



Town Planning

Submitted to
Woodford Neighbourhood Forum

Submitted by
AECOM
Bridgewater House
4th Floor
Whitworth Street
Manchester
M1 6LT



Neighbourhood Plan Housing Policy Advice

Woodford Neighbourhood Forum

July 2015

<i>Project Role</i>	<i>Name</i>	<i>Position</i>	<i>Actions Summary</i>	<i>Signature</i>	<i>Date</i>
Researcher(s)	Sam Rosillo	Senior Planner	No major changes identified that required action.	Sam Rosillo	25/06/2015
Project Manager / Technical Specialist	Jesse Honey	Principal Planning Consultant	No major changes identified that required action.	Jesse Honey	26/06/2015
Director/QA	Stuart Woodin	Technical Director, Neighbourhood Planning & Engagement	No major changes identified that required action.	Stuart Woodin	09/07/2015
Qualifying Body	Woodford Neighbourhood Forum (Complied version of comments received from forum)		No major changes identified that required action.		28/07/2015
Technical Specialist	Jesse Honey	Principal Planning Consultant	No major changes identified that required action.	Jesse Honey	03/08/2015
Project Coordinator	Rob Kyle	Project Coordinator, Neighbourhood Planning	No major changes identified that required action.	Rob Kyle	03/08/2015

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Executive Summary

On behalf of Locality (and subsequently the Woodford Neighbourhood Forum), AECOM were commissioned in May 2015 to prepare a Housing Needs Advice Note for the Woodford Neighbourhood Area. As more and more parishes and forums seek to address housing growth, including tenure and type of new housing, it has become evident that developing policies need to be underpinned by robust, objectively assessed data.

The purpose of the Housing Needs Advice Note is to advise on demographic, economic, market and social data at local level to help Woodford Neighbourhood Forum understand, among other matters, the type, tenure and quantity of housing needed to inform neighbourhood plan policies.

This housing needs advice note has interrogated a wide range of data sources, which, taken together, can inform key trends and messages relevant to the Neighbourhood Plan's housing policies and creating a sustainable and balanced community going forward. Data sources referred to throughout the report include: Stockport Metropolitan Borough Council planning policy and relevant evidence base documents (including the Greater Manchester Strategic Housing Market Assessment); Census 2011 data; neighbourhood survey work carried out by the Woodford Neighbourhood Forum; and information from a local estate agent.

This information has been used to identify five separate projections of dwelling numbers for Woodford and a series of factors specific to Woodford with a potential impact on neighbourhood plan housing policy. The factors identified are summarised below, with further detail provided in this report (see **Table 21**):

- Age structure of Woodford;
- Employment rates;
- High demand for housing;
- High rental demand in Woodford;
- The house prices for Woodford and surrounding area are the highest in Stockport;
- The impact of the proposed residential development at Woodford Aerodrome and proposed road schemes surrounding the village;
- Increasing population; and
- The local housing waiting list.

Based on the data presented in this report on the quantity of dwellings required and the market factors affecting those quantities, as well as the results of the Initial Public Engagement, AECOM recommends that housing need for the Woodford in the period 2011-2026 is in the range of **20 to 25** net additional dwellings.

1 Introduction

Housing Needs Assessment in Neighbourhood Planning

1. The 2011 Localism Act introduced Neighbourhood Planning, allowing parishes or neighbourhood forums across England to develop and adopt legally binding development plans for their neighbourhood area.
2. As more and more parishes and forums seek to address housing growth, including tenure and type of new housing, it has become evident that developing policies need to be underpinned by robust, objectively assessed data.
3. In the words of the National Planning Practice Guidance (NPPG), establishing future need for housing is not an exact science, and no single approach will provide a definitive answer. The process involves making balanced judgements, as well as gathering numbers and facts. At a neighbourhood planning level, one important consideration is determining the extent to which the neighbourhood diverges from the local authority average, reflecting the fact that a single town or parish almost never constitutes a housing market on its own and must therefore be assessed in its wider context.
4. The guidance quoted above on housing needs assessment is primarily aimed at local planning authorities preparing SHMAs. However, it helpfully states that those preparing neighbourhood plans can use the guidance to identify specific local needs that may be relevant to a neighbourhood, but that any assessment at such a local level should be proportionate.
5. Our brief was to advise on demographic, economic, market and social data at this more local level to help Woodford Neighbourhood Forum understand, among other matters, the type, tenure and quantity of housing needed to inform neighbourhood plan policies.

Local Study Context

6. Woodford is a settlement located in Green Belt towards the south of the Metropolitan Borough Council of Stockport in Greater Manchester. It is 5.2 miles south of Stockport, 5.7 miles north of Macclesfield and 10.7 miles southeast of Manchester. The settlement consists of a number of properties located in a largely linear development along the A5102 road and adjoining roads and lanes, set in open countryside.”
7. There are no railway stations within Woodford, with the closest being stations being Bramhall (0.9 - 2.7 miles), Poynton (1.0 - 2.6 miles) and Wilmslow (2.3 - 4.5 miles). The A555 is located north of Woodford, providing access to Handforth and Wilmslow in the west. The A555 is located north of Woodford, providing access to Handforth and Wilmslow in the west. Planning permission was granted for the A6 to Manchester Airport Relief Road in July 2014 and development of the 10km road has commenced (due for completion in late 2017). Once complete, the road will link up with the existing A555 and provide improved vehicular and pedestrian/cycle access (via a combined footpath/cycleway along the length of the road) to Manchester Airport, the A6 and surrounding areas. A planning application is due for submission in late 2015 to Cheshire East Council for the Poynton Relief Road, which will be located towards the east of Woodford.

8. The Greater Manchester Strategic Housing Market Assessment (prepared in 2008, updated in 2010), divides Greater Manchester into four Housing Market Areas (HMA). Woodford is considered for planning purposes to be located within the southern HMA, which incorporates Stockport, Trafford and parts of Manchester.
9. The Neighbourhood Forum has already carried out a Neighbourhood Plan Initial Consultation (NPIC), the results of which were presented in December 2014. The results of the NPIC will be referenced as appropriate throughout this report, with a particular focus on the response to questions relating to the size, type and amount of housing required in Woodford.

2 Approach

NPPG-based assessment

10. This objective and independent housing needs advice note follows the NPPG approach where relevant. This ensures our findings are appropriately evidenced. The NPPG advises that assessment of development needs should be thorough but proportionate and does not require planners to consider purely hypothetical future scenarios, only future scenarios that could be reasonably expected to occur.

Summary of methodology

11. The Neighbourhood Forum have stated they are particularly interested in the types of dwelling required as well as quantity. In order to answer this question, we have gathered a wide range of local evidence and summarised it into policy recommendations designed to inform decisions on the characteristics of the housing required.
12. To inform the quantum of housing required, we have calculated a range of five possible housing projections for Woodford over the proposed Neighbourhood Plan period¹ based on:
 - past and ongoing housing allocation work at local authority level;
 - 2012-based Government household projections (released in February 2015);
 - Projection forward of recent dwelling completions; and
 - The Strategic Housing Land Availability Assessment for Stockport (2010)
13. Each of these sources can help planners understand how Woodford's housing need translates into a numerical range of dwellings to be planned for.
14. A range of factors relevant to Woodford derived from a range of other demographic and economic sources can then be applied to this range to move the recommended figure of housing need up or down. We have summarised these factors in our concluding chapter.

Gathering and using a range of data

15. The NPPG states that:

'no single source of information on needs will be comprehensive in identifying the appropriate assessment area; careful consideration should be given to the appropriateness of each source of information and how they relate to one another. For example, for housing, where there are issues of affordability or low demand, house price or rental level analyses will be particularly important in identifying the assessment area. Where there are relatively high or volatile rates of household

¹ Throughout this report, we have assumed that the Neighbourhood Plan will cover the period 2011-2026, i.e. the same period as the adopted Stockport Core Strategy, which is the approach we recommend.

movement, migration data will be particularly important. Plan makers will need to consider the usefulness of each source of information and approach for their purposes’.

16. It continues: *‘Plan makers should avoid expending significant resources on primary research (information that is collected through surveys, focus groups or interviews etc. and analysed to produce a new set of findings) as this will in many cases be a disproportionate way of establishing an evidence base. They should instead look to rely predominantly on secondary data (e.g. Census, national surveys) to inform their assessment which are identified within the guidance’.*
17. Compared with the 2001 Census, the 2011 Census gathered data in a number of new categories and across a range of geographies that are highly relevant to planning at the neighbourhood level and helpful if an NPPG-based approach is being used.
18. Like much of the data forming the housing policy evidence base, the Census information is quantitative. However, at a local level, qualitative and anecdotal data, if used judiciously, also has an important role to play, to a perhaps greater extent than at local authority level. We have gathered data from as wide a range of sources as practicable in order to ensure robustness of conclusions and recommendations arising from the analysis of that data.

Focus on demand rather than supply

19. Our approach is to provide advice on the housing required based on need and/or demand rather than supply (i.e. the amount of land actually available for housing). This is in line with the NPPG, which states that *‘the assessment of development needs should be an objective assessment of need based on facts and unbiased evidence. Plan makers should not apply constraints to the overall assessment of need, such as limitations imposed by the supply of land for new development, historic under performance, viability, infrastructure or environmental constraints.’*
20. For this reason, we advise that the conclusions of this report should be assessed against available capacity (including, for example, factors such as transport infrastructure, Green Belt, landscape constraints, flood risk and so on) as a separate and follow-on study².

Study objectives

21. The objectives of this assessment can be summarised as:
 - Collation of a range of data with relevance to housing need in Woodford and Stockport Metropolitan Borough Council (SMBC);
 - Analysis of that data to determine patterns of housing demand;
 - Setting out recommendations based on our data analysis that can be used to inform the Neighbourhood Plan’s housing policies.
22. The remainder of this report is structured around the objectives set out above:
 - Chapter 3 sets out the data gathered from all sources; and

² Such an approach, clearly separating housing need assessment from dwelling capacity assessment, was recently endorsed by the Government for calculating housing need at local authority level in the ministerial statement and press release ‘Councils must protect our precious green belt land’ (DCLG, 4 October 2014, available at <https://www.gov.uk/government/news/councils-must-protect-our-precious-green-belt-land>)

- Chapter 4 sets out our conclusions and recommendations based on our data analysis that can be used to inform the Neighbourhood Plan's housing policies.

3 Relevant Data

Local planning context

Greater Manchester Strategic Housing Market Assessment (SHMA) 2008 (GVA Grimley and Deloitte, December 2008) and Greater Manchester SHMA Update Report 2010 (New Economy, May 2010)

23. The NPPG states that neighbourhood planners can refer to existing needs assessments prepared by the local planning authority as a starting point. The Greater Manchester SHMA (2008) and the subsequent update report (prepared in 2010³), which covers the Greater Manchester area, is the most up-to-date Greater Manchester housing needs assessment document and informs the Stockport Core Strategy's housing policies, including its affordable housing policy⁴. Much of the data used to prepare the SHMA and subsequent update has been updated following the 2011 census.
24. The SHMA draws upon a range of statistics including population projections, housing market transactions and employment scenarios to recommend an objectively-assessed housing need for Greater Manchester. As such, it contains a number of points of relevance when determining the degree to which the housing needs context of Woodford differs from the authority-wide picture. It divides Greater Manchester into a number of sub-market areas for the purpose of analysis.

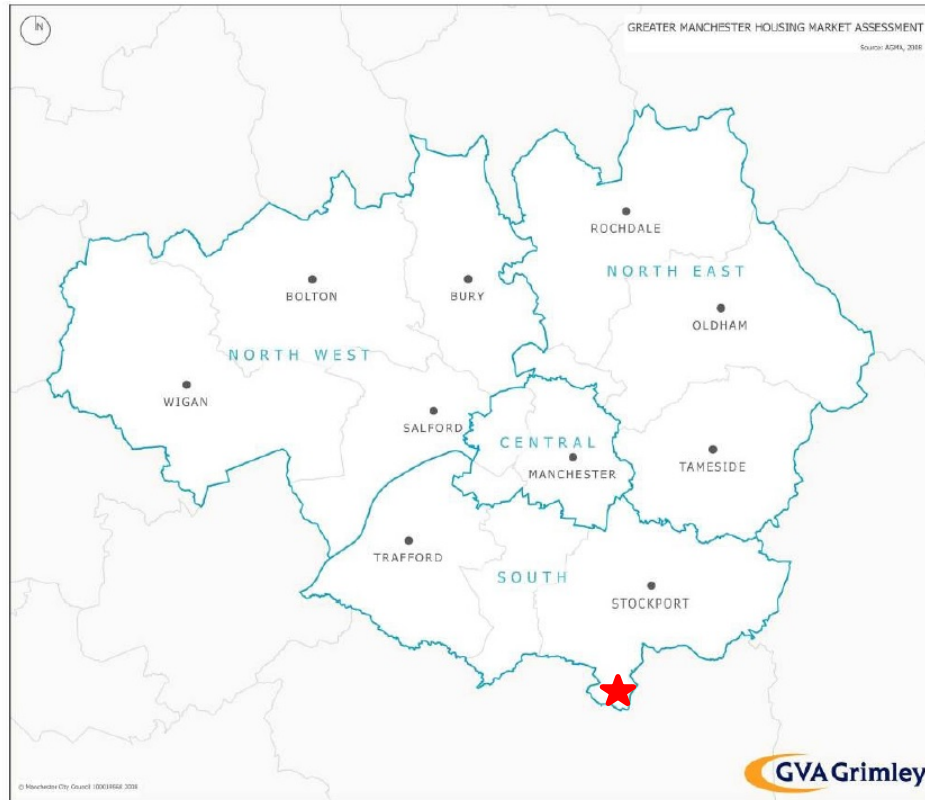
Tenure and type of local housing offer

25. Woodford is located in the Southern Housing Market Area (HMA) - see **Figure 1**; with the red star indicating Woodford's location. The Southern HMA includes the authorities of Stockport and Trafford and the southern neighbourhoods of Manchester. Many neighbourhoods within this HMA are considered attractive or aspirational places to live with the area containing large areas of 'suburban' housing with good links to the regional centre or the town centre of Stockport.
26. The Southern HMA has the lowest proportion of social housing located within it in comparison to the other HMAs in Greater Manchester. In contrast it has the highest overall levels of private sector housing stock (78.8%) and the lowest levels of social rented housing. There is a strong concentration of private rented stock spreading out from the Central HMA linked to the student markets. There is a high proportion of detached properties and relatively low levels of terraced properties. There are also a relatively high proportion of flatted properties (over 13%).

³ An updated SHMA report prepared in 2010 was prepared in order to document the changes that have been recorded nationally and in Greater Manchester since the original report in light of the economic downturn, the impact of the downturn on housing and planning objectives and identifies issues for consideration by policy makers in Greater Manchester.

⁴ Here and throughout this report, we have defined affordable housing according **only** to the standard definition found in Annex 2 of the National Planning Policy Framework (NPPF), namely: 'Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.' We have not defined affordable housing in its colloquial sense of 'relatively cheaper market housing'.

Figure 1: Greater Manchester Housing Market Areas (Source: Greater Manchester SHMA 2008, Page 28)



Recent rates of housing growth

27. The SHMA indicates that there was a notable increase in the number of housing units in the six years prior to 2008 (the year in which the SHMA was published). However, this new supply was strongly skewed towards flatted developments with very few new-build detached properties coming forward.
28. The total number of social rented properties within the HMA reduced significantly as a result of targeted clearance and high levels of Right to Buy. This trend is less noticeable when the Manchester portion of the HMA is excluded and analysis focusses on Trafford and Stockport. Overall within Stockport between 2001 and 2007, there was a 4% increase in the private stock of housing and an 11% decrease in the social stock.

Current Housing Stock

29. **Figure 2** below identifies the housing stock by tenure across the Greater Manchester Authorities in 2006/07. The table shows that the private stock of housing represents 86% of the total proportion of housing in Stockport, which is the highest amongst any of the Authorities. The proportion of the stock of registered social landlord properties is second lowest amongst the Greater Manchester Authorities (3.7%), with Wigan having the lowest.

Figure 2: Housing Stock Breakdown by tenure (Source: Greater Manchester SHMA 2008, Page 65⁵)

Stock Breakdown (%)	LA	RSL	2006/07		Total
			Other Public	Private	
Greater Manchester	12.6	9.3	0.0	78.1	1,146,340
Central HMA	13.8	13.1	0.1	73.1	407,749
Southern HMA	9.0	12.2	0.1	78.8	428,369
North Eastern HMA	10.5	12.1	0.0	77.4	279,804
North Western HMA	16.9	4.9	0.0	78.1	438,167
Bolton	15.7	6.0	0.0	78.3	117,867
Bury	10.6	5.1	0.1	84.2	80,226
Manchester	16.8	17.0	0.2	66.1	208,295
Oldham	15.5	6.3	0.0	78.2	92,925
Rochdale	15.9	8.7	0.0	75.4	89,669
Salford	24.5	6.4	0.0	69.0	104,126
Stockport	10.3	3.7	0.0	86.0	124,746
Tameside	0.0	21.4	0.0	78.6	97,210
Trafford	0.0	15.8	0.0	84.2	95,328
Wigan	17.0	2.1	0.0	80.9	135,948

Recent rates of housing demand

30. The Southern HMA represents by far the most expensive market in terms of average house prices in comparison to the other Greater Manchester HMAs. The average housing price in 2007 being in excess of £200,000. Demand for social rented stock is high within the Southern HMA although the overall demand reduced in the 5 years prior to 2008. However, the demand for social rented stock in Stockport in 2007 was relatively low (5.8%) in comparison to other Greater Manchester Authorities, with Bolton being the highest at 23%.
31. The SHMA highlights that the in 2007, the income required to enter the private rented sector in Stockport is the second highest in comparison to the Greater Manchester authorities (£24,336) with Trafford being the highest at £25,513. Stockport also has the second highest proportion of postcodes that are classified as unaffordable (97.43%) with Trafford again having the highest (97.45%).

⁵ RSL (Registered Social Landlord) is the name for social landlords that in England were formerly registered with the Housing Corporation. LA (Local Authority) rented housing relates to those properties provided for rent by the Local Authority.

Overall projected rate of new household formation

32. The SHMA indicates that the projected new household formation per year figure for Stockport was calculated at 471. This was the second lowest amongst the Greater Manchester Authorities with the lowest being Oldham (431) and the highest being Manchester (2,682). No details are provided in the SHMA in relation to the projected size of new households being formed in Stockport.

Future Affordable Housing need

33. Affordable Housing need is defined in the SHMA as households lacking their own housing or living in unsuitable housing and who cannot afford to meet their needs within the private housing market. The SHMA identifies the future affordable housing need (net annual) for Stockport as 1,002 per year. This was calculated by multiplying together the new household formation figure (471) and the proportion of households unable to buy (39%) and adding this to existing households falling into need (818).

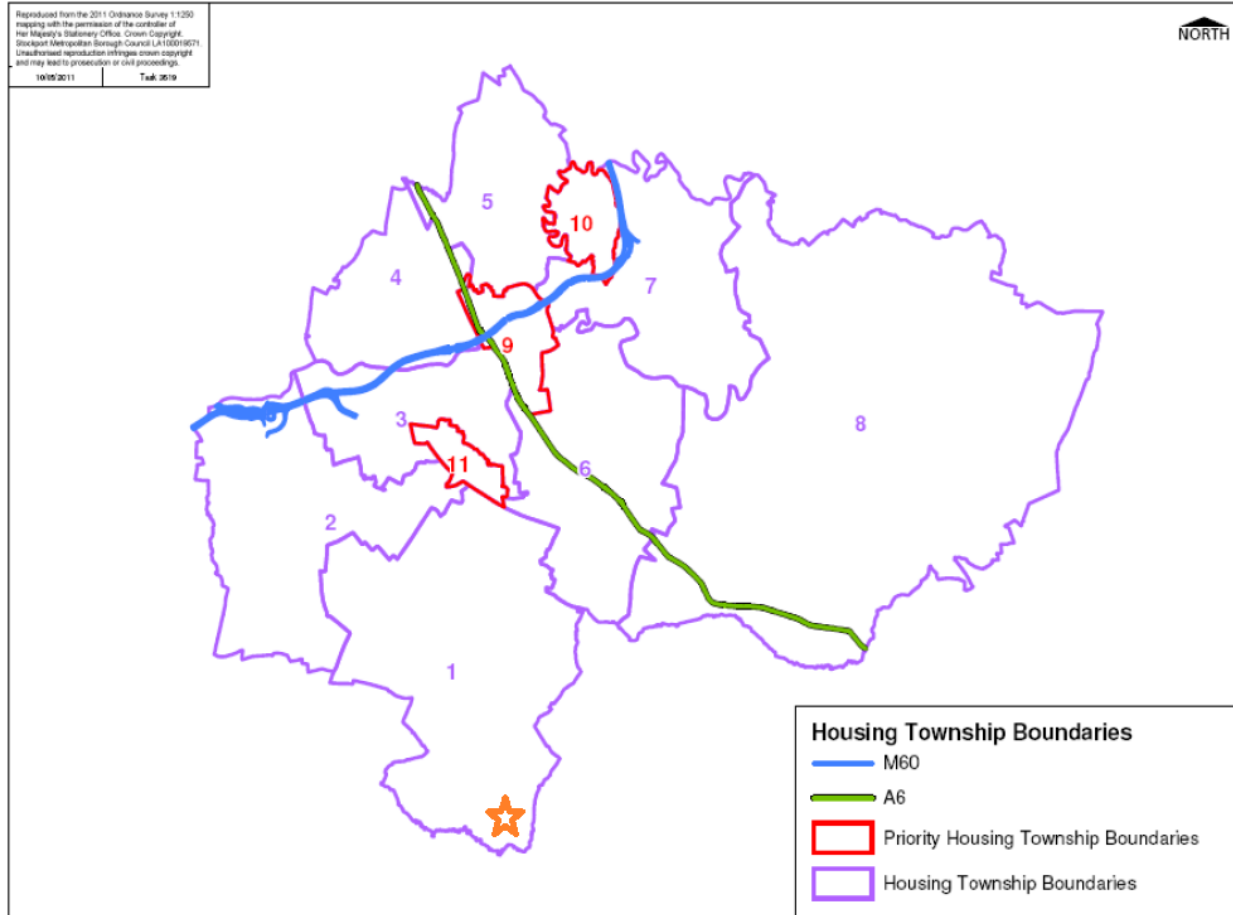
SHMA Caveats

34. The SHMA dates from 2008 (updated in 2010), and although, like all SHMAs, it makes projections for the future, those projections are based only on the data available at the time the SHMA was compiled.
35. This caveat applies equally for neighbourhood planners within Greater Manchester. As we recommend an approach based on the assessment of need at a local authority level, the Neighbourhood Forum should monitor any updates to the assessment of housing need at a local authority level (including but not limited to the forthcoming replacement SHMA), as well as the release of relevant new statistics, for example updated population projections.
36. This is particularly the case given that since the introduction of the National Planning Policy Framework in 2012, local authorities are now required to base their housing targets on 'objectively assessed need', meaning that a SHMA produced before this requirement, as in the case of Greater Manchester, is likely to be considered out of date as a result.
37. This is one of the reasons that this housing needs advice seeks to interrogate a wide range of relevant and up-to-date data relevant to housing need in Woodford, with the current SHMA conclusions forming just one data source among many.

Stockport Housing Market and Needs Assessment 2011 (DCA)

38. SMBC commissioned consultants DCA in October 2010 to carry out a Housing Market and Needs Assessment. The purpose of the study was to undertake a comprehensive and robust assessment to obtain high quality information about current and future housing needs at a local authority level and to inform the development of policies and underpin local housing strategies. The study provides relevant information for the Borough as a whole along with more detailed information that is related to the village of Woodford.
39. In undertaking the study, a sub-area structure was agreed with the Council and consisted of grouping the Borough into 11 sub-areas. Woodford is located within sub-area 1, which also incorporated Bramhall and Cheadle Hulme (South). The map below in **Figure 3** shows the sub-areas with Woodford's location shown by the red star.

Figure 3: Study sub-areas (taken from page 20 of the Housing Market and Needs Assessment)



Source - Stockport Metropolitan Borough Council

40. The methodology for gathering data to inform the study included: a postal household survey to a sample of households across the 11 sub-areas (completed by 1,269 households, which represents 1% of the total population in the Borough); a housing market survey using Land Registry and Halifax database; an internet survey of estate agents; and secondary data analysis drawing upon Housing Strategy Statistical Appendix and Housing Registry Data.

Demand for housing

41. Through the survey, existing households were asked where housing was required throughout Stockport. The Bramhall/Cheadle Hulme (South) and Woodford area was the most popular choice with 39.2% of households selecting this location. Concealed households⁶ were asked the same question. 17.7% of respondents identified the Bramhall/Cheadle Hulme (South) and Woodford area as their preferred location. This was the fourth most popular selection out of the eleven sub areas. The main reason as to why respondents selected the area was due to perceptions of high quality of place.

⁶ A 'concealed household' means any group of people who want to form a new household but are unable to do so, typically for economic reasons such as high house prices or a lack of suitable property.

Affordable housing

42. The Housing Market and Needs Assessment highlights a total of 3,209 existing households moving within Stockport over the three years following publication that require affordable housing. Of these, 1,974 needed Stockport Homes⁷ rented accommodation, 1,235 needed housing association rented accommodation and 551 needed housing association shared ownership.
43. The main type of accommodation required amongst existing households moving to affordable housing was flats/maisonettes at 31.8%. 25.8% of respondents felt that they required semi-detached accommodation and 10.7% a terraced property. Interest in detached accommodation was shown by 5.8% of respondents.
44. Existing households moving to affordable housing were asked where accommodation was required. Interest in affordable housing among existing moving households was fairly well spread over all the locations. Bramhall/Cheadle Hulme (South) and Woodford was the third most popular area.
45. The assessment showed that 3,119 concealed households over the next three years require affordable housing in Stockport. This equates to 1,419 concealed households intending to move to Stockport Homes rented accommodation, 1,630 to housing association rented accommodation and 70 to housing association shared ownership accommodation. The Bramhall/Cheadle Hulme (South) and Woodford area was not a particularly popular location in terms of where concealed households would like to live (the area was seventh out of the eleven sub areas).
46. The main reason that respondents stated they wanted to live in the Bramhall/Cheadle Hulme (South) and Woodford area was due to wanting to be nearer to family.

Housing needs of disabled and older people

47. Across Stockport, 20.6% of households included a member with a disability. 15% of households stated they had outstanding support needs. 9.6% of properties have been adapted. The survey found some mismatch between wheelchair adaptations and the properties where people with a wheelchair actually live.
48. Demand for supported accommodation (other than sheltered) across Stockport is predominantly for independent accommodation with external support. There is a combined requirement of 2,963 units of sheltered accommodation for existing older households and those who may in-migrate to be near family. There was a level of need expressed for 645 extra care units from local existing households and older people moving into the Borough.

Affordable Housing Needs Assessment

49. The Assessment highlights that the level of vacant affordable units in Stockport is very low at 22 units, which represents only 0.4% of the stock.
50. The Assessment identifies what the affordable housing needs are across Stockport. It identifies a requirement for 397 affordable homes per year over the 10 years from 2011. This represents an

⁷ Stockport Homes is a limited company that exists to manage the housing stock owned by Stockport Metropolitan Borough Council. Stockport Homes is known as an Arm's Length Management Organisation or ALMO. This means that while the local Council owns the company, it operates independently from it on day-to-day matters.

increase in the figure identified in the 2008 version of the assessment and is mainly due to an increase in newly arising need because of market conditions that were prominent in 2008 (and the following years) and a significant fall of almost 230 units of supply from re-lets of the existing social rented stock between the two periods.

Caveats

51. As the postal household survey undertaken as part of preparing the assessment was only completed by 1% of the total Stockport population, it is questionable how representative the results are. In addition, the Housing Market and Needs Assessment dates from 2011, and although, it makes projections for the future, those projections are based only on the data available at the time the Assessment was compiled.

Stockport Housing Strategy – Housing Market Quarterly Bulletin (April 2015)

52. SMBC's Housing Strategy team prepares a quarterly Housing Market Bulletin that identifies key housing market trends for Stockport. The bulletin identifies average sale prices by postcode sector for the Quarter September 2014 to December 2014. Woodford is located in SK7 (which also incorporates Bramhall and Hazel Grove). **Table 1** below has been prepared based on information presented in the Bulletin.

Table 1: Actual average sale prices by postcode sector for the Quarter September 2014 to December 2014 (Source: SMBC 2015, Page 2, AECOM calculations for average price by postcode sector)

Postcode	Detached		Semi-detached		Terraced		Flats/Marionette		Average price by postcode sector (£)
	Average Price (£)	No of Sales	Average Price (£)	No of Sales	Average Price (£)	No of Sales	Average Price (£)	No of Sales	
SK1	-	0	119,591	11	110,488	25	74,667	3	76,187
SK2	242,706	17	185,691	60	142,333	41	118,250	8	172,245
SK3	178,344	4	156,090	47	114,512	45	95,750	12	136,174
SK4	321,218	35	260,692	61	187,685	47	147,910	32	229,376
SK5	223,150	3	124,426	32	102,034	55	80,063	10	132,418
SK6	334,175	78	179,899	72	143,247	55	92,457	27	187,445
SK7	399,215	68	270,900	73	154,295	22	156,361	22	245,193

Postcode	Detached		Semi-detached		Terraced		Flats/Marionette		Average price by postcode sector (£)
	Average Price (£)	No of Sales	Average Price (£)	No of Sales	Average Price (£)	No of Sales	Average Price (£)	No of Sales	
SK8	310,180	86	219,461	122	226,668	54	125,725	36	220,509

53. The table shows that the SK7 postcode sector has by far the highest average sale price within Stockport (£245,193) based on sales between September 2014 and 2014. The next highest postcode sector is SK4 (Heaton Moor/Heaton Mersey) which has an average sale price of £229,376 over the same period.

Stockport Metropolitan Borough Council Core Strategy Development Plan Document (adopted March 2011)

54. SMBC formally adopted its Core Strategy in March 2011. The Core Strategy has been tested through an examination and has been found to be a sound approach to the housing need of the Council area. The plan period set out in the Core Strategy is 2011 to 2026. The Core Strategy sets the overall direction for the delivery of housing throughout Stockport, including the affordable housing ratio required throughout the Borough, the overall mix of housing and the amount of housing required over the plan period.
55. The Core Strategy (through Core Policy CS2: Housing Provision) identifies the need to provide a wide choice of high quality homes to meet the requirements of existing and future Stockport households, with the focus being on the effective and efficient use of land within accessible urban areas, and making the best use of existing housing. The policy states that provision will be made for a net additional 7,200 homes over the 15 year period from 2011 to 2026, with land for new housing released in an orderly and managed way based on the averages in the following trajectory:
- 450 new homes per annum between 2011 and 2013
 - 495 new homes per annum between 2013 and 2023
 - 450 new homes per annum between 2023 and 2026
56. This figure is based on the North West Regional Spatial Strategy housing requirement of 6,750 dwellings between 2011 and 2026, with a 10% increase between 2013 and 2023. Following publication of the National Planning Policy Framework (NPPF) in 2012, SMBC assessed the conformity of the adopted Core Strategy with the NPPF through completing a Compatibility Self-Assessment Checklist, which included a review of their approach to identifying the level of homes required over the plan period. No significant differences were identified.

57. Policy CS3 (Mix of Housing) in the Core Strategy identifies the need for a mix of housing, in terms of tenure, price, type and size to meet the requirements of new forming households.. The overall strategic affordable housing target for Stockport is 50% of the total provision (further policy in terms of meeting this strategic affordable housing target is set out in Development Management Policy H-3). The policy highlights that support will be given to the provision of specialist and supported housing for older people and people with a disability.
58. The policy indicates that the mix of housing provided should be:
- Large family market houses and smaller low-cost market housing;
 - Intermediate houses should have two-three bedrooms;
 - Social rented houses should have three-four bedrooms; and
 - The majority of new flats of all tenures should have two bedrooms.
59. Development Management Policy H-3 (Affordable Housing) outlines the Council's policy relating to affordable housing. The policy indicates the following points in relation to the delivery of affordable housing:
- Affordable housing will be sought on all Council owned sites to be developed for housing, regardless of size. 40% of dwellings on Council sites should be affordable, or as high a level as is viable, having regard to the creation of mixed, balanced communities;
 - Should any urban open space or Green Belt sites be released for housing, at least 50% of the dwellings should be affordable housing;
 - The proportion of affordable housing sought varies across the borough to take account of property prices and economic viability. Subject to viability, the Council will negotiate to achieve the following proportions of affordable housing and these should be reflected in the cost of land:
 - i. 40% in areas with the highest property prices, such as Bramhall / Cheadle Hulme (south) /Woodford.
60. The Core Strategy identifies the spatial priorities for the distribution of housing across the borough. Policy CS4 (Distribution of Housing) identifies the following spatial priorities:
- Firstly the Central Housing Area containing up to 50% of provision, including up to 2,000 dwellings in the Town Centre Areas;
 - Secondly, Neighbourhood Renewal Priority Areas and the pedestrian catchment areas (commonly defined as the areas within a 10 minute walk of a centre) of District and Large Local Centres, containing at least 35% of provision;
 - Thirdly, other accessible locations, containing up to 15% of provision.

61. In order to determine 'other accessible locations', SMBC uses an accessibility map that is available on the Council's website⁸. The map clearly shows that the majority of areas of Woodford fall within areas that score less than 40, which are deemed to be 'inaccessible locations'. 'Other accessible locations' are defined as all those sites where the minimum accessibility score is reached, which was 50/60 when the Core Strategy was adopted. However representatives from the SMBC planning policy department have stated that this score has dropped in accordance with Policy H2 because the Council has been and remains in a position of under-supply so some sites in Woodford will be in 'accessible locations'. These sites include Woodford Road, Jenny Lane and parts of Moor Lane).
62. It is not possible to identify an explicit Core Strategy derived target for Woodford based on the information presented above other than to say that the target is greater than zero.

Woodford Aerodrome Site

63. In October 2013, a hybrid planning application (planning application number DC/053832⁹) was submitted for new development on the site of the Woodford Aerodrome. The site is located directly adjacent to the Neighbourhood Plan area and should be considered when assessing the likely future housing needs for Woodford. The application consisted of the following:
- Part A - Outline planning permission (excluding phase 1) for the erection of up to 775 dwellings; C2 extra care unit Commercial floorspace (comprising up to 8,361sq m [90,000 sq ft] of Class B1c); A public house (comprising some 650sq.m. of Class A4 floorspace); Retail floorspace (comprising up to 5 shop units and some 1000sq.m. of Class A1, A3 & A5 floorspace); A one form entry primary school; Use Class D1 floorspace; and the provision of associated infrastructure (including roads, footpaths, cycleways and open space). All matters (access, appearance, landscaping, layout and scale) are reserved for subsequent approval.
 - Part B - Full planning permission for phase 1 for the erection of 145 dwellings; and the provision of associated infrastructure (including roads, footpaths, cycleways and open space).
64. Planning permission was granted relating to both the outline and full applications in January 2015. The approved application consists of up to 950 dwellings. In terms of the provision of affordable housing as part of the development, the following is stipulated within the Section 106 agreement:
- Self-contained extra care units to be developed on the site, which are only to be available for use of and occupied as affordable housing by those residential occupiers who qualify for such extra care facilities unless otherwise agreed with the Council. The agreed tenure mix will be 50% Affordable Rent and 50% Shared Ownership unless otherwise agreed with the Council.
 - 15.5% of the residential units (which represents around 148 units) will be provided as affordable housing of which the tenure mix will be 50% Affordable Rent and 50%

⁸ SMBC accessibility map. Available from:

<http://www.stockport.gov.uk/services/environment/planningbuilding/planningpolicy/planningpolicyinfo/shlaaamap>
(Accessed 01/07/2015)

⁹ All documents relating to the planning application area available from the following link:

<http://interactive.stockport.gov.uk/edrms/onlinemvm/mvmedrms.asp?DCNumber=DC053832> [Accessed on 23rd June 2015]

Intermediate Housing unless otherwise agreed with the Council. These units will be provided as affordable housing for sale or rent to persons who cannot afford to rent or buy houses generally available on the open market and which should meet the needs of eligible households.

- Affordable Housing Contribution – the sum of Four Million and Sixty Five Thousand Pounds (£4,065,000) will be provided for the provision of offsite affordable housing within the Borough.

65. The site is located adjacent to the village of Woodford. **Figure 4** below shows the proposed layout of the site.

Figure 4: Proposed site layout – Woodford Aerodrome (taken from the planning application for the site)



New road development in the area surrounding Woodford

66. As highlighted above planning permission was granted for the A6 to Manchester Airport Relief Road in July 2014 and development of the 10km road has commenced (due for completion in late 2017). Once complete, the road will link up with the existing A555 and provide improved vehicular and pedestrian/cycle access (via a combined footpath/cycleway along the length of the road) to Manchester Airport, the A6 and surrounding areas. A planning application is due for submission

in late 2015 to Cheshire East Council for the Poynton Relief Road, which will be located towards the east of Woodford.

67. The development of these road schemes could have an effect on Woodford through enhancing the accessibility of the village to Manchester Airport, the A6 and surrounding areas. In turn, this would make job opportunities in surrounding areas more accessible and may lead to more people wanting to live in Woodford.

DCLG Household Projections

68. The Department for Communities and Local Government (DCLG) periodically publishes household projections. The NPPG recommends that these household projections should form the starting point for the assessment of future housing need.
69. The most recent (2012-based) household projections were published in February 2015, and extend to 2037.
70. Although population projections are only available at a local authority level, a calculation of the share for Woodford is nevertheless possible for the household projections based on Woodford's household numbers in 2011 (the Core Strategy base date).
71. In 2011, Stockport had 121,979 households¹⁰ and in the Census the same year, the Lower Super Output Area covering the Woodford area¹¹ had 485 households, or 0.398% of the Stockport total.
72. In the 2012-based household projections, the projection for 2027 (the year following the end of the plan period) is for 135,560 households in Stockport. Assuming it continues to form 0.398% of the Stockport total, Woodford's new total number of households would be 540 and therefore 55 new households would have formed up to 2027. The figure calculated up to 2026 is 51 new households¹².
73. Number of households does not, however, equate precisely to number of dwellings, with the latter usually slightly higher. The 2011 census shows that within Woodford, there were 485 households but 515 dwellings, giving a ratio of 0.95 households per dwelling. This means that the projection of 51 new households would entail a need for $(51/0.95=)$ 54 dwellings.
74. These projections are unconstrained figures comprising a relative proportion of the overall projected increase and thus do not take into account political, economic, demographic or any other drivers.

Dwelling growth 2001-2011

75. By comparing the number of dwellings in Woodford in the Census 2001 against the number in Census 2011, we can project forward the completion rate to 2026. This provides the first of two neighbourhood-specific projections to complement the projection mentioned above.

¹⁰ See 2012-based DCLG Household Projections live tables at <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections>

¹¹ The designated Woodford Neighbourhood Area is broadly reflective of the Lower Super Output area covering Woodford (Stockport 042C). There are minor variation towards the north of the designated Boundary around the A555 and the site of the Woodford Aerodrome is excluded from the Neighbourhood Area.

¹² The figure has been calculated for 2026 but dividing 55 (new households up to 2027) by 15 (the number of years between 2012 and 2027) and multiplying by 14 (the number of years between 2012 and 2026)

76. In Census 2001, Woodford had a total of 495 dwellings, and in Census 2011 it had 515. This entails a total 10-year growth rate of 20 dwellings, or 2 per year. Projecting this forward to 2026 would give a plan period total of (2 x 15=) 30 new dwellings.
77. This figure shows that Woodford had a low rate of growth between 2001 to 2011 (4%). Over the same period, the number of dwellings in Stockport as a whole grew by only 1.8%; if this background average were applied to Woodford 2011-2026, the household projection would drop to 20 dwellings.

Stockport Metropolitan Borough Council Strategic Housing Land Availability Assessment (2010)

78. The Strategic Housing Land Availability Assessment (SHLAA) was prepared by the Council in 2010. Its role is to identify specific sites with potential for housing, assess their housing potential (in terms of numbers of dwellings); and assess when they are likely to be developed. The base date for the SHLAA is 1st April 2008 and it seeks to identify sites that suitable for housing development and likely to be completed during the 15 year period up to 31st March 2023.
79. Of the sites included in the SHLAA, nine are located within the designated Woodford Neighbourhood Area. Of those nine, three were identified as being potentially suitable for new development. **Table 2** below details those sites along with an indication of their current planning status and an estimate of the net supply.
80. The table also includes Woodford Aerodrome, although the site is located adjacent to the designated Woodford Neighbourhood Area. The exact number of dwellings to be delivered on the site of the Woodford Aerodrome will be subject to a future reserved matters application relating to the scale of new development on the part of the site that benefits from outline planning permission.

Table 2: Woodford SHLAA sites (Source: SMBC SHLAA, 2010)

Site Number	Site Description	Time period within which site could be developed	Net Supply	Planning Status
204	Side garden of 141 Woodford Road.	0-5 years	1	Full planning permission
282	Woodford Aerodrome (although the site boundary covered a smaller area than the site that benefits from planning permission as set out above).	6 to 10 years	450 (although planning permission is for around 920 homes)	Full planning permission for phase 1, outline planning permission for the remainder of the site.
728	Land adjacent to 172	6 to 10 years	9	Planning Permission

Site Number	Site Description	Time period within which site could be developed	Net Supply	Planning Status
	Woodford Road			refused for the construction of 4 detached dwellings with shared access in January 2015.
729	168 Woodford Road	6 to 10 years	2	None

Local housing waiting list (Stockport Metropolitan Borough Council, June 2015)

81. SMBC's Strategic Housing department has provided details relating to the housing waiting list in Stockport as of June 2015. The number of households on the list is 6,000 across Stockport. This list incorporates those households registered to bid for Council housing and in housing need. The Council runs a points-based system for allocating housing, which is based on the Council's points allocation policy.
82. The Council was not able to provide an indication of how many people would like to live in Woodford as this information is only available when people bid for vacant and available properties in an area. However, the Council confirmed that 2 applicants on the register have an application address in Woodford. It can be concluded from this that the local affordable need for Woodford is two and that there is not a significant demand for affordable housing within the village.

Local economic context

83. The NPPG states that housing market assessment should take employment trends into account. This is to ensure that any conclusions on housing need take into account the likely change in job numbers based on past trends or economic forecasts as appropriate and also have regard to the growth of the working age population in the housing market area. In this case, we have taken into account the relevant Strategic Economic Plan and Employment Land Review update, both comprising economic forecasts.

Greater Manchester Strategy 2013 - 2020 (Greater Manchester Combined Authority and Association of Greater Manchester Authorities, 2013)

84. The Greater Manchester Strategy (GMS) sets out a series of priorities to secure sustainable economic growth for the benefit of the conurbation and its residents. The priorities of the GMS include: delivering targeted investment based on market needs; revitalising Greater Manchester's town centres; improving both integration of infrastructure planning and connectivity; placing Greater Manchester at the leading edge of science and technology; supporting business growth; improving international competitiveness; and reforming public service delivery to build independence and raise the productivity of residents.

85. The GMS identifies the need to stimulate and reshape the housing market. It outlines the Greater Manchester Combined Authorities commitment to a target of 9,200 new homes per year by 2015 and retrofitting 25,000 each year. The GMS highlights that housing growth will be promoted by three work programmes: creating new development models, tackling financial barriers; and easing the development process in Greater Manchester.
86. There are no specific targets identified within the GMS relating to the Borough of Stockport or to Woodford.

A Plan for Growth and Reform in Greater Manchester (Greater Manchester Combined Authority, Association of Greater Manchester Authorities and Greater Manchester Local Enterprise Partnership, 2014)

87. The Growth and Reform Plan identifies the proposed schemes and projects that are required across Greater Manchester in order to deliver the priorities of the GMS. The plan seeks to *'create the platform for fiscal self-reliance not simply by seeking access to available resources from the Local Growth Fund, but through the development of a new "place based" partnership with Government to drive public sector reform and further align local and central growth programmes.'*
88. In terms of Stockport, the plan identifies two major transport schemes, which are:
- *Stockport Town Centre Major Scheme:* A package of measures to transform the accessibility and connectivity to and around Stockport town centre by all modes and to ease congestion for buses and general road traffic, as part of an ambitious new vision and development framework for investment in the town centre.
 - *Stockport Interchange:* Development of a new bus station to provide improved integration with both the town centre and rail station at this major transport hub and focus for economic regeneration.
89. These schemes could have an impact on Woodford residents, given that some are likely to commute to Stockport town centre for work. The schemes would enhance access and connectivity around Stockport town centre.

Greater Manchester Employment Land Position Statement (Nathaniel Lichfield and Partners, 2009)

90. The Employment Land Position Statement was commissioned by the Association of Greater Manchester Authorities and outlines a position statement on employment land provision across the ten Greater Manchester districts. It identifies the districts amount and distribution of employment land within each district and provides a framework for the future employment land review work across Greater Manchester.
91. The statement identifies a potential total demand for employment land in Stockport of 138 hectares and a potential total supply of 100.62 hectares. This represents an undersupply of employment land in Stockport. The statement highlights that there will be a major drive for office accommodation in Stockport Town Centre, targeting education and science sectors. The proposed town centre transport schemes highlighted within the 'Plan for Growth and Reform in Greater Manchester' (see above) are likely to assist in the delivery of this office space.
92. The statement does not go into detail in terms of the location of the employment land in Stockport. Detail on this is provided in the Stockport Land Availability Study.

Stockport Employment Land Availability Study (2010)

93. The Stockport Employment Land Availability Study identifies the office (B1) and Industrial (B2/B8) completions between 2000 and 2010 and employment land available in Stockport at the time of preparing the study. The study indicates that there is only 0.04ha of employment land available in Woodford comprising land at Moor Lane and land at Wilmslow Road.

Characteristics of population

94. Through analysis of Census 2011 data, we have investigated how the population of Woodford differs from that of the Stockport and the England average. We have been able to use the Lower Super Output Area Stockport 042C as the basis for this statistical analysis, which corresponds very closely to the neighbourhood plan area boundary.
95. **Table 3** gives the population and number of households in Woodford, Stockport and England, recorded in the 2011 census. In 2011, the neighbourhood area had a population of 1,265, and an average household size of 2.6 persons. This is the same as the local average and slightly higher than the national average.

Table 3: *Population and household size in Woodford, 2011 (Source: ONS, Census 2011)*

	Woodford	Stockport	England
Population	1,265	283,275	53,012,456
Households	485	121,979	22,063,368
Household size	2.6	2.6	2.4

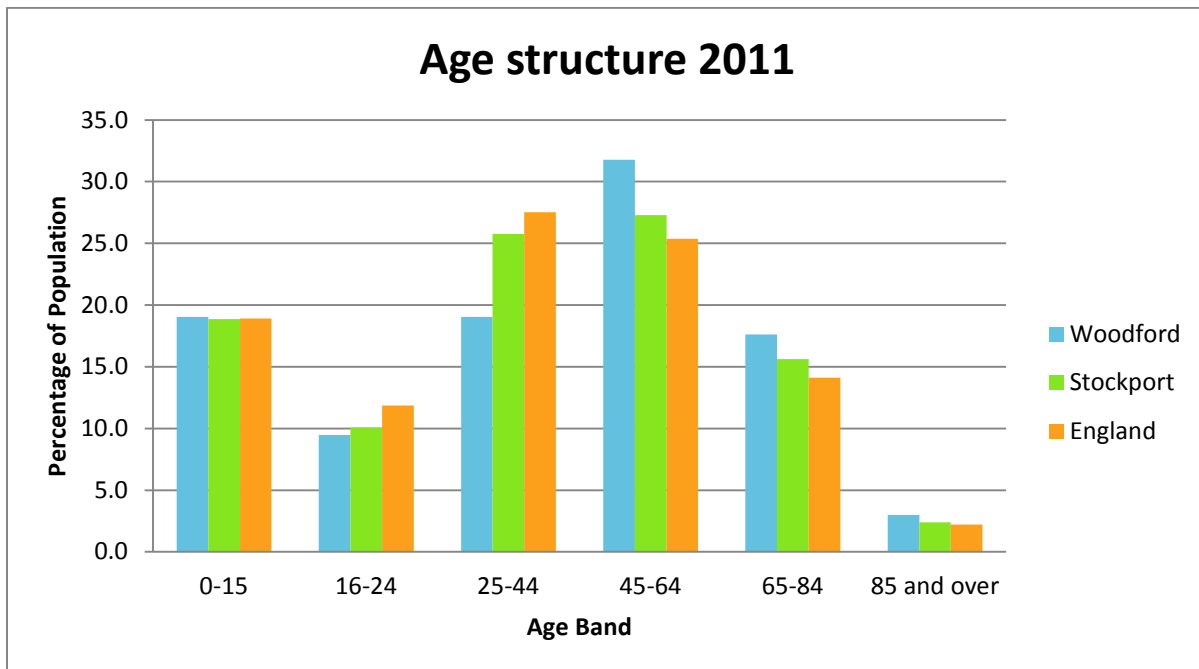
96. **Table 4** shows that the neighbourhood area experienced an increase in its population, but a smaller growth in its number of households, over the period from 2001-2011. This is reflected in a 1.7% increase in average household size, from 2.57 people per household in 2001, to 2.61 in 2011. By contrast, Stockport experienced a small increase in population and an increase in the number of households which has resulted in a reduction in household size. England experienced an increase in both population and household numbers but the household size remained static.

Table 4: *Change in household numbers and size in Woodford, 2001-2011 (Source: ONS, Census 2011, AECOM calculations)*

Key indicator	Percentage change, 2001-2011		
	Woodford	Stockport	England
Population	3%	0.4%	7.9%
Households	1%	1.3%	7.9%
Household size	1.7%	-1.7%	0.0%

97. As illustrated in **Figure 5** below, the largest age group in the neighbourhood area is ages 45-64, at 31.8%. This is notably higher than the figure for Stockport (27.3%) and England (25.4%). The proportion of the population of Woodford aged over 65 is also higher than local and national averages, at 20.6% compared with 18% across Stockport and 16.3% across England. The proportion of children aged 0-15 is broadly in line with the figures for Stockport and England, but by contrast, the Neighbourhood Forum area has significantly smaller proportions of people aged 16-24 and 25-44.

Figure 5: Age Structure (Source: ONS, Census 2011, AECOM calculations)



98. **Table 5** shows the rate of change of the population by age band. It shows that the proportion of people in the two younger age groups (0-15; 16-24) increased in Woodford between 2001 and 2011, the proportion of the people in the 25-44 age group has decreased while the three older groups (45-64, 65-84, 85 and over) have increased in number.
99. There was a particularly large increase in the proportion of children under fifteen in Woodford especially when compared to Stockport where there was a fall in this age group. Also compared to Stockport, there was an increase in the age group 16-24 although it was still less than the growth in England. There was a fall in the age group 25-44 in Woodford and in Stockport compared to a small increase in England. In the eldest two age groups, Woodford saw a greater increase than those experienced in Stockport and England.
100. The number of people in the age group 45-64 has remained quite stable compared to the increase in this age group in Stockport and England.

Table 5: Rate of change in the age structure of the population of Woodford, 2001-2011(Source: ONS, Census 2001 and Census 2011, AECOM calculations)

Age group	Woodford	Stockport	England
0-15	9.0%	-7.5%	1.2%
16-24	16.5%	8.3%	17.2%
25-44	-13.0%	-11.4%	1.4%
45-64	0.8%	8.9%	15.2%
65-84	12.1%	7.0%	9.1%
85 and over	26.7%	19.5%	23.7%

101. Taken with the data illustrated in **Figure 5**, this shows clearly that Woodford has a relatively ageing population, with an increasingly large proportion of its inhabitants aged 65 and over. However, there is a notable increase in people aged under 24 and a reduction of people aged between 25 and 44 while the proportion of those between 45 and 64 has remained relatively static.
102. **Table 6** shows that Woodford is home to significantly fewer migrants, both from the EU and beyond, than the Stockport and England averages.

Table 6: Country of birth and length of residence in Woodford, 2011 (Source: ONS, Census 2011. AECOM calculations)

Place of birth	Population breakdown		Woodford	Stockport	England
Born in the UK	Total		95.5%	93.2%	86.2%
Born outside the UK	Total		4.5%	6.8%	13.9%
	EU		0.9%	2.4%	4.5%
	Other		3.6%	4.5%	9.4%
	Length of residence	Less than 2 years	12.3%	6.0%	12.6%
2-5 years		1.8%	10.5%	16.0%	

Place of birth	Population breakdown	Woodford	Stockport	England
	5-10 years	15.8%	16.4%	20.7%
	10 years or more	70.2%	67.0%	50.7%

103. Of the 4.5% of Woodford residents who were born overseas, the majority have lived in the UK for ten years or more. Smaller proportions of migrants have been in Woodford for between 2-5 and 5-10 years – less than the local and national average. The proportion of people who have been resident for less than 2 years exceeds the local average but is in-line with the national average.
104. Census 2011 data on ethnic origin shows that Woodford's residents are 95.8% white and 4.2% black and minority ethnic (BME), well below the national average. The sometimes differing housing needs of minority populations, which can play a significant role in housing need assessment in some locations, are therefore not considered to be of particular relevance to Woodford, although affordability issues may have reduced the opportunity for BME residents to move into the area.

Household type

105. **Table 7** shows the number of bedrooms in all houses with at least one usual resident in Woodford in comparison to the Stockport and England. The table shows that Woodford has a higher percentage of households with 4 and 5 bedrooms than Stockport and England. On the other hand, Woodford has a lower percentage of households 1, 2 and 3 bedrooms than Stockport and England.

Table 7: All household spaces with at least one usual resident (Source: ONS, Census 2001 and Census 2011, AECOM calculations)

	Stockport 042C		Stockport		England	
	Number	Percentage	Number	Percentage	Number	Percentage
No Bedrooms	0	0.0%	258	0.21%	54938	0.25%
1 Bedroom	11	2.3%	11231	9.21%	2593893	11.76%
2 Bedrooms	71	14.6%	33050	27.09%	6145083	27.85%
3 Bedrooms	157	32.4%	53800	44.11%	9088213	41.19%
4 Bedrooms	160	33.0%	18321	15.02%	3166531	14.35%
5 or More Bedrooms	86	17.7%	5319	4.36%	1014710	4.60%

106. **Table 8** compares the rate of change in the number of rooms in Woodford between 2001 and 2011 for all household spaces with at least one usual resident (household spaces). The table shows that there have been large decreases in households with between 3 and 6 rooms. In contrast there have been increases in households with more than 7 rooms.

Table 8: Rates of change in number of rooms per household in Woodford, 2001-2011 (Source: ONS, Census 2001, AECOM calculations)

	Woodford		Stockport	England
	Total Change	Percentage Change		
1 Room	0	0%	-34.1%	-5.2%
2 Rooms	6	1.2%	2.9%	24.2%
3 Rooms	-6	-54.5%	14.7%	20.4%
4 Rooms	-9	-22.5%	-2.4%	3.5%
5 Rooms	-1	-1.6%	-6.6%	-1.8%
6 Rooms	-23	-25.8%	-7.7%	2.1%
7 Rooms	14	16.5%	12.7%	17.9%
8 Rooms or more	25	13.1%	29.6%	29.8%

107. In Stockport there was a reduction of households with between 4 and 6 rooms although not as great as the reduction seen in Woodford, with the exception of 5 room houses. Stockport saw an increase in 3 room houses but less than that experienced in England. The 1.2% increase in households with 2 rooms by is an increase, in real terms, of just six dwellings.
108. **Table 9** shows that there has been limited change in the amount of overcrowding within Woodford and that as such, overcrowding does not appear to be a problem locally. There has been a large increase in households with more than 1.5 persons per room but this is due to an increase from 0 households to 2 households with more than 1.5 persons per room.

Table 9: Trends in number of persons per room in Woodford, 2001-2011 (Source: ONS, Census 2001 and Census 2011. AECOM calculations)

Persons per room	Woodford	Stockport	England
Up to 0.5 persons per room	0.7%	3.7%	7.9%

Persons per room	Woodford	Stockport	England
Over 0.5 and up to 1.0 persons per room	0%	-5.1%	7.0%
Over 1.0 and up to 1.5 persons per room	0%	-12.7%	27.3%
Over 1.5 persons per room	100%	-32.8%	2.5%

Household tenure

109. The NPPG states that housing needs assessment should investigate household tenure in the current stock and in recent supply, and assess whether continuation of these trends would meet future needs. Plan makers should therefore examine current and future trends in tenure.
110. **Table 10** shows that the level of owner occupation in Woodford significantly exceeds the Stockport and England averages. The proportion of social rented housing (rented from the Council or a Registered Social Landlord) is significantly below the Stockport and England average.

Table 10: Tenure (households) in Woodford, 2011 (Source: ONS, Census 2011, AECOM calculations)

Tenure	Woodford	Stockport	England
Owned; total	91.8%	73.2%	63.3%
Shared ownership	0%	0.8%	0.8%
Social rented; total	0.6%	13.6%	17.7%
Private rented; total	6.2%	11.4%	16.8%

111. There is also a smaller proportion of privately rented units in Woodford, smaller than in Stockport which in turn, has less privately rented units than England.
112. **Table 11** shows how tenure has changed in Woodford between the 2001 and 2011 censuses. Home ownership in the area has fallen slightly, in line with local and national trends.

Table 11: Rate of tenure change in Woodford, 2001-2011 (Source: ONS, Census 2011. AECOM calculations)

Tenure	Woodford	Stockport	England
Owned; total	-1.1%	-4.6%	-0.6%
Shared ownership	0%	27.5%	30.0%
Social rented; total	-25%	-2.6%	-0.9%
Private rented; total	57.9%	76.7%	82.4%

113. The Woodford area has seen a steeper decline in social rented housing than Stockport or England. This increase in private renting is less than the local and national trends. There is no shared ownership¹³ housing in Woodford.
114. We can analyse the rental sector using data from the home.co.uk website. This provides, for each postcode area and county, data on average price of rented property (adjusted for local range of housing type to enable like-for-like comparison), and data on average time that a rental property has been on the market. It can be assumed that the higher average rental price and shorter the average time on the market, the higher local demand for rental property, and by implication, the higher the local demand for owner-occupied stock as many prospective home-owners will rent if they cannot yet afford to buy.

Table 12: Rental sector statistics in Woodford versus Stockport average (Source: home.co.uk market rent summary, calculated daily, accessed June 2015)

	Woodford	Stockport	Woodford difference
Average time on market (days)	47	150	-31.3%

115. An indicator of demand is the average time on the market. Properties in Woodford rented nearly three times quicker than the Stockport average, indicating high levels of demand in Woodford relative to the wider area. This demand is reflected in the Census data showing a large increase in the amount of private rental accommodation in the area, and indicates strong demand for rented properties in Woodford. Taken together, these two indicators suggest that Woodford is an area of high rental demand.

Housing occupancy rates

116. The Government publishes annual counts of vacant dwellings by local authority across England¹⁴, but information on vacancy is not available at a lower geography. These figures show that in 2014

¹³ A system by which the occupier of a dwelling buys a proportion of the property and pays rent on the remainder, typically to a local authority or housing association.

(the most recent year available), Stockport's rate of vacant dwellings was 2.7% of all dwelling types in 2011.

117. This is close to the England average in 2014 of 2.8%. Despite information not being available at a lower level, on the basis of the SHMA, Census and other data that we have sourced and presented above, it seems likely that long-term housing vacancy rates in Woodford will continue to be lower than the Stockport average.

Local household composition

118. **Table 13** shows that the proportion of single person households in Woodford is lower than the Stockport and England average. The proportion of households with a single family occupancy is higher than both the Stockport and England averages, and considerably higher than the Stockport figure, highlighting relatively low levels of overcrowding and concealment.

Table 13: Household composition (by household) in Woodford, 2011 (Source: ONS, Census 2011. AECOM calculations)

		Woodford	Stockport	England
One person household	Total	19.4%	31.6%	30.2%
	Aged 65 and over	12%	13.8%	12.4%
	Other	7.4%	17.8%	17.9%
One family only ¹⁵	Total	75.5%	63.5%	61.8%
	All aged 65 and over	12.4%	8.8%	8.1%
	With no children	22.3%	16.8%	17.6%
	With dependent children	40.8%	37.9%	36%
Other household types	Total	5.2%	4.9%	8.0%

119. Woodford has a lower proportion of single person households of people aged 65 and older than the Stockport or England average, and a higher proportion of single family households of people aged 65 and older. By contrast, the proportion of one person households other than those aged 65 and over is low in comparison to Stockport and England, indicating that Woodford has a relatively low proportion of younger people living alone.

¹⁴ Table 615: Vacant Dwellings by Local Authority District, available at www.gov.uk

¹⁵ This includes: married couples, cohabiting couples, same-sex civil partnership couples and lone parents.

120. The neighbourhood area is home to a higher than average proportion of families with dependent children, and a higher than average proportion of families with no children. The proportion of other household types is lower than the national average but slightly larger than the Stockport average.
121. **Table 14** shows how household composition changed in the 10 years between the 2001 and 2011 Census. There has been an overall reduction in the amount of one person households in Woodford compared to an increase in Stockport and England. There has been a lower than average reduction in single household for those over 65 and a lower than average increase in other one person households for those under 65.

Table 14: Rates of change in household composition in Woodford, 2001-2011 (Source: ONS, Census 2011. AECOM calculations)

Household type		Percentage change, 2001-2011		
		Woodford	Stockport	England
One person household	Total	-8.7%	5.5%	8.4%
	Aged 65 and over	-6.5%	-9.1%	-7.3%
	Other	12.2%	20.5%	22.7%
One family only	Total	2.5%	-1.1%	5.4%
	All aged 65 and over	-9.1%	-4.2%	-2.0%
	With no children	4.9%	-1.9%	7.1%
	With children	5.3%	0.1%	6.4%
Other household types	Total	31.6%	6.0%	28.9%

122. Overall, there was a small increase in the number of single-family households, in contrast to a decrease locally and less than the increase nationally. The number of single family households with no children increased less than nationally and contrasts with a decrease in Stockport.
123. There has been a large increase in 'Other' household types compare to the local average but it is more in line with the national average.
124. **Table 15** shows that the proportion of dwellings in Woodford that are detached houses or bungalows is considerably above the Stockport and national average.

Table 15: Accommodation type (households), 2011 (Source: ONS Census 2011, AECOM calculations)

Dwelling type		Woodford	Stockport	England
Whole house or bungalow	Detached	61.2%	21.5%	22.4%
	Semi-detached	28.2%	41.6%	31.2%
	Terraced	7.2%	21.5%	24.5%
Flat, maisonette or apartment	Purpose-built block of flats or tenement	2.7%	13.0%	16.4%
	Parts of a converted or shared house	0.0%	1.4%	3.8%
	In commercial building	0.6%	0.8%	1.0%

125. By contrast, there is a lower proportion of semi-detached dwellings compared with the Stockport average, and slightly less than the national average. The proportion of terraced dwellings is considerably below both the Stockport and England averages, and there is a much smaller proportion of flats than either locally or nationally.
126. **Table 16** below shows that the fall in the proportion of detached houses is greater than the national average. There has been a rise in the number of terraced homes being built compared to a fall in Stockport and England. Purpose built flats have been developed in Woodford and there has been a reduction in the number of converted flats.

Table 16: Change in accommodation type 2001-2011 (Source: ONS Censuses 2001 and 2011, AECOM calculations)

Dwelling type		Woodford	Stockport	England
Whole house or bungalow	Detached	-5.11%	-0.9%	3.4%
	Semi-detached	0.74%	-2.8%	2.6%
	Terraced	16.67%	-4.6%	-1.8%
Flat, maisonette or apartment	Purpose-built block of flats or tenement	44.44%	12.7%	22.1%
	Parts of a converted or shared house	-100.00%	-11.2%	-6.4%

Dwelling type		Woodford	Stockport	England
	In commercial building	0.00%	-21.9%	-13.8%

127. **Table 17** shows the low levels of concealed families (i.e. households within households) in the neighbourhood area. One would normally expect a correlation between lower numbers of people per household and lower numbers of concealed families, and the proportion of concealed families is smaller than in Stockport and England.

Table 17: *Concealed families in Woodford, 2011 (Source: ONS, Census 2011, AECOM calculations)*

Concealed families	Woodford	Stockport	England
All families: total	389	82703	14,885,145
Concealed families: total	4	1264	275,954
Concealed families as % of total	1%	1.5%	1.9%

128. Official statistics do not clarify the overlap, if any, between the Stockport housing waiting list and the stated number of concealed families locally.

Economic activity

129. **Table 18** shows that Woodford has a higher proportion of economically active residents than both the Stockport and England averages. This includes lower proportions of people working both full and part-time, and a significantly higher than average rate of self-employment. Unemployment is below average and there is a lower than average proportion of full-time students living in the Neighbourhood Forum area.

Table 18: *Economic activity in Woodford, 2011 (Source: ONS, Census 2011, AECOM calculations)*

Economic category		Woodford	Stockport	England
Economically active	Total	73.5%	71.3%	69.9%
	Employee: Full-time	34%	40.5%	38.6%
	Employee: Part-time	14.3%	14.6%	13.7%
	Self-employed	39.6%	19.2%	14.0%
	Unemployed	1.8%	3.9%	4.4%

Economic category		Woodford	Stockport	England
	Full-time student	2.6%	2.7%	3.4%
Economically inactive	Total	27.5%	28.7%	30.1%
	Retired	16.2%	15.3%	13.7%
	Student	5.7%	4.2%	5.8%
	Looking after home or family	3%	3.5%	4.4%
	Long-term sick or disabled	0.9%	4.2%	4.0%
	Other	1.7%	1.6%	2.2%

130. Among economically inactive categories, only the proportion of residents who are retired exceeds local and national averages. The proportion of retired residents, as well as the age profile of Woodford (e.g. couples nearing retirement), suggests that there may in future be a locally-driven need for specialist housing for older people as well as market homes suitable for independent living.
131. The NPPG advises taking account of the number of people with long-term limiting illness. **Table 19** shows that the proportion of working-age residents of Woodford who are long-term sick or disabled is less than the Stockport and the England averages, despite Woodford's relatively older population.

Table 19: Rates of long-term health problems or disability in Woodford, 2011 (Source: ONS, Census 2011, AECOM calculations)

Extent of activity limitation	Woodford	Stockport	England
Day-to-day activities limited a lot	6.0%	8.6%	8.3%
Day-to-day activities limited a little	7.6%	9.8%	9.3%
Day-to-day activities not limited	86.4%	81.6%	82.4%

132. **Table 20** shows that Woodford average distance travelled to work is greater than the Stockport average and slightly less than the England average.

Table 20: Distance travelled to work, 2011 (Source: ONS, Census 2011. AECOM calculations)

Location of work	Woodford	Stockport	England
Less than 10km	44.8%	58.6%	52.2%
10km to less than 30km	25.0%	19.6%	21.0%
30km and over	5.5%	4.7%	7.9%
Work mainly at or from home	17.9%	9.7%	10.4%
Other	6.8%	7.3%	8.5%
Average distance travelled to work	14.2km	12.4km	14.9km

133. The majority of Woodford residents travel less than 10km to work but this is less than the Stockport and England averages. 25% of Woodford residents travel between 10 and 30km. This is much higher than the Stockport and England averages. Additionally, more residents travel over 30km than for Stockport although it is still less than the national average.
134. Those travelling less than 10km are likely to be travelling into Stockport for work or working from home. Those travelling between 10km and 30km are likely to be travelling into Manchester city centre.
135. This and other data indicates that Woodford functions to some extent as a commuter settlement, principally for towns within 30km of the area. However, this is counterbalanced by a significant proportion of people who work mainly from home, which reflects the high proportion of self-employed residents, and may help drive demand for larger dwellings.

Neighbourhood survey work

136. A questionnaire survey was undertaken in December 2014 by the Neighbourhood Forum to weigh up the strength of local opinion on a variety of issues and engage local people at the earliest opportunity on the potential issues the plan should seek to tackle. Overall, 276 people responded to the survey.
137. The survey asked questions relating to the house type and size that is required in the neighbourhood plan area. A limited number of people responded to these questions, with 85 responses (this represents 30% of respondents). When asked if their household wanted to move but stay within Woodford, 51.2% said yes. Of those looking to move, the preferred type of housing was a smaller property, bungalow or retirement home, which reflects the desire of many people who have lived in the area for some time in larger homes to downsize as they get older. 73 respondents said that they knew someone with a housing need.
138. Respondents were asked how many homes should be built in Woodford in the future. There was a clear preference that this should be less than 50 units. In terms of the type of housing that should be built in the future, there was a clear preference for market homes and retirement

homes. Respondents were also asked how big individual housing developments should be, with a clear preference identified for developments of no more than 10 dwellings.

Plan Making Workshop Session

139. In addition to the Local Plan Survey, a workshop session was held on 1st December 2014 to discuss how to progress the Woodford Neighbourhood Development Plan. The workshop session were attended by around 18 Forum members with other invited guests including Stockport Council Planning Officer and the Project Manager for the Poynton Neighbourhood Plan (which lies adjacent).
140. The workshop discussed the progress made on the plan so far, key issues the plan should address, what could be done to address these issues, the overall vision for the plan and the type of plan to prepare.
141. During the workshop, a round table discussion was held to discuss the key issues for the Woodford Neighbourhood Development Plan. The limited mix of housing in the area was identified as a key issue during the workshop, which should be addressed in the future. The need to explore this in more detail was flagged as an action during the workshop, which is the purpose of this report.
142. A series of objectives were identified during the workshop. One of these was 'For new housing development to provide a variety and mix that meets local needs'. This issue was seen as affecting younger people who lived in the area but could not afford to buy, and older people who had lived in the area for some time in a larger property who may now wish to "downsize" to a smaller home. During the workshop, the need for the Neighbourhood Plan to improve the mix of size, type and tenure of new homes was identified as an issue.

Information from local estate agent

143. To add further depth and a new perspective on the market, we contacted local estate agent Nick Mosley (who works for Mosley Jarman Independent Sales and Lettings Agent) in order to verify the findings of the work undertaken by AECOM and to explore whether there were any further issues that were present in the Woodford Area.
144. Nick emphasised that the house prices in Woodford are amongst the highest in the local area, with there being very few houses coming to market that sell for less than £300,000. Therefore, first time buyers are often priced out of the market and affordability to younger people moving out of the family home is often an issue meaning that they have to move away from the area before they can afford to purchase a house in Woodford.
145. Nick went on to highlight that there is a lack of flats/apartments within Woodford that could be available for younger people wanting to live in the area. In addition, Nick highlighted that this type of development is often desirable for the elderly as some prefer not to have a garden that is required to be maintained.
146. A key reason as to why housing in Woodford is popular that Nick referred to, was the views out over the open fields that are offered by numerous properties in the village. Although Nick acknowledged that some of these views will be eroded by the forthcoming development on the Woodford Aerodrome site.
147. The strong rental demand in SK7 (which is highlighted above in Table 11 above) was also raised by Nick as a key issue for the area. However, Nick pointed out that landlords do not tend to invest

in properties for rent in the area. One of the main reason as to why rental properties are popular in the area was due to the quality of the schools in the catchment area. Nick believed that once the school on the Woodford Aerodrome site has been developed, the demand for rental properties will increase even further in the area.

4 Conclusions

148. This housing needs advice note has interrogated a wide range of data sources, which, taken together, can inform key trends and messages relevant to the Neighbourhood Plan's housing policies and creating a sustainable and balanced community going forward.
149. In this first section of our conclusions we make recommendations on the overall quantum of housing growth required.
150. In the second section, we assess, based on the data uncovered, indications of the components and characteristics of future housing based on the data analysed.
151. In line with recommended best practice, our preferred methodology is to present the projections our analysis has produced as a starting point, and then highlight the factors¹⁶ that the Neighbourhood Plan Steering Group might wish to take into consideration as they determine the final housing policy text, bearing in mind the requirement to be in general conformity with strategic housing policy at the Stockport level.

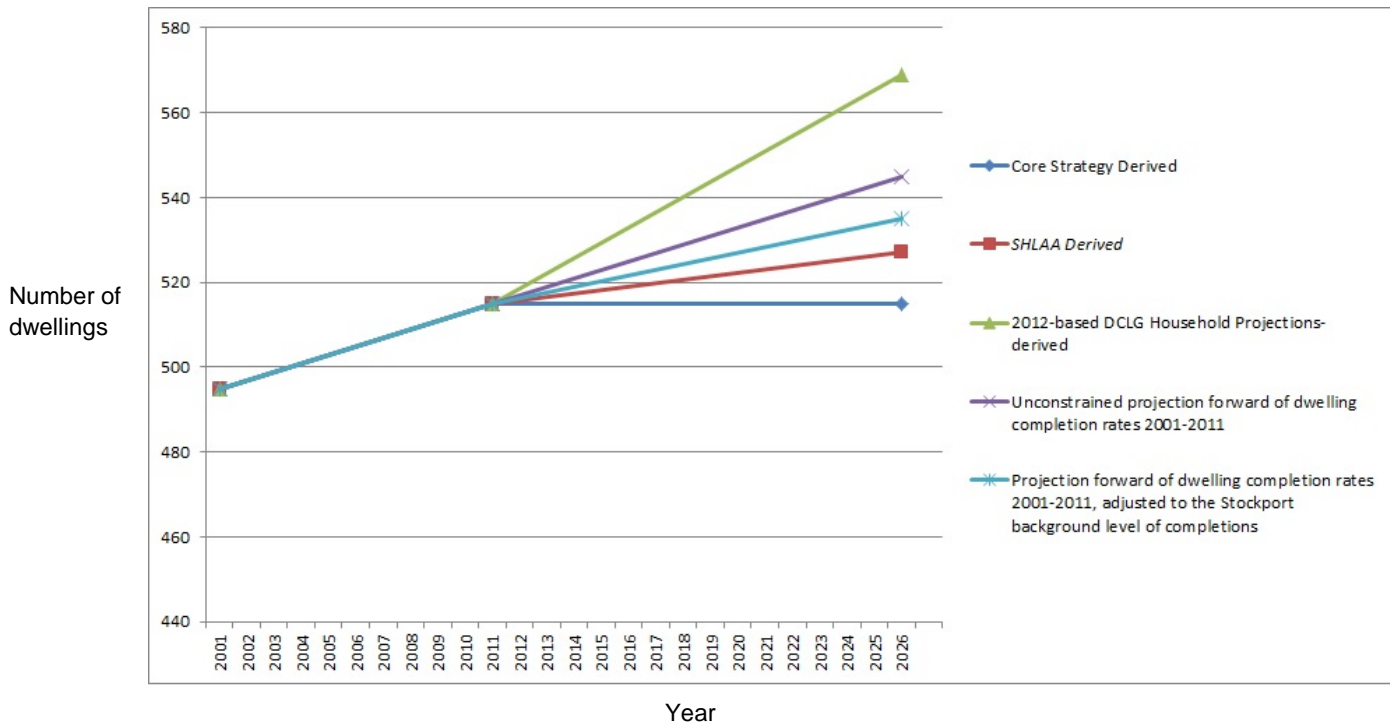
Quantity of housing need

152. To recap, we have identified five separate projections of dwelling numbers for Woodford based on:
 - Stockport Council's Core Strategy derived target. It is not possible to identify an explicit number for Woodford other than to say that the target is greater than zero;
 - The Government's 2012-based household projections, extrapolated to Woodford and translated from households to dwellings (which gives **54 dwellings up to 2026**);
 - The Stockport SHLAA, (which gives an identified capacity for 12 dwellings);
 - An unconstrained projection forward to mirror actual dwelling completion rates 2001-2011 (which gives **30 dwellings up to 2026**); and
 - A projection forward of dwelling completion rates 2001-2011, adjusted to the Stockport background level of completions (which gives **20 dwellings up to 2026**).
153. A further potential scenario is to rely on the future housing need for Woodford Neighbourhood Plan Area to be satisfied by the Woodford Aerodrome development. Around 950 homes are to be developed on the site over the next 9 years, including 15.5% affordable housing and self-contained extra care units. Further consultation with residents by the Forum is required to establish whether, there is a preference for housing developed as part of the Woodford Aerodrome development (especially for smaller properties/bungalows) to be complemented by a small amount of limited infill development within Woodford.

¹⁶ These factors are also referred to as 'indicators' in the NPPG.

154. Note, however, that NPPG advice is not to constrain demand assessment with supply-side considerations (which here, relates to the Stockport SHLAA-derived figure) when calculating future need. For this reason, we have italicised this projection in **Figure 6** below to show that it should be used for reference only.

Figure 6: Comparison of dwelling number projections (supply-side projection italicised) (Source: Stockport Core Strategy, Stockport SHLAA, DCLG 2012-Based Household Projections, Census 2001, Census 2011, AECOM calculations)






155. We have summarised the findings of the data gathered in Chapter 3 above in **Table 21** below. The source for each factor with particular relevance to Woodford is shown, and AECOM assessment of whether that factor is more likely to increase (↑), decrease (↓) or have no impact on (↔) Woodford’s future housing need. Following NPPG guidance, the factors relate both to housing price and housing quantity.
156. We have applied our professional judgement on the scales of increase and decrease associated with each factor on a scale from one to three, where one arrow indicates ‘some impact’, two arrows ‘stronger impact’ and three arrows indicates an even stronger impact. Factors are in alphabetical but no other order.
157. Note that factors have the potential to contradict one another, due to data being gathered at different times and across differing geographies. Woodford Neighbourhood Forum is invited to use its own judgement in resolving any conflicts, but we would advise that the more local and more recent data should generally have priority over data gathered at a larger spatial scale or older data.
158. However, our general approach reflects NPPG advice to adjust the housing quantity suggested by household projections to reflect appropriate market signals, as well as other market indicators

of the balance between the demand for and supply of dwellings, such as house prices and past build-out rate.

- 159. The NPPG also advises that market signals are affected by a number of factors, and plan makers should not attempt to estimate the precise impact of an increase in housing supply. Rather they should increase planned supply by an amount that, on reasonable assumptions and consistent with principles of sustainable development, could be expected to improve affordability, and monitor the response of the market over the plan period.
- 160. As such, **Table 21** should be used as a basis for qualitative judgement rather than quantitative calculation. They are designed to form the starting point for steering group decisions on housing policy rather than to provide definitive answers. Again, this reflects the NPPG approach - it states that when considering future need for different types of housing, planners have the option to consider whether they plan to attract an age profile that differs from the present situation (i.e to maintain school rolls or local services). They should look at the household types, tenure and size in the current stock and in recent supply, and assess whether continuation of these trends would meet future needs.
- 161. The NPPG also states that appropriate comparisons of indicators (i.e. factors) should be made and that trends uncovered may necessitate adjustment to planned housing numbers compared to ones based solely on household projections. Where upward adjustment is considered necessary, it should be at a reasonable level and not negatively affect strategic conformity with the adopted Core Strategy.
- 162. To help inform the steering group discussions that will be necessary to determine a neighbourhood plan housing target, we have provided our own professional judgement of need level, based on the projections presented in **Figure 6** and the market factors presented in **Table 21**, and taking into account our own knowledge and experience of housing need at neighbourhood plan level.

Table 21: Summary of factors specific to Woodford with a potential impact on neighbourhood plan housing policy

Factor	Source(s) (detailed in Chapter 3)	Possible impact on future housing need	Rationale for judgement
Age Structure of Woodford	Census	↑ ↑	The proportion of residents in the area between the ages of 45-64 (31%) is notably higher than the Stockport (27.3%) and England (25.4%) averages. The proportion of the population of Woodford aged over 65 is also higher than the national and Stockport averages. The area has a significantly smaller proportion of people aged 16-24 and 24-44 (see Figure 5).

Factor	Source(s) (detailed in Chapter 3)	Possible impact on future housing need	Rationale for judgement
Employment rates	Census		Woodford has a higher proportion of economically active residents than both the Stockport and England averages. This includes lower proportions of people working both full and part-time, and a higher than average rate of self-employment. Unemployment is below average and there is a lower than average proportion of full-time students living in the Neighbourhood Forum area.
High demand for housing	SMBC Housing Market and Needs Assessment		In terms of where housing is required in Stockport, the Bramhall/Cheadle Hulme (South) and Woodford area was selected as the most popular choice by respondents to the survey undertaken as part of the Housing Market and Needs Assessment. 39.2% of households selected this location, with the main reason given being the quality of the neighbourhood.
High rental demand in Woodford	Census and home.co.uk		Properties in Woodford rented nearly three times quicker than the Stockport average, indicating high levels of demand in Woodford relative to the wider area. This demand is reflected in the Census data showing a large increase in the amount private rental accommodation in the area, and indicates strong demand for rented properties in Woodford. Taken together, these two indicators suggest that Woodford is an area of high rental demand.

Factor	Source(s) (detailed in Chapter 3)	Possible impact on future housing need	Rationale for judgement
<p>House prices for Woodford and surrounding area are highest in Stockport</p>	<p>SHMA and subsequent update, SMBC Housing Market Quarterly Bulletin, April 2015, Local Estate Agency interview</p>	<p>↑ ↑ ↑</p>	<p>The Southern HMA represents by far the most expensive area in terms of average house prices in comparison to the other Greater Manchester HMAs. More specifically, the SK7 postcode sector (which Woodford is located within) has the highest average sale price within Stockport (£245,193) based on sales between September 2014 and 2014.</p> <p>A particular issue for the area is that first time buyers are often priced out of the market and affordability to younger people moving out of the family home is often an issue meaning that they have to move away from the area before they can afford to purchase a house in Woodford.</p>
<p>Impact of the proposed residential development at Woodford Aerodrome</p>	<p>SMBC planning permission</p>	<p>↑ ↑</p>	<p>Planning permission was granted for around 950 new homes, a primary school, employment provision, community facilities, landscaping, access and associated infrastructure. This includes 15.5% affordable homes and extra care units. (SMBC planning permission). The provision of new housing development adjacent to the neighbourhood plan area could arguably meet the housing requirements for Woodford Village. However, this would not meet the needs of any people wishing to live within the village itself.</p>

Factor	Source(s) (detailed in Chapter 3)	Possible impact on future housing need	Rationale for judgement
Impact of proposed road schemes surrounding Woodford	SMBC planning permission	↑	Construction of the A6 to Manchester Airport Relief Road commenced in February 2015 and is due for completion in late 2017. The road will improve vehicular and cycle links to Manchester Airport, the A6 and surrounding areas. The Poynton Relief Road is also being planned by Cheshire East Council. The development of these road schemes could have an effect on Woodford through enhancing the accessibility of the village to Manchester Airport, the A6 and surrounding areas. In turn, this would make job opportunities in surrounding areas more accessible and may lead to more people wanting to live in the area.
Increasing population	Census and DCLG Household Projections	↑	The neighbourhood plan area experienced an increase in its population between 2001 and 2011 (3%), but a smaller growth in its number of households over the period from 2001-2011. This is reflected in a 1.7% increase in average household size, from 2.57 people per household in 2001, to 2.61 in 2011. Based on 2012 household projections, the number of households in Woodford is predicted to increase to 55 up to 2027.
Local housing waiting list	Evidence provided by SMBC housing strategy team and Stockport homes.	↔	The Council were not able to provide an indication of how many people on the local housing waiting list would like to live in Woodford as this information is only available when people bid for vacant and available properties in an area. However, the Council confirmed that 2 applicants on the register have an application address in Woodford.

163. Based on the data summarised on the quantity of dwellings required and the market factors affecting those quantities, as well as the results of the Initial Public Engagement, AECOM recommends that housing need for the Woodford in the period 2011-2026 is in the range of **20 to 25** net additional dwellings. This judgement is based on the following factors:
- The Government's 2012-based household projections extrapolated to Woodford and translated from households to dwellings gives a figure of 50 dwellings up to 2026. Given the size of Woodford, it is considered that this is an unrealistic projection.
 - As highlighted above, there is a potential opportunity to rely on the future housing need for Woodford Neighbourhood Plan Area to be satisfied by the Woodford Aerodrome development. Further consultation with residents by the Forum is required to establish whether there is a desire to deliver some housing development within Woodford in order to meet the needs of certain sections of the local community.
 - We have therefore selected a range on around the midpoint of the projections identified to take account of likely constraints in Woodford. We have selected a range between 20 and 25 dwellings.
164. The Forum should note that any dwelling completions and outstanding permissions since the neighbourhood plan period start point (Census 2011) can be deducted against the target range identified. The latest evidence provided by SMBC indicates that four dwellings have been completed in Woodford to date since 2011. However, this is offset by a loss of 4 units over the same period leaving a net completion of housing of zero.
165. As part of undertaking this work, AECOM have discussed the scope and content of the work with SMBC's planning policy department. The Council have advised that although the Core Strategy forms part of the current development plan for Stockport, they will be undertaking an update of this work following the release of the Greater Manchester Strategic Framework (planned for May 2016), which will identify the scale and distribution of development across Greater Manchester over the next 20 years. The Framework will be a statutory joint development plan document and is highly likely to identify an increase in the housing required across Stockport.
166. There will be a need for the Neighbourhood Forum to monitor Stockport's progress in terms of the impact any increase in housing requirements across Greater Manchester has on the borough.

Characteristics of housing need

167. **Table 22** summarises the data we have gathered with a potential impact on the housing types and tenures needed in Woodford. Factors are in alphabetical but no other order.

Table 22: Summary of local factors specific to Woodford with a potential impact on neighbourhood plan housing characteristics

Factor	Source(s) (see Chapter 3)	Possible impact on housing needed	Conclusion
Affordable homes	SMBC Housing Market and Needs Assessment Evidence provided by SMBC housing strategy team and Stockport homes.	<p>The level of vacant affordable units in Stockport is very low at 22 units, which represents only 0.4% of the stock. The affordable housing needs across Stockport. It identifies a requirement for 397 affordable homes per year over the 10 years from 2011. (SMBC HNA).</p> <p>There are 2 applicants on the local housing waiting list that have an application address in Woodford. There does not appear to be a significant demand for affordable housing within the village.</p>	<p>Stockport's own requirement for affordable housing should result in adequate provision; therefore, there is no specific affordable housing policy required in Neighbourhood Plan.</p> <p>It should be noted that some affordable homes are being delivered as part of the Woodford Aerodrome development, which would provide affordable housing adjacent to the village.</p>
Housing Type	Census and Local Survey work	<p>The proportion of dwellings in Woodford that are detached houses or bungalows is considerably above the Stockport and national average. By contrast, there are a lower proportion of semi-detached dwellings compared with the Stockport average, and slightly less than the national average. The proportion of terraced dwellings is considerably below both the Stockport and England averages, and there is a much smaller proportion of flats than either locally or nationally.</p> <p>There is a need to ensure that a sufficient mix of housing is delivered on sites in Woodford.</p>	<p>Housing mix policy could aim to encourage increased provision for semi-detached properties. In turn, this is likely to help ensure that a mix of property types are delivered in Woodford over the plan period.</p> <p>Housing mix policy should also reflect guidance provided in Stockport's Core Strategy (Policy CS3 – Mix of Housing).</p>

Factor	Source(s) (see Chapter 3)	Possible impact on housing needed	Conclusion
<p>Increase in older person households</p>	<p>Census and Local Survey work</p>	<p>The population of Woodford is ageing, with an increasingly large population of its inhabitants approaching retirement or aged 65 or over.</p> <p>Within the local survey work carried out as part of preparing the plan, of those respondents that highlighted that they would be looking to move house in the future, the preferred type of housing was a smaller property, bungalow or retirement home, which reflects the desire of many people who have lived in the area for some time in larger homes to downsize as they get older.</p> <p>In turn, ‘downsizing’ of older households from larger to smaller units could free up larger units for families.</p>	<p>Provide a range of dwelling sizes including smaller dwellings (1-2 bedrooms) suitable for older people.</p> <p>A policy supporting downsizing for households currently under-occupying larger properties, though aspirational, could at least be a useful statement of intent.</p> <p>Monitor downsizing as it takes place- the more that happens, the lower the need for new family- sized/larger dwellings.</p> <p>As part of the Woodford Aerodrome development, extra care units are being developed. However, these units would only be available for use of and occupied as affordable housing by those residential occupiers who qualify for such extra care facilities unless otherwise agreed with the Council.</p>

Factor	Source(s) (see Chapter 3)	Possible impact on housing needed	Conclusion
Tenure	Census	<p>The level of owner occupation in Woodford significantly exceed the Stockport and England averages. The proportion of social rented housing (rented from the Council or a Registered Social Landlord) is significantly below the Stockport and England average. There is also a smaller proportion of privately rented units in Woodford, smaller than in Stockport which in turn, has less privately rented units than England.</p> <p>When considered alongside the high demand for rented accommodation in Woodford as highlighted in Table 20, it is clear that there is a demand rented accommodation in the village.</p>	<p>Housing mix policy could aim to encourage the delivery of an appropriate mix of housing tenures throughout Woodford to reflect the local housing need. The policy should also reflect guidance provided in Stockport's Core Strategy (Policy CS3 – Mix of Housing), which highlights the need to deliver a mix of tenures as part of new development.</p>

Recommendations for next steps

168. This neighbourhood plan housing needs advice note has aimed to provide the Woodford Neighbourhood Forum with evidence on housing trends from a range of sources. We recommend that the Neighbourhood Forum should, as a next step, discuss the contents and conclusions with SMBC with a view to agreeing and formulating draft housing policies, taking the following into account during the process:

- the contents of this report, including but not limited to **Tables 21** and **22**;
- Neighbourhood Planning Basic Condition E, which is the need for the neighbourhood plan to be in general conformity with the strategic development plan;
- the views of SMBC;
- the views of local residents;
- the views of other relevant local stakeholders, including housing developers; and
- supply-side issues, such as location and characteristics of suitable land, and any capacity work carried out by SMBC or other parties, including but not limited to the Stockport SHLAA.

169. Draft housing policies could usefully be informed by, for example, a presentation of this report to local stakeholders by the Neighbourhood Forum, with comments and feedback welcomed.
170. As noted previously, recent changes in the planning system, including the introduction of the National Planning Policy Framework, continue to affect housing policies at a local authority and, by extension, a neighbourhood level.
171. This advice note has been provided in good faith by AECOM consultants on the basis of housing projections, distribution and assessment current at the time of writing (alongside other relevant and available information).
172. Bearing this in mind, we recommend that the Forum should monitor carefully any new strategies and documents with an impact on housing policy produced by SMBC or any other relevant body and **review the neighbourhood plan accordingly to ensure that general conformity is maintained**. Most obviously, this includes monitoring the status of the development plan for Stockport.
173. At the same time, monitoring ongoing demographic or other trends in the factors summarised in **Tables 21** and **22** would be particularly valuable.

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Address: Bridgewater House, Whitworth Street,
Manchester, M1 6LT
Phone number +44 (0)161 907 3500