



The Parish of Loggerheads Housing Needs Assessment

**UPDATE for 2014 population
projections and Strategic Housing
Market Assessment Update Stoke-on-
Trent City Council and Newcastle-
under-Lyme Borough Council June
2017**

June 2017v2

**Loggerheads Neighbourhood Plan Working
Group**

1. INTRODUCTION

1.1 In June 2016 the Loggerheads Neighbourhood Plan Group prepared and published a Housing Needs Assessment as part of the work to develop a Neighbourhood Plan. This relied on information from Newcastle under Lyme Borough Council's Joint Strategic Housing Market Assessment, final report issued in July 2015 (note it is joint with Stoke on Trent City Council) prepared as part of the Council's work on a Local Plan. It also used information from The Borough Council's Five Year Housing Land Supply Statement 2015-2020 updated mid-year 2015 and census data from 2011.

1.2 The purpose of a Strategic Housing Market Assessment (SHMA) is to objectively assess the need for housing across the two authorities. The release of new 2014-based sub-national population and household projections in May and July 2016 respectively provided a new set of data which forms an updated demographic 'starting point' for the assessment of housing needs. While Planning Practice Guidance (PPG) clearly states that housing needs assessments are not automatically rendered out of date when new projections are issued, the Planning Inspectorate (PINS) in practice typically require local authorities to demonstrate an awareness and appreciation of updated evidence released throughout the plan-making process, particularly where a 'meaningful change in the housing situation' is implied.

1.3 Collectively, the availability of the findings from the Borough Council's Employment Land Review and the release of new 2014 based population and household projections justify a review of the SHMA which considers the implications of this newly published evidence on the objectively assessed need (OAN) for housing in Stoke-on-Trent and Newcastle-under-Lyme.

2. UPDATE ON DWELLING PROJECTIONS FOR NEWCASTLE AND LOGGERHEADS JUNE 2017

2.1 The updated analysis presented in the report published in June 2017 indicates that there is an objectively assessed need (OAN) for 1,390 dwellings per annum in the Newcastle-under-Lyme (586) and Stoke-on-Trent housing market area (HMA) over the period from 2013 to 2039. This sits within the range previously concluded in the 2015 SHMA (1,177 – 1,504 dwellings per annum).

2.2 On this basis, Newcastle-under-Lyme is projected to accommodate population growth over the period to 2039 which is some 75% higher than suggested by the previous dataset.

2.3 The table (1) shows the projected population and dwellings for Newcastle based on the 2012 projections and the new 2014 projections (in red).

Table 1: Newcastle actual and projected population and households 2001 – 2039 (updated June 2017)

	Population	Households	Dwellings
Newcastle 2001 – 2011 ACTUAL	+1.5% (from 122,048 to 123,871 +1823 people)	+3.6% (fig 4.18, 50,723 to 52,574 +1851 households)	+4% (2102 dwellings) from 52,118 to 54,220
Newcastle 2013 – 2039 PROJECTION (using 2012 data)	+5.8% (7259 people) +340 net migration	+11.4% (6024) 232 a year for 26 years	+11.5 % (6214 dwellings) =239 a year (over 26 years) OR +17.6% (9542) = 367 a year if adjusted for demographics OR +32.6% (17654) =679 a year if adjusted for economic growth)
Newcastle 2013 – 2039 projection (using 2014 data)	+10.1% (+12,674)	+15% (7,970) 315 a year for 25 years	+15.1% (8,133) = 315 a year (over 26 years) Or +19.1% = 398 a year (adjusted for demographics) Or +28.1% = 586 a year (adjusted for demographic & employment) = OAN
Dwellings per household = 0.969			
Change in household size 2001-2011	-2.2% (from 2.33 to 2.28)		

Source: Newcastle under Lyme and Stoke on Trent Joint Strategic Housing Market

Assessment 2011 – 2021(figs 4.1, 4.18) 2013 – 2039 fig 6.1

Strategic Housing Market Assessment Update Newcastle under Lyme and Stoke on Trent June 2017. Tables 2.1 page 11 & 5.1 page 124

NB. A figure of 1.0 for dwellings per household indicates 1 dwelling per household. A figure below 1 indicates levels of overcrowding.

2.4 If the new range of projections calculated from the 2014 data in the Borough Council update are extrapolated to Loggerheads the range is from +10.8 dwellings a year to +20 dwellings a year. The Borough Council recommended figure for its Objectively Assessed Need (OAN) is the upper range, +20 a year. (shown in table 2).

2.5 An update on the number of dwellings projected to be needed if the dwellings in Loggerheads as a proportion of those in Newcastle Borough is calculated (3.4%) for the projected annual increase; 19.9 dwellings per annum .

Table 2: Loggerheads actual and projected population and households 2001 – 2039
(updated June 2017)

	Population	Households	Dwellings
Loggerheads 2001 – 2011 ACTUAL	+6.8% (residents) 4,193 to 4,480	+7.0% (households) 1,688 to 1,806	+6.7% (dwellings) 1738 to 1855
Loggerheads 2013 – 2039 PROJECTION (using NuLBC fig 6.1 & 2012 data)	+5.8% (260 people) +10 a year	+11.4% (205 households) + 7.9 a year	+213 dwellings (+8.2 a year) or +324 (12.4 a year) if adjusted for demographics +604 (23.2 a year) if adjusted for economic market signals
Loggerheads 2013-2039 (using 2014 data)		+15% (+271 households)	+15.1% 280 dwellings (+10.8 a year) +19.1% +352 dwellings (+13.6 a year) + 28.1% +519 dwellings (+20 a year) = OAN
Dwellings per household =0.973	Loggerheads makes up 3.6% of NuLBC population	Loggerheads makes up 3.4% of NuLBC households	Loggerheads makes up 3.4% of NuLBC dwellings
Change in household size 2001-2011	0.1% from 2.43 to 2.43 (rural south)		

3. Housing Supply in Loggerheads (updated June 2017)

3.1 Houses Built since 2011 census

A total of **28** homes have been built or are under construction in Loggerheads since the 2011 census and up to June 2017. 13 were built between the census and January 2013. 2 were built between 2013 and October 2015, 10 have been built (or nearly complete up to June 2017 and a further 3 are under construction. (Table 3 refers).

Table 3: Houses built in Loggerheads between 2011 and June 2017.

2011-2013	No.
Oaklands Farm, Newcastle Road, Market Drayton	4
The Barn, Blore Heath Farm, Loggerheads	1
1a and 1b Chestnut House, Chestnut Road, Loggerheads	2
Christleton, Pinewood Road, Ashley Heath (replacement)	0

Car park at rear of shops, Eccleshall Road, Loggerheads	1
Upper House Farm, Pinfold Lane, Alington	1
Former car park, Mucklestone Road, Loggerheads	2
The Croft, Lower Road, Ashley	1
Garden of 4 Gorse Crescent, Loggerheads	1
Virginia Lodge, Pinewood Road, Ashley (replacement)	0
2013 – October 2015	
The Croft, Newcastle Rd, Loggerheads	1
19A Newcastle Rd, Loggerheads	1
Under construction in October 2015	
Rowney Close, Loggerheads	6
The Crofts, Pinewood Road, Ashley	1
Land adjoining Owl House, Tower Rd, Ashley	1
Former Fire Station, Church Road, Ashley	2
Update June 2017	
Llysfaen, Newcastle Road, Loggerheads	2
Pinewood Road	1
Total	28

Source: Newcastle Borough Council Planning records

3.2 A total of 122 homes have been permitted in Loggerheads between 2013 and October 2015. In the rural area permissions totalled 615 (against a target of 900 between 2006 and 2026). Note the Borough Council consider *“in recognition of national Planning Practice Guidance which states that ‘evidence which dates back several years, such as that drawn from revoked regional strategies, may not adequately reflect current needs’, the Borough Council no longer considers that the Core Spatial Strategy housing target (which the maximum 900 dwelling target for the rural area is part of) is an appropriate figure to measure housing supply or housing completions against, as this was derived from the West Midlands Regional Spatial Strategy which has now been revoked.”*

3.3 Of these 122 homes, 30 would be affordable, only 6 were 2 bedroom properties and only 12 at October 2015 have started construction or been completed. (Table 18 refers).

3.4 In addition a further 193 homes were permitted between October 2015 and June 2017. Of these 46 will be affordable. The total permitted is now 315.

Table 4: Housing permitted since 2013 up to 1st June 2017 in Parish of Loggerheads

Location	No.	Type
Oak Tree barn, Knighton Farm	1	4 bed
The Croft, Newcastle Rd, Loggerheads	1	3 bed
19A Newcastle Rd, Loggerheads	1	4 bed
Rowney Close, Loggerheads	6	6 x 2 bed Affordable
The Crofts, Pinewood Road, Ashley	1	4 bed

36-38 Kestrel drive	1	3 bed
Land adjoining Owl House, Tower Rd, Ashley	1	3 bed
South East Of Hollycroft Farm Barn At Land Off Lordsley	1	4 bed
Rowney Farm conversion granny flat to separate house	1	3 bed
Former Fire Station, Church Road, Ashley.	2	4 bed
Mucklestone Road	78	58 4/5 bed 20x 3 bed Affordable
Silver Birch, Birks Drive, Ashley Heath	1	3 bed
Llysfaen, Newcastle Road, Loggerheads	2	3 bed
Land Adjacent Halcyon, Tower Road, Ashley	4	4 bed
Eccleshall Road, Hookgate	16	12 4/5 bed 4 x 3 bed affordable
The Crescent Pinewood Drive	1	3 bed
Land To The North East Of Birks Drive North West Of Tower Road Ashley	1	4 bed
Lee Croft Pinetrees Lane	1	4 bed
Land Adjacent To St Georges Pinewood Road Ashley	1	3 bed
178 Lower Road Ashley	1	4 bed
Hollycroft Farm, Lordsley Lane, Ashley	1	4 bed
178 Lower Road, Ashley	1	4 bed
The Croft, Newcastle Road, Loggerheads	1	4 bed
Braeholme, Pinewood Road, Ashley	2	5 bed
Park Hill Cottage, Flash Lane, Hales (replacement)	0	
Land adjacent Braeholm, Pinewood Road, Ashley	1	4bed
Sunnyside, Pinewood Drive, Loggerheads (+ 1 replacement)	+1	3 bed
Tadgedale quarry (on appeal)	128	32 Affordable 4 bed
Land Off Eccleshall Road Loggerheads	55	14 2 /3 bed affordable
Meadowside, Pinewood Road, Ashley	1	4 bed
Land at Selbourne, Pinewood Road, Ashley	2	4 bed
Total	315	58 affordable

Source: Permitted on NuLBC SHLAA 2015-2020 update mid-year 2015 & [NuLBC planning web site](#)

3.5 At end of June 2017 a further 76 homes are being considered for planning permission, of which 21 would be affordable, but nearly all are 3 or 4 or 5 bedroom homes. (Table 5 refers).

Table 5: Other developments under consideration as current planning applications

Location	No.	Type
Bank Top, Pinewood Road,	1	4 bed

Ashley Heath		
land off Market Drayton Road	65	Mix 14 affordable
Land Opposite Meynell Arms, Church Road, Ashley.	2	3 bed
The Grange, Brodder Lane, Peatswood	1	4 bed
Land adjacent 14 Tadgedale Avenue, Loggerheads	3	2 bed
Eccleshall road/Pinewood Road	+4	2 bed
Total	76	21 Affordable

Source: Planning applications March 2017 to June 2017.

3.6 The current housing supply position, if those at the planning application stage are included there could be up to 400 new homes in Loggerheads of which 79 are designated as being affordable. Only 10 of these are 2 bedroom houses, a significant number are large 4 bedroom family homes.

4 Housing Land Availability (updated June 2017)

4.1 Newcastle Borough Council, as part of the Local Plan process have identified Land in Loggerheads that is seen as available for housing development. Some of the land in table 6 below from an assessment in 2013/14 has been subject to planning application so is included in the tables above. This identifies capacity for **104** additional homes.

Table 6: Land Availability in Loggerheads

Site	capacity
Newcastle Road ('Green Bungalow'), Loggerheads	3
Broom Lea, Loggerheads	6
Market Drayton Road, Loggerheads	+55
Green Lane, Ashley	40
Total	104

5. Conclusion

5.1 In summary, this update identifies five separate projections of the number of dwellings needed for the Neighbourhood Plan area between 2013 and 2033 (20 year period) based on:

1. **+216 dwellings (+10.8 a year) 2014 NuLBC population projection**
2. **+272 (13.6 a year) NuLBC population projection adjusted for demographics**

3. +400 (20 a year) NuLBC population projection adjusted for demographics & employment
4. + 398 dwellings (+19.9 a year) for the proportion of dwellings in Loggerheads versus Newcastle Borough (using OAN figure)
5. +112 (5.6 a year) the rate of delivery of net new dwellings since the last census (2011).

(For reference this compares to the previous 2012 based figures)

- 1.+164 dwellings (+8.2 a year) 2012 NuLBC population projection
- 2.+248 (12.4 a year) population projection adjusted for demographics
3. +464 (23.2 a year) population projection adjusted for economic market signals
4. +234 (11.7 a year) the rate of delivery of net new dwellings since the last census (2011).

5.2 Using the evidence from multiple sources it has been clearly demonstrated, in the main report, that the housing need in Loggerheads does not match supply. The Parish of Loggerheads has a very specific housing need as set out in sections 5 to 7 of the main report. This is for single person households for the age 60 years and above and affordable homes for young people, namely 1 or 2 bedroom houses or bungalows. Private renting can be an alternative to meet the needs of singles / smaller households, if it is affordable.

5.3 However this need is not being served by the current planning process as demonstrated in the updated housing supply assessment above with 315 permissions since 2013 of which only 10 have been 2 bedroom houses and a further 76 houses in for planning permission as of June 2017. With the lack of a Local Plan supported by a Neighbourhood Plan the default position is that the housing supply pipeline is overloaded with more 3+ bedroom properties.

5.4 Potential supply has outweighed demand. Current permitted potential supply (315) **is equivalent to 15.8 years of demand** (using the Newcastle Borough OAN figure, as option 4 above). If the permitted and potential supply at June 2017 (391) is used, there is 19.6 years of supply in what is only year 4 of a 20 year plan period.