protecting the Christleton and Littleton Green Belt as far as possible?

Yes No

25. Are you in favour of rewilding as much of the Christleton and Littleton Green Belt as possible?

Yes No

26. Are you in favour of new housing being built in the Christleton and Littleton Green Belt?

Yes No

27. If new housing is to be built in the Christleton and Littleton Green Belt, which of the following locations do you believe are acceptable? Please tick all the boxes that apply.

Locations	
Infill between existing houses	<input type="checkbox"/>
Demolition or conversion of commercial buildings or large houses for apartments	<input type="checkbox"/>
Small infill developments between other village buildings and nearby infrastructure (e.g. canals/railway lines/roads etc.)	<input type="checkbox"/>
Small developments within the current built up area of the village (defined as within settlement boundary)	<input type="checkbox"/>
Small developments anywhere within the parish boundary	<input type="checkbox"/>
Large developments on land currently used for farming or recreation anywhere within the parish boundary	<input type="checkbox"/>
None of the above	<input type="checkbox"/>

Thank you for taking the time to complete this survey. Please return your completed survey form in the enclosed freepost envelope by: **4th March.**



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

Web: www.cheshireaction.org.uk

Registered Charity: 1074676 Company Number: 3555199

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