

A summary of responses to Cheshire East Council's

Housing Strategy Consultation 2025-2028

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Executive summary and conclusions

Introduction

During November 2024 – February 2025 Cheshire East Council conducted a consultation to seek views on its draft Housing Strategy for 2025 – 2028. In total, 229 responses were received. This report aims to summarise all the responses received during the consultation.

National and local housing context and challenges

When asked whether the evidence base used within national and local housing context and challenges sections of the draft strategy covered all the relevant information, opinion seemed to be split. 39% of respondents agreed (either strongly agree or tend to agree) that the local housing context and challenges covered all the relevant information whereas 43% disagreed. For the national context and challenges section, 38% agreed that this covered all the relevant information whereas 37% disagreed.

Strategic priorities and actions

Encouragingly the majority of respondents agreed that the 5 strategic priorities identified were the right areas to focus on. Agreement (those answering tend to agree or strongly agree), ranged from 63% to 70% for each strategic priority.

Opinion, however, was more split when respondents were asked how strongly they agreed or disagreed that the details within the action plan would help achieve each strategic priority. Those agreeing ranged from 36% to 43% and those disagreeing ranged from 31% to 35%.

Improvements to supporting infrastructure, affordable and social housing / support

Within the comments sections respondents highlighted the need for more supporting infrastructure to keep up with new house builds. They also felt that affordable housing needs to be truly affordable and that there is a vital need for such houses as well as more social housing and / or housing support.

Longer term look on planning, greater range of properties to upsize / downsize into

A longer term look on planning was felt to be needed with more thinking on community living, environmental considerations and lifetime homes. To free up housing for entry level bands there needs to be more homes for people to move up into and also smaller properties for people to downsize into - priority should be made for suitable disabled and elderly accommodation to release larger housing stock.

Strategy document needs to be more detailed / measurable / adequacy resourced

The document was felt to need more direction, substance and detail - the action plans don't outline how the outcomes of the strategy will be measured. More consideration of geographical differences were also required. Respondents suggested that the strategy needs to be adequately resourced to meet every aspect of the policy and that it would be beneficial to link in with businesses. The housing strategy also needs to become part of the Local Plan and the Labour governments drive to increase housing stock.

Less house building on greenfield sites / at all

There were respondents who suggested less housing on greenfield sites and more utilisation of brownfield sites and / or the adaption of existing buildings. There were some who did not believe there was a need for any more house building at all.

Recommendations

The Engagement and Communications Team recommend that the details within this report are thoroughly reviewed and considered alongside other key evidence before finalising the draft strategy.

Introduction

Purpose of the consultation

During November 2024-February 2025 Cheshire East Council conducted a 12-week consultation to seek views on its draft Housing Strategy for 2025-2028.

Housing plays a crucial role in peoples' quality of life, health, and wellbeing. The draft Housing Strategy 2025-2028 supports the Council's aims and objectives for housing in the borough, to improve the choice, quality, and supply of housing for a diverse population, support people to buy or rent their own home, prevent homelessness, improve options for older people and protect the most vulnerable.

The draft Strategy has been developed as an interim Housing Strategy and outlines our priorities over a 3-year period, instead of the Council's previous 5-year Strategy, recognising that that we will have to respond to change and to emerging evidence through the development of the next Cheshire East Local Plan Strategy.

This report aims to summarise all the responses received during the consultation.

Consultation methodology and number of responses

The consultation was mainly hosted online however paper versions were made available at libraries throughout Cheshire East. They were also available on request. It was promoted to:

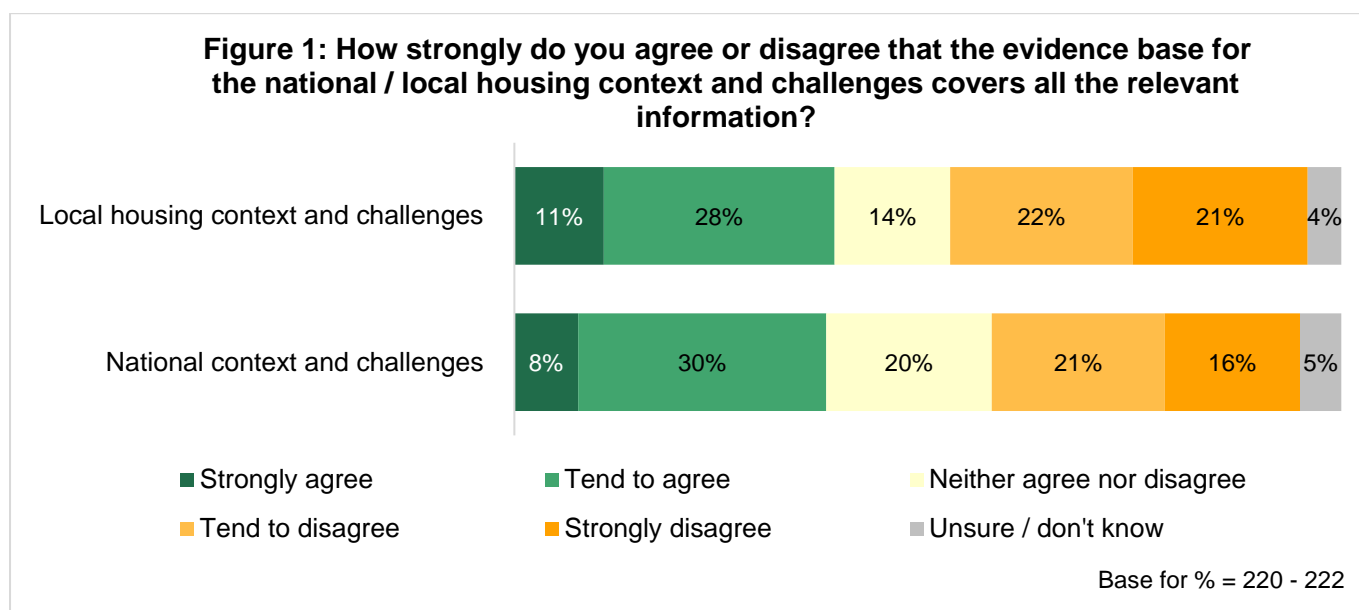
- Residents of Cheshire East and the general public
- The Cheshire East Digital Influence Panel
- Town and Parish Councils
- Elected Members

In total, 225 responses were received to the survey along with 4 responses via email, a summary of the email responses can be viewed in Table 3. A breakdown of survey demographics can be viewed in Appendix 1.

Section 1: National and local housing context and challenges

The draft strategy set out details of the national and local housing context and challenges. Respondents were asked how strongly they agreed or disagreed that the evidence base used within these sections covered all the relevant information.

Opinion seemed to be spilt, 39% of respondents agreed (either strongly agree or tend to agree) that the local housing context and challenges covered all the relevant information whereas 43% disagreed. For the national context and challenges section, 38% agreed that this covered all the relevant information whereas 37% disagreed. Figure 1 shows the full breakdown of results.



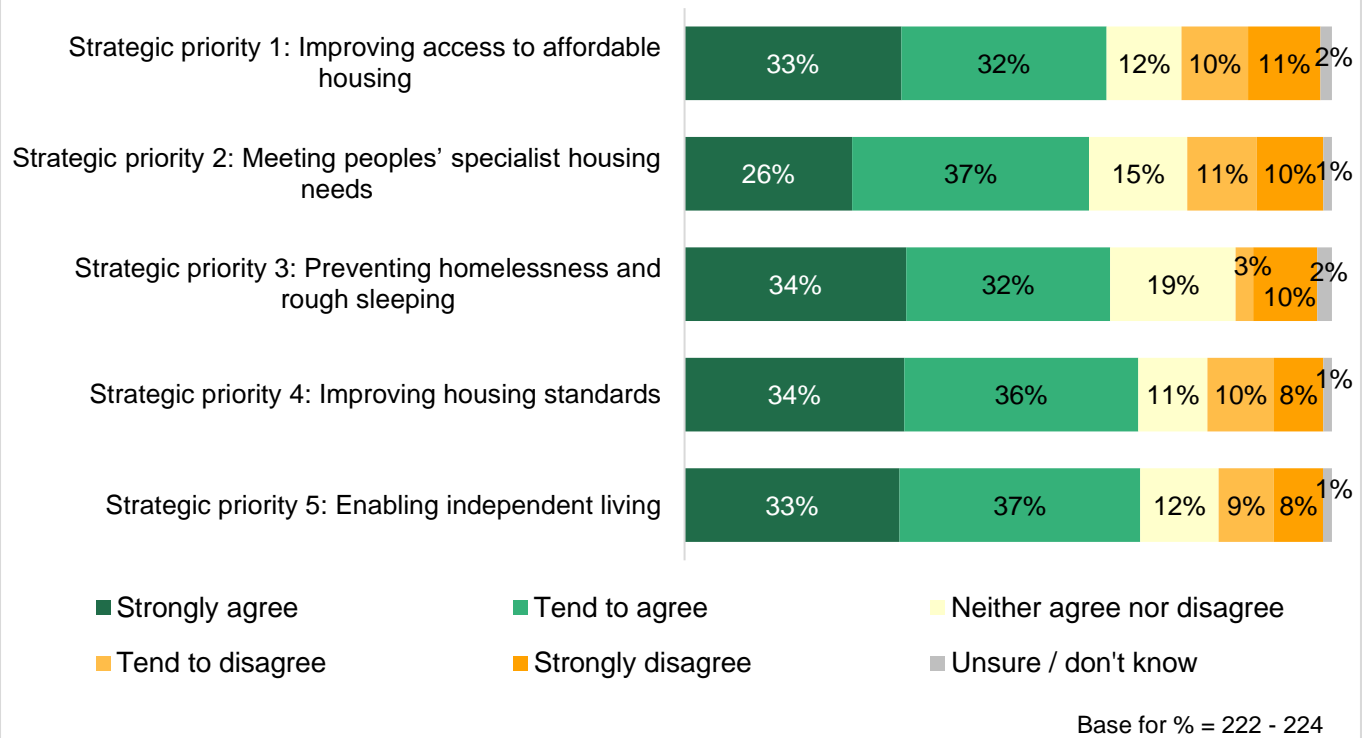
Section 2: Strategic priorities and actions

There were five strategic priorities identified within the draft strategy:

- Strategic priority 1: Improving access to affordable housing
- Strategic priority 2: Meeting peoples' specialist housing needs
- Strategic priority 3: Preventing homelessness and rough sleeping
- Strategic priority 4: Improving housing standards
- Strategic priority 5: Enabling independent living

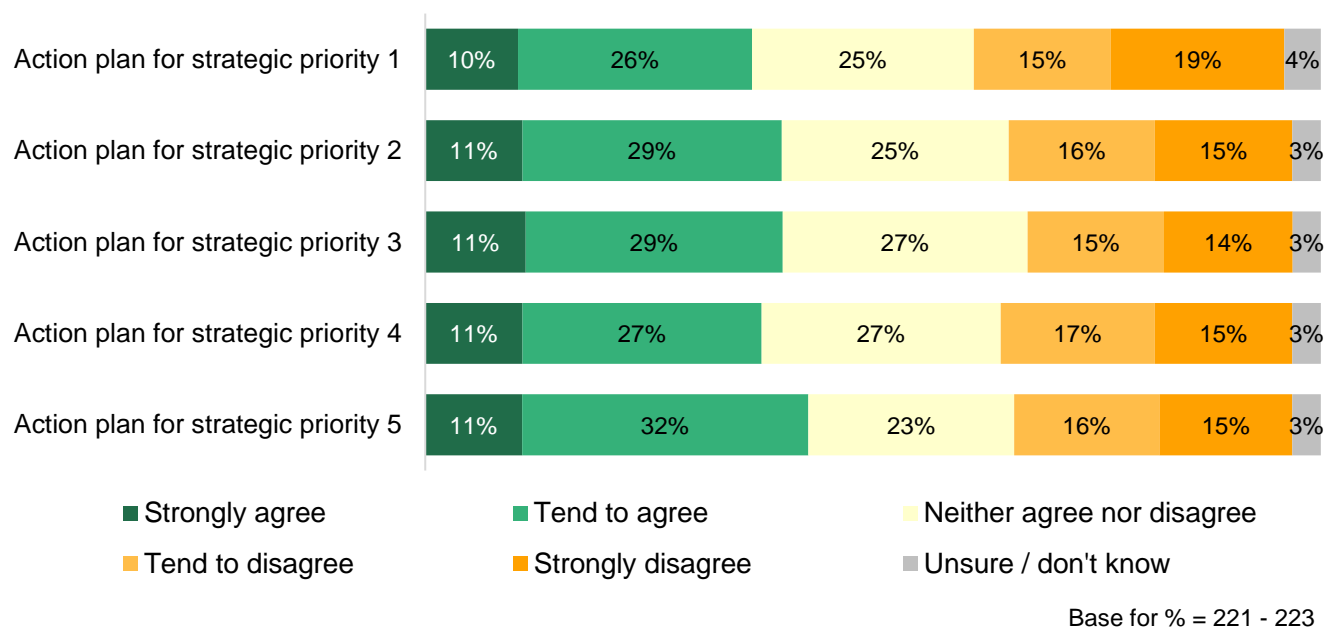
The majority of respondents agreed that the priorities identified were the right areas to focus on. Strategic priority 4: Improving housing standards and strategic priority 5: Enabling independent living received the highest level of agreement (70% stated that they strongly or tend to agree with these priorities). Figure 2 shows the full breakdown of results.

Figure 2: How strongly do you agree or disagree that the priorities identified within the draft housing strategy are the right areas to focus on?



Each strategic priority also had an associated action plan. Respondents were asked how strongly they agreed or disagreed that the details within the action plan would help achieve each strategic priority. Responses to this question were more split with those agreeing ranging from 36% to 43% and those disagreeing ranging from 31% to 35%. Figure 3 shows the full breakdown of response.

Figure 3: How strongly do you agree or disagree that the details within the action plan will help achieve each strategic priority?



Respondents were asked if there were any other housing issues/challenges which should be prioritised during 2025-2028. In total 107 respondents chose to leave a comment. The comments provided were coded into the following overall themes and sub themes:

- Need supportive infrastructure, 22 mentions.
- Don't build on greenfield sites / use brownfield sites, 19 mentions.
- Affordable housing / rent considerations, 17 mentions.
- Need more social housing / housing support, 15 mentions.
- No more houses / general negative comment, 17 mentions.
- Need new / longer term thinking on planning, 14 mentions
- Suitable properties to downsize into / for the elderly & disabled, 8 mentions.
- Needs to be more detailed / measurable / adequacy resourced, 7 mentions.
- Geographic considerations, 5 mentions.
- Reduction in HMO's, 3 mentions.
- Maintenance of homes & properties / antisocial behaviour, 3 mentions.
- Second homes / extended rooms, 3 mentions.
- Other comment, 4 mentions.

Some respondents will have referred to more than one theme therefore total mentions won't add up to the total number of respondents who left a comment. The full summary of the comments received by theme and sub theme is presented in Table 1 on the next page.

Table 1: Are there any other housing issues/challenges which should be prioritised during 2025-2028?

Theme	Summary of comments received	Number of mentions
Need supportive infrastructure	Need the infrastructure to keep pace with any additional housing, for example access to schools, medical facilities, the transport network, green spaces. Parking and roads are inadequate for the increase in the volume of traffic. Support people to find good jobs to fund mortgage payments by providing training & office spaces for businesses.	22
Don't build on greenfield sites / use brownfield sites	No more building on green field sites, protect key areas of biodiversity such as Danes Moss. These sites are unsuitable and lead to flooding. Use and develop brown field sites, adapt existing buildings - for example turn empty shops and offices into housing / living accommodation.	19
Affordable housing / rent considerations	Ensure that "affordable" housing is affordable, affordable houses should be affordable for the low paid. Insist on more affordable housing, secured for local people. Prevent landlords buying up affordable housing. Property prices are steadily increasing across all types and sizes of properties, making them increasingly unaffordable. There is no focus on young, single people who could possibly make it on to the housing ladder with the provision of flats or maisonettes - no lone person could possibly afford 'affordable' houses. Need to retain the younger demographic, young people's first homes. Private rent charges to be in line with the benefits allowance for single people in houses.	17
Need more social housing / housing support	No description of or background on social housing in the plan, no commitment to build and manage more social housing. Need more social housing and a determined effort to reduce private landlords. Find empty private properties and see if they would be willing to sell to the council for social housing. Need more four bed social housing for families, need more one private room but shared kitchen and bathroom style accommodation. Women's refuges, consider those in the armed forces. Prioritise those who have been on the list the longest.	15
No more houses / general negative comment	Stop building more houses. There is enough housing stock already. General negative comment or statement in relation to a housing situation / the council / council services.	14
Need new / longer term thinking on planning	Doesn't consider community living or the environmental issues associated with housing. There is nothing about requiring new houses to meet improved housing standards, particularly to ensure they are carbon zero. There needs to be an urgent move towards factory built smaller single units – these can be quickly built and can provide the highest EPC rate of A with the use of the right material. Lifetime homes should be encouraged, this will minimise expensive home alterations. To free up housing in the entry level bands there will be a need to provide more housing for people to move upwards.	14

Table 1: Are there any other housing issues/challenges which should be prioritised during 2025-2028?

Theme	Summary of comments received	Number of mentions
Suitable properties to downsize into / for the elderly & disabled	Require developers to include bungalows / smaller properties / ground floor accommodation for people to downsize into. Priority should be made for suitable disabled and elderly accommodation to release larger housing stock. Supported accommodation for disabled adults.	8
Needs to be more detailed / measurable / adequacy resourced	All the priorities have good intentions but with no real direction or content, the action plans don't outline how the outcomes of the strategy will be measured. Need adequate resources to meet every aspect of the policy. This strategy must become part of the Local Plan and must be used to strengthen the need for such housing.	7
Geographic considerations	There needs to be a close correlation between strategy plans and demographic and socio-economic characteristics for settlement areas to strengthen potential for relevant improvement in the individual areas. The physical/geographical location of housing development is critically important. One strategy does not fit the whole Borough, the strategy needs to be area specific, plans based on a percentage of market value will never provide affordable housing in Wilmslow. In Buerton, the current parish plan only includes a restricted small area, the plan should include all areas within the development boundaries. Spread housing developments fairly across the borough.	5
Reduction in HMO's	Further reduction in the number of HMO's, bring them back into family homes or self-contained accommodation. Reduction of HMOs in Crewe.	3
Maintenance of homes & properties / antisocial behaviour	Maintenance of homes, damp issues. Tenants not keeping the home or surrounds in good repair. Monitor unneighbourly behaviour in social housing.	3
Second homes / extended rooms	Make it harder to own second homes / second homes should be vetoed. Charge higher council tax for people who have extended or added habitable rooms upon completion of the works rather than when the property is sold.	3
Other	Hold developers to account and ensure they deliver what is promised at the time of the planning application. Strategic priority 3 - should be recognised that a few people living rough do not want to be rehoused / generally driven by more fundamental issues, not a lack of housing.	4

Section 3: Further comments

At the end of the survey respondents had the opportunity to let us know if they had any further comments to make on the proposal. 91 respondents chose to leave a comment. The comments provided were coded into the following overall themes and sub themes:

- No more houses / general negative comment, 19 mentions.
- Don't build on greenfield sites / use brownfield sites, 16 mentions.
- Need more affordable housing and / or more social housing / support, 16 mentions.
- Needs more specific targets / joined up approach / less jargon, 15 mentions.
- Need the supporting infrastructure, 14 mentions.
- Need new / longer term thinking on planning, 12 mentions.
- Suitable properties to downsize into / for the elderly & disabled, 8 mentions.
- Effective monitoring of developers, 4 mentions.
- Other comment, 7 mentions.

Some respondents will have referred to more than one theme therefore total mentions won't add up to the total number of respondents who left a comment. The full summary of the comments received by theme and sub theme is presented in Table 2, on the next page.

Table 2: If you have any further comments to make on the draft housing strategy, please let us know below

Theme	Summary of comments received	Number of mentions
No more houses / general negative comment	Stop building houses. CE has its 5-year plan so no more estates should be built. General negative comment or statement in relation to a housing situation / the council / council services.	19
Don't build on greenfield sites / use brownfield sites	Do not build on greenfield sites. There needs to be environmental considerations as all this building on greenbelt or rural land is taking away plants which generate oxygen and absorb rain. Develop within the towns, there are multiple redundant buildings / sites / shops that can be utilised for housing.	16
Need more affordable housing and / or more social housing / support	The strategy doesn't address the real affordability of buying or renting a property. Affordable housing is a vital need. Ensure commercial builders include affordable housing and appropriate/specialist housing - need less affordable housing 'plonked' on estates with no governance or oversight and we need true local authority housing. There is no affordable housing in Buerton this needs to be addressed. Build flats for those who cannot afford to buy. Need much more social housing / provide council housing. The 'right to buy' is reducing social housing stocks. Homelessness prevention should be much higher than current - review the social issues contributing to homelessness.	16
Needs more specific targets / joined up approach / less jargon	Surprised that there are no specific targets for the action plan. Lacks substance and detail - does not address all the housing needs. Please ensure your staffing levels to monitor/ report progress is maintained. Links with businesses / economic development's needed, provide more support and direction for local parish councils when developing or reviewing parish neighbourhood plans. Would be good to illustrate how this strategy sits in the context of Labour Government's drive to increase numbers of housing stock and local plan developments in supporting infrastructure. The document is too wordy and full of jargon, too much background info.	15
Need the supporting infrastructure	There needs to be more infrastructure coordination with the housing strategy. No new houses without new infrastructure. Need shops, schools, medical facilities, childcare facilities, bus services and road improvements etc to support new build developments. Think about disabled & mental health support, support for the aged, safe walking. No strategy should be considered in isolation.	14
Need new / longer term thinking on planning	The strategy should be about creating places where people can thrive, which means connected communities. Involve occupational therapists when designing/approving housing schemes. More trees native hedging, more communal open space, benches and cycle etc. More consideration needs to be given as to how to prevent young people from moving away. What about future proofing all new housing with electric charging facilities and disabled living standards. Households will need advice and help to make the transition to heat pumps.	12

Table 2: If you have any further comments to make on the draft housing strategy, please let us know below

Theme	Summary of comments received	Number of mentions
Suitable properties to downsize into / for the elderly & disabled	Not sure that the strategy concerning older people's accommodation offers the full range of options. Single storey living for older pensioners is both desirable and healthier with less risk of trips and falls. All new housing developments should have to provide a proportion of affordable for the elderly and/or disabled. Starting a conversation with empty nesters to downsize sooner rather than later is crucial.	8
Effective monitoring of developers	It is vital that effective monitoring takes place to ensure that the required number of houses are being provided and developers held to account should this not occur. Need to address rigorous enforcement of agreements with private developers for affordable housing and actively monitor / enforce environmental mitigation as part of development. Ensure that all developers pay sufficient S106 monies to the local infrastructure.	4
Other comment	Planning sign-off is very slow, a significant improvement is needed. Want to be more effective in starting to expand housing. need more development in and around the Knutsford Town area. Have a strict/rapid process where landlords/ individuals are not on compliance. Prioritise housing for those with local connections.	7

During the consultation period 4 emails were also received. These have been summarised in the table below.

Table 3: Email Responses

Responding as	Summary of comments received
An individual	Please share information on how the external funding for a rough sleeping was spent and point me towards the current service for a homeless person seeking emergency accommodation in Macclesfield. The number of people sleeping on the streets in Macclesfield Town centre seems to be at a constant and is not reducing. The 2018-2023 Housing Strategy delivered some key achievements. What about 2024 outcomes? Can we add some relevant recent information?
Holmes Chapel Parish Council	Disagree that the five objectives of the Housing Strategy are the only areas to cover. With the changes and increased requirement for housing supply because of the changes in calculation of need, this strategy and its objectives only covers a minority of the requirements under housing supply. The strategy does not present any plans for addressing most of the housing need. The Local Plan and SADPD only provide policies and guidance under which planning applications will be considered - this is reactive not proactive. It is accepted that many sites for development are identified in the SADPD, but where in the Housing Strategy are there specific plans for encouraging this development. The objectives identified in the draft Housing Strategy should be modified to address a priority for encouraging the

Table 3: Email Responses

Responding as	Summary of comments received
	overall Housing need - support the 5 identified objectives as far as they go but would want to see more visible management of these as well as some performance measures on their achievement. The annual housing monitoring update is at least one year old when published, so does not reflect accurately the housing supply that has been met.
Gawsworth Parish Council	The policy should be updated to provide that any strategic development sites on the periphery or within rural parishes should give equal priority to residents of the parishes as to those of the town (whose spatial needs the development is seen to meet) in order to meet rural housing needs. For example, the developments south of Macclesfield should meet the housing needs of residents of Gawsworth, Henbury, Sutton etc.
An individual	This individual suggested several specific recommendations to the draft strategy which have been sent to the relevant department for full review. This included suggestions for further detail, scope, definitions and references and for a final review to be made of the document to help rationalise and standardise content and format within the strategy. Also suggested that the document is re-formatted to include: Document Control and Content (Authored; Checked; Approved; Consulted; Issue Purpose; Date of Issue; Revision).

Appendix 1: Demographic breakdowns

A number of demographic questions were asked at the end of the survey to ensure there was a wide range of views from across different characteristics. All of the questions were optional and therefore won't add up to the total number of responses received.

Table 5: Number of survey respondents by representation. Respondents could select all that apply.

Category	Count	Percent
As a resident of Cheshire East	209	93%
As a Cheshire East Ward Councillor, or Town/Parish Councillor	9	4%
An elected Member of Cheshire East	2	1%
On behalf of a group, organisation, or club	2	1%
On behalf of a local business	< 5	< 1%
Other interested party	< 5	< 1%
Grand Total	225	100%

Table 6: Number of survey respondents by gender

Category	Count	Percent
Female	77	37%
Male	115	56%
Prefer not to say	15	7%
Grand Total	207	100%

Table 7: Number of survey respondents by age group

Category	Count	Percent
16-24	-	-
25-34	7	3%
35-44	8	4%
45-54	29	14%
55-64	50	24%

65-74	58	27%
75-84	31	15%
85 and over	< 5	1%
Prefer not to say	26	12%
Grand Total	212	100%

Table 8: Number of survey respondents by ethnic origin

Category	Count	Percent
White British / English / Welsh / Scottish / Northern Irish / Irish	181	86%
Any other White background	< 5	1%
Mixed or multiple ethnic groups	< 5	< 1%
Any other ethnic origin	< 5	1%
Prefer not to say	25	12%
Grand Total	211	100%

Table 9: Number of survey respondents by religious belief

Category	Count	Percent
Christian	93	45%
No Religion	66	32%
Muslim	< 5	1%
Jewish	< 5	< 1%
Other religious belief	7	3%

Prefer not to say	38	18%
Grand Total	207	100%

Table 10: Number of survey respondents by limited activity due to health problem / disability		
Category	Count	Percent
Yes, a lot	24	11%
Yes, a little	44	21%
Not at all	122	58%
Prefer not to say	21	10%
Grand Total	211	100%

Appendix 2: All consultation comments received along with CEC responses

Below are the consultation comments received, with CEC's responses and an indication of amendments to the Draft Strategy document.

Comment	CEC response	Draft Strategy amended to include:
<p>Page 1</p> <p>How is this document managed and controlled?</p> <p>It is also later described as an 'interim' housing strategy yet labelled as 'Housing Strategy 2025- 2028' - suggest amending to 'Interim Housing Strategy...'</p> <p>There is no issue date and no details of who authored it, was consulted on it, who checked it and subsequently approved it and for what purpose.</p>	<p>This is a typo as the official title is Interim Housing Strategy 2025-2028.</p> <p>The date of consultation was Nov 2024-Feb 2025. A report on the consultation process and analysis of the results will be produced in March 2025.</p>	<p>'Interim' included in the title.</p>
<p>Page 2</p> <p>Suggest that this much used term is backed up by referencing appropriate sources: https://www.ons.gov.uk/economy/inflationandpriceindices/articles/costofliving/latestinsights NC02 - Although the former is now longer being updated</p> <p>https://en.wikipedia.org/wiki/2021%E2%80%93present_United_Kingdom_cost-of-living_crisis and https://www.bigissue.com/news/social-justice/will-prices-uk-ever-go-down-cost-of-living-crisis/</p>	<p>Data is changing, but a figure has been used from the Joseph Roundtree Foundation.</p>	<p>Circa 5m households on low-income continue to face a very high risk of going without essentials, such as food and</p>

Comment	CEC response	Draft Strategy amended to include:
		heating showing persistent and embedded hardship in the UK.
<p>Page 3</p> <p>Where does Priority 2; 4 and 5 fit into these 6 key points of the 25/28 Housing Strategy?</p>	<p>P2: HRSS, Tenancy Strategy, Allocations Policy</p> <p>P4: Home Repairs and Adaptation, Housing Enforcement</p> <p>P5: HRSS, Tenancy Strategy, Allocations Policy</p>	
<p>Page 4</p> <p>We need the context of these achievements to determine how they fit with what was planned else this is just a list of things that have been done and not necessarily achieved.</p> <p>What was planned for each of these strategic priorities and what specifically was delivered e.g. 'Housing Quality - improve their living conditions...' - how, what was specifically done?</p>	<p>This is a review of the action plan of the HS and shows what has been achieved based on the stated objectives and tasks.</p>	<p>...through things like adaptations and repairs, and help with heating peoples'</p>

Comment	CEC response	Draft Strategy amended to include:
		homes through energy efficiency measures.
<p>Page 4</p> <p>Suggest include a list of 'Definitions' to at least provide suitable context.</p> <p>What is the definition used for 'Affordable Home'?</p>	<p>Definitions will be included in the Glossary at the end.</p>	<p>Glossary</p>

<p>NC06 – Page 4</p> <p>What is the definition of 'Homeless'; rough sleeper and all other used terms.</p> <p>What are the current numbers of known and estimated number of homeless people; rough sleepers?</p>	<p>Definitions will be included in the Glossary at the end.</p> <p>Headline rough sleeper data will be included.</p>	<p>Rough sleeping data included.</p>
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<p>Page 4</p> <p>What does this specifically mean and how many does 'small' mean.</p> <p>We have no context.</p>	<p>Text removed to clarify: '...reducing repeat homelessness for a small cohort of people by overcoming barriers to accommodation and supporting people to sustain accommodation.'</p>	<p>'...reducing repeat homelessness by overcoming barriers to accommodation and supporting people to sustain accommodation'</p>
<p>NC08 – Page 5</p> <p>Empty Homes Definition - 'long-term..'?</p>		<p>... for 6 months or more...</p>
<p>Page 5</p> <p>Incentives - Financial and/or other?</p>		<p>We have an established landlord offer that helps landlords to work with lower income families who may be helped by Cheshire East Emergency Assistance or our Homelessness Prevention Fund</p>

<p>Page 5</p> <p>How many tenants were helped and in what ways?</p>		<p>Over the last financial year 106 households secured private rented accommodation (88 prevention and 18 relief)</p>
<p>Page 6</p> <p>Definition 'NPPF'?</p> <p>National Planning Policy Framework'?</p>	<p>National Planning Policy Framework, or NPPF, is explained on page 4.</p>	<p>Definitions will be included in the Glossary at the end, and AH will be included.</p>
<p>Page 8</p> <p>Rural - Remove 'the' or specifically define those instances of inequality and/or deprivation.</p>		<p>'the' removed to read: 'Rural communities are vulnerable to the significant levels of inequality and deprivation.'</p>
<p>Page 8</p> <p>Rural- Define these circumstances - e.g. lack of scheduled and/or sufficient public transport; lack of mains utilities; other?</p>	<p>'..high house prices, high fuel prices, low wages, seasonal renting, a high level of second home ownership, and an</p>	

	ageing population' are all mentioned.	
<p>Page 8</p> <p>This sentence doesn't make much sense to me.</p> <p>What is/are the point(s) that are trying to be made?</p> <p>Something like "Availability of affordable rural housing is challenged by"</p> <p>Although I struggle to understand why being old (an ageing population) provides an additional challenge to those already identified, unless council believes that being old creates other challenges, if so then this would apply everywhere that 'old' people lived and would not be restricted to rural areas.</p>	<p>Age is a</p> <p>protected characteristic under the</p> <p>Equality Act 2010. Old people in rural areas have more difficulty in accessing services which are further away.</p>	
<p>Page 9</p> <p>State which of the 5 priorities are relevant here.</p>	<p>Reference to 'strategic priorities will be removed.'</p>	<p>'..there is a clear need for this to be addressed within the Interim Housing Strategy.'</p>
<p>NC17 – Page 9</p> <p>Define 'deprivation' and those specific areas that can be described as such.</p>	<p>'High levels' changed to 'levels', and a definition of 'deprivation' is included.</p>	<p>There are also other challenges including areas that have levels of deprivation (which looks at factors such as</p>

<p>Council has already defined rural communities as having '..significant levels of ... deprivation...'</p> <p>This doesn't really stack up when compared with the latest information held on the ONS.</p> <p>https://explore-local-statistics.beta.ons.gov.uk/areas/E06000049-cheshire-east/indicators</p> <p>"A mixture of urban and rural local authorities are contained in this cluster, the cluster is generally situated in the commuter belt around major urban centres with the South East and East most represented. Local authorities in this cluster have a high employment rate, a low proportion of children in relative poverty and high healthy life expectancy."</p>		<p>income, employment, education, health, crime, barriers to housing and services, and the living environment.)</p>
<p>Page 9</p> <p>General note - include a section 'References' which defines all quoted information sources including URL links.</p> <p>Specific - Include URL where this information was obtained.</p> <p>https://www.gov.uk/government/statistics/dwelling-stock-estimates-in-england-2020 ?</p>		<p>URL links included as footnotes</p>
<p>NC20 – Page 9</p> <p>ONS states second:</p> <p>https://www.ons.gov.uk/visualisations/housingpriceslocal/E06000049/</p>	<p>Prices can go up monthly and will be different between when the figure was quoted and when this comment was received.</p>	
<p>Page 10</p>	<p>Prices can go up monthly and will be</p>	

<p>Average house price £302,000.</p> <p>https://www.ons.gov.uk/visualisations/housingpriceslocal/E06000049/</p>	<p>different between when the figure was quoted and when this comment was received.</p> <p>Housing affordability statistics are published annually (in or around March) by the Office for National Statistics. Figures for 2023 were published only in March 2024 and ONS' current advice is that the 2024 figures will not be available until March 2025.</p>	
<p>Page 14</p> <p>Consider amending to Gypsy, Roma and Travellers else ask their community their preference.</p> <p>https://en.wikipedia.org/wiki/Names_of_the_Romani_people</p>		<p>Changed to Gypsies Roma and Travellers</p> <p>https://www.gypsy-traveller.org/about-us/</p>
<p>Page 15</p> <p>Slavery- And.....?</p>	<p>No update</p>	

<p>Is this being currently and actively considered?</p> <p>What is the status?</p>		
<p>Page 15</p> <p>Clarify Article 4 and include in References</p>		<p>This will mean that a planning application will have to be submitted for work which normally does not need one.</p> <p>https://www.planningportal.co.uk/permission/responsibilities/planning-permission/permitted-development-rights</p> <p>DONE</p>
<p>Page 18</p> <p>Green Doctor - I was not aware of this.</p> <p>How would a resident know when to find out about these and all other Cheshire East initiatives and where would they look?</p>		<p>Energy efficiency experts offering free, impartial advice to help people take control of their bills and save energy in the home, with information available on the LiveWell Cheshire East website.</p>

<p>Page 18</p> <p>Health and Wellbeing - Include all referenced strategies and/or other similar within a separate section 'References' and also URL (Uniform Resource Locator).</p>	<p>Strategies are mentioned in the text.</p>	
<p>Page 20</p> <p>Mental Health - What about those whose conditions are such that residential care is the only practicable solution for the foreseeable future?</p>	<p>The aim is to <i>reduce</i> reliance on residential care, not <i>end</i> it. Anyone requiring residential care will receive it.</p>	
<p>Page 20</p> <p>Surely this information must already be known to Cheshire East, specifically with current mental health and associated legislation. (Mental Health Care Act; Care Act etc).</p> <p>Consider additional, qualifying text.</p>	<p>The Housing team will works closely with Mental Health Services to identify individuals</p>	<p>The Housing team works closely with Mental Health Services to identify individuals.....</p>
<p>Page 21</p> <p>There is no mention of new builds and the need to incorporate suitable and appropriate provision for people with disabilities both current and future-proofing.</p>	<p>This was flagged at the Homelessness Strategy Steering Group.</p>	<p>There is a focus on raising accessibility standards of new homes, recognising the importance of suitable homes for older and disabled people.</p> <p>The provision of appropriate</p>

		<p>housing for older and disabled people makes an important contribution to a safe and independent life. An ageing population will see the numbers of disabled people continuing to increase and it is important we plan early to meet their needs through policy change.</p> <p>The consultation sought views on options to raise the accessibility of new homes which included mandating a higher accessibility standard.</p>
Page 21	Older people can develop disabilities...	'...for disabled people...'

<p>'for older age' - amend text "...for disabled and older people...".</p> <p>Current text excludes those with a disability.</p>		
<p>Page 22</p> <p>Older People is covered in 'Disability' and here, suggest that it is covered in this section only and appropriate references are made in all other sections where there is a need to consider the needs of older people.</p>		<p>Some text re: 'disabled and older people' changed to just refer to 'disabled people'</p>
<p>Page 22</p> <p>Community services- Who is responsible to ensure that the proposed demographic (current and reasonable future forecast) of all proposed new builds has been adequately considered with the continued availability of these services to both the indigenous and new residents?</p> <p>How can residents check to ensure that this has been done?</p>	<p>Text added to reflect monitoring.</p>	<p>This will be monitored during the life of the Strategy.</p>
<p>Page 23</p> <p>Consistency - use numbers, not bullets - this aligns with later use of numbers, else only use bullets.</p>		<p>Bullet points changed to numbers 1-5.</p>
<p>Page 23</p> <p>What are the specific, measurable objectives?</p>	<p>The Action Plan which follows has detailed tasks and outcomes.</p>	

<p>e.g. How many and by what date? or What is the change (+ and -ve) at the end of the period?</p> <p>Same question for each sub-section.</p> <p>Who is responsible for delivering these and when and in what format will the actual outcomes be published and shared with Cheshire East residents?</p>		
<p>Page 24</p> <p>Has the 2021- 2025 strategy been implemented (partially or fully)?</p> <p>If partially then what LFE (Learning from Experience) has been found and will it be included within the 2025 - 2028 strategy?</p> <p>If not yet implemented, then why not and what is the point of embarking on a new strategy?</p>	<p>The Homelessness and Rough Sleeping Strategy 2021- 2025 is being replaced by a new 2026-2030 Strategy.</p> <p>Some tasks have been completed, some are ongoing, to be carried over to the new Strategy.</p>	
<p>Page 25</p> <p>Suggest that the document is re-formatted to include:</p> <p>Document Control and Content (Authored; Checked; Approved; Consulted; Issue Purpose; Date of Issue; Revision)</p>	<p>Formatting will change and be consistent in the final version (dated and author),</p>	<p>Checked formatting, date and author details, and contact details included at the end.</p>

<p>Scope</p> <p>Definitions (Glossary)</p> <p>References</p>	<p>A glossary will be included at the end of the document.</p>	
<p>Page 26</p> <p>Where are these specific objectives covered:</p> <p>Focusing on delivering Social Rented homes to provide rented accommodation that is genuinely affordable</p> <p>Exploring downsizing schemes to release family accommodation</p>	<p>Cross referenced and links are in the Strategy.</p>	
<p>NC43 – Page 26</p> <p>Delivery of 355 affordable homes - What is the basis of this number and what is the current demand within Cheshire East?</p>	<p>The Council commissioned a Housing Development Study to inform the Local Plan Strategy 2010-2030. The study identified a need for at least 7,100 dwellings/affordable homes over the plan period. This equates to an average of 355 affordable homes per year over the 20-year plan period.</p> <p>The need for affordable housing will be</p>	

	assessed again to inform the new Local Plan that the Council is starting to prepare.	
<p>NC42 – Page 26</p> <p>Annual review with how many affordable houses were delivered?</p> <p>If <355 then will this be added to the next FY?</p>	<p>The delivery of new affordable homes is monitored and published each year in the Council's Authority Monitoring Report.</p> <p>The overall need is for 7,100 dwellings over the plan period. To date, the delivery of affordable homes is keeping track with the level of identified need.</p>	
<p>Page 26</p> <p>Rural areas - Is this included in the 355?</p> <p>If so then how many else when will this, separate quantity be defined and agreed?</p>	<p>The overall need for 7,100 homes applies to the whole of the Borough, including its rural areas.</p>	
<p>Aim: Increase the provision of affordable housing within urban and rural areas by working with key partners:</p>	<p>The overall need is for 7,100 dwellings over the plan period. To date, the delivery of</p>	

<p>What are the specific, measurable objectives?</p> <p>e.g. How many and by what date? or What is the change (+ and -ve) at the end of the period?</p> <p>Who is responsible for delivering these and when and in what format will the actual outcomes be published and shared with Cheshire East residents?</p>	<p>affordable homes is keeping track with the level of identified need.</p> <p>The delivery of new affordable homes is monitored and published each year in the Council's Authority Monitoring Report.</p>	
<p>Continue to progress the procurement of surplus Council land assets through the Housing Development Framework</p>	<p>Surely this is the 'Sale of surplus council land'?</p> <p>Why is it only identified for 2025?</p>	<p>Changed 'procurement' to 'sale' and added up to 2028.</p>
<p>Meeting peoples' specialist housing needs</p>	<p>Is this also accounted for/estimated within the 355 affordable new homes?</p> <p>No - it is separate.</p>	
<p>Page 26</p> <p>Regular meetings - Surprising that this has not already being done.</p>	<p>Text will be changed</p>	<p>Continue regular meetings with developing Registered</p>

		Housing Providers and explore opportunities.
<p>NC47 – Page 27</p> <p>Brownfield and Self Build - Is this also accounted for/estimated within the 355 affordable new homes?</p>	<p>There is no separate target for affordable homes to be delivered on brownfield sites; if affordable units are delivered on brownfield land then they will count towards the 355 target.</p> <p>Self-build units can be affordable and if any affordable self-build units are delivered these will count towards the 355 target. If they are not affordable then market self-build units will not count towards the 355 target.</p>	
<p>Page 27</p> <p>Commission housing support - Surely this should be part of Strategic Priority 3?</p>	<p>Specialist housing and support may be</p>	

Also, as it is currently formatted, it suggests (to me) that all other sub-sections are subordinate to (ie part of) this.	separate to homelessness issues.	
<p>Page 28</p> <p>Aim in Priority 2 specifically uses the term '...multiple disadvantage...' not 'dependency'.</p> <p>I suspect that these 2 terms can also describe/apply to multiple, mutually exclusive instances.</p>	Multiple disadvantages is the preferred phrase and will be changed.	Multiple disadvantages
<p>Page 30</p> <p>A new Homelessness and Rough Sleeping Strategy is developed which is focused on improved outcomes for the next 3 years</p> <p>Improved outcomes - Improved from what?</p> <p>Presumably specific objectives from the 2021 - 2025 strategy?</p>	Reduced homelessness, improved pathways and throughputs, and quality of life increased - measurable through the new 2026-2030 Homelessness action plan.	Include 'Reduced homelessness, improved pathways and throughputs, and quality of life increased'.
<p>Page 30</p> <p>Strategic Priority 3 states 'No Second Night Out'; change 'Future' to 'Second' else change 'Second' to 'Future' AND clarify max number of nights out.</p>	No Further Night Out	Refer to No Further Night Out

<p>Page 31</p> <p>Article 4 is not mentioned herein but is within Strategic Priority 4.</p>	<p>There are no specific tasks around Article 4 work, which is on-going on a 'as and when' basis.</p>	
<p>Page 31</p> <p>Strategic Priority 4 states 'vulnerable' householders.</p> <p>Remove inconsistency and amend the appropriate text.</p>	<p>'Vulnerable' is a generic term which means someone finds it difficult to care for and protect themselves, and cope with existing life challenges, due to cost of living/ low income levels, old age, disability, or poor health.</p>	
<p>Page 32</p> <p>NICE Guideline NG6 (2015)</p>	<p>In 2019 NICE said that it had found no new evidence that affects the recommendations.</p>	
<p>Page 32</p> <p>There is no mention of care leavers and the support that they may need.</p> <p>This is defined in Strategic Priority 5.</p>	<p>Insert an action regarding care leavers</p>	<p>Supporting our care leavers to ensure they have the skills to prepare for and sustain their tenancy.</p>

<p>Page 33</p> <p>Include 'sensory' disabilities (as stated in Strategic Priority 5).</p>	<p>This will be included.</p>	<p>'Promote independence for residents with learning and/or autism and physical and/or sensory disabilities</p>
<p>ROYAL BRITISH LEGION</p>		
<p>We recommend that Cheshire East Council review the implications of the Covenant Duty in drafting this Housing Strategy, and provide evidence that due regard has been paid to the Armed Forces Covenant.</p>	<p>Reference is made to the Armed Forces Covenant.</p>	<p>Those who serve in the Armed Forces, whether Regular or Reserve, those who have served in the past, and their families, should face no disadvantage compared to other citizens in the provision of public and commercial services. Special consideration is appropriate in</p>

		some cases, especially for those who have given the most, such as the injured and the bereaved.
The Homelessness Service should be aware of and linked into other tailored services available to veterans, including health and care support provided by the local Integrated Care System, Op Fortitude and Op Courage, and identified vulnerable veterans should be referred into those services where appropriate.	See the Homelessness and Rough Sleeping Strategy (HRSS) 2021–2025, page 17	
We wish to highlight the Stoll housing organisation which is a leading provider of supported housing to veterans. Stoll established and continue to run the Veteran's Nomination Scheme (VNS) which helps veterans; generally single people or couples without children, to find affordable housing across the country. Once an applicant has been referred to the VNS, Stoll will match them up with a nearby housing provider and secure accommodation at an affordable rent.	This is noted and will be reflected in the new HRSS 2026-2030	
VNS has supported almost 800 veterans into social housing. Stoll are always looking for new housing associations and local authorities to partner with to find more homes for new housing associations and local authorities to partner with to find more homes for veterans. This scheme can support both the prevention of and relief of homelessness among veterans and their families.	This is noted and will be reflected in the new HRSS 2026-2030	
To use existing units more effectively and to increase access to settled accommodation by working with housing providers, we recommend that Cheshire East Council should consider setting aside housing stock specifically for ex-Service personnel and their families, and explore partnership opportunities with Stoll's Veteran Nomination Scheme.	This is noted and will be considered in the drafting of the new HRSS 2026-2030	

<p>Cheshire East Council should ensure that all residents approaching housing services, and all other statutory services relating to welfare or support, are asked a question that will identify members of the Armed Forces community</p> <ul style="list-style-type: none"> • Former members of HM Armed Forces, Regular and Reserve. • Spouse or Partner of serving or former members of HM Armed Forces. • Widow(er)s of serving or former members of HM Armed Forces. • Dependent children of serving or former members of HM Armed Forces. • Recently divorced or separated spouses or partners of serving or former members of HM Armed Forces 	<p>Housing Related Support service providers are bringing innovative approaches to the programme of early intervention and prevention described in the HRSS 2021-2025 page 17.</p>	
<p>Cheshire East Council should regularly review staff training processes to ensure that all relevant staff are aware of the housing policies specific to the Armed Forces community.</p>	<p>Training for teams and partners on the local response to homelessness is included in the HRSS 2021-2025 page 31.</p>	
<p>RBL advocates for a holistic approach to the needs of the Armed Forces community and encourages the closer integration of health and housing services to embed a multi-agency approach. The UK Government launched a new housing referral pathway on 3 July 2023, known as Op Fortitude. Op Fortitude is funded by the Armed Forces Covenant Fund and aims to work with individual veterans at risk of homelessness. Op Courage is an NHS mental health specialist service designed to help serving personnel due to leave the military, reservists, armed forces veterans and their families. Advice and information provided by Cheshire East housing services should familiarise themselves with both important pathways. It is clear from evidence that the experiences of veterans may be distinct from the general population and require services that understand them and their specific needs in the way that some more generic homelessness services cannot.</p>	<p>Housing Related Support provides multi-agency responses to homelessness as seen in the HRSS 2021-2025 page 27.</p>	

Cheshire East Council should engage with national organisations, such as RBL and Op Fortitude. These organisations should be included within pathways of housing support when creating tailored housing plans to meet the needs of members of the Armed Forces community facing multiple or complex problems.	<p>This is noted and will be considered in the drafting of the new HRSS 2026-2030.</p> <p>The current floating support service provides temporary supported accommodation to people experiencing homelessness with complex needs (HRSS 2021-2025 page 27).</p>	
We recommend that Cheshire East Council be participant to carrying out and publishing the results of a mechanism, CHAIN or other, that records the number of ex-Service personnel sleeping rough in the local authority area.	<p>This is noted and will be considered in the drafting of the new HRSS 2026-2030 where one of the strategic themes is to reduce rough sleeping.</p>	
In line with national regulations, Cheshire East Council should ensure that all veterans, being exempted from local connection requirements, are allowed access to homelessness and housing support regardless of the time elapsed since they left Service.	<p>The Cheshire East Allocations Policy underpins the ability to move people who are in housing need to appropriate housing. The Policy strikes a balance between supporting sustainable, settled neighbourhoods whilst giving priority to those</p>	

	people who are in urgent housing need.	
We recommend that the guidance is clear that local connection is exempt for divorced or separated spouses or partners of Service personnel who are separating, regardless of whether they are in Service accommodation or other accommodation.	The Cheshire East Allocations Policy underpins the ability to move people who are in housing need to appropriate housing. The Policy strikes a balance between supporting sustainable, settled neighbourhoods whilst giving priority to those people who are in urgent housing need.	
<p>As a result of campaigning by the RBL, the 2021 Census in England & Wales (and 2022 in Scotland) was the first to ask whether respondents had served in the Armed Forces. It provided a rich data set on the living arrangements of UK Armed Forces veterans and as of Census Day 2021 in England & Wales: 1.88% of the 13,595 residents counted at hostels or temporary shelters for the homeless, (255 people) were veterans⁹. This does not give the full extent of veteran homelessness as it does not include those that may be sofa surfing, living in unsuitable accommodation or rough sleeping but adds more insight into the experiences of homelessness in the Armed Forces community.</p> <p>The National Rough Sleeper Questionnaire completed in 2020 captured that 6% of rough sleepers were veterans</p> <p>veterans are more likely to experience more complex issues than other homeless individuals.</p>	<p>This is noted and will be considered in the drafting of the new HRSS 2026-2030.</p> <p>One of the strategic themes of the HRSS 2026-2030 is to reduce rough sleeping.</p>	
With respect to complex needs, there is considerable evidence to suggest an increased prevalence of mental health issues, alcohol and substance misuse in the Armed Forces. A twelve-year trajectory study of alcohol misuse amongst the UK Armed Forces found that	Temporary supported accommodation is available to people experiencing homelessness with	

severe drinkers were characterised by their single status, lower rank, pre-enlistment vulnerabilities, mental health problems and possibly shorter military careers.	complex needs. Complex needs clients have multiple, interconnecting needs, which affect their ability to access temporary accommodation and / or live independently. (HRSS 2021-2025 page 27).	
There is great importance in drafting effective Personalised Housing Plans which include the specialised support and advice available to members of the Armed Forces community from charities, such as RBL. Charity assistance should be included in these Plans, and whilst charities cannot be responsible for the statutory duties of local authorities, the voluntary sector can work in genuine partnership to support residents. Cheshire East Council should engage with national organisations, such as RBL, Op Fortitude and Veteran's Gateway. These organisations should be included within pathways of housing support when creating tailored housing plans to meet the needs of members of the Armed Forces community facing multiple or complex problems.	<p>Housing pathways are in place or in development with key partners for client groups (HRSS 2021-2025, page 19).</p> <p>This is noted and will be considered in the drafting of the new HRSS 2026-2030.</p>	
We recommend that Cheshire East Council be participant to carrying out and publishing the results of a mechanism, CHAIN or other, that records the number of ex-Service personnel sleeping rough in the local authority area.	This is noted and will be considered in the drafting of the new HRSS 2026-2030.	

In line with national regulations, Cheshire East Council should ensure that all veterans, being exempted from local connection requirements, are allowed access to homelessness and housing support regardless of the time elapsed since they left Service.	The Cheshire East Allocations Policy ensures that people receive the correct priority based on their personal circumstances.	
We recommend that the guidance is clear that local connection is exempt for divorced or separated spouses or partners of Service personnel who are separating, regardless of whether they are in Service accommodation or other accommodation	The Cheshire East Allocations Policy ensures that people receive the correct priority based on their personal circumstances.	
The Danes Moss Trust		
Consider existing local circumstances such as social infrastructure (access to transport networks, accessible green space, health and education provision, community facilities etc), and physical characteristics (land use, habitat extent and quality, drainage/hydrology etc).	<p>The draft says that developments “will require ease of access to community services, GP and health centres, and leisure facilities, for example.”</p> <p>Specific physical characteristics will be addressed by Planning Officers when schemes are submitted for development consideration and in</p>	Include “transport, and accessible green space.”

	discussion with developers.	
The primary focus of the strategy should be about creating, or enhancing, mixed and thriving communities rather than simply regarding numbers and general types of units to be constructed.	The draft is concerned with developing communities and addresses rural housing issues, Gypsies Roma and Travellers, tackling poor housing, empty properties, energy efficiency and fuel poverty, and health and wellbeing.	
Without consideration of the physical and geographical contexts, the key challenges of climate change and land suitability for housing are not addressed. For example, development on floodplains or areas of flood risk will incur direct health and wellbeing impacts as weather conditions become more extreme, while development on peatlands will release greenhouse gases, destroy carbon sinks, and damage or destroy biodiversity. Strategic consideration of these issues will minimise risks of community objection, reduce future adverse impacts, and expedite schemes in the planning system;	CEC has pledged to raise awareness of the importance of taking action to combat climate change across the borough, working with others to consider and tackle their carbon footprint by reducing energy consumption and promoting healthy lifestyles. This is better addressed in the Carbon Neutrality Action Plan which is	Include "accessible green space."

	<p>available at cheshireeast.gov.uk</p> <p>Specific site issues such as flood risk and biodiversity are looked at by Planning Officers at scheme submission stage and will reject the application if the development is considered unsuitable. The new Local Plan will set planning policies, allocates sites for development and is used to make decisions on planning applications. It addresses issues such as the amount and locations of new housing and employment development, protection and improvement of important open areas, provision of new infrastructure, and improvement of town centres and community facilities.</p>	
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<p>Housing has a profound effect on health and well-being and the strategy should consider proximity of accessible, green open space to potential development sites. These are essential to healthy and vibrant communities, the benefits of which are clearly defined in supplementary guidance to the HM Treasury's Green Book - https://www.gov.uk/government/publications/enabling-a-natural-capital-approach-enca-guidance/enabling-a-natural-capital-approach-guidance.</p>	<p>Access to open space has been included.</p>	
<p>The geographical context should include reference to public transport networks, with no housing development being permitted in areas lacking adequate bus, train, or active travel facilities. This is essential for combatting the impacts of climate chaos, and for people without access to cars, either for economic or health-related reasons.</p>	<p>The Local Transport Plan (LTP) says that transport and travel play a crucial role in our everyday lives. To ensure our continued success and prosperity, we need to plan a transport network that is fit for the future – one that connects people to jobs, education, healthcare, and leisure facilities, while supporting a healthier and more sustainable environment.</p> <p>The LTP is currently out for consultation, and we would encourage you to respond.</p> <p>Housing Strategy will also respond emphasising the</p>	

	importance of public transport around new housing developments.	
The Interim Plan period of 3 years is understandable; however, some actions will need to occur over a longer timeframe. For example, the proposed stock condition survey will require long-term commitments to ensure periodic updates are adequately funded, while cross-reference to preparation of the replacement Local Plan will need longer than the 3-year period of the Interim Plan.	The Housing Strategy post the 2025-2028 document will likely be a 5 year document which will take these issues further forward.	
The first priority should be a commitment to housing development that enhances existing communities, or creates thriving, well-planned new neighbourhoods. This is essential for long-term sustainability of our towns and villages that does not place intolerable stresses on social and physical infrastructure. It cannot be achieved without a wider evidence base.	These issues will be addressed by the new Local Plan.	
The aim of increasing the number of affordable homes by 355/year during the plan period appears to be commendable, however this needs to be set in the context of a target for open market housing numbers to provide a complete picture of the situation in Cheshire East.	The Housing Development Study to inform the Local Plan Strategy 2010-2030. The study shows an objectively-assessed need for affordable housing of a minimum of 7,100 dwellings over the plan period.	

	<p>This equates to 355 dwellings per year.</p> <p>The need for affordable housing will be assessed again to inform the new Local Plan that the Council is starting to prepare</p>	
<p>CEC's current policy (Local Plan Strategy Policy SC5) is to require 30% of all homes on developments of over 15 houses in Crewe, Macclesfield, and Key Service Centres, and 30% of all homes on developments exceeding 11 houses in Local Service Centres, to be affordable. A target of 355 affordable homes per year therefore suggests construction of around 1,100 to 1,800 open market and affordable houses per year (taking smaller windfall and similar developments into account). This appears to be about 650 to 1,350 houses short of the current government's target for Cheshire East. The Interim Strategy should clearly address this discrepancy.</p>	<p>The implications of changes to national planning policy, including the Government's change to local housing need figures, will need to be considered in preparing the Council's next Local Plan. The current update to the Council's Housing Strategy cannot predict or pre-empt decisions that must be made through the statutory Local Plan making process.</p>	
<p>For new developments, a commitment to more rigorous enforcement of the council's 30% affordable homes policy should be included, with binding "viability assessments" being required prior to granting of planning permission;</p>	<p>There is an Affordable Housing Team now which in consultation with Planning Officers will ensure rigorous enforcement of onsite</p>	

	provision of affordable housing.	
A comprehensive, and regularly reviewed, register of empty properties (in both public and private ownership) should be included based on physical identification, stock condition, and policy constraints. Parish councils and community groups could contribute to this process;	The Private Sector Housing Team has a list of all empty properties, and the worst properties see interventions carried out.	
A comprehensive and regularly reviewed infrastructure assessment should be undertaken, possibly in conjunction with baseline studies for the replacement Local Plan Strategy.	This is one of the Local Plan priorities.	
Town & parish councils, plus local community groups must be included in collaborative working proposals (p.27). Local community groups in particular, must be included in regeneration proposals for Crewe and Macclesfield.	The draft says “We will continue to engage with parish councils as we continue to monitor and report on delivery and impact” against rural area challenges.	
<p>SP4:</p> <p>A comprehensive, adequately funded, communications plan is required for energy improvements to private ownership properties, encompassing grant funding, policy context, advice on availability of choice of suppliers and technology, cost savings etc.</p>	The Private Sector Housing Team can point households towards a range of grants for heating repairs, renewable heating, and insulation, for those on low incomes.	

<p>SP4:</p> <p>New-build housing should be constructed to the highest standard based on available technology through planning policies;</p>	<p>Planning conditions attach to new build properties ensuring they are built to all latest building quality.</p>	
<p>We consider that the Interim Strategy should have, as its primary priority, a commitment to creating or enhancing communities. The current draft places too much emphasis on numbers of units and omits any attempt at linking affordable housing targets to private sector intentions.</p>	<p>Sustaining economic successes and regeneration projects through the Borough is a stated aim of the Strategy, and it supports improved access to new homes to ensure a continued positive impact on economic growth.</p>	
<p>Holmes Chapel Parish Council</p>		
<p>"Holmes Chapel Parish Council disagrees that these five objectives of this Housing Strategy are the only areas to cover. With the changes and increased requirement for housing supply because of the changes in calculation of need, this strategy and its objectives only covers a minority of the requirements under housing supply.</p> <p>The strategy does not present any plans for addressing most of the housing need. The draft states "The Local Plan and SADPD are the policies which drive forward housing</p>	<p>The Strategy priorities are felt to encompass the main areas needing focus, which include more than housing supply.</p>	

<p>supply to meet the evidenced housing need across the Borough, not only the numbers, but the type of housing which is needed to support the diverse housing needs of the area." But these ONLY provide policies and guidance under which planning applications will be considered. This is reactive not proactive. It is accepted that many sites for development are identified in the SADPD, but where in the Housing Strategy are there specific plans for encouraging this development.</p> <p>The objectives identified in the draft Housing Strategy should be modified to address a priority for encouraging the overall Housing need. We support the 5 identified objectives as far as they go but would want to see more visible management of these as well as some performance measures on their achievement. The annual Housing Monitoring update is at least one year old when published, so does not reflect accurately the housing supply that has been met."</p>	<p>The Strategy will oversee the provision of affordable housing within urban and rural areas by working with key partners:</p> <ul style="list-style-type: none"> - Registered Housing Providers - Homes England - Parish Councils - Developers <p>and will be supporting the development of the new Local Plan strategy to deliver new affordable housing.</p> <p>The Action Plan will be monitored each year with latest housing supply data.</p>	
<p>Gawsworth Parish Council</p>		
<p>Gawsworth Parish Council believes the policy should be updated to provide that any strategic development sites on the periphery or within rural parishes should give equal priority to residents of the parishes as to those of the town (whose spatial needs the</p>	<p>Local allocation policies state that a local connection is</p>	

development is seen to meet) in order to meet rural housing needs. For example, the developments south of Macclesfield should meet the housing needs of residents of Gawsworth, Henbury, Sutton etc.	required to meet essential eligibility criteria.	
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Other housing issues/challenges which should be prioritised during 2025-2028				
Theme	Summary of comments received	Number of mentions	CEC response	Draft Strategy amended to include
Need supportive infrastructure	Need the infrastructure to keep pace with any additional housing, for example access to schools, medical facilities, the transport network, green spaces. Parking and roads are inadequate for the increase in the volume of traffic. Support people to find good jobs to fund mortgage payments by providing training & office spaces for businesses.	22	The draft says that developments “will require ease of access to community services, GP and health centres, and leisure facilities, for example.”	mention of transport links

Other housing issues/challenges which should be prioritised during 2025-2028				
Theme	Summary of comments received	Number of mentions	CEC response	Draft Strategy amended to include
Don't build on greenfield sites / use brownfield sites	No more building on green field sites, protect key areas of biodiversity such as Danes Moss. These sites are unsuitable and lead to flooding. Use and develop brown field sites, adapt existing buildings - for example turn empty shops and offices into housing / living accommodation.	19	Specific physical characteristics will be addressed by Planning Officers when schemes are submitted for development consideration and in discussion with developers.	
Affordable housing / rent considerations	Ensure that "affordable" housing is affordable, affordable houses should be affordable for the low paid. Insist on more affordable housing, secured for local people. Prevent landlords buying up affordable housing. Property prices are steadily increasing across all types and sizes of properties, making them increasingly unaffordable. There is no focus on young, single people who could possibly make it on to the housing ladder with the provision of flats or maisonettes - no lone person could possibly afford 'affordable' houses. Need to retain the younger demographic, young people's first homes. Private rent charges to be in line with the benefits allowance for single people in houses.	17	Affordability levels are driven by the housing market and are outside the control of CEC. The Council operates affordable housing schemes for low-cost home ownership properties, in respect of new build housing schemes and subsequent re-sale of those homes. The	

Other housing issues/challenges which should be prioritised during 2025-2028				
Theme	Summary of comments received	Number of mentions	CEC response	Draft Strategy amended to include
			schemes are a form of 'intermediate' affordable housing (different to shared ownership schemes, which are run by Housing Associations for those who meet eligibility criteria).	
Need more social housing / housing support	No description of or background on social housing in the plan, no commitment to build and manage more social housing. Need more social housing and a determined effort to reduce private landlords. Find empty private properties and see if they would be willing to sell to the council for social housing. Need more four bed social housing for families, need more one private room but shared kitchen and bathroom style accommodation. Women's refuges, consider those in the armed forces. Prioritise those who have been on the list the longest.	15	The Local Housing Market section covers owner - occupied and private rented.	a section on social housing.
No more houses / general negative comment	Stop building more houses. There is enough housing stock already. General negative comment or statement in relation to a housing situation / the council / council services.	14	There is a shortage of housing in all tenures, and CEC is committed to providing more housing which goes some way to	

Other housing issues/challenges which should be prioritised during 2025-2028				
Theme	Summary of comments received	Number of mentions	CEC response	Draft Strategy amended to include
			meeting the demand.	
Need new / longer term thinking on planning	Doesn't consider community living or the environmental issues associated with housing. There is nothing about requiring new houses to meet improved housing standards, particularly to ensure they are carbon zero. There needs to be an urgent move towards factory built smaller single units – these can be quickly built and can provide the highest EPC rate of A with the use of the right material. Lifetime homes should be encouraged, this will minimise expensive home alterations. To free up housing in the entry level bands there will be a need to provide more housing for people to move upwards.	14	CEC has pledged to raise awareness of the importance of taking action to combat climate change across the borough, working with others to consider and tackle their carbon footprint by reducing energy consumption and promoting healthy lifestyles. This is better addressed in the Carbon Neutrality Action Plan which is available at cheshireeast.gov.uk	

Other housing issues/challenges which should be prioritised during 2025-2028				
Theme	Summary of comments received	Number of mentions	CEC response	Draft Strategy amended to include
			Specific site issues such as flood risk and biodiversity are looked at by Planning Officers at scheme submission stage and will reject the application if the development is considered unsuitable. The Local Plan sets planning policies, allocates sites for development and is used to make decisions on planning applications.	
Suitable properties to downsize into / for the elderly & disabled	Require developers to include bungalows / smaller properties / ground floor accommodation for people to downsize into. Priority should be made for suitable disabled and elderly accommodation to release larger housing stock. Supported accommodation for disabled adults.	8	The Disabled Facilities Grant is just one part of the local adaptations system, and a priority for this	

Other housing issues/challenges which should be prioritised during 2025-2028				
Theme	Summary of comments received	Number of mentions	CEC response	Draft Strategy amended to include
			Interim Housing Strategy is to embed major adaptations into the wider health and social care landscape, ensuring that the local system is seamless and effective. Adult Social Care have a range of schemes for disabled adults who can't live at home. CEC Housing Options can provide assistance and refer clients.	
Needs to be more detailed / measurable / adequality resourced	All the priorities have good intentions but with no real direction or content, the action plans don't outline how the outcomes of the strategy will be measured. Need adequate resources to meet every aspect of the policy. This strategy must become part of the Local Plan and must be used to strengthen the need for such housing.	7	The Action Plans outline how we will achieve these Strategic Priorities.	Make the Action Plan SMART (dates)

Other housing issues/challenges which should be prioritised during 2025-2028				
Theme	Summary of comments received	Number of mentions	CEC response	Draft Strategy amended to include
Geographic considerations	There needs to be a close correlation between strategy plans and demographic and socio-economic characteristics for settlement areas to strengthen potential for relevant improvement in the individual areas. The physical/geographical location of housing development is critically important. One strategy does not fit the whole Borough, the strategy needs to be area specific, plans based on a percentage of market value will never provide affordable housing in Wilmslow. In Buerton, the current parish plan only includes a restricted small area, the plan should include all areas within the development boundaries. Spread housing developments fairly across the borough.	5	The Strategy is a CE -wide document looking at mainstream issues. The Local Plan addresses issues such as the amount and locations of new housing and employment development, protection and improvement of important open areas, and provision of new infrastructure.	
Reduction in HMO's	Further reduction in the number of HMO's, bring them back into family homes or self-contained accommodation. Reduction of HMOs in Crewe.	3	There is no issue with well-managed and good quality private rented HMOs which are vital in providing accommodation for tenants who are unable to afford to rent a self-contained property,	

Other housing issues/challenges which should be prioritised during 2025-2028				
Theme	Summary of comments received	Number of mentions	CEC response	Draft Strategy amended to include
			or who enjoy the flexibility that renting a room offers them. HMO enforcement is used to address badly managed or poor-quality HMOs.	
Maintenance of homes & properties / antisocial behaviour	Maintenance of homes, damp issues. Tenants not keeping the home or surrounds in good repair. Monitor unneighbourly behaviour in social housing.	3	The Government is applying the Decent Homes Standard to the private rented sector, providing clear timescales and expectations for property repairs and remediation of hazards. Property upkeep and neighbour issues are between the landlord and tenant. The CEC Anti-Social Behaviour Team staff have a close working relationship with Police Officers and	

Other housing issues/challenges which should be prioritised during 2025-2028				
Theme	Summary of comments received	Number of mentions	CEC response	Draft Strategy amended to include
			other departmental colleagues, investigating incidents of Anti-Social Behaviour that have been reported to us, and work closely with Registered Social Landlords	
Second homes / extended rooms	Make it harder to own second homes / second homes should be vetoed. Charge higher council tax for people who have extended or added habitable rooms upon completion of the works rather than when the property is sold.	3	Property transactions on the open market are a personal matter, and CEC has no say over who can buy a property or who someone can sell a property to.	
Other	Hold developers to account and ensure they deliver what is promised at the time of the planning application. Strategic priority 3 - should be recognised that a few people living rough do not want to be rehoused / generally driven by more fundamental issues, not a lack of housing.	4	More information on rough sleeping may be found in the new Homelessness and Rough Sleeping Strategy. Mention will be made of	

Other housing issues/challenges which should be prioritised during 2025-2028				
Theme	Summary of comments received	Number of mentions	CEC response	Draft Strategy amended to include
			people sleeping rough out of choice.	

Any further comments on the draft housing strategy				
Theme	Summary of comments received	Number of mentions	CEC response	Draft Strategy amended to include
Don't build on greenfield sites / use brownfield sites	Do not build on greenfield sites. There needs to be environmental considerations as all this building on greenbelt or rural land is taking away plants which generate oxygen and absorb rain. Develop within the towns, there are multiple redundant buildings / sites / shops that can be utilised for housing.	16	Specific site characteristics will be addressed by Planning Officers when schemes are	

Any further comments on the draft housing strategy				
Theme	Summary of comments received	Number of mentions	CEC response	Draft Strategy amended to include
			submitted for development consideration and in discussion with developers, when environmental issues will be considered. Redundant commercial buildings are privately owned, and retail units are not suitable for change to housing, with high conversion costs.	

Any further comments on the draft housing strategy				
Theme	Summary of comments received	Number of mentions	CEC response	Draft Strategy amended to include
Need more affordable housing and / or more social housing / support	The strategy doesn't address the real affordability of buying or renting a property. Affordable housing is a vital need. Ensure commercial builders include affordable housing and appropriate/specialist housing - need less affordable housing 'plonked' on estates with no governance or oversight and we need true local authority housing. There is no affordable housing in Buerton this needs to be addressed. Build flats for those who cannot afford to buy. Need much more social housing / provide council housing. The 'right to buy' is reducing social housing stocks. Homelessness prevention should be much higher than current - review the social issues contributing to homelessness.	16	<p>The Affordable Housing Commission (2020) concluded that "many" of AH products "are clearly unaffordable to those on mid to lower incomes."</p> <p>Affordable housing is housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</p> <ul style="list-style-type: none"> •Affordable housing for rent •Discounted market sales housing 	

Any further comments on the draft housing strategy				
Theme	Summary of comments received	Number of mentions	CEC response	Draft Strategy amended to include
			<p>An Affordable Rent is set at up to 80% of the market rent, the average rent for local private lettings.</p> <p>CEC works with social landlords to maximise development opportunities; CEC is not a house building authority so can't build any council housing.</p>	
Needs more specific targets / joined up approach / less jargon	<p>Surprised that there are no specific targets for the action plan. Lacks substance and detail - does not address all the housing needs. Please ensure your staffing levels to monitor/ report progress is maintained. Links with businesses / economic development's needed, provide more support and direction for local parish councils when developing or reviewing parish neighbourhood plans. Would be good to illustrate how this strategy sits in the context of Labour Government's drive to increase numbers of housing stock and local plan developments in supporting infrastructure. The document is too wordy and full of jargon, too much background info.</p>	15	<p>The action plans will be consolidated and made SMARTer. A number of things could be pursued, such as rural-specific policies, new models of partnership working, and improved monitoring.</p>	

Any further comments on the draft housing strategy				
Theme	Summary of comments received	Number of mentions	CEC response	Draft Strategy amended to include
			Parish Councils have access to local data, and which assist CEC in formulating priorities.	
Need the supporting infrastructure	There needs to be more infrastructure coordination with the housing strategy. No new houses without new infrastructure. Need shops, schools, medical facilities, childcare facilities, bus services and road improvements etc to support new build developments. Think about disabled & mental health support, support for the aged, safe walking. No strategy should be considered in isolation.	14	The draft says that developments “will require ease of access to community services, GP and health centres, leisure facilities, transport, and accessible green space for example.”	.

Any further comments on the draft housing strategy				
Theme	Summary of comments received	Number of mentions	CEC response	Draft Strategy amended to include
Need new / longer term thinking on planning	The strategy should be about creating places where people can thrive, which means connected communities. Involve occupational therapists when designing/approving housing schemes. More trees native hedging, more communal open space, benches and cycle etc. More consideration needs to be given as to how to prevent young people from moving away. What about future proofing all new housing with electric charging facilities and disabled living standards. Households will need advice and help to make the transition to heat pumps.	12	The CE Bus Service Improvement Plan aims to deliver local bus networks that support our urban and rural economies and contribute to our Environment Strategy. Improving the speed, reliability and quality of public transport will encourage more residents to choose bus, making fewer car journeys and contributing to our carbon reduction challenge. The Strategy is a CE - wide document looking at	

Any further comments on the draft housing strategy				
Theme	Summary of comments received	Number of mentions	CEC response	Draft Strategy amended to include
			mainstream issues. The Local Plans address issues such as the development, protection and improvement of important open areas, and provision of new infrastructure, green space, landscaping, etc.	
Suitable properties to downsize into / for the elderly & disabled	Not sure that the strategy concerning older people's accommodation offers the full range of options. Single storey living for older pensioners is both desirable and healthier with less risk of trips and falls. All new housing developments should have to provide a proportion of affordable for the elderly and/or disabled. Starting a conversation with empty nesters to downsize sooner rather than later is crucial.	8	Many options are highlighted, such as supporting the development of the new Local Plan in the provision of housing choice for older people including Extra Care, and transforming the delivery of Disabled Facilities Grants	

Any further comments on the draft housing strategy				
Theme	Summary of comments received	Number of mentions	CEC response	Draft Strategy amended to include
			to improve efficiency and value for money. Downsizing is an option which the Strategy is committed to exploring.	
Effective monitoring of developers	It is vital that effective monitoring takes place to ensure that the required number of houses are being provided and developers held to account should this not occur. Need to address rigorous enforcement of agreements with private developers for affordable housing and actively monitor / enforce environmental mitigation as part of development. Ensure that all developers pay sufficient S106 monies to the local infrastructure.	4	Developers would be held to account in the event that they did not meet the affordable housing requirements, or other infrastructure contributions as part of new developments. However, there is no evidence that there is any systematic abuse of the planning system in this respect across the Borough.	

Any further comments on the draft housing strategy				
Theme	Summary of comments received	Number of mentions	CEC response	Draft Strategy amended to include
Other comment	Planning sign-off is very slow, a significant improvement is needed. Want to be more effective in starting to expand housing. need more development in and around the Knutsford Town area. Have a strict/rapid process where landlords/ individuals are not on compliance. Prioritise housing for those with local connections.	7	The future, long-term strategy for housing provision in Knutsford will be addressed through the next iteration of the council's Local Plan, the preparation of which is at an early stage. Local connection criteria are applied to affordable homes developed through planning policy and also rented homes let through Cheshire Homechoice.	

Report produced on 27 February 2025 by the Engagement and Communications Team, Cheshire East Council, Email RandC@cheshireeast.gov.uk for further information.