

Housing Needs Assessment

Standish Voice, Wigan

July 2016
Final Report

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Glossary of terms used in text

DCLG	Department for Communities and Local Government
HNA	Housing Needs Assessment
LSOA	Lower Super Output Area
MSOA	Middle Super Output Area
NPPF	National Planning Policy Framework
OA	Output Area
ONS	Office for National Statistics
PPG	Planning Practice Guidance
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment

Executive Summary

1. The 2011 Localism Act introduced neighbourhood planning, allowing parish/town councils and 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 the development of policies needs to be underpinned by robust, objectively assessed housing needs data.
3. In the words of the National Planning Practice Guidance (PPG), establishing future need for housing is not an exact science, and no single approach will provide a definitive answer. The process involves making balanced judgments, 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 neighbourhood 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 Strategic Housing Market Assessments (SHMAs), which are used to determine housing need at a local authority level. 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 data at this more local level to help Standish Voice understand, among other matters, the type and tenure of housing needed to inform neighbourhood plan policies.
6. This Housing Needs Assessment for Standish is the second of two AECOM studies aimed at developing the evidence base for Standish Voice's Neighbourhood Plan. The first was a Technical Facilitation Report aimed at addressing a number of housing issues that, while relevant to the village, were outside the scope of a Housing Needs Assessment, which, in line with relevant Government guidance, should cover the demand for housing alone.
7. This objective and independent housing needs advice note follows the PPG approach where relevant. This ensures our findings are appropriately evidenced. The PPG 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.
8. In order to understand what type of housing is needed, we have gathered a wide range of local evidence and summarised it into policy recommendations designed to inform decisions on housing characteristics such as dwelling size, type and tenure.
9. The PPG 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 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'

10. 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'*.
11. Compared with the 2001 Census, the 2011 Census gathered data across a number of new categories and across a range of geographies that are highly relevant to planning at the neighbourhood level and helpful if a PPG-based approach is being used.
12. 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 have 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 the robustness of conclusions and recommendations arising from the analysis of that data.
13. One of the conclusions of the Technical Facilitation Report was that Standish's share of the Wigan housing target has already been met, and indeed exceeded, by extant planning permissions. As such, this housing needs assessment did not need to investigate the quantity of housing needed.
14. Instead, it has assessed, based on the data uncovered, the components and characteristics of future housing need.
15. The table below summarises the data we have gathered with a potential impact on the characteristics of the housing needed in the neighbourhood, and should be treated as the key output of this study to take forward to inform the housing policies of the Neighbourhood Plan. Factors are in alphabetical but no other order.

Table 19: Summary of local factors specific to Standish with a potential impact on neighbourhood plan housing characteristics

Factor	Source(s) (see Chapter 3)	Summary of data gathered on factor	Conclusion
Affordable housing	Wigan Draft SHMA, Local Plan, Leigh Homes current waiting list for Standish, Zoopla	<p>Standish is among the least affordable parts of the borough for those on lower incomes. Around 41% of newly forming households are unable to access the owner occupation tenure, and even 38% cannot access private rental units. As such, there are high levels of demand for affordable housing at Standish. There is a future need for more affordable housing as the annual net shortfall is increasing. However, there is less need for new socially rented properties as the majority of need for such homes will be met through re-lets.</p> <p>SHMA notes a lack of affordable housing options for older people; affordable bungalows and leasehold sheltered accommodation are both needed. More generally, the affordable housing supply is not currently meeting the needs of those on the housing register. Among those needing affordable housing, almost 90% of applicants over the age of 60 need a one bedroom home. However, many would actually prefer a two-bedroom home, ideally a bungalow.</p> <p>Local Plan seeks 25% affordable housing on all sites of 10 or more dwellings where viable. Half of these affordable dwellings should be for social or affordable rent (though note more recent SHMA conclusion that there is less need for social housing) and half for intermediate housing.</p> <p>The current waiting list for Standish shows 29% of households want a one bedroom flat, 3% a two-bedroom flat, 16% a two bedroom house, 6% a three bedroom house, 36% a one bedroom bungalow, 6% a two bedroom bungalow. Overall, more than 96% are looking for one or two bedroom units.</p>	<p>The existing outline permissions at Standish will provide a welcome boost in terms of affordable homes for the area, and a condition of their approval was that they accord with adopted Wigan policy on affordable homes.</p> <p>We consider Standish Voice should work closely with Wigan Council to ensure that the affordable homes required at Standish are delivered in policy-compliant quantities on the sites with permission, in light of the evidenced level of affordable housing need in the village.</p> <p>Evidence suggests that there is a higher level of need for intermediate housing than for social housing. In particular, affordable housing should be focused on meeting the needs of the older population, and, as such, the affordable housing provided should comprise one and two bedroom homes, a significant proportion of which are bungalows and/or are otherwise easily accessible and designed with the specific needs of the elderly in mind.</p> <p>The broad proportions of affordable housing to be provided should be 95% one and two bedroom homes and 5% three-bedroom houses. Within the one and two bedroom homes, about 30% should be one bedroom flats, 5% two-bedroom flats, 20% 2 bedroom houses, 40% one-bedroom bungalows and 5% two-bedroom bungalows.</p>

Factor	Source(s) (see Chapter 3)	Summary of data gathered on factor	Conclusion
Dwelling size	Wigan Draft SHMA, Local Plan, Census	<p>Currently, household size is average for Wigan but there is a current and forecast increase in single person and lone parent households, and a forecast reduction in family households; as such, there is a forecast reduction in household size. However, there is also a forecast increase in commuters, particularly in most affluent parts of Wigan, including Standish.</p> <p>There is an existing mismatch between supply of and demand for smaller homes- Standish currently has oversupply of 4-5 bedroom dwellings and an undersupply of 1-2 bedroom dwellings (larger dwellings than Borough average).</p> <p>Across the Borough, three bedroom dwellings are most common. Many pensioners currently living in larger dwellings which would be more suitable for families. New supply should be focused on one and two bedroom units, but there is also a much lesser proportion of need for four bedroom units for families. Currently, rates of under-occupation are high and rates of over-crowding low, showing need for smaller dwellings. Local Plan seeks to meet need in terms of dwelling size. A slightly above average increase in 16-24 year olds in recent years could also drive demand for smaller (e.g. 1-2 bed) units.</p> <p>Some forecast demand in future from commuters will drive need for a limited proportion of larger (3+ bedroom housing).</p>	<p>Among market homes, the majority to be provided should also be smaller (1-2 bedroom units) to meet the needs of the forecast increase in single person and lone parent households. However, this may have viability implications and as such we recommend that Standish Voice and Wigan work together with developers to ensure smaller dwellings can be delivered viably.</p> <p>This may well require the developer to provide an 'open book' assessment of viability. As this is not a requirement of the adopted Core Strategy, we recommend Standish Voice consider including it as a policy in the Neighbourhood Plan, subject to Wigan Council's approval.</p> <p>There is a forecast increase in commuters and the evidence suggests that Standish will continue to be attractive to this sector of the population. As such, a much lesser proportion of the new homes to be provided could be larger (three and four bedroom) dwellings, but the provision of these should be limited due to existing over-supply, and bearing in mind that provision of new smaller dwellings will in any case free up existing under-occupied dwellings for families and commuters.</p>

Factor	Source(s) (see Chapter 3)	Summary of data gathered on factor	Conclusion
Dwelling tenure	Wigan Draft SHMA, Local Plan, Census	<p>Current lack of opportunity for households to be owner-occupiers due to lack of affordable dwellings; providing smaller dwellings should help address this concern. There is demand for affordable tenure even among existing owner-occupiers- these are older people whose market properties are not able to meet their medical or care needs.</p> <p>Local Plan seeks to meet need in terms of dwelling tenure. Census data shows high (but slightly declining) levels of owner-occupation and much lower than average privately rented and socially-rented properties at Standish. However, the rate of private rentals is increasing while the rate of social rentals is decreasing.</p>	<p>See previous conclusions on providing far more smaller dwellings- this should help meet the needs of those wishing to but currently unable to become owner-occupiers.</p> <p>Likewise, freeing up existing owner-occupied dwellings through older people moving into smaller affordable units should have the effect of reducing local house prices as a greater supply comes onto the market.</p> <p>The new market housing to be provided will likely be popular among both owner-occupiers and among those wishing to buy to let. The planning system has little control over the functioning of the market in this way, but the evidence suggests an increase in both tenures would likely meet the existing high levels of housing need/demand.</p>
Dwelling type	Wigan Draft SHMA, Local Plan, Census	<p>Standish has higher than average existing levels of detached homes, and lower than average terraced properties; predominant dwelling type across Wigan is semi-detached (which is less the case in Standish). There are significantly fewer flats than the national average. The majority of smaller dwellings across Wigan are pre-war terraced units, less suitable for older people. SHMA concludes that new flats, houses and bungalows are all needed. Local Plan seeks to meet need in terms of dwelling type.</p>	<p>As per previous conclusions, we recommend that the new dwellings to be provided should be a mix of houses, flats and bungalows, designed to meet the needs of a range of population sectors, but with a particular focus on smaller dwellings, bearing in mind the need for a particular focus on homes for older people.</p> <p>There is a current under-supply of flats and of modern terraced housing, and as such, these dwelling types should be particularly encouraged. Although it is accepted that the local context suggests a proportion of the new dwellings coming forward would be semi-detached and detached, the neighbourhood plan should seek to avoid an over-provision of new detached dwellings.</p>

Factor	Source(s) (see Chapter 3)	Summary of data gathered on factor	Conclusion
Housing for older people	Wigan Draft SHMA, Census	<p>SHMA points out that one in six Wigan residents are pensioners and that the proportion in Standish is the third highest in Wigan; confirmed by Census. There are fewer, and declining, numbers of younger people, meaning fewer large families, and large increases in over 45s.</p> <p>Demographic projections show proportion of older people likely only to increase above North West average, with 72% of all population increase being people of pensionable age and 65% of all homes needed being for over-65s. The majority of retirement housing should be small, accessible units for independent living (i.e. rather than care homes).</p> <p>Downsizing is forecast to increase in frequency from existing larger units; current evidence that many older people want to downsize, but there is a lack of suitable units to downsize into. The proportion of the very old (85+) in Standish is in line with Wigan and England averages, and there are relatively fewer households looking after family or long-term sick/disabled</p>	<p>The evidence suggests that around 65% of all new homes to be provided should be aimed specifically at the needs of the population over the age of 65.</p> <p>The evidence also suggests that the majority of new homes for older people should be downsizing units for independent living, with a lesser proportion of specialist housing solutions like care homes.¹</p> <p>As per our conclusions above, the affordable housing offer should include a proportion of specialist accommodation for those no longer able to live fully independently. Likewise, there is likely to be a demand for a small proportion of specialist accommodation for sale on the open market.</p> <p>Calculations based on the 2011 Census and Wigan SHMA indicate a need for a minimum of 19 enhanced sheltered units and 24 extra care units in Standish, to be provided on the open market for sale and leasehold.</p> <p>However, in the shorter term, the proportion of the very elderly is around average and there are fewer long term sick/disabled, suggesting that demand for care home accommodation would be more constrained until later in the plan period.</p>

¹ More detailed information about the increasingly wide and specialised range of housing options for older people is available in the Strategic Housing for Older People Resource Pack, published by the Housing Learning and Improvement Network, and available at <http://www.housinglin.org.uk/library/Resources/Housing/SHOP/SHOPResourcePack.pdf>

Factor	Source(s) (see Chapter 3)	Summary of data gathered on factor	Conclusion
Recent supply of housing	Wigan Draft SHMA, Census	<p>SHMA notes that the recent supply of housing has been larger family homes and as such, there is an oversupply of this type of unit because very few smaller homes are being developed at present across Wigan, meaning there is an existing undersupply of accessible bungalows and apartments.</p> <p>There therefore needs to be a better mix of housing on new developments including the provision of attractive down-sizing options, including bungalows and freehold and leasehold sheltered accommodation. Between January 2010 and June 2013, 52% of all homes on larger sites were four bedroom detached homes, with fewer smaller homes and apartments being built, and this trend appears to be continuing as of 2015-16.</p> <p>Census shows recent increase in three room households in Standish but decreases in one, two, four and five room households, and increases in seven and eight room households.</p>	<p>As per previous conclusions, Standish Neighbourhood Plan should be very clear that the evidence, including the SHMA and the Census shows a high existing oversupply of larger, detached homes.</p> <p>As such, smaller homes, including accessible bungalows and apartments for older people, should be strongly supported by the neighbourhood plan.</p> <p>At the same time, any proposals by developers for a significant number of new larger (three bedroom plus) and/or detached homes should be discouraged.</p> <p>Where such dwellings are proposed, developers should be required to provide robust local evidence of need, given that the existing evidence base interrogated by this report appears to indicate so strongly that it is smaller dwellings that are most in need and that need from older people appears to significantly outweigh need from younger or middle-aged families.</p>

1 Introduction

Housing Needs Assessment in Neighbourhood Planning

16. The 2011 Localism Act introduced neighbourhood planning, allowing parish/town councils and neighbourhood forums across England to develop and adopt legally binding development plans for their neighbourhood area.
17. As more and more parishes and forums seek to address housing growth, including tenure and type of new housing, it has become evident that the development of policies needs to be underpinned by robust, objectively assessed housing needs data.
18. In the words of the National Planning Practice Guidance (PPG), establishing future need for housing is not an exact science, and no single approach will provide a definitive answer. The process involves making balanced judgments, 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 neighbourhood almost never constitutes a housing market on its own and must therefore be assessed in its wider context.
19. The guidance quoted above on housing needs assessment is primarily aimed at local planning authorities preparing Strategic Housing Market Assessments (SHMAs), which are used to determine housing need at a local authority level. 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.
20. Our brief was to advise on data at this more local level to help Standish Voice understand, among other matters, the type and tenure of housing needed to inform neighbourhood plan policies.

Local Study Context

21. Standish is a large village within the Wigan Council area with a population of 12,281 (2011 Census for Standish with Langtree ward). It is around three miles north of Wigan town centre and benefits from excellent road transport connections, being only a mile east of M6 Junction 27, which provides connections to Warrington, to Liverpool and Manchester via the M62 and, further afield, to the West Midlands, Lake District and Scotland.
22. Although the village itself no longer has a railway station, it is close to the Wigan stations, which also provide good access to a range of destinations to the north, south, east and west, including Birmingham and London. The nearest major airport is Manchester, accessible via the M56 and by rail via Wigan and Manchester.
23. The Neighbourhood Plan area does not correspond exactly to administrative boundaries, either Standish with Langtree ward or otherwise. As such, we have investigated which of the many National Statistics divisions² can be aggregated to provide the best fit for the neighbourhood area, and have concluded that the following mixture of one Middle Super Output Areas (MSOA), three Lower Super Output Areas (LSOAs) and four Output Areas (OAs) is the most appropriate to use:

- MSOA Wigan 002;

² For Census purposes, National Statistics divides the whole of England into a hierarchy of statistical divisions. Each Local Authority Area contains a number of MSOAs, each MSOA contains a number of LSOAs, and each LSOA contains a number of OAs, which are the smallest division possible. For more details, including maps of all areas, please see <http://www.neighbourhood.statistics.gov.uk/dissemination/>

- LSOAs Wigan 001A, Wigan 001C and Wigan 001D; and
- OAs E00032315, E00031580, E00031611, and E00168459.

24. For planning purposes, Standish is covered by the adopted Wigan Local Plan Core Strategy.

25. Standish is also part of the Wigan Housing Market Area, and as such, the draft Wigan Strategic Housing Market Assessment (SHMA) is highly relevant to this housing needs analysis and will be interrogated as appropriate.

Technical Facilitation Report

26. This Housing Needs Assessment for Standish is the second of two AECOM studies aimed at developing the evidence base for Standish Voice's Neighbourhood Plan. The first was a Technical Facilitation Report aimed at addressing a number of housing issues that, while relevant to the village, were outside the scope of a Housing Needs Assessment, which, in line with relevant Government guidance, should cover the demand for housing alone.

27. The Technical Facilitation Report, operating under no such restrictions, was able to address a combination of the supply and demand-side factors influencing current and future housing provision at Standish.

28. The single most important finding of the Technical Facilitation Report for the demand side analysis of housing at Standish was that Standish's quantitative housing need for the Wigan Local Plan Core Strategy period had already been met through a number of existing outline permissions. As such, we have already determined that Standish's outstanding housing target to 2026 is effectively zero.

29. However, the Technical Facilitation Report also determined that, as the majority of the housing provision with permission at Standish has been granted in outline form only, and that neither the applications nor the determination process covered the type of housing to be developed, a future Housing Needs Assessment (i.e. the present report) was nevertheless required, as it would provide additional information in terms of the type of housing that should be delivered to meet local needs alongside those of the wider housing market area.³

30. For this reason, although most Housing Needs Assessments seek to answer two main questions (namely, 'how much housing is required?' and 'what type of housing is required?'), this Housing Needs Assessment now only needs to answer the second question, and, as such, does not address the quantity of housing needed, as detailed conclusions and justification on this point are already provided by our Technical Facilitation Report.

³ Government guidance makes it clear that both categories of need should be addressed. Any Housing Needs Assessment confining itself to local needs only would be incomplete, and Neighbourhood Plan housing policy based on such an incomplete assessment would run the risk of failure against the Basic Conditions.

2 Approach

PPG-Based Assessment

31. This objective and independent housing needs advice note follows the PPG approach where relevant. This ensures our findings are appropriately evidenced. The PPG 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

32. As previously explained, this report focuses on the type of housing needed rather than the quantity needed. In order to understand what type of housing is needed, we have gathered a wide range of local evidence and summarised it into policy recommendations designed to inform decisions on housing characteristics such as dwelling size, type and tenure.
33. The planning period of neighbourhood plans, where possible, should always be aligned with the relevant local plan, and this assumption was also made for the purposes of our Technical Facilitation Report. In the case of Standish, this would mean aligning with the Wigan Local Plan Core Strategy period, which extends from 2011 to 2026.

Gathering and Using a Range of Data

34. The PPG 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 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'.

35. 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'.*
36. Compared with the 2001 Census, the 2011 Census gathered data across a number of new categories and across a range of geographies that are highly relevant to planning at the neighbourhood level and helpful if a PPG-based approach is being used.
37. 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 have 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 the robustness of conclusions and recommendations arising from the analysis of that data.

Focus On Demand Rather Than Supply

38. As previously noted, our approach is to provide advice on the housing required based on need and/or demand rather than supply. This is in line with the PPG, 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.'

Study Objectives

39. The objectives of this report can be summarised as:

- collation of a range of data with relevance to housing need in Standish relative to Wigan and the wider housing market area as a whole;
- analysis of that data to determine patterns of housing need and demand; and
- setting out recommendations based on our data analysis that can be used to inform the Neighbourhood Plan's housing policies.

40. The remainder of this report is structured around the objectives set out above:

- Chapter 3 sets out the data gathered from all sources; and
- 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

Draft Wigan Strategic Housing Market Assessment (Wigan Council, October 2015)

41. The draft Wigan Strategic Housing Market Assessment (SHMA)⁴ can be interrogated for its conclusions relevant to housing type needed at Standish. To ensure a clear, comprehensive analysis, we have broken down the draft SHMA conclusions by topic area into a number of relevant sub-headings, as follows:

- Ageing population;
- Household type;
- Economic performance;
- Dwelling tenure;
- Dwelling type;
- Dwelling occupancy;
- Dwelling size; and
- House prices and affordability.

Draft SHMA conclusions on ageing population

42. The draft SHMA notes that one in six residents (19.8%) in the 2011 Census was of pensionable age. This is comparable with the regional and national averages. However, the proportion in Standish and Langtree Ward (23.6%) is, at the third highest of all Borough wards, much higher than average. Although around 65% of Wigan residents were of working age, which is also comparable with regional and national averages, the ageing population is underlined by the fact there were fewer younger adults aged 16-29. There was also a reduction in residents aged between 0-15 and 30-44 between 2001 and 2011.

43. Over the same time period, there were substantial increases in the 45-64 and 65+ age groups, with an 18.9% increase in over-65s between 2001 and 2011, significantly higher than growth within this age group in Greater Manchester (5.5%), the North West (8.8%) and England (10.9%). Population loss due to migration, although low, has been largely amongst the 16-24 age range.

44. In future, demographic projections (both ONS and the Greater Manchester Forecasting Model, or GMFM) show that there will be a notable increase in the proportion of older people residing in Wigan by 2026- an increase of 31.6% in over 65s. This rate of increase is higher than the North West average, and accounts for around 72% of the overall increased population forecast.

45. The draft SHMA notes that this is likely to generate demand for appropriate retirement housing as the needs of residents change and public services enable older people to live independently for longer. However, the majority of older people are expected to continue to live in their own

⁴ Note that although the SHMA is still in draft form, Wigan Council advised at the time of our Technical Facilitation report that its conclusions are unlikely to change significantly, and in particular, its conclusions on housing type are less likely to change.

home; therefore there will be a need within the general housing stock for smaller and more accessible, better adapted accommodation to suit their needs.

46. Additionally, as incomes and household budgets are squeezed, older households are more likely to consider downsizing into smaller accommodation. Within the social rented sector, there has been a policy shift to encourage older households to occupy homes better suited to their size. Within the private sector, households are likely to consider the benefits of downsizing, in terms of reduced household bills, ease of maintenance and release of equity, if suitable attractive homes are available.
47. However, the evidence presented by the draft SHMA indicates that the majority of new private housing delivery in recent years has been larger family homes, with very few smaller homes, including accessible bungalows and apartments, being developed in the borough. A gap in the market for this type of accommodation is therefore likely to emerge if the current trend continues.
48. For this reason, the draft SHMA's key conclusion for local housebuilders in terms of market housing provision for older people is that a better mix of housing on new developments, including the provision of attractive down-sizing options, including bungalows, would better match housing supply to housing need.
49. Waiting list data suggests that there may also be a lack of suitable affordable home ownership options for older households. Over half of pensioners on the housing register are home owners and nearly three quarters of owner occupiers on the housing register are aged 65 or over. This indicates that elderly owner occupiers are seeking to access social housing to secure suitable affordable accommodation, particularly bungalows and sheltered accommodation, which may not be available in the private sector.
50. Wigan Council has made an assessment of the future need for specialist accommodation for older people, using the SHOP@ tool available on the Housing Learning Improvement Network.⁵ The assessment is based on current levels of provision and 2012 based ONS population projections, and its results are presented in Figure 1 below, which replicates draft SHMA Figure 8.5.8.
51. The methodology assumes a ratio of likely demand for each type of specialist accommodation per 1,000 residents aged 75 and above. A tenure split assumption of 67% rental and 33% sale (leasehold) for future provision has been made. This recognises that there is currently negligible supply of specialist homes for sale and the future challenges of providing homes in this tenure in the local market. The model does not, however, include an estimate of the need for additional provision in the general needs stock, such as bungalows.

⁵ See <http://www.housinglin.org.uk/Topics/browse/HousingExtraCare/ExtraCareStrategy/SHOP/SHOPAT/WhatisSHOPAT/>

Figure 1: Wigan Council future requirements for specialist housing units for older population

Specialist Housing	Current supply	Estimated need				
	2015	2020	2025	2030	2035	5 year increase
Sheltered Housing	2015	2581	3148	3714	4280	566
Rent	2015	2367	2720	3072	3424	352
Lease	0	214	428	642	856	214
Enhanced Sheltered Housing	80	274	468	662	856	194
Rent	0	107	214	321	428	107
Lease	80	167	254	341	428	87
Extra Care - 24/7 care	110	350	591	831	1071	240
Rent	110	283	457	630	803	173
Lease	0	67	134	201	268	67
Registered Care	2103	2540	2978	3415	3852	437
Residential Care	949	1193	1438	1682	1926	244
Nursing Care	1154	1347	1540	1733	1926	193

Source: Draft Wigan SHMA, Wigan Council (October 2015)

Over the next ten years the assessment suggests a need to increase the amount of sheltered accommodation, particularly the development of private retirement housing schemes for leasehold ownership. Additionally, around 400 units of enhanced sheltered accommodation will need to be developed for both rent and leasehold sale, and an additional 500 units of extra care⁶ accommodation for both sale and rent will be needed.

52. On the basis of its 2011 share of Wigan's total population over the age of 65 (4.83%), Standish's share of the 400 units of enhanced sheltered accommodation needed across Wigan would be 19 units, and its share of the 500 units of extra care accommodation would be 24 units. However, these figures should be considered minima given the expected rapid dwelling growth at Standish in the coming years as a result of the intense developer activity there compared with the rest of Wigan Borough.

Draft SHMA conclusions on household type

53. Figure 4.1.4 of the draft SHMA, which has been adapted into Table 1 below, gives a breakdown of household type by ward across the borough. It is clear that the borough-wide trend towards an ageing population is particularly apparent in Standish. At the same time, the rate of families who are married couples is higher and the rate of one person households is lower.

⁶ 'Extra care housing is housing designed with the needs of frailer older people in mind and with varying levels of care and support available on site. People who live in Extra Care Housing have their own self-contained homes, their own front doors and a legal right to occupy the property. Extra Care Housing is also known as very sheltered housing, assisted living, or simply as 'housing with care'. It comes in many built forms, including blocks of flats, bungalow estates and retirement villages. It is a popular choice among older people because it can sometimes provide an alternative to a care home.' Source: <http://www.housingcare.org/jargon-extra-care-housing.aspx>

Table 1: Breakdown of household type by relevant ward, Wigan Borough, 2011

2011 ward	One person household	One family only				Other household types
		All aged 65 and over	Married couple	Cohabiting couple	Lone parent	
Standish with Langtree	25%	11%	42%	8%	10%	4%
Wigan Borough	29%	8%	34%	11%	12%	5%

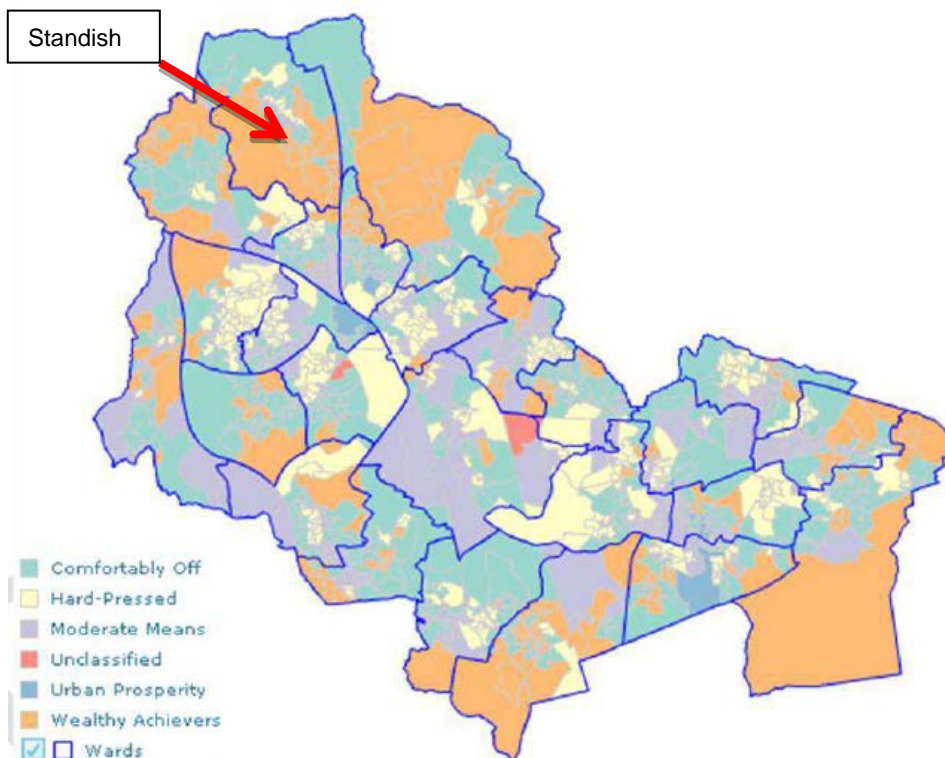
Source: Draft SHMA, Wigan Council (October 2015)

54. In the future, 64% of the overall increase in households from 2011-2021 is projected to be households aged 65 or over. This equates to an increase of around 7,000 elderly households in this period.
55. Compared to Greater Manchester, Wigan will have a much lower proportion of younger households aged below 45 and a higher proportion of pensioner households at 29.3%. Furthermore, just under 45,000 households (31%) are predicted to be single households in Wigan in 2021, a 10% increase since 2011. The number of lone parent households is also expected to increase significantly to 2021.
56. Other relevant factors within the projections include the fact that over 70% of households in 2021 are predicted to have no dependent children. This is a 6% increase since 2011. The number of children in households is projected to reduce, with over half of those with children predicted to have only one child.
57. Overall, the projections show that average household size in the borough is expected to fall continuously to 2026 and beyond, albeit at a slower rate than the Greater Manchester and national averages. An average household size of 2.23 is projected in Wigan in 2027, compared to 2.27 nationally.
58. Post 2027, average household size is projected to continue to fall in the borough, albeit at a much reduced rate. Interestingly, this reduced rate is not projected nationally or for the other nine districts in Greater Manchester.

Draft SHMA conclusions on economic performance

59. The draft SHMA notes that wealth in the borough is concentrated in its north, including Standish. Figure 2 below replicates draft SHMA Figure 4.1.11, which divides Wigan Borough by ACORN categories. By analysing demographic data, social factors, population and consumer behaviour, ACORN provides precise information and an understanding of different 'types' of people. It classifies populations into one of five categories ranging from 'Wealthy Achievers' to 'Hard Pressed'. Figure 2 shows that the core of Standish is mainly classified as the highest income category, namely 'Wealthy Achievers', though some more peripheral parts of the neighbourhood area are classified as 'Comfortably Off', which is the next income category down.

60.

Figure 2: ACORN categories in Wigan, 2011

Source

: Draft Wigan SHMA, Wigan Council (October 2015)

61. Although around 74% of the borough's working age population is in work, which is higher than the North West and national averages, there are fewer people in management and professional occupations and key growth areas such as digital, scientific and financial services jobs are under-represented. Job density is low and there is a growing commuter population, with the rest of Greater Manchester the most popular destination for commuters. The median annual income of resident commuters (£21,064) is higher than the same figure for those who work in the borough (£18,619).

Draft SHMA conclusions on dwelling tenure

62. The draft SHMA states that there was a significant increase in the private rented sector in the borough between 2001 and 2011. Over the same period, owner occupation in Wigan reduced but at 68% remains the predominant tenure. This decline is indicative of the difficulties faced by many people getting on the property ladder in recent years.

63. It is also noted that only about 10% of those who own their homes outright are aged under 50, while the private rented sector is largely occupied by younger households, with 44% being aged under 35.

64. Additionally, 36.7% of households in Wigan have a mortgage or loan, which is much higher than the regional and national averages. This reflects the higher rates of owner occupation in the borough but can also point to a higher rate of indebtedness of home owners.

Draft SHMA conclusions on dwelling type

65. Standish is named as one of the parts of the borough with a high proportion of detached homes (38%). This contributes to there being more large homes in the borough than the regional

average, particularly in the outer areas (which includes Standish). At the same time, Standish has much lower than average numbers of terraced properties.

66. The draft SHMA's key conclusions on dwelling type (and size) is that the average household size in the borough is reducing and, as such, there is now a growing mismatch between the supply of homes and reducing family size, particularly in the social sector, which has been exacerbated by welfare reform and the introduction of the under-occupation charge (colloquially known as the 'bedroom tax').
67. The predominant house type in the borough is three bedroom semi-detached and the majority of new delivery is of larger family sized homes which will not meet the needs of smaller households. Furthermore, a high proportion of pensioner households are living in large houses which may be better suited to families with children.
68. Consultation with estate agents carried out for the draft SHMA confirmed that many older households are keen to downsize, for both financial and quality of life reasons, but are frustrated by the lack of attractive down-sizing options available locally. The majority of smaller homes in the borough are pre-war terraced houses, which are often unsuitable for older people, particularly those with physical impairments, due to steep stairs and other hazards associated with the property type and age.
69. In terms of meeting the need for affordable rented accommodation, despite the fact there is a substantial annual supply of re-lets of social rented homes, it is not the case that the property types becoming available are those that will meet the needs of those on the housing register.
70. The draft SHMA therefore concludes that any additional supply should aim to deliver the types of properties that are in short supply, notably one bedroom flats and bungalows and two bedroom houses and bungalows, mainly aimed at meeting the need for more accommodation for elderly people and smaller household sizes. To some extent there is a need for four bedroom houses for larger families, particularly due to shortage of these properties in the existing stock and the relative infrequency of these becoming available.

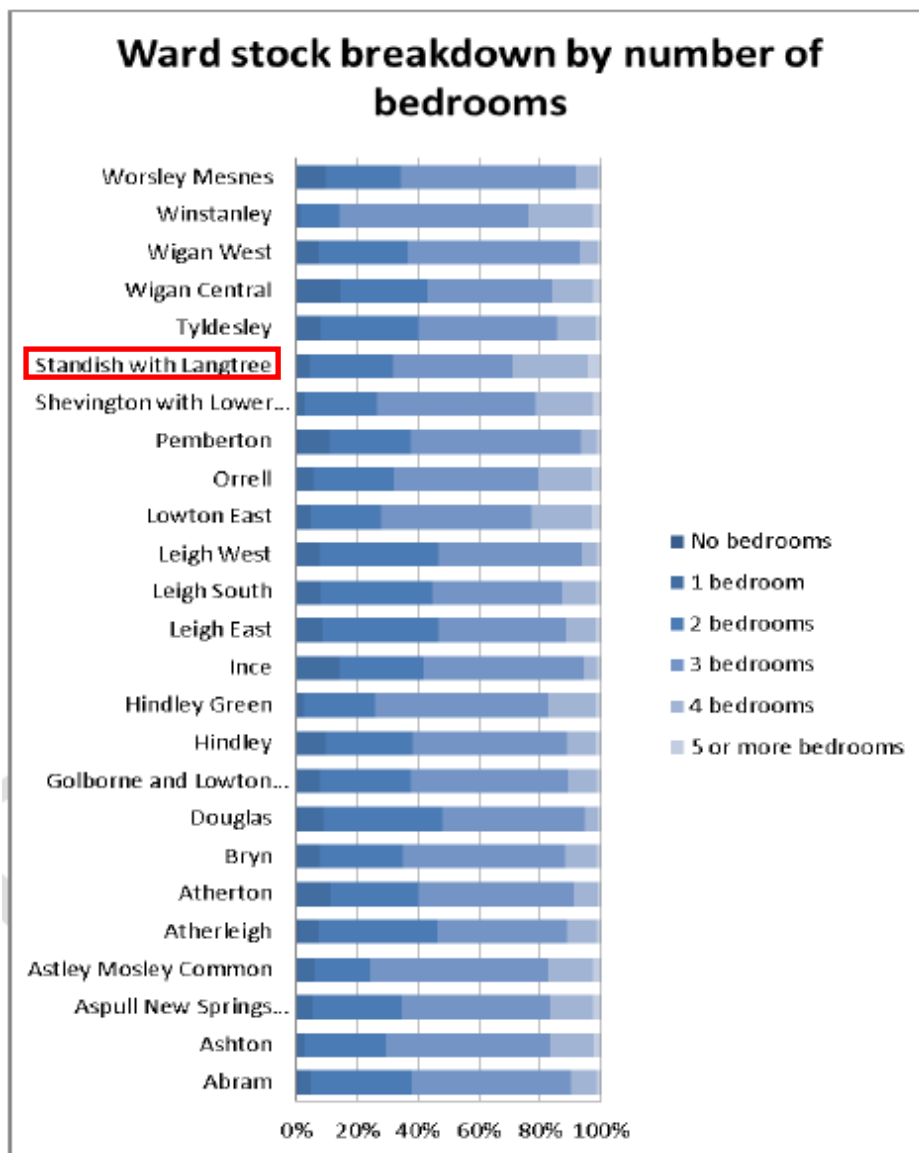
Draft SHMA conclusions on occupancy

71. Generally, rates of vacancy are low, which is indicative of a relatively high level of demand. Levels of long term empty homes have fallen and stood at 1.43% of the private sector stock, as of April 2015. Empty homes in the social stock have been below 1% for many years, however, rates have increased more recently and were 1.5% in March 2015 (though this is still low). Dwelling vacancy rates generally are well below the Greater Manchester, North West and England averages.
72. The rate of overcrowded households in Wigan (defined as households needing at least one additional bedroom) is 2.6%. This is considerably below the averages for Greater Manchester (4.7%), England (4.6%) and the North West (3.6%). This is unsurprising given that Wigan has a relatively high proportion of three bedroomed properties, both in the public and private sectors.
73. In terms of increases in overcrowding over time, the draft SHMA compares Wigan with other authorities in the North West. With the exception of St Helens, all areas shown have seen an increased rate of overcrowding between 2001 and 2011. However, in Wigan the increase has been marginal (0.2%), much below the averages for Greater Manchester, the North West and England.

Draft SHMA conclusions on dwelling size

74. Figure 3 below replicates draft SHMA Figure 4.3.9, and demonstrates that Standish is among the Wigan wards with a larger proportion of properties with four and five bedrooms and relatively few one and two bedroom properties.
75. The draft SHMA also notes that the majority of new homes built across the borough in recent years are relatively large. Analysis of 25 major planning applications approved between January 2010 and June 2013 shows the most common type of property being developed is a four bedroom detached house (52% of homes), with few smaller homes and apartments being built. This trend appears to be continuing.
76. A search of Rightmove and housebuilders' websites indicate that there were 27 new housing developments with homes available in Wigan as of January 2015, showing less availability of smaller and lower priced homes and greater availability of more expensive four and five bedroomed houses.
77. The draft SHMA's key conclusion on dwelling size in terms of future provision is that the homes delivered need to be suitable for the needs of households in the borough. It states that, in light of the projected increases in single person households, the rapidly growing ageing population, and average household size also reducing, there is now a growing mismatch in the borough between the type of homes in supply and the reducing family size.
78. The predominant house type in the borough is the three bedroomed semi-detached home, and the majority of new delivery is of larger family sized homes, which will not meet the needs of future households. As shown in Figure 3 below, which replicates SHMA Figure 4.3.9, Standish has larger than average dwellings compared with the rest of the borough.

Figure 3: Wards in Wigan by dwelling size, 2011 Census



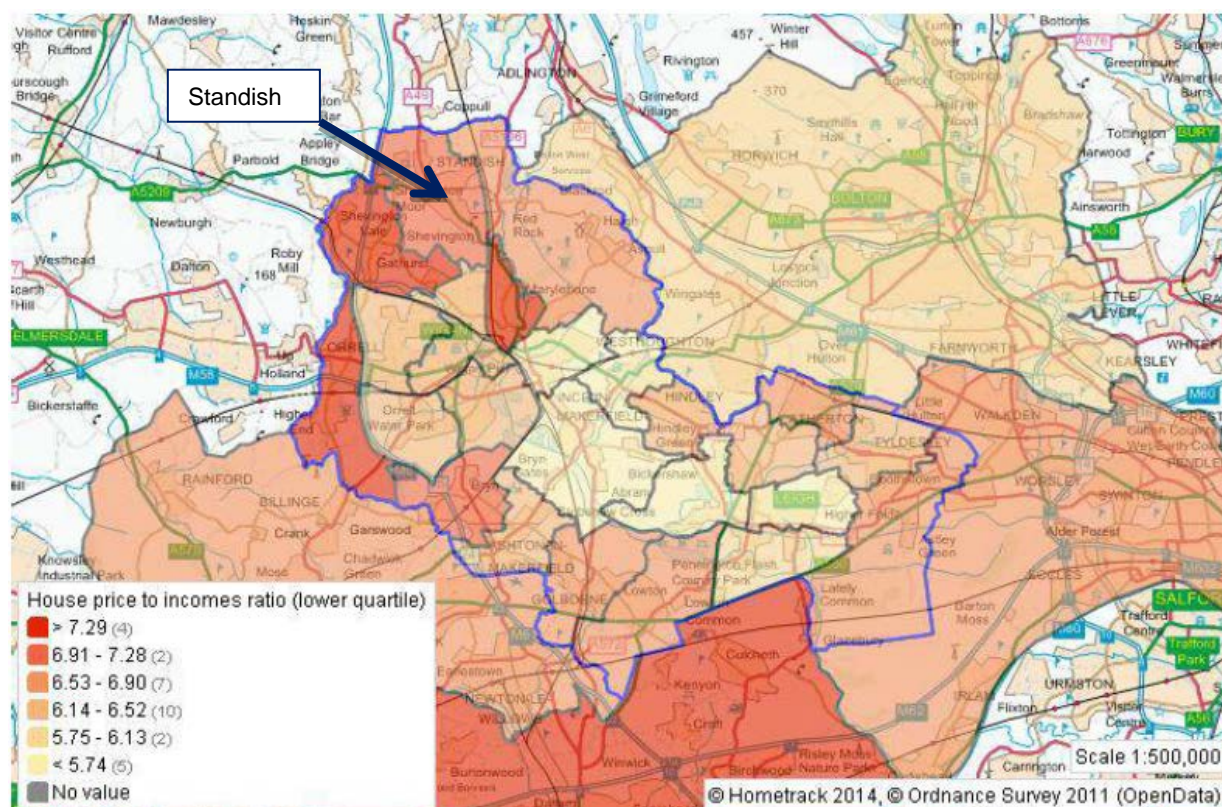
Source: Draft Wigan SHMA, Wigan Council (October 2015)

Draft SHMA conclusions on house prices and affordability

79. Standish is one of the parts of the borough with the highest average house prices, indicating an area of strong demand. The draft SHMA notes that previous housing market analysis has shown the wards with the highest and lowest values to be fairly consistent over recent years.

80. Figure 4 replicates draft SHMA Figure 4.5.4, and demonstrates that Standish is among the least affordable parts of the borough for those on lower quartile (i.e. the lowest 25%) incomes. As the draft SHMA notes, the ability for people to become homeowners varies markedly across the borough, with lower gross incomes typically being required in the inner areas and higher gross incomes in the outskirts (including Standish). The gross income required to buy a house even of lower quartile value in Standish is £31,500, meaning 60.1% of Wigan households are not able to afford them (this compares with a Borough average of 43.1% unable to afford lower quartile housing).

Figure 4: Lower Quartile Affordability in Wigan by ward, November 2014



Source: Draft Wigan SHMA, Wigan Council (October 2015)

81. The draft SHMA notes that around 41% of newly forming households are unable to access the housing market for owner occupation. Almost 38% of the market is unable to access the private rental market.
82. This data on affordability translates into a future need for more affordable housing. The estimated annual net shortfall of affordable housing in Wigan Borough is 334 units. This has increased from the previous calculation which was 277 in 2010. The draft SHMA recommends that the new affordable housing provision is split between 64% lower quartile owner occupation and 34% affordable rent. There appears to be no need for new social rent properties, as the majority of need for such homes will be met through re-lets.
83. The current housing register for Wigan shows a significant need for one bedroomed accommodation (60% of cases), and a shortage of two-bedroom houses is also indicated. Among those requiring affordable housing, almost 90% of applicants in the over-60s age group need a one bedroom home. However many will actually want a two bedroom home, with preferences for a bungalow. With stock of this type in short supply, the draft SHMA notes it is not often possible to meet this preference.
84. In terms of applicants needing a property with two or more bedrooms, the 25-34 age range is particularly prominent as they are more likely to have children. The under occupation charge (colloquially known as the 'bedroom tax') has increased the need for two bedroom accommodation amongst this group.
85. There is also a shortage of larger family homes of four bedrooms plus due to a very limited supply. Additionally, there is a significant need from older households, particularly owner occupiers, whose current housing circumstances are not suitable to meet their medical and care needs.

86. The draft SHMA data demonstrates a clear mismatch between the supply and demand of accommodation in council stock. For example, in 2014, the Council had a stock of 5,547 one bedroom properties, of which 809 became available to let. However there were 2,382 applicants on the housing register with a one bedroom requirement (61%), equating to 2.9 applicants per one bedroom property. In contrast, there were only 0.6 applicants per three bedroom property due to high levels of three bedroom council stock and relatively low levels of need amongst applicants.
87. The data shows a significant demand for two bedroom houses for families, based on the generalisation that families are within the 16-54 age group, have dependent children and a house is most suited to their needs. However, only limited numbers of such properties become available to let. Just 478 such properties became available in 2014 against a potential overall demand of 834 from the 16-54 age group. The data also shows a need for larger family homes (four bedrooms+) as the number becoming available for re-let does not meet the demand on the housing register.
88. It is not just those who cannot afford to buy who appear on the housing waiting list. A significant number of households in the private sector, particularly owner occupiers aged 65 and over, need to be rehoused for medical reasons which make their current homes unsuitable. Over 50% of applicants who have been awarded medical priority on the housing register are aged over 65.
89. Figure 5 below is adapted from draft SHMA Figure 7.6.14 and shows demand for affordable housing in Wigan by location and property type. It shows clearly that the highest demand for affordable properties in Standish is for two bedroom houses, followed by two bedroom flats, one bedroom bungalows and one bedroom flats.

Figure 5: Demand for affordable housing in Standish by dwelling type

Market Area	Area	Flats				Maison ette	Houses			Bungalows				Ave. bids
		0B	1B	2B	3B	2B	2B	3B	4B+	0B	1B	2B	3B+	
Standish and Shevington	Standish	n/a	12	21	n/a	n/a	33	n/a	n/a	n/a	17	n/a	n/a	20
	Shevington & Standish Lower Ground	n/a	16	13	n/a	n/a	17	15	30	n/a	14	n/a	n/a	16

Source: Draft Wigan SHMA, Wigan Council (October 2015)

90. Property types in short supply generally attracted a high number of bids. Across the borough as a whole, 3 bedroom bungalows attracted the highest number of expressions of interest but only one became available for letting in 2014 and with few of these properties available it does not give a true picture of demand for this property type.
91. Two bedroom bungalows had the second highest number of expressions of interest from applicants, on average attracting 35 bids. This highlights a demand for this property type from older households or those requiring level access accommodation.
92. The draft SHMA notes that demand for affordable housing varies spatially across the borough, with Hindley, Ashton, Golborne, Lowton, Pemberton and Standish all attracting high levels of bids. In many of these areas there was little or no availability of many property types.
93. It is therefore clear that across the borough, including at Standish, there is a clear mismatch between the properties that become available for re-let and the needs of those on the Council housing register. The draft SHMA considers this is the result of changing demographics, changing living circumstances and the historic supply of social housing, which was formerly focused on the development of family housing.

Adopted Wigan Local Plan Core Strategy (Wigan Council, 2013)

94. Wigan's Local Plan Core Strategy was adopted in September 2013 and covers the planning period 2011 to 2026. Although its housing figures and conclusions on housing type will eventually be superseded by a revised Local Plan for Wigan based on the currently draft SHMA, neighbourhood plan's policies on housing type should seek to be in strategic conformity with those of the 2013 Core Strategy. This will ensure compatibility with Basic Condition E of neighbourhood planning.
95. Specific policies and provisions of the emerging Plan with relevance for the type of housing to be provided at Standish include:
- Strategic Objective H1, which states that the Plan seeks to meet the borough's need for new housing in terms of quantity, size, type, tenure (including specialist and extra care housing) and affordability;
 - Policy CP6: Housing (paragraph 6), which seeks to ensure that provision is made for an appropriate mix of house types, sizes, tenures and affordability, specialist, extra-care housing and 'lifetime homes';
 - Policy CP6: Housing (paragraph 7), which seeks the provision of 25% affordable housing on all sites consisting of 10 dwellings or more where this is viable. Where this is demonstrated not to be viable, a reduced level of affordable housing provision will be negotiated. The approach towards the provision of affordable housing will take into account up to date information on housing needs in the borough. The provision should be of an agreed mix of styles and types; be consistent in terms of design, standards and quality to other housing on the site and be subject to occupancy controls to ensure that it remains affordable for subsequent occupiers;
 - Supporting text to Policy CP6: Housing (paragraph 9.38), which states that as of 2011 there was a need for over 4,000 affordable units across the borough over 15 years. 50% should be for social or affordable rent and 50% as intermediate housing for sale. A proportion of new housing on sites should be affordable housing subject to viability – Council evidence shows that the proportion should be 25%. The requirement for on-site provision or equivalent financial contribution will be waived, reduced or deferred only when and to the extent that an independent viability appraisal demonstrates that such provision would make the development unviable. The specification for the viability appraisal will need to be agreed with the council; and
 - Supporting text to Policy CP6: Housing (paragraph 9.39), which states that the requirement for a mix in the type, size and affordability of dwellings in all development schemes will help to achieve a better balance in the type of housing stock, and reflects the differing needs of the borough's residents, including specialist, extra-care housing and sites for gypsies and travellers and for travelling showpeople.

Local housing waiting list (Wigan, May 2016)

96. We contacted Wigan Council for their assessment of the number of households currently on the waiting list that expressed a preference for Standish. This provides a useful indication of whether the emerging Local Plan target of 25% affordable homes on larger sites is sufficient to meet present affordable housing need.
97. Unfortunately it is difficult to state definitively how many households are on the waiting list for Standish at any one time, because the Council runs a 'choice-based' lettings system, whereby applicants can express their first, second and third choices of location across Wigan, and as such there could be duplication between Standish as one of their choices and other

settlements as another. The potential for duplication is increased yet further by the fact that applicants are able to request more than one type of property.

98. As such, the overall number of households on the Standish waiting list (which is currently 319 out of a Wigan total of 3,812) is very likely to be an over-estimate, but on the basis of the information provided, it is difficult to determine the extent to which this figure should be discounted to allow for double-counting.
99. As such, it is more productive for the purposes of this assessment and the neighbourhood plan to concentrate more on the type of housing being requested, and use this information to inform neighbourhood planning policy on affordable housing.
100. In the absence of clear information on quantity, the most straightforward approach to take, particularly given the large number of outline applications that the neighbourhood plan seeks to influence in the short-term, is to assume that the Council's target of 25% affordable housing, which was developed on the basis of recent viability evidence that passed examination and has already been applied to the large outline applications, should continue to form the guideline approach at Standish. Guided by this indicative figure, the Council will continue to negotiate with individual site developers on a case-by-case basis even after the adoption of the neighbourhood plan.
101. Turning, therefore, to the type of affordable housing being requested (and again, bearing in mind the caveats about potential duplication), the waiting list for Standish as of May 2016⁷ is as set out in Table 2 below.

Table 2: Standish housing waiting list by house type requested, May 2016

Type of household	Flats			Houses			Bungalows		
	1 bed	2 bed	3 bed	2 bed	3 bed	4+ bed	1 bed	2 bed	3 bed
Non-older person household	26.6%	6.0%	1.35%	29.6%	12.8%	3.0%	11.8%	6.0%	2.7%
Older person household (pensionable age)	31.4%	0%	0%	2.3%	0%	0%	60.5%	5.8%	0%
All households	29%	3%	0.68%	16%	6.4%	1.5%	36.2%	5.9%	1.4%

Source: Wigan Council, Wigan and Leigh Homes, AECOM calculations

102. Table 2 makes it very clear that the demand for affordable house types is very heavily biased towards smaller dwellings, with more than 96% of all households across all age groups looking for units of one or two bedrooms.

⁷ The waiting list data divides households according to whether they are on the Transfer List or the Waiting List. For the purposes of this housing needs assessment, given its focus on type of housing required in future rather than the existing circumstances of applicants, the two lists have been aggregated together.

103. As noted previously, even after the Neighbourhood Plan is adopted, Wigan's affordable housing policy will continue to apply within Standish, and, as such, it will still be the Council that controls the housing waiting list and negotiates affordable housing commitments with developers as part of the development management process.
104. A further caveat is that the waiting list data above is just a snapshot in time and that affordable need by type of housing required has the potential to change during the neighbourhood plan period. However, the message from the data is sufficiently clear for us to recommend an affordable housing policy (but not an affordable housing percentage target) be drafted in the neighbourhood plan, and this is addressed in our conclusions section below.

Characteristics of Population

105. Through analysis of Census 2001 and 2011 data, we have investigated how the population of Standish neighbourhood plan area differs from that of the Wigan and England averages.
106. Table 3 gives the population and number of households in Standish, Wigan and England, as recorded in the 2011 Census. In 2011, Standish had a population of 13,012, and an average household size of 2.4 persons. This is larger than the Wigan average but the same as the national average.

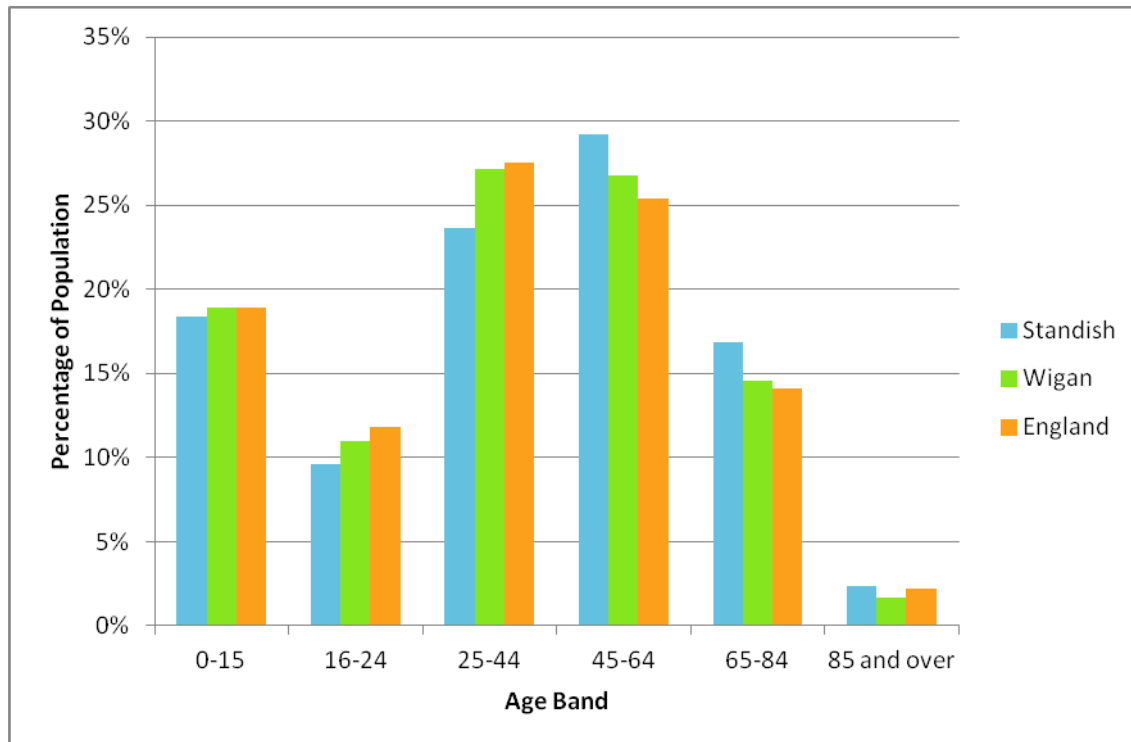
Table 3: Population and household size in Standish, 2011⁸

	Standish	Wigan	England
Population	13,012	317,849	53,012,456
Households	5,390	136,386	22,063,368
Household size	2.4	2.3	2.4
Dwellings	5,566	141,519	22,976,066

Source: ONS, Census 2011. AECOM calculations

107. As illustrated in Figure 4 below, the largest age group in Standish is aged 45-64, at 29%. This is higher than the figures for Wigan (27%) and England (25%). The proportion of all age groups younger than 44 is lower than both the Wigan and England averages. The proportion of people aged 65-84 is higher in Standish (17%) than in Wigan (15%) or England (14%). Additionally, the proportion of people aged 85 and over is, by contrast, similar in Standish compared with the Wigan and national averages.
108. Table 4 shows the rate of change of the population by age band. It shows that the proportion of people in the 65-84 age group underwent a considerable increase in Standish between 2001 and 2011. The decline in the 0-15 and 25-44 age groups is in stark contrast with the trend in Wigan and England, though there has been an above-average increase in the 16-24 age group.

⁸ ONS, Census 2011, Population Density (QS102EW); Household Size, 2011 (QS406EW).

Figure 4: Age structure in Standish⁹

Source: ONS, Census 2011. AECOM calculations

Table 4: Rate of change in the age structure of Standish population, 2001-2011¹⁰

Age group	Standish	Wigan	England
0-15	-11.9%	-3.0%	1.2%
16-24	19.4%	11.4%	17.2%
25-44	-23.0%	-2.8%	1.4%
45-64	14.3%	9.9%	15.2%
65-84	24.7%	15.4%	9.1%
85 and over	20.3%	19.9%	23.7%

Source: ONS, Census 2001 and 2011. AECOM calculations

109. Table 5 shows that Standish is home to fewer people born outside the UK than England but in the same proportion as Wigan. Correspondingly, the 'Born in the UK' category is higher than the England average.

⁹ ONS, Census 2011, Age Structure (KS102EW)

¹⁰ ONS, Census 2011, Age Structure (KS102EW); ONS, Census 2001, Age Structure (KS02)

Table 5: Country of birth and length of residence

Place of birth	Population breakdown		Standish	Wigan	England
Born in the UK	Total		96.5%	96.5%	86.2%
Born outside the UK	Total		3.5%	3.5%	13.8%
	EU		1.1%	1.6%	3.7%
	Other		2.4%	1.9%	9.4%
	Length of residence	Less than 2 years	0.4%	0.4%	1.8%
		2-5 years	0.3%	0.7%	2.2%
5-10 years		0.8%	0.9%	2.9%	
10 years or more		2.1%	1.6%	7.0%	

Source: ONS, Census 2011. AECOM calculations

110. Of the 3.5% of Standish residents who were born overseas, the majority have lived in the UK for ten years or more, indicating no significant recent influx of international migrants.

Household Type

111. Table 6 shows clearly that in recent years there has been a significant net increase in Standish of three room households¹¹, especially compared to Wigan and England's net increase. The decreases in one, two, four and five room households were all greater than the local and national decreases. There has also been an increase in seven and eight room households, but these increases were not as great as the Wigan increases.

¹¹ Number of rooms' as defined for Census purposes is not the same as 'number of bedrooms'. The Census definition of 'number of rooms' is as follows: 'Number of rooms does not include bathrooms, toilets, halls or landings, or rooms that can only be used for storage. All other rooms, for example, kitchens, living rooms, bedrooms, utility rooms, studies and conservatories are counted. If two rooms have been converted into one they are counted as one room. Rooms shared between a number of households, for example a shared kitchen, are not counted'.

Table 6: Rates of change in number of rooms per household in Standish, 2001-2011¹²

Number of Rooms	Standish	Wigan	England
1 Room	-31.6%	-26.8%	-5.2%
2 Rooms	-4.3%	7.2%	24.2%
3 Rooms	60.7%	32.8%	20.4%
4 Rooms	-0.2%	2.8%	3.5%
5 Rooms	-13.4%	-3.1%	-1.8%
6 Rooms	0.5%	7.3%	2.1%
7 Rooms	17.9%	30.9%	17.9%
8 Rooms or more	28.1%	56.9%	29.8%

Source: ONS, Census 2001 and 2011. AECOM calculations

112. The PPG states that factors such as overcrowding, concealed¹³ and shared households, homelessness and the numbers of people in temporary accommodation demonstrate un-met need for housing. Increases in the number of such households may be a signal to consider increasing planned housing numbers.
113. Table 7 emphasises that, on the contrary, under-occupation is increasing in Standish, which is strongly indicative of an ageing population. In other words, larger units that once housed a family are gradually losing residents (from children moving away, and then parents becoming widowed or moving into care), resulting in decreasing numbers of persons per room. By contrast, England as a whole is seeing an increased level of overcrowding and Wigan is also seeing under-crowding increasing, but not to the same extent as Standish.

¹² ONS, Census 2011, Number of Rooms (QS407EW); ONS, Census 2001, Number of Rooms (UV57)

¹³ A concealed household is one within an existing household that wishes to form its own household, but is unable to do so for any reason, usually affordability.

Table 7: Trends in number of persons per room in Standish, 2001-2011¹⁴

Persons per room	Standish	Wigan	England
Up to 0.5 persons per room	10.3%	14.8%	7.9%
Over 0.5 and up to 1.0 persons per room	-12.0%	-4.1%	7.0%
Over 1.0 and up to 1.5 persons per room	45.0%	-0.8%	27.3%
Over 1.5 persons per room	-66.7%	-23.2%	2.5%

Source: ONS, Census 2001 and 2011. AECOM calculations

Household Tenure

114. The PPG states that housing needs studies 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.

Table 8: Tenure (households) in Standish, 2011¹⁵

Tenure	Standish	Wigan	England
Owned; total	83.8%	71.8%	63.3%
Shared ownership	0.1%	0.4%	0.8%
Social rented; total	10.7%	19.9%	17.7%
Private rented; total	3.5%	4.7%	16.8%

Source: ONS, Census 2011. AECOM calculations

115. Table 8 shows that the level of owner occupation in Standish is higher than the Wigan average and significantly higher than the England average. The proportion of socially rented housing (rented from the Council or a Registered Social Landlord) is much lower than the local and national averages. There is also a far lower proportion of privately rented units in Standish compared to the Wigan and England averages.
116. Table 9 shows how tenure has changed in Standish between the 2001 and 2011 Censuses. Home ownership in the area has decreased slightly, compared to growth in the same tenure across Wigan. Although the shared ownership decline appears significant, the absolute numbers of households within this tenure is low. There has been a decrease in social rented

¹⁴ ONS, Census 2011, Persons Per Room - Households (QS409EW); ONS, Census 2001, Persons per Room - Households (UV58)

¹⁵ ONS, Census 2011, Tenure - Households (QS405EW)

properties compared with Wigan's increase, but an increase in private rented properties similar to that seen across Wigan and England.

Table 9: Rate of tenure change in Standish, 2001-2011

Tenure	Standish	Wigan	England
Owned; total	-0.3%	3.1%	-0.6%
Shared ownership	-50.0%	-37.8%	30.0%
Social rented; total	-7.4%	3.8%	-0.9%
Private rented; total	166.7%	170.2%	82.4%

Source: ONS, Census 2001 and 2011, AECOM calculations.

House prices

117. The current average value of property in Standish (WN6) is £167,299 (Zoopla, May 2016) which is 17% higher than the average price of Wigan as a whole (WN) £138,821. This would help account for the decrease in home ownership in the area between 2001 and 2011 as relative affordability pressure mounted.

Local Household Composition

118. Table 10 shows that the proportion of single person households in Standish is lower than the Wigan and England averages. By contrast, the proportion of households with a single family occupancy is much higher than both the Wigan and England averages.

Table 10: Household composition (by household) in Standish, 2011¹⁶

		Standish	Wigan	England
One person household	Total	26.1%	29.4%	30.2%
	Aged 65 and over	13.2%	11.7%	12.4%
	Other	12.8%	17.7%	17.9%
One family only ¹⁷	Total	70.4%	66.1%	61.8%
	All aged 65 and over	10.4%	8.1%	8.1%
	With no children	18.6%	17.9%	17.6%
	With dependent children	29.7%	28.3%	26.5%
	All children non-dependent	11.6%	11.8%	9.6%
Other household types	Total	3.6%	4.5%	8.0%

Source: ONS, Census 2011. AECOM calculations

119. The proportion of single person households aged 65 and over in Standish is higher than both the Wigan and England averages, which is understandable given the age profile of the village. Additionally, the proportion of single family households aged 65 and over is higher than the local and national averages.
120. The plan area is home to a higher than average proportion of families with no children. The proportion of households with dependent children is also slightly higher than the local and national averages. The proportion of households where all children are non-dependent is slightly lower than the local average but higher than the national average. The proportion of other household types is low.
121. Table 11 shows how household composition changed in the 10 years between the 2001 and 2011 Censuses. Overall, there was an increase in single person households in the plan area, which was less marked than the local increase but greater than the national increase. This increase was more significant in households under 65.
122. There was also a smaller than average increase in one family households, and in particular families over the age of 65 and those (under 65) with non-dependent children. There were small decreases in families with no children and with dependent children.

¹⁶ ONS, Census 2011, Household Composition - Households (QS113EW)

¹⁷ This includes: married couples, cohabiting couples, same-sex civil partnership couples and lone parents.

Table 11: Rates of change in household composition in Standish, 2001-2011¹⁸

Household type		Percentage change, 2001-2011		
		Standish	Wigan	England
One person household	Total	11.6%	15.6%	8.4%
	Aged 65 and over	0.6%	-8.6%	-7.3%
	Other	25.8%	40.2%	22.7%
One family only	Total	1.7%	5.6%	5.4%
	All aged 65 and over	25.4%	12.1%	-2.0%
	With no children	-1.3%	7.2%	7.1%
	With dependent children	-5.8%	1.9%	5.0%
	All children non-dependent	10.8%	8.1%	10.6%
Other household types	Total	23.1%	22.4%	28.9%

Source: ONS, Census 2001 and 2011, AECOM calculations.

123. As noted previously, Standish's household size is in line with the national average but higher than the local average. However, Table 12 shows that the plan area experienced an increase in its population and number of households over the period 2001-2011, and at the same time there was a decrease in household size. The decrease in household size at the same time as an increase in population is indicative of a growing number of under-occupied dwellings, as might be expected from a population that is older than average.¹⁹

¹⁸ ONS, Census 2011, Household Composition - Households (QS113EW); ONS, Census 2001, Household Composition - Households (UV65)

¹⁹ Even though part of the increase in numbers of households and population could be explained by the caravans in the 2011 Census, the overall trend for increasing under-occupation appears to remain the case.

Table 12: Change in household numbers and size in Standish, 2001-2011

Key indicator	Percentage change, 2001-2011		
	Standish	Wigan	England
Population	3.2%	5.5%	7.9%
Households	4.8%	9.0%	7.9%
Household size	-1.5%	-3.3%	0%

Source: ONS, Census 2001 and 2011, AECOM calculations.

124. Table 13 shows that the proportion of dwellings in Standish that are detached is much higher than the local and national averages. In turn, the proportion of semi-detached dwellings is lower than the local average but higher than the national average, while the proportion of terraced dwellings is far lower than the local and national averages. The proportion of flats is slightly higher than the local average but significantly less than the national average.

Table 13: Accommodation type (households), 2011

Dwelling type		Standish	Wigan	England
Whole house or bungalow	Detached	36.1%	17.3%	22.4%
	Semi-detached	38.3%	45.1%	31.2%
	Terraced	15.3%	27.8%	24.5%
Flat, maisonette or apartment	Purpose-built block of flats or tenement	8.6%	8.3%	16.4%
	Parts of a converted or shared house	0.8%	0.9%	3.8%
	In commercial building	0.8%	0.7%	1.0%

Source: ONS, Census 2001 and 2011. AECOM calculations

125. A 'concealed family' 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. Table 14 shows that there is a relatively low level of concealed families in the plan area; one would normally expect a correlation between lower numbers of people per household and lower numbers of concealed families, and this is indeed the case.

Table 14: Concealed families in Standish, 2011²⁰

Concealed families	Standish	Wigan	England
All families: total	3,964	95,529	14,885,145
Concealed families: total	42	1,195	275,954
Concealed families as % of total	1.1%	1.3%	1.9%

Source: ONS, Census 2001 and 2011. AECOM calculations

126. Official statistics do not clarify the overlap, if any, between the Standish/Wigan housing waiting list and the stated number of concealed families locally.

Economic Activity

127. Table 15 shows that Standish's proportion of economically active and inactive residents is largely in line with both the Wigan and England averages. There is a slightly greater proportion of full time workers than across Wigan as a whole, and significantly more than the England level. There are more part time, self-employed and full-time students in Standish than Wigan, but fewer than the England average. Unemployment is lower than across either Wigan or England as a whole.
128. The proportion of retired people is higher than the local and national averages but the level of student households is below the national average. Fewer households are looking after home or family, or are long-term sick/disabled (despite the relatively older population) than the local and national averages.

²⁰ NOMIS, LC1110EW - Concealed family status by family type by dependent children by age of Family Reference Person (FRP)

Table 15: Economic activity in Standish, 2011²¹

Economic category		Standish	Wigan	England
Economically active	Total	70.7%	68.8%	69.9%
	Employee: Full-time	40.6%	40.0%	13.7%
	Employee: Part-time	14.9%	13.9%	38.6%
	Self-employed	8.9%	7.4%	9.8%
	Unemployed	3.1%	4.9%	4.4%
	Full-time student	3.2%	2.7%	3.4%
Economically inactive	Total	29.3%	31.2%	30.1%
	Retired	18.6%	16.2%	13.7%
	Student	3.8%	3.5%	5.8%
	Looking after home or family	2.4%	3.5%	4.4%
	Long-term sick or disabled	3.2%	6.2%	4.1%
	Other	1.3%	1.8%	2.2%

Source: ONS, Census 2001 and 2011. AECOM calculations

Table 16: Rates of long-term health problems or disability in Standish, 2011²²

Extent of activity limitation	Standish	Wigan	England
Day-to-day activities limited a lot	9.1%	11.0%	8.3%
Day-to-day activities limited a little	9.6%	10.5%	9.3%
Day-to-day activities not limited	81.3%	78.5%	82.4%

Source: ONS, Census 2001 and 2011. AECOM calculations

129. The PPG advises taking account in housing need assessments of the number of people with long-term limiting illness. Table 15 shows that the proportion of working-age residents of Standish who are long-term sick or disabled is lower than Wigan's but higher than England's average. Table 16 shows that the proportion whose day-to-day activities are not limited is higher than the Wigan average but lower than the England average.

²¹ ONS, Census 2011, Economic Activity (QS601EW)

²² ONS, Census 2011, Long-Term Health Problem or Disability (QS303EW)

130. Table 17 shows that Standish residents travel further to work than both the Wigan and England averages, with 33.4% of residents travelling more than 10km to work, compared with an average for this distance band of 29.9% of Wigan residents and 29% of England residents. This indicates Standish is relatively popular with long-distance commuters and that places to which they commute are likely to include central Manchester but also Warrington and Liverpool.

Table 17: Distance travelled to work, 2011²³

Location of work	Standish	Wigan	England
Less than 10km	50.7%	55.1%	52.30%
10km to less than 30km	25.8%	24.7%	21%
30km and over	7.6%	5.2%	8%
Work mainly at or from home	9.6%	7.2%	10.30%
Other	6.3%	7.8%	8.50%
Average Distance Travelled to Work	15.4km	13.8km	14.9km

Source: ONS, Census 2011, AECOM calculations

²³ NOMIS, QS702EW - Distance travelled to work

4 Conclusions

Overview

131. This housing needs assessment has interrogated a wide range of data sources, which, taken together, and considered alongside AECOM's previous Technical Facilitation Report, can inform key trends and messages relevant to the Neighbourhood Plan's housing policies.
132. As noted previously, one of the conclusions of the Technical Facilitation Report was that Standish's share of the Wigan housing target has already been met, and indeed exceeded, by extant planning permissions. As such, this housing needs assessment did not need to investigate the quantity of housing needed.
133. Instead, it has assessed, based on the data uncovered, the components and characteristics of future housing need.

Characteristics of housing needed

134. Table 19 summarises the data we have gathered with a potential impact on the characteristics of the housing needed in the neighbourhood, and should be treated as the key output of this study to take forward to inform the housing policies of the Neighbourhood Plan. Factors are in alphabetical but no other order.

Table 19: Summary of local factors specific to Standish with a potential impact on neighbourhood plan housing characteristics

Factor	Source(s) (see Chapter 3)	Summary of data gathered on factor	Conclusion
Affordable housing	Wigan Draft SHMA, Local Plan, Leigh Homes current waiting list for Standish, Zoopla	<p>Standish is among the least affordable parts of the borough for those on lower incomes. Around 41% of newly forming households are unable to access the owner occupation tenure, and even 38% cannot access private rental units. As such, there are high levels of demand for affordable housing at Standish. There is a future need for more affordable housing as the annual net shortfall is increasing. However, there is less need for new socially rented properties as the majority of need for such homes will be met through re-lets.</p> <p>SHMA notes a lack of affordable housing options for older people; affordable bungalows and leasehold sheltered accommodation are both needed. More generally, the affordable housing supply is not currently meeting the needs of those on the housing register. Among those needing affordable housing, almost 90% of applicants over the age of 60 need a one bedroom home. However, many would actually prefer a two-bedroom home, ideally a bungalow.</p> <p>Local Plan seeks 25% affordable housing on all sites of 10 or more dwellings where viable. Half of these affordable dwellings should be for social or affordable rent (though note more recent SHMA conclusion that there is less need for social housing) and half for intermediate housing.</p> <p>The current waiting list for Standish shows 29% of households want a one bedroom flat, 3% a two-bedroom flat, 16% a two bedroom house, 6% a three bedroom house, 36% a one bedroom bungalow, 6% a two bedroom bungalow. Overall, more than 96% are looking for one or two bedroom units.</p>	<p>The existing outline permissions at Standish will provide a welcome boost in terms of affordable homes for the area, and a condition of their approval was that they accord with adopted Wigan policy on affordable homes.</p> <p>We consider Standish Voice should work closely with Wigan Council to ensure that the affordable homes required at Standish are delivered in policy-compliant quantities on the sites with permission, in light of the evidenced level of affordable housing need in the village.</p> <p>Evidence suggests that there is a higher level of need for intermediate housing than for social housing. In particular, affordable housing should be focused on meeting the needs of the older population, and, as such, the affordable housing provided should comprise one and two bedroom homes, a significant proportion of which are bungalows and/or are otherwise easily accessible and designed with the specific needs of the elderly in mind.</p> <p>The broad proportions of affordable housing to be provided should be 95% one and two bedroom homes and 5% three-bedroom houses. Within the one and two bedroom homes, about 30% should be one bedroom flats, 5% two-bedroom flats, 20% 2 bedroom houses, 40% one-bedroom bungalows and 5% two-bedroom bungalows.</p>

Factor	Source(s) (see Chapter 3)	Summary of data gathered on factor	Conclusion
Dwelling size	Wigan Draft SHMA, Local Plan, Census	<p>Currently, household size is average for Wigan but there is a current and forecast increase in single person and lone parent households, and a forecast reduction in family households; as such, there is a forecast reduction in household size. However, there is also a forecast increase in commuters, particularly in most affluent parts of Wigan, including Standish.</p> <p>There is an existing mismatch between supply of and demand for smaller homes- Standish currently has oversupply of 4-5 bedroom dwellings and an undersupply of 1-2 bedroom dwellings (larger dwellings than Borough average).</p> <p>Across the Borough, three bedroom dwellings are most common. Many pensioners currently living in larger dwellings which would be more suitable for families. New supply should be focused on one and two bedroom units, but there is also a much lesser proportion of need for four bedroom units for families. Currently, rates of under-occupation are high and rates of over-crowding low, showing need for smaller dwellings. Local Plan seeks to meet need in terms of dwelling size. A slightly above average increase in 16-24 year olds in recent years could also drive demand for smaller (e.g. 1-2 bed) units.</p> <p>Some forecast demand in future from commuters will drive need for a limited proportion of larger (3+ bedroom housing).</p>	<p>Among market homes, the majority to be provided should also be smaller (1-2 bedroom units) to meet the needs of the forecast increase in single person and lone parent households. However, this may have viability implications and as such we recommend that Standish Voice and Wigan work together with developers to ensure smaller dwellings can be delivered viably.²⁴</p> <p>This may well require the developer to provide an 'open book' assessment of viability²⁵. As this is not a requirement of the adopted Core Strategy, we recommend Standish Voice consider including it as a policy in the Neighbourhood Plan, subject to Wigan Council's approval.</p> <p>There is a forecast increase in commuters and the evidence suggests that Standish will continue to be attractive to this sector of the population. As such, a much lesser proportion of the new homes to be provided could be larger (three and four bedroom) dwellings, but the provision of these should be limited due to existing over-supply, and bearing in mind that provision of new smaller dwellings will in any case free up existing under-occupied dwellings for families and commuters.</p>

²⁴ Locality's Viability toolkit for neighbourhood planning may be of assistance in this regard- it is available at <http://mycommunity.org.uk/resources/viability-toolkit-for-neighbourhood-planning/>

²⁵ An 'open book' viability assessment is an assessment of viability whereby the developer's assessment of financial costs associated with a development is made public for other stakeholders to scrutinise.

Factor	Source(s) (see Chapter 3)	Summary of data gathered on factor	Conclusion
Dwelling tenure	Wigan Draft SHMA, Local Plan, Census	<p>Current lack of opportunity for households to be owner-occupiers due to lack of affordable dwellings; providing smaller dwellings should help address this concern. There is demand for affordable tenure even among existing owner-occupiers- these are older people whose market properties are not able to meet their medical or care needs.</p> <p>Local Plan seeks to meet need in terms of dwelling tenure. Census data shows high (but slightly declining) levels of owner-occupation and much lower than average privately rented and socially-rented properties at Standish. However, the rate of private rentals is increasing while the rate of social rentals is decreasing.</p>	<p>See previous conclusions on providing far more smaller dwellings- this should help meet the needs of those wishing to but currently unable to become owner-occupiers.</p> <p>Likewise, freeing up existing owner-occupied dwellings through older people moving into smaller affordable units should have the effect of reducing local house prices as a greater supply comes onto the market.</p> <p>The new market housing to be provided will likely be popular among both owner-occupiers and among those wishing to buy to let. The planning system has little control over the functioning of the market in this way, but the evidence suggests an increase in both tenures would likely meet the existing high levels of housing need/demand.</p>
Dwelling type	Wigan Draft SHMA, Local Plan, Census	<p>Standish has higher than average existing levels of detached homes, and lower than average terraced properties; predominant dwelling type across Wigan is semi-detached (which is less the case in Standish). There are significantly fewer flats than the national average. The majority of smaller dwellings across Wigan are pre-war terraced units, less suitable for older people. SHMA concludes that new flats, houses and bungalows are all needed. Local Plan seeks to meet need in terms of dwelling type.</p>	<p>As per previous conclusions, we recommend that the new dwellings to be provided should be a mix of houses, flats and bungalows, designed to meet the needs of a range of population sectors, but with a particular focus on smaller dwellings, bearing in mind the need for a particular focus on homes for older people.</p> <p>There is a current under-supply of flats and of modern terraced housing, and as such, these dwelling types should be particularly encouraged. Although it is accepted that the local context suggests a proportion of the new dwellings coming forward would be semi-detached and detached, the neighbourhood plan should seek to avoid an over-provision of new detached dwellings.</p>

Factor	Source(s) (see Chapter 3)	Summary of data gathered on factor	Conclusion
Housing for older people	Wigan Draft SHMA, Census	<p>SHMA points out that one in six Wigan residents are pensioners and that the proportion in Standish is the third highest in Wigan; confirmed by Census. There are fewer, and declining, numbers of younger people, meaning fewer large families, and large increases in over 45s.</p> <p>Demographic projections show proportion of older people likely only to increase above North West average, with 72% of all population increase being people of pensionable age and 65% of all homes needed being for over-65s. The majority of retirement housing should be small, accessible units for independent living (i.e. rather than care homes).</p> <p>Downsizing is forecast to increase in frequency from existing larger units; current evidence that many older people want to downsize, but there is a lack of suitable units to downsize into. The proportion of the very old (85+) in Standish is in line with Wigan and England averages, and there are relatively fewer households looking after family or long-term sick/disabled</p>	<p>The evidence suggests that around 65% of all new homes to be provided should be aimed specifically at the needs of the population over the age of 65.</p> <p>The evidence also suggests that the majority of new homes for older people should be downsizing units for independent living, with a lesser proportion of specialist housing solutions like care homes.²⁶</p> <p>As per our conclusions above, the affordable housing offer should include a proportion of specialist accommodation for those no longer able to live fully independently. Likewise, there is likely to be a demand for a small proportion of specialist accommodation for sale on the open market.</p> <p>Calculations based on the 2011 Census and Wigan SHMA indicate a need for a minimum of 19 enhanced sheltered units and 24 extra care units in Standish, to be provided on the open market for sale and leasehold.</p> <p>However, in the shorter term, the proportion of the very elderly is around average and there are fewer long term sick/disabled, suggesting that demand for care home accommodation would be more constrained until later in the plan period.</p>

²⁶ More detailed information about the increasingly wide and specialised range of housing options for older people is available in the Strategic Housing for Older People Resource Pack, published by the Housing Learning and Improvement Network, and available at <http://www.housinglin.org.uk/library/Resources/Housing/SHOP/SHOPResourcePack.pdf>

Factor	Source(s) (see Chapter 3)	Summary of data gathered on factor	Conclusion
Recent supply of housing	Wigan Draft SHMA, Census	<p>SHMA notes that the recent supply of housing has been larger family homes and as such, there is an oversupply of this type of unit because very few smaller homes are being developed at present across Wigan, meaning there is an existing undersupply of accessible bungalows and apartments.</p> <p>There therefore needs to be a better mix of housing on new developments including the provision of attractive down-sizing options, including bungalows and freehold and leasehold sheltered accommodation. Between January 2010 and June 2013, 52% of all homes on larger sites were four bedroom detached homes, with fewer smaller homes and apartments being built, and this trend appears to be continuing as of 2015-16.</p> <p>Census shows recent increase in three room households in Standish but decreases in one, two, four and five room households, and increases in seven and eight room households.</p>	<p>As per previous conclusions, Standish Neighbourhood Plan should be very clear that the evidence, including the SHMA and the Census shows a high existing oversupply of larger, detached homes.</p> <p>As such, smaller homes, including accessible bungalows and apartments for older people, should be strongly supported by the neighbourhood plan.</p> <p>At the same time, any proposals by developers for a significant number of new larger (three bedroom plus) and/or detached homes should be discouraged.</p> <p>Where such dwellings are proposed, developers should be required to provide robust local evidence of need, given that the existing evidence base interrogated by this report appears to indicate so strongly that it is smaller dwellings that are most in need and that need from older people appears to significantly outweigh need from younger or middle-aged families.</p>

Recommendations for next steps

135. This neighbourhood plan housing needs assessment has aimed to provide Standish Voice 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 Wigan Council with a view to agreeing and formulating draft housing policies²⁷, taking the following into account during the process:
- the contents of this report, including but not limited to Table 19;
 - Neighbourhood Planning Basic Condition E, which is the need for the neighbourhood plan to be in general conformity with the adopted and emerging development plans;
 - the views of Wigan Council;
 - the views of local residents; and
 - the views of other relevant local stakeholders, including housing developers.
136. Recent changes to the planning system, as well as forthcoming changes to the National Planning Policy Framework, alongside the implementation of the Housing and Planning Act, will continue to affect housing policies at a local authority and, by extension, a neighbourhood level.
137. This advice note has been provided in good faith by AECOM consultants on the basis of housing data current at the time of writing (alongside other relevant and available information).
138. Bearing this in mind, we recommend that the steering group should monitor carefully strategies and documents with an impact on housing policy produced by Wigan Council or any other relevant body and review the neighbourhood plan accordingly to ensure that general conformity is maintained.
139. At the same time, monitoring ongoing demographic or other trends in the factors summarised in Table 19 would be particularly valuable.

²⁷ The following Locality guidance may be helpful during this process: 'Writing Planning Policies': (<http://mycommunity.org.uk/wp-content/uploads/2015/02/Writing-planning-policies-v51.pdf>) and 'How to write Planning Policies': (<http://mycommunity.org.uk/resources/neighbourhood-planning-how-to-write-planning-policies/>)

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