Design, Planning + Economics

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Spatial Distribution Update Report

Final Report

United Kingdom & Ireland

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1 Executive Summary

1.1 Introduction

1.1.1 AECOM have been commissioned by Cheshire East Council to assist in considering the methodology and factors used to determine the spatial distribution of development to date, in the light of the Inspector's Interim Views issued in November 2014 (examination document PSA017b). This commission sits alongside and has been informed by the outcomes of the other work streams undertaken during the suspension period of the Local Plan Strategy.

1.1.2 Paragraphs 70-80 of the Inspectors Interim Views on the Cheshire East Local Plan Strategy (PSA017b) indicated that some further work is required by the Council to justify the proposed spatial distribution of development. The Inspector summarised his interim views at paragraph 4, stating that:

"The proposed settlement hierarchy seems to be justified, effective and soundly based, but further work is needed to justify the spatial distribution of development, including addressing the development needs of settlements in the north of the district".

1.1.3 Reflecting on the issues raised by the Inspector in his Interim Views, the key outputs of the study are as follows:

- Production of a profile for each of the 24 major settlements identified in the Spatial Distribution Policy (PG6) covering a range of up-to-date information in relation to demographic, housing and employment information. This data has been analysed and key issues identified for consideration through this review.
- A review of the existing Local Plan Strategy evidence base which has informed Policy PG6.
- A review of the findings/outputs of the other work streams outputs during the suspension period (including new evidence in relation to housing, employment, Green Belt, urban potential and edge of settlement site analysis).
- A comparative analysis of the 24 settlements at the three higher levels of the settlement hierarchy[1], using the factors that have influenced spatial distribution as identified by the Inspector, and reflecting on the evidence identified above; along with a consideration of these issues for the other levels of the settlement hierarchy.
- Conclusions as to the key findings from the analysis and an identification of possible alternative scenarios for the distribution of growth, in light of the key findings and reflecting on the Inspector's comments;
- A review of the findings of the SA/SEA and HRA review of the possible alternative scenarios; and
- Recommendations as to potential suggested revisions to Policy PG6.

1.2 Approach

1.2.1 The study has sought to determine whether or not the approach in policy PG6 was justified based on the growth levels in the submitted Local Plan and against the submitted evidence. A series of key factors have been assessed in order to determine whether the spatial distribution approach properly reflects these drivers.

1.2.2 The study also had to assess whether or not the spatial distribution policy in PG6 was appropriate in light of new evidence for housing and employment floorspace needs. The study then identifies a series of potential spatial distribution options for consideration as suggested revisions to the LPS, informed by the Inspector's interim views and main issues.

1.2.3 The remit of the study does not include making recommendations for any particular sites; this is informed by separate site selection work on the part of the Borough Council. The options put forward, as well as being informed by new housing and employment evidence, are also informed by new evidence such as

[1] The geographical definitions used for each town/ settlement are those set out in the Cheshire East 'LDF Background Report: Determining the Settlement Hierarchy', Cheshire East Council, November 2010 (document reference BE 046 in the Council's Local Plan Examination Library: http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library)

the updated Green Belt assessment, urban potential/edge of settlement site identification and updated highways assessment.

1.3 Key findings

1.3.1 A series of key findings relating to each of the factors, highlighted by the Inspector, are presented in the table 1 below. Further details relating to the background information supporting these findings is presented in the main report.

Table 1 Key Findings

Factor	Key Findings
Settlement Profiles	• The statistics suggest there is a continued strong demand for housing in both Principal Towns, particularly affordable housing. • In relation to the Key Service Centres in the north of the Borough, the statistics indicate there is a shortage of housing and/or employment opportunities, particularly those suitable for young families in Poynton, which suggests there is a requirement for additional housing and employment to be allocated to this settlement if the relative shortage of local jobs, high house prices and low affordability for people on median incomes is to be addressed. • It would also be appropriate to explore a greater quantum of housing development to be allocated to Knutsford, to address the high house prices and low affordability of market housing and its popularity with young families and the relative abundance of local jobs. Additional housing may be required to address above average levels of overcrowding and support the relatively high amount of local employment in the Handforth area. • The substantial allocation of development to the southern Key Services Centres will address the pent up demand for more housing in Nantwich, the high demand for affordable housing and shortage of local jobs in Congleton and the shortage of local jobs and significant net out-commuting from Middlewich; which are highlighted by a review of the latest statistics. There may be a requirement for more employment land to support local jobs in Sandbach and Alsager.
Vision and Strategic Priorities	• On balance, it is considered that the spatial distribution in PG6 supports the Vision and Strategic Priorities. Although alternative distributions of development might help to deliver one aspect of the Vision better, this would be at the detriment of other aspects of the Vision.
Infrastructure	• The spatial distribution focuses development into those areas that are best supported by infrastructure, services and facilities (i.e. the Principal Towns and Key Service Centres). It is expected that further development in these areas could be accommodated; and where upgrades to essential infrastructure are necessary, these could be secured through developer contributions and other funding streams as identified in the Infrastructure Delivery Plan. • The new relief road at Poynton provides an opportunity for new housing development. This may assist community aspirations for infrastructure enhancement in Poynton due to higher levels of development not previously anticipated for this area. • In terms of opportunities; Knutsford is particularly well served by a range of retail, leisure and culture services and further development here would create communities that were well placed to take advantage of such facilities.

Deliverability and Viability	• In general, viability testing has shown that the plan and sites subject to modelling are broadly deliverable. The north has higher value areas whereas the margins of viability are tighter in the south, especially for brownfield sites where abnormal costs are higher. The spatial distribution approach is justified and deliverable set against this evidence.
Sustainable Development	• The SA supports the broad approach to spatial distribution in PG6. Additional SA and HRA testing, based upon options recommended in this study, showed there to be only small differences in positive and negative effects between the alternative options.
Policy and Physical Constraints	• The spatial distribution set out in Policy PG 6 is reflective of the landscape character constraints present within Cheshire East, particularly in terms of Local Landscape Designations. • The spatial distribution set out in Policy PG 6 is reflective of the pattern of nature conservation sites in Cheshire East, although clearly the potential impact on these sites would need to be investigated further at planning application stage. • The spatial distribution set out in Policy PG 6 is reflective of the historic environment and heritage assets in Cheshire East, although any potential impact on the historic environment and heritage assets would need to be investigated further at planning application stage. • There are no significant constraints in terms of flood risk within Cheshire East. There are not considered to be any significant implications in terms of the spatial distribution of growth (as set out in Policy PG 6) in relation to flood risk. • The spatial distribution set out in Policy PG 6 is broadly reflective of the Agricultural Land constraints in Cheshire East. • The spatial distribution outlined in Policy PG 6 reflects the open space and green infrastructure constraints located within Cheshire East.
Green Belt	• The Green Belt assessment update looked at the non-Green Belt potential of settlements inset within the North Cheshire Green Belt (including consideration of the updated urban potential and edge of settlement study) and calculated that without making amendments to the Green Belt boundary, the proportion of development that could be accommodated in the north of the Borough would be very low. Elsewhere in this report we have highlighted that channeling too much development to areas beyond the Green Belt (see chapter 5-12) in the south would represent unsustainable patterns of development. PG6 and the options considered for the purposes of this report all recommend growth levels in the north that would necessitate making alterations to the Green Belt boundary in the north of the borough. The Green Belt assessment report sets out the exceptional circumstances to justify making these amendments. For settlements in the south with Green Belt, the same circumstances do not apply. • Whilst some amendments are necessary the settlements located in the north of the Borough are still heavily constrained by the presence of the Green Belt. Therefore, the approach identified within PG 6 is broadly consistent. Analysis of Macclesfield and the Key Service Centres highlighted that beyond the areas of Green Belt already identified for removal there are comparatively few parcels making a limited contribution in Congleton, Alsager and Knutsford that may be suitable. Whilst there were a greater number of parcels in Macclesfield, Wilmslow, Handforth and Poynton that are making a limited contribution, these sites are not necessarily suitable for development in the future. • The Green Belt Assessment update only assesses land against the five purposes of Green Belt. Therefore it cannot automatically be assumed that parcels that make a ‘contribution’ or no contribution should be considered as potential development land in the future. As shown, much of this land (that makes a ‘contribution’) is not suitable for development (with some exceptions) and in some case never will be. These parcels land may already be developed,

	be in a river valley, are an active landfill site, an ancient woodland, school sites or cannot be practicably accessed. However, should further development land be required it may be prudent to look again at the small pool of parcels in the north that were less constrained and offer potential development opportunities. Some sites, adjudged to be only making a 'contribution' (i.e. not a major/significant contribution), may be suitable for future development if exceptional circumstances can be made and if they represent a sustainable pattern of development.
Development Needs	• A significant part of the increased employment need highlighted in the revised Alignment of Economic, Employment and Housing Strategy modelling is for office based jobs, and many of these are likely to be higher skilled with a highly qualified workforce. While it is likely that both the north and south of Cheshire East will benefit from this growth, the north will continue to be attractive to businesses keen to be based in locations with easy access to Manchester city centre. As such there is a strong case, at a strategic level, to allocate a substantial proportion of the additional 27 hectares required to the north of the Borough. • The ORS report estimated that the Borough's Objectively Assessed Need for Housing would have to be increased from 29,300 (the figure implied by demographic projections alone) to 36,000 over the period 2010-2030. This would equate to 1,800 dwellings per annum. • The approach to housing and employment land distribution in the north may not be entirely balanced based on the possible future housing and employment land needs, especially if the bulk of the additional 27ha of employment land were to be located in the north.
Development Opportunities	• Prior to further fine grain site selection assessment, the potential development opportunities available in the Borough (excluding existing strategic sites) reinforce the LPS approach. The findings show that on a completely unconstrained basis Macclesfield, Crewe, Knutsford, Poynton, Sandbach, Wilmslow and Handforth could potentially accept higher levels of growth based upon the urban potential and edge of settlement analysis (which highlights a pool of sites that may be suitable for future housing development). Alsager, Middlewich and Nantwich seem to have less development opportunities for these smaller non-strategic sites.
Other Material Factors	• There may be a need to explore a greater level of growth for Macclesfield in line with the stated objective to reflect the 'primary role' of the settlement.

1.3.2 Based on the key findings, our study found the approach employed in PG6 to be broadly justified based in the context of the submitted LPS housing target (27,000 in Policy PG1 and 29,050 reflected in Appendix A of the Local Plan Strategy) and set against the main factors subject to analysis. The main exception to this was Poynton, Knutsford and Wilmslow, where the evidence suggests more housing growth should have been allocated in the north.

1.3.3 This study was prepared during a period when new evidence was emerging. In the context of objectively assessed housing needs being higher and additional employment floorspace requirements being appropriate, our analysis shows that there would be justification in exploring options that increase housing and employment floorspace growth in the north over and above the base level of PG6.

1.4 Options for testing the spatial distribution

Context for developing options

1.4.1 The first step in establishing what the reasonable options for distributing development are is to set out what element of the Plan strategy needs to be tested.

1.4.2 We have established through this study that the spatial distribution proposed in PG6 is broadly justified, although there is evidence to support increased housing provision at key settlements in the North.

1.4.3 Therefore, if the evidence relating to housing need and employment land supply had remained at a similar level to that which underpinned PG6, then the spatial options would have concentrated on how development could be redistributed/rebalanced. This could have included an exploration of alternative options to the spatial distribution as set out in PG6.

1.4.4 However, the emerging evidence base reports prepared following the suspension of the examination have established a need for increased housing and employment provision. The scale of growth that is necessary to deliver this increased housing would mean that the housing targets for each settlement set out in PG6 would need to be surpassed anyway.

1.4.5 Therefore, with this in mind, it is considered appropriate to take the spatial distribution proposed in PG6 as the 'starting point' when determining where the increased housing (approximately 6950[2] homes) and employment land (27 hectares according to the Alignment of Economic, Employment and Housing Strategy report) should be provided. Using new evidence and a different approach, the ORS Housing Development Study's recommended level of Objectively Assessed Housing Need (OAHN) is 36,000, whereas the Local Plan Submission was based upon a figure of 27,000. The new evidence represents an upward revision of approximately 9,000. The level of development under Appendix A of the LPS was 29,050 therefore 6,950 additional units would be required over and above this to meet new OAHN.

1.4.6 The new spatial distribution options to be tested have therefore explored how this additional growth could be distributed, being mindful of the Inspector's comments, the outcomes of this study and the vision and objectives of the Plan.

Identifying reasonable alternatives

1.4.7 Any reasonable options need to reflect the Plan vision and objectives, but at the same time be realistic and meaningful. This means that there needs to be an element of 'top down' thinking to set a strategic approach, and 'bottom up' analysis to ensure that the options are achievable on the ground.

1.4.8 It is not considered appropriate or necessary to reconsider options for spatial distribution that have already been tested prior to the Submission of the Local Plan[3]. Such options were considered in the context of a lower objectively assessed housing need figure and so would not be fit for purpose based on new evidence for housing and employment floorspace needs. However, some elements of these previous options are evident in the options considered in this study where they align with the findings of our analysis.

1.4.9 The Council is committed to achieving economic growth and meeting the full housing and employment needs for the Borough. It is also confident that this can be achieved, although it is acknowledged that some difficult decisions may need to be taken with regards to the growth of certain settlements. As such no options incapable of meeting needs were tested.

1.4.10 It should also be remembered that any options should be developed in the context of the Plan Vision, of which a key element is to secure economic growth and prosperity and to meet housing and employment needs in areas that reduce the need to travel. Therefore, any options that would not meet objectively assessed need are not considered to be realistic or reasonable. As such, no options put forward fall below 380[4] hectares of employment land or 36,000 dwellings. Similarly the Inspector has accepted that

[2] OAHN of 36,000 less the submitted LPS figure in Appendix A of 29,050 results in a deficit of 6950.

the Settlement Hierarchy was justified, as the Principal Towns and Key Service Centres, in all options, shoulder the majority of growth. All objectives-led options explored are in alignment with the Borough's settlement hierarchy.

1.4.11 Table 2 (below) brings together the top-down strategic thinking and the settlement level analysis to establish the level of housing and employment land supply (in hectares) that would be expected to come forward under each of the spatial distribution options. Five options were developed as the 'reasonable alternatives' that were tested through an updated Sustainability Appraisal and Habitats Regulation Assessment process.

1.4.12 Following sustainability appraisal testing and habitats regulation assessment, the Borough Council provided new evidence on urban potential and edge of settlement sites (see Chapter 15), as well as updated information on completions and commitments (Appendix 8). Using this new evidence we were able to put forward a final recommended option (option 6) reflective of sustainability and habitats impacts and a more accurate picture of land capacity in each settlement.

'Top-down' strategic options

1.4.13 Five strategic options were identified to help explore the different ways that additional housing and employment could be delivered across the Borough. It was important to consider broad spatial approaches above the settlement level to ensure that links are made between settlements, as well as understanding any trade-offs that may need to be made at this level to achieve wider aspirations for growth.

1.4.14 The rationale for testing these options is provided, as well as a brief discussion of the assumptions and limitations. Further detailed rationale is provided in a 'bottom-up' analysis of the Principal Towns, Key Service Centres, Local Service Centres (considered collectively) and rural areas (considered collectively). It should be noted that options 1 and 2 are intended as comparator/control options to help understand the implications of increased housing and employment floorspace needs.

Table 2 Options subject to testing

Broad Option	Rationale	Assumptions and limitations
Option 1: PG6 with proportionate growth	The evidence study has demonstrated that PG6 is broadly justified. It is considered reasonable to look at whether this pattern of distribution remains valid at higher levels of growth (*as indicated as necessary by the new housing and employment evidence*). However, this should be	There is a need to deliver a further 6950 dwellings[5], above PG6, in order to meet objectively assessed needs. This is an approximate increase of 23.9% from the number of dwellings proposed in PG6. A 23.9% growth factor has therefore been applied across the board using the PG6 housing targets as a starting point. This alternative upholds the same principles as PG6, and therefore may not significantly redress the housing provision to the North. The overall provision of housing is greater than 36,000,

[3] Options previously considered included: Growth in Crewe and KSC outside of Green Belt; Growth in Crewe and Macclesfield and KSC outside of Green Belt; Growth in Crewe and Macclesfield and Accessible Towns; Rural Variant; New Settlement; Growth reflecting the Principles of Town Strategies; Hybrid growth; and Business as Usual. All options, apart from the previous Hybrid option (which formed the basis of PG6), were discounted following Sustainability Appraisal testing, consultation feedback and LPS evidence base.

[4] Ekosgen's analysis using Cheshire & Warrington Econometric Model employment projections suggest that 378 hectares of employment land are required between 2010 and 2030. This is higher than the submitted LPS and requires the distribution of 27 additional hectares of land to be considered. Taking the added provision level plus the additional need (27ha) identified by the Ekosgen study, the options in this Spatial Distribution study are based on a figure of 380ha.

[5] OAHN of 36,000 less the submitted LPS figure in Appendix A of 29,050 results in a deficit of 6950.

Broad Option	Rationale	Assumptions and limitations
	viewed as a comparator/control policy off option.	because existing completions and commitments already exceed the housing figures for Sandbach. Employment land provision would be broadly in line with PG6, but with a 27ha uplift.
Option 2: Proportionate housing growth from 2010	This alternative would distribute housing proportionately according to the share of housing at each settlement at the beginning of the Plan Period. It is recognised that this approach may not be entirely balanced in terms of both the rates of growth that would occur for each settlement and the consideration of new employment floorspace requirements. However, this option provides a comparator to the 'policy-on' options that are driven by the Plan vision, constraints and opportunities.	There are constraining factors and policy drivers that have not been factored into this strategic alternative (i.e. this is largely a 'policy-off' theoretical option). The amount of housing at each settlement has been increased by calculating the share of the dwellings total at 2011 (using Census data), and adding on the same proportion of the additional housing need (approximately 7000 dwellings[6]). 2011 Census data is the closest estimate to the beginning of the plan period (i.e. 2010). Further employment land would be largely distributed to the Science and Technology Growth Corridor to meet the additional requirement for 27 hectares. The rationale for this approach is driven largely by the outputs of the Alignment of Economic, Employment and Housing study.
Option 3: Economic Strategy-led	There are clear drivers for growth such as High Growth City, the LEP SEP, the Constellation City Concept and the Northern Science Corridor foci. Distributing housing to support employment growth and minimise commuting is a reasonable alternative.	The distribution of housing would seek to provide a balance between housing and local job opportunities. This would mean that places such as Crewe and Knutsford should focus on increasing housing, whilst places such as Poynton, Alsager, Middlewich and Sandbach would be focus areas for employment growth. However, other factors also need to be taken into account, notably Green Belt and Highways constraints. Also important is to consider aspirations for economic growth, which means that Crewe would be allocated a significant proportion of the further housing growth to ensure access to job opportunities that are likely to be generated as the economic focus shifts to the south of the Borough. This also reflects opportunities that may arise in the next plan period and assumes that infrastructure would be provided commensurate with high growth in Crewe. Further employment land would be largely distributed to the Science and Technology Growth Corridor to meet the additional requirement for 27 hectares.

[6] OAHN of 36,000 less the submitted LPS figure in Appendix A of 29,050 results in a deficit of 6950.

Broad Option	Rationale	Assumptions and limitations
Option 4: Constraints / impact led	This approach would seek to limit the impacts of development on settlements that are sensitive to change due to key constraints such as Green Belt and highways.	Although a constraints-led option would seek to reduce impacts in sensitive areas, there would still be a need to meet housing targets. Therefore, some impacts would be unavoidable. This option makes some assumptions about the sensitivity of settlements to growth based upon constraints, and the nature of the settlement. This inevitably leads to some areas being 'weighted' as more constrained than others. It is important to note that this is not an entirely objective exercise and that some professional judgments have been made here. In general, those settlements that are surrounded by Green Belt (of which a substantial proportion of parcels make a significant contribution) and/or important landscape have been considered to be 'more constrained'. Settlements where highways constraints would be difficult to mitigate have also been viewed as particularly constrained.
Option 5: Hybrid	A balanced approach would seek to meet needs across the Borough where they arise. However, there is a need to factor in constraints, opportunities, and economic aspirations. This option is a blend of option 2 (proportionate growth), the economic strategy-led option and constraints-led option.	The distribution of further housing would be based upon a consideration of where housing needs are considered likely to arise, development opportunities, strategic aspirations and constraints. This approach seeks to achieve economic aspirations, and improve the balance of local jobs and households. However, constraints are also taken into account, which means in some areas, the economic aspirations may need to be tempered. The evidence suggests that it is appropriate to provide further housing growth to the northern settlements of Macclesfield, Poynton, Handforth, Wilmslow and Knutsford. This is therefore a key element of this approach, although constraints have been taken into account to limit development where issues may be most acute, such as Macclesfield. To meet the balance of housing need, and support the economic growth of Crewe and its constellation settlements, a small increase over PG6 has been assumed in Crewe. Further employment land would be largely distributed to the Science and Technology Growth Corridor to meet the additional requirement for 27 hectares. With a commensurate growth in housing in the north assumed. This option seeks to direct a proportionate level of growth to the Principal Towns and Key Service Centres, as per option 2, but reflecting any constraining influences. In essence it attempts to combine the best performing elements of options 2, 3 and 4 against the Borough's vision and objectives and in light of new evidence on needs and supply side considerations.

Table 3 Options subject to Sustainability Appraisal and HRA testing

				Comparators				Objectives-led strategic approaches							
	2011 Census	**Base position (PG6)**		**Option 1: PG6 with proportionate growth**		**Option 2: Proportionate growth from 2010**		**Option 3 Employment Led**		**Option 4: Constraints / Impact led**		**Option 5: Hybrid approach**		**Option 6: Recommended approach**	
	Dwellings	Hectares of employment land	Dwellings	Hectares of employment land	Dwellings	Hectares of employment land	Dwellings	Hectares of employment land	Dwellings	Hectares of employment land	Dwellings	Hectares of employment land	Dwellings	Hectares of employment land	Dwellings
Crewe	*31460*	65.01	7000	70	8675	65.01	6813	65.01	8000	70	8650	65.01	8100	65	7700
Macclesfield	*24,144*	15	3500	20	4337	20	5229	20	4300	18	4100	20	4300	20	4250
Congleton	*11981*	24	3500	24	4337	24	2595	24	4020	24	4300	24	4020	24	4150
Alsager	*5384*	35.12	1600	35.12	1983	35.12	1274	35.12	1870	35	1870	35.12	2000	40	2000
Sandbach	*8,119*	20.03	2200	20.03	2854	20.03	2854	20.03	2956	20	2956	20.03	2956	20	2750
Middlewich	*5,920*	75.57	1600	75.57	1983	75.57	1282	75.57	1800	75	2000	75.57	1800	75	1950
Nantwich	*8,536*	3	1900	3	2355	3	2009	3	2220	3	2070	3	2070	3	2050
Handforth (inc NCGV)	*3,219*	22	2000	22	2479	22	697	22	2187	22	2187	22	2187	22	2200
Wilmslow	*10,733*	8.07	400	16	496	8.07	2324	11.07	850	8	700	10.07	1000	10	900
Knutsford	*6,131*	10	650	10	806	15	1328	14	1400	15	750	15	1200	15	950
Poynton	*5667*	3	200	10	248	15	1227	15	600	14	400	15	800	10	650
Local Service Centres	*23223*	5	2500	6.2	3100	9	4347	7	3350	7	3500	6.2	3100	7	3500
Rural (inc Alderley Park and Wardle)	*21719*	67.83	2000	69	2500	69	4021	69	2500	69	2700	69	2500	69	2950
Total	*166236*	353.63	29050	380.92	36153	380.8	36000	380.8	36053	380	36183	380	36033	380	36000
Unconstrained OAHN / Employment need		380	36000	380	36000	380	36000	380	36000	380	36000	380	36000	380	36000
Balance of housing / employment land need		-26.37	-6950	0.92	153	0.8	0	0.8	53	0	183	0	33	0	0

1.5 Options analysis

1.5.1 Table 4 (below) sets out a brief summary and comparison of the levels of housing growth that would be delivered in the 'north' and the 'south' under each option. These totals exclude the Local Service Centres and 'Rural' figures, as these have not been disaggregated (though Chapter 15 provides an indication as to the site potential of Local Service Centres based in the north in comparison to the south), as such the percentages in Table 4 do not equal 100%. The 'north' covers the former Macclesfield Borough and includes Macclesfield, Poynton, Handforth, Wilmslow and Knutsford, whilst the 'south' covers the former Congleton and Crewe and Nantwich Boroughs which includes Crewe, Nantwich, Alsager, Sandbach, Middlewich and Congleton. This split correlates with the sub-market housing areas identified in the Housing Development Study 2015. It shows that of the objectives led options, Option 3 and Option 5 represent the largest rebalance of growth towards the north.

Table 4 North and South balance of housing

Option	*Housing target*	*Growth in the north*	*% of total*[7]	*Growth in the south*	*% of total*	*Differential compared to PG6*
PG6	29,050	6750	23%	17800	61%	N/A
Option 1 - PG6 with proportionate growth	36,153	8366	23%	22187	61%	0%
Option 2 - Proportionate growth from 2010	36,000	10805	30%	16827	47%	21%
Option 3 - Economic strategy-led	36,053	9337	26%	20866	58%	7%
Option 4 - Constraints/impacts-led	36,183	8137	22%	21846	60%	2%
Option 5 - Hybrid	36,033	9487	26%	20946	58%	6%
Option 6 – Recommended approach	36,000	8950	25%	20600	57%	7%

1.5.2 The balance of growth is fairly similar between the options (with the exception of option 2), which should be expected given that PG6 has been taken as a starting point, and the targets in some settlements are influenced by existing completions and commitments. The key similarities and differences between the options at this high level are listed below.

- Options 3 and 5 and 6 would see an increase in the proportion of growth in the North compared to PG6.
- Option 2 would see a significant shift in growth to the North compared to PG6 though this option does not fully reflect the constraints that exist
- Option 4 would see a slight increase in growth to the South to reduce impacts on landscape, biodiversity and incursions into the Green Belt
- Option 2 would see the smallest growth in Crewe, whilst Option 4 and 5 would represent the largest.
- Growth in Macclesfield is similar for each option, with the exception of 2, which would see a significant increase.
- The level of growth in Crewe and Sandbach is constrained by highways capacity in each of the options, and influenced by existing commitments and completions.
- Option 6 includes the lowest increase in growth at Sandbach and the lowest level of growth at Crewe of all objectives-led options. Options 2, 3 and 5 would see more substantial growth in Knutsford compared to options 1, 4 and 6
- Alsager, Congleton and Middlewich receive much less growth under Option 2 than under the other options.
- Handforth (excluding the North Cheshire Growth Village), Poynton and Wilmslow receive much more growth under Option 2 than under the other options.

[7] Percentage of total 36,000 housing target

- Nantwich receives similar levels of growth under all options
- The level of growth in the Local Service Centres and rural areas would be fairly consistent, with the exception of option 2, which would see more significant increases in these areas.
- Of the objectives led options (options 3-5) option 4 would have a slightly higher level of growth in Local Service Centres and Rural areas compared to options 3 and 5. It is assumed that through the Site Allocations document some development will be directed towards individual Local Service Centres.
- The spread of additional employment land is fairly consistent across the options and broadly reflects the recommendations in the Alignment of Economic, Employment and Housing Study. Option 4 has a slightly higher level of employment in Crewe compared to the other options, whereas option 6 reflects up to date capacity assessments by officers included in the urban potential/edge of settlement analysis

1.5.3 Subtle differences in the targets for each settlement exist between the options, and these are explained in greater detail in Appendices 3-7a. Below is a summary of the key differentiating features of the objectives-led options:

Table 5 Differences between the objective-led strategic options

Principal differences between the objective led strategic approaches
Option 3 Economic strategy-led ▪ High level of housing growth in Crewe (8000) building on High Growth City, Constellation City, LEP SEP ▪ Highest level of growth in Knutsford (1400) to balance housing/employment opportunities, acknowledging it is an attractive location for growth and will take 15ha employment land ▪ Joint highest level of growth directed to Macclesfield (4300)
Option 4: Constraints / Impact led ▪ Highest level of growth directed to Crewe (8650) and away from settlements in the Green Belt ▪ Growth directed to areas with least sensitivities/most land capacity to grow e.g. Congleton (4300) and Middlewich (2000) ▪ Modest growth in northern settlements: Wilmslow (700), Knutsford (750) and Poynton (400) ▪ Expectation that Local Service Centres (3500) and Rural areas (2700) will take a greater level of growth
Option 5: Hybrid approach ▪ Second highest level of growth at Crewe (8100) ▪ Conservative level of growth for Local Service Centres (3100) and Rural areas (2500) in comparison to option 4 ▪ Moderate increases at Congleton (4150) and Middlewich (2250) in comparison to option 4 ▪ Highest level of housing growth directed to the north of all options: Macclesfield (4300), Knutsford (1200), Poynton (800) and Wilmslow (1000)

Option 6: Recommended approach

- A revision of option 5 based upon the Sustainability Appraisal, Habitats Regulation Assessment and the Borough Council's updated evidence on urban potential and edge of settlement capacity (building in the latest information on completions and commitments).
- Slightly higher growth in Congleton (4150), Middlewich (1950) and Handforth (2200) compared to the hybrid option
- Lower growth in Macclesfield (4250), Sandbach (2750), Nantwich (2050), Wilmslow (900), Knutsford (950) and Poynton (650) compared to hybrid option
- 5ha of employment land redistributed from Poynton to Alsager based on updated site capacity analysis (see chapter 15). A greater level of employment land provision in Alsager will help the settlement get closer to the Borough average for the ratio of workplace-based employment to residence-based employment (0.99)[8].
- Increased growth in Local Service Centres and Rural area reflecting completions/commitments and smaller sites capacity identified in the north.

[8] If the ratio of workplace based employment is below 1, there is a jobs shortage (more employed residents than locally-based jobs) and hence a net outflow of commuters; if the ratio exceeds 1, there is an abundance of jobs (more locally-based jobs than employed residents) and hence a net inflow of commuters.

1.6 Sustainability Appraisal and Habitats Regulation Assessment

1.6.1 The initial five options were subject to sustainability appraisal testing and habitats regulation assessment. The results are included in chapter 16; the main findings were as follows:

Sustainability Appraisal

1.6.2 Mitigation provided through Local Plan Policies should ensure that there are no major negative effects. The appraisal found some minor differences between the options against SA Objectives relating to housing, sustainable communities and the landscape. At a strategic level, based on the evidence available, the appraisal found that options 3 & 5 offer the most balanced approach to the distribution of housing needs across the Borough, helping to address the housing shortage in the north and ensuring that the housing needs in the south are still being met. To reflect this the appraisal found that options 3 & 5 have the potential for a major long-term positive effects, whereas options 1, 2 & 4 have the potential for a minor long-term positive effect against the SA Objective relating to housing.

1.6.3 The appraisal found that option 2 was likely to have a reduced positive effect compared to the other options against SA Objective 2 as it proposes a greater proportion of development towards the Local Service Centres and rural villages. Housing in those areas will have poorer access to employment opportunities and services/facilities compared to development in and around the larger Principal Towns and Key Service Centres.

1.6.4 Option 4 proposes the least amount of housing growth in the north (see 1.7.2 for definition of north and south settlements) of the Borough, while option 2 proposes the highest. The appraisal found that mitigation provided through Local Plan policies, such as Policies SE 4 and SE 15, should provide suitable mitigation to address significant negative effects for all the options. However, taking a precautionary approach, the appraisal considered that all of the options are likely to result in residual long-term minor negative effects. To reflect the sensitivity of the landscape in the north of the Borough, the appraisal found that there is less uncertainty that options 2, 3 & 5 will result in residual minor negative effects compared to options 1 & 4, as they propose a higher level of growth in the north.

1.6.5 The appraisal predicted that all of the options have the potential to result in the permanent loss of greenfield, agricultural as well as Green Belt land. Some options are more likely to result in the loss of Green Belt in the north of the Borough while some are more likely to result in Green Belt loss in the south east.

1.7 Habitats Regulation Assessment

1.7.1 Options 1 and 4 are likely to have the least impact. Options 2, 3 and 5 have the potential for the greatest impact due to the levels of growth proposed for Knutsford and other settlements located in close proximity to European Sites e.g. Crewe, Nantwich and Alsager.

1.7.2 Any additional proposed submission sites required in the future to meet the increased growth will need to be screened with regards to potential impacts on European Sites. For those sites that are identified as having the potential to impact on European Sites it must be stated within the Proposed Modifications that these sites will not be developed without further assessment, including HRA, and will only proceed where it can be demonstrated that there is no adverse impact on a European Site.

1.8 Recommendations

1.8.1 Based upon the analysis of key factors and new evidence base (for housing, employment, Green Belt, highways, SA/HRA and an updated analysis of sites capacity of the Principal Towns, Key Service Centres and Local Service Centres), we recommend taking forward suggested revisions to PG6 of the Local Plan Strategy based upon option 6. This option modifies PG6 to direct the bulk of the additional 27ha of additional employment land required into the north. The additional 6950 dwellings[9] required to meet objectively assessed need for housing is directed mainly to settlements with greatest capacity to grow sustainably over the plan period, with opportunities in the north maximised based upon evidence on constraints/capacity. A summary of the conclusions and recommendations relating to option 6 are

[9] OAHN of 36,000 less the submitted LPS figure in Appendix A of 29,050 results in a deficit of 6950.

provided below. A more detailed conclusion of the reasons for selecting option 6 and the reasons for rejecting the alternative options 1-5 is included in Chapter 18 of the main report.

Summary of Recommendations
• We recommend the use of option 6 as the basis to informing suggested revisions to the LPS. • It seeks to address the development needs (for housing and employment) and opportunities at all the towns and settlements, particularly those in the north of the district (para. 75 Inspector's Interim Views, November 2014 – PS A017b) • As a means of promoting sustainable patterns of development it directs increased housing growth to the Green Belt settlements of Poynton, Knutsford and Wilmslow alongside the bulk of the additional 27ha of employment land required to meet employment needs (para. 76) • PG6 directs 23% of growth to Macclesfield and northern Key Service Centres with 61% directed to Crewe and the Southern Key Service Centres. Option 6 rebalances this approach to 25% and 57% respectively (a 7% differential on the submitted strategy) • This option reflects further work conducted by the Borough Council to examine the urban potential within settlements and edge of settlement sites and adequately reflects existing commitments and proposals (para. 76-78)

1.8.2 Table 6 below outlines the reasons for discarding the alternative options that were developed and tested.

Table 6 Discarded options

Option	Reasons for discarding the option
Option 1: PG6 with proportionate growth	This approach would not address the shortage of housing in the Key Service Centres to the north, and as such would not address the Inspectors concerns regarding this issue. The evidence suggests that there is a greater role for Knutsford and Poynton as settlements for growth, which would not be realised under this option. There would also be a significant increase in growth in Crewe that would create pressure on highways infrastructure that would be difficult to mitigate without substantial investment in strategic road improvements. The increase in growth to Crewe may also conflict with the desire to create Green Belt / to maintain Green Wedge.
Option 2: Proportionate housing growth from 2010	This option would create a more dispersed pattern of development, seeing a substantial increase in the amount of housing allocated to the Local Service Centres and Rural areas. This is not in-line with the settlement hierarchy which seeks to direct growth to those settlements that have better access to services and facilities. This option also fails to take advantage of Congleton as a location for sustainable growth, which is supported by substantial improvements to the highways network. Although option 2 would see a significant growth in housing to the north, this would be at a level that would be detrimental to the character of settlements such as Macclesfield, Poynton and Knutsford, and would require substantial loss of Green Belt, which may be difficult to achieve being mindful of the need to demonstrate exceptional circumstances for release.
Option 3: Economic Strategy-led	This option has similarities to the preferred approach, and the proposed growth in housing for some settlements is broadly the same. This is the case for Macclesfield, Handforth, Wilmslow, Poynton and the Local Service Centres. The rationale for the

Option	Reasons for discarding the option
	proposed growth in these areas is detailed in the justification for Option 6. The distribution of employment is virtually the same as Option 6, with the exception of an additional 5 hectares of employment land being allocated to Poynton for Option 3 rather than in Alsager for Option 6. It was considered that allocation of 15 hectares of employment Land to Poynton as well as 600 dwellings could be restricted by deliverability issues related to the relief road. Therefore, this aspect of the option was considered unsuitable. With regards to housing distribution, it is considered that Option 3 was broadly suitable with the exception of the targets for Knutsford and Crewe/Nantwich. The targets for these settlements were considerably higher than the preferred option and it is considered that the levels proposed in Crewe and Nantwich could put pressure on an already constrained highways network. Although Knutsford appears to be an attractive proposition for housing and employment development, the target of 1400 dwellings is considered too high as it could have a more detrimental effect on settlement character, biodiversity, and Green Belt compared to Option 6.
Option 4: Constraints / impact led	This option has similarities to the preferred approach, and the proposed growth in housing for some settlements is broadly the same. This is the case for Macclesfield, Congleton, Alsager, Middlewich, Nantwich, Handforth and the Local Service Centres. The rationale for the proposed growth in these areas is detailed in the justification for Option 6. With regards to the remaining housing distribution, Option 4 would see less substantial growth in the north compared to Option 6. This would be positive in terms of having a lesser effect on Green Belt compared to the recommended option. However, this would do less to address [presumed] housing need in the north, and as a consequence would require substantial growth in Crewe to meet the overall shortfall in housing need at the district level. The level of growth in Crewe is of particular concern, as it would place significant pressure on the highways network that would be very difficult to mitigate, and may affect areas that are currently Green Gap / proposed for Green Belt. The distribution of employment land under Option 4 places more growth to Crewe, with slightly less growth in Macclesfield and Wilmslow in comparison to options 5 and 6. This is contrary to the general recommendations in the Ekosgen Report, which states that the majority of the additional 27ha should be located to the north.
Option 5: Hybrid	This option has similarities to the preferred approach, and the proposed growth in housing for some settlements is broadly the same. This is the case for Alsager, Macclesfield, Handforth and Nantwich. The rationale for the proposed growth in these areas is detailed in the justification for Option 6. Compared to Option 6 this Option proposes slightly more growth in Crewe, and consequently slightly less growth at the satellite towns of Congleton and Middlewich. This is considered less appropriate than the recommended option, as it puts greater pressure on the highways network in Crewe, whilst failing to take full advantage of Middlewich and Congleton as sustainable locations for growth. Option 5 allocates more growth to the Key Service Centres in the North, which would lead to more sustainable patterns of growth (in terms of accessibility) compared to Option 6 (which allocates a higher amount to the Local Service Centres and Rural areas. However, this would require the release of a greater amount of Green Belt land in Knutsford, Wilmslow and Poynton.

1.9 Implications for site allocations

1.9.1 Table 6 below provides an indication of the possible allocations that will be required following adoption of the LPS. This highlights the differences between the minimum targets and the position as at 31st March 2015.

Table 7 Analysis of recommended option against completions/commitments

	Submitted Local Plan	Position as at 31st March 2015					Option 6: Aecom reccomended approach			Submitted Local Plan	Option 6: Aecom reccomended approach
	Proposed Dwelling Distribution	Completions (up to 31st March 2015)	Commitments (as at 31st March 2015)	Strategic Sites	Site Allocations	Total	Position as at 31st March 2015	Proposed Dwelling Distribution	Difference	Proposed Employment land distribution	Proposed (ha)
Crewe	7,000	575	1,985	4,670	34	7,264	7,264	7,700	-436	65	65
Macclesfield	3,500	446	953	2,250	97	3,746	3,746	4,250	-504	15	20
Congleton	3,500	472	848	2,200	296	3,816	3,816	4,150	-334	24	24
Alsager	1,600	75	514	1,250	141	1,980	1,980	2,000	-20	35	40
Sandbach	2,200	543	2,011	200	0	2,754	2,754	2,750	4	20	20
Middlewich	1,600	244	432	850	90	1,616	1,616	1,950	-334	75	75
Nantwich	1,900	237	501	1,250	60	2,048	2,048	2,050	-2	3	3
Handforth (inc NCGV)	2,000	63	208	1,650	60	1,981	1,981	2,200	-219	22	22
Wilmslow	400	70	58	275	0	403	403	900	-497	8	10
Knutsford	650	23	45	500	108	676	676	950	-274	10	15
Poynton	200	-3	33	0	180	210	210	650	-440	3	10
Local Service Centres	2,500	255	1,913	0	1,099	3,267	3,267	3,500	-233	5	7
Rural (inc Alderley Park and Wardle)	2,000	552	946	0	882	2,380	2,380	2,950	-570	66 (inc. Wardle at 61 ha)	69 (inc. Wardle at 61 ha)
Total	**29,050**	**3,552**	**10,447**	**15,095**	**3,047**	**32,141**	32,141	**36,000**	-3859	**351**	**380**

2 Introduction and scope

2.1 Background to the commission

2.1.1 The focus of this commission has been to assist the Council in considering the methodology and factors used to determine the spatial distribution of development to date, in the light of the Inspector's Interim Views issued in November 2014 (examination document PSA017b); alongside a consideration of the Council's approach to site selection (reported separately). This commission sits alongside and has been informed by the outcomes of the other work streams undertaken during the suspension period of the Local Plan Strategy.

2.1.2 Policy PG6 of the Local Plan Strategy sets out the Spatial Distribution of development in relation to the Principal Towns, Key Service Centres, Local Service Centres, and Rural Areas along with a New Settlement and Employment Improvement Area.

2.1.3 The Council considered a number of Spatial Options to the distribution of development in the production of the Local Plan Strategy. All of the options were tested through the Sustainability Appraisal. The Council's approach to Spatial Distribution is set out in Section 12 of Examination Document PS B006b – Council Response to the Further Information Requested by the Inspector and in the Examination paper Matter Statement 5 (Spatial Distribution of Development) (M5.001).

2.2 Council's approach to date

2.2.1 The following provides a brief summary of this approach. For further detail, document PS B006b should be referred to.

2.2.2 A number of phases of consultation have informed the development of the Council's approach to spatial distribution. Descriptions of the spatial options considered and the outcomes of the testing of these options through the SA/SEA are set out in tables F7-F14 of the SA (SD003) and Questions 7 and 8 of the Housing Background Paper (SD017). Appendix 1 of (BE100) Shaping our Future: A Development Strategy for Jobs and Sustainable Communities provides further detail in relation to the proposed split of development across the various settlements considered by each option.

2.2.3 The Council's response to the Further Information Requested by the Inspector (PSB006b) identifies a number of factors which have influenced the distribution of development and the site selection process: These are set out under the following headings:

Table 8 Factors influencing spatial distribution in submitted LPS

Factors influencing spatial distribution	Summary
The settlement hierarchy	The Settlement Hierarchy Policy (PG 2) identifies four levels in the hierarchy and in broad terms sets the parameters on the scale and type of new development in those areas – Principal Towns, Key Service Centres, Local Service Centres and Other Settlements and Rural Areas – the latter comprising villages and hamlets..
Known development opportunities	The known development opportunities include the sites assessed through the Strategic Housing Land Availability Assessment, alongside sites submitted to the various consultation stages during the development of the Local Plan Strategy. Section 3 of the Local Plan Strategy Site Justification paper (Examination Document SD015) sets out the Council's methodology for site identification and selection.
Infrastructure capacity	The capacity of existing services, alongside the scope/scale to fund major improvements (as identified through the Infrastructure Delivery Plan (SD012)) has had some influence on distribution, recognising that to some degree infrastructure provision can be increased incrementally, but that step changes are also a factor Whilst there are no plan-wide infrastructure constraints, individual towns are subject to localised constraints that to a degree, along with other relevant considerations, have influenced decisions on the scale of growth.

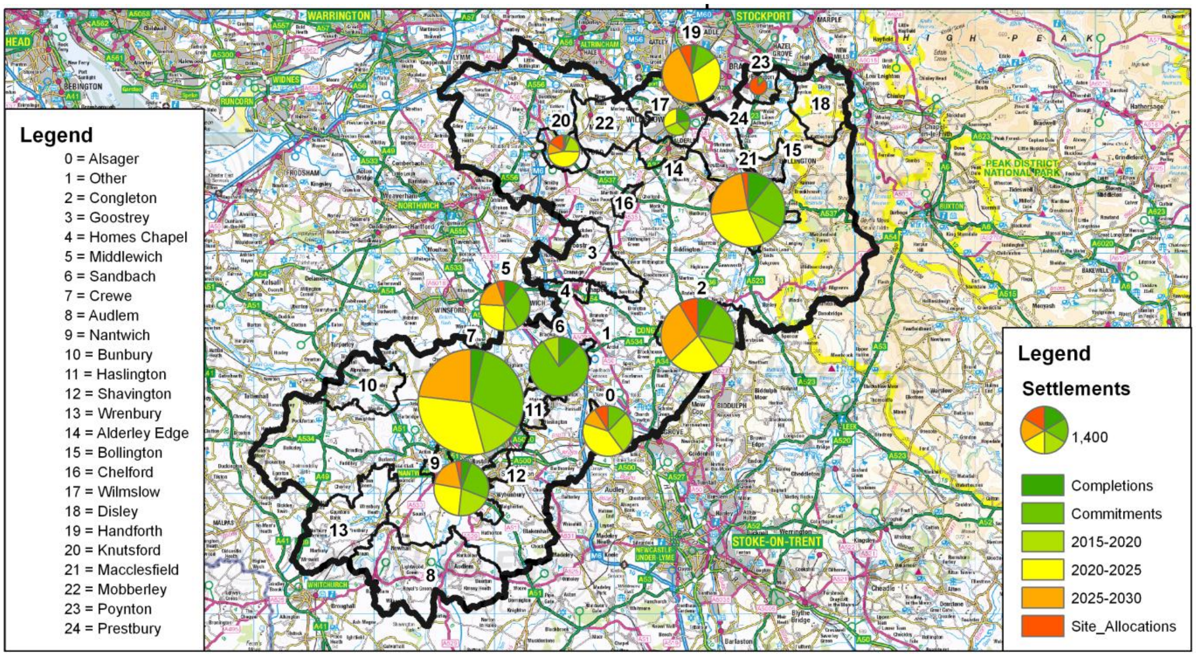
Factors influencing spatial distribution	Summary
Policy constraints (including Green Belt)	Green Belt is the primary policy restraint designation within Cheshire East which influences the spatial distribution. The Greater Manchester Green Belt extends to cover most of the north of the Plan area. A small part of the North Staffordshire Green Belt covers south eastern parts of the plan area extending to, but not surrounding, the Key Service Centres of Alsager and Congleton. These Green Belt designations have been in place in the Plan area for a long period of time, with very little changes. As a consequence, there are very limited non-Green Belt opportunities for new development in the vicinity of Macclesfield, Knutsford, Poynton, Handforth and Wilmslow. In addition, there is very little Safeguarded Land which remains undeveloped. Given the existing population distribution and migration patterns, significant housing development needs exist and will continue to arise in the Green Belt parts of the plan area. As the Green Belt boundaries around the towns have not been changed for many years, there has been a longstanding displacement of these needs to places beyond the Green Belt. The need to maintain open land around Greater Manchester and prevent adjacent towns from merging, alongside the need for regeneration in certain parts of the conurbation remain strong and valid reasons for retention of a strong Green Belt policy. However this causes particular issues at the local level in relation to those towns which are tightly constrained by the Green Belt, with no provision of safeguarded land. Question 28 in the Housing Background Paper (SD017) considers the relationship of the Green Belt to the Council's approach in the Local Plan Strategy. The Council has sought to minimize changes needed to the Green Belt so as to accommodate a proportion of the needs for development arising in and adjoining the inset settlements, whilst at the same time not undermining the overall purposes of the Green Belt designation in the area. Delivering sustainable development in those settlements inset within the Green Belt and beyond the Green Belt as part of an overall sustainable and balanced approach.
Physical constraints	Other than the Jodrell Bank Radio Telescope, (which restricts large multi-storey buildings in 'line of sight' of the dish) and which is sited to the west of Macclesfield, the Council has not identified any other significant physical constraints restricting new development as proposed in the Local Plan Strategy. The Council did not consider landscape character, flood risk and ecological resources to constitute insurmountable widespread impediments to the delivery of the identified sites.
Sustainable development	A number of relevant considerations are included under this heading: • Assessment as to whether the settlement is 'under performing' its role, such as whether given some key sustainability factors such the existence of a railway station with frequent train services, that settlement could appropriately accommodate more development that its current function suggests; • Susceptibility to loss of distinctiveness / character as a result of significant levels of new development; • Availability of existing services in settlements and minimising the need to travel; • Enabling development, which could deliver support services and facilities to make a particular site sustainable; and • The appropriate use of broad areas of land, given their synergy with nearby uses and conversely the potential adverse impact on neighbouring occupiers.
Deliverability and viability	Most of the Plan area is attractive to developers and sites can be developed profitably, but there are areas of the Borough where viability is marginal, such as urban Crewe on brownfield sites (BE042).
Sustainability Appraisal/Habitats Regulation Assessment	The outcomes of the above assessments have influenced the levels of development and proposed sites selected in the Local Plan Strategy. Each stage of the Local Plan Strategy's preparation has been appraised through the Sustainability Appraisal to ascertain the extent to which the various options, policy proposals and proposed allocations would meet the sustainability objectives. The Sustainability Appraisal is an iterative and ongoing process and has led to mitigation measures for sites and influenced the selection of sites included in the Local Plan Strategy.

Factors influencing spatial distribution	Summary
	The Habitats Regulations Assessment has provided an assessment of both the individual and cumulative impacts of proposals across the Local Plan Strategy.
Relationship with achievement of Local Plan Strategy vision and strategic priorities	Sites and strategic locations were selected on the basis that they contributed to the delivery of infrastructure improvements, community facilities important to the overall plan delivery and achievement of sustainable development, as well as strategic priorities (i.e. the provision of housing and employment to meet need).
Other material factors	The following factors are also noted by the Council as having had an influence on the spatial distribution. • Significant development to be encouraged at the Principal Towns, recognising their primary role in the settlement hierarchy, and as the most important settlements in the Borough. • As the largest town, Crewe is also a major economic hub, and thus the strategy seeks to significantly increase the amount and range of employment, responding to the town's unique location as a strategic gateway in the M6 Corridor, and regeneration aspirations for the older areas of the town. • Crewe as a focus for growth, reflecting aspirations in 'All Change for Crewe: High Growth City (BE 122) and the Strategic Economic Plan for Cheshire and Warrington (BE 124). • Local highways infrastructure and location within the Green Belt, act as strategic constraints to development in Macclesfield. • Sites have been selected in relation to their ability to deliver the strategic priorities set out in the plan, because they support the delivery of infrastructure improvements or employment alongside housing (mixed-use). Sites have also been selected on the basis of their existing planning policy status, engagement with local communities and council members, proposed use, site availability and duty to cooperate discussions.
Duty-to-cooperate	The following issues have influenced the spatial distribution: • Concerns identified by Stockport Metropolitan Council with respect to the reduction of the Green Belt gap with Handforth, as a result of the North Cheshire Growth Village proposal at Handforth East. • The Staffordshire authorities objected at the previous Plan consultation stage that development proposed south east of Crewe and in the Alsager area would undermine regeneration efforts, particularly in Stoke-on-Trent. The reduced scale of development now proposed in the vicinity of Crewe and Alsager following consultations at the Pre-Submission stage, as well as provisions to improve cross boundary connectivity, have largely met the concerns of the Staffordshire authorities. • The question of assistance with meeting Cheshire East's requirement has been asked of those neighbouring authorities that exhibit significant cross boundary housing linkages such as commuting to work and/or migration flows. These flows are particularly significant to/from the Borough and South Manchester, between Cheshire West & Chester and between the Borough and the north Staffordshire authorities. Following detailed discussions, it was confirmed that these neighbouring authorities were not in a position to assist Cheshire East with its housing requirements

2.2.4 Each of the above factors is considered in more detail through a comparative assessment in the chapters that follow the Settlement Profiles. This report captures our independent view on the extent and consistency with which we think these factors have been taken into consideration in determining the proposed spatial distribution set out in Policy PG6.

2.2.5 The distribution of new housing development in the Local Plan Strategy (SD 001) broadly reflects the settlement hierarchy, although there is more limited development allocated in those Key Service Centres which are restrained by the Green Belt. The quantum of development set out in Policy PG6 includes existing commitments and completions. Policy PG6 of the Local Plan Strategy (SD 001) sets out the Spatial Distribution of development in relation to the Principal Towns, Key Service Centres, Local Service Centres, and Rural Areas along with a New Settlement and Employment Improvement Area. The following figure has been replicated from Figure 12.2 Distribution of Development of page 63 of PSB006B, which shows the amount of development which is planned, but also what proportion is made up of completions and commitments.

Figure 1 Distribution of Housing Development and Envisaged Delivery Timescales



2.2.6 It should also be noted here that the Council have taken a hybrid or staged approach to the production of the Local Plan, setting out the strategic context, including the vision, spatial strategy and strategic priorities for the period up to 2030 in the Local Plan Strategy, as well as a number of Local Plan Strategy sites and Strategic Locations which will accommodate most of the proposed development. This will be followed by a Site Allocations and Development Policies document which will allocate the remaining sites proposed for further development and provide detailed development management policies. (A Waste DPD will also be produced). The Site Allocations and Development Policies DPD will focus on the identification and allocation of sites around Local Service Centres and other settlements and rural areas, as well as a number of smaller 'non-strategic' sites, in Principal Towns and Key Service Centres to contribute towards the overall development strategy and meet the residual development requirements.

2.3 Key objectives/issues that the commission must respond to

2.3.1 Paragraphs 70-80 of the Inspectors Interim Views on the Cheshire East Local Plan Strategy (PSA017b) indicated that some further work is required by the Council to justify the proposed spatial distribution of development. The Inspector summarised his interim views at paragraph 4, stating that:

"The proposed settlement hierarchy seems to be justified, effective and soundly based, but further work is needed to justify the spatial distribution of development, including addressing the development needs of settlements in the north of the district".

2.3.2 The following table summarises the key points raised by the Inspector and how these will be addressed in the report.

Table 9 How the spatial distribution study has addressed the Inspector's concerns

Inspector's concerns (including Interim Views paragraph reference)	How these concerns have been addressed in this this report
The settlement hierarchy in Policy PG2 is "justified, effective and soundly based" (para 70-72), accepting a number of minor changes to the text of the policy and accompanying text to more accurately reflect the growth strategy for individual settlements, as put forward by the Council.	The allocation of settlements to different levels of the hierarchy has not been examined in this review as the Inspector has accepted the evidence on this. The options put forward in this report (see Chapter 4) are in alignment with the levels of growth that would be expected for the Principal Towns, Key Service Centres, Local Service Centres and Other rural areas.
A number of 'main factors'[10] have influenced the spatial distribution of development - does the proposed distribution of development properly reflect these factors (para. 73).	The review examines the relevant submitted evidence to ascertain if the spatial distribution of development properly reflects the "main factors" highlighted in the Inspector's interim views: ▪ settlement hierarchy (see Chapter 5); ▪ development opportunities (see Chapter 15); ▪ infrastructure capacity (see Chapter 8); ▪ policy constraints (including Green Belt) and physical constraints (see Chapters 11 and 13); ▪ sustainable development and sustainability appraisal (see Chapter 16); ▪ deliverability and viability (see Chapter 10); ▪ vision and strategic priorities (see Chapter 6); ▪ consultation responses (see Chapter 7); and ▪ other material factors (see Chapter 12). The main issue is whether the proposed distribution of development properly reflects these factors. Chapter 18 provides conclusions and recommendations on options.
It is appropriate to direct most new development to the principal towns of Crewe and Macclesfield and the level of development directed to these settlements is broadly appropriate, any greater amounts [of development in Crewe] could raise deliverability issues given the infrastructure constraints, particularly access and roads" and "Further development at Macclesfield could be limited by Green Belt and infrastructure constraints"; however the inclusion of site allocations outside Crewe at Shavington within the figures for Crewe is "questionable" (para. 74).	The report examines whether allocating additional growth to Crewe and Macclesfield would give rise to delivery constraints (see Chapters 4, (regarding Shavington), 8 and 13). Chapter 18 provides conclusions and recommendations on levels of growth in the Principal Towns.
The proposed distribution may not fully address the development needs (for housing and employment) and opportunities at all the towns and settlements, particularly those in the north of the district, and	The report reviews the distribution of development to the northern Key Service Centre settlements (particularly, but not limited to: Poynton, Knutsford, Wilmslow and Handforth, which are constrained by Green Belt) and the

[10] The listed factors include: the settlement hierarchy, development opportunities, infrastructure capacity, policy constraints (including Green Belt), physical constraints; sustainable development, deliverability and viability, sustainability appraisal, vision and strategic priorities, consultation responses and other material factors.

Inspector's concerns (including Interim Views paragraph reference)	How these concerns have been addressed in this this report
specifically the Key Service Centres of Handforth, Poynton, Knutsford and Wilmslow (para. 75) – to which insufficient consideration has been given.	appropriateness of this in terms of meeting the housing, employment and other development needs of these settlements (see Chapters 5, 14 and 15). Chapter 18 provides conclusions and recommendations on options for the north.
"The limited amount of new housing proposed in Green Belt settlements such as Poynton, Knutsford and Wilmslow is very contentious; the proposed levels of housing at these settlements will not meet their needs, and insufficient consideration seems to have been given to how these needs will be met." (para. 76)The constraints set by the Green Belt must be considered in the context of the "need to promote sustainable patterns of development" as set out in paragraph 84[11] of the NPPF.	The report considers how development has been distributed in the northern Key Service Centres, and where these settlements are constrained by the Green Belt, how these needs have or could be met, either within the settlements or elsewhere, applying the options set out in paragraph 84 of the NPPF (see chapters 5, 13, 14 and 15). Chapter 18 provides conclusions and recommendations based upon updated Green Belt evidence.
"Many potential sites were assessed during the preparation of the LPS, but specific options which envisage the development of smaller sites within the built-up area or on the fringes of these settlements do not seem to have been fully considered. Whilst this could be reconsidered at the Site Allocations stage, it may have unduly influenced decisions to release larger Green Belt sites in the LPS" (para. 76)	The report assesses whether or not large Green Belt releases could have been avoided by looking at smaller sites within the built-up area or on the fringes of settlements. To explore how (if development needs are not currently being met within the settlement boundaries) these needs could be met – either through further brownfield development within the urban boundaries, amendment to the settlement boundaries to accommodate further growth on the edge of settlements, or through the release of smaller parcels of Green Belt land, as opposed to large, strategic sites. The results of the Borough Council's independent exercise to investigate urban potential and edge of settlement site based opportunities has been analysed. The Borough Council will consider this pool of sites further in the site selection process that will identify potential new sites for inclusion in the Local Plan Strategy/in the Site Allocations DPD (see Chapters 13 and 15).
It is unclear whether a spatial distribution option that allocates growth on the basis of the "existing population distribution and future housing needs of each settlement has been considered" (para. 77).	To consider alternative distribution scenarios, including a scenario based on allocating growth to reflect the existing population of each settlement and the projected housing needs of that population in the future (see chapters 5 and 14).
In some cases, the amount of housing proposed has already been exceeded by existing commitments and proposals in the Local Plan Strategy, leaving little room to make further allocations through the Site Allocations DPD process. (para. 77).	The options put forward considered whether, in the case of those settlements where the development target is already more or less exceeded, more flexibility is required to enable sites to come forward through the Sites Allocations DPD process (see Chapter 15 and Appendix 8)
Although the LPS is essentially a strategic plan, focusing on strategic allocations, such work may need to examine the possibility of releasing smaller-scale sites in and around the fringes of existing towns and settlements, including those in the Green Belt, to inform further work at the Site Allocations stage. (para. 78)	The report analyses the further work conducted by the Borough Council into the urban potential and edge of settlement sites (see Chapters 13 and 15).
It is appropriate to delay detailed consideration of the apportionment of development between the Local Service Centres (and potential further disaggregation to	The revised calculation of the OAN housing need for Cheshire East will influence the level of development allocated to different levels of the hierarchy and will be

[11] Paragraph 84 of the NPPF requires Local Authorities who are drawing up or reviewing Green Belt boundaries to consider: *"the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary".*

Inspector's concerns (including Interim Views paragraph reference)	How these concerns have been addressed in this this report
the smaller rural settlements included within the 'Other Settlements and Rural Areas' category) until the Site Allocations stage, particularly given the relatively limited amount of development which is likely to occur at these smaller centres, and even more limited development likely to occur at the lowest level of the hierarchy. (para. 79)	steered by the outcomes of this report (see Chapters 5 and 15).

2.4 Key Requirements and Outputs

2.4.1 Reflecting on the issues raised by the Inspector in his Interim Views, the key outputs of this review are as follows:

- Production of a profile for each of the 24 major settlements identified in the Spatial Distribution Policy (PG6) covering a range of up-to-date information in relation to demographic, housing and employment information. This data has been analysed and key issues identified for consideration through this review.
- A review of the existing Local Plan Strategy evidence base which has informed Policy PG6.
- A review of the findings/outputs of the other work steams identified above in relation to housing, employment, Green Belt, urban potential and edge of settlement site analysis.
- A comparative analysis of the 24 settlements at the three higher levels of the settlement hierarchy, using the factors that have influenced spatial distribution as identified by the Inspector, and reflecting on the evidence identified above; along with a consideration of these issues for the other levels of the settlement hierarchy.
- Conclusions as to the key findings from the analysis and an identification of possible alternative scenarios for the distribution of growth, in light of the key findings and reflecting on the Inspector's comments;
- A review of the findings of the SA/SEA and HRA review of the possible alternative scenarios; and
- Recommendations as to potential suggested revisions to Policy PG6.

3 Methodology

3.1 Approach

3.1.1 Given the very restricted timeframe for undertaking this review, the study has necessarily been a desk-based review of the evidence submitted to support the Local Plan Strategy. This work has progressed partly in parallel with the work being undertaken to address the further issues set out by the Inspector.

3.1.2 Where further work has not been undertaken to update the evidence base (i.e. during the examination suspension) our conclusions have relied upon the evidence base submitted to support the Local Plan Strategy. It should be recognised that some elements of this evidence base have been more recently prepared than others.

3.1.3 Given the Inspector's conclusion that the settlement hierarchy is justified, effective and soundly based, this review work has not sought to explore options regarding the re-categorisation of different settlements in Policy PG2. In addition, this study does not discuss the disaggregation of growth across settlements at the Local Service Centre level and below as the Inspector has commented that it is most appropriate to consider this in detail through the Site Allocations and Development Management Development Plan Document

3.1.4 The study has sought to elucidate whether or not the approach in policy PG6 was justified based on the growth levels in the submitted Local Plan and against the submitted evidence. The following chapters take the key factors in turn to assess whether the spatial distribution approach properly reflects these drivers. The study also assesses whether or not the spatial distribution policy remains appropriate in light of new emerging evidence.

3.1.5 The Urban Potential and Edge of Settlement work has identified a pool of sites for consideration for inclusion in the LPS (and also for within the later Site Allocations DPD). A separate site selection process will review all these sites individually. Consideration of individual sites is not part of this study.

3.1.6 A methodology flow diagram (and inset) is shown overleaf. At each key stage in the process, the Inspector's comments have been reviewed to ensure that the focus of the work has been on considering and responding to the issues highlighted.

3.1.7 A number of caveats apply in relation to the data used in the spatial profiles (see Appendix 9-32) of each town/village. The definition of each town/village in the spatial profiles has as much as possible been informed by its Lower Super Output Area definition included within the Settlement Hierarchy Paper (BE046). The workplace-based employment figures are taken from the national BRES survey and therefore the smaller the geographical area, the smaller the survey sample size and the less accurate the estimate. The accuracy of the house price data is also affected by the settlement size, as the figures for smaller settlements are based on fewer house sales.

3.1.8 The evidence relating to affordable housing has recently been updated (Cheshire East Housing Development Study 2015, ORS), and suggests that there is a need for 7,100 affordable dwellings across Cheshire East (355 dwellings per annum). The evidence does not apportion the affordable housing targets to a settlement level. Although it can be assumed that there will be a level of affordable housing need at each of the main settlements, discussions relating to affordable housing remain at a high level, and cannot accurately identify particular settlements with a greater or lesser need.

Figure 2 Methodology diagram

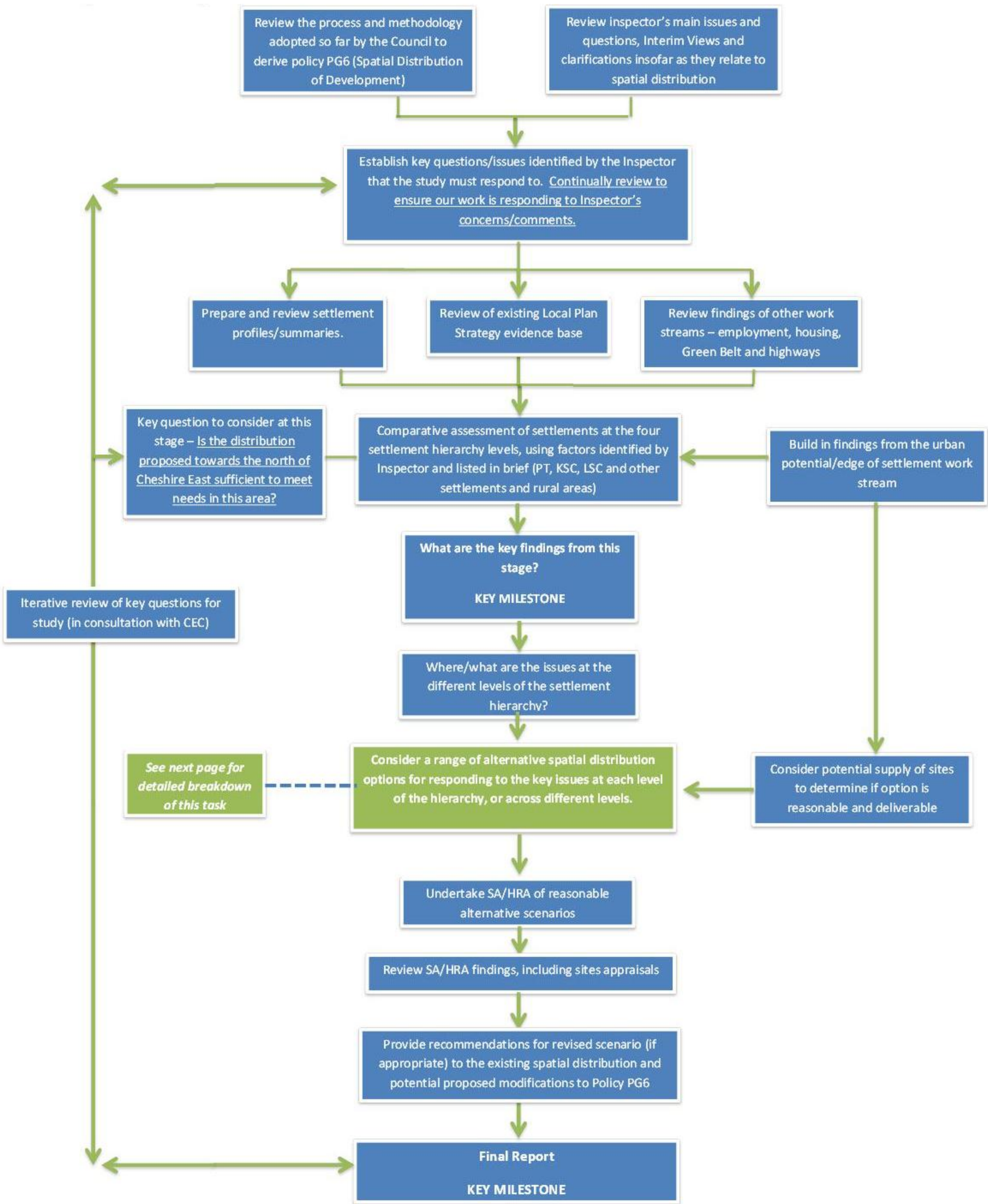
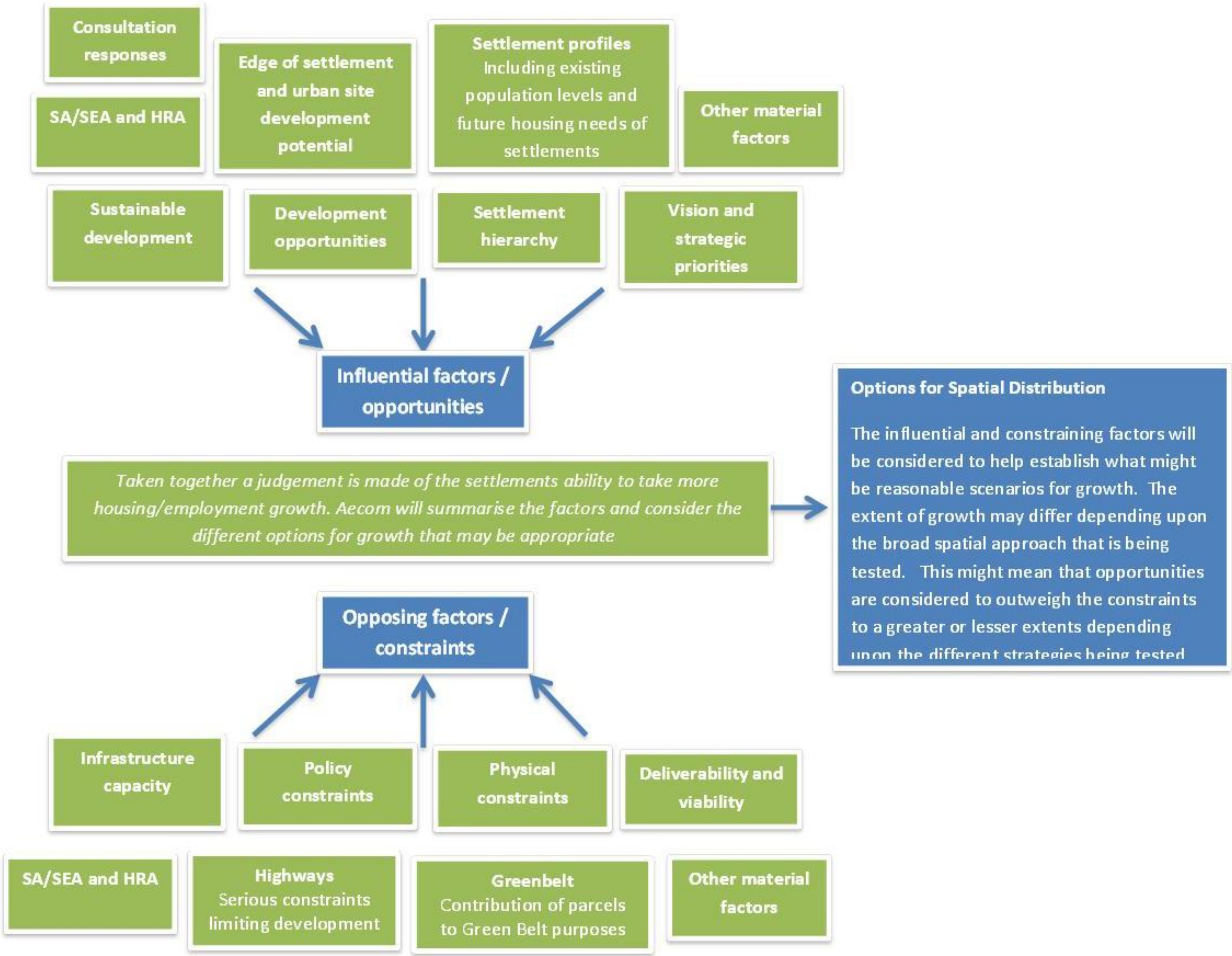


Figure 3 Approach to establishing rationale for new spatial distribution



4 Alternative spatial distribution options

4.1.1 In this chapter we set out a number of options accompanied by a matrix applying high-level estimates of growth in terms of housing numbers and employment land by hectare to assist with the appraisal of reasonable alternatives.

4.1.2 The Borough Council needs to be confident they have a deliverable five year supply of housing in light of any suggested revisions to PG6. The spatial distribution approach must provide a deliverable supply of sites so that the Borough can meet objectively assessed needs and requirements (including for employment land). The preferred spatial distribution option must deliver sustainable development, be supported by projects identified in the infrastructure delivery plan and be in accordance with the Borough's vision, objectives and place making principles (as tested through consultation previously). It's important that the spatial distribution options are not driven purely by supply side factors.

4.1.3 Increased employment land requirements (and a larger workforce) will require more housing to prevent unsustainable patterns of commuting (see chapter 5). Therefore the High Growth City, LEP SEP and Science Corridor foci for growth have informed a number of the options put forward for consideration in this chapter. This section discusses whether further housing in some of these locations would be viable and sustainable. In 4.2 we summarise each of the key influential and opposing factors at each settlement prior to setting out our recommended options for testing. Appendices 3-7 provide a detailed rationale behind the options put forward in this chapter.

4.2 Options for testing the spatial distribution

<u>Context for developing options</u>

4.2.1 The first step in establishing what the reasonable options for distributing development are is to set-out what element of the Plan strategy needs to be tested.

4.2.2 We have established through this study (see Chapters 6-12) that the spatial distribution proposed in PG6 is broadly justified against the main factors cited in the Inspector's interim views, although there is evidence to support increased housing provision at key settlements in the North.

4.2.3 Therefore, if the evidence relating to housing need and employment land supply had remained at a similar level to that which underpinned PG6, then the spatial options would have concentrated on how development could be redistributed/rebalanced. This could have included an exploration of alternative options to the spatial distribution as set out in PG6.

4.2.4 However, the emerging evidence base reports prepared following the suspension of the examination have established a need for increased housing and employment provision. The scale of growth that is necessary to deliver this increased housing would mean that the housing targets for each settlement set out in PG6 would need to be surpassed anyway.

4.2.5 Therefore, with this in mind, it is considered appropriate to take the spatial distribution proposed in PG6 as the 'starting point' when determining where the increased housing (approximately 6950 dwellings[12] according to the ORS report) and employment land (27 hectares according to the Alignment of Economic, Employment and Housing Strategy report) should be provided. New evidence found the Borough's new Objectively Assessed Housing Need (OAHN) is 36,000, whereas the Local Plan Submission was based upon a figure of 27,000. The new evidence represents an upward revision of approximately 9,000. The level of development under PG6 (as submitted) was 29,050 therefore 6,950 additional units would be required over and above this to meet the new OAHN.

4.2.6 The new spatial distribution options to be tested have therefore explored how this additional growth could be distributed, being mindful of the Inspector's comments, the outcomes of this study and the vision and

[12] OAHN of 36,000 less the submitted LPS figure in Appendix A of 29,050 results in a deficit of 6950.

objectives of the Plan. Chapters 6-12 include analysis as to whether PG6, as a starting point, properly reflected the 'main factors' cited by the Inspector.

Identifying reasonable alternatives

4.2.7 Any reasonable options need to reflect the Plan vision and objectives, but at the same time be realistic and meaningful. This means that there needs to be an element of 'top down' thinking to set a strategic approach, and 'bottom up' analysis to ensure that the options are achievable on the ground.

4.2.8 It is not considered appropriate or necessary to reconsider options for spatial distribution that have already been tested prior to the Submission of the Local Plan[13]. Such options were considered in the context of a lower objectively assessed housing need figure and so would not be fit for purpose based on new evidence for housing and employment floorspace needs. However, some elements of these previous options are evident in the options considered in this study where they align with the findings of our analysis.

4.2.9 The Council is committed to achieving economic growth and meeting the full housing and employment needs for the Borough. It is also confident that this can be achieved, although it is acknowledged that some difficult decisions may need to be taken with regards to the growth of certain settlements. As such no options incapable of meeting needs were tested.

4.2.10 It should also be remembered that any options should be developed in the context of the Plan Vision; of which a key element is to secure economic growth and prosperity and to meet housing and employment needs in areas that reduce the need to travel. Therefore, any options that would not meet objectively assessed need are not considered to be realistic or reasonable. As such no options put forward fall below 380 hectares of employment land or 36,000 dwellings. Similarly the Inspector has accepted that the Settlement Hierarchy was justified, as the Principal Towns and Key Service Centres, in all options, shoulder the majority of growth. All objectives-led options explored are in alignment with the Borough's settlement hierarchy.

4.2.11 In his interim views the Inspector questioned the inclusion of housing figures for the two strategic sites in Shavington within Crewe's housing figures. The allocations by themselves are justified as Shavington has low levels of local employment and a ratio of workplace based employment to residence based employment which is well below both the Cheshire East and Local Service Centre median figure, and therefore experiences similar levels of out-commuting, predominantly to Crewe, as a consequence. Shavington has a close functional relationship with Crewe; Parish boundaries do not always mean that sites are within a town's administrative boundary to contribute to its housing requirements e.g. South Cheshire Growth Village (CS37) & South Macclesfield Development Area (CS8) and the North Cheshire Growth Village in the case of Handforth. These sites are deemed to be of strategic importance and are expected to have close ties with the Principal Towns and Key Service Centres to which they adjoin. If the two sites at Shavington were excluded from the Crewe figures all options for Crewe are reflective of current commitments and all will see an increase in growth at Crewe. These figures are to be seen as minimum targets and the urban potential/edge of settlement work has identified a large pool of possible sites in Crewe that can be then be assessed through the Site Allocations DPD.

4.2.12 Table 2 (below) brings together the top-down strategic thinking and the settlement level analysis to establish the level of housing and employment land supply (in hectares) that would be expected to come forward under each of the spatial distribution options. These 5 options are the 'reasonable alternatives' that were tested through an updated Sustainability Appraisal and Habitats Regulation Assessment process.

'Top-down' strategic options

[13] Options previously considered included: Growth in Crewe and KSC outside of Green Belt; Growth in Crewe and Macclesfield and KSC outside of Green Belt; Growth in Crewe and Macclesfield and Accessible Towns; Rural Variant; New Settlement; Growth reflecting the Principles of Town Strategies; Hybrid growth; and Business as Usual. All options, apart from the previous Hybrid option (which formed the basis of PG6), were discounted following Sustainability Appraisal testing, consultation feedback and LPS evidence base.

4.2.13 Five strategic options were identified to help explore the different ways that additional housing and employment could be delivered across the Borough. It was important to consider broad spatial approaches above the settlement level to ensure that links are made between settlements, as well as understanding any trade-offs that may need to be made at this level to achieve wider aspirations for growth.

4.2.14 The rationale for testing these options is provided, as well as a brief discussion of the assumptions and limitations. Further detailed rationale is provided in a 'bottom-up' analysis of the Principal Towns, Key Service Centres, Local Service Centres (considered collectively) and rural areas (considered collectively). This can be found in Appendices 3 to 7, which have been informed by the evidence presented in chapters 5-16, and summarized in Chapter 18. It should be noted that options 1 and 2 are intended as comparator/control options to help understand the implications of increased housing and employment floorspace needs.

Table 10 Options subject to testing

Broad Option	Rationale	Assumptions and limitations
Option 1 – PG6 with proportionate growth	The evidence study has demonstrated that PG6 is broadly justified. It is considered reasonable to look at whether this pattern of distribution remains valid at higher levels of growth (*as indicated as necessary by the new housing and employment evidence*). However, this should be viewed as a comparator/control policy off option.	There is a need to deliver a further 6950 dwellings[14], above PG6, in order to meet objectively assessed needs. This is an approximate increase of 23.9% from the number of dwellings proposed in PG6. A 23.9% growth factor has therefore been applied across the board using the PG6 housing targets as a starting point. This alternative upholds the same principles as PG6, and therefore may not significantly redress the housing provision to the North. The overall provision of housing is greater than 36,000, because existing completions and commitments already exceed the housing figures for Sandbach. Employment land provision would be broadly in line with PG6, but with a 27ha uplift.
Option 2 – Proportionate housing growth from 2010	This alternative would distribute housing proportionately according to the share of housing at each settlement at the beginning of the Plan Period. It is recognised that this approach may not be entirely balanced in terms of both the rates of growth that would occur for each settlement and the consideration of new	There are constraining factors and policy drivers that have not been factored into this strategic alternative (i.e. this is largely a 'policy-off' theoretical option). The amount of housing at each settlement has been increased by calculating the share of the dwellings total at 2011 (using Census data), and adding on the same proportion of the additional housing need (approximately 7000 dwellings[15]). 2011 Census data is the closest estimate to the beginning of the plan period (i.e. 2010). Further employment land would be largely distributed to the Science and Technology Growth Corridor to meet the additional requirement for 27 hectares. The rationale for this approach is driven largely by the outputs of the Alignment of

[14] OAHN of 36,000 less the submitted LPS figure in Appendix A of 29,050 results in a deficit of 6950.
[15] OAHN of 36,000 less the submitted LPS figure in Appendix A of 29,050 results in a deficit of 6950.

	employment floorspace requirements. However, this option provides a comparator to the 'policy-on' options that are driven by the Plan vision, constraints and opportunities.	Economic, Employment and Housing study.
Option 3: Economic Strategy-led	There are clear drivers for growth such as High Growth City, the LEP SEP, the Constellation City Concept and the Northern Science Corridor foci. Distributing housing to support employment growth and minimise commuting is a reasonable alternative.	The distribution of housing would seek to provide a balance between housing and local job opportunities. This would mean that places such as Crewe and Knutsford should focus on increasing housing, whilst places such as Poynton, Alsager, Middlewich and Sandbach would be focus areas for employment growth. However, other factors also need to be taken into account, notably Green Belt and Highways constraints. Also important is to consider aspirations for economic growth, which means that Crewe would be allocated a significant proportion of the further housing growth to ensure access to job opportunities that are likely to be generated as the economic focus shifts to the south of the Borough. This also reflects opportunities that may arise in the next plan period and assumes that infrastructure would be provided commensurate with high growth in Crewe. Further employment land would be largely distributed to the Science and Technology Growth Corridor to meet the additional requirement for 27 hectares.
Option 4: Constraints/impact led	This approach would seek to limit the impacts of development on settlements that are sensitive to change due to key constraints such as Green Belt and highways.	Although a constraints-led option would seek to reduce impacts in sensitive areas, there would still be a need to meet housing targets. Therefore, some impacts would be unavoidable. This option makes some assumptions about the sensitivity of settlements to growth based upon constraints, and the nature of the settlement. This inevitably leads to some areas being 'weighted' as more constrained than others. It is important to note that this is not an entirely objective exercise and that some professional judgments have been made here. In general, those settlements that are surrounded by Green Belt (of which a substantial proportion of parcels make a significant contribution) and/or important landscape have been considered to be 'more constrained'. Settlements where highways constraints would be difficult to mitigate have also been viewed as particularly constrained.

Option 5: Hybrid	A balanced approach would seek to meet needs across the Borough where they arise. However, there is a need to factor in constraints, opportunities, and economic aspirations. This option is a blend of option 2 (proportionate growth), the economic strategy-led option and constraints-led option.	The distribution of further housing would be based upon a consideration of where housing needs are considered likely to arise, development opportunities, strategic aspirations and constraints. This approach seeks to achieve economic aspirations, and improve the balance of local jobs and households. However, constraints are also taken into account, which means in some areas, the economic aspirations may need to be tempered. The evidence suggests that it is appropriate to provide further housing growth to the northern settlements of Macclesfield, Poynton, Handforth, Wilmslow and Knutsford. This is therefore a key element of this approach, although constraints have been taken into account to limit development where issues may be most acute, such as Macclesfield. To meet the balance of housing need, and support the economic growth of Crewe and its constellation settlements, a small increase over PG6 has been assumed in Crewe. Further employment land would be largely distributed to the Science and Technology Growth Corridor to meet the additional requirement for 27 hectares. With a commensurate growth in housing in the north assumed. This option seeks to direct a proportionate level of growth to the Principal Towns and Key Service Centres, as per option 2, but reflecting any constraining influences. In essence it attempts to combine the best performing elements of options 2, 3 and 4 against the Borough's vision and objectives and in light of new evidence on needs and supply side considerations.

Table 11 Options subject to Sustainability Appraisal and HRA testing

				Comparators				Objectives-led strategic approaches							
	2011 Census	Base position (PG6)		Option 1: PG6 with proportionate growth		Option 2: Proportionate growth from 2010		Option 3 Employment Led		Option 4: Constraints / Impact led		Option 5: Hybrid approach		Option 6: Recommended approach	
	Dwellings	Hectares of employment land	Dwellings	Hectares of employment land	Dwellings	Hectares of employment land	Dwellings	Hectares of employment land	Dwellings	Hectares of employment land	Dwellings	Hectares of employment land	Dwellings	Hectares of employment land	Dwellings
Crewe	*31460*	65.01	7000	70	8675	65.01	6813	65.01	8000	70	8650	65.01	8100	65	7700
Macclesfield	*24,144*	15	3500	20	4337	20	5229	20	4300	18	4100	20	4300	20	4250
Congleton	*11981*	24	3500	24	4337	24	2595	24	4020	24	4300	24	4020	24	4150
Alsager	*5384*	35.12	1600	35.12	1983	35.12	1274	35.12	1870	35	1870	35.12	2000	40	2000
Sandbach	*8,119*	20.03	2200	20.03	2854	20.03	2854	20.03	2956	20	2956	20.03	2956	20	2750
Middlewich	*5,920*	75.57	1600	75.57	1983	75.57	1282	75.57	1800	75	2000	75.57	1800	75	1950
Nantwich	*8,536*	3	1900	3	2355	3	2009	3	2220	3	2070	3	2070	3	2050
Handforth (inc NCGV)	*3,219*	22	2000	22	2479	22	697	22	2187	22	2187	22	2187	22	2200
Wilmslow	*10,733*	8.07	400	16	496	8.07	2324	11.07	850	8	700	10.07	1000	10	900
Knutsford	*6,131*	10	650	10	806	15	1328	14	1400	15	750	15	1200	15	950
Poynton	*5667*	3	200	10	248	15	1227	15	600	14	400	15	800	10	650
Local Service Centres	*23223*	5	2500	6.2	3100	9	4347	7	3350	7	3500	6.2	3100	7	3500
Rural (inc Alderley Park and Wardle)	*21719*	67.83	2000	69	2500	69	4021	69	2500	69	2700	69	2500	69	2950
Total	*166236*	353.63	29050	380.92	36153	380.8	36000	380.8	36053	380	36183	380	36033	380	36000
Unconstrained OAHN / Employment need		380	36000	380	36000	380	36000	380	36000	380	36000	380	36000	380	36000
Balance of housing / employment land need		-26.37	-6950	0.92	153	0.8	0	0.8	53	0	183	0	33	0	0

4.3 Options analysis

4.3.1 Following sustainability appraisal testing and habitats regulation assessment, the Borough Council provided new evidence base on urban potential and edge of settlement sites (chapter 15), as well as updated information on completions and commitments. Using this new evidence we were able to put forward a final recommended option reflective of sustainability and habitats impacts and a more accurate picture of land capacity in each settlement. This is referred to as Option 6.

4.3.2 Table 12 (below) sets out a brief summary and comparison of the levels of housing growth that would be delivered in the 'north' versus the 'south' under each option. These totals exclude the Local Service Centres and 'Rural' figures, as these have not been disaggregated (though Chapter 15 provides an indication as to the urban potential and possible edge of settlement sites of Local Service Centres based in the north in comparison to the south). The 'north' includes Macclesfield, Poynton, Handforth, Wilmslow and Knutsford, whilst the 'south' includes Crewe, Nantwich, Alsager, Sandbach, Middlewich and Congleton. This split correlates with the sub-market housing areas. It shows that of the objectives led options, Option 3 and Option 5 represent the largest rebalance of growth towards the north. PG6 is based upon a housing target of 29,050, whereas options 1-6 are based upon targets that attempt to meet the revised OAHN of 36,000. The differential between options 1-6 and PG6 refers to the percentage difference of the north-south rebalance resulting from each option.

Table 12 North and South balance of housing

Option	*Housing target*	*Growth in the north*	*% of total*[16]	*Growth in the south*	*% of total*	*Differential compared to PG6*
PG6	29,050	6750	23%	17800	61%	N/A
Option 1 - PG6 with proportionate growth	36,153	8366	23%	22187	61%	0%
Option 2 - Proportionate growth by settlement size	36,000	10805	30%	16827	47%	21%
Option 3 - Economic strategy-led	36,053	9337	26%	20866	58%	7%
Option 4 - Constraints/impacts-led	36,183	8137	22%	21846	60%	2%
Option 5 - Hybrid	36,033	9487	26%	20946	58%	6%
Option 6 – Recommended approach	36,000	8950	25%	20600	57%	7%

4.3.3 The balance of growth is fairly similar between the options (with the exception of option 2), which should be expected given that PG6 has been taken as a starting point, and the targets in some settlements are influenced by existing completions and commitments. The key similarities and differences between the options at this high level are listed below.

- Options 3 and 5 and 6 would see an increase in the proportion of growth in the North compared to PG6.
- Option 2 would see a significant shift in growth to the North compared to PG6 though this option does not fully reflect the constraints that exist
- Option 4 would see a slight increase in growth to the South to reduce impacts on landscape, biodiversity and incursions into the Green Belt
- Option 2 would see the smallest growth in Crewe, whilst Option 4 and 5 would represent the largest.

[16] Percentage of total 36,000 housing target

- Growth in Macclesfield is similar for each option, with the exception of 2, which would see a significant increase.

- The level of growth in Crewe is constrained by highways capacity in each of the options, and influenced by existing commitments and completions.

- Option 6 includes the lowest increase in growth at Sandbach and the lowest level of growth at Crewe of all objectives-led optionsOptions 2, 3 and 5 would see more substantial growth in Knutsford compared to options 1, 4 and 6

- Alsager, Congleton and Middlewich receive much less growth under Option 2 than under the other options.

- Handforth (excluding the North Cheshire Growth Village), Poynton and Wilmslow receive much more growth under Option 2 than under the other options.

- Nantwich receives similar levels of growth under all options

- The level of growth in the Local Service Centres and rural areas would be fairly consistent, with the exception of option 2, which would see more significant increases in these areas.

- Of the objectives led options (options 3-5) option 4 would have a slightly higher level of growth in Local Service Centres and Rural areas compared to options 3 and 5. It is assumed that through the Site Allocations document some development will be directed towards individual Local Service Centres.

- The spread of additional employment land is fairly consistent across the options and broadly reflects the recommendations in the Alignment of Economic, Employment and Housing Study. Option 4 has a slightly higher level of employment in Crewe compared to the other options, whereas option 6 reflects up to date capacity assessments by officers included in the urban potential/edge of settlement analysis

4.3.4 Subtle differences in the targets for each settlement exist between the options, and these are explained in greater detail in Appendices 3-7a. Below is a summary of the key differentiating features of the objectives-led options:

Table 13 Differences between the objective-led strategic options

Principal differences between the objective led strategic approaches
Option 3 Economic strategy-led ▪ High level of housing growth in Crewe (8000) building on High Growth City, Constellation City, LEP SEP. ▪ Highest level of growth in Knutsford (1400) to balance housing/employment opportunities, acknowledging it is an attractive location for growth and will take 15ha employment land ▪ Joint highest level of growth directed to Macclesfield (4300)
Option 4: Constraints / Impact led ▪ Highest level of growth directed to Crewe (8650) and away from settlements in the Green Belt ▪ Growth directed to areas with least sensitivities/most land capacity to grow e.g. Congleton (4300) and Middlewich (2000) ▪ Modest growth in northern settlements: Wilmslow (700), Knutsford (750) and Poynton (400) ▪ Expectation that Local Service Centres (3500) and Rural areas (2700) will take a greater level of growth

Option 5: Hybrid approach

- Second highest level of growth at Crewe (8100)
- Conservative level of growth for Local Service Centres (3100) and Rural areas (2500) in comparison to option 4
- Moderate increases at Congleton (4150) and Middlewich (2250) in comparison to option 4
- Highest level of housing growth directed to the north of all options: Macclesfield (4300), Knutsford (1200), Poynton (800) and Wilmslow (1000)

Option 6: Recommended approach

- A revision of option 5 based upon the Sustainability Appraisal, Habitats Regulation Assessment and the Borough's updated evidence on urban potential and edge of settlement capacity (building in the latest information on completions and commitments).
- Slightly higher growth in Congleton (4150), Middlewich (1950) and Handforth (2200) compared to the hybrid option
- Lower growth in Macclesfield (4250), Sandbach (2750), Nantwich (2050), Wilmslow (900), Knutsford (950) and Poynton (650) compared to hybrid option
- 5ha of employment land redistributed from Poynton to Alsager based on updated site capacity analysis (see chapter 15). A greater level of employment land provision in Alsager will help the settlement get closer to the Borough average for the ratio of workplace-based employment to residence-based employment (0.99)[17].
- Increased growth in Local Service Centres and Rural area reflecting completions/commitments and smaller sites capacity identified in the north.

[17] If the ratio of workplace based employment is below 1, there is a jobs shortage (more employed residents than locally-based jobs) and hence a net outflow of commuters; if the ratio exceeds 1, there is an abundance of jobs (more locally-based jobs than employed residents) and hence a net inflow of commuters.

5 Summary of issues identified through the Settlement Profiles

Summary	
Key Findings	The statistics suggest there is a continued strong demand for housing in both Principal Towns. The economic profile suggests there may be a need for more employment provision at Macclesfield to address out-commuting (the Alignment of Economic, Employment and Housing Strategy report shows a past decline in the town's employment total). In relation to the Key Service Centres in the north of the Borough, the statistics indicate there is a shortage of housing and/or employment opportunities, particularly those suitable for young families in Poynton, which suggests there is a requirement for additional housing and employment to be allocated to this settlement if the relative shortage of local jobs, high house prices and low affordability for people on median incomes is to be addressed. It would also be appropriate to explore a greater quantum of housing development to be allocated to Knutsford, to address the high house prices and low affordability of market housing, relatively high rates of housing need and its popularity with young families and the relative abundance of local jobs. Additional housing may be required to address above average levels of overcrowding and support the relative high amount of local employment located in the Handforth area. The substantial allocation of development to the southern Key Services Centres will address the pent up demand for more housing in Nantwich and shortage of local jobs in Congleton and the shortage of local jobs and strong indication of out-commuting in Middlewich; which are highlighted by a review of the latest statistics. There may be a requirement for more employment land to support local jobs in Sandbach and Alsager.

5.1.1 As set out in the methodology, a profile of each of the 24 main settlements (Principal Towns, Key Service Centres and Local Service Centres) has been prepared, in order to inform and further develop the Spatial Distribution options considered during the production of the Local Plan Strategy to date. The profiles capture a range of up-to-date data covering a range of demographic, housing and employment statistics including information on:

- existing population, age structure of the population and change in population over the last ten years (i.e. between the two Censuses);
- number of households, change in households over the last ten years, levels of overcrowding, average household size and change in average household size;
- total dwelling stock, including reduction in empty homes, net housing completions (01/04/10-31/12/14), average house prices and affordability ratios;
- housing needs, as indicated by numbers on the Housing Register;
- numbers in local employment, ratio of work-place based employment to residence-based employment, working age population, economically active population and changes in the working age and economically active population in the last 10 years; and
- commuting flows, including total net commuting, inflows and outflows;
- migration flows.

5.1.2 A summary of the key issues identified as a result of the analysis of this information is provided at the end of the profile, for each settlement. The completed proformas can be viewed at Appendices9-32.

5.1.3 A review and summary of the key issues and spatial implications for each of the four levels of the settlement hierarchy are set out below. The review draws on the following data sources:

- Office for National Statistics (ONS) Mid-Year Population Estimates (MYE) (2013), for current population and age structure data;
- ONS Census 2001 and Census 2011, for household and dwelling data, economic activity data, and commuting data, including change over time;
- ONS Business Register and Employment Survey (BRES), 2013, for local employment data;
- Land Registry data, for house prices; and
- Cheshire East SHMA, Household Survey (2009) and Housing Register data, for local data including migration flows and housing tenure.

5.1.4 The analysis looks at the north and south of the Borough. The north covers the former Macclesfield Borough area and the south the former Congleton and Crewe and Nantwich Boroughs:

North:

- Principal Town: Macclesfield
- Key Service Centres: Handforth, Knutsford, Poynton, and Wilmslow
- Local Service Centres: Alderley Edge, Bollington, Chelford, Disley, Mobberley, and Prestbury

South:

- Principal Town: Crewe
- Key Service Centres: Alsager, Congleton, Middlewich, Nantwich and Sandbach
- Local Service Centres: Audlem, Bunbury, Goostrey, Haslington, Holmes Chapel, Shavington and Wrenbury

5.2 Principal Towns

5.2.1 The latest statistics indicate that both Crewe and Macclesfield have a relatively young population, with high proportions of the population aged 0-15 (19.7% in Crewe and 18.2% in Macclesfield, compared with a Borough average of 17.7%). This indicates that both Crewe and Macclesfield are popular with young families[18], reflecting relatively low house prices and good affordability for people on median incomes in both towns.

5.2.2 However, both towns also exhibit a high level of overcrowding and a high level of housing need. Both towns have a lower than Borough average proportion of homes that are owner occupied (Crewe 66.9% and Macclesfield 68.7%, 74.9% Cheshire East), and higher than Borough average proportions of both private rented accommodation (Crewe 17.1%, Macclesfield 13.9%, Borough average 13.3%) and affordable housing (Crewe 16%, Macclesfield 17.4%, average 11.8%).[19]

[18] Age structure of population (2013 MYE)
[19] 2009 Household Survey, SHMA.

5.2.3 Although the economically active population of both towns has increased in the period between the two censuses (2001-2011), Crewe (14%) has experienced higher rates of growth compared to the Borough average (9%) and Macclesfield (8%)[20]. Crewe's economic activity rate (70%) is slightly below the Borough average (71%), whereas Macclesfield (73%) is slightly above[21]. In contrast, there is a relative abundance of local jobs in Crewe (where the ratio of workplace-based employment to residence-based employment is 1.15), in comparison to Macclesfield (0.97), which is close to the Cheshire East average of 0.99[22].

5.2.4 Crewe experiences a strong inflow of commuters (net inflow of 5,000); Macclesfield has a small net outflow (900)[23]. The main origins of inward commuters to Crewe from outside the settlement were from the "Other" (non-settlement) area (5%) and at Local Authority level, they are most likely to come from Cheshire East (74%), Cheshire West & Chester (6%), Newcastle-under-Lyme (5%), or Stoke-on-Trent (5%). Outward commuters from Crewe were most likely to travel to the following settlements: "Other" area (8%) and at a Local Authority level, they are most likely to travel to Cheshire East (68%) or Cheshire West & Chester (6%).

5.2.5 Macclesfield inward commuters were most likely to come from Congleton (5%) or the "Other" (non-settlement) area (5%) and at Local Authority level, they are most likely to come from Cheshire East (74%) or Stockport (6%). Outward commuters from Macclesfield were most likely to travel to the following settlements: Alderley Edge and Chelford (5%) and at a Local Authority level, they are most likely to travel to Cheshire East (63%), Manchester (5%) or Stockport (5%).

5.2.6 Between 2001 and 2011, Crewe experienced an increase in its population of 7%, in comparison to a Borough average growth of 5%. Macclesfield experienced a 4% growth, closer to the Borough average[24]. Crewe (8%) experienced a rate of growth in the number of households equal to the Borough average (8%), whereas Macclesfield (7%) was very slightly below the Borough average. Both settlements' percentage growth in households was broadly matched by the percentage growth in dwellings (7% for each settlement, or 2% below the Borough average of 9%).

<u>Spatial Implications</u>

5.2.7 The statistics suggest there is a continued strong demand for housing in both settlements and that there may be a potential need for more employment at Macclesfield to address out-commuting (which supports analysis in the Alignment of Economic, Employment and Housing Strategy report which indicates a past decline in the town's employment total).

5.3 Key Service Centres

5.3.1 The Key Service Centres (KSCs) identified in the Local Plan Strategy are Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow.

<u>North</u>

5.3.2 The northern part of the Borough covers the former Macclesfield Borough area. Four Key Service Centres are located in this area: Knutsford, Poynton, Wilmslow and Handforth.

5.3.3 An ageing population (an increase in the proportion of people in older age groups over time) is a feature of Cheshire East generally. 23.6% of the population of Knutsford, 22.1% of the population of Handforth, and 26.7% of the population of Poynton is aged 65 or over, compared with a Borough average of 20.9%. By contrast, Wilmslow has a relatively young population, indicating its popularity with young families: 19.6% of its residents are aged 0-15 (the highest proportion for any settlement except Crewe) and only

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[20] 2001 & 2011 Census

[21] 2011 Census Economically Active population (16-74)

[22] 2011 Census & BRES

[23] 2011 Census

[24] Change in population in last 10 years (2001 & 2011 Census)

19.1% of its residents are aged 65 and above. However, Knutsford is also popular with young families: it has the Borough's third highest proportion of 0-15 year-olds (18.9%)[25].

5.3.4 Apart from Handforth (£183,000), which is close to the Cheshire East average (£181,000), all these settlements have high median house prices[26]. All exhibit poor affordability of market housing, with the exception of Wilmslow, where there is relatively good affordability for people on median incomes. However, the median income in this settlement is estimated to be much higher than the median income across the Borough, which makes these prices relatively more affordable. Poynton has higher rates of home ownership than the other three settlements, while the proportion of homes that are owner occupied in the Handforth and Wilmslow housing sub-market area is lower than the Cheshire East average. Handforth has an above average level of overcrowding.

5.3.5 Wilmslow (326) has more applications on the housing register than the KSC median (240), Knutsford (240) is in line with the KSC median, but Poynton (155) and Handforth (150) are below the median. However, these figures partly reflect differences in the number of households in each settlement.

5.3.6 The economically active population of the northern KSCs in the period between the two censuses (2001-2011) shows that Handforth (15%) and Wilmslow (11%) have increased above the Borough average (9%). Knutsford (9%) is in line with the Borough-wide figure, whereas Poynton (4% decline) is below it. All northern KSCs apart from Poynton are above the KSC median of a 6% increase. The Northern KSCs' average economic activity rates are similar to the Borough average of 71% (Knutsford 70%, Handforth 71%, Poynton 70% and Wilmslow 73%). Whilst Knutsford has a slightly lower than average economic activity rate it has a relative abundance of local jobs (its ratio of workplace-based employment to residence-based employment is 1.36, which is above the Borough average of 0.99 and well above the KSC median ratio of 0.77). This ratio is also high in Wilmslow (1.01), which is a large Key Service Centre, and very high in Handforth (2.17), which is a much smaller KSC. By contrast, Poynton has a relative shortage of local jobs (ratio of 0.55) and also has both a lower proportion of people of working age than either the Borough average or the Key Service Centre average.

5.3.7 Between 2001 and 2011, Poynton experienced a decline in its population of 2%, in comparison to a Borough average growth of 5%. Knutsford and Wilmslow both experienced a 5% growth, while the population of Handforth increased by 2%. All four settlements experienced a slower rate of growth in the number of households than the Borough average, and in all four settlements the percentage growth in households was broadly matched by the percentage growth in dwellings.

5.3.8 Reflecting the decline in its population, Poynton was the only one of these four settlements to experience a decrease in its average household size between 2001 and 2011 (0.13, greater than the Borough average of 0.07). However, the average household size in Poynton remains larger than the Borough average (2.29), whereas the average household in Knutsford and Handforth is smaller than average.

<u>South</u>

5.3.9 The southern part of the Borough covers the former Congleton and Crewe and Nantwich Borough areas. There are five Key Service Centres located towards the centre and south of the Borough: Middlewich, Congleton, Sandbach, Alsager and Nantwich.

5.3.10 The proportion of population aged 65+ in Congleton, Sandbach, Nantwich and Alsager is higher than the Borough average (20.9%), but in Middlewich it is only 16.7%. Middlewich has a relatively young population, including a higher than average proportion of population aged 0-15 (18.7%), and a high proportion of people of working age (Middlewich has the highest proportion of working age residents of all the Key Service Centres). However, in the other four towns, the proportion is at or below the Borough average (17.7%).

5.3.11 Between 2001 and 2011, Middlewich, Congleton and Sandbach experienced similar rates of population growth (between 2% and 4%, which is similar to the Borough average of 5%). By contrast, Alsager

[25] 2013 Mid-Year Population Estimate

[26] Average (median) house price, Jan-Oct 2014 (Land Registry data)

experienced a significant decline in its population. Nantwich experienced a significant increase in its population, as well as rates of household and dwelling growth well above the Borough and Key Service Centre averages, and higher than the growth rates recorded in any of the other 24 settlements across Cheshire East. In all five towns, growth in the number of dwellings between 2001 and 2011 broadly kept pace with growth in the number of households.

5.3.12 In terms of affordability, Middlewich exhibits low house prices and a low affordability ratio, and a high rate of owner occupation. Migration statistics from the Cheshire East Strategic Housing Market Assessment Household Survey (2009) suggest that this relative affordability may be a draw for households across the sub-region.

5.3.13 Sandbach and Nantwich are also both relatively affordable, in comparison with other Key Service Centres and Cheshire East as a whole. However, Nantwich has a low rate of home ownership and a high rate of private renting, suggesting that there could be a latent demand for owner occupied stock. Congleton, Sandbach, Nantwich and Alsager have a level of affordability and house prices similar to the Cheshire East and Key Service Centre average figures.

5.3.14 In Congleton, the number of applications on the Housing Register (511) is the highest figure of any of the Key Service Centres, and more than twice the Key Service Centre median figure (240), and the proportion of affordable housing (13.5%) is above the Borough average (11.8%). Nantwich also has a relatively high proportion of affordable housing (15.1%) and a large number of applications on the Housing Register (420), significantly above the KSC median figure. Nantwich's share of the Borough's Housing Register applicants (6.5%) is also higher than its share of Cheshire East's households (5.1%).

5.3.15 The proportion of affordable households in Middlewich (11.8%) and Alsager (11.6%) are in line with the Borough average (11.8%), whereas Sandbach (9.9%) is the only Southern KSC far below the Borough average. The number of applications on the Housing Register in Sandbach (257) is also slightly above the Key Service Centre median figure. All Southern KSCs have higher than average proportions of households that are owner-occupied compared to the Borough average (74.9%), all except Nantwich where 66.4% of homes were owner occupied. In terms of private rented the Borough average of 13.3% is only exceeded in Nantwich (18.5%) with Alsager (10.6%), Congleton (10.2%), Sandbach (11.7%) and Middlewich (11.2%) all below the Borough average.

5.3.16 In terms of economic patterns, there is a high proportion of people of working age in Middlewich (64.6% the highest proportion of working age residents of all the Key Service Centres) compared to the Borough average (61.4%), and the town exhibits a high economic activity rate (74%) compared to the Borough average (71%). However there is a shortage of local jobs and significant net out commuting, suggesting a need for more jobs in the town.

5.3.17 Congleton also has a shortage of local jobs and hence significant net outward commuting. Both Sandbach and Alsager have a relative shortage of local jobs (Alsager has the lowest level of local employment of all the Key Service Centres), and both experience significant out commuting for employment, particularly to Crewe. This would suggest additional employment land may be appropriate in these locations. Economic activity rates of the other Southern KSCs are broadly in line with the Borough average, besides Alsager (66%) which falls quite far below the average. The proportion of Alsager's population that is of working age (58.0%) is also significantly below the Borough average.

5.3.18 Nantwich has a minor shortage of local jobs, but a higher local employment figure than the Key Service Centre median. Commuting patterns suggested a strong relationship with Crewe, around five miles away, and 8 minutes by rail: 27% of in commuters travel to Nantwich from Crewe, and 22% of out commuters from Nantwich travel to Crewe for work. There was a significant increase in the town's economically active population between the 2001 and 2011 Census, though this reflects the large growth in its total population (37%) and relatively small decline of 5% (the smallest decline for any settlement) in its working-age population during that time.

5.3.19 Analysis of the other Southern KSCs inward commuter patterns shows that Alsager, Nantwich, Sandbach and Middlewich are all likely to receive a significant proportion of inward commuters from Crewe (at 6%, 27%, 12% and 9% respectively, as a proportion of their totals). Also of note is that a significant proportion of inward commuters to Sandbach travel from the KSCs of Congleton (5%) and Middlewich (5%). At the Local Authority level, inward commuters to Nantwich, Sandbach and Middlewich are most likely to come from Cheshire West & Chester (at 6%, 6% and 23% respectively). Whereas Alsager and Congleton inward commuters are more likely to come from Newcastle-under-Lyme (20% in the case of Alsager, 8% in the case of Congleton) or Stoke-on-Trent (15% in the case of Alsager and 6% in the case of Congleton). Congleton receives a large proportion of its inward commuters from Staffordshire Moorlands (16%).

5.3.20 As with inward commuters, the figures for outward commuters in the Southern KSCs show that Crewe is a big pull factor in the Borough. Residents of Alsager, Nantwich, Sandbach and Middlewich are all likely to travel to Crewe (11%, 22%, 14% and 7% respectively). For Congleton outward commuters are most likely to travel to Macclesfield (9%). At Local Authority level, out commuters from the Southern KSCs are relatively well contained within Cheshire East. Nantwich, Sandbach and Middlewich are most likely to travel to Cheshire West & Chester (at 6%, 7% and 21% respectively). Whereas for Alsager out commuters are most likely to travel to Newcastle-under-Lyme (9%) or Stoke-on-Trent (15%).

Spatial implications

5.3.21 The statistics indicate there is a shortage of housing and/or employment opportunities, particularly those suitable for young families in Poynton, which suggests there is a requirement for additional housing and employment to be allocated to this settlement to address the relative shortage of local jobs, high house prices and low affordability for people on median incomes. The statistics also suggest housing is needed in Handforth to address the imbalance with the reasonable availability of local jobs and net in-commuting – a demand which should be met by the North Cheshire Growth Village proposal.

5.3.22 Wilmslow appears to be a very successful settlement in terms of the balance between housing and employment. More housing may need to be allocated to Knutsford to address the high house prices and low affordability of market housing, relatively high rates of housing need and its popularity with young families, and to take advantage of the relative abundance of local jobs.

5.3.23 The statistics suggest there may be a pent up demand for more housing in Nantwich. Twenty four hectares of employment land are proposed for allocation to Congleton, which should go some way to assist to address the shortage of local jobs. The shortage of local jobs and consequent significant level of net out-commuting in Middlewich will be appropriately addressed by the proposed allocation of 75 hectares of employment land in this settlement. Evidence would suggest that some additional housing and employment land would be appropriate in the northern KSCs.

5.3.24 Alsager and Sandbach also experience high rates of out commuting and have shortages of local jobs. Both towns are relatively affordable, but Sandbach experienced only slow population growth between 2001 and 2011, while Alsager experienced a decline. This suggests there may be a requirement for more employment land to address the shortage of local jobs in Alsager and Sandbach and to support population growth in these areas.

5.4 Local Service Centres

5.4.1 The Local Plan Strategy identifies thirteen Local Service Centres, which are Alderley Edge, Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Mobberley, Prestbury, Shavington and Wrenbury.

5.4.2 It should be noted that, for the purposes of commuting flow analysis, Alderley Edge and Chelford have been treated as a single area, and Audlem, Bunbury and Wrenbury as another single area. Mobberley has been omitted from this analysis altogether. This was due to the relevant data not being available below Middle Super Output Area (MSOA) level.

North

5.4.3 The following Local Service Centres are located in the north of the Borough: Prestbury, Bollington, Alderley Edge, Mobberley, Chelford, and Disley.

5.4.4 All but one of the six Local Service Centres in the north have relatively old populations, with lower than average proportions of the population aged 0-15 and higher than average proportions aged 65 and over, perhaps indicating a shortage of housing options suitable for young families. Bollington is the only exception, with the proportion of older people slightly below the Borough average. However, even in Bollington the proportion of people aged 0-15 is also slightly below average.

5.4.5 Mobberley and Alderley Edge both have a large communal establishment population, due to the presence of a number of retirement/care homes. Despite the typically high house prices and low affordability for people on median incomes (Bollington, which is the largest Local Service Centre, and Disley, are exceptions to this), many of the settlements appear to be popular locations for people moving from other parts of the sub-region, particularly Greater Manchester. In Mobberley, for example, 33.1% of households who moved in the five years prior to the 2009 Household Survey came from Greater Manchester.

5.4.6 All but two of the settlements (Chelford and Disley, which experienced declining populations) experienced a growth in population between 2001 and 2011. The number of households and dwellings rose in all six settlements over the same period. Dwellings growth fell short of household growth in Chelford and Disley, but broadly matched or exceeded household growth in the other four settlements.

5.4.7 High rates of home ownership (reflective of the older and generally more affluent population) and low proportions of affordable housing are also typical. However, there is a high rate of housing need in three out of the six settlements - Disley, Chelford and Alderley Edge - suggesting a pent up demand for more affordable accommodation. This is particularly the case in Alderley Edge, which has a high share of the Borough's Housing Register applications (1.9%) relative to its share of the total Borough population (1.4%). For the other five settlements, the Housing Register share is low in comparison to population share.

5.4.8 As might be expected in smaller settlements, there is a relative shortage of local jobs and a pattern of out-commuting in Bollington, Mobberley, Chelford and Disley, although Chelford also has a large proportion of home-based workers. Prestbury and Alderley Edge (two other settlements where home-based working is also particularly prevalent) are unusual in having net in-commuting for work, primarily from the Principal Town of Macclesfield. Macclesfield is also the main source of inward commuting into Bollington and Chelford. Bollington also has a higher than average economic activity rate and the highest proportion of people of working age population of all of the Local Service Centres. By contrast, economic activity rates are particularly low in Chelford and Prestbury.

South

5.4.9 There are seven Local Service Centres located in the south of the Borough: Goostrey, Holmes Chapel, Shavington, Wrenbury, Audlem, Bunbury and Haslington. The first part of this section discusses Goostrey and Holmes Chapel, and the second part looks at Shavington, Wrenbury, Audlem, Bunbury and Haslington.

5.4.10 Goostrey and Holmes Chapel are located relatively close to each other. Goostrey has experienced moderate growth, but Holmes Chapel has seen a recent decline in population. Both have relatively old populations (with a low percentage of population aged 0-15 and a high proportion aged 65 and over). Goostrey in particular has a low proportion of its population aged 0-15, potentially indicating a shortage of housing and/or employment opportunities for young families.

5.4.11 Goostrey exhibits high house prices and fares worse than most settlements in terms of affordability. However, this is based on data for fewer than 50 house sales and should therefore be treated with considerable caution. It has high rates of home ownership, low proportions of both private and affordable housing, and a relatively low number of households on the Housing Register.

5.4.12 Holmes Chapel also has high house prices (the median is £218,000, compared to £181,000 for Cheshire East as a whole), but median incomes are also high and therefore it has good affordability relative to other Local Service Centres and the Cheshire East average. The proportion of affordable housing is relatively low. Holmes Chapel has more households on the Housing Register than the Local Service Centres median, but this partly reflects the fact that it is the second largest LSC in the Borough in terms of both population and number of households.

5.4.13 Goostrey's level of local employment is in line with the Local Service Centre median. However, the ratio of workplace-based employment to residence-based employment is below both the Local Service Centre median and the Cheshire East average, which indicates a relative shortage of local jobs. Both the proportion of the population of working age and the proportion of the working-age population that is economically active are well below the average for Cheshire East. Given the shortage of local jobs, there is a net outflow of commuters. There are also a large proportion of home based workers, the largest of all 24 settlements. 40% of out commuters travel within Cheshire East, with Congleton (5%) and Goostrey itself (6%) the most popular locations. In commuters are most likely to travel from Congleton (17%), Goostrey (11%), Crewe (6%) or Sandbach (6%).

5.4.14 The situation in Holmes Chapel is healthier, with the settlement having the third highest number of people in local employment of all the Local Service Centres, and a ratio of workplace-based employment to residence-based employment that is above the Local Service Centre median but below the Cheshire East average. Again, however, the proportion of the population of working age and the proportion of the population that is economically active is well below the average for Cheshire East, and there is a net outflow of commuters. Out commuters are much more likely to travel to jobs within Cheshire East than to any other local authority, with Holmes Chapel (12%) and Crewe (5%) the most popular locations. In commuters are most likely to travel from Holmes Chapel (17%), Middlewich (9%), Sandbach (7%), Congleton (5%) or Goostrey (5%).

5.4.15 Between 2001 and 2011, Shavington, Bunbury and Haslington experienced a decline in population. This is in contrast to the average population growth for Cheshire East (5%) and Local Service Centres collectively (3%). By contrast, Wrenbury and Audlem experienced significant rates of growth, above the Local Service Centre and Cheshire East averages. In all five of these southern Local Service Centres, dwellings growth broadly kept pace with the increase in households.

5.4.16 With the exception of Bunbury, all five of these Local Service Centres have a relatively low proportion of the population aged 0-15, perhaps indicating a shortage of housing options and/or employment opportunities suitable for young families. Haslington is the exception to this, as, despite a low proportion of the population aged 0-15, it has low house prices and good affordability for people on median incomes. The proportion of the population aged 65 and over is close to the Cheshire East average in Bunbury and Haslington, but is significantly higher in the other three settlements.

5.4.17 House prices are relatively affordable in Shavington and Haslington (reflected in the high rates of home ownership), but house prices are significantly higher and less affordable in Wrenbury, Audlem and Bunbury. However, apart from Haslington, the house price and affordability statistics for these settlements are based on relatively few house sales (less than 50 in each case and less than 20 for Wrenbury) and therefore the estimates should be treated with caution.

5.4.18 Despite high rates of home ownership, there is also a high demand for affordable housing in Shavington and Haslington. In Audlem and Bunbury there is a high rate of private renting (possibly reflecting pent up demand for home ownership) but a low rate of affordable renting and low levels of need for such accommodation. In Wrenbury, applications for affordable housing are in line with the Local Service Centre median, but there are a relatively high proportion of people living in affordable rented accommodation. Overcrowding is generally low, but Haslington, Bunbury and Wrenbury all exhibit larger than average household sizes – further evidence of possible pent up housing need.

5.4.19 For the purposes of commuting flow analysis, Audlem, Bunbury and Wrenbury have been treated as a single area. The area experiences net out commuting, reflecting a relative shortage of jobs in both Audlem and Wrenbury. There are also a large proportion of home-based workers. Bunbury, however, has a relative abundance of local jobs.

5.4.20 Shavington and Haslington both have low levels of local employment and a ratio of workplace based employment to residence based employment which is well below both the Cheshire East and Local Service Centre median figure, and experience similar levels of out-commuting – predominantly to Crewe - as a consequence.

Spatial Implications

Policy PG6 does not currently allocate the level of development to be accommodated at each Local Service Centre, though the Inspector had recognised that the LPS included allocations in Shavington which were incorporated into the Crewe figures. These issues will be addressed through the Site Allocations DPD. If these units have to be redirected from Crewe this will have implications for the final housing number for Crewe.

5.5 Conclusions

5.5.1 The statistics suggest there is a continued strong demand for housing in both Principal Towns, particularly affordable housing. The economic profile suggests there may be a need for more employment provision at Macclesfield to address out-commuting (which is backed up by analysis contained in the Alignment of Economic, Employment and Housing Strategy report which shows a past decline in the town's employment total).

5.5.2 In relation to the Key Service Centres in the north of the Borough, the statistics indicate there is a shortage of housing and/or employment opportunities, particularly those suitable for young families in Poynton, which suggests there is a requirement for additional housing and employment to be allocated to this settlement if the relative shortage of local jobs, high house prices and low affordability for people on median incomes is to be addressed.

5.5.3 It would also be appropriate to explore a greater quantum of development to be allocated to Knutsford, to address the high house prices and low affordability of market housing, relatively high rates of housing need and its popularity with young families, and to take advantage of the high rates of economic activity and relative abundance of local jobs. Additional housing may be required to address above average levels of overcrowding and to address the large net commuting inflow into in the Handforth area.

5.5.4 The substantial allocation of development to the southern Key Services Centres will address the pent up demand for more housing in Nantwich, the high demand for affordable housing and shortage of local jobs in Congleton and the shortage of local jobs and a significant level of net out-commuting in Middlewich, which are highlighted by a review of the latest statistics. There may also be a requirement for more employment land to address the shortage of local jobs in Sandbach and Alsager.

5.5.5 The spatial implications of the latest statistical evidence in relation to the Local Service Centres will be addressed through the Site Allocations DPD.

5.5.6 Table 14 (below) includes a comparison of statistical evidence on net commuting (partly reflecting jobs shortage/abundance) and housing affordability for option 6.

Table 14 Analysis of Spatial Distribution Option 6 and settlement statistics[27]

						Option 6: Recommended approach			
	Ratio of workplace-based employment to residence-based employment, 2011 [2, 3]	Ratio of median house prices to median income, 2014 [4, 5]	Main shortage (based on evidence in previous columns)	% share of Cheshire East's households, 2011 [1]	% share of Cheshire East's workplace-based employment, 2013 [2]	% share of Cheshire East's new homes total under option 6 (inc new OAHN of approx 7,000)	% share of additional employment land total under option 6 (inc extra 27ha)	% increase of option 6 over the PG6 housing targets	% increase of option 6 over the PG6 employment land targets
Crewe	1.15	4.6	Housing	19.0	20.9	21.4	17.1	10%	0%
Macclesfield	0.97	4.7	Employment	14.6	14.9	11.8	5.3	21%	33%
Congleton	0.77	5.6	Employment	7.3	5.3	11.5	6.3	19%	0%
Alsager	0.50	5.5	Employment	3.3	1.4	5.6	10.5	25%	14%
Sandbach	0.67	5.1	Employment	4.9	3.4	7.6	5.3	25%	0%
Middlewich	0.62	4.5	Employment	3.6	2.6	5.4	19.7	22%	0%
Nantwich	0.93	5.4	Employment	5.1	4.5	5.7	0.8	8%	0%
Handforth (inc NCGV)	2.17	6.4	Housing	1.9	3.6	6.1	5.8	10%	0%
Wilmslow	1.01	5.8	Housing	6.4	7.4	2.5	2.6	125%	12%
Knutsford	1.36	6.9	Housing	3.7	5.4	2.6	3.9	46%	50%
Poynton	0.55	6.3	Both	3.5	1.8	1.8	2.6	225%	233%
Local Service Centres	0.74	*	Employment	13.9	10.4	9.7	1.8	40%	40%
Rural (inc Alderley Park and Wardle)	1.33	6.7	Housing	13.0	18.4	8.2	18.2	48%	2%
Cheshire East Average	***0.99***	***5.5***							

5.5.7 The table (above) suggests that the distribution of housing growth under option 6, in comparison to these selected statistics, is relatively high for Alsager, Congleton, Middlewich and Sandbach. For example, Congleton's housing affordability ratio (5.6) is close to the Borough average (5.5) and there are 0.77 jobs located in the town for each employed resident and it has a net outflow of commuters. That suggests that its need for employment provision is relatively greater than its need for housing provision. However, even though the town contains only 7.3% of the Borough's households, Option 6 would see Congleton receive an 11.5% share of the Borough's 36,000 new dwellings. This is because strategic constraints at other settlements pushes growth to those that are capable of accepting more, this approach is also in line with economic strategies for the area. For example, Congleton is not as heavily restricted by Green Belt as the Green Belt settlements in the north and has high levels of potential capacity (an unconstrained total of 3,102 units), as highlighted in the urban potential and edge of settlement analysis. In percentage terms the increase in housing over PG6 (to help meet the revised objectively assessed housing need figure) is relatively modest in comparison to other settlements: Alsager (25%), Congleton (19%), Middlewich (22%) and Sandbach (25%) are broadly in line with the approximate percentage increase of 24% from PG6 levels of housing (29,050) to that recommended in option 6 (36,000).

5.5.8 The statistical evidence in Table 14 would suggest housing growth is relatively low for Knutsford, Wilmslow and the Rural area under option 6. This again is partly due to known development constraints like the Green Belt. The Rural area currently has a substantial net inflow of commuters (with 1.33 jobs located in rural areas for each employed resident) and relatively unaffordable housing (affordability ratio of 6.7), so on that basis its need for housing is relatively high. The Rural area currently contains 13.0% of the Borough's households, but under option 6 it would receive only 8.2% of the Borough's 36,000 new dwellings. This is again due to strategic factors, for example, growth has been directed to those settlements higher up the settlement hierarchy where services are easily accessible and the need to travel is minimised. Whilst some growth in the rural area is justified it would not represent sustainable development to direct large numbers of houses there simply due to issues of affordability or net in-commuting. A 48% increase in housing over the level in PG6 is not an insignificant jump in the rural area.

[27] Sources:
[1] Table QS113EW (Household composition - Households), 2011 Census, ONS. ONS Crown Copyright 2015. ONS licensed under the Open Government Licence v. 1.0.
[2] Business Register and Employment Survey (BRES) 2013, ONS, NOMIS. ONS Crown Copyright.
[3] Tables KS601EW to KS603EW (Economic activity by sex), 2011 Census, ONS. ONS Crown Copyright 2015. ONS licensed under the Open Government Licence v. 1.0.
[4] Paycheck 2014 data, CACI Ltd.
[5] Data produced by Land Registry (c) Crown copyright 2014. Obtained from the Land Registry website on 22/12/14.
* = figure not available.

The 46% increase for Knutsford and 125% increase for Wilmslow is also significant compared to the percentage increases recommended in the south.

5.5.9 Based upon this evidence on net commuting and housing affordability, the percentage shares of the Borough's employment land provision appear to be relatively high for Handforth. Handforth has 2.17 locally-based jobs for each employed resident and hence a substantial net inflow of commuters. Its housing affordability ratio (6.4) is well above the Borough average, so housing affordability is a significant challenge. All this suggests that the settlement's need for employment provision is relatively less than its need for housing provision. However, even though the settlement contains only 3.6% of the Borough's employment, Option 6 would see it receive 5.8% of the Borough's additional employment land (22ha of the 380ha). However, the New Cheshire Growth Village (NCGV) is a strategic policy providing much needed housing in the north of the borough, in addition Handforth's close proximity with Manchester and Stockport make it a suitable location for increased employment floorspace. Especially when considered in the context of its close proximity with Wilmslow and Alderley Edge. Wilmslow will see its housing numbers increased also in option 6. As a cluster of settlements option 6 would see a substantial increase in housing for this area in the north.

5.5.10 The allocation of employment land for Macclesfield, Nantwich and the Local Service Centres (LSCs) is shown to be relatively low in Table 14. Nantwich, for example, has 0.93 locally-based jobs for each employed resident and hence a modest net outflow of commuters. Its housing affordability ratio is 5.4, i.e. very similar to the Borough average. This suggests its need for employment land provision is relatively greater than its need for housing provision. However, even though the settlement contains 4.5% of the Borough's employment, Option 6 would see it receive a relatively low share (0.8%) of Cheshire East's additional employment land (3ha of the 380ha). This however reflects the highways limitations in the south of the Borough and the fact that Crewe is the main focus of employment in this area in the south. In addition, Wardle is an employment area that would serve Nantwich; employment sites in Crewe are also within easy reach of residents of Nantwich; site CS21 Kingsley Fields includes the delivery of up to 2 ha of employment uses, in partnership with Reaseheath College that is located adjacent to the site and is a local employer, along with a nationally renowned agricultural and horticultural college that continues to expand.

5.5.11 As noted above, the commuting and housing affordability analysis points to Congleton having a greater need for employment land than for housing. However, under Option 6, the town would receive 11.5% of the Borough's 36,000 dwellings but only 6.3% of its 380ha of employment land. The same point also applies, to varying degrees, to Macclesfield, Nantwich, Sandbach and the LSCs: they have a greater need for employment land than for housing, but under Option 6 they receive a larger share of the Borough's dwellings than they do of its employment land. This primarily is driven by land capacity and constraints such as highways capacity limitations in the south. The largest opportunities for employment land were in Crewe, Middlewich and Alsager. However, option 6 seeks to rebalance this approach by directing the majority of the additional 27ha (required in addition to PG6's 353ha) to areas in the north with increases over PG6 in Macclesfield, Poynton, Knutsford and in Wilmslow.

6 Vision and Strategic Priorities

Summary	
Key Findings	On balance, it is considered that the spatial distribution supports the Vision and Strategic Priorities. Although alternative distributions of development might help to deliver one aspect of the Vision better, this would be at the detriment of other aspects of the Vision.

6.1.1 To demonstrate the extent to which the spatial distribution reflects the Vision and Strategic Priorities, the following section considers the following questions at each level of the settlement hierarchy:

- To what extent does the proposed spatial distribution deliver the vision and strategic priorities?
- Would any other alternatives help to better deliver the vision and strategic priorities?

6.1.2 The key elements of the Vision and Strategic Priorities as set out in the Local Plan Strategy Submission Version (SD 001) are summarised below.

6.1.3 Key elements of the Vision:

- Economic prosperity with strong links to the Potteries and Greater Manchester.
- Increased role for tourism and visitor economy.
- Biodiverse and productive countryside.
- Unique towns and villages, each with their own character and identity.
- Housing and employment needs met in areas that reduce the need to travel.
- New development will in the main be directed to principal towns, key service centres and a new sustainable village.
- Sustainable patterns of development.
- Environmental assets protected and enhanced.

6.1.4 Strategic Priorities:

- Promoting economic prosperity by creating conditions for business growth.
- Creating sustainable communities, where all members are able to contribute and where all the infrastructure required to support the community is provided.
- Protecting and enhancing environmental quality.
- Reducing the need to travel, managing car use and promoting more sustainable modes of transport and improving the road network.

<u>Principal Towns</u>

6.1.5 The settlement hierarchy suggests that the most accessible locations for housing and employment growth are the principal towns of Crewe and Macclesfield. This is reflected in the Vision and Strategic Priorities, which seek to direct growth to the areas that reduce the need to travel, promote sustainable patterns of development and create the conditions for business growth *(i.e. the Principal Towns and Key Service Centres*). The proposed distribution of development broadly reflects these aspirations.

6.1.6 Whilst the Principal Towns are expected to accommodate 10,500 dwellings from the total housing target under PG6, their indicative level of growth (compared to a number of the Key Service Centres) does not strictly reflect their position in the Settlement Hierarchy. For example, a lower level of growth (14.5%) is planned for Macclesfield than might be expected given that it is a principal town (Crewe = 22.3%). For comparison, a rate of growth of over 29-30% is proposed for Congleton and Alsager under the submitted LPS.

6.1.7 However, the lower amount of development in Macclesfield reflects constraints in relation to local highways capacity and Green Belt (which are other factors that would affect the delivery of the Vision and Strategic Priorities).

Key Service Centres

6.1.8 The overall level of development distributed to the Key Service Centres is broadly in-keeping with the Vision and Strategic Priorities, which seek to achieve an appropriate balance between accessible locations for growth, and the protection of environmental quality and settlement character.

6.1.9 However, the level of development proposed at the Key Service Centres varies considerably between each settlement. Therefore, for some settlements the lower levels of development may not be sufficient to support the full extent of community aspirations for infrastructure enhancement (which is also a strategic priority). This might be a particular issue for Poynton and Knutsford, where levels of proposed housing growth are low yet there is an appetite for infrastructure improvements from communities.

6.1.10 A more even spread of development between the Key Service Centres might help to better support community infrastructure improvements in the Key Service Centre settlements in the north of the Borough (such as Poynton, Handforth-Wilmslow and Knutsford). However, this would have a greater negative effect on settlement character and environmental quality in sensitive locations (Green belt and landscape); so other aspects of the Vision might not be achieved.

Local Service Centres

6.1.11 The overall level of development distributed to the Local Service Centres is in keeping with the vision, which seeks to achieve an appropriate balance between accessible locations for growth, and the protection of environmental quality and individual settlement character.

Other Settlements and Rural Areas

6.1.12 The overall level of development distributed to rural areas is in keeping with the vision, which seeks to achieve an appropriate balance between accessible locations for growth, and the protection of environmental quality, a productive countryside and individual settlement character.

New Settlement – North Cheshire Growth Village

6.1.13 This directly supports the vision, which seeks to deliver a new sustainable village. The location and design of the village will also support sustainable patterns of travel and strong links to the Manchester urban area.

Employment Improvement Area – Wardle

6.1.14 Allocation of the Wardle Employment Improvement Area directly supports Strategic Priority one by helping to create the conditions for business growth (i.e. expansion of employment land adjacent to an existing industrial estate). However, the location of the development is not conducive to sustainable patterns of travel.

Conclusion

6.1.15 Given the strategic nature of the Vision and Strategic Priorities and the range of issues covered, it is inevitable that some elements of the Vision and Strategic Priorities may not be achieved for each and every settlement. For example, to protect sensitive environments and settlement character, it may be necessary to support a lower level of development in settlements that are well served by a range of facilities, infrastructure and public transport.

6.1.16 On balance, it is considered that the spatial distribution supports the Vision and Strategic Priorities. Although alternative distributions of development might help to deliver one aspect of the Vision better, this would be at the detriment of other aspects of the Vision.

7 Consultation and the Duty to Cooperate

Summary	
Key Findings	A review of the consultation comments in the Local Plan Submission Statement of Consultation has shown that further consideration is required in terms of some of the comments made relating to the spatial distribution proposed in the plan. Some of these comments in relation to spatial distribution have also been reflected in the Inspector's response on the plan.

7.1 Consultation Responses

7.1.1 The Local Plan Strategy Submission Statement of Consultation (Regulation 22) (SD 006) sets out the details of publicity and consultation undertaken to prepare and inform the Cheshire East Local Plan Strategy. It sets out how the Local Planning Authority has complied with Regulations 18, 19, 20 and 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 in the preparation of the Local Plan Strategy (formerly known as the Core Strategy).

7.1.2 A summary of the main issues submitted during the Pre-Submission Core Strategy consultation and the Council's responses are set out in Appendix C of the statement of consultation. Those that are of relevance to the spatial distribution are set out in Table 5 below.

Table 15 Pre-Submission Core Strategy Main Issues and Council's Response relating to spatial distribution

Consultation Comment	Cheshire East Council Response and Explanation	Should this comment be explored further in developing the spatial distribution
A higher proportion of dwellings should go to Local Service Centres	The National Planning Policy Framework (NPPF) requires that Local Plans should meet objectively assessed needs. The Settlement Hierarchy has been drawn up using the principles in the NPPF and has been tested at various stages in the development of the Local Plan Strategy. Detailed allocations in Local Service Centres will be set out in the Site Allocations and Development Policies document.	There is clearly a need to reconsider the spatial distribution following the initial comments from the Inspector, which is the purpose of AECOM's work.
Congleton should be identified as a Principal Town rather than a Key Service Centre (one comment makes a comparison with Macclesfield).	The level of growth in Congleton will be high in the plan period but the roles of both Congleton and Macclesfield are correctly identified, taking account of the Spatial Portrait and the Town Strategies. The settlement hierarchy has been drawn up under the principles of the NPPF and has been tested at various stages in the development of the Local Plan Strategy.	The Inspector agreed with the settlement hierarchy established in the plan. Therefore, there is no need to reconsider the role of Congleton.
Disproportionate level of housing proposed around Crewe versus the rest of the Borough.	Crewe is Cheshire East's biggest spatial priority and the Council has developed the 'All Change for Crewe: High Growth City strategy' in response to this and has outlined the position Crewe will be in by 2030. Around Crewe to the south and west of the town a new area of Green Belt is proposed, to prevent the merging of Crewe with Nantwich and other surrounding settlements. This is considered further in Policy PG3 of the Plan.	Crewe is clearly a priority location for growth within Cheshire East and should be a key settlement for the direction of new growth within the plan.
Objection to possible inclusion of land around Crewe and Nantwich in the Green Belt.	The rationale for this proposal is set out in section 8 of the Local Plan Strategy and the justification for policy PG 3. The area of search for a new Green Belt recognises the past and future growth of Crewe and the need to protect the countryside between Crewe and Nantwich and other small settlements around the Principal Town.	The rationale for including land around Crewe and Nantwich in the Green Belt has been questioned by the Inspector. The reasons for allocating new Green Belt land were not supported by the Inspector.
Some indicated development areas in Knutsford are subject to high levels of	Knutsford has been identified as one of the Key Service Centres for Cheshire East and as such the vitality and growth of this town is important to the prosperity of the	In developing the alternative spatial distribution scenarios, consideration has been given to

Aircraft Noise. The proposed housing numbers are too high and infrastructure will not cope.	Borough as a whole. A number of Local Plan Strategy sites, and areas of safeguarded land, have been identified around the town to deliver appropriate sustainable economic growth up to 2030. Section 106 contributions will be sought to improve road networks and social infrastructure. Consultation will take place with relevant agencies on individual planning applications with regard to airport safeguarding and noise issues, as appropriate.	the amount of housing development proposed throughout Cheshire East. The potential of settlements to accommodate new development (including Knutsford, Middlewich and Nantwich) was clearly a key consideration during the preparation of the Local Plan Strategy. However, the Inspector's interim views have identified the need to reconsider this spatial distribution (with a particular focus on considering the development needs of settlements in the north of the district), which is the purpose of this report.
Growth in Middlewich will result in its shape being even more distorted.	Middlewich Town Strategy has significantly informed both the vision for the town and selection of sites which will contribute to delivery of that vision. The Town Map shows new employment development and the Eastern Bypass, and together with the requirements for new pedestrian and cycle links, will improve connections in the town.	
There has already been significant development within Nantwich area over the last 10 years and the town cannot take this sort of increase.	The Local Plan Strategy recognises that Nantwich is a Key Service Centre and the allocation of sites is in accordance with the Strategy. The scale of development allows for planned development and will bring significant contributions to local infrastructure and amenities in the town.	
The Council should be prioritising housing sites in or on the edge of settlements, and not entirely new settlements as is proposed.	The decisions to support new settlements have been made in the context of the National Planning Policy Framework and other key planning documents	

7.2 Duty to Cooperate

7.2.1 A number of duty-to-cooperate issues have had an influence on the spatial distribution. These issues are captured in the Local Plan Strategy Duty to Co-operate Statement of Compliance Submission Version (May 2014) (SD 013) and the Local Plan Strategy Duty to Co-operate Statement of Compliance Record of Engagement (November 2011 – February 2014) (SD 014). These are considered in the table below.

Table 16 Consideration of Duty-to-Cooperate issues which have had an influence on the spatial distribution

Duty to Cooperate issue	Issue adequately reflected in the Spatial Distribution in PG 6?	Commentary
Reduction of the Green Belt gap between Stockport and Handforth, as a result of the North Cheshire Growth Village proposal at Handforth East, along with impacts on strategic transport infrastructure. (Issue raised by Stockport Council)	The North Cheshire Growth Village is expected to accommodate in the order of 12 hectares of new employment land and 1,850 new homes. The north west boundary of this site has been pulled southwards to allow more land to be retained within the Green Belt and along the remainder of the northern boundary a landscaping buffer is proposed. Both changes will retain a larger than otherwise degree of separation from the built-up extent of Stockport.	The DTC Statement identifies that strategic transport infrastructure issues are being addressed through a MOU with Stockport Council and commitments to further work in relation to transport modelling, including the need for an additional access. If additional development were to be considered for allocation at the North Cheshire Growth Village, this would need to take into account cross boundary implications and discussions would need to take place with Stockport Council.
Potential provision for development at Middlewich, within Cheshire West and Chester.	Middlewich is expected to accommodate in the order of 75 hectares of employment land and 1,600 new homes. The DTC Statement states that the	Our review of the highways evidence has identified that highways improvement schemes are already delivering increased capacity in Middlewich. In addition, the Eastern

Duty to Cooperate issue	Issue adequately reflected in the Spatial Distribution in PG 6?	Commentary
(Issue raised by Cheshire West and Chester Council)	development proposed at Middlewich is to meet Cheshire East's requirements and will be appropriately serviced by road improvements within the Borough. None of this development is dependent on road proposals in Cheshire West and Chester, nor is it required to meet that Borough's development requirements.	By-pass scheme would allow the proposed development to be built without any deterioration of network conditions. A funding gap of £6.6 million is identified in the Infrastructure Delivery Plan.
Woodford aerodrome site straddles Plan area boundary with Stockport (washed over by GB). Built-up extent of aerodrome, wholly within Stockport, proposed for large mixed-use development. (Issue raised by Stockport Council)	Poynton is expected to accommodate in the order of 3 ha employment land and 200 homes. No strategic development sites are proposed at Poynton.	The proximity of the Woodford site and associated Green Belt issues is reflected in the limited development allocated to Poynton – there are no strategic sites or locations identified in this settlement. Issues are being addressed through a MOU with Stockport Council and commitments to further work. If additional development were to be proposed at Poynton, cross boundary implications would need to be considered and discussed with Stockport Council.
Amount and timing of proposed housing and employment provision; the scale of development to the south east of Crewe and in the Alsager area; and the extent of loss of land within the Green Belt would undermine regeneration efforts, and have an adverse impact on transport infrastructure, particularly in Stoke-on-Trent. (Issues raised by Potteries authorities – City of Stoke on Trent, Newcastle under Lyme, Highways Agency)	Crewe is expected to accommodate in the order of 65 hectares of employment land and 7,000 new homes. Alsager is expected to accommodate in the order of 35 hectares of employment land and 1,600 new homes. The DTC Statement identifies that the total amount of development in this part of the Plan area has been reduced. Also although the total amount of housing required has increased by 500 dwellings (to assist with the requirement within the High Peak Borough) the proposed stepped delivery targets in Policy PG1 should assist in avoiding any adverse impact on regeneration of the Potteries. Proposed principle of a new area of Green Belt is supported. Radway Green Extension strategic site at Alsager not to commence until Radway Green Strategic Employment site (Alsager) has been completed. Improve connectivity at Crewe railway station (C01 and CO2), pinch point funding secured for improvements to Junction 16 of M6. Further improvements required towards end of plan period.	The DTC Statement identified that the various concerns have been addressed, including through: reducing the overall level of development in that part of the Plan area, through stepped delivery targets in Policy PG1 in relation to meeting the 500 dwellings required to meet the needs of the High Peak Borough, through provision of a new area of Green Belt and commitments to improve connectivity at Crewe railway station (CO1 and CO2), along with improvements to Junction 16 of the M6 (pinch point funding has been secured). Acknowledgement that further improvements will be required towards end of plan period. Any alternative distribution scenarios (including the distribution of additional development south east of Crewe and in the Alsager area) would need to take into account these cross boundary implications and would require further discussion with these authorities. Subsequently High Peak has now informed the Borough Council that they no longer require the Borough to make a provision towards meeting their needs.

Duty to Cooperate issue	Issue adequately reflected in the Spatial Distribution in PG 6?	Commentary
Assistance with meeting Cheshire East's housing needs across the Borough boundary in those authorities that exhibit significant cross boundary housing linkages such as commuting to work and/or migration flows (e.g. in South Manchester or Staffordshire) requested. Following detailed discussions, it was confirmed that none of these neighbouring authorities were in a position to assist Cheshire East with its housing requirements.	Yes – The Local Plan Strategy does not rely on meeting its needs through provision in other authorities (and takes 500 homes to meet need in the High Peak District).	The options tested seek to meet full objectively assessed needs within the Borough.

8 Infrastructure

Summary	
Key Findings	The spatial distribution focuses development into those areas that are best supported by infrastructure, services and facilities (i.e. the principal towns and key service centres). It is expected that further development in these areas could be accommodated; and where upgrades to essential infrastructure are necessary, these could be secured through developer contributions and other funding streams as identified in the Infrastructure Delivery Plan. Infrastructure is not considered to be a critical factor in determining the spatial distribution of development. However, it is unlikely that community aspirations for infrastructure enhancement will be met in Poynton due to the low level of development anticipated in this area. In terms of opportunities; Knutsford is particularly well served by a range of retail, leisure and culture services and further development here would create communities that were well placed to take advantage of such facilities.

8.1.1 As would be expected, the Principal Towns and Key Service centres are served by a wider range of services and supporting infrastructure when compared to the Local Service Centres and villages further down the settlement hierarchy. This is inevitable given that the settlement hierarchy has been determined on the basis of factors such as the 'level of service provision', 'retail' and 'sustainable transport'.

8.1.2 A number of evidence documents demonstrate that the Principal Towns and Key Service Centres are generally well-served by a range of services and are therefore the most suitable for further growth in this respect. This includes the 'Snapshot Reports', Town Centre Strategies, the Settlement Hierarchy paper (BE046), the Infrastructure Delivery Plan (SD 012) and the Infrastructure Baseline paper (BE043). It is therefore not considered necessary to discuss in detail whether the principle of focusing the majority of development to these areas (*as opposed to the local service centres and rural areas*) is the most appropriate. The Inspectors views (para 80, PSA017b) that the settlement hierarchy is '*appropriate, justified and soundly based'* supports this assumption.

8.1.3 However, there are settlement specific infrastructure considerations (constraints and strengths) that influence how much development might be suitable at each of the Principal Towns and the Key Service Centres in particular.

8.1.4 The following sections discuss these infrastructure considerations across Cheshire East, illustrating the extent to which these factors have influenced the chosen distribution of development.

8.2 Public transport

<u>Principal Towns</u>

8.2.1 Crewe (in particular) and Macclesfield are both well served by public transport. The Infrastructure Delivery Plan sets out schemes to improve car carking, cycling and passenger pick up points at Crewe Station as well as improved transit links to key employment areas.

<u>Key Service Centres</u>

8.2.2 Each Key Service Centre has a rail station apart from Middlewich; for which a new rail service may be feasible if proposed levels of growth generate the demand for a service. Provision of a station at Middlewich is supported by the Local Plan Strategy transport policies and is outlined as a priority in the Infrastructure Delivery Plan (SD012).

8.2.3 Middlewich appears to have longer journey times to key services by public transport.

8.2.4 Increased development at settlements with access to a rail station does not necessarily mean that sustainable modes of travel will be taken up.

8.2.5 Conversely, the potential for capacity increases at the Manchester stations will have a positive effect at stations such as Knutsford, Wilmslow and Crewe which appear to be more favourable and have potential for more frequent and improved services and upgrades to services in the case of Crewe. Increased development in Middlewich may also support the case for a passenger rail service (BE 043 A Infrastructure Baseline Report).

Local Service Centres

8.2.6 Although Holmes Chapel is one of the larger Local Service Centres that contains a wider range of services, it appears to have longer journey times to key services by public transport.

Other Settlements and Rural Areas

8.2.7 Accessibility by public transport to key services is poor from the rural areas and smaller settlements. Increased development in these areas would be expected to exacerbate these problems rather than be of a scale to help to provide the critical mass to address such issues.

8.3 Utilities

8.3.1 The infrastructure baseline presented in document BE043 illustrates that the capacity of utilities is not expected to be an important factor in influencing the distribution of development. This includes the following networks: electricity transmission, gas transmission, water supply, waste water treatment (only development in the Alpraham Waste Water Treatment Works catchment might cause issues, and this is limited to a small geographical area), waste management, and superfast broadband

8.3.2 The Infrastructure Delivery Plan (SD012) includes the provision for a number of upgrades to utilities to support strategic development. This includes reinforcement of the electricity network, and increased capacity waste water treatment works that will provide sufficient capacity well beyond the plan period.

8.4 Emergency Services

8.4.1 The infrastructure baseline presented in document BE043 illustrates that the location and capacity of emergency services is not expected to be an important factor in influencing the distribution of development.

8.4.2 There are no prominent issues with regards to the capacity of the emergency services to achieve their targets for service delivery. Modest re-distribution of development would be unlikely to have a significant effect on services.

8.5 Health facilities

8.5.1 The Primary Care Trust (PCT) has not notified the Council of any specific concerns relating to the capacity of GP surgeries or health centres in Cheshire East.

8.5.2 A number of GP surgeries operate from health centres, notably in the larger towns such as Crewe, Macclesfield, Nantwich, Sandbach, Middlewich and Alsager. Health centres provide a wider range of health services than many GP surgeries. These centres may therefore be better placed to accommodate increased growth in population, and this is reflected in the proposed spatial distribution.

8.5.3 However, it is also important to note that an increase in demand in areas without health centres could actually help to fund new or improved facilities.

Principal Towns

8.5.4 There are multiple GP surgeries / health centres, dentists, pharmacies and opticians in Crewe and Macclesfield. The IDP (SD012) identifies the need to provide additional health infrastructure through S106/CIL to support a number of strategic developments allocated in the Plan.

Key Service Centres

8.5.5 There is at least one GP surgery / health centre and a number of dentists and pharmacies in each of the Key Service Centres. Contributions (S106/CIL) to health infrastructure improvements would be sought at each of these settlements (SD012).

Local Service Centres

8.5.6 A number of Local Service Centres such as Alderley Edge and Disley have a GP surgery located within their settlements. The presence of dentists, pharmacies and opticians is more variable. The IDP (SD012) only identifies that contributions to health infrastructure would be secured in Shavington, in support of strategic developments (Policies C6 and C7).

Rural Areas and Other Settlements

8.5.7 Rural areas and villages rely heavily upon the health facilities in nearby towns / service centres. It is clear that rural areas and villages are not the most appropriate location for significant housing growth given the need to ensure that development is within 30mins public transport (*or ideally within walking distance*) of health facilities.

8.6 Education

8.6.1 There are 124 state-maintained primary schools located in the Borough. There are 29 primary schools in Cheshire East that are currently at, or exceeding their capacity. A further 30 schools have surplus spaces of 15% or more of their net capacity. Only 5 schools across the Borough have a high percentage of surplus places (30% of capacity or more). It should be noted that in all cases high or low levels of surplus capacity are liable to change due to variable intakes of new pupils each year.

8.6.2 Population trends and estimates suggest that throughout the lifetime of the Core Strategy total pupil numbers are liable to decrease, leading to a general increase in the number of surplus spaces at schools and possibly the need for further rationalisation of the stock. However, it is important to recognise that although a school may have a high number or proportion of surplus spaces; it may play a valuable role in providing an easily accessible school location for communities (notably in rural areas). In addition, development may come forward in areas where schools are already at high capacity, potentially prompting the need for further investment in facilities.

8.6.3 There are 21 state maintained secondary schools in Cheshire East. The total capacity of these schools is 24,562 pupils; at present there are 23,351 pupils on roll. Surplus spaces are currently less than 5%.

Principal Towns

8.6.4 Crewe and Macclesfield are both served by multiple primary schools and four secondary schools. The IDP identifies that in Crewe and Macclesfield there is a shortfall of primary school provision. The IDP delivery schedule identifies that there will be a need for expanded or new facilities, to be funded by S106.CIL associated with particular strategic developments. Further contributions could also be sought from other developments.

Key Service Centres

8.6.5 Each settlement is well serviced by a number of primary schools that are accessible to residential areas. Although Handforth, Knutsford and Wilmslow currently have a shortage of places, it should be possible to secure funding for additional school places through new development. Indeed, the Infrastructure Development Plan (SD012) seeks to ensure that new development contributes to additional school places in each of these locations. The level of development proposed in these locations is also fairly modest given their functions as Key Service Centres, so it is considered unlikely that there would be undue pressure placed on these existing schools, or the ability to expand. There are secondary schools at each of the Key Service Centres with the exception of Handforth, but this has close links to Wilmslow.

Local Service Centres

8.6.6 Although there are primary schools within each of the Local Service Centres, only Holmes Chapel and Shavington contain a secondary school.

Rural Areas and Other Settlements

8.6.7 The level of primary school provision varies across the smaller villages and rural areas, with some areas relying upon the nearest Local Service Centre or Key Service Centre. There are no secondary schools in these areas, which mean that travel distances can be quite significant.

8.7 Leisure and culture

8.7.1 There is limited information on the sufficiency and capacity of leisure and culture facilities across Cheshire East. It is therefore difficult to draw comparisons between different settlements as to which would benefit from investment in facilities (stimulated by growth) and which are relatively well served by commercially attractive facilities.

8.7.2 As would be expected, leisure facilities that require a larger catchment area are predominantly located at the top of the settlement hierarchy in the Principal Towns; whilst rural areas and settlements are less well served and are more likely to require car journeys to access facilities.

8.7.3 Facilities with significant catchment areas such as ice rinks, indoor bowls, indoor tennis etc. are available outside Cheshire East, most notably to the north, which has closer links to Manchester and Warrington.

8.7.4 Further detail on the services available at each level of the settlement hierarchy is provided below.

Principal Towns

8.7.5 Crewe and Macclesfield are well served by a range of leisure facilities including municipal and private sports centres, libraries, museums, galleries and cinemas; supporting their role as key centres for development. A new Lifestyle Centre is currently being built in Crewe, and is anticipated to open in 2016.

Key Service Centres

8.7.6 There are a range of leisure and cultural facilities located within the Key Service Centres. Each settlement contains a library, municipal sports centre and private leisure facilities.

8.7.7 Knutsford is notable for its museums and galleries and is also the only Key Service Centre to contain a cinema. In this respect, development at this settlement would promote sustainable access to a wider range of leisure and culture facilities compared to other Key Service Centres.

8.7.8 There appears to be a deficit of outdoor sports and play facilities at each of the Key Service Centres, with aspirations to address these needs featuring strongly in each Town Strategy.

Local Service Centres

8.7.9 As would be expected, there are fewer leisure and culture facilities at the Local Service Centres compared to the Key Service Centres and Principal Towns. However, some of the larger centres such as Alderley Edge, Disley and Holmes Chapel have libraries, sports centres and private leisure facilities.

Rural Areas and Other Settlements

8.7.10 Leisure and cultural facilities in rural areas are limited. However, these areas do contain (and have the potential to expand) tourist / visitor attractions in the open countryside.

8.8 Community facilities

8.8.1 It is noted that in all the major towns and key service centres (with the exception of Handforth) there is at least one village or community hall. The frequency of use and the standard of facilities differ across each village; Parish Plans provide the greatest source of information.

Community infrastructure aspirations / Infrastructure Delivery Plan (IDP)

8.8.2 A Town Strategy has been produced (or drafted) and consulted upon for the Principal Towns and Key Service Centres. These strategies contain a schedule of infrastructure improvements that reflect community aspirations. It is useful to compare these aspirations to the actions identified in the Infrastructure Development Plan (SD012), to give an indication of the extent to which community aspirations are being reflected.

8.8.3 Also important to consider is the proposed level of development at each settlement, as a number of infrastructure improvement schemes could also be secured that are not listed in the IDP.

8.8.4 To the contrary, enhancements to public transport services are identified as 'essential' infrastructure in the Town Strategies for Handforth, Middlewich, Knutsford, Nantwich and Poynton. The IDP reflects these priorities, containing specific measures to improve public transport for each of these settlements, with the exception of Poynton.

8.8.5 A wide range of further infrastructure improvement schemes are also identified in each of the Town Strategies, the majority of which are not listed in the IDP. This includes enhancements to green infrastructure, town centres, leisure and public transport.

8.8.6 It is difficult to determine the extent to which these infrastructure schemes could be delivered, as this will depend upon a range of factors such as viability, and the funding gaps required to support highways improvements, school places and affordable housing in particular. However, it is reasonable to assume that it will be more difficult to meet aspirations for community infrastructure at settlements with lower levels of development (and therefore fewer potential developer contributions).

8.8.7 With this in mind, it is considered less likely that community aspirations for infrastructure enhancement will be achieved in Poynton (compared to the other Key Service Centres); as this settlement is allocated a low level of growth; and for which the IDP identifies just one project (the Poynton Relief Road) as a key improvement scheme.

Conclusion

8.8.8 The proposed distribution of development is broadly justified in terms of social infrastructure. It makes sense to focus the majority of development into the areas that are best served by a range of services (i.e. the Principal Towns and Key Service Centres).

8.8.9 Although there are spatial variations in the existing capacity of essential services such as schools and health facilities, there are no major issues identified for any one settlement and it is expected that the necessary level of provision can be planned for to support development. Therefore, these factors are not considered to be crucial in determining the spatial distribution of development.

8.8.10 Having said this, the spatial strategy proposes low levels of growth to the Key Service Centres in the north, which might not take full advantage of these areas as accessible locations for sustainable development. In particular, Knutsford appears to be well served by retail, culture and leisure facilities, and may therefore justify a higher level of housing growth in this respect.

9 Highways modelling

Summary	
Key Findings	There are congestion issues on the highways network throughout Cheshire East, and these would be exacerbated wherever development occurs. As would be expected, the main issues relate to increased pressure on junctions along key routes into town centres and linking to the strategic road networks (for example, at Junction 16 and 17 of the M6). A critical factor in determining which locations would be well-placed to accommodate development is the ability to secure infrastructure improvement schemes that would mitigate the effects of development, as well as addressing existing congestion problems. Where transport schemes have already been committed and funded to achieve this, further development is therefore easier to justify. In this respect, the relatively high levels of development proposed in Middlewich (Eastern Bypass) and Congleton (Congleton Link Road) are appropriate. Despite mitigation measures being implemented, it is likely that increased development in both the north and the south could have local and wider implications for the highways network. In the south for example, increased development could place further pressure on Junction 16 and 17 of the M6 in the longer term, whist in the north, increased development could put further pressure on the A34, and within specific town centres. Highways improvements are identified in the IDP at each of the Principal Towns and Key Service Centres. These are very important to support new development, but interestingly, highways improvements are not identified as 'essential' or 'important' infrastructure in most of the Town Strategies.

9.1.1 In determining the spatial strategy it is important to take account of existing highways capacity and constraints and any planned/committed schemes. New infrastructure can also be secured to support proposed patterns of development, but this could apply to a number of different spatial strategies.

9.1.2 Modelling work has been undertaken for the Council to determine the impacts that an uplift in housing numbers will have on the highway network in the north of the Borough and beyond. Seven development options have been assessed, each of which proposes an alternative spatial distribution of additional housing growth. The housing options are alternative levels of growth and distribution to that set out for the selected northern towns in the Submission Version Local Plan. Proposals for towns within the southern area of the Cheshire East authority are being considered separately and are not covered by the strategic modelling work. Each of the seven scenarios focused development in one particular town in turn to understand the worst case scenario from a highway perspective.

9.1.3 Potential employment allocations have also been included in the modelling scenarios. The potential level of employment development is consistent across each model scenario and is based on proposals in the Submission Version Local Plan.

9.1.4 All model assessments include the A6MARR scheme and A556 Knutsford to Bowdon improvements currently under construction.

9.1.5 Model assessments have all been undertaken with the proposed Poynton Relief Road in place. Nevertheless, a comparison to model results in the absence of the Poynton Relief Road is also provided.

9.1.6 The modelling indicates that there is little overall difference between each of the Local Plan additional development scenarios, although there is a noticeable increase in traffic generated by additional development over and above the current proposals in the submitted LPS.

9.1.7 The report highlighted two key findings concerning Poynton and Handforth. The Poynton Relief Road reduces traffic flows on the A34 to the south of the A555, but results in a slight increase in traffic flow to the north of the A555 interchange. The modelling states that this should be borne in mind when considering the presentation of traffic flow changes at Stanley Green and Gatley crossroads with the Poynton Relief Road in place. Introduction of a new roundabout junction on the A555 and proposed through-route as part of the North Cheshire Growth Village development will lead to a material change in traffic movements in the local area, reducing traffic flows through the A34/A555 interchange, and along the A555 and A6MARR scheme in general.

9.1.8 Growth in Knutsford south of the town centre will have more impact on the road network and four principle junctions in the area.

9.1.9 This is also the case for Nantwich. The Reaseheath A51 bypass is planned for the 1,100-unit Kingsley Fields development, though it may be a few years away. The area may require six junctions modelled to test capacity.

9.1.10 A highways study for Alsager has been completed and is (to be submitted to the Inspector before the end of July). Alsager is reaching saturation point due to limited highways capacity. One key junction is at capacity now with others a little more capacity (based on individual junction modelling). The Highways Agency has some concerns with the present situation. Network Rail want funding for improvements to level crossings/junctions.

9.1.11 Middlewich has very little modelling available. However, alongside the Midpoint 18 employment site a s278 agreement and Regional Growth Fund money are being used to deliver a new eastern bypass.

<u>Principal Towns</u>

9.1.12 Although Crewe and Macclesfield are accessible locations for new development, there are pressures on the existing highways network. In particular:

- The A534 and A532 roads that pass through Crewe's town centre suffer from congestion. Crewe town centre also experiences significant traffic delay during the morning and evening peak hours;
- The A530 on the western side of Crewe is under significant pressure at peak times; and
- Macclesfield town centre experiences significant traffic delay during the morning and evening peak hours.

9.1.13 Although a number of infrastructure improvements are already committed in Crewe, modelling suggests that there will be a requirement for significant new mitigation schemes to alleviate congestion issues that will be increased as a result of new development. A number of additional mitigation measures are proposed in the *Cheshire East Transport Models Review: Summary Highway Impacts and mitigation proposals for local plan strategy* (BE035) and reflected in the Infrastructure Delivery Plan (SD012). However, even with these measures in place some high levels of delay at identified junctions still remain with further interventions required. This suggests that even higher levels of growth in Crewe might put undue strain on the highways network that might be difficult to mitigate. Additional highways modelling for the North Crewe highways corridor has been carried out – the North Crewe VISSIM study; this shows that additional development on the North Crewe highways corridor will exacerbate existing problems. This is to be submitted to the Inspector before the end of July.

9.1.14 Development in Crewe (along with Alsager and Sandbach) could also contribute to increased pressure on the M6 Motorway and junctions between the local and strategic road networks (i.e. Junctions 16 and 17). This could present an issue in the longer term and would need to be addressed by further mitigation schemes (as identified in the IDP).

9.1.15 Traffic modelling predicted that the development proposals considered as part of the LPS' development would increase the level of traffic on 2012 Base levels by 15% across the Borough in the morning peak hour and 18% in the evening peak hour over the plan period. During the same period a number of highway infrastructure improvements have been identified for delivery. Implementation of the improvements is predicted to minimise the impacts of additional development. Delivery of the improvements would minimise increases in average journey times across the town to around 15%. This level of increase over the Local Plan period is considered to be reasonable, and on the basis of the identified highway improvements, can be accommodated without severe impact. In the absence of any improvements, journey times would be expected to increase to unacceptable levels, with the average journey increasing by over 50%Whilst this level of impact is considered 'modest'; further development has the potential to have a more significant effect on an already constrained network (BE 039 Macclesfield Highways Study). In this respect, the decision to plan for a lower rate of growth in Macclesfield (compared to Crewe and a number of Key Service Centres) appears to be justified.

Key Service Centres

9.1.16 Traffic modelling has been undertaken for most Key Service Centres; which reveals the baseline position and potential effects of the proposed spatial distribution.

- Congleton – A number of junctions on the A34 currently suffer from serious congestion and this would be exacerbated by future development. However, the Council is promoting a link road between the A536 and the A534, which would reduce the impact on the existing highways network. This scheme would have strategic benefits over and above mitigation of additional development proposed in the Local Plan Strategy. Provided that this scheme can be successfully delivered, the relatively high level of development proposed at this settlement is considered to be appropriate in this respect.

- Sandbach – The corridor from the A534 from the M6 into Sandbach suffers from congestion along its length and any future development will exacerbate these problems. With existing committed and new mitigation measures in place it is predicted that the proposed level of growth could be accommodated without having a significant effect on the function of the network. The Highways Agency has recognised that there is a need for infrastructure enhancements at Junction 17 of the M6 to cater for future development needs. Whilst mitigation measures would be expected to accommodate the proposed levels of development in Crewe, Sandbach and Alsager over the assessment period, this could present an issue in the longer term and would need to be addressed by further mitigation schemes (as identified in the IDP).

- Middlewich – Although key junctions in Middlewich currently experience congestion at peak periods, the proposed Middlewich Eastern Bypass (which is already funded) will alleviate existing and predicted congestion in the town centre, and provide an improvement on existing conditions. The relatively high level of growth in housing and development in this settlement is therefore considered to be appropriate in this respect.

- Knutsford - The A50 through Knutsford can become very congested at peak times. Mitigation measures would need to be secured to support any level of new development. Those measures proposed in the IDP would help to address existing congestion problems and also ensure that newly generated traffic would not cause unacceptable delays to journeys through the network. Given that the mitigation measures proposed would help to alleviate existing problems (and also improve resilience to diverted traffic from the M6), there may be capacity on the network as a whole to accommodate a higher level of housing growth (assuming further mitigation measures could be secured as necessary). Further modelling work is currently being undertaken to explore this.

- Alsager – A number of junctions in the town centre present a constraint on the highways network. Any additional development would put further pressure on these junctions and would need to be mitigated through developer contributions. Development in Alsager (along with Crewe and Sandbach) could also contribute to increased pressure on the M6 Motorway and junctions between the local and strategic road networks (i.e. Junctions 16 and 17). This could present an issue in the longer term and would need to be addressed by further mitigation schemes (as identified in the IDP). A highways modelling report has been produced for Alsager and will be supplied to the Inspector before the end of July).

- Nantwich –The proposed level of development would be expected to have an impact on key junctions along the A51 corridor into the town. However, with appropriate small scale improvement schemes secured, these effects would be mitigated.

- Handforth - Wilmslow - Poynton - The A34 currently experiences congestion at a number of junctions towards Manchester. Wilmslow town centre in particular can become very congested at peak times. Any new development in these areas is likely to generate highways trips that gravitate to the A34 corridor, and therefore exacerbate these issues. However, a number of strategic highways schemes are committed in this area, including the A6MARR and the Poynton Relief Road, which will alleviate some of the existing congestion issues in the area. Relatively limited growth in housing has been proposed in these areas, with existing congestion being cited as one of the reasons for this decision. However, Handforth East Growth Village would establish a significant new settlement to the North East of Handforth, which would be expected to worsen operating conditions on the A34. Mitigation measures would therefore need to be secured to support this development, and these are the subject of on-going investigation with Stockport Council. Given the significant highways issues in this area, it us understandable that the proposed levels of housing growth in this area are low. However, aspirations for economic growth in this area (which would be supported by the A6MARR) suggest that housing growth will be necessary to encourage shorter commuting distances. New modelling work is being undertaken to determine the extent to which additional housing growth in this area would impact upon the highways network.

Local Service Centres

9.1.17 Detailed traffic modelling has not been taken for individual Local Service Centres.

Other Settlements and Rural Areas

9.1.18 Detailed traffic modelling has not been taken for villages / smaller rural settlements. However high rates of car dependence in these areas contribute to: congestion on the wider highway network; increased road maintenance requirements; and higher greenhouse gas emissions.

Conclusions

9.1.19 There are congestion issues on the highways network throughout Cheshire East, and these would be exacerbated wherever development occurs. As would be expected, the main issues relate to increased pressure on junctions along key routes into town centres and linking to the strategic road networks (for example, at Junction 16 and 17 of the M6).

9.1.20 A critical factor in determining which locations would be well-placed to accommodate development is the ability to secure infrastructure improvement schemes that would mitigate the effects of development, as well as addressing existing congestion problems. Where transport schemes have already been committed and funded to achieve this, further development is therefore easier to justify. In this respect, the relatively high levels of development proposed in Middlewich (Eastern Bypass) and Congleton (Congleton Relief Road) are appropriate.

9.1.21 Despite mitigation measures being implemented, it is likely that increased development in both the north and the south could have local and wider implications for the highways network. In the south for example, increased development could place further pressure on Junction 16 and 17 of the M6 in the longer term, whist in the north, increased development could put further pressure on the A34, and within specific town centres.

9.1.22 Highways improvements are identified in the IDP at each of the Principal Towns and Key Service Centres. These are very important to support new development, but interestingly, highways improvements are not identified as ‘essential’ or ‘important’ infrastructure in most of the Town Strategies.

10 Deliverability and Viability

Summary	
Key Findings	In general, viability testing has shown that the plan and sites subject to modelling are broadly deliverable. The north has higher value areas and as such the margins of viability are tighter in the south, especially for brownfield sites where abnormal costs are higher. The spatial distribution approach is justified and deliverable set against this evidence.

10.1.1 The consultancy NCS prepared the Borough's Local Plan and CIL viability evidence in October 2013. The report provides an appraisal of the viability of the Cheshire East Draft Local Plan in terms of the impact of its policies on the economic viability of development proposed to be delivered. The study considered policies that might affect the cost and value of development (Affordable Housing and Community Infrastructure Levy, Design and Construction Standards) as well as site specific cost constraints identified in the allocations process (e.g. contamination, access issues, flood defences etc.) The study also considers delivery over a 15 year plan period.

10.1.2 The Study firstly tests mixed residential and commercial development scenarios considered relevant and likely to emerge in the study area to assess the potential to adopt a Community Infrastructure Levy. The study then tests specific sites being proposed for allocation in the draft Local Plan to determine viability over the Plan Period.

10.2 Residential Development

10.2.1 The study has undertaken Viability Appraisals of all sites being promoted by the Cheshire East Local Plan. The residential appraisals were based on a standard residential mix to allow direct comparison of all sites. The mix was considered reflective of the type of housing development likely to emerge over the plan period:

- 5% Apartments
- 25% 2 bed houses
- 40% 3 Bed houses
- 20% 4 bed houses
- 10% 5 bed house

10.2.2 The residential testing is based on the differential assumptions according to the sub-market area (previously identified in the Valuation study). The study assumed 30% Affordable Housing delivery. The tenure mix between the 30% affordable housing was assumed to be 35% Intermediate and 65% Affordable Rent. The study also assumed that the following draft CIL rates[28] would be charged:

Table 17 Maximum CIL rates used for testing in Cheshire East viability study (not actual Borough CIL charges)

Charge Zone	CIL rate per square metre
1 Low	£0
2 Medium	£10
3 High	£50
4 Very High	£200

10.2.3 A number of residential sites were selected to subject the Local Plan and CIL to viability testing, the geographic spread and site sizes are listed below:

[28] It should be noted that the rates have not been formally considered by Cheshire East Council and represent potential CIL rates based on the evidence and other factors set out in the report.

Table 18 Summary of Cheshire East residential sites viability modelling

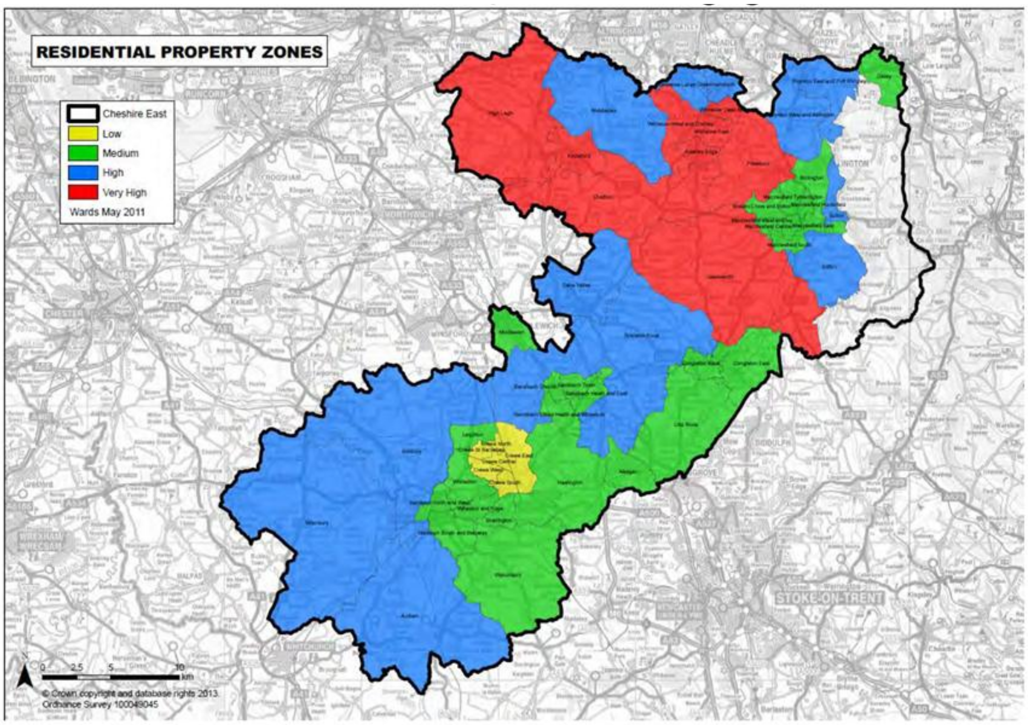
Site	Settlement	Viable
Medium Zone		
CS1 Basford East (Greenfield)	Crewe	Yes
CS2 Basford West (Greenfield)	Crewe	Yes
CS3 Leighton West (Greenfield)	Crewe	Yes
CS5 Sydney Road (Greenfield)	Crewe	Yes
CS6 The Shavington / Wybunbury Triangle (Greenfield)	Shavington	Yes
CS8 South Macclesfield Development Area (Greenfield)	Macclesfield	Yes
CS12 Twyfords and Cardway (Brownfield)	Alsager	No
CS13 Former MMU Campus (Brownfield)	Crewe	No
CS20 Glebe Farm (Greenfield)	Congleton	Yes
CS24 Land Adjacent to Junction 17 of M6 (test 1) (Greenfield)	Sandbach	Yes
CS24 Land Adjacent to Junction 17 of M6 (test 2) (Greenfield)	Sandbach	Yes
SL2 Leighton Strategic Location (Greenfield)	Middlewich	Yes
SL3 South Cheshire Growth Village (Greenfield)	South East Crewe	Yes
CS9 Fence Avenue (Greenfield)	Macclesfield	Yes
SL9 Brooks Lane Strategic Location (Brownfield)	Middlewich	No
SL5 White Moss Quarry SL (Test 1) (Greenfield)	Alsager	Yes
SL5 White Moss Quarry SL (Test 2) (Greenfield)	Alsager	Yes
CS7 East Shavington (Greenfield)	Shavington	Yes
CS4 Crewe Green (Greenfield)	Crewe	Yes
CS11 Gaw End Lane (Greenfield)	Macclesfield	Yes
High Zone		
CS21 Kingsley Fields (Greenfield)	Nantwich	Yes
CS16 Giantswood Lane South (Greenfield)	Congleton	Yes
CS17 Manchester Road (Greenfield)	Congleton	Yes
CS22 Stapeley Water Gardens (Brownfield)	Nantwich	No
SL6 Back Lane / Radnor Park SL (Greenfield)	Congleton	Yes
SL7 Congleton Business Park Extension SL (Greenfield)	Congleton	Yes
SL8 Giantswood Lane Strategic Location (Greenfield)	Congleton	Yes
CS30 North Cheshire Growth Village (Greenfield)	Handforth	Yes
Very High Zone		
CS25 Adlington Road (Greenfield)	Wilmslow	Yes
CS10 Congleton Road / Chelford Road (Greenfield)	Congleton	Yes
CS18 North West Knutsford (Greenfield)	Knutsford	Yes
CS19 Parkgate Extension (Greenfield)	Knutsford	Yes
CS26 Royal London (Brownfield)	Wilmslow	Yes

10.2.4 The viability study concluded that the variations in the values of residential development were significant enough to warrant differential assumptions being applied to different geographical locations in the study area (low, medium, high and very high zones). Similarly the economic viability of residential development in these zones was significantly different and therefore warranted a differential rate approach to CIL.

10.2.5 The CIL Viability Appraisals demonstrate that greenfield residential development is generally viable for all forms of housing in the Medium, High and Very High value sub-market areas in Cheshire East. It's acknowledged that based on current sale values of residential property in the lowest value areas, primarily in Crewe, that new development would not be viable and could not support CIL. The appraisals demonstrate that greenfield residential development is generally viable with the Council's policy target of 30% Affordable Housing in the Medium, High and Very High value sub-market areas. However, brownfield development is only viable in the very high value sub-market area with 30% Affordable

Housing delivery. The appraisals also illustrate that brownfield residential development in the medium and high value zones may be viable if lower levels of affordable housing are permitted at planning application stage.

Figure 4 Residential sub market areas/Draft CIL charging zones



10.2.6 The study illustrated that, subject to land value adjustments to reflect the rectification works where abnormal site factors and mitigation costs were encountered all greenfield sites in the 2015-2020 delivery period (i.e. the 5 year land supply) were viable. The situation is slightly different with brownfield sites where the level of negative viability exceeds the abnormal cost allowance. NCS suggested that in some of these sites the Borough Council may need to consider relaxation of Affordable Housing targets to enable sites to be delivered in the short term. However, brownfield development accounts for only 12% of the sites being considered and this is not considered significant in terms of the viability of the overall Delivery Strategy. Viability improves in the medium term (2021-2025) with all greenfield sites demonstrating viability. In the longer term (2026-2030) all greenfield and brownfield sites demonstrate viability.

10.2.7 In conclusion, it is considered that all greenfield sites are viable across the entire plan period. The delivery of some brownfield sites may require landowners to be realistic about value reductions to take account of abnormal development costs and the Council may need to reduce affordable housing aspirations to encourage development in the short to medium term. However, brownfield development makes up a relatively small proportion of the total site allocations and as such the overall residential delivery strategy is considered sound.

10.3 Commercial Development

10.3.1 The Employment Site Appraisals were based on differential assumptions according to the sub-market area location identified in the Valuation Study. Most Employment Sites were based on B1/B2/B8 development though additional commercial elements including, retail, leisure, care facilities and hotels were also included in some of the site specific appraisals based on the development projections provided by the Borough Council. The B1/B2/B8 appraisals assume development floorspace represents 50% site coverage.

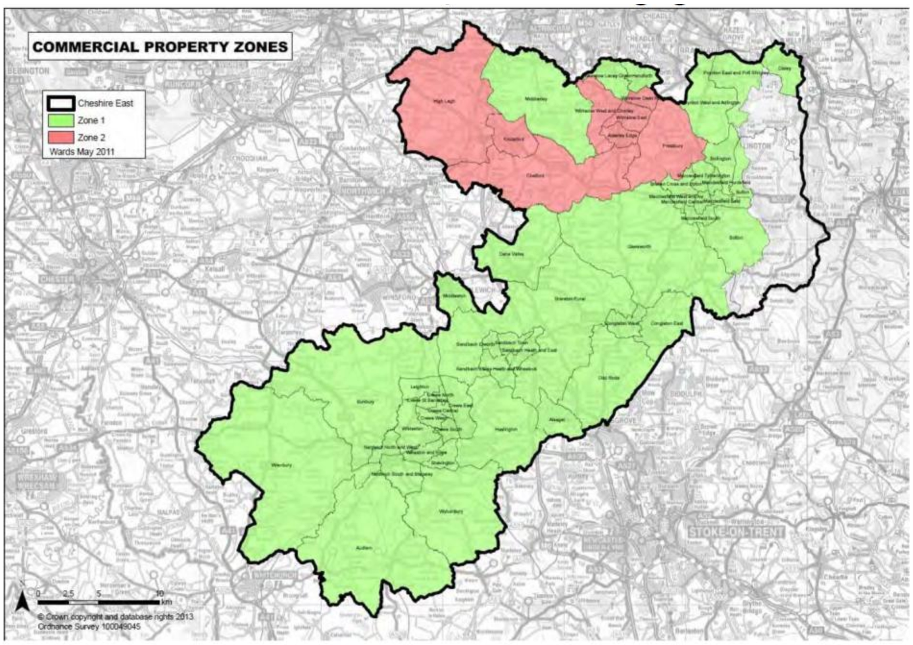
10.3.2 A number of commercial sites were subject to Local Plan and CIL to viability testing, the geographic spread and viability results are shown below:

Table 19 Summary of Cheshire East commercial sites viability modelling

Site	Settlement	Viable
Zone 1		
CS1 Basford East (Greenfield)	Crewe	Yes
CS2 Basford West (Greenfield)	Crewe	Yes
CS3 Leighton West (Greenfield)	Crewe	Yes
SL3 South Cheshire Growth Village (Greenfield)	Crewe	Yes
CS9 Employment Area 1 (Greenfield)	Crewe	Yes
CS6 The Shavington / Wybunbury Triangle (Greenfield)	Shavington	Yes
CS8 South Macclesfield Development Area (Greenfield)	Macclesfield	Yes
CS10 Congleton Road / Chelford Road (Greenfield)	Congleton	Yes
CS11 Gaw End Lane (Greenfield)	Macclesfield	Yes
CS12 Twyfords and Cardway (Brownfield)	Alsager	Yes
CS13 Former MMU Campus (Brownfield)	Crewe	No
CS14 Radway Green (Brownfield)	Alsager	No
CS15 Radway Green Extension (Greenfield)	Alsager	Yes
SL6 Back Lane / Radnor Park (Greenfield)	Congleton	Yes
SL7 Congleton Business Park Extension (Greenfield)	Congleton	Yes
SL8 Giantswood Lane Strategic Location (Greenfield)	Congleton	Yes
CS17 Manchester Road (Greenfield)	Congleton	Yes
SL9 Brooks Lane Strategic Location (Brownfield)	Middlewich	No
SL10 Midpoint 18 Extension (Greenfield)	Middlewich	No
CS21 Kingsley Fields (Greenfield)	Nantwich	Yes
CS24 Land Adjacent to Junction 17 of M6 (test 1) (Greenfield)	Sandbach	Yes
CS24 Land Adjacent to Junction 17 of M6 (test 2) (Greenfield)	Sandbach	Yes
SL5 White Moss Quarry SL (Greenfield)	Alsager	Yes
Zone 2		
CS18 North West Knutsford (Greenfield)	Knutsford	Yes
CS19 Parkgate Extension (Greenfield)	Knutsford	Yes
CS26 Royal London (Brownfield)	Wilmslow	No
CS27 Wilmslow Business Park (Greenfield)	Wilmslow	Yes
CS30 Handforth East	Handforth	Yes

10.3.3 The viability study concluded that the variations in the values of some types of commercial development were significant enough to warrant differential assumptions being applied to different geographical locations in the study area - a high zone (zone 2) and low zone (zone 1).

Figure 5 Commercial sub market areas/Draft CIL charging zones



10.3.4 The viability appraisals illustrated that most categories of commercial development are not viable in current market circumstance in either high or low value zones in Cheshire East, which is evident by the lack of activity in these sectors. The exception were food supermarket retail and general retail, which were assessed to be viable and capable of accommodating CIL in both greenfield and brownfield development scenarios.

10.3.5 The study of employment sites has not sought to assess delivery over the 15 year plan period as commercial values are much more difficult to predict than the residential market. The study is therefore based on current costs and values which remain reflective of the base of an economic cycle with investment yields still performing poorly since the downturn in 2007. It is therefore reasonable to assume that the viability of commercial development will improve over the plan period and sites currently demonstrating negative viability will be deliverable in the future.

10.3.6 Nevertheless based on the study assumptions in relation to employment sites being driven by owner occupiers rather than speculative developers, 92% of the greenfield employment sites demonstrate positive viability. As with the residential sites, brownfield development is more challenging and may require a shift in property values before some sites can be delivered economically. The majority of employment development will be on greenfield sites and therefore the delivery strategy is considered sound.

Spatial implications

10.3.7 The study found that on the whole the north has higher market values whereas settlements further the south such as Crewe, Nantwich, Alsager and Middlewich contained some brownfield sites for both commercial and residential that was unviable in the first 5 years of the plan (only one commercial site in the north, in Wilmslow, was found to be unviable in the first five years). The study stressed that such sites would not threaten the delivery of the plan as a whole as they formed a small proportion of the development pipeline. The study evidenced that the cumulative costs of the draft policies are not so great that they prevent landowners and developers from achieving a competitive return. From a spatial perspective it’s notable that the north appears to be stronger in viability terms. Brownfield sites in lower value areas in the south were highlighted as areas of marginal viability. There is nothing in the viability evidence that suggests the spatial distribution policy is unjustified or undeliverable.

11 Policy and Physical Constraints

Summary	
Key Findings	The spatial distribution set out in Policy PG 6 is reflective of the landscape character constraints present within Cheshire East, particularly in terms of Local Landscape Designations. The spatial distribution set out in Policy PG 6 is reflective of the pattern of nature conservation sites in Cheshire East, although clearly the potential impact on these sites would need to be investigated further at planning application stage. The spatial distribution set out in Policy PG 6 is reflective of the historic environment and heritage assets in Cheshire East, although any potential impact on the historic environment and heritage assets would need to be investigated further at planning application stage. There are no significant constraints in terms of flood risk within Cheshire East. There are not considered to be any significant implications in terms of the spatial distribution of growth (as set out in Policy PG 6) in relation to flood risk. The spatial distribution set out in Policy PG 6 is broadly reflective of the Agricultural Land constraints in Cheshire East. The spatial distribution outlined in Policy PG 6 reflects the open space and green infrastructure constraints located within Cheshire East.

11.1.1 This section sets out the potential strategic constraints present within Cheshire East. These include a range of policy and physical constraints including landscape character, nature conservation, historic environment and heritage, flood risk, best and most versatile agricultural land, open space and green infrastructure.

11.1.2 This section identifies the physical constraints associated with the settlements located within Cheshire East. These constraints relate to Cheshire East's landscape character, nature conservation areas, historic environment and heritage assets and flood risk. It sets out the extent to which settlements are particularly constrained and how this compares with the proposed spatial distribution identified in Policy PG 6 of the Local Plan Strategy.

11.2 Landscape Character

11.2.1 Cheshire East's landscape is characterised by the contrast between the extensive flat lowland plain and gently rolling farmland bordered to the west of the Borough by the distinctive sandstone ridge (Mid-Cheshire Ridge) and to the east by the rising Pennine foothills. The landscape is characterised by glacial deposits, river valleys with wooded cloughs, unimproved features including mosses, heaths, meres and a number of designated parkland estates.

11.2.2 The Cheshire East Local Landscape Designations Study (BE 013) forms part of the evidence base for the Local Plan Strategy Submission Version (SD 001) and aims to identify the special character and qualities of local landscape designations (identified as Areas of Special County Value within the current development plans for Cheshire East) to augment information in the landscape character assessment. The Local Landscape Designations located within Cheshire East are as follows:

- Beeston/Peckforton/Bolesworth/Bickerton Hills;
- Bollin Valley and Parklands;
- Cholmondeley Estate;
- Dane Valley;
- Peak Park Fringe;
- Rostherne/Tatton Park;
- Tabley Hall;
- Weaver Valley;
- Wirswall/Marbury/Combermere.

11.2.3 The supporting evidence in terms of landscape character is set out in the Cheshire East Local Landscape Designations Study (BE 013), which is outlined above. Policy SE 4 (The Landscape) of the Local Plan Strategy Submission Version (SD 001) highlights that all development should conserve the landscape character and quality and should where possible, enhance and effectively manage the historic, natural and man-made landscape features that contribute to local distinctiveness of both rural and urban landscapes. The policy also emphasises the need to protect the quality of the landscape in Local Landscape Designation areas and to protect these areas from development which is likely to have an adverse effect on its character, appearance and setting.

11.2.4 The settlements that are located either adjacent or in close proximity to the Local Landscape Designations are identified below. The potential for growth within these areas would be restricted under Policy SE 4. Consideration has been given as to whether this has been appropriately reflected in the proposed spatial distribution as set out in Policy PG6 Spatial Distribution of Development.

<u>Principal Towns</u>

11.2.5 The Bollin Valley and Parklands are located towards the north and west of Macclesfield. The Peak Park Fringe is located adjacent to the eastern boundary of Macclesfield.

11.2.6 Crewe is not located in close proximity to any of the local landscape designations.

11.2.7 The approach outlined in Policy PG 6 is reflective of the landscape constraints relating to Macclesfield and Crewe. More development is directed towards Crewe, which is not as constrained as Macclesfield in terms of landscape character.

<u>Key Service Centres</u>

- The Peak Park Fringe is located adjacent to the eastern boundary of **Congleton**. The Dane Valley is located north of the town and abuts part of the northern boundary.
- The Bollin Valley and Parklands are located between **Handforth** and **Wilmslow**.
- Rostherne/Tatton Park is located adjacent to **Knutsford**. Tabley Hall is located in close proximity to the settlement.
- The Peak Park Fringe is located in close proximity to **Poynton**.

11.2.8 The other key service centres (**Alsager, Middlewich, Nantwich and Sandbach**) are not located in close proximity to the local landscape designations.

11.2.9 The spatial distribution identified in Policy PG 6 is reflective of landscape character constraints. Less growth is directed towards Handforth, Wilmslow, Knutsford and Poynton, which are constrained by the presence of Local Landscape Designations. Although Congleton is also constrained by the presence of the Dane Valley, this does not affect the entirety of the settlement boundary of the town.

<u>New Settlement – North Cheshire Growth Village</u>

11.2.10 The North Cheshire Growth Village is not constrained by Local Landscape Designations. Therefore, the proposed level of development set out in Policy PG 6 is considered suitable for this location when considering landscape character constraints.

<u>Employment Improvement Area - Wardle</u>

11.2.11 The Employment Improvement Area at Wardle is not constrained by Local Landscape Designations. Therefore, the proposed level of development set out in Policy PG 6 is considered suitable for this location when considering landscape character constraints.

<u>Local Service Centres</u>

- Bollin Valley and Parklands are located adjacent to the south eastern boundary of **Alderley Edge,** adjacent to the northern and southern boundaries of **Prestbury** and towards the south of **Chelford**.

- The Peak Park Fringe is located adjacent to the eastern, northern and southern boundaries of **Bollington** and adjacent to the southern boundary of **Disley**.

- The Dane Valley is located towards the east of **Holmes Chapel**.

- Rostherne/Tatton Park is located towards the east of **Mobberley**.

11.2.12 The other local service centres (**Audlem, Bunbury, Goostrey, Haslington, Shavington and Wrenbury**) are not located in close proximity to the local landscape designations.

11.2.13 In general, the Local Service Centres towards the north of Cheshire East are constrained by the presence of Local Landscape Designations, whereas the settlements towards the south are not as constrained. Policy PG 6 does not specifically identify proposed locations for new development (which will be addressed through the Site Allocations DPD)

Other Settlements and Rural Areas

11.2.14 A number of other settlements and rural areas are located within the Local Landscape Designations. The location of substantial development in these settlements would be likely to have an adverse effect on these designated areas. . It is therefore appropriate to restrict the quantum of development in these areas.

Conclusion

11.2.15 The spatial distribution set out in Policy PG 6 is reflective of the landscape character constraints present within Cheshire East, particularly in terms of Local Landscape Designations.

11.3 Nature Conservation

11.3.1 Cheshire East has a distinct natural environment that contributes to the creation of an attractive and successful place. The landscape of the Borough is dominated by the flat topography of the Cheshire Plain containing a number of meres, ponds and marshes; variety is provided as a result of the closeness of the Peak District to the east and the Mid-Cheshire Ridge to the west. The natural environment of the Borough is diverse, supporting a variety of habitats, flora and fauna. The most prominent environmental designations in Cheshire East are:

- The Peak District National Park;
- 1 Special Protection Area;
- 2 Special Areas of Conservation;
- 3 Ramsar designations (spread across nine component sites);
- 33 Sites of Special Scientific Interest;
- 2 National Nature Reserves;
- 416 Sites of Biological Importance / Local Wildlife Sites;
- 21 Regionally Important Geological and Geomorphological Sites;
- 8 Local Nature Reserves;
- 1,210 Tree Preservation Orders; and
- The Meres and Mosses Nature Improvement Area.

11.3.2 There are also a number of European Designated sites located beyond the boundary but adjacent to Cheshire East.

11.3.3 The Habitats Regulations Assessment (SD 004) highlighted that the Local Plan Strategy Submission Version (SD 001) could potentially have significant adverse effects, both alone and in combination with other plans and projects, on the following sites:

- West Midlands Mosses SAC;
- Midland Meres and Mosses Phase 1 Ramsar;
- Midland Meres and Mosses Phase 2 Ramsar; and

- Rostherne Mere Ramsar.

11.3.4 Therefore, an Appropriate Assessment was required to determine whether or not the Local Plan Strategy (alone or in-combination with other plans or projects) would result in significant adverse effects on the integrity of these European sites. The most likely effects of the Local Plan Strategy on European Sites are related to pressures from new development including water abstraction, changes to surface and ground water levels/quality (surface run-off, pollution events), air pollution and increased recreational pressures arising from new housing developments and increased tourism.

11.3.5 The Appropriate Assessment concluded that the existing policies and provisions in the Local Plan Strategy Submission Version (SD 001) and other plans and strategies should ensure that potential significant adverse effects on the integrity of all identified European sites are avoided.

11.3.6 The Local Plan Strategy Submission Version (SD 001) incorporates a number of policies for the protection and enhancement of the natural environment within Cheshire East. In particular, Policy SE 3 (Biodiversity and Geodiversity) sets out a range of measures that aim to protect and enhance European Sites and locally designated sites. The site specific (CS 1 – 36) and strategic location policies (SL 1 – 10) also incorporate site specific measures.

11.3.7 An indication of the nature conservation constraints associated with each level of the settlement hierarchy is provided below. Details relating to nature conservation sites within the settlements has been taken from constraints mapping provided by Cheshire East Council. The presence of nature conservation sites within the settlements restricts the potential for development in those specific locations.

Principal Towns

11.3.8 Crewe has four Local Wildlife Sites (LWS); Old Covert and Hinging Bank Covert are native woodlands and home to the white-letter hairstreak butterfly species; West Street swift colony and Quaker's Coppice, a hornbeam woodland. To the north east is the Sandbach Flashes Site of Special Scientific Interest (SSSI) which provides a habitat for a range of bird species. The Valley Brook has kingfisher and great-crested newts, while the Gresty Brook has water voles and white clawed crayfish and these are all UK Biodiversity Action Plan priority species. Lesser silver water beetle has also been found on land to the north of Crewe.

11.3.9 Macclesfield has three LWS located within and adjacent to the town. The Riverside Park Local Nature Reserve (LNR) is located adjacent to the railway line towards the north of the town and incorporates ancient woodland, some plantation woodland and unimproved grassland. The Dane Mosses SSSI is located 3 km south of Macclesfield.

11.3.10 Certain locations within the Principal Towns are constrained in terms of nature conservation. However there are not considered to be any significant implications in terms of the spatial distribution of growth in the Principal Towns (as set out in Policy PG 6) in relation to nature conservation.

Key Service Centres

11.3.11 All of the key service centres (with the exception of Nantwich) have areas of environmental value located within them. In particular, the Midland Meres and Mosses Ramsar site and Tatton Meres SSSI are located north of Knutsford, which provide a significant constraint to growth north of the settlement. Table 31 below provides a summary of the areas of nature conservation value located within and adjacent to Key Services Centres.

Table 20 Areas of nature conservation value within and adjacent to the Key Service Centres

Key Service Centre	Areas of Nature Conservation Value
Alsager	• 3 LWSs are located within/adjacent to Alsager. Cranberry Moss is designated as a LNR.
Congleton	• Maddams Wood SSSI is located north east of Congleton. • Dane-in-Shaw SSSI is located on the eastern boundary of Congleton. • Biddulph Valley Way LNR is located towards the south east of Congleton. • 6 LWSs located within and adjacent to Congleton.
Handforth	• 5 LWSs located adjacent to Handforth.
Knutsford	• Midland Meres and Mosses Ramsar site and Tatton Meres SSSI are located north of Knutsford. • 4 LWSs located adjacent to Knutsford.
Middlewich	• Sandbach Flashes SSSI is located towards the south of Sandbach. • 1 LWS located within Middlewich.
Nantwich	• No sites of relevance.
Poynton	• 2 LWSs located within/adjacent to Poynton, including the lake at Poynton Park. There are also 3 LWSs located towards the east of Poynton, including Poynton Coppice which is also designated as an LNR.
Sandbach	• Sandbach Flashes SSSI is located towards the west of Sandbach. • 2 LWSs located within/adjacent to Sandbach.
Wilmslow	• 2 LWSs located adjacent to Wilmslow including Lindow Common that is also designated as a SSSI and a LNR. There are also 3 further LWSs located towards the west of Wilmslow.

11.3.12 The spatial distribution of the Key Service Centres proposed in Policy PG 6 is broadly reflective of the constraints in terms of nature conservation. Of particular note is that the level of development expected to be accommodated in Knutsford is lower than a number of the other Key Service Centres (7th out of 9), which is reflective of the restricted potential for growth towards the north, due to the presence of the Midland Meres and Mosses Ramsar site and Tatton Meres SSSI.

New Settlement – North Cheshire Growth Village

11.3.13 There is a Local Wildlife Site located south of the proposed North Cheshire Growth Village. Any potential impact on this site would need to be considered in bringing forward an application on this site, although it is not considered to be a significant constraint in terms of the proposed level of growth identified in Policy PG 6.

Employment Improvement Area – Wardle

11.3.14 The canal located adjacent to the Employment Improvement Area is a Site of Biological Importance. This is not considered to be a significant constraint in terms of the level of growth planned for the site through Policy PG 6. Furthermore Site CS 28 in the Plan highlights the need to provide an appropriate buffer zone between the Employment Improvement Area and the Site of Biological Importance.

Local Service Centres

11.3.15 A number of the Local Service Centres have areas of nature conservation value located within and adjacent to them. In particular, the Alderley Edge SSSI located towards the south east of Alderley Edge would restrict the potential for new development towards the south east. Shavington is also constrained by the presence the West Midlands Mosses SAC, Wybunbury Moss SSSI/NNR and Midlands Mere and Mosses Ramsar site towards the south Table 32 below provides a summary of the areas of nature conservation value located within and adjacent to Local Services Centres.

Table 21 Areas of nature conservation value within and adjacent to the Local Service Centres

Local Service Centre	Areas of Nature Conservation Value
Alderley Edge	• Alderley Edge SSSI located towards the south east of Alderley Edge. Site also designated as a LWS.
Audlem	• 1 LWS located towards the south of Audlem.
Bollington	• 2 LWSs located adjacent to Bollington towards the south of the settlement.
Chelford	• 1 LWS towards the south of Chelford.
Disley	• Millenium Wood LNR is located towards the south of Disley. • 2 LWSs located adjacent to Disley.
Goostrey	• 2 LWSs located adjacent to Goostrey.
Holmes Chapel	• 1 LWSs located adjacent to the north east boundary of Holmes Chapel. 2 further LWSs are located towards the north and north west of Holmes Chapel.
Mobberley	• 1 LWS located adjacent to Mobberley towards the south east.
Prestbury	• Riverside Park LNR located towards the south of Prestbury.
Shavington	• West Midlands Mosses SAC, Wybunbury Moss SSSI/NNR and Midlands Mere and Mosses Ramsar site located towards the south of Shavington.

11.3.16 There are no designated sites for nature conservation located within or in close proximity to Bunbury, Haslington and Wrenbury.

11.3.17 As no specific quanta of development are set out in Policy PG 6 for the individual settlements at the Local Service Centre level, it is difficult to conclude how the spatial distribution reflects the nature conservation constraints. However, it is clear that in locating new development, the presence of sites of nature conservation value will need to be considered.

<u>Other Settlements and Rural Areas</u>

11.3.18 In terms of the other settlements and rural areas, there are sites of nature conservation located in the rural areas of Cheshire East. These would restrict the potential for development within these particular areas.

<u>Conclusion</u>

11.3.19 The spatial distribution set out in Policy PG 6 is reflective of the pattern of nature conservation sites in Cheshire East, although clearly the potential impact on these sites would need to be investigated further at planning application stage.

11.4 Historic Environment and Heritage

11.4.1 There are a range of heritage assets located throughout Cheshire East. These include assets associated with Macclesfield's industrial heritage, Crewe's railway heritage, Tegg's Nose Country Park, Lindow Man at Lindow Moss, Bickerton and Peckforton Hills, the canal network, historic towns and parts of the Peak District National Park, amongst others. The formal cultural designations present in Cheshire East include:

- 76 Conservation Areas of varying size and scale;
- 2,638 Listed Buildings covering different gradings;
- 108 Scheduled Monuments;
- 17 Registered Parks and Gardens of Historic Interest;
- 1 Registered Battlefield;
- 10 Areas of Archaeological Potential and 6,708 Sites of Archaeological Importance; and
- 387 Locally Listed Buildings.

11.4.2 Policy SE 7 (The Historic Environment) of the Local Plan Strategy Submission Version (SD 001) highlights that the character, quality and diversity of Cheshire East's historic environment will be conserved and enhanced. All new development should seek to make a positive contribution to the character of Cheshire East's historic and built environment, include the setting of assets and where appropriate, the wider historic environment.

11.4.3 Details relating to the historic environment and heritage across each level of the settlement hierarchy are presented below. The settlements that have a high proportion of heritage assets (including Listed Buildings and Conservation Areas) are detailed. Details relating to the historic environment and heritage assets present within each settlement are taken from the Snapshot Reports[29] and the constraints mapping provided by Cheshire East Council.

Principal Towns

11.4.4 Both Crewe and Macclesfield contain a number of historic environment and heritage assets. There are 30 Listed Buildings located within Crewe, of which 4 are located within Queens Park. Within the town centre, they include the tower of Christ Church and the Lyceum Theatre which is an Edwardian building which has undergone major refurbishment and restoration. There are 25 buildings on the Local List of Historic Buildings.

11.4.5 Within Macclesfield, there are 13 designated Conservation Areas. The town has a significant number of buildings of historic and / or architectural value. There are approximately 200 Listed Buildings, as well as 70 buildings on the local non-statutory list. Those that are so identified are valued for their contribution to the local scene.

11.4.6 Certain locations within the Principal Towns are constrained in terms of their historic environment and heritage assets. There are not considered to be any significant implications in terms of the spatial distribution of growth in the Principal Towns (as set out in Policy PG 6) in relation to the historic environment and heritage.

Key Service Centres

11.4.7 The Key Service Centres contain a number of heritage assets. The assets located within each of the settlements are detailed below:

- Alsager – Alsager has seven Listed Buildings; six of which are Grade II and one is Grade II*. Alsager Conservation Area consists of buildings that are mostly in residential use. The area includes a number of attractive Victorian Villas dating back from the 1850's, which front onto Fields Road.

- Congleton – There are two Conservation Areas within the town centre covering the Moody Street and West Street areas. A number of Victorian and Edwardian villas in Park Lane are also designated as a Conservation Area as is the immediate environment of the Macclesfield Canal. The town also contains over 137 Listed Buildings; one of which is Grade 1 (Church of St Peter) and 24 buildings on the Local List of Historic Buildings.

- Handforth – The town has no Conservation Areas or Scheduled Ancient Monuments, and only five Listed Buildings.

- Knutsford –A large Conservation Area covers the town centre, which is notable for its Georgian and Victorian buildings that line the two principal shopping streets, King Street and Princess Street, and for the two large open spaces which bound the town centre. In terms of Listed Buildings, there is one Grade I building, seven Grade II* buildings, and 68 Grade II buildings. A further 16 buildings in Knutsford are included on the Council's Local List of Historic Buildings.

- Middlewich – There are two Conservation Areas within Middlewich; Middlewich Conservation Area and the linear Trent and Mersey Canal-Kent Green Conservation Area. There are 39 Listed Buildings in the town, several located within the Conservation Areas. There are several Scheduled Ancient Monuments; Roman Fort in Harbutt's field, Kinderton Hall- Moated site, and Brine Pumps at Brooks Lane in the town.

[29] Various snapshot reports for the settlements. Available from: Link

- Nantwich – Nantwich has over 130 Listed Buildings and a Conservation Area which includes most of the town centre. There are also Conservation Areas at Reaseheath, to the north of Nantwich and in the nearby village of Acton. There is a Registered Battlefield (Battle of Nantwich 1644) located outside of Nantwich adjacent to the western boundary and also Dorfold Hall Registered Parks and Garden.

- Poynton –There are 13 grade II Listed Buildings in and around Poynton and some of them are farmhouses. Three additional listings relate to milestones.

- Sandbach – Sandbach Conservation Area encompasses a large part of the town centre. There are a number of Listed Buildings located within the Conservation Area. The Trent Mersey Canal is also designated as a Conservation Area.

- Wilmslow – There are 40 Listed Buildings and 5 Conservation Areas within or near to the town. Prominent Listed Buildings within the town include St Bartholomew's Church and its Lynch Gate, Fulshaw Hall, Hawthorn Hall, Pownall Hall and Friends Meeting House.

11.4.8 All of the Key Service Centres accommodate some assets of heritage value. However there are not considered to be any strategic implications in terms of the spatial distribution of growth in the Key Service Centres (as set out in Policy PG 6) in relation to the historic environment and heritage. In respect of Kingsley Fields in Nantwich, any future development will need to assess the possible harm to the adjacent Registered Battlefield[30].

<u>New Settlements – North Cheshire Growth Village and South Cheshire Growth Village</u>

11.4.9 There are no heritage assets located on the proposed site of the North Cheshire Growth Village. Therefore, the proposed distribution of new development on this site (within Policy PG 6) in terms of the historic environment and heritage is suitable. The South Chehsire Growth Village includes consideration of the Grade I Listed Crewe Hall; the Registered Park and Garden at Crewe Hall and Listed Buildings to ensure no substantial harm is caused to the historic environment and the development designed accordingly.

<u>Employment Improvement Area - Wardle</u>

11.4.10 There are known to be particularly extensive remains of a WWII airfield on the site. Although this is a constraint, site CS 28 in the Local Plan Strategy Submission Version (SD 001) sets out the need for a desk based archaeological assessment prior to bringing forward development. It is considered that Policy PG 6 establishes an appropriate level of development on the site in terms of the historic environment and heritage.

<u>Local Service Centres</u>

11.4.11 All of the local service centres (aside from Chelford) have heritage assets located within or surrounding them. These include Conservation Areas and Listed Buildings. In particular, there is a large Conservation Area located towards the south of Alderley Edge, which incorporates a number of Listed Buildings. In addition, large parts of Audlem, Bollington and Wrenbury, the centre of Prestbury and the east of Mobberley are designated as Conservation Areas.

11.4.12 Policy PG 6 does not identify specific levels of growth for the individual Local Service Centres. The distribution of development at these settlements will be determined by further site specific testing through the site allocations DPD. This process will reflect the constraints related to the historic environment.

[30] Paragraph 132 of the National Planning Policy Framework makes clear, substantial harm to or loss of any designated heritage asset of the highest significance, which includes protected battlefields, should be “wholly exceptional“. Historic England must be consulted for any future application.

Other Settlements and Rural Areas

11.4.13 In terms of the other settlements and rural areas, there are sites of heritage value located throughout Cheshire East. These would restrict the potential for development within these particular areas.

Conclusion

11.4.14 The spatial distribution set out in Policy PG 6 is reflective of the historic environment and heritage assets in Cheshire East, although any potential impact on the historic environment and heritage assets would need to be investigated further at planning application stage.

11.5 Flood Risk

11.5.1 The NPPF requires that all development is steered to areas of lowest flood risk, where possible. Development is only permissible in areas at risk of flooding in exceptional circumstances where it can be demonstrated that there are no reasonable available sites in areas of lower risk and that the benefits of that development outweigh the risks from flooding. Such development is required to include mitigation and management measures to minimise risk to life and property should flooding occur.

11.5.2 The evidence base prepared in relation to flood risk is the Cheshire East Council Strategic Flood Risk Assessment (SFRA) (BE 017). Policy SE 13 (Flood Risk and Water Management) of the Local Plan Strategy Submission Version (SD 001) highlights that developments must integrate measures for sustainable water management to reduce flood risk. The policy goes on to state that *"All development follows the sequential approach to determining the suitability of land for development, direct new development to areas at lowest risk of flooding and where necessary apply the exception test; this should take into account all sources of flooding identified in the Cheshire East SFRA."*

11.5.3 An indication of the settlements that are constrained by areas of flood risk (flood zones 2 and 3) are identified below. Where available, this information has been taken from the Community Review sections of the Cheshire East Council Strategic Flood Risk Assessment (SFRA) (BE 017). Where details relating to a settlement are not included within SFRA, details relating to flood risk have been taken from constraints mapping provided by Cheshire East Council.

Principal Towns

11.5.4 Details relating to the flood risk present within the principal towns are set out within the SFRA. Crewe is located in the upper reaches of the River Weaver. Fluvial flooding can originate from Englesea Brook, Valley Brook, Basford Brook and Swill Brook, which flow in a westerly direction through the town. Macclesfield is at risk of fluvial flooding from the River Bollin.

11.5.5 Both towns have areas that are at risk from flooding. There are not considered to be any significant implications in terms of the spatial distribution of growth in the Principal Towns (as set out in Policy PG 6) in relation to flood risk.

Key Service Centres

11.5.6 The key service centres all incorporate areas that are at risk of flooding. The level of flood risk relating to the key service centres are detailed within the SFRA, and summarised below:

- Alsager – Alsager is at risk from both fluvial and surface water flooding. The two main sources of fluvial flooding include Excalibur Brook and a tributary of the River Wheelock to the north east.

- Congleton – The main source of fluvial flood risk is from the River Dane, which runs through the northern half of the town. To the east, Dane-in-Shaw Brook runs westwards to join with the River Dane northeast of the town centre. Floodplains of both watercourses are relatively wide through the town placing a number of properties at risk.

- Knutsford – Knutsford is at risk of fluvial and surface water flooding, but the overall level of risk is considered to be low. The main source of fluvial risk is from Birkin Brook, which forms east of the town at the confluence of Pedley Brook and Marthall Brook.

- Middlewich – Middlewich is situated between the Rivers Wheelock, Dane and Croco but is considered to be at a lower risk of fluvial flooding, when compared with urban areas elsewhere in the catchment. With a relatively narrow floodplain the rivers pose limited risk to current properties.

- Nantwich – Nantwich is located in the upper reaches of the River Weaver. The floodplain is relatively small and exposure to flooding is infrequent. There are very few current properties at risk of flooding as the functional floodplain remains open and undeveloped through the town.

- Sandbach – Sandbach is primarily at risk from the River Wheelock and three of its tributaries, Arclid Brook, Malkins Lawton Brook and Hassall Brook. Arclid Brook poses the greatest risk as it flows through the town from its source in the north-east at Arclid Green Quarry towards its confluence with the River Wheelock. Malkins Lawton Brook and Hassall Brook also join the Wheelock at the same location. The lateral extent of fluvial flood zones are restricted by the narrow valley and with the functional floodplain of both the River Wheelock and Arclid Brook remaining open and undeveloped through the town, there are very few properties at risk.

- Wilmslow – There are four main rivers running through Wilmslow, the River Dean, River Bollin, Handforth Brook and Whitehall Brook. The River Bollin is the largest watercourse in the area, however, this mainly occupies a strip of green space through the town and the risk to property is at present limited to a small area near the town centre. There is a risk of surface water flooding identified by the Environment Agency's national surface water maps.

11.5.7 The level of flood risk relating to the following key service centres is not set out in detail within the SFRA. However, a summary has been prepared based on detailed mapping provided by Cheshire East Council:

- Handforth – The areas directly adjacent to the river Dean and Spath Brook are at risk from flooding

- Poynton – There are areas at risk of flooding directly adjacent to Poynton Brook. The brook runs through Poynton close to the train station.

11.5.8 All settlements at the Key Service Centre level of the settlement hierarchy have some areas that are at risk from flooding. The potential for new development in these areas is restricted. However there are not considered to be any significant implications in terms of the spatial distribution of growth in the Key Service Centres (as set out in Policy PG 6) in relation to flood risk.

<u>New Settlement – North Cheshire Growth Village</u>

11.5.9 The site of the proposed North Cheshire Growth Village is not constrained by flood risk. Therefore, the proposed level of development at this site in Policy PG 6 is appropriate in terms of flood risk.

<u>Employment Improvement Area – Wardle</u>

11.5.10 The site of the proposed Employment Improvement Area at Wardle is not constrained by flood risk. Therefore, the proposed level of development at this site in Policy PG 6 is appropriate in terms of flood risk.

<u>Local Service Centres</u>

11.5.11 Aside from Chelford and Disley, all of the Local Service Centres have some areas that are at risk of flooding. Details relating to the level of flood risk within the Local Service Centres have been taken from the constraints mapping provided by Cheshire East Council. There is a large area north of Holmes Chapel adjacent to the River Dane that is at risk of flooding. In terms of the other Local Service Centres there are areas adjacent to the brooks and rivers that are at risk from flooding.

11.5.12 Policy PG 6 does not identify specific levels of growth for the individual Local Service Centres. The distribution of development at these settlements will be determined by further site specific testing through the site allocations DPD. This process will reflect the constraints related to flood risk.

Other Settlements and Rural Areas

11.5.13 In terms of the other settlements and rural areas, there are areas of flood risk that are located throughout Cheshire East. These would restrict the potential for development within these particular areas.

Conclusion

11.5.14 There are no significant constraints in terms of flood risk within Cheshire East. There are not considered to be any significant implications in terms of the spatial distribution of growth (as set out in Policy PG 6) in relation to flood risk.

11.6 Best and most versatile agricultural land

11.6.1 Best and most versatile agricultural land (AL) is defined by the NPPF (page 50) as land in grades 1, 2 and 3a of the Agricultural Land Classification. The NPPF highlights that LPAs should take into account the economic and other benefits of the best and most versatile AL and where significant development of AL is demonstrated to be necessary, LPAs should seek to use areas of poorer quality land in preference to that of a higher quality (paragraph 112). Paragraph 143 goes on to state that policies should be put in place by LPAs when preparing their Local Plans that safeguards the long term potential of best and most versatile AL.

11.6.2 Detail is provided below in relation to the presence of best and most versatile AL surrounding the settlements in Cheshire East. In a number of cases, settlements are surrounded by grade 3 agricultural land. The available data does not distinguish between grade 3a and 3b so it is not possible to establish whether this AL is classified as best and most versatile.

11.6.3 The importance of protecting best and most versatile AL as part of delivering new development in Cheshire East is set out in a number of policies within the Local Plan Strategy Submission including Policy SD 1 (Sustainable Development in Cheshire East), Policy SD 2 (Sustainable Development Principles) and Policy SE 2 (Efficient Use of Land).

Principal Towns

11.6.4 Crewe is surrounded by grade 3 AL with an area of grade 2 AL towards the south west. Macclesfield is also predominantly surrounded by grade 3 AL with areas of grade 4 and 5 towards the east and south east. There are not considered to be any significant implications in terms of the spatial distribution of growth in the Principal Towns (as set out in Policy PG 6) in relation to agricultural land as the position is very similar for both towns.

Key Service Centres

11.6.5 In summary, the Key Service Centres are predominantly surrounded by grade 3 AL. Some of the settlements have areas of grade 2 AL located adjacent to them including Alsager, Congleton, Knutsford, Middlewich, Nantwich and Sandbach. Table 12 below provides further details in terms of the AL located adjacent to each of the key service centres.

Table 22 Best and most versatile agricultural land adjacent to the Key Service Centres

Key Service Centre	Agricultural land
Alsager	Grade 3 to the south, grade 2 to the north.
Congleton	Predominantly grade 3 with grade 2 to the north west and south west.
Handforth	Surrounded by grade 3
Knutsford	Grade 3 to the north and east, grade 2 to the south and west.
Middlewich	Predominantly grade 3 with small area of grade 2 to north east.
Nantwich	Predominantly grade 3 with small area of grade 2 to north west.
Poynton	Surrounded by grade 3
Sandbach	Predominantly grade 3 with small area of grade 2 to south.
Wilmslow	Surrounded by grade 3

11.6.6 There are not considered to be any significant implications in terms of the spatial distribution of growth in the Key Service Centres (as set out in Policy PG 6) in relation to AL as all of the Key Service Centres have some AL classified as the best and most versatile.

<u>New Settlement – North Cheshire Growth Village</u>

11.6.7 The majority of the site proposed for the North Cheshire Growth Village is identified as land predominantly in urban use. The proposed level of development identified in Policy PG 6 reflects this.

<u>Employment Improvement Area – Wardle</u>

11.6.8 The employment improvement area is surrounded by grade 3 land. The impacts of the identified level of growth at the site would be dependent upon whether any AL classified as being best and most versatile would be lost.

<u>Local Service Centres</u>

11.6.9 The Local Service Centres are also predominantly surrounded by grade 3 AL with some areas being classified as grade 3 around some of the settlements. Table 13 below provides further details in terms of the AL located adjacent to each of the Local Service Centres.

Table 23 Best and most versatile agricultural land adjacent to the Local Service Centres

Local Service Centre	Agricultural land
Alderley Edge	Surrounded by grade 3.
Audlem	Surrounded by grade 3 with grade 2 to the south east.
Bollington	Grade 3 to the west, grade 5 to the south, grade 4 to the north east.
Bunbury	Surrounded by grade 3 with grade 2 to the north west.
Disley	Surrounded by grade 4.
Chelford	Surrounded by grade 3 with grade 2 to the south.
Goostrey	Grade 3 to north south and west. Grade 2 to the east.
Haslington	Grade 3 to north and west. Grade 2 to east and south.
Holmes Chapel	Surrounded by grade 3.
Mobberley	Surrounded by grade 3.
Prestbury	Surrounded by grade 3.
Shavington	Surrounded by areas of grade 2 and 3.
Wrenbury	Surrounded by grade 3.

Other Settlements and Rural Areas

11.6.10 Policy PG 6 does not identify specific levels of growth for the individual Local Service Centres (this is the role of the Site Allocations DPD). Any potential growth around settlements that have best and most versatile AL would need to be justified in terms of the loss of such land.

Conclusion

11.6.11 The spatial distribution set out in Policy PG 6 is broadly reflective of the AL constraints in Cheshire East.

11.7 Open space and green infrastructure

11.7.1 All settlements classified as principal towns, key service centres and local service centres have areas of open space located within and adjacent to them.

11.7.2 The NPPF (paragraph 114) states that *'local planning authorities should set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure'*. Policy SE 6 (Green Infrastructure) of the Local Plan Strategy Submission Version (SD 001) identifies a series of Strategic Green Infrastructure Assets that are located throughout Cheshire East. These include:

- Weaver, Bollin, Dane and Wheelock river corridors including cloughs and floodplains;
- Macclesfield, Shropshire Union (including the Llangollen and Middlewich branches) and Trent and Mersey canals;
- Meres and Mosses Natural Improvement Area and Local Natural Improvement Areas;
- Heritage town parks and open spaces of historic and cultural importance;
- Public Rights of Way, cycle routes and greenways;
- Country Parks and estate parklands;
- Peak Park Fringe;
- The Cloud, Congleton Edge and Mow Cop upland fringe;
- Sandstone Ridge; and
- The ecological network of habitats identified in Policy SE3.

11.7.3 Policy SE 6 (Green Infrastructure) of the Local Plan Strategy Submission Version (SD 001) highlights the aim to deliver a good quality, and accessible network of green spaces within Cheshire East. As highlighted above, the plan identifies a series of Strategic Green Infrastructure Assets.

Principal Towns

11.7.4 There are numerous areas of open space located throughout both Crewe and Macclesfield. In particular, the Bollin Valley located towards the north of Macclesfield provides a large area of Green Infrastructure, linking the town to Prestbury. The Macclesfield Canal also provides additional Green Infrastructure towards the south and north, linking Macclesfield with Congleton and Bollington. The 'Green Infrastructure Plan for Crewe' identifies the comprehensive connected green infrastructure within Crewe that has the potential to drive forward the economic renaissance and physical regeneration of the town.

11.7.5 The spatial distribution identified in Policy PG 6 is reflective of the open space and green infrastructure constraints. A lower amount of development is directed towards Macclesfield which is reflective of the large area of green infrastructure located within and around the town.

Key Service Centres

11.7.6 The Key Service Centres that have significant areas of open space and Green Infrastructure are identified below:

- Congleton – There are a number of areas of open space located within and adjacent to Congleton, including Astbury Mere Country Park to the south. The Dane Valley is located north of the Town.

- Handforth and Wilmslow – The River Dean runs between Handforth and Wilmslow, which contributes to the Green Infrastructure within Cheshire East.

- Knutsford – Tatton Park to the north of Knutsford provides a significant area of Green Infrastructure. There are also a number of areas of open space within and around Knutsford.

- Middlewich - Three canals pass through the town, the Shropshire Union, Trent and Mersey, and the Wardle canal.

- Nantwich – There are a number of open spaces located within Nantwich. The Shropshire Union Canal passes adjacent to the town which provides green linkages through the town and beyond. The River Weaver runs through the town.

- Poynton – The most significant open space within Poynton is Poynton Park towards the north of the town.

- Sandbach – The Trent Mersey Canal runs towards the south of the town, linking Sandbach to Middlewich, Rode Heath and Kidsgrove. The Wheelock Rail Trail also provides green linkages in the south of the town.

11.7.7 In summary, the key service centres incorporate a number of areas of open space, canals and country parks that contribute towards the Green Infrastructure of Cheshire East. Therefore, there are not considered to be any significant implications in terms of the spatial distribution of growth in the Key Service Centres (as set out in Policy PG 6) in relation to open space and green infrastructure.

<u>New Settlement – North Cheshire Growth Village</u>

11.7.8 There is a small area of open space located within the site of the proposed new settlement. Although a significant amount of growth is planned for the site, it is likely that any loss/impact on the open space could be mitigated. Therefore the spatial distribution on the site is appropriate in terms of open space and green infrastructure.

<u>Employment Improvement Area – Wardle</u>

11.7.9 The Shropshire Union canal is located north of the site, which forms part of the green infrastructure in Wardle. Site CS 28 in the Local Plan Strategy Submission Version (SD 001) highlights the need to provide an appropriate buffer zone between the Employment Improvement Area and the canal. The delivery of this policy will help ensure that the proposed level of growth planned at the Employment Improvement Area is appropriate in terms of open space and green infrastructure.

<u>Local Service Centres</u>

11.7.10 The local service centres that have significant areas of open space and Green Infrastructure are identified below:

- Audlem – The Shropshire Union Canal runs through Audlem.

- Bollington – The Macclesfield Canal runs through Bollington linking the settlement to Macclesfield in the south.

- Holmes Chapel – There are a number of areas of open space located within Holmes Chapel. The River Dane is located towards the north of the settlement.

- Prestbury – There is a large area of open space located towards the south of Prestbury. The Bollin Valley provides a green linkage to Macclesfield in the south.

- Wrenbury – The Shropshire Union Canal (Llangollen Branch) is located to the north of Wrenbury.

11.7.11 Policy PG 6 does not identify specific levels of growth for the individual Local Service Centres (this is the role of the Site Allocations DPD). The potential amount of development that could be located in those settlements that are more constrained in terms of open space and green infrastructure would be restricted.

Other Settlements and Rural Areas

11.7.12 In terms of the other settlements and rural areas, there are areas of open space and green infrastructure that are located throughout Cheshire East. These would restrict the potential for development within these particular areas.

Conclusion

11.7.13 The spatial distribution outlined in Policy PG 6 reflects the open space and green infrastructure constraints located within Cheshire East.

12 Other material factors

Summary	
Key Findings	The majority of the other material factors identified below have been adequately reflected in the spatial distribution outlined in PG 6. However, there may be a need to explore a greater level of growth for Macclesfield in line with the stated objective to reflect the 'primary role' of the settlement.

12.1.1 A number of other material factors are also identified in the Council Response to the Further Information Requested by the Inspector (PSB 006) as having had an influence on the spatial distribution. These are considered in Table 35 below.

Table 24 Consideration of other material factors which have had an influence on the spatial distribution

Other Material Factor	Issue adequately reflected in the Spatial Distribution in PG 6?	Commentary
Significant development to be encouraged at the Principal Towns, recognising their primary role in the settlement hierarchy, and as the most important settlements in the Borough.	Partially	A reasonable level of housing growth (22.3% increase in dwelling provision from 2011 dwelling provision) is allocated to Crewe, in line with its status as a Principal Town. The level of housing growth allocated to Macclesfield (14.5% increase from 2011 dwelling provision), is however, much lower than percentage increase in dwelling provision directed to any of the Key Service Centres in the next tier of the hierarchy. All of the Key Service Centres are allocated much higher percentage increases in dwelling provision than Macclesfield (between 17.2% and 29.2%) It is recognised that Macclesfield is subject to Green Belt and highways infrastructure constraints but it may be appropriate to explore a greater level of growth for Macclesfield, in line with the stated objective to reflect the 'primary role' of this settlement.
As the largest town, Crewe is also a major economic hub, and thus the strategy seeks to significantly increase the amount and range of employment, responding to the town's unique location as a strategic gateway in the M6 Corridor, and regeneration aspirations for the older areas of the town.	The Local Plan Strategy allocates in the order of 65 ha of employment land to Crewe.	The Alignment of Economic, Employment and Housing Strategy report identifies that there is a clear logic in the expected levels of development allocated to Crewe, which is consistent with local strategy, policy and economic opportunity.
Crewe as a focus for growth, reflecting aspirations in 'All Change for Crewe: High Growth City and the Strategic Economic Plan for Cheshire and Warrington.	The Local Plan Strategy allocates in the order of 65 ha of employment land to Crewe.	The Alignment of Economic, Employment and Housing Strategy report identifies that there is a clear logic in the expected levels of development allocated to Crewe, which is consistent with local strategy, policy and economic opportunity.
Local highways infrastructure and location within the Green Belt, act as strategic constraints to development in Macclesfield.	The Local Plan Strategy allocates in the order of 15 ha of employment land to Macclesfield.	The Alignment of Economic, Employment and Housing Strategy report identifies that there is a clear logic in the expected levels of development currently allocated to Macclesfield, however the proposed level of employment growth will not accommodate the level of growth expected in the revised ONS based CWEM economic forecasts. A significant part of the increased employment from the revised model is for office based jobs. The north of the Borough including Macclesfield is an attractive

Other Material Factor	Issue adequately reflected in the Spatial Distribution in PG 6?	Commentary
		location for office based employment, given its easy access to the Manchester economy. The report states that there is a strong case, at a strategic level, to allocate a substantial proportion of the additional 27 hectares required to the north of the Borough.
Sites have been selected in relation to their ability to deliver the strategic priorities set out in the plan, because they support the delivery of infrastructure improvements or employment alongside housing (mixed-use). Sites have also been selected on the basis of their existing planning policy status, engagement with local communities and council members, proposed use, site availability and duty to cooperate discussions.	The Cheshire East Local Plan Strategy identifies both 'Sites' and 'Strategic Locations (Chapter 15).	This issue will be addressed through the formalisation of the site selection process

13 Green Belt

Summary	
Key Findings	The Green Belt assessment update looked at the non-Green Belt potential of settlements inset within the North Cheshire Green Belt (including consideration of the updated urban potential and edge of settlement study) and calculated that without making amendments to the Green Belt boundary, the proportion of development that could be accommodated in the north of the Borough would be very low. Elsewhere in this report we have highlighted that channeling too much development to areas beyond the Green Belt (see chapter 5-12) in the south would represent unsustainable patterns of development. PG6 and the options considered for the purposes of this report all recommend growth levels in the north that would necessitate making alterations to the Green Belt boundary in the north of the borough. The Green Belt assessment report sets out the exceptional circumstances to justify making these amendments. For settlements in the south with Green Belt, the same circumstances do not apply. Whilst some amendments are necessary the settlements located in the north of the Borough are still heavily constrained by the presence of the Green Belt. Therefore, the approach identified within PG 6 is broadly consistent. Analysis of Macclesfield and the Key Service Centres highlighted that beyond the areas of Green Belt already identified for removal there are comparatively few parcels making a limited contribution in Congleton, Alsager and Knutsford that may be suitable. Whilst there were a greater number of parcels in Macclesfield, Wilmslow, Handforth and Poynton that are making a limited contribution, these sites are not necessarily suitable for development in the future. The Green Belt Assessment update only assesses land against the five purposes of Green Belt. Therefore it cannot automatically be assumed that parcels that make a 'contribution' or no contribution should be considered as potential development land in the future. As shown, much of this land (that makes a 'contribution') is not suitable for development (with some exceptions) and in some case never will be. These parcels land may already be developed, be in a river valley, are an active landfill site, an ancient woodland, school sites or cannot be practicably accessed. However, should further development land be required it may be prudent to look again at the small pool of parcels in the north that were less constrained and offer potential development opportunities. Some sites, adjudged to be only making a 'contribution' (i.e. not a major/significant contribution), may be suitable for future development if exceptional circumstances can be made and if they represent a sustainable pattern of development.

13.1.1 This section provides a reflection on how the proposed spatial distribution reflects the extent of the Green Belt constraints present within Cheshire East. It provides an indication of which settlements are constrained by Green Belt and how the approach set out within Policy PG6 of the Local Plan Strategy Submission Version (SD 001) reflects this.

13.1.2 Cheshire East has around 400 square kilometres of land designated as Green Belt, located in the northern and south-eastern parts of the Borough, forming part of the Green Belts surrounding Greater Manchester and the Potteries conurbations. Detailed boundaries for the North Cheshire Green Belt were defined through a series of Local Plans in the 1980s. Detailed boundaries for the South Cheshire Green Belt were defined in the 1980s and early 1990s.

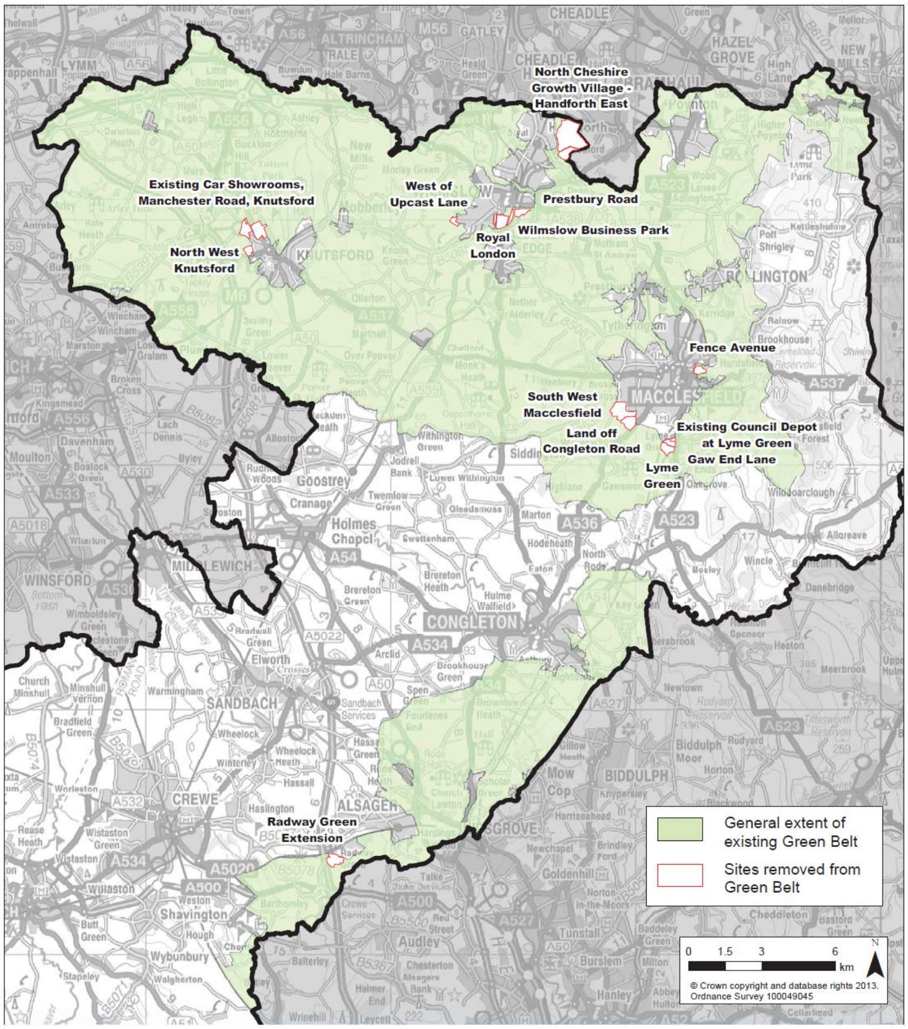
13.1.3 The Green Belt in the north of the Borough is drawn very tightly around existing settlements. The Green Belt in the north has been a very successful instrument in limiting the expansion of urban areas and encouraging the recycling of derelict and other urban land. The South Cheshire Green Belt extends to Alsager and Congleton although both of these settlements are located beyond the outer edge of the Green Belt rather than being inset within it. None of the other major settlements in the Southern part of Cheshire East are constrained by Green Belt.

13.1.4 In the submission version Green Belt Assessment (BE 012), it is acknowledged that housing growth for settlements lying within the North Cheshire Green Belt would be severely constrained by tight Green Belt boundaries around them, which do not allow any significant development expansion. A useful summary of the Green Belt position in Cheshire East is provided in the Housing Background Paper (SD 017), which highlights that *"There are very limited non-Green Belt opportunities for new development in the vicinity of Macclesfield, Knutsford, Poynton, Handforth and Wilmslow. In these settlements, any new school, business, housing or community facility, all things normally considered necessary to sustain a town, must either be built as an 'exception' to the Green Belt or not at all. Hence, if 'sustainable development' is to be achieved in these towns, it follows that an adjustment of Green Belt boundaries must be considered*

(Paragraph 28.7)”. This, combined with the timing of a new Local Plan, was identified as the exceptional circumstance that warranted a Green Belt review within the Green Belt Assessment (BE 012).

13.1.5 The Local Plan Strategy Submission Version (SD 001) proposes limited alterations to the Green Belt towards the north of Cheshire East, which are required to accommodate new housing and employment growth, along with 135-140 hectares of ‘safeguarded land’ that is required for possible longer term development needs.

Figure 6 General Extent of the Existing Green Belt Showing Sites Proposed to be removed



13.1.6 Policy PG 3 (Green Belt) of the Local Plan Strategy Submission Version (SD 001) sets out the Council’s approach to protection of the Green Belt over the plan period. It reflects the NPPF in that it reinforces the five purposes of the Green Belt and states that planning permission will not be granted for inappropriate development in the Green Belt except in very special circumstances. The policy highlights that the extent of the existing Green Belt remains unchanged, apart from the removal of land at the following sites from the Green Belt:

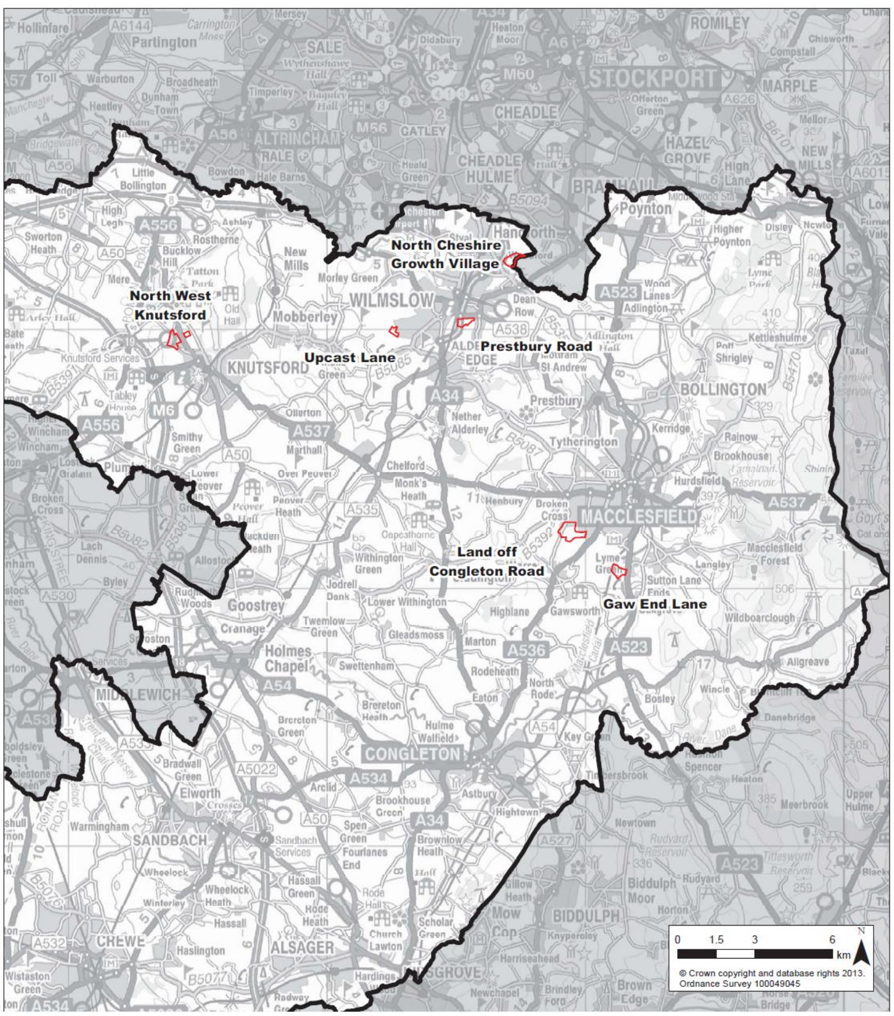
- Site CS 9 'Land East of Fence Avenue, Macclesfield'
- Site CS 10 'Land off Congleton Road, Macclesfield'
- Site CS 11 'Gaw End Lane, Macclesfield'
- Site CS 15 'Radway Green Extension, Alsager'
- Site CS 18 'North West Knutsford'
- Site CS 26 'Royal London, Wilmslow'
- Site CS 27 'Wilmslow Business Park'

- Site CS 30 'North Cheshire Growth Village, Handforth East'
- Site CS 31 (Safeguarded) 'Lyme Green, Macclesfield'
- Site CS 32 (Safeguarded) 'South West Macclesfield'
- Site CS 33 (Safeguarded) 'North West Knutsford'
- Site CS 34 (Safeguarded) 'North Cheshire Growth Village, Handforth East'
- Site CS 35 (Safeguarded) 'Prestbury Road, Wilmslow'
- Site CS 36 (Safeguarded) 'West of Upcast Lane, Wilmslow'
- Existing Council Depot at Lyme Green
- Existing Car Showrooms, Manchester Road, Knutsford

13.1.7 The New Green Belt and Strategic Open Gap Study (BE 011) looked at the potential for designating a new Green Belt in the Nantwich and Crewe area to prevent any potential merger of the two towns and other surrounding settlements. Policy PG 3 seeks to designate a new area of Green Belt. The detailed boundaries of the new area of Green Belt would be defined through the Site Allocations and Development Policies Document.

13.1.8 A number of the sites proposed for removal in the LPS are identified as safeguarded land. These parcels may now need to be considered for development in the forthcoming plan period based on updated evidence for development needs. This will be dealt with in the site selection process.

Figure 7 Safeguarded land



<u>Cheshire East Council Green Belt Assessment Update (April 2015)</u>

13.1.9 In his interim views the Inspector raised concerns with the previous Green Belt evidence and process: "The process and evidence relating to the proposed amendments to the Green Belt boundary in the north of the district seem flawed, particularly the release of sites from the Green Belt and the provision of Safeguarded Land, and there seems to be insufficient justification for establishing a new Green Belt in the south of the district" (para. 4 Interim Views). Following this Arup were appointed by the Borough Council to provide support for the Green Belt Assessment Update. Arup has jointly prepared the Update with the Borough Council including providing critical friend advice to review and revise the methodology used for the Green Belt Assessment 2013; and assessing Green Belt parcels of land identified through applying the agreed updated methodology.

13.1.10 Arup identified four issues with the previous 2013 study, namely:

- Extent of the Assessment Area (did not cover the whole Borough);
- Defining Parcels for Assessment (based on settlement hierarchy and clusters of SHLAA sites);
- Use of Moderate / Weak Boundaries
- Screening out Purposes 4 and 5 (to preserve the setting and special character of historic towns and to assist in urban regeneration).

13.1.11 The update builds upon and incorporates aspects of the work carried out in 2013. This includes reviewing, revising and further defining the methodology; and taking forward Green Belt parcels for assessment in the 2015 Update.

13.1.12 The purpose of the Update was to provide an independent and objective appraisal of the Green Belt in Cheshire East against national Green Belt policy, including the five purposes of Green Belt, as defined in the National Planning Policy Framework. The approach and outcomes from the update also respond directly to the Inspector's initial views on the Green Belt Assessment 2013. The update does not recommend which sites should be released, the consultants state that this is a matter for policy making by considering: the results of the Green Belt assessments; the weight of exceptional circumstances for release including the need for development on Green Belt sites; the individual site characteristics; and the need for development in particular locations.

13.1.13 The consultants state that the higher the performance against Green Belt purposes, the greater the exceptional circumstances that will be necessary to make the case for the release of sites from the Green Belt.

13.1.14 The Update excludes the area within the National Park boundary as it is outside of the Green Belt and planning within the National Park is the responsibility of the Peak District National Park Authority. It was also considered appropriate to screen out national and international designations (SSSI, Ramsar, SAC, SPA) from the assessment; this is in line with the 2013 Assessment.

13.1.15 The update comprises of two main stages:

- Stage 1 – General Area Assessment
- Stage 2 – Green Belt Parcel Assessment

13.1.16 The General Area Assessment covers the whole extent of the Green Belt in Cheshire East whilst the Green Belt Parcel Assessment provides a further detailed assessment on smaller parcels of land either:

- Around settlements on the edge or inset into the Green Belt in General Areas identified in the Stage 1 Assessment as providing a 'contribution' or 'no contribution' to the Green Belt; or

- Around all settlements identified as Principal Towns, Key Service Centres, and Local Service Centres.

13.1.17 In addition, the Borough Council asked that sites included in the Local Submission and not covered by the above criteria be included in the assessment, albeit reported separately.

13.1.18 Following publication of the draft Green Belt assessment and the second technical workshop, further work was conducted looking at the 'Non Green Belt Potential' of each settlement to give an indication of the level of development that could be accommodated without Green Belt boundary changes (see Chapter 15).

13.2 Summary of general area assessment

13.2.1 To ensure the whole of the Green Belt in Cheshire East was covered, the General Areas were drawn using the settlement inset boundary to define the internal extent of the Green Belt. The external extent was defined by the Cheshire East Council Local Authority Boundary. General Areas were then divided up using the defensible boundary definitions with strong features utilised (motorways and A-Roads).

13.2.2 These are identified as the strongest boundaries to use, so were prioritised over other strong boundaries as a means of dividing up the Green Belt into General Areas. The methodology recognises that both the settlement inset boundary and the Cheshire East Local Authority Boundary do not form strongly defensible boundaries. At the detailed assessment stage, boundaries within the defensible boundary methodology were used to determine resultant land parcels. The general approach resulted in the division of the Green Belt in Cheshire East into 44 General Areas. Each of the General Areas was assessed against the five purposes of Green Belt.

Table 25 Green Belt Update Study Table 5-1: General Area Assessment Results

Overall Assessment	General Area Reference
Major contribution	Knutsford: K1, K2, K5 Macclesfield: M4 Mobberley: MO1 Poynton: P1, P3, P4 Shavington: S1, S2, S3 Northwich: N1, N8
Significant contribution	Alderley Edge: AE1 Holmes Chapel: HC1 Handforth: HE1, HE2 Macclesfield: M1, M2, M3 Poynton:, P2 Alsager: S5, S6, S8 Congleton: S11
Contribution	Alderley Edge: AE2 Handforth: HE3, HE4, HE5 Knutsford: K3, K4, K6 Alsager: S4, S7 Congleton: S9, S10 Northwich: N2, N3, N4, N5, N6, N7, N9 Shavington: S12

13.3 Summary of detailed assessment of smaller parcels

13.3.1 The detailed assessment stage adopted a focused approach in order further assess smaller parcels of Green Belt land against the five Green Belt purposes, as defined in the NPPF. For the second stage of the assessment the following principles were applied:

1. Green Belt parcels were identified within General Areas identified as making a ‘contribution’ or ‘no contribution’ to Green Belt purposes in the first stage of the assessment (these are the lowest level outputs).

2. Green Belt parcels were identified around principal towns, key service centres and local service centres within Cheshire East Council’s Submission Plan settlement hierarchy;

13.3.2 For General Areas making a ‘contribution’, or ‘no contribution’, parcels were identified around settlements on the edge or inset into the Green Belt (including those identified as ‘other settlements or rural areas’ within the settlement hierarchy). Parcels were drawn from the settlement inset boundary to the nearest strong or medium defensible boundary, rather than covering the whole General Area. This approach takes into consideration sustainable development factors when defining Green Belt parcels, as set out in NPPF paragraph 84 as it assesses parcels which have a good relationship with an existing settlement inset within the Green Belt boundary

13.3.3 Within General Areas making a ‘contribution’ or ‘no contribution’ where there are no inset settlements, no further assessment has been undertaken as it is considered these areas would not support sustainable development.

13.3.4 The consultants applied the same assessment criteria to both the General Areas and smaller parcels. In addition, the Borough Council asked that sites included in the Local Plan Strategy Submission Version and not covered by the above criteria be included in the assessment, albeit reported separately.

13.3.5 The detailed results from the Green Belt Parcel Assessment can be found in Appendix C of the Green Belt Assessment report with a summary table of the assessment results detailed in Table 8-1 in the main body of the Green Belt Assessment t report.

13.3.6 Parcels which were assessed as making a ‘contribution’ to the Green Belt i.e. not a major or significant contribution are detailed in the report at Table 8-2. The consultants state that these parcels have the greatest potential to be considered for release due to their lower contribution to Green Belt function.

13.3.7 The outcome of the Green Belt Assessment Update will be used to inform Cheshire East Council on decisions regarding land to release for potential development. The consultants note that not all parcels listed in section 8.2.3 of the Green Belt Assessment report are likely to be released and that the Update needs to be considered alongside other evidence before potential sites identified. It is expected that sites selected from the Green Belt parcel ‘contribution’ table will be prioritised for consideration to ‘top up’ non-Green Belt sites, in locations where demand is demonstrated as exceeding supply of non-Green Belt sites. The Borough Council can also consider release of parcels which have been assessed as having a higher weight and making a ‘significant’ or ‘major’ contribution to Green Belt purposes. Where the Borough Council considers taking this approach a greater case will need to be made for exceptional circumstances which outweighs the benefits of a potential site remaining in the Green Belt.

Site assessment	Parcel references
Major Contribution	Alderley Edge: AE01, AE03, AE04, AE05, AE06, AE20, AE21
	Alsager: AS01, AS06, AS07,
	Bollington: BT01, BT02, BT03, BT04, BT05, BT06, BT07, BT08, BT09, BT12, BT16, BT18, BT26, BT31, BT33
	Chelford: CF01, CF02, CF03, CF08, CF09
	Congleton: CG08, CG12, CG13, CG15, CG18, CG19

	Disley: DS01, DS02, DS04, DS05, DS08, DS09, DS15, DS16, DS17, DS18, DS19, DS20, DS21, DS22, DS23, DS24, DS26, DS27, DS28, DS32, DS33
	Handforth: HF01, HF02, HF05, HF06, HF07, HF08, HF09, HF11
	High Legh: N3-03, N3-04
	Knutsford: KN01, KN13, KN14, KN15, KN22
	Macclesfield: MF13, MF21, MF22, MF26, MF27, MF31, MF44, MF45
	Mobberley: MB01, MB02, MB04, MB07, MB08, MB09
	Mow Cop: S9-16, S9-20, S9-24, S9-29
	Prestbury: PR06, PR08, PR15, PR17, PR20, PR22, PR25
	Poynton: PY13, PY14, PY16, PY17, PY21
	Scholar Green: S7-02, S7-03, S9-01, S9-14
	Wilmslow: WM05, WM29
Significant Contribution	Alderley Edge: AE02, AE07, AE08, AE09, AE10, AE11, AE12, AE13, AE14, AE15, AE16, AE17, AE18, AE19
	Alsager: AS05, AS08, AS09, AS10, AS11, AS12, AS13
	Bollington: BT11, BT13, BT14, BT15, BT17,BT19, BT20, BT21, BT22, BT23, BT24, BT25, BT27, BT29, BT30, BT32
	Chelford: CF04, CF05, CF06, CF07
	Congleton: CG01, CG02, CG03, CG05, CG07, CG10, CG11, CG14, CG16, CG17, CG20
	Disley: DS03, DS06, DS07, DS10, DS11, DS12, DS13, DS14, DS25, DS29, DS30, DS31
	Handforth: HF04, HF15
	High Legh: N2-01, N2-03, N3-01, N3-02
	Knutsford: KN02, KN04, KN05, KN06, KN07, KN08, KN09, KN11, KN12, KN16, KN17, KN18, KN19, KN20, KN21
	Macclesfield: MF02, MF03, MF04, MF05, MF06, MF07, MF08, MF09, MF11, MF12, MF14, MF15, MF16, MF24, MF28, MF29, MF30, MF32, MF33, MF34, MF35, MF36, MF38, MF39, MF40, MF41, MF43, MF46, MF47, MF48, MF49, MF50, MF51, MF54, MF55, MF56
	Mobberley: MB03, MB05, MB06
	Mow Cop: S9-17, S9-18, S9-19, S9-22, S9-26, S9-27, S9-28
	Poynton: PY05, PY06, PY07 PY08, PY09, PY10, PY12, PY18, PY19, PY20, PY23, PY25
	Prestbury: PR01, PR03, PR04, PR05, PR07, PR09, PR12, PR13, PR16, PF19, PR26, PR27, PR28
	Scholar Green: S7-01, S7-04, S7-05, S7-06, S7-07, S7-08, S7-09, S7-10, S7-11, S7-12, S7- 13, S9-02, S9-04, S9-09, S9-10, S9-11, S9-15
	Wilmslow: WM02, WM03, WM07, WM08, WM11, WM12, WM16, WM18, WM20, WM21, WM22, WM23, WM24, WM27, WM28, WM30, WM31, WM32, WM34,WM35, WM36, WM37, WM39, WM40, WM42, WM44, WM45, WM46, WM50, WM51,WM52, WM55, WM57
Contribution	Alsager: AS02, AS03, AS04
	Bollington: BT10, BT28
	Congleton: CG04, CG06, CG09
	Disley: DS34, DS35, DS36
	Handforth: HF03, HF10, HF12, HF16, HF18, HF19
	High Legh: N2-02
	Knutsford: KN03, KN10, KN23
	Macclesfield: MF01, MF10, MF17, MF18, MF19, MF20, MF23, MF25, MF37, MF42, MF52, MF53
	Mow Cop: S9-21, S9-23, S9-25
	Poynton: PY01, PY02, PY03, PY04, PY11, PY15, PY22, PY24
	Prestbury: PR02, PR10, PR11, PR14, PR18, PR21, PR23, PR24
	Scholar Green:, S9-03, S9-05, S9-06, S9-07, S9-08, S9-12, S9-13, S12-01, S12-02, S12-03
	Wilmslow: WM01, WM04, WM06, WM09, WM10, WM13, WM14, WM15, WM17, WM19, WM25, WM26, WM33, WM38, WM41, WM43, WM47, WM48, WM49, WM53, WM54, WM56

13.3.8 The assessment shows parcels which make a lesser contribution to the Green Belt due to being assessed as making a ‘contribution’ are clustered around Macclesfield and Wilmslow in the north of the district, and Scholar Green further south. There are no parcels which make ‘no contribution’. The majority of parcels around Alderley Edge, Alsager, Bollington, Disley, Handforth, Mobberley, Poynton and Prestbury make either a ‘significant’ or ‘major’ contribution to the Green Belt in Cheshire East when assessed against the five purposes.

13.3.9 An indication of the level of Green Belt constraint associated with each level of the settlement hierarchy is provided and consideration given as to whether this has been appropriately reflected in the proposed spatial distribution as set out in Policy PG6 Spatial Distribution of Development.

<u>Principal Towns</u>

13.3.10 Crewe does not have any Green Belt adjoining its boundary, although there are areas surrounding Crewe that are allocated as green gaps within the current development plan (Policy N4 of the Borough of Crewe and Nantwich Local Plan 2011). The purpose of this allocation is to maintain the definition and separation of existing communities and to indicate support for the longer term objective of preventing Crewe, Willaston, Wistaston, Nantwich, Haslington and Shavington from merging into one another. The submitted LPS included policy to establish a new area of Green Belt adjacent to Crewe to prevent its merger with Nantwich and other surrounding settlements. This would link to the existing Green Belt to help maintain the strategic openness of the gap between Crewe and the Potteries. The Area of Search for this new area of Green Belt is shown on Figure 8.2 of the LPS. The LPS states that the detailed boundaries of this new area of Green Belt will be defined through the Site Allocations and Development Policies Document (policy PG3.7).

13.3.11 Subsequent to the Inspector’s Interim Views, Arup have prepared a Green Belt Update - Critical Friend Advice for the New Green Belt Policy. Based on the outcomes of recent High Court and Appeals decisions, the advisory note has concluded the ‘other’ Green Gaps policy cannot currently be considered ‘insufficient’. The Local Plan Strategy also does not currently satisfy the Inspector that exceptional circumstances for new Green Belt have been demonstrated. Therefore, the advisory note recommends the Local Plan Strategy considers a new Green Gaps policy rather than proceeding with new Green Belt designation.

13.3.12 Macclesfield is inset within the North Cheshire Green Belt. Of all the towns within the North Cheshire Green Belt, Macclesfield has the greatest availability of land in its urban area that may be available for development. Due to its industrial heritage, Macclesfield has a number of brownfield sites within the urban area that could contribute towards meeting the town’s development needs. The previous Green Belt Assessment (BE 012) highlighted that there were a number of sites that may be suitable for redevelopment, but at the time of submission there was insufficient evidence that these sites will come forwards for development. The general approach of releasing some land from Macclesfield Green Belt is reflective of Policy PG 6 in that the bulk of new development is directed towards Crewe and Macclesfield. However, the updated study has highlighted that additional sites in Macclesfield may be more suitable for future growth and perhaps provide more capacity in total.

13.3.13 The update study found that parcels identified in the LPS for removal in the South (the Existing Council Depot at Lyme Green, Lyme Green and Gaw End Lane), South West (South West Macclesfield and Land off Congleton Road) and East of Macclesfield (Fence Avenue) are making a significant contribution to the Green Belt. The study also highlights twelve sites that are not making a major/significant contribution. However, of these sites MF01 is an active landfill; MF23, MF52 and MF53 are developed already; MF10 consists of existing development and a quarry; MF17, MF18 & MF19 are in a river valley and an important recreational resource; MF20 is completely covered by ancient woodland; MF25 is a small parcel with high levels of existing development; MF37 &MF42 have existing development and if suitable for further development would be considered at Site Allocations as they could not be considered for inclusion in the LPS as strategic sites. Therefore none of these are suitable development sites for inclusion in the LPS.

Location	Contribution summary
Macclesfield (South)	MF01 Macclesfield The parcel is not connected well to the urban area and therefore plays a small contribution in protecting the area from sprawl. There is little chance of settlements merging if this parcel was developed out and due to its existing uses it would not contribute significantly to protecting the countryside. There are no historical assets nearby but the parcel does play a significant contribution in assisting in urban regeneration.
	MF52 Macclesfield The parcel forms part of the washed over village of Lyme Green and has already been completely developed with development having reached its full extent. It therefore makes no contribution to checking unrestricted sprawl or safeguarding the countryside from encroachment however given Macclesfield's high brownfield urban capacity for potential development rate, the parcel makes a significant contribution to assisting urban regeneration and thus overall makes a limited contribution to Green Belt purposes.
	MF53 Macclesfield The parcel plays a limited contribution to protecting the Green Belt because of the existing development already within the land. The parcel's connection with the existing settlement and the existing development within the parcel means that the parcel makes a limited contribution to checking unrestricted sprawl. The parcel makes no contribution to preventing towns from merging, safeguarding the countryside from encroachment or preserving the historic setting. The parcel makes a significant contribution to assisting in urban regeneration.
Macclesfield (West)	MF10 Macclesfield The parcel makes a limited contribution to Green Belt purposes given that the level of existing development within the parcel means that it plays a limited role in checking unrestricted sprawl and in safeguarding the countryside from encroachment. It makes no contribution to preventing towns from merging or in preserving the historic setting however it does make a significant contribution to assisting urban regeneration.
Macclesfield (North)	MF17 Macclesfield The parcel makes a limited contribution to Green Belt purposes. The parcel is well connected to the existing settlement along the north eastern and south eastern boundaries however it has a limited role in preventing ribbon development. Given that it is bound by woodland and hedgerows, it has a limited degree of openness. It therefore plays a limited role in checking unrestricted sprawl and in safeguarding the countryside from encroachment. The parcel acts as a green finger extending into the urban area and therefore does not contribute to preventing towns from merging. It also makes no contribution to preserving Macclesfield's historic setting and character. It does however make a significant contribution to assisting in urban regeneration given Macclesfield's brownfield urban capacity rate.
	MF18 Macclesfield The parcel makes a limited contribution to Green Belt purposes. The parcel is located to the north of Macclesfield forming part of the gap between Macclesfield and Tytherington. The land is currently used as playing fields. The parcel is well contained to prevent encroachment long term: the River Bollin provides the boundary to the north, south and west, with the railway line providing the eastern boundary. The parcel makes a limited contribution to checking unrestricted sprawl and safeguarding the countryside.
	MF19 Macclesfield The parcel makes a limited contribution to Green Belt purposes. The parcel is formed from the Macclesfield Riverside Park, and is located to the south of Tytherington, adjacent to the railway line to the west and the urban edge to the north, south and east. The parcel prevents the southwards encroachment of the residential area, although this would be checked by the railway line and therefore it only has a limited contribution in this.
	MF20 Macclesfield The parcel makes a limited contribution to Green Belt purposes. Formed from Tytherington Wood, the land is Ancient Woodland. The parcel is well contained by the urban edge, limiting its role in preventing sprawl and encroachment and the parcel does not form a fundamental part of the gap between Macclesfield and Prestbury.
	MF23 Macclesfield The parcel makes a limited contribution to Green Belt purposes. The boundaries of this small site are strong and the openness has already been compromised due to the level of development present and the area is now effectively residential in nature. The parcel contains a number of mature trees and a Grade II Listed Building. This site is surrounded by Tytherington Business park and the existing settlement boundary, this parcel therefore offers a limited contribution to checking unrestricted sprawl and safeguarding the countryside.
	MF25 Macclesfield The parcel makes a limited contribution to Green Belt purposes. This parcel has strong boundaries, however due to its relationship to the existing settlement boundary and the road junction, the parcel has limited contribution to preventing sprawl. The parcel has a limited degree of openness.
Macclesfield (East)	MF37 Macclesfield The parcel has a limited contribution to the Green Belt. The parcel has a limited contribution to the prevention of urban sprawl and to safeguarding the countryside from encroachment. The parcel is a small area of land and has a limited degree of openness with no contribution to the prevention of merging and to preserving the historic setting.
	MF42 Macclesfield The parcel makes a limited contribution to Green Belt purposes. This is a relatively small parcel of land contained by a network of road this site has relatively strong boundaries which consists largely of residential properties and agriculture land. Urbanising influences already exist in much of this site, as a significant proportion of it is already developed which limits its contribution to protecting the openness of the Green Belt.

Key Service Centres

13.3.14 Handforth, Knutsford, Poynton and Wilmslow are inset within the North Cheshire Green Belt, which significantly limits the potential for expansion adjacent to these settlements. There are two areas of land designated as 'Safeguarded Land' that are located between the Green Belt and urban area in Wilmslow and Handforth.

13.3.15 The LPS proposes the removal of a number of sites in the North West of Knutsford (the Existing Car Showrooms, Manchester Road and the North West Knutsford parcel). The updated study found that these parcels were making a significant contribution. The update also identifies three parcels that are not making a significant/major contribution to the Green Belt. However, as in the case of Knutsford two of these sites would not be appropriate for development as KN03 is a school and KN10 is Tatton Park.

Location	Contribution summary
Knutsford (West)	KN03 Knutsford The parcel makes a limited contribution to Green Belt purposes despite its major role in preserving Knutsford's historic setting and character as a Conservation Area lies in close proximity to the parcel. The parcel makes a lesser contribution to checking unrestricted sprawl and safeguarding the countryside from encroachment given that it is well contained by the urban area and consists of 50% built form thus it has a limited degree of openness. Furthermore, development of the parcel would help to round off the settlement pattern.
Knutsford (North)	KN10 Knutsford The parcel makes a limited contribution to Green Belt purposes despite its major contribution to preserving Knutsford's historic setting and character. The parcel makes a lesser contribution to checking unrestricted sprawl given that it is well connected to Knutsford and could provide the opportunity to round off the settlement pattern. Furthermore it also makes a limited contribution to safeguarding the countryside from encroachment given that it consists of a children's playground and there are no long line views out of the parcel from the settlement however the parcel does provide access to the countryside and opportunities for sports and recreation.
Knutsford (South)	KN23 Knutsford The parcel makes a limited contribution to Green Belt purposes. This parcel is located to the south of Knutsford; it is bounded by the urban area to the north and east and by Toft's Road and Gough's Lane to the west and south. The parcel is located within the Legh Road Conservation Area and contains a number of properties. Development here would be well contained and would help create a more rounded edge to the existing settlement pattern thus the parcel only makes a limited contribution to checking unrestricted sprawl and safeguarding the countryside from encroachment. However the whole of the parcel is encompassed by a Conservation Area thus the parcel makes a major contribution to preserving Knutsford's historic setting and character.

13.3.16 The LPS proposes the removal of a number of sites in the South of Wilmslow (West of Upcast Lane, Royal London, Wilmslow Business Park and Prestbury Road). The updated study found that parts of the parcel to the South West (West of Upcast Lane) is making a significant contribution, but other parts of the parcel adjacent to the settlement (WM33) is only making a limited contribution. The update shows a similar situation immediately to the South with some parts of the parcel making a significant contribution (WM23 and WM24), though elements of this area are only making a limited contribution (WM25 and WM26). In total twenty one sites were identified as not making a significant/major contribution in Wilmslow. But as with Macclesfield and Knutsford these sites have severely limited development potential. WM01 has existing development is located in a river valley and includes woodland; WM10 is completely developed already; WM13, WM14, WM15, WM47, WM48, WM49 are river valley areas, inaccessible, have protected trees and act as important recreational areas; WM17 & WM19 are largely developed and also have protected trees; and WM38, WM41 and WM43 have high levels of existing development. WM06 is not Green Belt and is included in the LPS, this parcel was assessed for completeness as per the updated Green Belt assessment methodology.

Location	Contribution summary
Wilmslow (North East)	WM01 Wilmslow A small area bounded by the River Dean to the north and east, the A34 to the south and Handforth Road to the west. The parcel is surrounded by trees and there is a fairly flat grassed area at the northern end. Most of the remainder of the area contains residential properties set in large plots. Although part of a very small gap between Wilmslow and Handforth to the east of Handforth Road, these settlements have already merged to the west of Handforth Road. The parcel provides no contribution to preserving the historic town as there are no conservation areas located nearby. The parcel makes a limited contribution to assisting urban regeneration. Given the size of the parcel, its degree of enclosure, strong boundaries, proximity to the urban area and previous encroachment by built development, it is considered to perform a limited contribution to Green Belt purposes.

Wilmslow (East / Central)	WM04 Wilmslow The parcel makes a contribution to the purposes of the Green Belt. This parcel is bounded by Dean Row Road to the north, Brown Lane to the west and Cross Lane to the south east. Existing clusters of development have formed along the southern and northern end of Cross Lane. Whilst the parcel offers little in the way as a separation function, it does serve to prevent further urban encroachment into the open countryside. The parcel is well connected to the urban area. The parcel provides no contribution to preserving the historic town as there are no conservation located nearby. The parcel makes a limited contribution to assisting urban regeneration.
	WM06 Wilmslow The parcel has a limited contribution to Green Belt purposes. It makes no contribution to preventing towns from merging or from preserving Wilmslow's historic setting and character. However the parcel does make a significant contribution to checking unrestricted sprawl given that it is well connected to the urban area and plays a role in preventing ribbon development. The parcel makes a limited contribution to assisting urban regeneration. NB this parcel is not within the Green Belt but has been included in the assessment for completeness.
	WM09 Wilmslow The parcel makes a limited contribution to the Green Belt. The parcel has largely prevented development and makes a significant contribution in preventing urban sprawl however the parcel makes no contribution to preventing towns from merging or in preserving the setting and character. The parcel has a limited contribution to safeguarding the countryside as it has a limited degree of openness.
	WM10 Wilmslow The parcel plays a limited contribution to protecting the Green Belt. There is a large amount of development on the parcel which limits the degree of openness. The parcel therefore has a limited contribution to safeguarding the countryside and no contribution to preventing sprawl.
	WM13 Wilmslow The parcel has a limited contribution to the Green Belt and for the five purposes of the Green Belt. The parcel has a limited degree of openness due to dense woodland and is well connected to the urban settlement. The parcel has a limited contribution to preventing urban sprawl and no contribution to the preventing the merging of settlements.
	WM14 Wilmslow The parcel has a limited contribution to the Green Belt. The parcel has a limited contribution to prevention of sprawl however no contribution to preventing merging. The parcel has a limited contribution to safeguarding the Green Belt. The historic setting is not impacted and the parcel only plays a small contribution in recycling derelict or urban land.
	WM15 Wilmslow The parcel has a limited contribution to the purpose of the Green Belt. This is a narrow parcel of land, which runs parallel to the southern side of the River Bollin. Despite its connection to the urban area, this parcel retains a significant degree of openness. However, it is well contained by strong boundaries and is isolated from the wider countryside. The parcel makes a limited contribution to preserving the historic setting of Wilmslow due to presence of a listed building on the eastern boundary. The parcel makes a limited contribution to assisting urban regeneration.
	WM47 Wilmslow The parcel makes a limited contribution to Green Belt purposes despite having a major contribution to its role in preserving the historic setting of Wilmslow as it is encompassed by the Wilmslow Conservation Area and an area of archaeological potential. The parcel makes no contribution to safeguarding the contribution to checking unrestricted sprawl or preventing towns from merging. It makes a limited countryside from encroachment given that it supports a beneficial use of the Green Belt, thus overall it makes a significant contribution to the Green Belt.
	WM48 Wilmslow This is a small parcel of land contained by Manchester Road, the River Bollin and the railway viaduct. By virtue of its siting this parcel offers only a very limited contribution to the purposes of Green Belt. The parcel has a significant contribution to preserving the historic settlement and a limited contribution to assisting urban regeneration.
	WM49 Wilmslow This is a small parcel of land contained by the Railway viaduct and A34 and consists largely of wooded areas. By virtue of its siting this parcel offers only a very limited contribution to the purposes of Green Belt. The parcel has a limited contribution to preserving the historic setting of Wilmslow and to assisting urban regeneration.
Wilmslow (South East)	WM17 Wilmslow The parcel only plays a contribution in the purpose of the Green Belt and because there is already a high level of development within the parcel it would not impact the Green Belt if this was removed from Green Belt. Due to the development on the parcel there is a limited degree of openness and a limited contribution to the prevention of merging.
	WM19 Wilmslow The parcel plays a limited contribution to the purposes of the Green Belt. There is existing development occupying half of the parcel thus it has a limited degree of openness and plays a limited role in safeguarding the countryside from encroachment. The parcel makes a limited contribution to preventing Wilmslow from merging with Alderley Edge. The parcel has a significant role in preventing further ribbon development along the boundaries and thus plays a significant role in checking unrestricted sprawl.
Wilmslow (South)	WM25 Wilmslow The parcel makes a limited contribution to Green Belt purposes given that it is nearly completely built out. The parcel has no degree of openness given the large areas of woodland and built form and therefore makes a limited contribution to safeguarding the countryside. Furthermore it plays a limited role in checking unrestricted sprawl and preventing further ribbon development. The parcel makes no contribution to preventing towns from merging.

	WM26 Wilmslow The parcel has limited contribution to the Green Belt. This strip of agricultural land has strong boundaries and is well connected to the urban area, being virtually surrounded by it. It is free from urbanising influences within the parcel and does add to the sense of separation of Wilmslow and Alderley Edge although not adding to any physical separation. It has served to prevent development extending along Alderley Road. It is isolated from the wider countryside and plays only a minor role in safeguarding the countryside from encroachment however it has a significant degree of openness. The parcel has no contribution to preserving the historic setting and a limited contribution to assisting urban regeneration.
Wilmslow (West)	WM33 Wilmslow Predominantly agricultural in character this parcel has been the subject of some urban sprawl, and makes no contribution to preventing towns from merging. However located at Wilmslow's southern tip this land does play a role in preventing the extension of Wilmslow into the open countryside and thus the parcel makes a significant contribution to safeguarding the countryside from encroachment. Existing boundaries may not be able to withstand development pressures. The parcel has no contribution to preserving the historic setting of Wilmslow and a limited contribution to assisting urban regeneration.
	WM38 Wilmslow The parcel has a limited contribution to the Green Belt. The parcel has a large proportion of development however has a significant role in preventing further ribbon development along Newgate Road and Greaves Road therefore it makes a significant contribution in preventing urban sprawl. It has a limited role in safeguarding the countryside given the limited degree of openness. It makes no contribution to preventing settlements from merging or preserving the historic setting of Wilmslow.
	WM41 Wilmslow The parcel has a limited contribution to the Green Belt. The parcel has some development and has a limited degree of openness due to the proximity of development. The parcel has moderate boundaries which may lead to sprawl in the future. The parcel has no contribution to the prevention of merging or to preserving the historic character of Wilmslow.
	WM43 Wilmslow The parcel has a limited contribution to the Green Belt. Approximately one third of the parcel is developed and therefore it has a limited degree of openness and a limited contribution in safeguarding the countryside from encroachment. The parcel has no contribution to preventing merging, or preserving the historic setting of Wilmslow. The parcel has limited contribution to preventing urban sprawl and to assisting urban regeneration.
Wilmslow (North West)	WM53 Wilmslow Overall, this parcel only makes a limited contribution to Green Belt purposes. The parcel makes a limited contribution to assisting urban regeneration and in checking unrestricted sprawl. The parcel makes a significant contribution to safeguarding the countryside from encroachment given its degree of openness and the beneficial Green Belt uses it supports however the parcel makes no contribution to preventing towns from merging or in preserving the historic setting of Wilmslow.
	WM54 Wilmslow The parcel makes a limited contribution to Green Belt purposes. There is existing development and industrial uses within the parcel thus the parcel supports a limited degree of openness. The parcel makes no contribution to preventing towns from merging or preserving the historic setting and character. The parcel plays a significant contribution in protecting the Green Belt from sprawl. The parcel has a limited contribution to assisting in urban renewal.
	WM56 Wilmslow The parcel makes a limited contribution to the overall purposes. The parcel already hosts development therefore has a limited contribution to preventing sprawl and to safeguarding the countryside. The parcel does have a significant role in preventing neighbouring settlements from merging but makes no contribution to reserving the historic town.

13.3.17 The LPS proposes the removal of land at Handforth East (North Cheshire Growth Village). The North Cheshire Growth Village is located within the Green Belt. Parts of this land in this location are identified as having a major/significant contribution both in the updated study and previous Green Belt Assessment (BE 012). The justification for this allocation is set out in PS B006b Council Response to the Further Information Requested by the Inspector at paragraphs 10.25-10.27. Whilst some elements make a major/significant contribution, the potential for the New Chehsire Growth Village to be planned in a comprehensive manner and deliver much needed homes and jobs in the north of the borough is key factor in directing growth to this location. To deliver this level of growth elsewhere in the north could have resulted in unsustainable forms of development around the edges of other Key Service Centres in the north.

13.3.18 The Council argues that in the absence of this proposal, the Local Plan Strategy would need to allocate additional Green Belt sites in this area of the Borough; and that within Handforth, there are limited opportunities to allocate Green Belt sites, other than those considered to make a major contribution to Green Belt purposes. The alternative to development of the North Cheshire Growth Village would be to provide development on a significant number of alternative urban extension sites in the area. Although this land makes a major contribution to Green Belt purposes, re-location of the development proposed to a variety of urban extension sites would also cause harm to the Green Belt, in a number of separate locations. It is the view of the Council that concentrating a significant proportion of development in one area will cause less harm to the integrity of the Green Belt overall than spreading this development around a number of different Green Belt locations. The North Cheshire Growth Village meets the development needs for other settlements in the north besides Handforth and the proposal will also allow for the delivery of infrastructure improvements in a comprehensive fashion.

13.3.19 It is further noted that the site boundaries were amended to exclude the most sensitive part of the Green Belt in the north western area of the site and a landscaped buffer area was included to help mitigate some of the impacts on the openness of the Green Belt in the submission version of the Plan.

13.3.20 The updated study found that parts of this area are making a major contribution (HF11, HF13, HF14, HF17) and a significant contribution (HF15). However, other parts of the area are only making a limited contribution (HF12, HF16, HF18,HF19). In total six sites were identified as not making a significant/major contribution in Handforth. However, as is common with the other settlements many of these sites have little prospect for future development. HF10 is a park; HF18 is not Green Belt and is a committed site; HF19 is river valley and includes ancient woodland.

Location	Contribution summary
Handforth (West)	HF03 Handforth The parcel makes a limited contribution to Green Belt purposes given that it is well connected to the urban area and provides the opportunity to round off the settlement pattern. It also plays a limited role in preventing the further merging of Handforth and Wilmslow.
Handforth (North)	HF10 Handforth The parcel makes a limited contribution to Green Belt purposes as it is well contained within Handforth along the south eastern and south western boundaries. It makes a limited contribution to checking unrestricted sprawl given that it provides the opportunity to round off the settlement pattern with the strong northern boundary of the Link Road to contain development. Given that the parcel is detached from the countryside it plays a limited role in safeguarding the countryside from encroachment.
Handforth (East)	HF12 Handforth The parcel makes a limited contribution to Green Belt purposes given that approximately 50% of the parcel is already developed with a gym, office buildings and associated car park. The remainder of the parcel is heavily vegetated and therefore it has a limited degree of openness. Given this existing encroachment into the parcel, the parcel has a limited role in safeguarding the countryside from encroachment. The strong western boundary of the A34 has been unable to prevent sprawl from Handforth.
	HF16 Handforth The parcel makes a limited contribution to Green Belt purposes. It has a limited separation role given that Handforth and Wilmslow have already merged. However the parcel is largely detached from Handforth and has no urbanising influences within it thus supporting a significant degree of openness. It therefore makes a significant contribution to safeguarding the countryside from encroachment. Given its limited connection to Handforth, the parcel makes a limited contribution to checking unrestricted sprawl.
	HF18 Handforth The parcel makes a limited contribution to Green Belt purposes. It has strong boundaries and is well connected to the urban area. The parcel could be seen as rounding off the settlement pattern although the area is currently free from urbanising influences despite being isolated from the surrounding countryside. The parcel makes a limited contribution to checking unrestricted sprawl and in preventing towns from merging. NB this parcel is not within the Green Belt but has been included in the assessment for completeness.
	HF19 Handforth The parcel makes a limited contribution to Green Belt purposes. It has a significant role in preventing the further merging of Wilmslow and Handforth however due to its connections with the urban area and strong boundaries to prevent further encroachment in the future, the parcel only serves a limited contribution to checking unrestricted sprawl, safeguarding the countryside from encroachment and assisting urban regeneration.

13.3.21 The LPS does not propose the removal of any Green Belt land at Poynton. The updated study identified eight sites as not making a significant/major contribution in Poynton. It is possible that some of these sites could be re-considered at the Site Allocations stage, though exceptional circumstances would need to be demonstrated.

Location	Contribution summary
Poynton (South)	PY01 Poynton This parcel is located on the southern edge of Poynton and forms a thin, wedge shaped area of land bounded by a railway and major road. The parcel is part developed comprising the Hope Green Rest Home, and associated parking area, together with a grassed area forming the southern half of the parcel. Given existing development within the parcel and its proximity to the urban area, the parcel has a limited role in checking unrestricted sprawl and in safeguarding the countryside from encroachment. The parcel has no contribution to preserving the historic setting or in preventing towns from merging.

	PY02 Poynton The parcel is predominantly flat and comprises woodland with Tree Preservation Orders on some trees. It also provides a strong visual buffer when viewed from the south but plays a limited contribution to narrowing the gap between settlements and checking unrestricted sprawl. The parcel has no contribution to preserving the historic setting as the parcel is not located near a conservation area. The parcel has a limited contribution to assisting urban regeneration.
	PY03 Poynton The parcel makes a limited contribution to Green Belt purposes. The strong boundary to the east would effectively contain development and the openness of the parcel and land beyond to the west is compromised by built development. The parcel has no contribution to preserving the historic setting as the parcel is not located near a conservation area. The parcel has a limited contribution to assisting urban regeneration.
	PY04 Poynton The parcel makes a limited contribution to Green Belt purposes given that it does not play a role in preventing nearby towns from merging and half of the parcel has already been developed thus it has a limited role in safeguarding the countryside from encroachment. It does however play a significant role in preventing further ribbon development along the A523 and in checking the unrestricted sprawl of Poynton.
	PY22 Poynton The parcel has a limited contribution to the purposes of the Green Belt. The parcel has potential for rounding off development. The parcel has no contribution to preserving the historic setting as the parcel is not located near a conservation area. The parcel has a limited contribution to assisting urban regeneration.
	PY24 Poynton The parcel makes a limited contribution to Green Belt purposes despite that it is mostly detached from the settlement of Poynton and lies adjacent to open countryside with limited urbanizing influences thus making a major contribution to safeguarding the countryside from encroachment. The parcel plays a lesser role in checking unrestricted sprawl given its lack of connection to Poynton. The parcel does not play a separation role between settlements.
Poynton (North)	PY11 Poynton The parcel makes a limited contribution to Green Belt purposes given its weak southern and northern boundaries which are unlikely to be sufficient in preventing urban sprawl and encroachment in the long term. The parcel lies adjacent to Poynton along the southern boundary however dense trees to the west and the school located within the parcel hinder long line views from the settlement. Given the irregular shape of the settlement the parcel provides the opportunities to round off the settlement pattern (along with PY10).
	PY15 Poynton The parcel makes a limited contribution to Green Belt purposes. The land is well contained by road boundaries, is adjacent to the urban area, and has already been encroached upon by development reducing its open character. However the Green Belt is particularly narrow to the north of Poynton and whilst the parcel is relatively small, development would contribute to a minor narrowing of the gap. The parcel has no contribution to preserving the historic setting as the parcel is not located near a conservation area. The parcel has a limited contribution to assisting urban regeneration.

13.3.22 Alsager and Congleton adjoin the outer edge of the South Cheshire Green Belt. Areas located North West, West and South west of Alsager are not designated as Green Belt. Areas located North, North West and West of Congleton are not designated as Green Belt.

13.3.23 The LPS proposes the removal of land South West of Alsager (Radway Green Extension). The updated study found that this area is making a significant contribution (AS12). The updated assessment highlights three parcels to the east of Alsager that do not make a major/significant contribution. However, these sites would not be feasible as alternative or additional locations for growth as AS02 and AS03 are very small parcels and AS04 is already completely developed.

Location	Contribution summary
Alsager (East)	AS02 Alsager The parcel makes a limited contribution to Green Belt purposes. The parcel plays a limited role in preventing ribbon development and has a limited degree of openness given surrounding roads and development. Development of the parcel would not significantly affect the gap between Alsager and Rode Heath thus the parcel has a limited role in preventing nearby towns from merging.
	AS03 Alsager The parcel makes a limited contribution to Green Belt purposes. The parcel is robustly contained by strong road boundaries and subject to limited horticultural development. Although subject to a sense of enclosure by the road network and settlement boundaries, the parcel does make a limited contribute to separation of settlements and a wider sense of openness in this location.
	AS04 Alsager The parcel makes a limited contribution to Green Belt purposes. The parcel includes the washed over settlement of Lawton Gate with strong road network boundaries to the south and west and moderate boundaries to the east and north. As the parcel is highly developed its inclusion in the Green Belt limits further expansion but does not significantly contribute to openness, safeguarding or checking sprawl. The only contribution the parcel makes to Green Belt purposes is in assisting urban regeneration given Alsager’s urban potential.

13.3.24 The LPS does not propose the removal of any Green Belt land at Congleton. The updated study identified three parcels as not making a significant/major contribution in Congleton It is possible that some of these sites could be re-considered at the Site Allocations stage, though exceptional circumstances would need to be demonstrated.

Location	Contribution summary
Congleton (East)	CG04 Congleton The parcel makes a limited contribution to Green Belt purposes given that it is well contained by the urban area and provides a limited degree of openness. Furthermore whilst it has strong boundaries these may be insufficient to prevent encroachment given its connection to the urban area. The parcel therefore makes a limited contribution to checking unrestricted sprawl and safeguarding the countryside from encroachment. Development of the parcel would round off the settlement pattern. The parcel makes a significant contribution to assisting in urban regeneration.
	CG06 Congleton The parcel makes a limited contribution to Green Belt purposes as it does not play any role in preventing nearby towns from merging and it makes a limited contribution to checking unrestricted sprawl given the parcel is closely related to the urban area with a weak boundary separation. The parcel also supports a limited degree of openness. Development of the parcel would round off the settlement pattern.
	CG09 Congleton The parcel makes a limited contribution to Green Belt purposes given that it is well contained by the urban area and development of the parcel would help to round off the settlement pattern. Thus the parcel makes a limited contribution to checking unrestricted sprawl. Furthermore the parcel has a limited role in safeguarding the countryside from encroachment given its limited connection to the countryside.

13.3.25 Nantwich does not have any Green Belt adjoining its boundary although there are areas surrounding Nantwich that are allocated as green gaps within the current development plan. Sandbach and Middlewich are not located within or adjacent to the Green Belt.

13.3.26 The spatial distribution of development set out in Policy PG 6 for the key service centres is reflective of the current policy constraints posed by the Green Belt, with a lower amount of development expected to be accommodated in the northern settlements.

<u>Employment Improvement Area - Wardle</u>

13.3.27 The Employment Improvement Area at Wardle is not located within the Green Belt. Therefore, the approach set out in PG 6 to identify this site as a key location for employment land is appropriate in terms of Green Belt policy considerations.

<u>Local Service Centres</u>

13.3.28 Alderley Edge, Bollington, Chelford, Disley, Prestbury and Mobberley are inset within the North Cheshire Green Belt, which significantly limits the potential for expansion adjacent to these settlements. However, the updated Green Belt Study has highlighted a number of parcels of land that do not make a major/significant contribution to the Green Belt that could potentially be addressed through the Site Allocations DPD.

13.3.29 Audlem, Bunbury, Goostrey, Holmes Chapel, Wrenbury, Haslington and Shavington are not located within or adjacent to the Green Belt. However areas adjacent to Haslington and Shavington are allocated as green gaps within the current development plan.

13.3.30 Policy PG 6 does not set out the level of development to be distributed to specific Local Service Centres (this will be the role of the Site Allocations and Development Policies Document). However it is clear that the potential for new development in the Local Service Centres located in the north of Cheshire East would be restricted by the presence of the North Cheshire Green Belt.

Other Settlements and Rural Areas

13.3.31 The potential for development adjacent to other settlements and rural areas inset within or adjacent to the North Cheshire and South Cheshire Green Belt will be constrained. The Green Belt ‘washes over’ the entirety of a number of these settlements. It is therefore appropriate and accordance with national policy on Green Belt to limit development in these areas.

13.3.32 East of Alsager is Scholar Green and Rode Heath, identified as inset settlements (in the rural area) included in the 2015 Update due to their location in a General Area considered to make a limited contribution to Green Belt purposes. A number of parcels in this area do not make a major/significant contribution:

Conclusion

13.3.33 The Green Belt assessment update looked at the non-Green Belt potential of settlements inset within the North Cheshire Green Belt (including consideration of the updated urban potential and edge of settlement study) and calculated that without making amendments to the Green Belt boundary, the proportion of development that could be accommodated in the north of the Borough would be very low. Elsewhere in this report we have highlighted that channeling too much development to areas beyond the Green Belt (see chapter 5-12) in the south would represent unsustainable patterns of development. PG6 and the options considered for the purposes of this report all recommend growth levels in the north that would necessitate making alterations to the Green Belt boundary in the north of the borough. The Green Belt assessment report sets out the exceptional circumstances to justify making these amendments. For settlements in the south with Green Belt, the same circumstances do not apply.

13.3.34 Whilst some amendments are necessary the settlements located in the north of the Borough are still heavily constrained by the presence of the Green Belt. Therefore, the approach identified within PG 6 is broadly consistent. Analysis of Macclesfield and the Key Service Centres highlighted that beyond the areas of Green Belt already identified for removal there are comparatively few parcels making a limited contribution in Congleton, Alsager and Knutsford that may be suitable. Whilst there were a greater number of parcels in Macclesfield, Wilmslow, Handforth and Poynton that are making a limited contribution, these sites are not necessarily suitable for development in the future.

The Green Belt Assessment update only assesses land against the five purposes of Green Belt. Therefore it cannot automatically be assumed that parcels that make a ‘contribution’ or no contribution should be considered as potential development land in the future. As shown, much of this land (that makes a ‘contribution’) is not suitable for development (with some exceptions) and in some case never will be. These parcels land may already be developed, be in a river valley, are an active landfill site, an ancient woodland, school sites or cannot be practicably accessed. However, should further development land be required it may be prudent to look again at the small pool of parcels in the north that were less constrained and offer potential development opportunities. Some sites, adjudged to be only making a ‘contribution’ (i.e. not a major/significant contribution), may be suitable for future development if exceptional circumstances can be made and if they represent a sustainable pattern of development.

14 Development needs

Summary	
Key Findings	A significant part of the increased employment from the updated Cheshire & Warrington Econometric Model (CWEM) is for office based jobs, and many of these are likely to be higher skilled with a highly qualified workforce. While it is likely that both the north and south of Cheshire East will benefit from this growth, the north will continue to be attractive to businesses keen to be based in locations with easy access to Manchester city centre. As such there is a strong case, at a strategic level, to allocate a substantial proportion of the additional 27 hectares required to the north of the Borough. The ORS report estimated that the Borough's Objectively Assessed Need for Housing would have to be increased from 29,300 (the figure implied by demographic projections alone) to 36,000 over the period 2010-2030. This would equate to 1,800 dwellings per annum. The approach to housing and employment land distribution in the north may not be entirely balanced based on the possible future housing and employment land needs, especially if the bulk of the additional 27ha of employment land were to be located in the north.

14.1 Economic Potential and Employment Land Requirements

14.1.1 This section of the report considers the employment evidence base collated by the Council to support the proposed quantum and distribution of land to meet employment requirements, and in particular, the recent report by Ekosgen 'Alignment of Economic, Employment & Housing Strategy'. This report (July 2015) assesses levels of potential employment growth over the Local Plan period in light of the publication of updated economic projections; and the associated implications for employment land requirements, including Cheshire East's ability to capture such growth, based on the area's historic performance and the availability of employment land and associated infrastructure.

14.1.2 The expected level of employment land development set out in the Local Plan Strategy (SD001) was based on the 2012 Employment Land Review (ELR) undertaken by Arup. The ELR in turn was based in part on employment projections from the 2011 update of the CWEM (Cheshire & Warrington Econometric Model). Ekosgen's analysis of the ONS based CWEM projections from the latest (2014) CWEM model update suggest that the expected level of development of 351 hectares in the Local Plan Strategy (SD001) is insufficient and will need to be increased in light of the 2014 CWEM model's new (and higher) employment projections.

14.1.3 The latest report comprises four main strands of analysis that cover:

- **Employment Performance:** Analysis of historic data (1998-2008 and 2009-2013) to examine overall levels of employment, the underlying dynamics of changes with regards to the balance between full time and part time jobs growth and net employment change by sector (including the balance between public and private sector growth).
- **Economic Potential and Employment Land Requirements:** Analysis of the latest economic projections available for Cheshire East and what these projections mean in terms of employment land requirements for the Borough.
- **Strategic Plans and Economic Ambitions:** linkages between the employment projections and the economic ambition set out in the Local Plan Strategy (SD001) and relevant strategies that cover Cheshire East, including the Cheshire and Warrington Local Enterprise Partnership's Strategic Economic Plan (BE 124).
- **Spatial Implications:** Analysis of historic data (1998-2008 and 2009-2013) to examine the past distribution of employment growth across key settlements and a broad indication of the possible spatial distribution of future employment growth.

14.1.4 Below are a number of key extracts insofar as they relate to spatial distribution.

Economic Projections and Employment Land Requirements

14.1.5 The ONS based CWEM projections are selected as the preferred projection. The projections suggest an employment growth rate of 0.7% per annum between 2010 and 2025 which is then used as a proxy for the annual growth rate between 2025 and 2030. The 0.7% growth rate matches that which the CWEM projects for the UK. Given the shift to private sector employment growth and the moderate levels of net private sector employment growth previously, the report argues that this 0.7% rate is both realistic and ambitious.

14.1.6 Based on the ONS based CWEM projections and assumptions about the additional employment that will be created on site in B1, B2 and B8 accommodation, it is estimated that there is a net employment land requirement of 195 hectares between 2010 and 2030. This equates to an annual requirement of 9.7 hectares. This is higher than the net requirement in the Employment Land Review as a result of higher employment projections.

14.1.7 When land losses are factored in and a 20% flexibility factor is applied, the gross land requirement increases to 378 hectares between 2010 and 2030. This equates to an annual requirement of 18.9 hectares and is higher than the expected level of development identified by the Local Plan Strategy Submission Version (351 hectares).

Links to Strategic Plans and Economic Ambition

14.1.8 The latest economic projections suggest that the longer term (i.e. post 2030) 20,000 jobs figure set out in Local Plan Strategy will be met by 2030, reflecting the more positive employment projection from the latest model run as a result of the strengthening of the national economy.

14.1.9 The revised economic projection numbers are consistent with the ambition and/or employment growth targets set out in the Economic Development Strategy for Cheshire East and the Strategic Economic Plan for Cheshire and Warrington.

14.1.10 New plans being developed by High Speed 2 Limited and Local Partners are likely to confirm increased employment growth in and around Crewe, although these will be delivered as the full network becomes operational and over a period of 20 years from 2026/27 onwards and so the impact will largely be felt after the end of the 2010-30 Plan period.

14.1.11 The High Speed 2 and the wider regeneration effects are likely to change the balance of the Cheshire East economy to the south, a trend which has been underway for some time.

14.1.12 The constellation city concept, which is based upon capitalising on connectivity advantages in the south of Cheshire East and capturing growth in the cluster of towns surrounding Crewe that strongly interact as a single integrated market area, is consistent with the proposed land allocations in the Local Plan Strategy Submission Version.

14.1.13 Ekosgen in their report consider that the constellation city concept, which is based upon capitalising on connectivity advantages in the south of Cheshire East and capturing growth in the cluster of towns surrounding Crewe that strongly interact as a single integrated market area, is consistent with the proposed land allocations in the Local Plan Strategy (SD001). This networked constellation of towns includes Nantwich, Sandbach, Alsager, Middlewich, Congleton and Holmes Chapel.

Spatial Implications of Economic Plans and Projections

14.1.14 In the Local Plan Strategy Submission version, the indicative levels of development are weighted towards development taking place in the South. In economic and policy terms there is a clear logic for the expected levels of development. In summary these are:

- Crewe is the major economic centre in the Borough, with a clear economic hinterland, and is not over-shadowed by any of the major cities.
- Investment opportunities linked to the strategic road and rail network, particularly the M6 corridor and critical infrastructure to enable the development of strategic employment sites linked to the

constellation city concept. The latter is identified in the Strategic Economic Plan and All Change for Crewe Strategy and is based upon capturing growth in the cluster of towns surrounding Crewe that strongly interact as a single integrated market area.

14.1.15 The emphasis on employment land in the south of Cheshire East is consistent with both policy and economic opportunity. In particular, accelerating the growth of Crewe and building on the constellation city proposals linked to new infrastructure such as the Congleton Link Road and the Middlewich Bypass will be given a considerable boost as the long term HS2 plans are progressed.

14.1.16 The Cheshire East Local Plan Strategy Submission Version also sets indicative levels of development by settlement in the north of the Borough, although not on the scale of the south. In economic and policy terms there is a clear logic for the designations in the north of Cheshire East. In summary these are:

- The north of Cheshire East has a highly valued Green Belt, making it more challenging to identify large sites.
- Both Airport City and Omega are nearby and have a very competitive logistics and distribution offer (Airport City is a designated Enterprise Zone with land supply and investment plans to accommodate in excess of 8,000 jobs).
- The north is affected by major competition from the employment ambitions of Greater Manchester and Warrington, although the Northern Powerhouse idea will increase the attractiveness of Macclesfield, Wilmslow and Knutsford as employment locations with easy access to the Manchester economy.
- Initiatives, such as Cheshire Science Corridor, are likely to focus on quality, rather than quantity. This is the distinctive feature of the north, and the employment land allocation reflects this.

14.1.17 The expected level of employment land development set out in the Cheshire East Local Plan Strategy Submission Version is weighted towards the south. This was based on the 2011 CWEM update's employment projections[31]. The expected level of development in the north was more modest, and partly reflected increased competition from Manchester and Warrington for office based and logistics jobs.

14.1.18 However, the updated employment projections using the latest (2014) ONS based CWEM projections suggest that 378 hectares of employment land are required between 2010 and 2030 – this requires the provision of 27 additional hectares of land to be considered.

14.1.19 A significant part of the increased employment from the revised model is for office based jobs, and many of these are likely to be higher skilled with a highly qualified workforce. While it is likely that both the north and south of Cheshire East will benefit from this growth, the north will continue to be attractive to businesses keen to be based in locations with easy access to Manchester city centre. As such, the Ekosgen report argues that there is a strong case, at a strategic level, to allocate a substantial proportion of the additional 27 hectares required to the north of the Borough.

14.1.20 The remit of the Ekosgen Report does not extend as far as considering potential sites which may be available or deliverable to meet the identified 27 hectare employment land shortfall.

14.2 Housing Needs

14.2.1 Opinion Research Services (ORS) was commissioned by Cheshire East Council to undertake a Housing Development Study to establish the Objectively Assessed Need for housing.

14.2.2 The ORS report found that Office for National Statistics travel to work areas and the Centre for Urban and Regional Development Studies Housing Market Area (HMA) analysis indicated that Cheshire East is split

[31] The Submission Version housing provision figure (27,000) was based in part on evidence from the 2012 update of the CWEM, but the Submission Version employment land figure (and the 2012 Employment Land Review) used projections from the 2011 CWEM update, as the 2012 CWEM update was not available at the time of the 2012 ELR.

in two with the southern part of the authority strongly linked to north Staffordshire and Stoke, while the northern part of Cheshire East is closely linked with Greater Manchester. The Broad Rental Market Area (BRMA), the geographical area used by the Valuation Office Agency (VOA) to determine the Local Housing Allowance rate paid to Housing Benefit applicants also indicated that there are two local HMAs in Cheshire East covering the north and south of the authority. ORS concluded that Cheshire East should be considered as a HMA in itself with the recognition that there are two smaller local HMAs inside of the authority as reflected in the BRMAs.

14.2.3 The ORS report found that demographic projections alone would not result in enough growth in the economically active resident population for the desired 0.7% per annum employment growth rate to be achieved. It concluded that, if the 0.7% rate were to be achieved entirely through migration, it would involve unprecedented levels of migration and a level of housing delivery that may not be achievable. Hence, if the 0.7% rate were to be met, this would inevitably involve changes to both migration flows and commuting flows.

14.2.4 Given this, the ORS report estimated that the Borough’s Objectively Assessed Need for Housing would have to be increased from 29,300 (the figure implied by demographic projections alone) to 36,000 over the period 2010-2030. This would equate to 1,800 dwellings per annum.

14.2.5 The 36,000 figure includes the Objectively Assessed Need for Affordable Housing of a minimum of 7,100 dwellings over the same period, equivalent to an average of 355 dwellings per year.

14.2.6 This represents an uplift of 23% from the housing need from demographic trends (based on 10-year migration incorporating Class C2 usage and the response to market signals for concealed families); and an overall uplift of more than 65% from the starting point estimate implied by CLG’s 2012-based household projections.

14.2.7 This provides a clear response to market signals and contributes significantly to the likely shortfall of workers that has been identified, whilst recognising that there will also be changes to commuting patterns in future that will need to be considered.

14.2.8 It also represents a three-fold increase in annual housing delivery achieved over the 5-year period 2008-13 and represents a housing development rate that is over 35% higher than achieved on average over the period 2001-11.

14.2.9 The evidence relating to affordable housing was also updated and suggests that there is a need for 7,100 dwellings across Cheshire East (355 dwellings per annum)[32]. The evidence does not apportion the affordable housing targets to a settlement level. Although it can be assumed that there will be a level of affordable housing need at each of the main settlements, discussions relating to affordable housing remain at a high level, and cannot accurately identify particular settlements with a greater or lesser need.

[32] Paragraph 4.100 Housing Development Study, ORS June 2015

15 Development opportunities

Summary	
Key Findings	Prior to further site selection assessment, the potential development opportunities available in the Borough (excluding existing strategic sites) reinforce the LPS approach. The findings show that on a completely unconstrained basis Macclesfield, Crewe, Knutsford, Poynton, Sandbach, Wilmslow and Handforth could potentially accept higher levels of growth based on the urban potential and edge of settlement analysis. Alsager, Congleton, Middlewich and Nantwich seem to have less development opportunities for smaller non-strategic sites.

15.1 Urban potential and edge of settlement analysis

15.1.1 The Assessment of Urban Potential and Possible Development Sites adjacent to the Principal Towns, Key Service Centres and Local Service Centres (Urban Potential and Edge of Settlement Study) Study , conducted by the Borough Council, was initiated in light of the Inspector's interim views, specifically at paragraphs 61, 76 and 78, relating to the need for further clarification on the scale of brownfield development likely to be delivered from site allocations within the existing built-up areas of towns like Crewe, Macclesfield and Middlewich; the consideration of specific options which envisage the development of smaller sites within the built-up area or on the fringes of these settlements (specifically in relation to Poynton, Knutsford and Wilmslow); the possibility of releasing smaller scale sites in and around the fringes of existing towns and settlements, including those in the Green Belt, to inform further work at Site Allocations stage.'

15.1.2 The Inspector noted that many of these non-strategic sites could be reconsidered at the Site Allocations stage, but failure to recognise their contribution at the LPS stage could potentially unduly influence decisions to release larger Green Belt sites. The Inspector also noted that the amount of housing proposed in some areas had already exceeded commitments and proposals in the Local Plan Strategy, leaving little room to make further allocations through the Site Allocations DPD process

15.1.3 The Borough Council has identified a number of strategic sites in the LPS (chapter 15 of SD001); the Borough Council will allocate further non-strategic sites through later site allocations (a call for sites process is expected to take place in the latter part of 2015). Alongside this analysis of sites, Borough Council officers will be assessing sites via a site selection process using a methodology informed by that recommended by AECOM. All sites currently included in the LPS, along with those sites that have previously been considered in the Local Plan process or are being actively promoted in the Local Plan process that are located adjacent to or within the Principal Towns and Key Service Centres will be subject to this site selection process (though sites with compelling constraints will not be suitable for further consideration ('show stoppers' e.g. a Registered Battlefield). All sites that are considered to be 'reasonable alternatives' will then be subject to SA and HRA. The vast majority of sites have already been tested through the SA and community/stakeholder consultation during previous stages of the Local Plan process. However, the Inspector requires evidence that the potential contribution of these urban potential and edge of settlement sites has been thoroughly considered. This section considers whether or not the approach to spatial distribution is still justified in light of the additional sites identified.

15.1.4 The Urban potential and edge of settlement study assesses potential sites at the Principal Towns, Key Service Centres and Local Service Centres. It also includes two standalone sites which are being actively promoted in the Local Plan process, to ensure that all reasonable alternatives are considered.

15.1.5 The results of the Borough Council's analysis of urban potential and edge of settlement sites (below) shows that these sites can potentially take more of the Borough's expected growth over the plan period.

Table 26 Urban potential sites

	Sites with Potential for Development During the Plan Period			Sites without Potential for Development During the Plan Period		
	Greenfield	Brownfield	Total	Greenfield	Brownfield	Total
Crewe	35	488	523	165	78	243
Macclesfield	35	431	466	180	609	789
Principal Towns	**70**	**919**	**989**	**345**	**687**	**1032**
Alsager	27	4	31	111	5	116
Congleton	196	56	252	468	542	1010
Handforth	15	9	24	81	243	324
Knutsford	0	0	0	10	85	95
Middlewich	48	0	48	213	1056	1269
Nantwich	0	60	60	0	0	0
Poynton	0	15	15	9	133	142
Sandbach	54	102	156	47	233	280
Wilmslow	0	37	37	12	74	86
Key Service Centres	**340**	**283**	**623**	**951**	**2371**	**3322**
Alderley Edge	6	4	10	0	8	8
Audlem	3	0	3	0	0	0
Bollington	53	49	102	50	66	116
Bunbury	0	0	0	0	0	0
Chelford	3	1	4	0	23	23
Disley	0	71	71	3	18	21
Goostrey	15	2	17	21	9	30
Haslington	0	0	0	0	0	0
Holmes Chapel	69	73	142	95	110	205
Mobberley	0	0	0	0	375	375
Prestbury	0	0	0	0	0	0
Shavington	4	0	4	0	0	0
Wrenbury	0	0	0	0	0	0
Local Service Centres	**153**	**200**	**353**	**169**	**609**	**778**
Totals	**563**	**1402**	**1965**	**1465**	**3667**	**5132**

Table 27 Edge of settlement sites

	Sites with Potential for Further Consideration			Sites Not Suitable for Further Consideration		
	Greenfield	**Brownfield**	**Total**	**Greenfield**	**Brownfield**	**Total**
Crewe	10078	0	10078	0	0	0
Macclesfield	4823	70	4893	360	0	360
Principal Towns	**14901**	**70**	**14971**	**360**	**0**	**360**
Alsager	1434	0	1434	190	0	190
Congleton	2850	0	2850	0	0	0
Handforth	1521	0	1521	339	33	372
Knutsford	2368	0	2368	3273	0	3273
Middlewich	620	11	631	300	0	300
Nantwich	1133	0	1133	1964	0	1964
Poynton	2251	540	2791	1255	0	1255
Sandbach	4718	0	4718	263	0	263
Wilmslow	2588	14	2602	770	0	770
Key Service Centres	**19483**	**565**	**20048**	**8354**	**33**	**8387**
Alderley Edge	1153	0	1153	0	0	0
Audlem*	120	0	120	181	0	181
Bollington	59	0	59	0	0	0
Bunbury	187	0	187	0	0	0
Chelford	0	0	0	902	0	902
Disley	101	0	101	0	0	0
Goostrey	138	0	138	0	0	0
Haslington	178	0	178	0	0	0
Holmes Chapel	324	0	324	0	0	0
Mobberley	245	0	245	0	0	0
Prestbury	104	0	104	0	0	0
Shavington	300	0	300	0	0	0
Wrenbury	117	0	117	0	0	0
Local Service Centres	**3026**	**0**	**3026**	**1083**	**0**	**1083**
Gorsty Hill (freestanding site)	**900**	**0**	**900**	**0**	**0**	**0**
Totals	38310	635	38945	9797	33	9830

**** Audlem site for 120 dwellings was allowed on appeal (7/01/2015)***

15.1.6 There were approximately 1,965 additional units identified as having additional urban potential, of this number it was found that 563 units were on Greenfield sites and 1,402 were on Brownfield sites. A total of 5,132 units were adjudged as not having potential for development in the Plan period. Nearly half of all urban potential units adjudged to have potential for development in the Plan period are located in Crewe and Macclesfield (989), with most of those units on brownfield sites. The Key Service Centres yielded 623 units with the largest yields coming from Congleton (252), Sandbach (156), Nantwich (60) and Middlewich (48). The analysis showed that Local Service Centres could potentially contribute 353 units, with the broad majority of that number concentrated in Holmes Chapel (142), Bollington (102) and Disley (71).

15.1.7 The edge of settlement analysis found that there are sites being actively promoted in the Local Plan process, with the potential for approximately 38, 945 units. Of this number 635 are located on Brownfield land and 38, 310 on Greenfield land. Almost a third of this total is located adjacent to Crewe and Macclesfield (14,971). A total of 9, 830 units were adjudged to be unsuitable for further consideration, mainly because they were not being actively promoted in the Local Plan process. There are sites adjacent to the Key Service Centres, with the potential for an additional 20,048 units, with the greatest potential identified adjacent to Sandbach (4718), and Congleton (2850) in the south and Knutsford (2,368), Poynton (2,791) and Wilmslow (2,602) in the north. Of note among the Local Service Centres was Alderley Edge with land being actively promoted, with the potential for 1,153 units.

15.1.8 The table highlights that prior to further site selection assessment at the Site Allocations stage, there are potential development opportunities available in the Borough (excluding existing strategic sites); this represents a 'pool' of sites that can be considered further to meet the revised requirements for housing need and employment land requirements over the plan period..

15.1.9 For the Local Service Centres it shows that the North has land being actively promoted in the Local Plan process, with the potential site capacity for 1,849 units and the South 1,530 units, although Holmes Chapel is located in the centre of the Borough and makes up a large proportion of the South Local Service Centre figure.

15.1.10 The Study has also considered land with the potential for employment use, that could be given further consideration in light of Ekosgen's findings that an additional 27ha of employment land is required. This is shown in tables 28 and 29 which highlight 73.47ha of employment lad identified in the Local Plan with a further 24.63ha to be allocated in the Site Allocations DPD.

Table 28 Employment sites with potential for further consideration

	Individual Employment Sites with Potential for Further	
	Local Plan Strategy (Ha)	Site Allocations (Ha)
East of London Road Macclesfield SUB 2124	2.5	
SW Development Area Macclesfield SUB 2177, 2371,1784	10	
Newcastle Road, Willaston, Crewe SUB3431		5.63
Radway Green south of Crewe Road Alsager SUB 1870	10	
Land to the west of Parkgate Knutsford SUB 2623	10	
Land between Manchester Road and Tabley Road, Knutsford SUB 2604	5	
Potential Extension to CS18 East of Manchester Road and west of Tatton Park SUB 2623	1	
Land to East of Poynton Industrial Estate* (NPS & in SHLAA for employment use)		11
Woodford Aerodrome, Poynton SUB 2433		4
Land west of London Road, Hope Green, Poynton* (land between industrial area & proposed bypass- estimated)		4
South Nantwich employment as part of mixed use (3,700sqm max floor area B1b,c, B2, B8)	0.37	
Cheshire Gateway SUB 3425	34.6	
TOTALS	**73.47**	**24.63**

Please note: Poynton sites marked with an asterisks* are not sites currently being promoted in the Local Plan process but have been identified as having potential for consideration at the Site Allocations stage

Table 29 Settlement totals of employment sites with potential for further consideration

	Employment Sites with Potential for Further Consideration	
	Local Plan Strategy (Ha)	Site Allocations (Ha)
Crewe		5.63
Macclesfield	12.5	
Principal Towns	**12.5**	**5.63**
Alsager	10	
Congleton		
Handforth		
Knutsford	16	
Middlewich		
Nantwich	0.37	
Poynton*		19
Sandbach		
Wilmslow		
Key Service centres	**26.37**	**19**
Cheshire Gateway	34.6	
Other Sites	**34.6**	
Totals	**73.47**	**24.63**

Please note: Poynton sites marked with an asterisks* are not sites currently being promoted in the Local Plan process but have been identified as having potential for consideration at the Site Allocations stage

16 Sustainable Development

Summary	
Key Findings	The updated SA supports the broad approach to spatial distribution contained in the options; however, options tested did not include permutations for increased residential/commercial development in the north.

16.1 Green Belt Sustainability Appraisal and HRA findings of Aecom reasonable alternatives for spatial distribution

Sustainability Appraisal

16.1.1 The appraisal found that at a strategic level it is difficult to highlight any significant differences between the options in terms of the overall nature and significance of effects against the majority of SA Objectives. While there are likely to be differences between the options in terms of the significance of effects for individual settlements these are unlikely to be of significance overall when considered at a strategic plan level. If an option proposes more growth in a particular Key Service Centre compared to the other options then it is likely to have an enhanced positive effect for that settlement against SA Objectives relating to housing, the economy and communities. Conversely, it is also more likely to have negative effects on the natural environment in that area, which includes designated sites. Mitigation provided through Local Plan Policies and available at the project level should ensure that there are no major negative effects. Ultimately the nature and significance of effects against the majority of SA Objectives will be dependent on the precise location of development.

16.1.2 The appraisal found some minor differences between the options against SA Objectives relating to housing, sustainable communities and the landscape. At a strategic level, based on the evidence available, the appraisal found that options 3 & 5 offer the most balanced approach to the distribution of housing needs across the Borough, helping to address the housing shortage in the north and ensuring that the housing needs in the south are still being met. To reflect this the appraisal found that options 3 & 5 have the potential for a major long-term positive effects, whereas options 1, 2 & 4 have the potential for a minor long-term positive effect against the SA Objective relating to housing.

16.1.3 The appraisal found that option 2 was likely to have a reduced positive effect compared to the other options against SA Objective 2 as it proposes a greater proportion of development towards the Local Service Centres and rural villages. Housing in those areas will have poorer access to employment opportunities and services/facilities compared to development in and around the larger Principal Towns and Key Service Centres.

16.1.4 Taking the plan area as a whole, the appraisal considered that the north of the Borough is more sensitive in landscape terms compared to the south. The presence of the National Park along with a number of large LLDs means that options proposing higher levels of growth in this area have the potential for an effect of greater significance than those proposing higher levels of growth in the south. Options 4 proposes the least amount of housing growth in the north of the Borough, while option 2 proposes the highest. The appraisal found that mitigation provided through Local Plan policies, such as Policies SE 4 and SE 15should provide suitable mitigation to address significant negative effects for all the options. However, taking a precautionary approach, the appraisal considered that all of the options are likely to result in residual long-term minor negative effects. To reflect the sensitivity of the landscape in the north of the Borough, the appraisal found that there is less uncertainty that options 2, 3 & 5 will result in residual minor negative effects compared to options 1 & 4, as they propose a higher level of growth in the north.

16.1.5 The appraisal predicted that all of the options have the potential to result in the permanent loss of greenfield, agricultural as well as Green Belt land. Some options are more likely to result in the loss of Green Belt in the north of the Borough while some are more likely to result in Green Belt loss in the south east. The relatively small differences between the options in terms of the delivery makes it difficult for the appraisal to justify any significant differences between them against SA Objective 16.

Habitats Regulation Assessment

16.1.6 Under all options it is anticipated that the potential significant adverse effects on European designated sites as identified in the HRA of the Local Plan Strategy would remain the same, however, with increased development, the likelihood of effects occurring may be greater. Options 1 and 4 are likely to have the least impact. Options 2, 3 and 5 have the potential for the greatest impact due to the levels of growth proposed for Knutsford and other settlements located in close proximity to European Sites e.g. Crewe, Nantwich and Alsager.

16.1.7 Any additional proposed submission sites required to meet the increased growth will need to be screened with regards to potential impacts on European Sites. For those sites that are identified as having the potential to impact on European Sites it must be stated within the Proposed Modifications that these sites will not be developed without further assessment, including HRA, and will only proceed where it can be demonstrated that there is no adverse impact on a European Site.

17 Summary of constraints and opportunities

17.1.1 This chapter brings together the evidence gathered in the Report to identify the key influential factors and the key constraints for each settlement (Local Service Centres and Rural Areas have been considered collectively as is the case throughout the Report). These factors have informed the 'bottom up' element of the options generation process (as described in Chapter 4).

17.2 Principal Towns

Table 30 Crewe

Key Influential factors	
Infrastructure	Crewe has excellent strategic transport links, and is well served by a range of facilities and services and public transport links.
Sustainability Appraisal	The SA also suggests that distributing the majority of development to the Principal Towns is inherently positive. This is largely due to the fact that Crewe and Macclesfield are better served by community facilities, public transport, retail, jobs and public services.
Development Opportunities	The edge of settlement and urban potential site assessment indicates potential for 10, 523 dwellings in Crewe. 488 of these are brownfield sites in the urban area. In terms of edge of settlement sites, the town has sites with potential for further consideration that could accommodate 10078 new homes.
Green Belt	Crewe does not have any Green Belt adjoining its boundary, although there are areas surrounding Crewe that are allocated as green gaps within the current development plan. Land to the south east of Crewe is identified as Green Belt.
Physical Constraints	Although there are constraints to development in some areas, including agricultural land, heritage assets, and open space, these are not considered to be significant.
Economic opportunities	Investment opportunities linked to the strategic road and rail network, particularly the M6 corridor and critical infrastructure to enable the development of strategic employment sites linked to the constellation city concept. High Speed 2 and the wider regeneration effects are likely to change the balance of the Cheshire East economy to the south over the plan period and next plan period, a trend which has been underway for some time. It is acknowledged that the LPS paves the way for HS2 but does not provide for it. This will be done through a future review of the Local Plan.
Key Opposing factors	
Consultation responses	There is a perception that there is a disproportionate level of housing proposed around Crewe versus the rest of the Borough. Significant development to the south east of Crewe and in the Alsager area; and loss of land within the Green Belt would undermine regeneration efforts, and have an adverse impact on transport infrastructure, particularly in Stoke-on-Trent.
Highways	The A534 and A532 roads that pass through Crewe's town centre suffer from congestion. Crewe Town Centre also experiences significant traffic delay during the morning and evening peak hours. The A530 on the western side of Crewe is under significant pressure at peak times. Although a number of infrastructure improvements are already committed in Crewe, modelling suggests that there will be a requirement for significant new mitigation schemes to alleviate congestion issues that will be increased as a result of new development.

Table 31 Macclesfield

Key Influential factors	
Infrastructure	Macclesfield is well served by essential services, facilities and public transport.
Housing viability	There is high value housing on edge of settlement / greenfield sites.
Development opportunities	The site assessment study indicates that there are potential sites to accommodate a further 5359 dwellings in Macclesfield. 501 of these are on brownfield land. In terms of edge of settlement sites, the town has sites with potential for further consideration that could accommodate 4893 new homes.
Green Belt	Some parcels of land have been assessed as having a limited contribution to the function of the Green Belt however this does not necessarily mean that they are suitable for development.
Key Opposing factors	
Heritage	Macclesfield has a significant number of buildings of architectural / heritage value.
Green Belt	The settlement is tightly constrained by Green Belt in all directions.
Landscape	The Bollin Valley and Parklands are located towards the north and west of Macclesfield. The Peak Park Fringe is located adjacent to the eastern boundary of Macclesfield.
Highways	Traffic modelling predicted that the development proposals would increase the level of traffic on 2012 Base levels by 15% in the morning peak hour and 18% in the evening peak hour over the plan period. During the same period a number of highway infrastructure improvements have been identified for delivery. Implementation of the improvements is predicted to minimise the impacts of additional development. Delivery of the improvements would minimise increases in average journey times across the town to around 15%. This level of increase over the Local Plan period is considered to be reasonable, and on the basis of the identified highway improvements, can be accommodated without severe impact. In the absence of any improvements, journey times would be expected to increase to unacceptable levels, with the average journey increasing by over 50%.Whilst this level of impact is considered 'modest'; further development has the potential to have a more significant effect on an already constrained network (BE 039 Macclesfield Highways Study[33]).

[33] Traffic modelling has been undertaken to assess the impact of development proposals comprising up to 2,450 new residential units, 10.5 hectares of employment land, and 7,000 sqm of convenience retail, in addition to a range of community facilities. The highway impacts of development proposals have been assessed using Cheshire East Council's (CEC) S-Paramics traffic model for the town.

17.3 Key Service Centres

Table 32 Alsager

Key Influential factors	
Infrastructure	There are a range of leisure and cultural facilities located within Alsager. There is a secondary school in Alsager.
Housing viability	High value housing on edge of settlement greenfield sites.
Housing supply	Alsager has the urban potential for 31 new homes during the plan period. In terms of edge of settlement sites, the town has sites with potential for further consideration that could accommodate 1434 new homes.
Green Belt	Areas towards the north, south and east of Alsager are designated as Green Belt land. The updated Green Belt study identifies that three parcels of land around Alsager are not making a significant/major contribution to the Green Belt. These areas may be suitable for release.
Key Opposing factors	
Nature Conservation	3 Local Wildlife Sites (LWSs) are located within/adjacent to Alsager. Cranberry Moss is designated as a LNR.
Heritage	Alsager has seven Listed Buildings; six of which are Grade II and one is Grade II*. Alsager Conservation Area consists of buildings that are mostly in residential use.
Highways	A number of junctions in the town centre present a constraint on the highways network. Any additional development would put further pressure on these junctions and would need to be mitigated through developer contributions. Development in Alsager (along with Crewe and Sandbach) could also contribute to increased pressure on the M6 Motorway and junctions between the local and strategic road networks (i.e. Junctions 16 and 17). This could present an issue in the longer term and would need to be addressed by further mitigation schemes (as identified in the IDP).

Table 33 Congleton

Key Influential factors	
Infrastructure	There are a range of leisure and cultural facilities located within Congleton. There is a secondary school in Congleton.
Housing viability	High value housing on edge of settlement greenfield sites.
Housing supply	Congleton has the urban potential for 252 new homes during the plan period. In terms of edge of settlement sites, the town has sites with potential for further consideration that could accommodate 2850 new homes.
Green Belt	Areas located towards the south and east of Congleton are designated as Green Belt land. The updated Green Belt study identifies that three parcels of land around Congleton are not making a significant/major contribution to the Green Belt. These areas may be suitable for release.
Key Opposing factors	
Landscape Conservation	The Peak Park Fringe is located adjacent to the eastern boundary of Congleton. The Dane Valley is located north of the town and abuts part of the northern boundary.
Nature Conservation	Maddams Wood SSSI is located north east of Congleton. Dane-in-Shaw SSSI is located on the eastern boundary of Congleton. Biddulph Valley Way LNR is located towards the south east of Congleton. 6 LWSs located within and adjacent to Congleton.
Heritage	There are two Conservation Areas within the town centre covering the Moody Street and West Street areas.
Highways	A number of junctions on the A34 currently suffer from serious congestion and this would be exacerbated by future development. However, the Council is promoting a link road between the A536 and the A534, which would reduce the impact on the existing highways network. This scheme would have strategic benefits over and above mitigation of additional development proposed in the Local Plan Strategy. Provided that this scheme can be successfully delivered, the relatively high level of development proposed at this settlement is considered to be appropriate in this respect.

Table 34 Handforth

Key Influential factors	
Infrastructure	There is a shortage of primary school places in Handforth although it should be possible to secure funding for additional places through new development. There are a range of leisure and cultural facilities located within Handforth. Enhancements to public transport services are identified as 'essential' infrastructure in the Town Strategy for Handforth.
Housing viability	High value housing on edge of settlement greenfield sites.
Housing supply	Handforth has urban potential for 24 new homes during the plan period. In terms of edge of settlements sites, there is potential for 1521 homes during the plan period.
Green Belt	The settlement is tightly constrained by Green Belt. The updated Green Belt study identifies that 6 parcels of land around Handforth are not making a significant/major contribution to the Green Belt. These areas may be suitable for release.
Key Opposing factors	
Nature Conservation	5 LWSs are located adjacent to Handforth.
Highways	The A34 currently experiences congestion at a number of junctions towards Manchester. Any new development in these areas is likely to generate highways trips that gravitate to the A34 corridor, and therefore exacerbate these issues. However, a number of strategic highways schemes are committed in this area, including the A6MARR and the Poynton Relief Road, which will alleviate some of the existing congestion issues in the area.

Table 35 Knutsford

Key Influential factors	
Infrastructure	There is potential for more frequent and improved services at the train station in Knutsford (BE 043 A Infrastructure Baseline Report). The town is well served by retail, culture and leisure facilities. The town is notable for its museums and galleries and is the only key service centre to contain a cinema. There is a shortage of primary school places although it should be possible to secure funding for additional places through new development. There is a secondary school in Knutsford. Enhancements to public transport services are identified as 'essential' infrastructure in the Town Strategy for Knutsford.
Housing viability	High value housing on edge of settlement greenfield sites.
Housing supply	Knutsford has the urban potential for 0 new homes during the plan period. In terms of edge of settlement sites, the town has sites with potential for further consideration that could accommodate 2368 homes.
Green Belt	Knutsford is inset within the Green Belt. The updated Green Belt study identifies that three parcels of land around Knutsford are not making a significant/major contribution to the Green Belt. These areas may be suitable for release.
Key Opposing factors	
Landscape Character	Rostherne/Tatton Park is located adjacent to Knutsford. Tabley Hall is located in close proximity to the town.
Nature Conservation	Midland Meres and Mosses Ramsar site and Tatton Meres SSSI are located north of Knutsford. 4 LWSs located adjacent to Knutsford.
Heritage	A large Conservation Area covers the town centre. There are also a number of listed buildings located within Knutsford.
Highways	Growth in Knutsford towards the south of the town centre will have more impact on the road network and the 4 principal junctions in the area. The A50 in Knutsford can become very congested at peak times. Mitigation measures would need to be secured to support any level of new development.

Table 36 Middlewich

Key Influential factors	
Infrastructure	Middlewich appears to have longer journey times to key services by public transport. There is a secondary school within Middlewich. There are a range of leisure and cultural facilities located within Middlewich. Enhancements to public transport services are identified as 'essential' infrastructure in the Town Strategy for Middlewich.
Housing viability	High value housing on edge of settlement greenfield sites.
Housing supply	Middlewich has 48 urban potential sites. In terms of edge of settlements sites, there is potential for 631 homes during the plan period.
Green Belt	Middlewich is not located within or adjacent to Green Belt land.
Key Opposing factors	
Nature Conservation	Sandbach Flashes SSSI is located towards the south of Middlewich. 1 LWS located within Middlewich.
Heritage	There are two Conservation Areas within Middlewich; Middlewich Conservation Area and the linear Trent and Mersey Canal-Kent Green Conservation Area.
Highways	Although key junctions in Middlewich currently experience congestion at peak periods, the proposed Middlewich Eastern Bypass (which is already funded) will alleviate existing and predicted congestion in the town centre, and provide an improvement on existing conditions. The relatively high level of growth in housing and development in this settlement is therefore considered to be appropriate in this respect.

Table 37 Nantwich

Key Influential factors	
Infrastructure	There are two secondary schools within Nantwich. There are a range of leisure and cultural facilities located within Nantwich. Enhancements to public transport services are identified as 'essential' infrastructure in the Draft Town Strategy for Nantwich.
Housing viability	High value housing on edge of settlement greenfield sites.
Housing supply	Nantwich has urban potential for 60 new homes during the plan period. In terms of edge of settlements sites, there is potential for 1133 homes during the plan period.
Green Belt	No Green Belt land is designated around Nantwich.
Key Opposing factors	
Heritage	There is a Registered Battlefield (Battle of Nantwich 1644) located outside of Nantwich adjacent to the western boundary. There are 130 listed buildings and a conservation area in Nantwich.
Highways	The proposed level of development would be expected to have an impact on key junctions along the A51 corridor into the town. However, with appropriate small scale improvement schemes secured, these effects would be mitigated.

Table 38 Poynton

Key Influential factors	
Infrastructure	There are a range of leisure and cultural facilities located within Poynton. There is a secondary school in Poynton.
Housing viability	High value housing on edge of settlement greenfield sites.
Housing supply	Poynton has urban potential for 15 new homes during the plan period. In terms of edge of settlements sites, there is potential for 2791 homes during the plan period.
Green Belt	The settlement is tightly constrained by Green Belt. The updated Green Belt study identifies that 8 parcels of land around Poynton are not making a significant/major contribution to the Green Belt. These areas may be suitable for release.
Key Opposing factors	
Landscape Character	The Peak Park Fringe is located in close proximity to Poynton.
Nature Conservation	2 LWSs located within/adjacent to Poynton, including the lake at Poynton Park. There are also 3 LWSs located towards the east of Poynton, including Poynton Coppice which is also designated as an LNR.
Heritage	There are 13 listed buildings in Poynton.
Highways	A number of strategic highways schemes are committed in this area, including the A6MARR and the Poynton Relief Road, which will alleviate some of the existing congestion issues in the area.

Table 39 Sandbach

Key Influential factors	
Infrastructure	There are a range of leisure and cultural facilities located within Sandbach. There is a secondary school in Sandbach.
Housing viability	High value housing on edge of settlement greenfield sites.
Housing supply	Sandbach has urban potential for 156 new homes during the plan period. In terms of edge of settlements sites, there is potential for 4718 homes during the plan period.
Green Belt	There is no Green Belt land around Sandbach.
Key Opposing factors	
Nature Conservation	Sandbach Flashes SSSI is located towards the west of Sandbach. 2 LWSs located within/adjacent to Sandbach.
Heritage	Sandbach Conservation Area encompasses a large part of the town centre. There are a number of Listed Buildings located within the Conservation Area.
Highways	The corridor from the A534 from the M6 into Sandbach suffers from congestion along its length and any future development will exacerbate these problems.

Table 40 Wilmslow

Key Influential factors	
Infrastructure	There is potential for more frequent and improved services at Wilmslow railway station (BE 043 A Infrastructure Baseline Report). There is a shortage of primary school places in Wilmslow although it should be possible to secure funding for additional places through new development. There are a range of leisure and cultural facilities located within Wilmslow. There is a secondary school in Wilmslow.
Housing viability	High value housing on edge of settlement greenfield sites.
Housing supply	Wilmslow has urban potential for 37 new homes during the plan period. In terms of edge of settlements sites, there is potential for 2602 homes during the plan period.
Green Belt	The settlement is tightly constrained by Green Belt. The updated Green Belt study identifies that 21 parcels of land around Wilmslow are not making a significant/major contribution to the Green Belt. These areas may be suitable for release.
Key Opposing factors	
Landscape Character	The Bollin Valley and Parklands are located between Handforth and Wilmslow
Nature Conservation	2 LWSs located adjacent to Wilmslow including Lindow Common that is also designated as a SSSI and a LNR. There are also 3 further LWSs located towards the west of Wilmslow.
Heritage	There are a range of listed buildings located around Wilmslow
Highways	The A34 currently experiences congestion at a number of junctions towards Manchester. Wilmslow town centre in particular can become very congested at peak times. Any new development in these areas is likely to generate highways trips that gravitate to the A34 corridor, and therefore exacerbate these issues. However, a number of strategic highways schemes are committed in this area, including the A6MARR and the Poynton Relief Road, which will alleviate some of the existing congestion issues in the area.

17.4 Local Service Centres

Table 41 Local Service Centres

Key Influential factors	
Infrastructure	Although Holmes Chapel is one of the larger Local Service Centres that contains a wider range of services, it appears to have longer journey times to key services by public transport. A number of Local Service Centres such as Alderley Edge and Disley have a GP surgery located within their settlements. The presence of dentists, pharmacies and opticians is more variable across the local service centres. Although there are primary schools within each of the Local Service Centres, only Holmes Chapel and Shavington contain a secondary school. As would be expected, there are fewer leisure and culture facilities at the Local Service Centres compared to the Key Service Centres and Principal Towns. However, some of the larger centres such as Alderley Edge, Disley and Holmes Chapel have libraries, sports centres and private leisure facilities.
Housing viability	High value housing on edge of settlement greenfield sites located adjacent to the local service centres.
Housing supply	The local service centres have a combined urban potential for 353 new homes during the plan period. In terms of edge of settlement sites, the local service centres have a combined potential for accommodating 3026 homes.
Green Belt	Alderley Edge, Bollington, Chelford, Disley, Prestbury and Mobberley are inset within the North Cheshire Green Belt, which significantly limits the potential for expansion adjacent to these settlements. 13 parcels of land have been identified (in the updated Green Belt study) that are located around the local service centres that don't make a significant/major contribution to the Green Belt. Audlem, Bunbury, Goostrey, Holmes Chapel, Wrenbury, Haslington and Shavington are not located within or adjacent to the Green Belt. However areas adjacent to Haslington and Shavington are allocated as green gaps within the current development plan.
Key Opposing factors	
Landscape character	Bollin Valley and Parklands are located adjacent to the south eastern boundary of Alderley Edge, adjacent to the northern and southern boundaries of Prestbury and towards the south of Chelford. The Peak Park Fringe is located adjacent to the eastern, northern and southern boundaries of Bollington and adjacent to the southern boundary of Disley. The Dane Valley is located towards the east of Holmes Chapel. Rostherne/Tatton Park is located towards the east of Mobberley.
Nature Conservation	Alderley Edge SSSI located towards the south east of Alderley Edge. Millenium Wood LNR is located towards the south of Disley. Riverside Park LNR located towards the south of Prestbury. West Midlands Mosses SAC, Wybunbury Moss SSSI/NNR and Midlands Mere and Mosses Ramsar site located towards the south of Shavington. A number of the local service centre have LWSs located within them.
Heritage	All of the local service centres (aside from Chelford) have heritage assets located within or surrounding them. These include Conservation Areas and Listed Buildings. In particular, there is a large Conservation Area located towards the south of Alderley Edge, which incorporates a number of Listed Buildings. In addition, large parts of Audlem, Bollington and Wrenbury, the centre of Prestbury and the east of Mobberley are designated as Conservation Areas.
Highways	Detailed traffic modelling has not been undertaken for individual Local Service Centres.

17.5 Other Settlements and Rural Areas

Table 42 Other Settlements and Rural Areas

Key Influential factors	
Infrastructure	Accessibility by public transport to key services is poor from the rural areas and smaller settlements. Increased development in these areas would be expected to exacerbate these problems rather than be of a scale to help to provide the critical mass to address such issues. Rural areas and villages rely heavily upon the health facilities in nearby towns / service centres. It is clear that rural areas and villages are not the most appropriate location for significant housing growth given the need to ensure that development is within 30mins public transport (or ideally within walking distance) of health facilities. The level of primary school provision varies across the smaller villages and rural areas, with some areas relying upon the nearest Local Service Centre or Key Service Centre. There are no secondary schools in these areas, which mean that travel distances can be quite significant. Leisure and cultural facilities in rural areas are limited. However, these areas do contain (and have the potential to expand) tourist / visitor attractions in the open countryside.
Housing viability	High value housing on edge of settlement greenfield sites located adjacent to the other settlements and rural areas.
Green Belt	The potential for development adjacent to other settlements and rural areas inset within or adjacent to the North Cheshire and South Cheshire Green Belt will be constrained. The Green Belt ‘washes over’ the entirety of a number of these settlements. It is therefore appropriate and accordance with national policy on Green Belt to limit development in these areas. East of Alsager is Scholar Green and Rode Heath, identified as inset settlements (in the rural area) included in the 2015 Update due to their location in a General Area considered to make a limited contribution to Green Belt purposes. 13 parcels in this area do not make a major/significant contribution.
Key Opposing factors	
Landscape character	A number of other settlements and rural areas are located within the Local Landscape Designations. The location of substantial development in these settlements would be likely to have an adverse effect on these designated areas. It is therefore appropriate to restrict the quantum of development in these areas.
Nature Conservation	In terms of the other settlements and rural areas, there are sites of nature conservation located in the rural areas of Cheshire East. These would restrict the potential for development within these particular areas.
Heritage	In terms of the other settlements and rural areas, there are sites of heritage value located throughout Cheshire East. These would restrict the potential for development within these particular areas.
Highways	Detailed traffic modelling has not been taken for villages / smaller rural settlements. However high rates of car dependence in these areas contribute to congestion on the wider highway network, increased road maintenance requirements and higher greenhouse gas emissions.

18 Conclusions and recommendations

18.1.1 The Inspector questioned whether PG6 properly reflects the evidence behind the main factors cited by the Borough Council. In addition the Inspector was concerned that the proposed distribution may not fully address the development needs and opportunities at all the towns and settlements, particularly those in the north of the district. Having assessed the evidence base our study has shown that PG6 was broadly justified in light of strategic factors, local factors, opportunities and constraints. New evidence on objectively assessed housing need and employment land requirements suggest an increase of approximately 9,000 dwellings (above the previous housing requirement figure) and 27ha is required over and above the quantum of development shown in the submitted LPS under PG6. Therefore, as well as assessing whether or not PG6 was justified, this study also puts forward new options to show how additional development could be distributed, mindful that the settlement hierarchy was accepted by the Inspector and the thus the principle of directing most growth to the Principal Towns and Key Service Centres would be the most sustainable approach to distribution.

18.1.2 The study found that, set against the evidence that lay behind the main factors, PG6 was broadly justified, though there is evidence for a greater amount of development to be directed to the north. As such the numbers and distribution of PG6 (alongside the most up to date information on commitments) have acted as the baseline position and starting point for developing new options. As chapter 4 describes, the options were tested and the merits of each were then considered. Options 1 and 2 were provided as comparator options to provide a basis from which to compare options 3-6 against. Option 3-5 were similar, but had subtle differences depending upon the focus of the approach (be it constraints-led, economic strategy-led or a blend of both approaches). The recommended approach (option 6) reflects different aspects of these options, but has been tweaked to take account of constraints in particular settlements that are considered to be more significant and reflective of the new evidence base. These were principally highways capacity constraints (such as in the case of Crewe) and Green Belt in the north (particularly restrictive for Macclesfield, Poynton and Knutsford), following an update to the Green Belt evidence. We also looked where constraints were less of an issue and sought to increase growth slightly (in settlements such as Congleton and Middlewich) in line with the settlement hierarchy. The latter point was informed by updated evidence from the Borough Council on the potential capacity for urban potential and edge of settlement sites.

18.1.3 Options 3-6 all resulted in a small residual need for additional housing, this resulted in increases to the Local Service Centres and Rural Area based upon the capacity work of the Borough Council which highlighted opportunities for growth, with greatest potential for growth in the Local Service Centres of the north and Holmes Chapel which is located more centrally. This approach meant that these areas have proportionally more growth compared to PG6, however, it is only marginal, and does not affect the broad application of the settlement hierarchy.

18.1.4 The recommended approach (option 6) goes some way to redressing the balance of housing and employment need in the north (that was identified as potentially lacking by the Inspector in PG6) whilst keeping the broad spatial distribution as proposed in PG6, and maintaining the principles of the settlement hierarchy.

18.1.5 The settlement profiles (appendices 9-32) summarised in chapter 5, present evidence of the settlements needs and opportunities. The statistics suggest there is a continued strong demand for housing in both Principal Towns. Though the statistics suggest there may be a need for more employment provision at Macclesfield to address net out-commuting. The levels of growth in PG6 were reflective of this data. The high growth envisaged for the two Principal Towns under option 6 is also justified in addressing these factors, with a slight increase in employment land in Macclesfield and an increase in housing in Crewe and Macclesfield of 700 and 750 respectively.

18.1.6 In relation to the Key Service Centres in the north of the Borough, the statistics in the settlement profiles indicate there is a shortage of housing and/or employment opportunities, particularly those suitable for young families in Poynton, which suggests there is a requirement for additional housing and employment to be allocated to this settlement if the relative shortage of local jobs, high house prices and low affordability for people on median incomes is to be addressed. It would also be appropriate to explore a greater quantum of housing development in Knutsford, to address the high house prices and low affordability of market housing, its popularity with young families and the relative abundance of local jobs.

The statistics indicate that additional housing may be required to address above average levels of overcrowding and support the relative high amount of local employment located in the Handforth area. The statistics show that PG6 could have directed more growth to the north. Option 6 attempts to rebalance this by locating more housing and employment growth to the north.

18.1.7 The substantial allocation of development to the southern Key Services Centres addresses the pent up demand for more housing in Nantwich, shortage of local jobs in Congleton and the shortage of local jobs and significant net out-commuting from Middlewich; which are highlighted by a review of the latest statistics. The requirement for more employment land to support local jobs in Sandbach and Alsager is addressed in part by allocating more employment land in Alsager.

18.1.8 The Green Belt Assessment Update looked at the non-Green Belt potential of settlements inset within the North Cheshire Green Belt (including consideration of the updated urban potential and edge of settlement study) and calculated that without making amendments to the Green Belt boundary, the proportion of development that could be accommodated in the north of the Borough would be very low. Elsewhere in this report we have highlighted that channeling too much development to areas beyond the Green Belt (see chapter 5-12) in the south would represent unsustainable patterns of development. PG6 and the options considered for the purposes of this report all recommend growth levels in the north that would necessitate making alterations to the Green Belt boundary in the north of the Borough. The Green Belt Assessment Update sets out the exceptional circumstances to justify making these amendments. For settlements in the south with Green Belt, the same circumstances do not apply.

18.1.9 Whilst some amendments to the actual levels of housing and employment land are necessary the settlements located in the north of the Borough are still heavily constrained by the presence of the Green Belt. The approach identified within PG 6 was broadly consistent and option 6 also reflects the Green Belt constraints. Analysis of Macclesfield and the Key Service Centres highlighted that beyond the areas of Green Belt already identified for removal there are comparatively few parcels making a limited contribution in Congleton, Alsager and Knutsford that may be suitable. Whilst there were a greater number of parcels in Macclesfield, Wilmslow, Handforth and Poynton that are making a limited contribution, these sites are not necessarily suitable for development in the future.

18.1.10 The Green Belt Assessment update only assesses land against the five purposes of Green Belt. Therefore it cannot automatically be assumed that parcels that make a ‘contribution’ or no contribution should be considered as potential development land in the future. As shown, much of this land (that makes a ‘contribution’) is not suitable for development (with some exceptions) and in some case never will be. These parcels land may already be developed, be in a river valley, are an active landfill site, an ancient woodland, school sites or cannot be practicably accessed. However, should further development land be required it may be prudent to look again at the small pool of parcels in the north that were less constrained and offer potential development opportunities. Some sites, adjudged to be only making a ‘contribution’ (i.e. not a major/significant contribution), may be suitable for future development if exceptional circumstances can be made and if they represent a sustainable pattern of development.

18.1.11 The urban potential and edge of settlement study has highlighted that capacity exists in the pool of sites assessed to deliver PG6 and also the increased requirements for housing and employment land. It is expected that these potential sites will be subject to greater scrutiny at the Site Allocations stage. However, from a pure capacity standpoint this work has shown that the options presented are deliverable from a land supply perspective, but recognising that in the northern Key Service Centres land is more constrained with less brownfield urban sites and therefore exceptional circumstances would need to be shown for any future release of Green Belt edge of settlement sites over and above the proposed deletions of Green Belt in the submitted LPS.

18.2 Recommendations

18.2.1 Based upon the analysis of key factors and the new evidence base (for housing, employment, Green Belt, highways, SA/HRA and an updated analysis of sites capacity of the Principal Towns, Key Service Centres and Local Service Centres), we recommend taking forward suggested revisions based upon option 6. This option modifies PG6 to direct the bulk of the additional 27ha of additional employment land required into the north. While the additional 6950 dwellings[34] required to meet objectively assessed need for housing is directed mainly to settlements with greatest capacity to grow sustainably over the plan period, with opportunities in the north maximised based upon evidence on constraints/capacity (see below).

Table 43 Option 6 Recommended approach

Settlement	*2011 Census*	Option 6: Recommended approach	
	Dwellings	Hectares of employment land	Dwellings
Crewe	*31460*	65	7700
Macclesfield	*24,144*	20	4250
Congleton	*11981*	24	4150
Alsager	*5384*	40	2000
Sandbach	*8,119*	20	2750
Middlewich	*5,920*	75	1950
Nantwich	*8,536*	3	2050
Handforth (inc NCGV)	*3,219*	22	2200
Wilmslow	*10,733*	10	900
Knutsford	*6,131*	15	950
Poynton	*5667*	10	650
Local Service Centres	*23223*	7	3500
Rural (inc 61ha Wardle Improvement Area)	*21719*	69	2950
Total	***166236***	**380**	**36000**

18.2.2 We recommend the use of option 6 which is a blend of the hybrid, economic strategy-led and constraints options as the basis to informing suggested revisions to the LPS.

18.2.3 It seeks to address the development needs (for housing and employment) and opportunities at all the towns and settlements, particularly those in the north of the district (para. 75 Inspector's Interim Views, November 2014). As a means of promoting sustainable patterns of development it directs increased housing growth to the Green Belt settlements of Poynton, Knutsford and Wilmslow alongside the bulk of the additional 27ha of employment land required to meet employment needs (para. 76). PG6 directed 23% of housing growth to Macclesfield and northern Key Service Centres with 61% directed to Crewe and the Southern Key Service Centres (the rest being distributed to the Local Service Centres and Rural area). Option 6 rebalances this approach by directing 25% of the housing growth to Macclesfield and the Key Service Centres and 57% to Crewe and the southern Key Service Centres. This option reflects further work conducted by officers to examine site capacity within the built-up area within settlements and the edges of settlements and adequately reflects existing commitments and proposals (para. 76-78).

18.2.4 In **Crewe,** under option 6 it is reasonable to allocate further housing to this Principal Town, as it has a relative abundance of local job opportunities. It also has excellent transport links, which would allow sustainable access to jobs in other settlements. The Economic Strategy also supports economic growth in Crewe, which is reflected by the additional employment land allocated through the Plan. Although there is potential to accommodate significant growth in Crewe, there are constraints to the highways network in particular that need to be taken into account. Pressure on the highways network could make it difficult for

[34] OAHN of 36,000 less the submitted LPS housing target of 29,050 results in a deficit of 6950.

workers to access jobs, as well as make it less attractive for businesses to operate in this area. This scenario provides a lower amount of growth overall to Crewe compared to the other scenarios, which reflects the concerns about traffic congestion that may be created, and also reflects the fact that there has already been significant growth in this settlement.

18.2.5 In **Macclesfield** the level of housing growth proposed in PG6 was considered to be appropriately balanced against the level of proposed employment land. Therefore, any additional housing ought to be accompanied by corresponding employment land. The recommended approach in option 6 is broadly the same as the 'Hybrid' and 'Economic strategy-led' options, which both seek to allocate modest growth to Macclesfield to take advantage of its role as a principal town and the constrained nature of this settlement in terms of landscape, Green Belt and local highways.

18.2.6 In **Alsager** it is acknowledged that there is a need to increase local job opportunities by allocating employment land, and that a substantial increase in housing could counteract this. Constraints on the highways network also make further growth in Alsager difficult to achieve without mitigation. However, to help meet the overall housing need for the Borough, it is considered appropriate to release a small amount of land for housing on higher value edge of settlement sites. Under option 6 a further 5 hectares of employment land is allocated (in addition to that identified in PG6) to further help reduce the need for out-commuting. Although there is evidence to support all 27 hectares of additional employment land being allocated principally to the North (Ekosgen Report), land supply and constraints in Key Service centres such as Poynton, Macclesfield and Knutsford, suggest that it would be appropriate to allow for some further growth away from the north. Alsager is a suitable alternative.

18.2.7 Whilst unemployment is low in **Congleton**, there is a relative shortage of local jobs, hence the net outflow of commuters. PG6 allocated 24 hectares of employment land, which is considered to be appropriate to encourage further growth of the economy and to support local job opportunities. Under option 6, it is considered that a modest amount of additional housing would be well located in Congleton to take advantage of employment opportunities without having significant effects on highways. The recommended approach allocates a slightly higher housing target than the hybrid approach, more in line with the fact that there are fewer constraints in this settlement.

18.2.8 The submitted Local Plan allocates 20 hectares of employment land in **Sandbach**, which will help to address the significant level of net out-commuting. Current completions and commitments will already see a 35% growth in the number of households in Sandbach over the plan period. To help balance local employment and housing, it is considered that further housing growth above that which is already 'committed' would therefore be undesirable in this respect. Further growth would also put pressure on an already constrained strategic and local highways network. The recommended approach in option 6 therefore allocates slightly less growth than any of the tested options.

18.2.9 Although the growth of **Nantwich** would support the Constellation City concept and provide links to job opportunities (albeit not within Nantwich itself), it has already experienced significant population and household growth and should not be allocated further growth above that already committed and within the urban area. The recommended approach in option 6 mirrors the hybrid option.

18.2.10 In **Knutsford** 10 hectares of employment land is allocated through PG6. This will create more jobs, and could increase in-commuting given that the level of housing provision in PG6 is relatively modest. A further 5 hectares of employment land would be allocated to support the economy in Knutsford and the North in general. To support local access to jobs, it is reasonable to increase the amount of housing provision at Knutsford under this approach. Given the constraints present, the overall scale of growth would be limited to a total of approximately 950 dwellings under option 6. This is less than the economic strategy-led and hybrid scenarios, and gives more consideration to the constrained nature of Knutsford with regards to Green Belt, potential effects on biodiversity and local highways. The recommended approach falls in between the constrained option and the hybrid option, attempting to achieve a more appropriate balance between growth and constraints in this location.

18.2.11 For **Poynton** under the recommended option 6, weight would be given to the need to provide a range of housing to support local communities in this settlement and the north in general. Option 6 would represent a 225% increase in housing over the figure put forward in PG6. Weight has been given to the potential for certain parcels of Green Belt land to be considered for future development. However, there would also be a need for local employment opportunities to ensure that Poynton's role as an economic centre is enhanced in-line with the other Key Service Centres. It would be accepted that Poynton's role as a commuter settlement would be likely to continue to an extent given its strong links with Stockport and Manchester. The recommended approach in option 6 provides a similar level of housing growth to the economic option, as it is considered that there may be a shortage of unconstrained land to deliver the higher figure identified under the hybrid option. There are opportunities for development adjacent to Poynton related to the corridor of interest for the Poynton Relief Road. However, it does not receive as much housing growth as Knutsford due to the deliverability and variety of sites found in Knutsford. In addition, it is considered that the sites in Knutsford offer more opportunities for delivery earlier in the Plan period than there are adjacent to Poynton. As such a more conservative approach is employed under option 6.

18.2.12 Given the abundance of local jobs in **Handforth** it is not considered necessary to increase employment provision any further than what is proposed as part of the North Cheshire Growth Village (NCGV) and within Handforth. However, it would be beneficial to provide increased housing that could promote access to local job opportunities. The North Cheshire Growth Village will provide a significant uplift in housing (more than 60% over the plan period) for Handforth (assuming this is counted towards an increase in Handforth's households). Given this significant increase in housing, and the presence of a variety of constraints, it is considered that for option 6 only a modest amount of further growth would be targeted to Handforth. Housing growth would be well linked to local job opportunities, and there are also several Green Belt parcels that are not making a significant or major contribution.

18.2.13 The study has shown that the level of housing provision in PG6 for **Wilmslow** is low, and could lead to a shortage of local housing. This could lead to increased net commuter inflows in the longer term. Under option 6 it is considered appropriate to increase the level of housing provision to support economic growth in Wilmslow and the 'north' in general. It is also important to meet local housing needs and address housing affordability in this area. The recommended approach closely matches the economic led option.

18.2.14 **Middlewich** has significant employment opportunities and land capacity for growth which will be promoted over the plan period, helping to provide a greater balance of local jobs and housing. It is not considered necessary to allocate further employment land given it is envisaged to take the highest increase over the plan period. There are opportunities on edge of settlement sites for further housing growth. Improvements to infrastructure will help to support new development and address some existing congestion issues. It is therefore considered appropriate to allocate further growth to Middlewich to help meet housing need as this settlement is relatively well placed to accommodate growth and supports access to local jobs and services. Taking into account the constraints in other key service centres, the housing figure for this option would be higher (although it is limited to an extent by the lack of available sites within the Plan area[35]). Option 6 acknowledges that constraints are less of an issue in this settlement, and thus it most closely matches the 'constraints led' option.

18.2.15 For the **Local Service Centres** the proposed distribution of growth between the different levels of the settlement hierarchy (as set out in PG6) have been tested (in the SA) and is broadly accepted as appropriate by the Inspector. It is therefore considered appropriate to apply a proportionate increase in housing (24% increase overall) to the Local Service Centres to maintain the broad distribution established through PG6. However, the recommended approach allocates a further 1000 homes to meet the housing need that has not been picked up at the principal towns and key service centres due to constraints. This is in-line with the constraints-led approach. Although there is a greater proportion of housing in the Local Service Centres under this option it is not considered to be significant (representing a 40% increase from PG6), and the broad principles of the settlement hierarchy are still being applied.

18.2.16 For the **rural area** the proposed distribution of growth between the different levels of the settlement hierarchy (as set out in PG6) have been tested (in the SA) and is broadly accepted as appropriate by the Inspector. It is therefore considered appropriate to apply a proportionate increase in housing (24% increase overall) to the Rural areas to maintain the broad distribution established through PG6. A small increase in employment is also supported under this scenario to ensure that rural areas have access to some local jobs. However, the recommended approach allocates a further 950 homes to meet the

[35] A strategic site is being promoted by a developer that covers a small proportion within Cheshire East, with the rest being in Cheshire West & Chester Council's area.

housing need that has not been picked up at the Principal Towns and Key Service Centres due to constraints. This is most in-line with the constraints-led approach. Although there is a greater proportion of housing in the rural areas under this option, it is not considered to be significant (48% increase over PG6), and the broad principles of the settlement hierarchy are still being applied.

18.3 Rejected options

18.3.1 Table 7 below outlines the reasons for discarding the alternative options that were developed and tested.

Option	Reasons for discarding the option
Option 1: PG6 with proportionate growth	This approach would not address the shortage of housing in the Key Service Centres to the north, and as such would not address the Inspector's concerns regarding this issue. The evidence suggests that there is a greater role for Knutsford and Poynton as settlements for growth that would not be realised under this option. There would also be a significant increase in growth in Crewe that would create pressure on highways infrastructure that would be difficult to mitigate without substantial investment in strategic road improvements. The increase in growth to Crewe may also conflict with the desire to create Green Belt / to maintain Green Wedge.
Option 2: Proportionate housing growth from 2010	This option would create a more dispersed pattern of development, seeing a substantial increase in the amount of housing allocated to the Local Service Centres and Rural areas. This is not in-line with the settlement hierarchy which seeks to direct growth to those settlements that have better access to services and facilities. This option also fails to take advantage of Congleton as a location for sustainable growth, which is supported by substantial improvements to the highways network. Although option 2 would see a significant growth in housing to the north, this would be at a level that would be detrimental to the character of settlements such as Macclesfield, Poynton and Knutsford, and would require substantial loss of Green Belt, which may be difficult to achieve being mindful of the need to demonstrate exceptional circumstances for release.
Option 3: Economic Strategy-led	This option has similarities to the preferred approach, and the proposed growth in housing for some settlements is broadly the same. This is the case for Macclesfield, Handforth, Wilmslow, Poynton and the Local Service Centres. The rationale for the proposed growth in these areas is detailed in the justification for Option 6. The distribution of employment is virtually the same as Option 6, with the exception of an additional 5 hectares of employment land being allocated to Poynton for Option 3 rather than in Alsager for Option 6. It was considered that allocation of 15 hectares of employment Land to Poynton as well as 600 dwellings could be restricted by deliverability issues related to the relief road. Therefore, this aspect of the option was considered unsuitable. With regards to housing distribution, it is considered that Option 3 was broadly suitable with the exception of the targets for Knutsford and Crewe/Nantwich. The targets for these settlements were considerably higher than the preferred option and it is considered that the levels proposed in Crewe and Nantwich could put pressure on an already constrained highways network. Although Knutsford appears to be an attractive proposition for housing and employment development, the target of 1400 dwellings is considered too high as it could have a more detrimental effect on settlement character, biodiversity, and Green Belt compared to Option 6.

Option	Reasons for discarding the option
Option 4: Constraints / impact led	This option has similarities to the preferred approach, and the proposed growth in housing for some settlements is broadly the same. This is the case for Macclesfield, Congleton, Alsager, Middlewich, Nantwich, Handforth and the Local Service Centres. The rationale for the proposed growth in these areas is detailed in the justification for Option 6. With regards to the remaining housing distribution, Option 4 would see less substantial growth in the north compared to Option 6. This would be positive in terms of having a lesser effect on Green Belt compared to the recommended option. However, this would do less to address [presumed] housing need in the north, and as a consequence would require substantial growth in Crewe to meet the overall shortfall in housing need at the district level. The level of growth in Crewe is of particular concern, as it would place significant pressure on the highways network that would be very difficult to mitigate, and may affect areas that are currently Green Wedge / proposed for Green Belt. The distribution of employment land under Option 4 places more growth to Crewe, with slightly less growth in Macclesfield and Wilmslow in comparison to options 5 and 6. This is contrary to the general recommendations in the Ekosgen Report, which states that the majority of the additional 27ha should be located to the north.
Option 5: Hybrid	This option has similarities to the preferred approach, and the proposed growth in housing for some settlements is broadly the same. This is the case for Alsager, Macclesfield, Handforth and Nantwich. The rationale for the proposed growth in these areas is detailed in the justification for Option 6. Compared to Option 6 this Option proposes slightly more growth in Crewe, and consequently slightly less growth at the satellite towns of Congleton and Middlewich. This is considered less appropriate than the recommended option, as it puts greater pressure on the highways network in Crewe, whilst failing to take full advantage of Middlewich and Congleton as sustainable locations for growth. Option 5 also allocates a slightly higher level of growth to Sandbach, which is more likely to put pressure on an already constrained highways network compared to the Recommended Option 6. Option 5 allocates more growth to the Key Service Centres in the North, which would lead to more sustainable patterns of growth (in terms of accessibility) compared to Option 6 (which allocates a higher amount to the Local Service Centres and Rural areas. However, this would require the release of a greater amount of Green Belt land in Knutsford, Wilmslow and Poynton.

APPENDICES

Appendix 1: Consultation phases which informed development of the Council's approach to spatial distribution

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Appendix 8: Establishing the 'baseline position'

Appendix 9 Settlement Profile: Crewe (demographic, housing and employment information)

Appendix 10 Settlement Profile: Macclesfield (demographic, housing and employment information)

Appendix 11 Settlement Profile: Alsager (demographic, housing and employment information)

Appendix 12 Settlement Profile: Congleton (demographic, housing and employment information)

Appendix 13 Settlement Profile: Handforth (demographic, housing and employment information)

Appendix 14 Settlement Profile: Knutsford (demographic, housing and employment information)

Appendix 15 Settlement Profile: Middlewich (demographic, housing and employment information)

Appendix 16 Settlement Profile: Nantwich (demographic, housing and employment information)

Appendix 17 Settlement Profile: Poynton (demographic, housing and employment information)

Appendix 18 Settlement Profile: Sandbach (demographic, housing and employment information)

Appendix 19 Settlement Profile: Wilmslow (demographic, housing and employment information)

Appendix 20 Settlement Profile: Alderley Edge (demographic, housing and employment information)

Appendix 21 Settlement Profile: Audlem (demographic, housing and employment information)

Appendix 22 Settlement Profile: Bollington (demographic, housing and employment information)

Appendix 23 Settlement Profile: Bunbury (demographic, housing and employment information)

Appendix 24 Settlement Profile: Chelford (demographic, housing and employment information)

Appendix 25 Settlement Profile: Disley (demographic, housing and employment information)

Appendix 26 Settlement Profile: Goostrey (demographic, housing and employment information)

Appendix 27 Settlement Profile: Haslington (demographic, housing and employment information)

Appendix 28 Settlement Profile: Holmes Chapel (demographic, housing and employment information)

Appendix 29 Settlement Profile: Mobberley (demographic, housing and employment information)

Appendix 30 Settlement Profile: Prestbury (demographic, housing and employment information)

Appendix 31 Settlement Profile: Shavington (demographic, housing and employment information)

Appendix 32 Settlement Profile: Wrenbury (demographic, housing and employment information)

Appendix 1: Consultation phases which informed development of the Council's approach to spatial distribution

Consultation Phase/ Document	Examination Document Reference	Notes
Core Strategy Issues and Options	BE054	Four spatial options presented: 1. Growth in Crewe and KSC outside the GB 2. Growth in Crewe and Macclesfield and KSC outside of Green Belt 3. Growth in Crewe and Macclesfield and Accessible Towns 4. Rural Variant
Place Shaping Consultation	Q10, SD017	Gathered local intelligence about the Principal Towns and KSC
Rural Issues Consultation	BE079, BE080	To understand issues and challenges facing rural areas
Town Strategies (Principal Towns and KSC)	Various, see Q12, SD017	Prepared using neighbourhood planning principles, led by respective Town Councils. Included consideration of sites.
Development Strategy and Policy Principles (Shaping our Future A Development Strategy for Jobs and Sustainable Communities)	Appendix D of BE100	Preferred options for development, along with consideration of alternative approaches. Further 4 spatial options considered: 5: New Settlement 6: Growth reflecting the Principles of Town Strategies 7: Hybrid growth 8: Business as Usual (comparator)
Possible Additional Sites Proposed by Developer and Land Interests	BE104	Consultation on additional sites submitted during consultation on the Development Strategy and Policy Principles Docment
Pre-Submission Core Strategy	BE106	Draft Plan for consultation. Supported by evidence base.
Local Plan Strategy (Submission Version)	SD001	Spatial option 7 (Hybrid Growth) adopted.

Appendix 2: Spatial options considered in the development of the Spatial Distribution

Spatial Option	Key features/focus for growth:	Reasons for discarding the option, including findings of the SA
1: Growth in Crewe and KSC outside of Green Belt	- High proportion of development (housing and commercial) in the southern part of the Borough; - Focus of development on delivering 'All Change for Crewe' and maximising the role of Crewe as the main driver of growth for the whole of the Borough; - KSC in southern part of Borough also a focus for growth (Alsager, Congleton, Middlewich, Nantwich and Sandbach) (mix of brownfield regeneration and greenfield, edge of settlement); - Limited growth in Macclesfield and KSC in northern part of the Borough, no release of Green Belt; - Limited development in and on edge of LSC and small villages, without GB release.	The level of growth proposed for Crewe could not be feasibly provided during the plan period, due to highways impacts and investment needed to mitigate this, which would be unlikely to be available during the Plan period. Loss of character of KSC in south of Borough, due to significant level of growth proposed.
2: Growth in Crewe and Macclesfield and KSC outside of Green Belt	- Focus on Crewe as sub-regional centre for the south of the Borough, Macclesfield for the north. Would require GB release in Macclesfield - KSC in southern part of Borough also a focus for growth (Alsager, Congleton, Middlewich, Nantwich and Sandbach) (mix of brownfield regeneration and greenfield, edge of settlement) (but less than option 1) - Limited growth in KSC in northern part of the Borough, no release of Green Belt - Limited development in and on edge of LSC and small villages, without GB release	The level of growth proposed for Crewe and Macclesfield could not be feasibly provided during the plan period, due to highways impacts and investment needed to mitigate this, which would be unlikely to be available during the Plan period. Loss of character of KSC in south of Borough, due to significant level of growth proposed.
3. Growth in Crewe and Macclesfield and Accessible Towns	- Focus of development in the Principal Towns and Key and Local Service Centres in locations that have a good standard of accessibility - Main focus for growth – Crewe , Macclesfield, Alsager , Congleton , Nantwich and Sandbach - Moderate growth – Wilmslow , Poynton , Handforth , Knutsford and Middlewich - Limited growth - Alderley Edge, Holmes Chapel, Chelford, Goostrey and Mobberley. - Focus on Crewe as sub-regional centre for the south of the Borough, Macclesfield for the north. - Would require GB release in Macclesfield	The level of growth proposed for Crewe could not be feasibly provided during the plan period, due to highways impacts and investment needed to mitigate this, which would be unlikely to be available during the Plan period. Significant change to Green Belt boundaries in north of Borough to accommodate higher level of growth.

Spatial Option	Key features/focus for growth:	Reasons for discarding the option, including findings of the SA
	- Release of GB in Alderley Edge, Handforth, Knutsford, Poynton and Wilmslow - Limited development in LSC and small villages	
4. Rural Variant	- Less growth in Principal Towns - Reduced growth in KSC - Dispersal of growth to LSC and number of smaller 'sustainable villages' ; - Designed to deliver sufficient affordable housing to meet rural needs and meet demand for market housing in smaller settlements	Potential mismatch between housing and employment opportunities, resulting in unsustainable transport patterns (increased journeys on minor rural roads). Increased demand for public services to be delivered to rural areas, resulting in increased costs of school transport, health and social care. Increase in length of journeys to access public services (although some local services would be supported). Increased costs of utility provision. Difficult to quantify amount of development that could be delivered, or to ensure the type of housing developed would meet local needs.
5. New Settlement	- Focus of growth on Crewe and Macclesfield, similar to option 1, with more development in Macclesfield and slightly less in Crewe. - KSC would deliver almost half of the growth total. - Limited development in and on edge of LSC and small villages. - New settlement, delivering of growth, requiring Green Belt release	Would require significant growth in the north of the Borough and subsequent high level of GB release around a number of different settlements.
6. Growth reflecting the Principles of Town Strategies	- Spatial distribution of growth to reflect agreed levels set out in the Town Strategies (Principal Towns and KSC). - Limited development in and on edge of LSC and small villages. - Release of Green Belt in Macclesfield, and other KSC, including Handforth, Knutsford, Poynton, Wilmslow. - Possible Green Belt release for LSC including Alderley Edge, Bollington, Chelford, Disley and Prestbury.	Unlikely that the levels of growth supported by the local communities through the Town Strategies would be sufficient to meet the level of growth required in the Borough over the Plan period.
7: Hybrid growth	- Combination of options 2, 4, 5 and 6. - Similar to Option 5, the difference being in the way development is distributed through the hierarchy. - development directed to Principal Towns Over a third of all development	Option taken forward as none of the individual options were considered suitable to deliver the objectives of the Local Plan. Reflects findings of Determining the Settlement Hierachy Background Paper, Town Strategies,

Spatial Option	Key features/focus for growth:	Reasons for discarding the option, including findings of the SA
	directed to KSC. - rest of development directed to LSC and sustainable villages. - Provision of two new settlements	known development opportunities, infrastructure capacity and environmental constraints. Makes best use of existing services and facilities that are present within settlements. Focus on ensuring homes, jobs and other facilities are located close to each other. Provides for slightly more development in rural areas (than option 5), helping to retain existing services and facilities
8: Business as Usual (comparator)		Not progessed as it was not considered reasonable and appropriate to replicate current patterns of distibuting future growth.

Appendix 3: Option 1 Proportionate growth of PG6 (settlement review and rationale)

	Proportionate growth from PG6
Crewe	A 23.9% growth factor has been applied, taking the housing target from 7000 to 8675. 5 hectares of additional employment land would be allocated to Crewe to account for this considerable uplift in housing (taking the total to 70 hectares)
Macclesfield	A 23.9% growth factor has been applied, taking the housing target from 3500 to 4337. 5 hectares of additional employment land would be allocated to Macclesfield to account for the uplift in housing (taking the total to 20 hectares), and to reflect the findings of the Ekosgen report which suggest employment land supply in the north could be strengthened.
Alsager	A 23.9% growth factor has been applied, taking the housing target from 1600 to 1983. No additional employment land would be allocated as PG6 already establishes a considerable supply of 35 hectares.
Congleton	A 23.9% growth factor has been applied, taking the housing target from 3500 to 4337. No additional employment land would be allocated as PG6 already establishes a considerable supply of 20 hectares in Congleton, and there is no pressing need to increase local jobs.
Sandbach	Existing completions and commitments are already higher than the projected increase by 118 dwellings. Therefore, the minimum housing target for Sandbach needs to be higher than the proportionate increase.
Nantwich	A 23.9% growth factor has been applied, taking the housing target from 1900 to 2355. No additional employment land would be allocated as the balance of local jobs to housing is relatively appropriate. There is also a need to provide increased employment land to the North.
Knutsford	A 23.9% growth factor has been applied, taking the housing target from 650 to 806. 5 hectares of additional employment land would be allocated to Knutsford (taking total to 20ha) to reflect the findings of the Ekosgen report which suggest employment land supply in the north could be strengthened.
Poynton	A 23.9% growth factor has been applied, taking the housing target from 200 to 248. 10 hectares of additional employment land would be allocated to Poynton (taking total to 13ha) to reflect the findings of the Ekosgen report which suggest employment land supply in the north could be strengthened.
Handforth	A 23.9% growth factor has been applied, taking the housing target from 2000 to 2479. No additional employment land would be allocated as 10ha is already allocated in the as part of the North Cheshire Growth Village which will serve Handforth and Wilmslow.
Wilmslow	A 23.9% growth factor has been applied, taking the housing target from 400 to 496. No additional employment land would be allocated as there is an abundance of local jobs and a net inflow of commuters.
Middlewich	A 23.9% growth factor has been applied, taking the housing target from 1600 to 1983. No additional employment land would be allocated as PG6 already establishes a considerable supply of 70 hectares in Middlewich as well as existing commitments for 70 hectares.
LSCs	A 23.9% growth factor has been applied, taking the housing target from 2500 to 3100 (rounded from 3098). A small amount of additional employment land (1.2 ha) would be allocated to local service centres to support access to jobs locally and to broadly reflect the distribution set out in PG6.
Rural	A 23.9% growth factor has been applied, taking the housing target from 2000 to 2500 (rounded from 2478). A small amount of additional employment land (1.2 ha) would be allocated to rural areas to support access to jobs locally and maintain the distribution set in PG6.

Appendix 4: Option 2 2011 Census with proportionate growth (settlement review and rationale)

	Proportionate growth from 2011 Census
Crewe	Crewe represented 19% of dwellings in 2011. Applying 19% of the increased housing leads to a target of 6813. This is the lowest figure of all options and even lower than PG6. This option would fail to capitalise on the growth opportunities present in Crewe.
Macclesfield	Macclesfield represented 14.5% of dwellings in 2011. Applying 14.5% of the increased housing leads to a target of 5229, the highest level of growth in Macclesfield of all options and far in excess of PG6. This level of growth would be challenging set against the Green Belt constraints.
Alsager	Alsager represented 3.2% of dwellings in 2011. Applying 3.2% of the increased housing leads to a target of 1166. The current level of commitments and completions gives starting point of 1274 for Alsager, so this figure has been uplifted. Under this option Alsager would receive the least new housing growth and below the levels in PG6.
Congleton	Congleton represented 7.2% of dwellings in 2011. Applying 7.2% of the increased housing leads to a target of 2595. This figure is substantially below PG6 and all other options.
Sandbach	Sandbach represented 4.9% of dwellings in 2011. Applying 4.9% of the increased housing leads to a target of 1758. The current level of commitments and completions gives starting point of 2854 for Sandbach, so this figure has been uplifted. Figures for Sandbach are relatively similar under all options ranging from 2854 in this option up to 2965 for options 3-5.
Nantwich	Nantwich represented 5.1% of dwellings in 2011. Applying 5.1% of the increased housing leads to a target of 1849. The current level of commitments and completions gives starting point of 2009 for Nantwich, so this figure has been uplifted.
Knutsford	Knutsford represented 3.7% of dwellings in 2011. Applying 3.7% of the increased housing leads to a target of 1328. All northern settlements under this option take on much larger housing figures given that this option is a comparator and based on the existing size of the settlements. This is the second highest housing figure behind option 3 which is an economic strategy-led option.
Poynton	Poynton represented 3.4% of dwellings in 2011. Applying 3.4% of the increased housing leads to a target of 1227. This is the highest housing figure of all options for Poynton.
Handforth	Handforth represented 1.9% of dwellings in 2011. Applying 1.9% of the increased housing leads to a target of 697. This is the lowest housing figure for Handforth of all options as it disregards the creation of the New Cheshire Growth Village, under this option the units delivered for this strategic site would have to be redistributed elsewhere in the Borough.
Wilmslow	Wilmslow represented 6.5% of dwellings in 2011. Applying 6.5% of the increased housing leads to a target of 2324. It is assumed that most of the NCGV would be redistributed and accounted for by this target given that the proportionate increase for Handforth is much lower, yet the two areas are closely linked.
Middlewich	Middlewich represented 3.6% of dwellings in 2011. Applying 3.6% of the increased housing leads to a target of 1282. This is the lowest housing figure of all options for Middlewich.
Local Service Centres	The Local Service Centres represented 14% of dwellings in 2011. Applying 14% of the increased housing leads to a target of 5029 dwellings. Given that there is an oversupply in Alsager, Nantwich and Sandbach (due to existing completions and commitments) totalling 1364 dwellings, it is considered appropriate to reduce the provision in the Local Service Centres and Rural areas so that a broadly like for like comparison can be provided with the other strategic options. Taking half of this oversupply away from the Local Service Centres leaves a target of 4347. A figure of 5029 units would arguably result in unsustainable patterns of development and direct growth away from settlements further up the settlement hierarchy that are better equipped to accept growth e.g. by virtue of more social infrastructure etc.
Rural	The Rural area represented 13% of dwellings in 2011. Applying 13% of the increased housing leads to a target of 4703 dwellings. Given that there is an oversupply in Alsager, Nantwich and Sandbach (due to existing completions and commitments) totalling 1364 dwellings, it is considered appropriate to reduce the provision in the Rural area so that a like for like comparison can be provided with the other strategic options. Taking half of this oversupply away from the Rural areas leaves a target of 4021.

Appendix 5: Option 3 Economic strategy-led spatial distribution (settlement review and rationale)

	Factors	Economic Strategy-led
Crewe	*Baseline position*	2560 dwellings are already completed or committed. Therefore, this is the minimum amount of growth that would be expected to come forward. A further 4670 dwellings are allocated collectively through Strategic Sites and Strategic Locations, as defined in the Local Plan Strategy. It is considered that the starting point for Crewe should therefore be7230 dwellings.
	Proposed growth	It is assumed that a further 500 dwellings could be achieved on brownfield urban potential sites. Strategic Location (SL) 1 (approximately 250 units) and SL 2 (approximately 400 units) would also contribute to the overall housing figure under this option. This option assumes that approximately 300 dwellings could also be brought forward on edge of settlement sites or by maximising development on sites in the urban area. The 300 would be taken from an identified pool of 10078 units on the edge of settlement sites. The site allocations and call for sites process would inform the final selection of sites for all settlements.
	Influential factors	Crewe has excellent strategic transport links, and is well served by a range of facilities and services and public transport links. There are investment opportunities linked to the strategic road and rail network, particularly the M6 corridor. The SA (of PG6) suggests that distributing the majority of development to the Principal Towns is inherently positive. This is largely due to the fact that Crewe and Macclesfield are better served by community facilities, public transport, retail, jobs and public services. There is potential on edge of settlement sites to accommodate a further 10,000 dwellings (although a proportion of these may not be suitable).
	Constraints	The A534 and A532 roads that pass through Crewe's town centre suffer from congestion. Crewe Town Centre also experiences significant traffic delay during the morning and evening peak hours. Although a number of infrastructure improvements are already committed in Crewe, modelling suggests that there will be a requirement for significant new mitigation schemes to alleviate congestion issues. Crewe does not have any Green Belt adjoining its boundary, although there are areas surrounding Crewe that are allocated as green gaps within the current development plan.
	Summary	Under an economic strategy-led scenario it is reasonable to allocate further housing to Crewe, as it has a relative abundance of local job opportunities. It also has excellent transport links, which would allow sustainable access to jobs in other settlements. The Economic Strategy also supports economic growth in Crewe, which is reflected by the additional employment land allocated through the Plan. Although there is potential to accommodate significant growth in Crewe, there are constraints to the highways network in particular that need to be taken into account. Pressure on the highways network could make it difficult for workers to access jobs, as well as make it less attractive for businesses to operate in this area. Therefore, the additional growth has been limited.
Macclesfield	*Baseline position*	The level of development that is already 'committed' would be unlikely to meet Macclesfield's housing needs. As such, it is considered appropriate to include those allocations in PG6 that are not yet permitted when establishing the starting point for further growth. These sites will help to meet housing needs and also support the delivery of a new strategic highway. The total dwellings including strategic sites would therefore be 3649.
	Proposed growth	It is assumed that urban potential brownfield sites would come forward to deliver 500 dwellings (subject to further testing via the Site Allocations). SL 4 (approximately 500 dwellings) would contribute to the overall housing figure under this option. Unless further brownfield land could be maximised in the urban area, it is assumed that a further 150 dwellings would be needed from edge of the settlement sites (the edge of settlement analysis highlighted potential capacity for 70 units on edge of settlement on brownfield land). This would most likely be to the South of the settlement. It is assumed that 5 hectares of employment land would also be allocated to support economic growth in Macclesfield and the north in general.
	Influential factors	Macclesfield is well served by essential services, facilities and public transport. There is urban potential for 466 dwellings to be developed, although brownfield initiatives may increase this figure. The Arup Green belt study suggests that there are some parcels of Green Belt that may not be making a significant contribution to Green Belt objectives, these sites could be revisited at the site allocations stage if exceptional circumstances were justified.
	Constraints	The settlement is tightly constrained in all directions by Green Belt. To the north and north west is the Bollin Valley and Parklands; whilst to the east is the Peak District Park fringe. There are constraints on the local highways network. Even with a package of mitigation measures in place, the proposed level of development in PG6 could still increase average journey times across the town by about 15%[36]. Further development has the potential to have a more significant effect on an already constrained network.

[36] Traffic modelling predicted that the development proposals considered as part of the LPS' development would increase the level of traffic on 2012 Base levels by 15% across the Borough in the morning peak hour and 18% in the evening peak hour over the plan period. Delivery of the improvements would minimise increases in average journey times across the town to around 15%. This level of increase over the Local Plan period is considered to be reasonable, and on the basis of the identified highway improvements, can be accommodated without severe impact. In the absence of any improvements, journey times would be expected to increase to unacceptable

	Summary	The level of housing growth proposed in PG6 is considered to be appropriately balanced against the level of proposed employment land. Therefore, any additional housing ought to be accompanied by corresponding employment land. Under this scenario, it is considered appropriate to allocate a small amount of further employment land (5ha) to support local communities, as well as corresponding growth in housing to help meet housing needs.
Alsager	*Baseline position*	589 dwellings have already been completed or are 'committed'. Further allocations in PG6 at CS12 and CS13 will help to achieve regeneration of brownfield sites. Planning applications have been submitted already, and it is assumed that these sites should be considered as part of the 'baseline' position when determining housing growth in Alsager. This generates a total of 1839 dwellings.
	Proposed growth	The proposed level of growth is to continue to promote those strategic site allocations in Alsager that support PG6. A small allowance would also be made for urban potential sites (a pool 31 units was identified). SL 5 (approximately 350 dwellings) would contribute to the overall housing figure under this option
	Influential factors	The updated Green Belt study identifies that there is little scope for Green Belt release in Alsager.
	Constraints	There is limited potential in the urban area for further housing growth. Areas towards the north, south and east of Alsager are designated as Green Belt land. A number of junctions in the town centre present a constraint on the highways network. Any additional development would put further pressure on these junctions and would need to be mitigated through developer contributions. Development in Alsager (along with Crewe and Sandbach) could also contribute to increased pressure on the M6 Motorway and junctions between the local and strategic road networks (i.e. Junctions 16 and 17). There are significant highways constraints in the town centre that may be difficult to mitigate.
	Summary	Employment allocations at Radway Green (in PG6) will help to tackle the shortage of local jobs and high proportion of out commuting. It is considered that these allocations should be promoted. Allocating further housing (than the 'baseline position') would have effects on local highways, which could affect the attractiveness of doing business in this settlement. An increase in housing could also counteract efforts to tackle out commuting, as there would be greater competition for jobs created locally, most notably at Radway Green.
Congleton	*Baseline position*	Committed development and completions make up 1320 dwellings. Factoring in the remaining capacity on strategic sites (CS 16 and 17) in the Local Plan PG6 (some of which are partially committed and likely to be granted permission for the remaining areas) provides a total of 3520 dwellings. The development of these strategic sites will have benefits in terms of supporting a new link road that will provide benefits for existing and new development. It is considered that these sites PG6 (3,500 units) should therefore form part of the 'starting position' for Congleton. 4020 is assumed under this option reflecting its economic potential and opportunities on parts of the settlement that are on non-Green Belt land.
	Proposed growth	There is urban potential for 56 dwellings on brownfield land. It is assumed that an allowance will be made for this to support regeneration aspirations - SL 6 (approximately 500 dwellings), SL7 (450) and SL8 (550) would contribute to the overall housing figure under this option. A further 400 dwellings could be brought forward on edge of settlement sites or greenfield sites in the urban area (196 available). This would involve further investigation as to which sites were most suitable.
	Influential factors	There are a pool of urban potential sites that may accommodate 252 dwellings, of which 56 are on brownfield land. There are potential sites for housing development in the edge of settlement to accommodate 2850 dwellings.
	Constraints	The Peak Park Fringe is located adjacent to the eastern boundary of Congleton. The Dane Valley is located north of the town and abuts part of the northern boundary. There are several SSSIs surrounding Congleton. A number of junctions on the A34 currently suffer from serious congestion and this would be exacerbated by future development. However, the Council is promoting a link road between the A536 and the A534, which would reduce the impact on the existing highways network. This scheme would have strategic benefits over and above mitigation of additional development proposed in the Local Plan Strategy.
	Summary	Although unemployment is low in Congleton, there is a relative shortage of local jobs, hence the net outflow of commuters. PG6 allocates 24 hectares of employment land, which is considered to be appropriate to encourage further growth of the economy and to support local job opportunities. Under this scenario, it is considered that a modest amount of additional housing would be well located in Congleton to take advantage of employment opportunities without having significant effects on highways.
Sandbach	*Baseline position*	2554 dwellings have already been completed or are 'committed' with a further 200 dwellings at strategic site (CS24) This should therefore be expected to be the minimum amount of development that will come forward in Sandbach (2754)
	Proposed growth	There is urban potential for 156 dwellings in the urban area, of which 102 are on brownfield land. It is assumed that this further growth should be accounted for to support regeneration.
	Influential factors	The edge of settlement study identifies that there is potential for the development of 4718 dwellings, on high value greenfield land.

levels, with the average journey increasing by over 50% Whilst this level of impact is considered 'modest'; further development has the potential to have a more significant effect on an already constrained network (BE 039 Macclesfield Highways Study)

	Constraints	The corridor from the A534 from the M6 into Sandbach suffers from congestion along its length and any future development will exacerbate these problems. There is a relative shortage of local jobs, which means that there is a pattern of net out-commuting.
	Summary	The Local Plan allocates 20 hectares of employment land in Sandbach, which will help to address the high level of net out-commuting. Current completions and commitments will already see a 35% growth in the number of households in Sandbach over the plan period. To help balance local employment and housing, it is considered that significant further housing growth above that which is already 'committed' would therefore be undesirable in this respect. Further growth would also put pressure on an already constrained strategic and local highways network.
Nantwich	*Baseline position*	738 dwellings are already completed or committed with a further 1250 at strategic sites (CS 21 and 22). Therefore, 1988 is the minimum amount of growth that would be expected to come forward.
	Proposed growth	60 potential units on brownfield land were highlighted in the urban potential study associated with the regeneration of snow hill. For the purposes of this option it is assumed that a further 150 dwellings could potentially be brought forward on the edge of the settlement (from a pool of a possible 1133), bringing the total to approximately 2220 for this alternative.
	Influential factors	Nantwich is well related to Crewe and could take advantage of employment opportunities at the Wardle improvement area and within Crewe. There are potential edge of settlement sites to accommodate a further 1000+ dwellings. These are likely to be attractive and viable.
	Constraints	Nantwich has witnessed the largest growth in traffic of any of the urban areas in Cheshire East. Additional growth beyond the baseline position could require further mitigation. There are also environmental constraints to growth in particular locations e.g. Registered Parks and Battlefield. In particular, significant growth to the east would have an effect on the 'green gap' between Nantwich and Crewe.
	Rationale	To support the growth of Crewe and the Constellation City concept, it is considered appropriate that an economic strategy-led approach might seek to allocate a modest amount of further growth to Nantwich at suitable edge of settlement location.
Knutsford	*Baseline position*	The baseline amount of housing proposed through PG6 is 650 dwellings. This is low given the role of Knutsford as a key service centre, the high amount of in commuting, the relative unaffordability of housing (high housing affordability ratio) and the likely housing need in Knutsford. In generating options for housing distribution, it is considered that this should therefore be the minimum level of development proposed for Knutsford.
	Proposed growth	It is assumed that approximately 800 dwellings could also be provided under this option mainly at edge of settlement and/or strategic sites in the Green Belt. There were zero brownfield sites identified through the urban potential study, but a pool of sites comprising 2368 for the edge of settlement sites. This would require all necessary site assessment work and a case made for exceptional circumstances at the Site Allocations stage to draw upon these sites.
	Influential factors	Knutsford is well served by retail, services and cultural attractions. There are also good transport links, with capacity for an increase in rail passengers. There is a high ratio of workplace employment to residents, resulting in a net inflow of commuters. Increased housing would support local access to jobs and help to reduce in-commuting. There are potential high value edge of settlement sites to accommodate an increase in housing, and the ARUP Green belt study suggests that certain parcels of land are not making a significant contribution.
	Constraints	The A50 in Knutsford can become very congested at peak times. Mitigation measures would need to be secured to support any level of new development. Midland Meres and Mosses Ramsar site and Tatton Meres SSSI are located north of Knutsford. The town is tightly constrained by Green Belt and Rostherne/Tatton Park is also located adjacent to Knutsford.
	Summary	10 hectares of employment land is allocated to Knutsford through PG6. A further 4 hectares of employment land would be allocated to support the economy in Knutsford and the North in general. This will create more jobs, and could increase in-commuting given that the level of housing provision in PG6 is relatively modest. To support local access to jobs, it is reasonable to increase the amount of housing provision at Knutsford under this alternative. Given the constraints present, the overall scale of growth would be limited to approximately 1400 dwellings under this scenario. However, it is acknowledged that this could be difficult to achieve without substantial mitigation measures and would be likely to require the release of sensitive Green Belt. The driving factor in this scenario is the need to balance housing to employment opportunities, whilst acknowledging that Knutsford is an attractive location for growth.
Poynton	*Baseline position*	The baseline amount of housing proposed through PG6 is 200 dwellings. This is very low given the role of Poynton as a key service centre and this was raised as an issue by the Inspector. In generating options for housing distribution (in the context of an increased district-wide need for housing) it is considered that this should therefore be the minimum level of development proposed for Poynton.

	Proposed growth	An additional 12 hectares of employment land to support local job opportunities (making a total of 15ha). It is assumed that a further 400 dwellings could also be provided on the edge of the settlement. The urban potential/edge of settlement study highlighted potential for 15 units on urban brownfield sites and capacity for 540 units on brownfield edge of settlement locations which could be assessed in greater detail for the purposes of Site Allocations at a later date. A corridor of Interest for the Poynton Relief Road is highlighted in the submitted LPS. An initial evaluation of route options within the Corridor of Interest is currently taking place. This will then be subject to appropriate regulatory and environmental assessment which will include the identification of a preferred option for the road. This detail will then be reflected in the Site Allocations and Development Policies Document.
	Influential factors	A number of strategic highways schemes are committed in this area, including the A6MARR and the Poynton Relief Road, which will alleviate some of the existing congestion issues in the area. There is a need for more housing (including affordable) in Poynton, and there are potential edge of settlement sites of high value that could be released to support such growth. There are a number of Green Belt parcels that are not considered to make a significant contribution and could therefore be considered for release for development.
	Constraints	There is a shortage of local jobs, as reflected by a pattern of out-commuting. The settlement is tightly constrained by Green Belt.
	Summary	Under an Economic strategy-led scenario, it would be desirable to provide increased local job opportunities to help to reduce out commuting and to strengthen the role of Poynton as a Key Service Centre with regards to this factor. Although there is already a shortage of local jobs (*and hence further housing could exacerbate this problem*), there is also a need for further housing to support the local community, and help to retain and attract younger families. A modest amount of further housing is therefore proposed under this alternative.
Handforth	*Baseline position*	271 dwellings are already completed or committed (including NCGV). Therefore, this is the minimum amount of growth that would be expected to come forward. The North Cheshire Growth Village allocates a further 1650 dwellings (including 237 that is already committed). It is considered that the starting point for Handforth should therefore be 1921 dwellings.
	Proposed growth	The North Cheshire Growth Village will provide significant growth in Handforth. A small amount of dwellings could be found on urban potential sites (potential for a possible 24 units). It is also assumed that a further 300 dwellings would be released on edge of settlement sites from a pool of 1521 (subject to further testing through the Site Allocations process).
	Influential factors	There is potential for housing on edge of settlement greenfield sites around Handforth. There are also a range of leisure and cultural facilities. A number of strategic highways schemes are committed in this area, including the A6MARR and the Poynton Relief Road, which will alleviate some of the existing congestion issues in the area. Some parcels of Green Belt land are not making a significant contribution to Green Belt objectives. There is a net inflow of commuters into Handforth, which has an abundance of local jobs and a high ratio of work place jobs to workplace residence.
	Constraints	Congestion is an issue, particularly on the A34. Public transport improvements are deemed 'essential' to communities. The settlement is tightly constrained by Green Belt.
	Summary	Given the abundance of local jobs it is not considered necessary to increase employment provision any further than what is proposed as part of the NCGV. However, it would be beneficial to provide increased housing that could promote access to local job opportunities. The North Cheshire Growth Village will provide a significant uplift in housing (more than 60% over the plan period) for Handforth (assuming this is counted towards an increase in Handforth's households). Further targeted housing growth could help to retain and attract younger families, helping to increase the working age population in Handforth-Wilmslow, whilst further addressing the imbalance between the local population and the abundance of local job opportunities. Therefore, under this option it is considered appropriate to further increase housing growth from the level outlined in PG6.
Wilmslow	*Baseline position*	128 dwellings are already completed or committed. Therefore, this is the minimum amount of growth that would be expected to come forward. A further 275 dwellings are allocated through strategic sites. It is considered that the starting point for Wilmslow should therefore be 403 dwellings.
	Proposed growth	It is assumed that a small amount of dwellings could come forward within the urban area. Under this option it is assumed that a further 550 dwellings could be brought forward on edge of settlement sites from a pool of 2620 (subject to further testing through the Site Allocations process).
	Influential factors	Wilmslow is well served by retail, services and cultural attractions. There are also good transport links, with potential for an increase in rail passengers. A number of strategic highways schemes are committed in this area, including the A6MARR and the Poynton Relief Road, which will help to alleviate existing congestion issues in the area. There is some high value housing on edge of settlement greenfield sites. The ratio of workplace based employment to residence based employment is well balanced, with only a net inflow of 100 commuters. There are 20 parcels of Green Belt not making a significant contribution.
	Constraints	Congestion is an issue, particularly on the A34. There is also a shortage of primary school places in Wilmslow. The settlement is tightly constrained by Green Belt.
	Summary	The level of housing provision in PG6 is low, and could lead to a shortage of local housing. This could lead to increased net commuter inflows in the longer term. Under this scenario it is therefore considered appropriate to increase the level of housing provision to support economic growth in Wilmslow and the 'north' in general. It is also important to meet local housing needs and address housing affordability in this area. A small increase in employment (3ha) would be included to promote mixed use schemes and provide further local jobs.

Middlewich	*Baseline position*	676 dwellings are already completed or committed. Therefore, this is the minimum amount of growth that would be expected to come forward. A further 850 dwellings are allocated through the Local Plan. It is considered that the starting point for Middlewich should therefore be 1526 dwellings. A significant amount of employment land is already committed in Middlewich, with a further 70 hectares highlighted in PG6 to come forward towards the end of the plan period.
	Proposed growth	To meet 1800 dwellings, 274 dwellings would also need to be found in the urban area / edge of settlement. SL9 (approximately 4000 dwellings) would also contribute to the overall housing figure under this option.
	Influential factors	Middlewich has good transport links, although does suffer from congestion at peak periods. There are a range of good leisure and cultural facilities in Middlewich. The Middlewich Eastern Bypass (which is already funded) will help to alleviate congestion. There is a modest amount of high value land (662) on edge of settlement greenfield sites. Although key junctions in Middlewich currently experience congestion at peak periods, the proposed Middlewich Eastern Bypass (which is already funded) will alleviate existing and predicted congestion in the town centre, and provide an improvement on existing conditions.
	Constraints	There is only urban potential for 48 dwellings, which is on greenfield land.
	Summary	Significant employment opportunities will be promoted over the plan period, helping to provide a greater balance of local jobs and housing. Under this approach, no further employment land is proposed above the 75ha already identified in PG6. There are potential opportunities from the pool of edge of settlement sites (631) and urban sites (48) for further housing growth. A key driver for increased growth in Middlewich is good access to jobs. Improvements to infrastructure will help to support new development and address some existing congestion issues. It is therefore considered appropriate to allocate a modest amount of further growth to Middlewich to help meet housing need as this settlement is relatively well placed to accommodate growth and supports access to local jobs and services.
Local Service Centres	*Baseline position*	Existing completions and commitments total 2168 dwellings. The baseline position in PG6 is for 2500 dwellings, which has been tested through the Local Plan preparation process. It is considered that this is a reasonable starting point.
	Proposed growth	It is assumed that 353 dwellings would be achieved through urban potential sites with further housing development (approximately 800 dwellings) being achieved through edge of settlement sites taken from a pool of 3026 dwellings (subject to detailed testing at the Site Allocations stage). It is assumed that a small amount of additional employment land would also be brought forward to support the slight increase in housing.
	Influential factors	Potential for Greenfield edge of settlement sites to be developed from a possible pool of 3026 dwellings.
	Constraints	The level of services and transport links within the Local Service centres is less complete than for the principal towns and Key Service Centres, which means that development here would be likely to encourage car travel and not be as sustainable.
	Summary	The proposed distribution of growth between the different levels of the settlement hierarchy (as set out in PG6) has been tested (in the SA) and is broadly accepted as appropriate by the inspector. This study has also confirmed that the majority of growth should be first directed to the Principal Towns and Key Service Centres. It is therefore considered appropriate to apply a proportionate increase in housing (24% increase overall) to the Local Service Centres to maintain the broad distribution established through PG6. The final figure has been adjusted slightly to account for lower levels of housing at the Key service Centres and Local Service Centres.
Rural	*Baseline position*	Existing completions and commitments total 1498 dwellings. The baseline position in PG6 is for 2000 dwellings, which has been tested through the Local Plan preparation process. It is considered that this is a reasonable starting point.
	Proposed growth	It is assumed approximately 500 further dwellings would be accommodated in the rural/'rest of the district'.
	Influential factors	Housing delivery would help to provide affordable housing in rural areas. There is potential for land to come forward on greenfield sites in rural areas as part of any future 'call for sites'.
	Constraints	The sustainability appraisal of the submitted Local Plan suggests that development in rural areas would not promote sustainable patterns of development and could have impacts on landscape and heritage. Accessibility by public transport to key services is also poor from the rural areas and smaller settlements. Increased development in these areas would be expected to exacerbate these problems rather than be of a scale to help to provide the critical mass to address such issues. A number of other settlements and rural areas are located within the Local Landscape Designations. The location of substantial development in these settlements would be likely to have an adverse effect on these designated areas. It is therefore appropriate to restrict the quantum of development in these areas.

	Summary	The proposed distribution of growth between the different levels of the settlement hierarchy (as set out in PG6) have been tested (in the SA), is justified by the evidence in this study, and is broadly accepted as appropriate by the Inspector. It is therefore considered appropriate to apply a proportionate increase in housing (24% increase overall) to the rural areas to maintain the broad distribution established through PG6. A small increase in employment is also supported under this scenario to ensure that rural areas have access to some local jobs.

Appendix 6: Option 4 Constraints / impact-led spatial distribution (settlement review and rationale)

	Factors	Constraints led
Crewe	*Baseline position*	2560 dwellings are already completed or committed. Therefore, this is the minimum amount of growth that would be expected to come forward. A further 4670 dwellings are allocated collectively through Strategic Sites and Strategic Locations, as defined in the Local Plan Strategy. It is considered that the starting point for Crewe should therefore be7230 dwellings.
	Proposed growth	A modest amount of further employment land would be promoted under this option to meet the balance of increased needs (27ha in total). It is assumed that a further 500 dwellings would be achieved on brownfield urban potential sites. Strategic Location (SL) 1 (approximately 250 units) and SL 2 (approximately 400 units) would also contribute to the overall housing figure under this option. A further 1200 dwellings would need to be brought forward on edge of settlement sites from the pool of 10078 units. The site allocations and call for sites process would inform the final selection of sites for all settlements.
	Influential factors	Crewe has excellent strategic transport links, and is well served by a range of facilities and services and public transport links. There are investment opportunities linked to the strategic road and rail network, particularly the M6 corridor. The SA (of PG6) suggests that distributing the majority of development to the Principal Towns is inherently positive. This is largely due to the fact that Crewe and Macclesfield are better served by community facilities, public transport, retail, jobs and public services. There is potential on edge of settlement sites to accommodate a further 10000 dwellings.
	Constraints	The A534 and A532 roads that pass through Crewe's town centre suffer from congestion. Crewe Town Centre also experiences significant traffic delay during the morning and evening peak hours. Although a number of infrastructure improvements are already committed in Crewe, modelling suggests that there will be a requirement for significant new mitigation schemes to alleviate congestion issues. Crewe does not have any Green Belt adjoining its boundary, although there are areas surrounding Crewe that are allocated as green gaps within the current development plan.
	Summary	Under this scenario, there would be a need to meet a higher amount of the Borough's housing needs, as constraints in other settlements mean that limited growth has been allocated to some areas. It is assumed that a higher level of development could be accommodated in Crewe, although this might require substantial mitigation to impacts on the highways network. The infrastructure required to accommodate further growth may make some development unviable.
Macclesfield	*Baseline position*	The level of development that is already 'committed' would be unlikely to meet Macclesfield's housing needs. As such, it is considered appropriate to include those allocations in PG6 that are not yet permitted when establishing the starting point for further growth. These sites will help to meet housing needs and also support the delivery of a new strategic highway. The total dwellings including strategic sites would therefore be 3649.
	Proposed growth	It is assumed that urban potential brownfield sites could come forward to deliver 500 dwellings (subject to further testing via the Site Allocations). SL 4 (approximately 500 dwellings) would contribute to the overall housing figure under this option. As further development could have effects on settlement character and highways, no further growth on Green Belt land would be proposed under this scenario. A further 3 hectares of employment land would be allocated.
	Influential factors	Macclesfield is well served by essential services, facilities and public transport. There is also urban potential for 466 dwellings to be developed, although brownfield initiatives may increase this figure.
	Constraints	The settlement is tightly constrained in all directions by Green Belt. To the north and north west is the Bollin Valley and Parklands; whilst to the east is the Peak District Park fringe. There are constraints on the local highways network. Even with a package of mitigation measures in place, the proposed level of development in PG6 could still increase average journey times across the town by about 15%. Further development has the potential to have a more significant effect on an already constrained network.
	Summary	The level of housing growth proposed in PG6 is considered to be broadly appropriately balanced against the level of proposed employment land. The level of committed development and possible urban potential sites (acknowledging that this is a pool of sites that would require further testing) could see an increase in housing at this settlement compared to the 'starting position' of 3649 dwellings, it is considered that job opportunities could be accessed in the wider Manchester area and other parts of the North that fall within the Science and Technology Corridor. Under this approach, greater weight would be given to the constraints to development around Macclesfield, and so further housing development would be limited to the urban area/brownfield sites.
Alsager	*Baseline position*	589 dwellings have already been completed or are 'committed'. Further allocations in PG6 at CS12 and CS13 will help to achieve regeneration of brownfield sites. Planning applications have been submitted already, and it is assumed that these sites should be considered as part of the 'baseline' position when determining housing growth in Alsager. This generates a total of 1839 dwellings.

	Proposed growth	The proposed level of growth is to continue to promote those strategic site allocations in Alsager that support PG6. A small allowance would also be made for the pool of urban potential sites of 31 dwellings. SL 5 (approximately 350 dwellings) would also contribute to the overall housing figure under this option.
	Influential factors	The updated Green Belt study identifies that there is little scope for Green Belt release in Alsager.
	Constraints	There is limited potential in the urban area for further housing growth. Areas towards the north, south and east of Alsager are designated as Green Belt land. A number of junctions in the town centre present a constraint on the highways network. Any additional development would put further pressure on these junctions and would need to be mitigated through developer contributions. Development in Alsager (along with Crewe and Sandbach) could also contribute to increased pressure on the M6 Motorway and junctions between the local and strategic road networks (i.e. Junctions 16 and 17). There are significant highways constraints in the town centre that may be difficult to mitigate.
	Summary	Under this scenario, constraints to the highways network would be given significant weight, and therefore, the level of housing growth would be limited to the 'baseline position' as determined by completions, commitments and strategic sites in the Local Plan. It is considered that the level of employment growth in Alsager is appropriate, as it will help to provide local jobs.
Congleton	*Baseline position*	Committed development and completions make up 1320 dwellings. Factoring in the remaining capacity on strategic sites in the Local Plan (some of which are partially committed and likely to be granted permission for the remaining areas) provides a total of 3520 dwellings. The development of these strategic sites will have benefits in terms of supporting a new link road that will provide benefits for existing and new development. It is considered that these sites should therefore form part of the 'starting position' for Congleton.
	Proposed growth	There is urban potential for 56 dwellings on brownfield land. It is assumed that an allowance will be made for this to support regeneration aspirations- SL 6 (approximately 500 dwellings), SL7 (450) and SL8 (550) would contribute to the overall housing figure under this option. Under this option it is assumed that a further 700 dwellings could be brought forward on edge of settlement sites from a pool of 2850 possible units. Further assessment of site suitability would be necessary under the Site Allocations process.
	Influential factors	There are a pool of urban potential sites to accommodate 252 dwellings, of which 56 are on brownfield land. There are potential sites for housing development in the edge of settlement to accommodate 2850 dwellings.
	Constraints	The Peak Park Fringe is located adjacent to the eastern boundary of Congleton. The Dane Valley is located north of the town and abuts part of the northern boundary. There are several SSSIs surrounding Congleton. A number of junctions on the A34 currently suffer from serious congestion and this would be exacerbated by future development. However, the Council is promoting a link road between the A536 and the A534, which would reduce the impact on the existing highways network. This scheme would have strategic benefits over and above mitigation of additional development proposed in the Local Plan Strategy.
	Summary	Under this scenario, constraints in other areas (predominantly Green Belt to the North of the Borough and Highways in other Key Service Centres) would drive a higher housing allocation for Congleton. Although it is recognised that there are also constraints to development in Congleton, it could perhaps accommodate more housing growth without experiencing significant effects on the highways network, and it may also be easier to avoid Green Belt land. Employment allocations would be as per PG6.
Sandbach	*Baseline position*	2554 dwellings have already been completed or are 'committed' with a further 200 dwellings at strategic sites (CS24). This should therefore be expected to be the minimum amount of development that will come forward in Sandbach (2754)
	Proposed growth	There is urban potential for 102 dwellings on brownfield land in the urban area and a total pool of 156 possible units. It is assumed that this further growth should be accounted for to support regeneration.
	Influential factors	The edge of settlement study identifies that there is a potential pool of sites for the development of 4718 dwellings, on high value greenfield land.
	Constraints	The corridor from the A534 from the M6 into Sandbach suffers from congestion along its length and any future development will exacerbate these problems. There is a relative shortage of local jobs, which means that there is a pattern of net out-commuting.
	Summary	The Local Plan allocates 20 hectares of employment land in Sandbach, which will help to address the high level of net out-commuting. Current completions and commitments will already see a 35% growth in the number of households in Sandbach over the plan period. To help balance local employment and housing, it is considered that significant further housing growth above that which is already 'committed' would therefore be undesirable in this respect. Further growth would also put pressure on an already constrained strategic and local highways network.
Nantwic h	*Baseline position*	738 dwellings are already completed or committed with a further 1250 at strategic sites (CS 21 and 22). Therefore, 1988 is the minimum amount of growth that would be expected to come forward.
	Proposed growth	60 urban potential dwellings are anticipated to come forward (subject to further testing) associated with the regeneration of snow hill bringing the total to 2070 for this alternative.

	Influential factors	Nantwich is well related to Crewe and could take advantage of employment opportunities at the Wardle improvement area and within Crewe. There are potential edge of settlement sites to accommodate a further 1000+ dwellings. These are likely to be attractive and viable.
	Constraints	Nantwich has witnessed the largest growth in traffic of any of the urban areas in Cheshire East. Additional growth beyond the baseline position could require further mitigation. There are also environmental constraints to growth in particular locations e.g. Registered Parks and Battlefield. In particular, significant growth to the east would have an effect on the 'green gap' between Nantwich and Crewe. Nantwich has already experienced significant population growth.
	Rationale	Further growth in Nantwich would necessitate the release of greenfield land at the edge of the settlement. To ensure that Nantwich does not coalesce with Crewe, there is a need to maintain a green gap. Under this alternative, the character of other settlements would be less likely to be affected by growth. Therefore, it is considered that no further housing or employment should be allocated to Nantwich under this alternative.
Knutsford	*Baseline position*	The baseline amount of housing proposed through PG6 is 650 dwellings. This is low given the role of Knutsford as a key service centre, the high amount of in commuting, the relative unaffordability of housing (high housing affordability ratio) and the likely housing need in Knutsford. In generating options for housing distribution, it is considered that this should therefore be the minimum level of development proposed for Knutsford.
	Proposed growth	It is assumed that development would be limited to a further 100 dwellings from the position in PG6. Whilst there are no urban potential sites it is assumed that this increase will come forward on brownfield sites. If this is not possible it is assumed that 100 units would be drawn from the potential pool of 2368 edge of settlements units (subject to further testing at the Site Allocations stage).
	Influential factors	Knutsford is well served by retail, services and cultural attractions. There are also good transport links, with capacity for an increase in rail passengers. There is a high ratio of workplace employment to residents, resulting in a net inflow of commuters. Increased housing would support local access to jobs and help to reduce in commuting. There are potential high value edge of settlement sites to accommodate an increase in housing, and the ARUP Green belt study suggests that certain parcels of land are not making a significant contribution.
	Constraints	The A50 in Knutsford can become very congested at peak times. Mitigation measures would need to be secured to support any level of new development. Midland Meres and Mosses Ramsar site and Tatton Meres SSSI are located north of Knutsford. The town is tightly constrained by Green Belt and Rostherne/Tatton Park is also located adjacent to Knutsford.
	Summary	10 hectares of employment land is allocated to Knutsford through PG6. A further 5 hectares of employment land would be allocated to support the economy in Knutsford and the North in general. This will create more jobs, and could increase in-commuting given that the level of housing provision in PG6 is relatively modest. To support local access to jobs, it is reasonable to increase the amount of housing provision at Knutsford. However, under this scenario, constraints would be a critical factor, and so the overall scale of growth would be limited to a total of approximately 750 dwellings under this scenario.
Poynton	*Baseline position*	The baseline amount of housing proposed through PG6 is 200 dwellings. This is very low given the role of Poynton as a key service centre and this was raised as an issue by the Inspector. In generating options for housing distribution (in the context of an increased district-wide need for housing) it is considered that this should therefore be the minimum level of development proposed for Poynton.
	Proposed growth	An additional 12 hectares of employment land to support local job opportunities. Under a constraints led approach, it is assumed that only a small amount of land would be released from brownfield edge of settlement sites to support a further 200 dwellings. This potential pool of sites would be assessed in greater detail for the purposes of Site Allocations at a later date.
	Influential factors	A number of strategic highways schemes are committed in this area, including the A6MARR and the Poynton Relief Road, which will alleviate some of the existing congestion issues in the area. There is a need for more housing (including affordable) in Poynton, and there are potential edge of settlement sites of high value that could be released to support such growth. There are brownfield sites on edge of settlement to support 540 dwellings.
	Constraints	There is a shortage of local jobs, as reflected by a pattern of out-commuting. The settlement is tightly constrained by Green Belt.
	Summary	Under a constraints led approach, it would still be beneficial to allocate further employment land to Poynton, as this would help to better balance housing and local job opportunities. It is assumed that potential land supply adjacent to or within existing industrial areas could be developed, which would avoid the need to release Green belt. Under this approach, there would be a lower amount of housing development allocated to Poynton compared to options 3 and 5. This would give greater weight to the constraint of Green belt in particular. However, the wider need to provide housing in the North of the Borough would make it inappropriate to allocate no further housing whatsoever in Poynton.
Handforth	*Baseline position*	271 dwellings are already completed or committed (including NCGV). Therefore, this is the minimum amount of growth that would be expected to come forward. The North Cheshire Growth Village allocates a further 1650 dwellings (including 237 that is already committed). It is considered that the starting point for Handforth should therefore be 1921 dwellings.
	Proposed growth	The North Cheshire Growth Village will provide significant growth in Handforth. A further 24 dwellings could be found from the pool of urban potential sites. It is also assumed that a further 300 dwellings would be released on edge of settlement sites from a pool of 1521 possible units (subject to further testing through the Site Allocations process).

	Influential factors	There is some high value housing on edge of settlement greenfield sites in Handforth. There are also a range of leisure and cultural facilities. A number of strategic highways schemes are committed in this area, including the A6MARR and the Poynton Relief Road, which will alleviate some of the existing congestion issues in the area. Some parcels of Green Belt land are not making a significant contribution to Green Belt objectives. There is a net inflow of commuters into Handforth, which has an abundance of local jobs and a high ratio of work place jobs to workplace residence.
	Constraints	Congestion is an issue, particularly on the A34. Public transport improvements are deemed 'essential' to communities. The settlement is tightly constrained by Green Belt.
	Summary	Given the abundance of local jobs it is not considered necessary to increase employment provision any further than what is proposed as part of the NCGV and within Handforth. However, it would be beneficial to provide increased housing that could promote access to local job opportunities. The North Cheshire Growth Village will provide a significant uplift in housing (more than 60% over the plan period) for Handforth. Given this significant increase in housing, and the presence of a variety of constraints, it is considered that for this scenario only a modest amount of further growth would be targeted to Handforth. Housing growth would be well linked to local job opportunities, and there are also several Green Belt parcels that are not making a significant contribution.
Wilmslow	*Baseline position*	128 dwellings are already completed or committed. Therefore, this is the minimum amount of growth that would be expected to come forward. A further 275 dwellings are allocated through strategic sites. It is considered that the starting point for Wilmslow should therefore be 403 dwellings.
	Proposed growth	Under this option it is assumed that a further 37 dwellings could come forward within the urban area and that a further 250 dwellings could be brought forward on edge of settlement sites from a pool of 2620 possible units (subject to further testing through the Site Allocations process)..
	Influential factors	Wilmslow is well served by retail, services and cultural attractions. There are also good transport links, with potential for an increase in rail passengers. A number of strategic highways schemes are committed in this area, including the A6MARR and the Poynton Relief Road, which will help to alleviate existing congestion issues in the area. There is some high value housing on edge of settlement greenfield sites. The ratio of workplace based employment to residence based employment is well balanced, with only a net inflow of 100 commuters.
	Constraints	Congestion is an issue, particularly on the A34. There is also a shortage of primary school places in Wilmslow. The settlement is tightly constrained by Green Belt.
	Summary	The level of housing provision in PG6 is low, and could lead to a shortage of local housing. This could lead to increased net commuter inflows in the longer term. Under this scenario it is considered appropriate to increase the level of housing provision to support economic growth in Wilmslow and the 'north' in general. It is also important to meet local housing needs and address housing affordability in this area. Although the presence of constraints (notably Green Belt) is the driving factor behind this scenario, it is considered necessary to reduce the overall housing need in the north. Therefore, a modest amount of growth has been identified for Wilmslow under this option.
Middlewich	*Baseline position*	676 dwellings are already completed or committed. Therefore, this is the minimum amount of growth that would be expected to come forward. A further 850 dwellings are allocated through the Local Plan. It is considered that the starting point for Middlewich should therefore be 1526 dwellings. A significant amount of employment land is already committed in Middlewich, with a further 70 hectares highlighted in PG6 to come forward towards the end of the plan period.
	Proposed growth	To meet 2000 dwellings, 474 dwellings would also need to be found from the urban area / edge of settlement pool of possible dwellings (subject to further testing through the Site Allocations process. SL9 (approximately 4000 dwellings) would also contribute to the overall housing figure under this option.
	Influential factors	Middlewich has good transport links, although does suffer from congestion at peak periods. There are a range of good leisure and cultural facilities in Middlewich. The Middlewich Eastern Bypass (which is already funded) will help to alleviate congestion. Although key junctions in Middlewich currently experience congestion at peak periods, the proposed Middlewich Eastern Bypass (which is already funded) will alleviate existing and predicted congestion in the town centre, and provide an improvement on existing conditions.
	Constraints	There is only urban potential for 48 dwellings, which is on greenfield land.
	Summary	Significant employment opportunities will be promoted over the plan period, helping to provide a greater balance of local jobs and housing. Under this approach, no further strategic employment land is proposed above the 75ha already identified in PG6. There are potential opportunities from a pool of edge of settlement sites that could deliver up to 631 units and 48 units on urban potential sites for further housing growth. Improvements to infrastructure will help to support new development and address some existing congestion issues. It is therefore considered appropriate to allocate further growth to Middlewich to help meet housing need as this settlement is relatively well placed to accommodate growth and supports access to local jobs and services. Taking into account the constraints in other key service centres which have led to lower allocations in these areas under this option), the housing figure for this option would be significantly higher (although it is limited to an extent by the lack of available sites identified at this time, there will be a call for sites in Summer 2015).

LSCs	*Baseline position*	Existing completions and commitments total 2168 dwellings. The baseline position in PG6 is for 2500 dwellings, which has been tested through the Local Plan preparation process. It is considered that this is a reasonable starting point.
	Proposed growth	It is assumed that 372 dwellings would be achieved through urban potential sites with further housing development (approximately 1000 dwellings) being achieved through edge of settlement sites. It is assumed that a small amount of additional employment land would also be brought forward to support the increase in housing.
	Influential factors	Potential for Greenfield edge of settlement sites from a pool of up to 3026 dwellings (subject to further testing at the Site Allocations stage).
	Constraints	The level of services and transport links within the Local Service centres is less complete than for the principal towns and Key Service Centres, which means that development here would be likely to encourage car travel and not be as sustainable.
	Summary	The proposed distribution of growth between the different levels of the settlement hierarchy (as set out in PG6) has been tested (in the SA) and is broadly accepted as appropriate by the Inspector. This study has also confirmed that the majority of growth should be first directed to the Principal Towns and Key Service Centres. It is therefore considered appropriate to apply a proportionate increase in housing (24% increase overall) to the Local Service Centres to maintain the broad distribution established through PG6. However, under the constraints-led approach, the level of development proposed at the principal towns and KSCs leaves a residual amount of housing that would need to be captured in the Local Service Centres and rural areas (*in areas that are less constraine*d). Therefore, this scenario proposed an increased amount of development in the Local Service Centres and rural areas.
Rural	*Baseline position*	Existing completions and commitments total 1498 dwellings. The baseline position in PG6 is for 2000 dwellings, which has been tested through the Local Plan preparation process. It is considered that this is a reasonable starting point.
	Proposed growth	It is assumed approximately 1000 further dwellings could be accommodated in the rural/'rest of the district'.
	Influential factors	Housing delivery would help to provide affordable housing in rural areas. There is potential for land to come forward on greenfield sites in rural areas as part of any future 'call for sites'.
	Constraints	The sustainability appraisal of the submitted Local Plan suggests that development in rural areas would not promote sustainable patterns of development and could have impacts on landscape and heritage. Accessibility by public transport to key services is also poor from the rural areas and smaller settlements. Increased development in these areas would be expected to exacerbate these problems rather than be of a scale to help to provide the critical mass to address such issues. A number of other settlements and rural areas are located within the Local Landscape Designations. The location of substantial development in these settlements would be likely to have an adverse effect on these designated areas. It is therefore appropriate to restrict the quantum of development in these areas.
	Summary	The proposed distribution of growth between the different levels of the settlement hierarchy (as set out in PG6) have been tested (in the SA) and is broadly accepted as appropriate by the Inspector. This study has also confirmed that the majority of growth should be first directed to the Principal Towns and Key Service Centres. It is therefore considered appropriate to apply a proportionate increase in housing (24% increase overall) to the Local Service Centres to maintain the broad distribution established through PG6. However, under the constraints-led approach, the level of development proposed at the principal towns and KSCs leaves a residual amount of housing that would need to be captured in the Local Service Centres and rural areas (*in areas that are less constraine*d). Therefore, this scenario proposed an increased amount of development in the Local Service Centres and rural areas.

Appendix 7: Option 5 Hybrid spatial distribution (settlement review and rationale)

	Factors	Hybrid
Crewe	*Baseline position*	2560 dwellings are already completed or committed. Therefore, this is the minimum amount of growth that would be expected to come forward. A further 4670 dwellings are allocated collectively through Strategic Sites and Strategic Locations, as defined in the Local Plan Strategy. It is considered that the starting point for Crewe should therefore be7230 dwellings.
	Proposed growth	It is assumed that a further 500 dwellings would be achieved on brownfield urban potential sites. Strategic Location (SL) 1 (approximately 250 units) and SL 2 (approximately 400 units) would also contribute to the overall housing figure under this option. A further 400 dwellings would need to be brought forward on edge of settlement sites from the pool of 10078 units. The site allocations and call for sites process would inform the final selection of sites for all settlements.
	Influential factors	Crewe has excellent strategic transport links, and is well served by a range of facilities and services and public transport links. There are investment opportunities linked to the strategic road and rail network, particularly the M6 corridor. The SA (of PG6) suggests that distributing the majority of development to the Principal Towns is inherently positive. This is largely due to the fact that Crewe and Macclesfield are better served by community facilities, public transport, retail, jobs and public services. There is potential on edge of settlement sites to accommodate a further 10,000 dwellings.
	Constraints	The A534 and A532 roads that pass through Crewe's town centre suffer from congestion. Crewe Town Centre also experiences significant traffic delay during the morning and evening peak hours. Although a number of infrastructure improvements are already committed in Crewe, modelling suggests that there will be a requirement for significant new mitigation schemes to alleviate congestion issues. Crewe does not have any Green Belt adjoining its boundary, although there are areas surrounding Crewe that are allocated as green gaps within the current development plan.
	Summary	It is reasonable to allocate further housing to Crewe, as it has a relative abundance of local job opportunities. It also has excellent transport links, which would allow sustainable access to jobs in other settlements. The Economic Strategy also supports economic growth in Crewe, which is reflected by the additional employment land allocated through the Plan. Although there is potential to accommodate significant growth in Crewe, there are constraints to the highways network in particular that need to be taken into account. Pressure on the highways network could make it difficult for workers to access jobs, as well as make it less attractive for businesses to operate in this area. This scenario provides a slightly higher level of growth (8100) compared to the Economic strategy-led option (8000), as a lower rate of growth is allocated in Nantwich (2070) which needs to be accounted for to meet the overall housing needs for the Borough.
Macclesfield	*Baseline position*	The level of development that is already 'committed' would be unlikely to meet Macclesfield's housing needs. As such, it is considered appropriate to include those allocations in PG6 that are not yet permitted when establishing the starting point for further growth. These sites will help to meet housing needs and also support the delivery of a new strategic highway. The total dwellings including strategic sites would therefore be 3649.
	Proposed growth	It is assumed that urban potential brownfield sites could come forward to deliver 500 dwellings (subject to further testing via the Site Allocations). SL 4 (approximately 500 dwellings) would contribute to the overall housing figure under this option. Unless further browndfield land could be maximised, a further 150 dwellings would need to be released from the pool of edge of settlement sites on Green Belt land to help meet housing needs. This would most likely be to the South of the settlement and would require more detailed site assessment and justification of exceptional circumstances at the Site Allocations stage
	Influential factors	Macclesfield is well served by essential services, facilities and public transport. There is urban potential for 466 dwellings to be developed, although brownfield initiatives may increase this figure.
	Constraints	The settlement is tightly constrained in all directions by Green Belt. To the north and north west is the Bollin Valley and Parklands; whilst to the east is the Peak District Park fringe. There are constraints on the local highways network. Even with a package of mitigation measures in place, the proposed level of development in PG6 could still increase average journey times across the town by about 15%. Further development has the potential to have a more significant effect on an already constrained network.
	Summary	The level of housing growth proposed in PG6 is considered to be appropriately balanced against the level of proposed employment land. Therefore, any additional housing ought to be accompanied by corresponding employment land.
Alsager	*Baseline position*	589 dwellings have already been completed or are 'committed'. Further allocations in PG6 at CS12 and CS13 will help to achieve regeneration of brownfield sites. Planning applications have been submitted already, and it is assumed that these sites should be considered as part of the 'baseline' position when determining housing growth in Alsager. This generates a total of 1839 dwellings.
	Proposed growth	Under this option is assumed that approximately 130 dwellings would come forward from the pool of edge of settlement sites, combined with a small allowance for urban potential sites of 31 dwellings. SL 5 (approximately 350 dwellings) would also contribute to the overall housing figure under this option.

	Influential factors	The updated Green Belt study identifies that there is little scope for Green Belt release in Alsager.
	Constraints	There is limited potential in the urban area for further housing growth. Areas towards the north, south and east of Alsager are designated as Green Belt land. A number of junctions in the town centre present a constraint on the highways network. Any additional development would put further pressure on these junctions and would need to be mitigated through developer contributions. Development in Alsager (along with Crewe and Sandbach) could also contribute to increased pressure on the M6 Motorway and junctions between the local and strategic road networks (i.e. Junctions 16 and 17). There are significant highways constraints in the town centre that may be difficult to mitigate.
	Summary	Under this scenario, it is also acknowledged that there is a need to increase local job opportunities by allocating employment land, and that a substantial increase in housing could counteract this. Constraints on the highways network also make further growth in Alsager difficult to achieve without mitigation. However, to help meet the overall housing need for the Borough, it is considered appropriate to release a small amount of land for housing on higher value edge of settlement sites.
Congleton	*Baseline position*	Committed development and completions make up 1320 dwellings. Factoring in the remaining capacity on strategic sites in the Local Plan (some of which are partially committed and likely to be granted permission for the remaining areas) provides a total of 3520 dwellings. The development of these strategic sites will have benefits in terms of supporting a new link road that will provide benefits for existing and new development. It is considered that these sites should therefore form part of the 'starting position' for Congleton.
	Proposed growth	There is urban potential for 56 dwellings on brownfield land. It is assumed that an allowance will be made for this to support regeneration aspirations. Under this option it is assumed that a further 400 dwellings could be brought forward on edge of settlement sites from a pool of 2850 possible units or the pool of urban potential sites that includes a pool of 252 units. Further assessment of site suitability would be necessary under the Site Allocations process. - SL 6 (approximately 500 dwellings), SL7 (450) and SL8 (550) would contribute to the overall housing figure under this option
	Influential factors	There are urban potential sites to accommodate 252 dwellings, of which 56 are on brownfield land. There are potential sites for housing development in the edge of settlement to accommodate 2860 dwellings.
	Constraints	The Peak Park Fringe is located adjacent to the eastern boundary of Congleton. The Dane Valley is located north of the town and abuts part of the northern boundary. There are several SSSIs surrounding Congleton. A number of junctions on the A34 currently suffer from serious congestion and this would be exacerbated by future development. However, the Council is promoting a link road between the A536 and the A534, which would reduce the impact on the existing highways network. This scheme would have strategic benefits over and above mitigation of additional development proposed in the Local Plan Strategy.
	Summary	Although unemployment is low in Congleton, there is a relative shortage of local jobs, hence the net outflow of commuters. PG6 allocates 24 hectares of employment land, which is considered to be appropriate to encourage further growth of the economy and to support local job opportunities. Under this scenario, it is considered that a modest amount of additional housing would be well located in Congleton to take advantage of employment opportunities without having significant effects on highways.
Sandbach	*Baseline position*	2554 dwellings have already been completed or are 'committed' with a further 200 dwellings at strategic sites This should therefore be expected to be the minimum amount of development that will come forward in Sandbach (2754)
	Proposed growth	There is urban potential for 102 dwellings on brownfield land in the urban area and a total pool of 156 possible units. It is assumed that this further growth should be accounted for to support regeneration.
	Influential factors	The edge of settlement study identifies that there is potential for the development of 4718 dwellings, on high value greenfield land.
	Constraints	The corridor from the A534 from the M6 into Sandbach suffers from congestion along its length and any future development will exacerbate these problems. There is a relative shortage of local jobs, which means that there is a pattern of net out-commuting.
	Summary	The Local Plan allocates 20 hectares of employment land in Sandbach, which will help to address the high level of net out-commuting. Current completions and commitments will already see a 35% growth in the number of households in Sandbach over the plan period. To help balance local employment and housing, it is considered that significant further housing growth above that which is already 'committed' would therefore be undesirable in this respect. Further growth would also put pressure on an already constrained strategic and local highways network.
Nantwich	*Baseline position*	738 dwellings are already completed or committed with a further 1250 at strategic sites (CS21 and 22). Therefore, 1988 is the minimum amount of growth that would be expected to come forward.
	Proposed growth	60 urban potential dwellings are anticipated to come forward (subject to further testing) associated with the regeneration of snow hill, bringing the total to 2070 for this alternative.
	Influential factors	Nantwich is well related to Crewe and could take advantage of employment opportunities at the Wardle improvement area and within Crewe. There are potential edge of settlement sites to accommodate a further 1000+ dwellings. These are likely to be attractive and viable.

	Constraints	Nantwich has witnessed the largest growth in traffic of any of the urban areas in Cheshire East. Additional growth beyond the baseline position could require further mitigation. There are also environmental constraints to growth in particular locations e.g. Registered Parks and Battlefield. In particular, significant growth to the east would have an effect on the 'green gap' between Nantwich and Crewe. Nantwich has already experienced significant population growth.
	Rationale	Although the growth of Nantwich would support the Constellation City concept and provide links to job opportunities (albeit not within Nantwich itself), it has already experienced significant population and household growth and should not be allocated further growth above that already committed and within the urban area.
Knutsford	*Baseline position*	The baseline amount of housing proposed through PG6 is 650 dwellings. This is low given the role of Knutsford as a key service centre, the high amount of in commuting, the relative unaffordability of housing (high housing affordability ratio) and the likely housing need in Knutsford. In generating options for housing distribution, it is considered that this should therefore be the minimum level of development proposed for Knutsford.
	Proposed growth	Under this option it is assumed that approximately 600 dwellings would be provided from the edge of settlement from the pool of 2368 units (subject to further testing at the Site Allocations stage) and the strategic sites (CS18 and 19). Whilst there are no urban potential sites it is assumed that some new dwellings will also come forward on brownfield sites. .
	Influential factors	Knutsford is well served by retail, services and cultural attractions. There are also good transport links, with capacity for an increase in rail passengers. There is a high ratio of workplace employment to residents, resulting in a net inflow of commuters. Increased housing would support local access to jobs and help to reduce in-commuting. There are potential high value edge of settlement sites to accommodate an increase in housing, and the ARUP Green belt study suggests that certain parcels of land are not making a significant contribution.
	Constraints	The A50 in Knutsford can become very congested at peak times. Mitigation measures would need to be secured to support any level of new development. Midland Meres and Mosses Ramsar site and Tatton Meres SSSI are located north of Knutsford. The town is tightly constrained by Green Belt and Rostherne/Tatton Park is also located adjacent to Knutsford.
	Summary	10 hectares of employment land is allocated to Knutsford through PG6. This will create more jobs, and could increase in-commuting given that the level of housing provision in PG6 is relatively modest. A further 5 hectares of employment land would be allocated to support the economy in Knutsford and the North in general. To support local access to jobs, it is reasonable to increase the amount of housing provision at Knutsford under this alternative. Given the constraints present, the overall scale of growth would be limited to a total of approximately 1200 dwellings under this scenario. This is slightly less than the economic strategy-led scenario, and gives more consideration to the constrained nature of Knutsford with regards to Green belt, potential effects on biodiversity and local highways. A further 5 hectares of employment land would be allocated to support the economy in Knutsford and the North in general.
Poynton	*Baseline position*	The baseline amount of housing proposed through PG6 is 200 dwellings. This is very low given the role of Poynton as a key service centre and this was raised as an issue by the Inspector. In generating options for housing distribution (in the context of an increased district-wide need for housing) it is considered that this should therefore be the minimum level of development proposed for Poynton.
	Proposed growth	An additional 12 hectares of employment land to support local job opportunities. Under this option it is assumed that a further 600 dwellings could also be provided from the urban potential and edge of the settlement pool of 2806 possible dwellings (570 of which are on brownfield land). These potential sites would be assessed in greater detail for the purposes of Site Allocations at a later date.
	Influential factors	A number of strategic highways schemes are committed in this area, including the A6MARR and the Poynton Relief Road, which will alleviate some of the existing congestion issues in the area. There is a need for more housing (including affordable) in Poynton, and there are potential edge of settlement sites of high value that could be released to support such growth. There are a number of parcels of Green Belt that could be considered for development given that they are not making a significant contribution. There is brownfield land available at the edge of the settlement to accommodate approximately 500 dwellings.
	Constraints	There is a shortage of local jobs, as reflected by a pattern of out-commuting. The settlement is tightly constrained by Green Belt.
	Summary	Under a hybrid approach, greater weight would be given to the need to provide a range of housing to support local communities in this settlement and the north in general. Weight would also be given to the potential for certain parcels of Green Belt land to be considered for development. However, there would also be a need for local employment opportunities to ensure that Poynton's role as an economic centre is enhanced in-line with the other Key Service Centres. It would be accepted that Poynton's role as a commuter settlement would be likely to continue to an extent given its strong links with Stockport and Manchester.
Handforth	*Baseline position*	271 dwellings are already completed or committed (including NCGV). Therefore, this is the minimum amount of growth that would be expected to come forward. The North Cheshire Growth Village allocates a further 1650 dwellings (including 237 that is already committed). It is considered that the starting point for Handforth should therefore be 1921 dwellings.
	Proposed growth	The North Cheshire Growth Village will provide significant growth in Handforth. A further 24 dwellings could be found from the pool of urban potential sites. It is also assumed that a further 300 dwellings would be released on edge of settlement sites from a pool of 1521 possible units (subject to further testing through the Site Allocations process).

	Influential factors	There is some high value housing on edge of settlement greenfield sites in Handforth. There are also a range of leisure and cultural facilities. A number of strategic highways schemes are committed in this area, including the A6MARR and the Poynton Relief Road, which will alleviate some of the existing congestion issues in the area. Some parcels of Green Belt land are not making a significant contribution to Green Belt objectives. There is a net inflow of commuters into Handforth, which has an abundance of local jobs and a high ratio of work place jobs to workplace residence.
	Constraints	Congestion is an issue, particularly on the A34. Public transport improvements are deemed 'essential' to communities. The settlement is tightly constrained by Green Belt.
	Summary	Given the abundance of local jobs it is not considered necessary to increase employment provision any further than what is proposed as part of the NCGV and within Handforth. However, it would be beneficial to provide increased housing that could promote access to local job opportunities. The North Cheshire Growth Village will provide a significant uplift in housing (more than 60% over the plan period) for Handforth. Given this significant increase in housing, and the presence of a variety of constraints, it is considered that for this scenario only a modest amount of further growth would be targeted to Handforth. Housing growth would be well linked to local job opportunities, and there are also several Green Belt parcels that are not making a significant contribution.
Wilmslow	*Baseline position*	128 dwellings are already completed or committed. Therefore, this is the minimum amount of growth that would be expected to come forward. A further 275 dwellings are allocated through strategic sites. It is considered that the starting point for Wilmslow should therefore be 403 dwellings.
	Proposed growth	Under this option it is assumed that a further 37 dwellings could come forward within the urban area. It is assumed that a further 550 dwellings could be brought forward on edge of settlement sites from a pool of 2620 possible units (subject to further testing through the Site Allocations process).
	Influential factors	Wilmslow is well served by retail, services and cultural attractions. There are also good transport links, with potential for an increase in rail passengers. A number of strategic highways schemes are committed in this area, including the A6MARR and the Poynton Relief Road, which will help to alleviate existing congestion issues in the area. There is some high value housing on edge of settlement greenfield sites. The ratio of workplace based employment to residence based employment is well balanced, with only a net inflow of 100 commuters.
	Constraints	Congestion is an issue, particularly on the A34. There is also a shortage of primary school places in Wilmslow. The settlement is tightly constrained by Green Belt.
	Summary	The level of housing provision in PG6 is low, and could lead to a shortage of local housing. This could lead to increased net commuter inflows in the longer term. Under this scenario it is considered appropriate to increase the level of housing provision to support economic growth in Wilmslow and the 'north' in general. It is also important to meet local housing needs and address housing affordability in this area. Meeting housing needs (*although these have not been determined at settlement level*) and affordability are driving factors behind increased housing under this scenario. The fact that there are more Green Belt parcels that might be suitable for release (compared to other settlements in the north such as Handforth, Knutsford and Poynton) has also been taken into account.
Middlewich	*Baseline position*	676 dwellings are already completed or committed. Therefore, this is the minimum amount of growth that would be expected to come forward. A further 850 dwellings are allocated through the Local Plan. It is considered that the starting point for Middlewich should therefore be 1526 dwellings. A significant amount of employment land is already committed in Middlewich, with a further 70 hectares highlighted in PG6 to come forward towards the end of the plan period.
	Proposed growth	To meet 1800 dwellings, 274 dwellings would also need to be found from the urban area / edge of settlement pool of possible dwellings (subject to further testing through the Site Allocations process). SL9 (approximately 4000 dwellings) would also contribute to the overall housing figure under this option.
	Influential factors	Middlewich has good transport links, although does suffer from congestion at peak periods. There are a range of good leisure and cultural facilities in Middlewich. The Middlewich Eastern Bypass (which is already funded) will help to alleviate congestion. There is a modest amount of high value land on edge of settlement greenfield sites. Although key junctions in Middlewich currently experience congestion at peak periods, the proposed Middlewich Eastern Bypass (which is already funded) will alleviate existing and predicted congestion in the town centre, and provide an improvement on existing conditions.
	Constraints	There is only urban potential for 48 dwellings, which is on greenfield land.
	Summary	Significant employment opportunities will be promoted over the plan period, helping to provide a greater balance of local jobs and housing. Under this option no further employment land is proposed above the 75ha already identified in PG6. There are potential opportunities from a pool of edge of settlement sites that could deliver up to 631 units and 48 units on urban potential sites further housing growth. Improvements to infrastructure will help to support new development and address some existing congestion issues. It is therefore considered appropriate to allocate a modest amount of further growth to Middlewich to help meet housing need as this settlement is relatively well placed to accommodate growth and supports access to local jobs and services.
LSCs	*Baseline position*	Existing completions and commitments total 2168 dwellings. The baseline position in PG6 is for 2500 dwellings, which has been tested through the Local Plan preparation process. It is considered that this is a reasonable starting point.

	Proposed growth	It is assumed that 372 dwellings would be achieved through urban potential sites with further housing development (approximately 600 dwellings) being achieved through edge of settlement sites. It is assumed that a small amount of additional employment land would also be brought forward to support the slight increase in housing.
	Influential factors	Potential for Greenfield edge of settlement sites from a pool of up to 3026 dwellings (subject to further testing at the Site Allocations stage).
	Constraints	The level of services and transport links within the Local Service centres is less complete than for the principal towns and Key Service Centres, which means that development here would be likely to encourage car travel and not be as sustainable.
	Summary	The proposed distribution of growth between the different levels of the settlement hierarchy (as set out in PG6) have been tested (in the SA) and is broadly accepted as appropriate by the inspector. This study has also confirmed that the majority of growth should be first directed to the Principal Towns and Key Service Centres. It is therefore considered appropriate to apply a proportionate increase in housing (24% increase overall) to the Local Service Centres to maintain the broad distribution established through PG6.
Rural	*Baseline position*	Existing completions and commitments total 1498 dwellings. The baseline position in PG6 is for 2000 dwellings, which has been tested through the Local Plan preparation process. It is considered that this is a reasonable starting point.
	Proposed growth	It is assumed approximately 1000 further dwellings could be accommodated in the rural/'rest of the district'.
	Influential factors	Housing delivery would help to provide affordable housing in rural areas. There is potential for land to come forward on greenfield sites in rural areas as part of any future 'call for sites'.
	Constraints	The sustainability appraisal of the submitted Local Plan suggests that development in rural areas would not promote sustainable patterns of development and could have impacts on landscape and heritage. Accessibility by public transport to key services is also poor from the rural areas and smaller settlements. Increased development in these areas would be expected to exacerbate these problems rather than be of a scale to help to provide the critical mass to address such issues. A number of other settlements and rural areas are located within the Local Landscape Designations. The location of substantial development in these settlements would be likely to have an adverse effect on these designated areas. It is therefore appropriate to restrict the quantum of development in these areas.
	Summary	The proposed distribution of growth between the different levels of the settlement hierarchy (as set out in PG6) has been tested (in the SA) and is broadly accepted as appropriate by the Inspector. This study has also confirmed that the majority of growth should be first directed to the Principal Towns and Key Service Centres. It is therefore considered appropriate to apply a proportionate increase in housing (24% increase overall) to the Rural areas to maintain the broad distribution established through PG6. A small increase in employment is also supported under this scenario to ensure that rural areas have access to some local jobs.

Appendix 7a: Option 6 Recommended spatial distribution (settlement review and rationale)

	Factors	Recommended approach
Crewe	*Baseline position*	2560 dwellings are already completed or committed. Therefore, this is the minimum amount of growth that would be expected to come forward. A further 4670 dwellings are allocated collectively through Strategic Sites and Strategic Locations, as defined in the Local Plan Strategy. It is considered that the starting point for Crewe should therefore be7230 dwellings.
Crewe	*Proposed growth*	Under this option it is assumed that a further 500 dwellings could be achieved on a mix of brownfield urban potential sites (which has a pool of 523 possible units) and edge of settlement greenfield sites (from the pool of 10078 possible units). The site allocations and call for sites process would inform the final selection of sites for all settlements. Strategic Location (SL) 1 (approximately 250 units) and SL 2 (approximately 400 units) would also contribute to the overall housing figure under this option.
Crewe	*Influential factors*	Crewe has excellent strategic transport links, and is well served by a range of facilities and services and public transport links. There are investment opportunities linked to the strategic road and rail network, particularly the M6 corridor. The SA (of PG6) suggests that distributing the majority of development to the Principal Towns is inherently positive. This is largely due to the fact that Crewe and Macclesfield are better served by community facilities, public transport, retail, jobs and public services. There is potential on edge of settlement sites to accommodate a further 10,000 dwellings.
Crewe	*Constraints*	The A534 and A532 roads that pass through Crewe's town centre suffer from congestion. Crewe Town Centre also experiences significant traffic delay during the morning and evening peak hours. Although a number of infrastructure improvements are already committed in Crewe, modelling suggests that there will be a requirement for significant new mitigation schemes to alleviate congestion issues. Crewe does not have any Green Belt adjoining its boundary, although there are areas surrounding Crewe that are allocated as green gaps within the current development plan.
Crewe	*Summary*	It is reasonable to allocate further housing to Crewe, as it has a relative abundance of local job opportunities. It also has excellent transport links, which would allow sustainable access to jobs in other settlements. The Economic Strategy also supports economic growth in Crewe, which is reflected by the additional employment land allocated through the Plan. Although there is potential to accommodate significant growth in Crewe, there are constraints to the highways network in particular that need to be taken into account. Pressure on the highways network could make it difficult for workers to access jobs, as well as make it less attractive for businesses to operate in this area. This scenario provides a lower amount of growth overall to Crewe compared to the other scenarios, which reflects the concerns about traffic congestion that may be created, and also reflects the fact that there has already been significant growth in this settlement.
Macclesfield	*Baseline position*	The level of development that is already 'committed' would be unlikely to meet Macclesfield's housing needs. As such, it is considered appropriate to include those allocations in PG6 that are not yet permitted when establishing the starting point for further growth. These sites will help to meet housing needs and also support the delivery of a new strategic highway. The total dwellings including strategic sites would therefore be 3649.
Macclesfield	*Proposed growth*	It is assumed that urban potential sites could come forward from a pool of 466 possible dwellings (subject to further testing via the Site Allocations). If brownfield land was maximised, a further 150 dwellings could still need to be released from the pool of edge of the settlement sites on Green Belt land to help meet housing needs. This would most likely be to the South of the settlement.
Macclesfield	*Influential factors*	Macclesfield is well served by essential services, facilities and public transport. There is urban potential for 466 dwellings to be developed, although brownfield initiatives may increase this figure.
Macclesfield	*Constraints*	The settlement is tightly constrained in all directions by Green Belt. To the north and north west is the Bollin Valley and Parklands; whilst to the east is the Peak District Park fringe. There are constraints on the local highways network. Even with a package of mitigation measures in place, the proposed level of development in PG6 could still increase average journey times across the town by about 15%. Further development has the potential to have a more significant effect on an already constrained network.
Macclesfield	*Summary*	The level of housing growth proposed in PG6 is considered to be appropriately balanced against the level of proposed employment land. Therefore, any additional housing ought to be accompanied by corresponding employment land. The recommended approach is broadly the same as the 'Hybrid' and 'Economic strategy-led' approaches, which both seek to allocate modest growth to Macclesfield to take advantage of its role as a Principal Town, yet acknowledges the constraints.
Alsager	*Baseline position*	589 dwellings have already been completed or are 'committed'. Further allocations in PG6 at CS12 and CS13 will help to achieve regeneration of brownfield sites. Planning applications have been submitted already, and it is assumed that these sites should be considered as part of the 'baseline' position when determining housing growth in Alsager. This generates a total of 1839 dwellings.
Alsager	*Proposed growth*	At is assumed that approximately 130 dwellings would come forward at edge of settlement sites, combined with a small allowance for urban potential sites of 31 dwellings. SL 5 (approximately 350 dwellings) would also contribute to the overall housing figure under this option.
Alsager	*Influential factors*	The updated Green Belt study identifies that there is little scope for Green Belt release in Alsager.

	Constraints	There is limited potential in the urban area for further housing growth. Areas towards the north, south and east of Alsager are designated as Green Belt land. A number of junctions in the town centre present a constraint on the highways network. Any additional development would put further pressure on these junctions and would need to be mitigated through developer contributions. Development in Alsager (along with Crewe and Sandbach) could also contribute to increased pressure on the M6 Motorway and junctions between the local and strategic road networks (i.e. Junctions 16 and 17). There are also significant highways constraints in the town centre that may be difficult to mitigate.
	Summary	Under this scenario, it is also acknowledged that there is a need to increase local job opportunities by allocating employment land, and that a substantial increase in housing could counteract this. Constraints on the highways network also make further growth in Alsager difficult to achieve without mitigation. However, to help meet the overall housing need for the Borough, it is considered appropriate to release a small amount of land for housing on higher value edge of settlement sites. Under the recommended approach, a further 5 hectares of employment land is allocated (in addition to that identified in PG6) to further help reduce the need for out-commuting. Although there is evidence to support all 27 hectares of additional employment land being allocated to the North (Ekosgen Report), land supply and constraints in Key Service centres such as Poynton, Macclesfield and Knutsford, suggest that it would be appropriate to allow for some further growth away from the north. Alsager is a suitable alternative.
Congleton	*Baseline position*	Committed development and completions make up 1320 dwellings. Factoring in the remaining capacity on strategic sites in the Local Plan (some of which are partially committed and likely to be granted permission for the remaining areas) provides a total of 3520 dwellings. The development of these strategic sites will have benefits in terms of supporting a new link road that will provide benefits for existing and new development. It is considered that these sites should therefore form part of the 'starting position' for Congleton.
	Proposed growth	There is urban potential for 56 dwellings on brownfield land. Under this option it is assumed that an allowance will be made for this to support regeneration aspirations. A further 680 dwellings could be brought forward on edge of settlement sites or greenfield land in the urban area (subject to further testing through the Site Allocations process). SL 6 (approximately 500 dwellings), SL7 (450) and SL8 (550) would contribute to the overall housing figure under this option.
	Influential factors	There are a pool of urban potential sites to accommodate 252 dwellings, of which 56 are on brownfield land. There are potential sites for housing development in the edge of settlement to accommodate 2860 dwellings.
	Constraints	The Peak Park Fringe is located adjacent to the eastern boundary of Congleton. The Dane Valley is located north of the town and abuts part of the northern boundary. There are several SSSIs surrounding Congleton. A number of junctions on the A34 currently suffer from serious congestion and this would be exacerbated by future development. However, the Council is promoting a link road between the A536 and the A534, which would reduce the impact on the existing highways network. This scheme would have strategic benefits over and above mitigation of additional development proposed in the Local Plan Strategy.
	Summary	Although unemployment is low in Congleton, there is a relative shortage of local jobs, hence the net outflow of commuters. PG6 allocates 24 hectares of employment land, which is considered to be appropriate to encourage further growth of the economy and to support local job opportunities. Under this scenario, it is considered that a modest amount of additional housing would be well located in Congleton to take advantage of employment opportunities without having significant effects on highways. The recommended approach allocates a slightly higher housing target than the hybrid approach, more in line with the fact that there are fewer constraints in this settlement.
Sandbach	*Baseline position*	2554 dwellings have already been completed or are 'committed' with a further 200 dwellings at strategic sites (CS24). This should therefore be expected to be the minimum amount of development that will come forward in Sandbach (2754)
	Proposed growth	No additional growth above the baseline position is proposed under this option.
	Influential factors	The edge of settlement study identifies that there is a potential pool of sites for the development of 4718 dwellings, on high value greenfield land.
	Constraints	The corridor from the A534 from the M6 into Sandbach suffers from congestion along its length and any future development will exacerbate these problems. There is a relative shortage of local jobs, which means that there is a pattern of net out-commuting.
	Summary	The Local Plan allocates 20 hectares of employment land in Sandbach, which will help to address the high level of net out-commuting. Current completions and commitments will already see a 35% growth in the number of households in Sandbach over the plan period. To help balance local employment and housing, it is considered that further housing growth above that which is already 'committed' would therefore be undesirable in this respect. Further growth would also put pressure on an already constrained strategic and local highways network. The recommended approach therefore allocates slightly less growth than any of the tested options.
Nantwich	*Baseline position*	738 dwellings are already completed or committed with a further 1250 at strategic sites (CS 21 and 22). Therefore, 1988 is the minimum amount of growth that would be expected to come forward.
	Proposed growth	Additional dwellings are anticipated to come forward associated with the regeneration of snow hill, bringing the total to 2050 for this alternative.
	Influential factors	Nantwich is well related to Crewe and could take advantage of employment opportunities at the Wardle improvement area and within Crewe. There are potential edge of settlement sites to accommodate a further 1000+ dwellings. These are likely to be attractive and viable.

	Constraints	Nantwich has witnessed the largest growth in traffic of any of the urban areas in Cheshire East. Additional growth beyond the baseline position could require further mitigation. There are also environmental constraints to growth in particular locations e.g. Registered Parks and Battlefield. In particular, significant growth to the east would have an effect on the 'green gap' between Nantwich and Crewe. Nantwich has already experienced significant population growth.
	Summary	Although the growth of Nantwich would support the Constellation City concept and provide links to job opportunities (albeit not within Nantwich itself), it has already experienced significant population and household growth and should not be allocated further growth above that already committed and within the urban area. The recommended approach mirrors the hybrid option.
Knutsford	*Baseline position*	The baseline amount of housing proposed through PG6 is 650 dwellings. This is low given the role of Knutsford as a key service centre, the high amount of in commuting, the relative unaffordability of housing (high housing affordability ratio) and the likely housing need in Knutsford. In generating options for housing distribution, it is considered that this should therefore be the minimum level of development proposed for Knutsford.
	Proposed growth	It is assumed that approximately 300 dwellings would be provided mainly at edge of settlement drawn from the potential pool of 2368 edge of settlements units (subject to further testing at the Site Allocations stage) and/or strategic sites (CS18 and 19) in the Green Belt .
	Influential factors	Knutsford is well served by retail, services and cultural attractions. There are also good transport links, with capacity for an increase in rail passengers. There is a high ratio of workplace employment to residents, resulting in a net inflow of commuters. Increased housing would support local access to jobs and help to reduce in-commuting. There are potential high value edge of settlement sites to accommodate an increase in housing.
	Constraints	The A50 in Knutsford can become very congested at peak times. Mitigation measures would need to be secured to support any level of new development. Midland Meres and Mosses Ramsar site and Tatton Meres SSSI are located north of Knutsford. The town is tightly constrained by Green Belt and Rostherne/Tatton Park is also located adjacent to Knutsford.
	Summary	10 hectares of employment land is allocated to Knutsford through PG6. This will create more jobs, and could increase in-commuting given that the level of housing provision in PG6 is relatively modest. A further 5 hectares of employment land would be allocated to support the economy in Knutsford and the North in general. To support local access to jobs, it is reasonable to increase the amount of housing provision at Knutsford under this alternative. The deliverability and variety of sites present in Knutsford provide potential choices at the Site Allocations stage. In addition, the Borough Council have indicated that such sites could potentially come forward earlier in the Plan period. Given the constraints present, the overall scale of growth would be limited to a total of approximately 950 dwellings under this scenario. This is less than the economic strategy-led and hybrid scenarios, and gives more consideration to the constrained nature of Knutsford with regards to Green Belt, potential effects on biodiversity and local highways. The recommended approach falls in between the constrained option and the hybrid option, attempting to achieve a more appropriate balance between growth and constraints in this location.
Poynton	*Baseline position*	The baseline amount of housing proposed through PG6 is 200 dwellings. This is very low given the role of Poynton as a Key Service Centre and this was raised as an issue by the Inspector. In generating options for housing distribution (in the context of an increased district-wide need for housing) it is considered that this should therefore be the minimum level of development proposed for Poynton.
	Proposed growth	An additional 7 hectares of employment land to support local job opportunities. Under this option it is assumed that a further 450 dwellings could also be provided on the edge of the settlement pool of 2806 possible dwellings (570 of which are on brownfield land). These potential sites would be assessed in greater detail for the purposes of Site Allocations at a later date.
	Influential factors	A number of strategic highways schemes are committed in this area, including the A6MARR and the Poynton Relief Road, which will alleviate some of the existing congestion issues in the area. There is a need for more housing (including affordable) in Poynton, and there are potential edge of settlement sites of high value that could be released to support such growth. There are a number of parcels of Green Belt that could be considered for development given that they are not making a significant contribution. There is brownfield land available at the edge of the settlement to accommodate approximately 500 dwellings.
	Constraints	There is a shortage of local jobs, as reflected by a pattern of out-commuting. The settlement is tightly constrained by Green Belt.
	Summary	Under the recommended approach, weight would be given to the need to provide a range of housing to support local communities in this settlement and the north in general. Weight would also be given to the potential for certain parcels of Green Belt land to be considered for development. However, there would also be a need for local employment opportunities to ensure that Poynton's role as an economic centre is enhanced in-line with the other Key Service Centres. It would be accepted that Poynton's role as a commuter settlement would be likely to continue to an extent given its strong links with Stockport and Manchester. The recommended approach provides a similar level of growth to the economic option, as it is considered that there may be a shortage of unconstrained land to deliver the higher figure identified under the hybrid option. There are opportunities for development sites adjacent to Poynton related to the corridor of Interest for the Poynton Relief Road highlighted in the submitted LPS. The Borough Council have indicated that there are not as many opportunities as in Knutsford based upon deliverability and the variety of sites.
Handforth	*Baseline position*	271 dwellings are already completed or committed (including NCGV). Therefore, this is the minimum amount of growth that would be expected to come forward. The North Cheshire Growth Village allocates a further 1650 dwellings (including 237 that is already committed). It is considered that the starting point for Handforth should therefore be 1921 dwellings.
	Proposed growth	The North Cheshire Growth Village will provide significant growth in Handforth. A further 24 dwellings could be found on urban potential sites (potential for a possible 24u units). It is also assumed that a further 300 dwellings would be released on edge of settlement sites from a pool of 1521 (subject to further testing through the Site Allocations process).

	Influential factors	There is some high value housing on edge of settlement greenfield sites in Handforth. There are also a range of leisure and cultural facilities. A number of strategic highways schemes are committed in this area, including the A6MARR and the Poynton Relief Road, which will alleviate some of the existing congestion issues in the area. Some parcels of Green Belt land are not making a significant contribution to Green Belt objectives. There is a net inflow of commuters into Handforth, which has an abundance of local jobs and a high ratio of work place jobs to workplace residence.
	Constraints	Congestion is an issue, particularly on the A34. Public transport improvements are deemed 'essential' to communities. The settlement is tightly constrained by Green Belt.
	Summary	Given the abundance of local jobs it is not considered necessary to increase employment provision any further than what is proposed as part of the NCGV and within Handforth. However, it would be beneficial to provide increased housing that could promote access to local job opportunities. The North Cheshire Growth Village will provide a significant uplift in housing (more than 60% over the plan period) for Handforth (assuming this is counted towards an increase in Handforth's households). Given this significant increase in housing, and the presence of a variety of constraints, it is considered that for this scenario only a modest amount of further growth would be targeted to Handforth. Housing growth would be well linked to local job opportunities, and there are also several Green Belt parcels that are not making a significant contribution.
Wilmslow	*Baseline position*	128 dwellings are already completed or committed. Therefore, this is the minimum amount of growth that would be expected to come forward. A further 275 dwellings are allocated through strategic sites. It is considered that the starting point for Wilmslow should therefore be 403 dwellings.
	Proposed growth	It is assumed that a further 37 dwellings could come forward within the urban area. Under this option it is assumed that a further 600 dwellings could be brought forward on edge of settlement sites from a pool of 2620 (subject to further testing through the Site Allocations process).
	Influential factors	Wilmslow is well served by retail, services and cultural attractions. There are also good transport links, with potential for an increase in rail passengers. A number of strategic highways schemes are committed in this area, including the A6MARR and the Poynton Relief Road, which will help to alleviate existing congestion issues in the area. There is some high value housing on edge of settlement greenfield sites. The ratio of workplace based employment to residence based employment is well balanced, with only a net inflow of 100 commuters.
	Constraints	Congestion is an issue, particularly on the A34. There is also a shortage of primary school places in Wilmslow. The settlement is tightly constrained by Green Belt.
	Summary	The level of housing provision in PG6 is low, and could lead to a shortage of local housing. This could lead to increased net commuter inflows in the longer term. Under this scenario it is considered appropriate to increase the level of housing provision to support economic growth in Wilmslow and the 'north' in general. It is also important to meet local housing needs and address housing affordability in this area. The recommended approach closely matches the economic led option.
Middlewich	*Baseline position*	676 dwellings are already completed or committed. Therefore, this is the minimum amount of growth that would be expected to come forward. A further 850 dwellings are allocated through the Local Plan. It is considered that the starting point for Middlewich should therefore be 1526 dwellings. A significant amount of employment land is already committed in Middlewich, with a further 70 hectares highlighted in PG6 to come forward towards the end of the plan period.
	Proposed growth	To meet 18001950 dwellings, 274approximately 400 dwellings would also need to be found in the urban area / edge of settlement. SL9 (approximately 4000 dwellings) would also contribute to the overall housing figure under this option.
	Influential factors	Middlewich has good transport links, although does suffer from congestion at peak periods. There are a range of good leisure and cultural facilities in Middlewich. The Middlewich Eastern Bypass (which is already funded) will help to alleviate congestion. There is a modest amount of high value land on edge of settlement greenfield sites. Although key junctions in Middlewich currently experience congestion at peak periods, the proposed Middlewich Eastern Bypass (which is already funded) will alleviate existing and predicted congestion in the town centre, and provide an improvement on existing conditions.
	Constraints	There is only urban potential for 48 dwellings, which is on greenfield land.
	Summary	Significant employment opportunities will be promoted over the plan period, helping to provide a greater balance of local jobs and housing. Under this option no further employment land is proposed above the 75ha already identified in PG6. There are potential opportunities from the pool of edge of settlement sites (631) and urban sites (48) for further housing growth. Improvements to infrastructure will help to support new development and address some existing congestion issues. It is therefore considered appropriate to allocate further growth to Middlewich to help meet housing need as this settlement is relatively well placed to accommodate growth and supports access to local jobs and services. Taking into account the constraints in other key service centres, the housing figure for this option would be higher (although it is limited to an extent by the lack of available sites). The recommended approach acknowledges that constraints are less of an issue in this settlement, and thus it most closely matches the 'constraints led' option.
Local Service Centres	*Baseline position*	Existing completions and commitments total 2168 dwellings. The baseline position in PG6 is for 2500 dwellings, which has been tested through the Local Plan preparation process. It is considered that this is a reasonable starting point.
	Proposed growth	It is assumed that 372 dwellings would be achieved through the pool of urban potential sites with further housing development (approximately 1000 dwellings) being achieved through the pool of edge of settlement sites (3026 possible units). It is assumed that a small amount of additional employment land would also be brought forward to support the slight increase in housing.
	Influential factors	Potential for Greenfield edge of settlement sites to be developed from a possible pool of 3026 dwellings.

	Constraints	The level of services and transport links within the Local Service centres is less complete than for the principal towns and Key Service Centres, which means that development here would be likely to encourage car travel and not be as sustainable.
	Summary	The proposed distribution of growth between the different levels of the settlement hierarchy (as set out in PG6) have been tested (in the SA) and is broadly accepted as appropriate by the Inspector. This study has also confirmed that the majority of growth should be first directed to the Principal Towns and Key Service Centres. It is therefore considered appropriate to apply a proportionate increase in housing (24% increase overall) to the Local Service Centres to maintain the broad distribution established through PG6. However, the recommended approach allocates a further 400 homes to meet the housing need that has not been picked up at the Principal Towns and Key Service Centres due to constraints. This is in-line with the constraints-led approach. Although there is a greater proportion of housing in the Local Service Centres under this option (9.7% of all growth) compared to PG6 (8.6%), it is not considered to be significant, and the broad principles of the settlement hierarchy are still being applied.
Rest of district	*Baseline position*	Existing completions and commitments total 1498 dwellings. The baseline position in PG6 is for 2000 dwellings, which has been tested through the Local Plan preparation process. It is considered that this is a reasonable starting point.
	Proposed growth	It is assumed approximately 1000 further dwellings could be accommodated in the rural/'rest of the district'.
	Influential factors	Housing delivery would help to provide affordable housing in rural areas. There is potential for land to come forward on greenfield sites in rural areas as part of any future 'call for sites'.
	Constraints	The sustainability appraisal of the submitted Local Plan suggests that development in rural areas would not promote sustainable patterns of development and could have impacts on landscape and heritage. Accessibility by public transport to key services is also poor from the rural areas and smaller settlements. Increased development in these areas would be expected to exacerbate these problems rather than be of a scale to help to provide the critical mass to address such issues. A number of other settlements and rural areas are located within the Local Landscape Designations. The location of substantial development in these settlements would be likely to have an adverse effect on these designated areas. It is therefore appropriate to restrict the quantum of development in these areas.
	Summary	The proposed distribution of growth between the different levels of the settlement hierarchy (as set out in PG6) have been tested (in the SA) and is broadly accepted as appropriate by the Inspector. This study has also confirmed that the majority of growth should be first directed to the Principal Towns and Key Service Centres. It is therefore considered appropriate to apply a proportionate increase in housing (24% increase overall) to the Rural areas to maintain the broad distribution established through PG6. A small increase in employment is also supported under this scenario to ensure that rural areas have access to some local jobs. However, the recommended approach allocates a further 450 homes to meet the housing need that has not been picked up at the Principal Towns and Key Service Centres due to constraints. This is most in-line with the constraints-led approach. Although there is a greater proportion of housing in the rural areas under this option (8.2% of all growth) compared to PG6 (6.9%), it is not considered to be significant, and the broad principles of the settlement hierarchy are still being applied.

Appendix 8: Establishing the 'baseline position'

	Submitted Local Plan	Position as at 31st March 2015				
	Proposed Dwelling Distribution	**Completions (up to 31st March 2015)**	**Commitments (as at 31st March 2015)**	**Strategic Sites**	**Site Allocations**	**Total**
Crewe	7,000	575	1,985	4,670	34	7,264
Macclesfield	3,500	446	953	2,250	97	3,746
Congleton	3,500	472	848	2,200	296	3,816
Alsager	1,600	75	514	1,250	141	1,980
Sandbach	2,200	543	2,011	200	0	2,754
Middlewich	1,600	244	432	850	90	1,616
Nantwich	1,900	237	501	1,250	60	2,048
Handforth (inc NCGV)	2,000	63	208	1,650	60	1,981
Wilmslow	400	70	58	275	0	403
Knutsford	650	23	45	500	108	676
Poynton	200	-3	33	0	180	210
Local Service Centres	2,500	255	1,913	0	1,099	3,267
Rural (including 200 at AP)	2,000	552	946	0	882	2,380
Total	**29,050**	**3,552**	**10,447**	**15,095**	**3,047**	**32,141**

Appendix 9 Settlement Profile: Crewe (demographic, housing and employment information)

SETTLEMENT NAME ***CREWE***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Population			
Total existing population ***(2013 Mid-Year Population Estimates [MYE])***	73,500	19.7%	372,700
Change in population in last 10 years ***(2001 & 2011 Census)***	7% growth (similar to CEC average of 5% growth)	n/a	n/a
Age structure of population ***(2013 MYE)***	Proportion of population aged 65+ (16.0%) is well below the CEC average (20.9%). 2.0% aged 85+ (CEC average 2.8%), 5.1% aged 75-84 (CEC 6.8%), 3.9% aged 70-74 (CEC 4.7%) and 5.1% aged 65-69 (CEC 6.6%). The proportion aged 0-15 (19.7%) is well above the CEC average (17.7%).	n/a	n/a
Households			
Total existing households ***(2011 Census)***	30,288	19.0%	159,441
Change in households in last 10 years ***(2001 & 2011 Census)***	8% growth (equal to CEC average of 8%).	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms ***(2011 Census)***	Above CEC average. 6.6 % of "household" (i.e. non-communal) population live in households with a shortage of one or more bedrooms (versus CEC average of 3.7%); 3.6% of households have a shortage of one or more bedrooms (versus CEC average of 2.0%).	34.7% (of overcrowded population); 33.7% (of overcrowded households)	13,671 (overcrowded population) 3,243 (overcrowded households)
Average household size ***(2011 Census)***	2.36, which is similar to the CEC average (2.29).	n/a	n/a
Change in average household size in last 10 years ***(2001 & 2011 Census)***	Decrease of 0.03, compared to CEC average decline of 0.07.	n/a	n/a
Communal establishments			
Total existing number of people living in communal establishments ***(2011 Census)***	1,299. 1.8% of the settlement's population live in communal establishments (compared to CEC average of 1.4%).	25.7%	5,062
Change in communal establishment population in last 10 years ***(2001 & 2011 Census)***	68% increase, in contrast to the average 2% decline for CEC.	n/a	n/a
Dwellings			
Total existing dwelling stock ***(2011 Census)***	31,460 (up 2,190, or 7%, on 2001 Census figure)	18.9%	166,236 (up 13,207, or 9%, on 2001 Census figure)
Empty homes	01/01/11 = 429 empty homes 18/12/14 = 255 empty homes	18/12/14 = 14.98%	18/12/14 = 1216

SETTLEMENT NAME ***CREWE***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Change between 01/01/11 to18/12/14 ***(Cheshire East Council Housing Team database)***	Reduction = 40.56%		
Housing completions (net) 01/04/10 – 31/12/14	468 dwellings	15.11%	3098
Average (median) house price, Jan-Oct 2014 ***(Land Registry data)***	£115,000*, which is well below the CEC average (£181,000). *Based on 847 transactions.	n/a	n/a
Affordability ratio (ratio of median house prices to median income) ***(CACI income data 2014 and Land Registry data)***	4.6, which is below the CEC average (5.5). *Based on 847 transactions.	n/a	n/a
Housing Needs			
Housing tenure ***(2009 Household Survey, SHMA)***	Crewe is located in the Crewe housing sub-market area. The results of the 2009 Household Survey indicate that for this sub-area: - 66.9% of homes were owner occupied, 17.1% private rented and 16.0% affordable housing. 10.1% of households were considered to be "in need" (i.e. requiring a subsidy to meet their housing requirements). The annual affordable housing requirement for the 3 years to 2017/18 was considered to be 217 homes (net).		
Cheshire East Housing Register (11 December 2014)	1076	16.60%	6480
Employment			
Local employment ***(2013 BRES)***	37,000	20.9%	177,100
Ratio of workplace-based employment to residence-based employment ***(2011 Census & BRES)***	1.15, which is above the CEC average of 0.99 and indicates relative abundance of local jobs.	n/a	n/a
Working age (16-64) population ***(2013 MYE)***	47,300. 64.3% of the population are of working age, which is well above the CEC average (61.4%).	20.7%	228,700
Economically Active population (16-74) ***(2011 Census)***	37,612. Economic activity rate (70%) close to CEC average (71%).	19.7%	191,253
Change in working age population in last 10 years	11% decline, which is less steep than the CEC decline (18%).	n/a	n/a

SETTLEMENT NAME ***CREWE***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
(2001 & 2011 Census)			
Change in economically active population in last 10 years ***(2001 & 2011 Census)***	14% growth, which is well above the CEC average (9%). Notable that economically active population has grown, despite the fall in working age population. This implies a large increase in the settlement's economic activity rate.	n/a	n/a
Movement			
Net commuting ***(2011 Census)***	Net inflow of 5,000		
Commuting inflows ***(2011 Census)***	Inward commuters most likely to come from the following settlements: Crewe (46%) and the "Other" (non-settlement) area (5%). At Local Authority level, they are most likely to come from Cheshire East (74%), Cheshire West & Chester (6%), Newcastle-under-Lyme (5%), or Stoke-on-Trent (5%).	n/a	n/a
Commuting outflows ***(2011 Census)***	Outward commuters most likely to travel to the following settlements: Crewe (45%) or the "Other" area (8%). At Local Authority level, they are most likely to travel to Cheshire East (68%), Cheshire West & Chester (6%), work from home (7%) or have no fixed workplace (6%).	n/a	n/a
Migration and house moves ***(2009 Household Survey, SHMA)***	66.2% of moving households in the preceding 5 years came from the same housing sub-area, 20.9% from elsewhere in Cheshire East. Note: Only percentages over 5% are reported here.	n/a	n/a

PART 1: KEY ISSUES

Crewe has a population of 73,500, and between 2001 and 2011 experienced an above average population growth of 7%. Over the same period, there was an 8% increase in the number of households, in line with the CEC average, and a 7% increase in the dwelling stock. Overcrowding is significantly above average, but the average household size is broadly in line with the figure for CEC as a whole.

Crewe has a relatively young population, with a considerably smaller proportion of the population aged 65 and over. By contrast, there is a higher than average proportion of children aged 0-15.

The average house price is £115,000, significantly below the CEC average. The affordability ratio is 4.6, below the average and indicating that homes in Crewe are relatively affordable to a person on a median income.

The proportion of homes in the Crewe housing sub-market area that are owner occupied is below the CEC average, and there are considerably higher than average proportions of both private rented and affordable housing. 10.1% of households are considered to be in need (i.e. requiring a subsidy to meet their housing requirements). Crewe has over a thousand households applications on the Housing Register, however its share of CEC Housing Register applications (16.6%) is low in comparison to its overall share of CEC households (19.0%).

The ratio of workplace-based employment to residence-based employment in Crewe is 1.15, above the CEC average and indicating that there is a relative abundance of local jobs.

The proportion of the population of working age is above the average for CEC, and the proportion of the population that is economically active is in line with the average. Between 2001 and 2011 there was a less steep than average decrease in the working age population, and an above average increase in the economically active population, suggesting an increase in the town's economic activity rate.

As expected given the availability of local jobs, there is a large net inflow of commuters. At local authority level, 74% of inward commuters travel from within Cheshire East, with smaller proportions travelling from Cheshire West and Chester, Newcastle-under-Lyme, and Stoke-on-Trent. The majority of out commuters also travel within Cheshire East. In terms of migration, the vast majority of moving households in the 5 years preceding the 2009 Household Survey came from either the same housing sub-area or elsewhere in Cheshire East.

Key issues: young population including high proportion of children, indicating popularity with young families; low house prices and good affordability for people on median incomes; high level of overcrowding, high level of housing need and demand for affordable housing; relative abundance of local jobs and hence large net inflow of commuters.

Appendix 10 Settlement Profile: Macclesfield (demographic, housing and employment information)

SETTLEMENT NAME *MACCLESFIELD*	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Population			
Total existing population *(2013 Mid-Year Population Estimate [MYE])*	52,600	14.1%	372,700
Change in population in last 10 years *(2001 & 2011 Census)*	4% growth (similar to CEC average of 5% growth).	n/a	n/a
Age structure of population *(2013 MYE)*	Low proportion of population aged 65+: 18.1% (CEC average 20.9%). 2.6% aged 85+ (CEC average 2.8%), 5.8% aged 75-84 (CEC 6.8%), 4.0% aged 70-74 (CEC 4.7%) and 5.7% aged 65-69 (CEC 6.6%). The proportion aged 0-15 (18.2%) is above the CEC average (17.7%).	n/a	n/a
Households			
Total existing households *(2011 Census)*	23,237	14.6%	159,441
Change in households in last 10 years *(2001 & 2011 Census)*	7% growth (similar to CEC average of 8%).	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms *(2011 Census)*	Above CEC average. 4.8% of "household" (i.e. non-communal) population live in households with a shortage of one or more bedrooms (versus CEC average of 3.7%); 2.7% of households have a shortage of one or more bedrooms (versus CEC average of 2.0%).	18.2% (of overcrowded population); 19.1% (of overcrowded households)	13,671 (overcrowded population) 3,243 (overcrowded households)
Average household size *(2011 Census)*	2.22, which is below the CEC average (2.29).	n/a	n/a
Change in average household size in last 10 years *(2001 & 2011 Census)*	Decline of 0.06, which is similar to the CEC average decline of 0.07.	n/a	n/a
Communal establishments			
Total existing number of people living in communal establishments *(2011 Census)*	546. 1.0% of the settlement's population live in communal establishments (compared to CEC average of 1.4%).	10.8%	5,062
Change in communal establishment population in last 10 years *(2001 & 2011 Census)*	16% decrease, which is greater than the average 2% decline for CEC.	n/a	n/a
Dwellings			
Total existing dwelling stock *(2011 Census)*	24,144 (up 1,615, or 7%, on 2001 Census figure)	14.5%	166,236 (up 13,207, or 9%, on 2001 Census figure)
Empty homes	01/01/11 = 443 empty homes	18/12/14 =	18/12/14 = 1216

SETTLEMENT NAME ***MACCLESFIELD***	FINDING	Settlement Share of Plan Area Total %	Plan Area Total
Change between 01/01/11 to18/12/14 ***(Cheshire East Council Housing Team database)***	18/12/14 = 182 empty homes Reduction = 58.92%	10.69%	
Housing completions (net) **01/04/10 – 31/12/14**	372 dwellings	12.01%	3098
Average (median) house price, Jan-Oct 2014 ***(Land Registry data)***	£150,000*, which is well below the CEC average (£181,000). *Based on 736 transactions.	n/a	n/a
Affordability ratio (ratio of median house prices to median income) ***(CACI income data 2014 and Land Registry data)***	4.7, which is below the CEC average (5.5). *Based on 736 transactions.	n/a	n/a
Housing Needs			
Housing tenure ***(2009 Household Survey, SHMA)***	Macclesfield is located in the Macclesfield housing sub-market area. The results of the 2009 Household Survey indicate that for this sub-area: - 68.7% of homes were owner occupied, 13.9% private rented and 17.4% affordable housing. 5.8% of households were considered to be “in need” (i.e. requiring a subsidy to meet their housing requirements).		
Cheshire East Housing Register (11 December 2014)	645	9.95%	6480
Employment			
Local employment ***(2013 BRES)***	26,400	14.9%	177,100
Ratio of workplace-based employment to residence-based employment ***(2011 Census & BRES)***	0.97, which is close to the CEC average of 0.99.	n/a	n/a
Working age (16-64) population ***(2013 MYE)***	33,500. 63.7% of the population are of working age, which is above the CEC average (61.4%).	14.7%	228,700
Economically Active population (16-74) ***(2011 Census)***	28,235. Economic activity rate (73%) is above the CEC average (71%).	14.8%	191,253
Change in working age population in last 10 years ***(2001 & 2011 Census)***	15% decline, which is less steep than the CEC decline (18%).	n/a	n/a
Change in economically	8% growth, which is close to the CEC	n/a	n/a

SETTLEMENT NAME *MACCLESFIELD*	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
active population in last 10 years ***(2001 & 2011 Census)***	average (9%). Notable that the total economically active population has grown, despite the sharp fall in working age population. This implies a large increase in the settlement's economic activity rate.		
Movement			
Net commuting ***(2011 Census)***	Net outflow of 900		
Commuting inflows ***(2011 Census)***	Inward commuters most likely to come from the following settlements: Congleton (5%), Macclesfield (48%) or the "Other" (non-settlement) area (5%). At Local Authority level, they are most likely to come from Cheshire East (74%) or Stockport (6%).	n/a	n/a
Commuting outflows ***(2011 Census)***	Outward commuters most likely to travel to the following settlements: Alderley Edge and Chelford (5%) or Macclesfield (41%). At Local Authority level, they are most likely to travel to Cheshire East (63%), Manchester (5%), Stockport (5%), work from home (10%) or have no fixed workplace (7%).	n/a	n/a
Migration and house moves ***(2009 Household Survey, SHMA)***	57.3% of moving households in the preceding 5 years came from the same housing sub-area, 13.6% from elsewhere in Cheshire East, 8.6% from Greater Manchester and 5.6% from Stoke/Newcastle/West Midlands. Note: Only percentages over 5% are reported here.	n/a	n/a

PART 1: KEY ISSUES

Macclesfield has a population of 52,600, and between 2001 and 2011 experienced a growth in its population of 4%, in line with the CEC average. Over the same period, there was a 7% increase in the number of households, in line with the CEC average, and a 7% increase in the dwelling stock. Overcrowding is significantly above average, but the average household size is in lower than the figure for CEC as a whole.

Macclesfield has a relatively young population, with a smaller proportion of the population aged 65 and over than the CEC average. By contrast, there is a higher than average proportion of the population aged 0-15.

The average house price is £150,000, well below the CEC average. The affordability ratio is 4.7, below the average and indicating that homes in Macclesfield are relatively affordable to a person on a median income.

The proportion of homes in the Macclesfield housing sub-market area that are owner occupied is below the CEC average, and there are considerably higher than average proportions of both private rented and affordable housing. 5.8% of households are considered to be in need (i.e. requiring a subsidy to meet their housing requirements). Macclesfield has 645 applications on the Housing Register, but its share of CEC Housing Register households (10.0%) is lower than its share of CEC households overall (14.6%).

The ratio of workplace-based employment to residence-based employment in Crewe is 0.97, close to the CEC average but indicating a small relative shortage of local jobs.

Both the proportion of the population of working age and the proportion of the population that is economically active are above the average for CEC. Between 2001 and 2011 there was a less steep than average decrease in the working age population, and an increase in the economically active population in line with the CEC average, suggesting an increase in the town's economic activity rate.

As expected given the slight shortage of local jobs, there is a small net outflow of commuters. At local authority level, 63% of outward commuters travel within Cheshire East, with smaller proportions travelling to Manchester (approximately 20 miles and 27 minutes by rail) and Stockport (approximately 12 miles, and 14 minutes by rail). The majority of in commuters also travel from within Cheshire East.

In terms of migration, the vast majority of moving households in the 5 years preceding the 2009 Household Survey came from either the same housing sub-area or elsewhere in Cheshire East. Smaller proportions moved from Greater Manchester and from Stoke, Newcastle and the West Midlands.

Key issues: young population including high proportion of children indicating popularity with young families; relatively low house prices and good affordability for people on median incomes; higher than average level of overcrowding; relatively high level of housing need; slight jobs shortage and hence small net outflow of commuting for employment.

Appendix 11 Settlement Profile: Alsager (demographic, housing and employment information)

SETTLEMENT NAME ***ALSAGER***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Population			
Total existing population ***(2013 Mid-Year Population Estimate [MYE])***	11,800 Alsager's population falls slightly below the **median** figure for KSCs of 13,700. It has the 2nd lowest population of the nine KSCs.	3.2%	372,700
Change in population in last 10 years ***(2001 & 2011 Census)***	6% decline (compared with CEC average of 5% growth) This is the steepest decline in population of all nine KSCs, and is considerably lower than the **median** KSC figure of +3% growth.	n/a	n/a
Age structure of population ***(2013 MYE)***	Proportion of population aged 65+ (25.1%) is well above the CEC average (20.9%). 3.5% aged 85+ (CEC average 2.8%), 7.9% aged 75-84 (CEC 6.8%), 5.7% aged 70-74 (CEC 4.7%) and 8.0% aged 65-69 (CEC 6.6%). The proportion aged 0-15 (16.9%) is below the CEC average (17.7%).	n/a	n/a
Households			
Total existing households ***(2011 Census)***	5,183 This is lower than the **mean** KSC figure of 7,013 households. Alsager is 8th of the nine KSCs for total households.	3.3%	159,441
Change in households in last 10 years ***(2001 & 2011 Census)***	3% growth (well below CEC average of 8%). Alsager is below the **median** household change figure for KSCs of 5% growth.	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms ***(2011 Census)***	Below CEC average. 2.4% of "household" (i.e. non-communal) population live in households with a shortage of one or more bedrooms (versus CEC average of 3.7%); 1.2% of households have a shortage of one or more bedrooms (versus CEC average of 2.0%).	2.0% (of overcrowded population); 2.0% (of overcrowded households)	13,671 (overcrowded population) 3,243 (overcrowded households)
Average household size ***(2011 Census)***	2.25, which is similar to the CEC average (2.29).	n/a	n/a
Change in average household size in last 10 years ***(2001 & 2011 Census)***	Decrease of 0.14, which means more change than the CEC average (0.07 decline).	n/a	n/a
Communal establishments			
Total existing number of people living in communal establishments ***(2011 Census)***	108. Low proportion of the settlement's population live in communal establishments (0.9%, compared to CEC average of 1.4%).	2.1%	5,062
Change in communal establishment population in last 10 years ***(2001 & 2011 Census)***	78% decrease, compared to average 2% decline for CEC.	n/a	n/a
Dwellings			

SETTLEMENT NAME ***ALSAGER***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Total existing dwelling stock ***(2011 Census)***	5,384 (up 192, or 4%, on 2001 Census figure) Alsager is below the **median** of 6,131 dwelling stock for KSCs.	3.2%	166,236 (up 13,207, or 9%, on 2001 Census figure)
Empty homes Change between 01/01/11 to18/12/14 ***(Cheshire East Council Housing Team database)***	01/01/11 = 83 empty homes 18/12/14 = 62 empty homes Reduction = 25.30% **Median** for KSCs= 59.66% reduction	18/12/14 = 3.64%	18/12/14 = 1216
Housing completions (net) 01/04/10 – 31/12/14	63 dwellings	2.03%	3098
Average (median) house price, Jan-Oct 2014 ***(Land Registry data)***	£175,000*, which is similar to CEC average (£181,000). *Based on 163 transactions. Alsager shares the same **median** house price with the overall **median** figure for KSCs (£175,000).	n/a	n/a
Affordability ratio (ratio of median house prices to median income) ***(CACI income data 2014 and Land Registry data)***	5.5, which equals the CEC average (5.5). This figure is 0.1 below the **median** for all KSCs (5.6).	n/a	n/a
Housing Needs			
Housing tenure ***(2009 Household Survey, SHMA)***	Alsager is located in the Alsager housing sub-market area. - 77.8% of homes were owner occupied, 10.6% private rented and 11.6% affordable housing. 5.4% of households were considered to be "in need" (i.e. requiring a subsidy to meet their housing requirements).		
Cheshire East Housing Register (11 December 2014)	212 Alsager has slightly fewer applications on the housing register than the KSC **median** (240).	3.27%	6480
Employment			
Local employment ***(2013 BRES)***	2,500 Alsager has the lowest local employment of all the KSCs and is well below the **median** of 6,300.	1.4%	177,100
Ratio of workplace-based employment to residence-based employment ***(2011 Census & BRES)***	0.50, which is well below the CEC average of 0.99 and indicates relative shortage of local jobs. Alsager is also substantially below the KSC **median** of 0.77 and has the lowest ratio of workplace based employment to residence-based employment of any KSC.	n/a	n/a
Working age (16-64) population ***(2013 MYE)***	6,800. 58.0% of the population are of working age, which is well below the CEC average (61.4%) Alsager has a slightly lower working age	3.0%	228,700

SETTLEMENT NAME *ALSAGER*	FINDING	Settlement Share of Plan Area Total %	Plan Area Total
	population share than the KSC **median** of 60.2%.		
Economically Active population (16-74) ***(2011 Census)***	5,648. Alsager is considerably below the KSC economically active population **median** of 7,432. Economic activity rate (66%), well below CEC average (71%).	3.0%	191,253
Change in working age population in last 10 years ***(2001 & 2011 Census)***	32% decline, which is much steeper than CEC decline (18%). Alsager has the sharpest decline of any KSC, and is considerably higher than the **median** decline rate of 21%.	n/a	n/a
Change in economically active population in last 10 years ***(2001 & 2011 Census)***	5% decline, in contrast to CEC average growth of 9%. Alsager experienced the sharpest decline of economically active residents of any KSC, (it is one of only two KSCs where there was a decline), and is well below the KSC **median** of +6% growth. Notable that economically active population has declined far less than the working age population. This implies a large increase in the settlement's economic activity rate.	n/a	n/a
Movement			
Net commuting ***(2011 Census)***	Net outflow of 2,500		
Commuting inflows ***(2011 Census)***	Inward commuters most likely to come from the following settlements: Alsager (29%), Crewe (6%) and the "Other" (non-settlement) area (9%). At Local Authority level, they are most likely to come from Cheshire East (56%), Newcastle-under-Lyme (20%) or Stoke-on-Trent (15%).		
Commuting outflows ***(2011 Census)***	Outward commuters most likely to travel to the following settlements: Alsager (13%), Crewe (11%) and the "Other" area (5%). At Local Authority level, they are most likely to travel to Cheshire East (44%), Newcastle-under-Lyme (9%) or Stoke-on-Trent (15%), work from home (11%) or have no fixed workplace (6%).		
Migration and house moves ***(2009 Household Survey, SHMA)***	47.9% of moving households in the preceding 5 years came from the same housing sub-area, 20.7% from elsewhere in Cheshire East and 13.3% from Stoke/Newcastle/West Midlands. Note: Only percentages over 5% are reported here.		

KEY ISSUES

Alsager has the second lowest population of the nine KSCs. Since 2001, its population has decreased by 6%, compared with a CEC average of 5% growth and a KSC median of 3% growth. Its number of households has also grown at a slower rate than the CEC average and KSC median.

The town has a relatively old population, with 25.1% of residents aged 65 or over, compared with 20.9% across Cheshire East. This includes 3.5% of residents who are aged 85 or over; again higher than the CEC average of 2.8%. By contrast, the proportion of the population aged 0-15 is below the average for CEC.

The town has lower levels of overcrowding and lower percentages of the population living in communal establishments than the CEC average. The average household size is in line with the CEC average, but the drop in average household size has been greater than the CEC average decline.

The number of empty homes has reduced by 25.3% in the last four years, compared with a KSC median of 59.7%.

The average house price matches the average of all the KSCs, and is only slightly lower than the average across Cheshire East. This is reflected in the affordability ratio, which is in line with the CEC average and only 0.1 less than the KSC average.

The Alsager housing sub-market area has a higher proportion of households that are owner-occupied than the CEC average, and a lower proportion that are private rented. The proportion of affordable housing is in line with the CEC average, however the Housing Register data indicates that fewer applications have been made to live in affordable housing in Alsager than the KSC median figure.

Alsager has the lowest local employment of all the KSCs, and the ratio of workplace based employment to residence based employment indicates a relative shortage of local jobs.

Both the proportion of the population that is of working age and the proportion that is economically active are lower than the CEC average. Since 2001, the town has experienced a 32% decline in the size of its working age population, significantly steeper than the rate across CEC (18%) and other KSCs (21%). The economically active population has declined by 5%. By contrast, the economically active population across CEC has increased by 9% since 2001, while the median rate across the KSCs has increased by 6%. Despite the decline in the economically active population, this is not as steep as the decline in working age population, suggesting an increase in the town’s economic activity rate.

Given the shortage of local jobs, there is significant net out commuting. The largest share of out commuters travel to work within Cheshire East (44%, including 13% who travel within Alsager). 9% of out commuters travelled to Newcastle-under-Lyme (approximately 9 miles away), and 15% to Stoke-on-Trent (approximately 10 miles, and 20 minutes by rail). Inward commuters are also most likely to travel from Cheshire East (56%, including 29% from within Alsager), Newcastle (20%) and Stoke (15%).

Migration data also shows the significance of the town’s relationship with Newcastle-under-Lyme and Stoke-on-Trent, as well as the wider Cheshire East area. Of households moving in the five years prior to the 2009 Household Survey, 47.9% came from the same housing sub-area, with 20.7% from elsewhere in Cheshire East and 13.3% from Stoke, Newcastle and the West Midlands.

Key issues: recent decrease in population; relatively old population (and lack of opportunity for younger people/families); relative shortage of local jobs and hence net out commuting for employment.

Appendix 12 Settlement Profile: Congleton (demographic, housing and employment information)

SETTLEMENT NAME *CONGLETON*	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Population			
Total existing population *(2013 Mid-Year Population Estimate [MYE])*	26,700 This is the largest of all 9 KSCs, and significantly higher than the KSC **median** population of 13,700.	7.2%	372,700
Change in population in last 10 years *(2001 & 2011 Census)*	3% growth (similar to CEC average of 5% growth) This growth figure is in line with the KSC **median** (3%).	n/a	n/a
Age structure of population *(2013 MYE)*	Proportion of population aged 65+ (22.4%) is above the CEC average (20.9%). 3.1% aged 85+ (CEC average 2.8%), 7.0% aged 75-84 (CEC 6.8%), 5.1% aged 70-74 (CEC 4.7%) and 7.3% aged 65-69 (CEC 6.6%). The proportion aged 0-15 (17.4%) is close to the CEC average (17.7%).	n/a	n/a
Households			
Total existing households *(2011 Census)*	11,561 Congleton has the highest number of households of all 9 KSCs and has significantly more than the KSC **mean** of 7,013.	7.3%	159,441
Change in households in last 10 years *(2001 & 2011 Census)*	7% growth (similar to CEC average of 8%). This is above the KSC **median** of 5% growth.	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms *(2011 Census)*	Below CEC average. 3.3% of "household" (i.e. non-communal) population live in households with a shortage of one or more bedrooms (versus CEC average of 3.7%); 1.8% of households have a shortage of one or more bedrooms (versus CEC average of 2.0%).	6.3% (of overcrowded population); 6.4% (of overcrowded households)	13,671 (overcrowded population) 3,243 (overcrowded households)
Average household size *(2011 Census)*	2.26, which is similar to the CEC average (2.29).	n/a	n/a
Change in average household size in last 10 years *(2001 & 2011 Census)*	Decrease of 0.08, which is similar to the CEC average (0.07 decline).	n/a	n/a
Communal establishments			
Total existing number of people living in communal establishments *(2011 Census)*	336. 1.3% of the settlement's population live in communal establishments (compared to CEC average of 1.4%).	6.6%	5,062
Change in communal establishment population in last 10 years *(2001 & 2011 Census)*	1% decline, which is close to the average 2% decline for CEC.	n/a	n/a
Dwellings			
Total existing dwelling	11,981 (up 892, or 8%, on 2001 Census figure)	7.2%	166,236 (up 13,207, or 9%, on 2001

SETTLEMENT NAME ***CONGLETON***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
stock ***(2011 Census)***	This is the highest figure of all 9 KSCs, and is significantly higher than the KSC **median** of 6,131.		Census figure)
Empty homes Change between 01/01/11 to18/12/14 ***(Cheshire East Council Housing Team database)***	01/01/11 = 142 empty homes 18/12/14 = 131 empty homes Reduction = 7.75% **Median** for KSCs = 59.66% reduction	18/12/14 = 7.70%	18/12/14 = 1216
Housing completions (net) 01/04/10 – 31/12/14	402 dwellings	12.98%	3098
Average (median) house price, Jan-Oct 2014 ***(Land Registry data)***	£175,000*, which is close to CEC average (£181,000). *Based on 392 transactions. This falls in line with the KSC **median** house price of £175,000.	n/a	n/a
Affordability ratio (ratio of median house prices to median income) ***(CACI income data 2014 and Land Registry data)***	5.6, which is close to CEC average (5.5). *Based on 392 transactions. This falls in line with the KSC **median** ratio of 5.6.	n/a	n/a
Housing Needs			
Housing tenure ***(2009 Household Survey, SHMA)***	Congleton is located in the Congleton housing sub-market area. The results of the 2009 Household Survey indicate that for this sub-area: - 76.3% of homes were owner occupied, 10.2% private rented and 13.5% affordable housing. 4.0% of households were considered to be "in need" (i.e. requiring a subsidy to meet their housing requirements).		
Cheshire East Housing Register (11 December 2014)	511 Congleton has the most applications on the housing register of any KSC. It is also significantly higher than the KSC **median** of 240.	7.89%	6480
Employment			
Local employment ***(2013 BRES)***	9,300 This is well above the KSC **median** of 6,300.	5.3%	177,100
Ratio of workplace-based employment to residence-based employment ***(2011 Census & BRES)***	0.77, which is well below the CEC average of 0.99 and indicates relative shortage of local jobs. This is in line with the KSC **median** ratio of 0.77.	n/a	n/a
Working age (16-64) population ***(2013 MYE)***	16,100. 60.2% of the population are of working age, which is close to the CEC average (61.4%). This is in line with the KSC **median** of 60.2%.	7.0%	228,700
Economically Active	13,467. This is significantly higher than the	7.0%	191,253

SETTLEMENT NAME ***CONGLETON***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
population (16-74) ***(2011 Census)***	KSC **median** of 7,432. Economic activity rate (69%) below CEC average (71%).		
Change in working age population in last 10 years ***(2001 & 2011 Census)***	21% decline, which is steeper than CEC decline (18%). This is in line with the KSC **median** of 21% decline.	n/a	n/a
Change in economically active population in last 10 years ***(2001 & 2011 Census)***	2% growth, which is well below CEC average (9%). This is below the KSC **median** of 4% growth. Notable that economically active population has grown, despite sharp fall in working age population. This implies a large increase in the settlement's economic activity rate.	n/a	n/a
Movement			
Net commuting ***(2011 Census)***	Net outflow of 2,800		
Commuting inflows ***(2011 Census)***	Inward commuters most likely to come from the following settlements: Congleton (43%) and the "Other" (non-settlement) area (5%). At Local Authority level, they are most likely to come from Cheshire East (64%), Newcastle-under-Lyme (8%), Staffordshire Moorlands (16%) or Stoke-on-Trent (6%).	n/a	n/a
Commuting outflows ***(2011 Census)***	Outward commuters most likely to travel to the following settlements: Congleton (29%), Macclesfield (9%) and the "Other" area (5%). At Local Authority level, they are most likely to travel to Cheshire East (59%), work from home (11%) or have no fixed workplace (7%).	n/a	n/a
Migration and house moves ***(2009 Household Survey, SHMA)***	53.5% of moving households in the preceding 5 years came from the same housing sub-area, 15.9% from elsewhere in Cheshire East, 6.2% from Greater Manchester, 5.2% from elsewhere in the North West and 10.2% from Stoke/Newcastle/West Midlands. Note: Only percentages over 5% are reported here.	n/a	n/a

PART 1: KEY ISSUES

Congleton is the largest of the nine CEC KSCs, with a population nearly twice the KSC median. Between 2001 and 2011, its population increased by 3%, in line with the KSC median and slightly below the CEC average. Its number of households grew by 7% between 2001 and 2011, which is in line with the CEC average and above the KSC median over the same period.

The town has a relatively old population, with 22.4% of residents aged 65 or over, compared with 20.9% across Cheshire East. This includes 3.1% of residents who are aged 85 or over; again slightly higher than the CEC average of 2.8%. The proportion of children aged 0-15 is in line with the average for CEC.

The town has lower levels of overcrowding than average. The average household size, the proportion of the population living in communal establishments, and the change in average household size since 2001 are all broadly in line with the CEC average.

Between 2001 and 2011, the dwelling stock increased by 892, or 8% (keeping pace with growth in households), and between April 2010 and December 2014 there were 402 housing completions. However, the number of empty homes reduced by 7.75% in the last four years, significantly lower than the KSC median of 59.66%.

The average house price matches the average of all the KSCs, and is only slightly lower than the average across Cheshire East. This is reflected in the affordability ratio, which is in line with the KSC average and only 0.1 higher than the CEC average.

The Congleton housing sub-market has a slightly higher proportion of households that are owner-occupied than the CEC average, and a lower proportion that are private rented. The proportion of affordable rented households is above the CEC average. 4.0% of households are considered to be "in need" (i.e. requiring a subsidy to meet their housing requirements), and Housing Register data indicates that there have been 511 applications to live in affordable housing in Congleton. This is the highest figure of any KSC, and more than twice the KSC median figure, but this partly reflects the fact that Congleton has the highest number of households of any KSC.

The ratio of workplace based employment to residence based employment is lower than the CEC average, indicating a relative shortage of local jobs.

The proportion of the population that is of working age is in line with the KSC median and only slightly lower than the CEC average. Since 2001, the town has experienced a 21% decline in the size of its working age population, significantly steeper than the rate across CEC (18%) but in line with the KSC median.

The proportion of the population that is economically active is slightly below the rate for CEC as a whole. Between 2001 and 2011, the town experienced an increase of 2% in its economically active population. By contrast, the economically active population across CEC has increased by 9% during that time, while the median growth rate across the KSCs is 4%. However, the growth in the economically active population, combined with the significant decrease in the working age population, suggests an increase in the town's economic activity rate.

Given the shortage of local jobs, there is a significant level of net out commuting. At local authority level, 59% of out commuters travel elsewhere in Cheshire East, including 9% who commute to Macclesfield. In commuters are most likely to come from Cheshire East, Stoke-on-Trent or north Staffordshire. In terms of migration, the majority of moving households in the 5 years preceding the 2009 Household Survey came from either the same housing sub-area or elsewhere in Cheshire East.

Key issues: relatively high demand for affordable housing; shortage of local jobs and hence net out commuting for employment.

Appendix 13 Settlement Profile: Handforth (demographic, housing and employment information)

SETTLEMENT NAME ***HANDFORTH***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Population			
Total existing population ***(2013 Mid-Year Population Estimate [MYE])***	6,600 This is significantly lower than the KSC **median** population (13,700), and by far the lowest of all the KSCs.	1.8%	372,700
Change in population in last 10 years ***(2001 & 2011 Census)***	2% growth (below the CEC average of 5% growth). This is below the KSC **median** (3% growth).	n/a	n/a
Age structure of population ***(2013 MYE)***	Proportion of population aged 65+ (22.1%) is above the CEC average (20.9%). 3.1% aged 85+ (CEC average 2.8%), 7.6% aged 75-84 (CEC 6.8%), 4.8% aged 70-74 (CEC 4.7%) and 6.5% aged 65-69 (CEC 6.6%). The proportion aged 0-15 (17.2%) is below the CEC average (17.7%).	n/a	n/a
Households			
Total existing households ***(2011 Census)***	3,056 This is significantly below the KSC **mean** (7,013). Handforth has the fewest total existing households of the 9 KSCs.	1.9%	159,441
Change in households in last 10 years ***(2001 & 2011 Census)***	2% growth (well below CEC average of 8%). This is also well below the KSC **median** (5% growth).	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms ***(2011 Census)***	Slightly above CEC average. 3.9% of "household" (i.e. non-communal) population live in households with a shortage of one or more bedrooms (versus CEC average of 3.7%); 2.1% of households have a shortage of one or more bedrooms (versus CEC average of 2.0%).	1.9% (of overcrowded population); 2.0% (of overcrowded households)	13,671 (overcrowded population) 3,243 (overcrowded households)
Average household size ***(2011 Census)***	2.14, which is well below the CEC average (2.29).	n/a	n/a
Change in average household size in last 10 years ***(2001 & 2011 Census)***	Increase of 0.01, compared to CEC average decline of 0.07.	n/a	n/a
Communal establishments			
Total existing number of people living in communal establishments ***(2011 Census)***	17. 0.3% of the settlement's population live in communal establishments (compared to CEC average of 1.4%).	0.3%	5,062
Change in communal establishment population in last 10 years ***(2001 & 2011 Census)***	19% decline, compared to an average 2% decline for CEC.	n/a	n/a
Dwellings			

SETTLEMENT NAME ***HANDFORTH***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Total existing dwelling stock ***(2011 Census)***	3,219 (up 31, or 1%, on 2001 Census figure) This is significantly lower than KSC **median** (6,131). Handforth has the smallest existing dwelling stock of all 9 KSCs.	1.9%	166,236 (up 13,207, or 9%, on 2001 Census figure)
Empty homes Change between 01/01/11 to18/12/14 ***(Cheshire East Council Housing Team database)***	01/01/11 = 94 empty homes 18/12/14 = 37 empty homes Reduction = 60.64% KSC **Median** = 59.66% reduction	18/12/14 = 2.17%	18/12/14 = 1216
Housing completions (net) 01/04/10 – 31/12/14	63 dwellings	2.03%	3098
Average (median) house price, Jan-Oct 2014 ***(Land Registry data)***	£183,000*, which is very close to the CEC average (£181,000). This is higher than the KSC **median** average house price (£175,000). *Based on 94 transactions.	n/a	n/a
Affordability ratio (ratio of median house prices to median income) ***(CACI income data 2014 and Land Registry data)***	6.4, which is above the CEC average (5.5). This is also well above the KSC **median** ratio (5.6). *Based on 94 transactions.	n/a	n/a
Housing Needs			
Housing tenure ***(2009 Household Survey, SHMA)***	Handforth is located in the Handforth and Wilmslow housing sub-market area. The results of the 2009 Household Survey indicate that for this sub-area: - 73.4% of homes were owner occupied, 13.2% private rented and 13.3% affordable housing. 5.5% of households were considered to be “in need” (i.e. requiring a subsidy to meet their housing requirements).		
Cheshire East Housing Register (11 December 2014)	150 This is much lower than the **median** figure for the KSC (240)	2.31%	6480
Employment			
Local employment ***(2013 BRES)***	6,300 Handforth falls in line with the KSC **median** (6,300).	3.6%	177,100
Ratio of workplace-based employment to residence-based employment ***(2011 Census & BRES)***	2.17, which is well above the CEC average of 0.99 and indicates relative abundance of local jobs. Handforth also has a significantly higher ratio than the KSC **median** (0.77).	n/a	n/a
Working age (16-64) population ***(2013 MYE)***	4,000. 60.7% of the population are of working age, which is close to the CEC average (61.4%).	1.7%	228,700

SETTLEMENT NAME ***HANDFORTH***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
	This is also similar to the KSC **median** (60.2%).		
Economically Active population (16-74) ***(2011 Census)***	3,372. This is significantly lower than the KSC **median** (7.432). Handforth has the lowest economically active resident population of the 9 KSCs. Economic activity rate (71%) equals the CEC average (71%).	1.8%	191,253
Change in working age population in last 10 years ***(2001 & 2011 Census)***	22% decline, which is steeper than the CEC decline (18%). This decline is also close to the KSC **median** figure (21% decline).	n/a	n/a
Change in economically active population in last 10 years ***(2001 & 2011 Census)***	15% growth, which is well above the CEC average growth of 9%. This growth is also significantly higher than the KSC **median** (6% growth). Notable that the total economically active population has grown significantly, despite the sharp fall in working age population. This implies a large increase in the settlement's economic activity rate.	n/a	n/a
Movement			
Net commuting ***(2011 Census)***	Net inflow of 3,600		
Commuting inflows ***(2011 Census)***	Inward commuters most likely to come from the following settlements: Handforth (12%) or Wilmslow (5%). At Local Authority level, they are most likely to come from Cheshire East (34%), Manchester (10%) or Stockport (30%).	n/a	n/a
Commuting outflows ***(2011 Census)***	Outward commuters most likely to travel to the following settlements: Handforth (13%) or Wilmslow (11%). At Local Authority level, they are most likely to travel to Cheshire East (40%), Manchester (14%), Stockport (13%), Trafford (5%), work from home (10%) or have no fixed workplace (7%).	n/a	n/a
Migration and house moves ***(2009 Household Survey, SHMA)***	56.2% of moving households in the preceding 5 years came from the same housing sub-area, 13.1% from elsewhere in Cheshire East, 16.9% from Greater Manchester and 5.8% from elsewhere in the North West. Note: Only percentages over 5% are reported here.	n/a	n/a

PART 1: KEY ISSUES

Handforth has a population of 6,600, significantly lower than the KSC median. Between 2001 and 2011 its population grew by 2%, lower than the CEC average and KSC median. Over the same period, there was a 2% growth in the number of households in the area, and a 1% growth in the number of dwellings, both lower than the CEC average. Overcrowding is slightly above the CEC average, but the average household size in is well below average.

The average house price is £183,000, very close to the CEC average but above the KSC median. However, median incomes in the settlement are relatively low and therefore the affordability ratio is 6.4, above both the CEC average and the KSC median. This indicates that it would be difficult for a person on a median income to afford a home in Handforth.

The proportion of homes that are owner occupied in the Handforth and Wilmslow housing sub-market area is lower than the CEC average. The proportion of private rented households is in line with the average, and there is a higher than average proportion of affordable housing. 5.5% of households are considered to be in need (i.e. requiring a subsidy to meet their housing requirements). Handforth has a low number of households on the Housing Register compared to other KSCs, but this partly reflects its relatively small number of households overall.

The level of local employment in Handforth is in line with the KSC median. However, the ratio of workplace-based employment to residence-based employment is significantly above both the KSC median and the CEC average, indicating a relative abundance of local jobs.

Both the proportion of the population of working age and the proportion of the population that is economically active are in line with the average for CEC. Between 2001 and 2011 there was a steeper than average decrease in the working age population but an above average increase in the economically active population, suggesting a large increase in the settlement’s economic activity rate.

Given the availability of local jobs, there is a net inflow of commuters. At local authority level, 34% of inward commuters travel within Cheshire East, with 30% travelling from Stockport (approximately 8 miles, and 16 minutes by rail) and 10% from Manchester (approximately 12 miles, and 25 minutes by rail). Considerable proportions of out commuters also travel to Manchester and Stockport. Inward commuters are most likely to travel from within Cheshire East, Stockport, and Manchester.

In terms of migration, the majority of moving households in the 5 years preceding the 2009 Household Survey came from either the same housing sub-area or elsewhere in Cheshire East, with 16.9% moving from Greater Manchester.

Key issues: availability of local jobs and net in commuting; relatively low growth in population and households; moderate house prices but poor affordability for people on median incomes; above average level of overcrowding; high proportion of affordable housing.

Appendix 14 Settlement Profile: Knutsford (demographic, housing and employment information)

SETTLEMENT NAME ***KNUTSFORD***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Population			
Total existing population ***(2013 Mid-Year Population Estimate [MYE])***	13,200 This is close to the KSC **median** population (13,700).	3.6%	372,700
Change in population in last 10 years ***(2001 & 2011 Census)***	5% growth (equal to CEC average of 5% growth). This is significantly higher than the KSC **median** population change (2% growth).	n/a	n/a
Age structure of population ***(2013 MYE)***	Proportion of population aged 65+ (23.6%) is above the CEC average (20.9%). 3.6% aged 85+ (CEC average 2.8%), 8.3% aged 75-84 (CEC 6.8%), 5.4% aged 70-74 (CEC 4.7%) and 6.4% aged 65-69 (CEC 6.6%). The proportion aged 0-15 (18.9%) is above the CEC average (17.7%).	n/a	n/a
Households			
Total existing households ***(2011 Census)***	5,910 This is considerably lower than the KSC **mean** (7,013).	3.7%	159,441
Change in households in last 10 years ***(2001 & 2011 Census)***	5% growth (below CEC average of 8%). This growth is similar to the KSC **median** (6% growth).	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms ***(2011 Census)***	Below CEC average. 2.8% of "household" (i.e. non-communal) population live in households with a shortage of one or more bedrooms (versus CEC average of 3.7%); 1.5% of households have a shortage of one or more bedrooms (versus CEC average of 2.0%).	2.6% (of overcrowded population); 2.7% (of overcrowded households)	13,671 (overcrowded population) 3,243 (overcrowded households)
Average household size ***(2011 Census)***	2.22, which is below the CEC average (2.29).	n/a	n/a
Change in average household size in last 10 years ***(2001 & 2011 Census)***	Zero (0.00) change, compared to the CEC average decline of 0.07.	n/a	n/a
Communal establishments			
Total existing number of people living in communal establishments ***(2011 Census)***	55. 0.4% of the settlement's population live in communal establishments (compared to CEC average of 1.4%).	1.1%	5,062
Change in communal establishment population in last 10 years ***(2001 & 2011 Census)***	46% decrease, which is much greater than the average 2% decline for CEC.	n/a	n/a
Dwellings			
Total existing dwelling	6,131 (up 254, or 4%, on 2001 Census	3.7%	166,236 (up

SETTLEMENT NAME ***KNUTSFORD***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
stock ***(2011 Census)***	figure) This figure is the same as the KSC **median** (6,131).		13,207, or 9%, on 2001 Census figure)
Empty homes Change between 01/01/11 to18/12/14 ***(Cheshire East Council Housing Team database)***	01/01/11 = 106 empty homes 18/12/14 = 21 empty homes Reduction = 80.19% KSC **median** = 59.66% reduction	18/12/14 = 1.23%	18/12/14 = 1216
Housing completions (net) 01/04/10 – 31/12/14	22 dwellings	0.71%	3098
Average (median) house price, Jan-Oct 2014 ***(Land Registry data)***	£274,500*, which is well above the CEC average (£181,000). This is also significantly higher than the KSC **median** house price (£175,000). *Based on 194 transactions.	n/a	n/a
Affordability ratio (ratio of median house prices to median income) ***(CACI income data 2014 and Land Registry data)***	6.9, which is well above the CEC average (5.5). This is well above the KSC **median** ratio (5.6). *Based on 194 transactions.	n/a	n/a
Housing Needs			
Housing tenure ***(2009 Household Survey, SHMA)***	Knutsford is located in the Knutsford housing sub-market area. The results of the 2009 Household Survey indicate that for this sub-area: - 72.0% of homes were owner occupied, 12.4% private rented and 15.6% affordable housing. 7.3% of households were considered to be “in need” (i.e. requiring a subsidy to meet their housing requirements).		
Cheshire East Housing Register (11 December 2014)	240 (3.7% of all settlements) Knutsford’s total number of applications on the housing register (240) is the same as the **median** for the KSCs.	3.70%	6480
Employment			
Local employment ***(2013 BRES)***	9,600 Knutsford has a significantly higher local employment figure than the KSC **median** (6,300), and the second highest of all KSCs.	5.4%	177,100
Ratio of workplace-based employment to residence-based employment ***(2011 Census & BRES)***	1.36, which is above the CEC average of 0.99 and indicates relative abundance of local jobs. This is also well above the KSC **median** ratio of 0.77.	n/a	n/a
Working age (16-64) population ***(2013 MYE)***	7,600. 57.5% of the population are of working age, which is well below the CEC average (61.4%).	3.3%	228,700

SETTLEMENT NAME ***KNUTSFORD***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
	This is below the KSC **median** (60.2%).		
Economically Active population (16-74) ***(2011 Census)***	6,487. This figure is below the KSC **median** (7,432). Economic activity rate (70%) is close to the CEC average (71%).	3.4%	191,253
Change in working age population in last 10 years ***(2001 & 2011 Census)***	24% decline, which is steeper than the CEC decline (18%). Knutsford's rate of decline is greater than the KSC **median** (21% decline).	n/a	n/a
Change in economically active population in last 10 years ***(2001 & 2011 Census)***	9% growth, which is in line with the CEC average (9%) and well above the KSC median (6% growth). Notable that the total economically active population has grown, despite the sharp fall in working age population. This implies a large increase in the settlement's economic activity rate.	n/a	n/a
Movement			
Net commuting ***(2011 Census)***	Net inflow of 2,200		
Commuting inflows ***(2011 Census)***	Inward commuters most likely to come from the following settlements: Knutsford (20%) or the "Other" (non-settlement) area (6%). At Local Authority level, they are most likely to come from Cheshire East (46%), Cheshire West & Chester (19%), Warrington (5%) or Trafford (7%).	n/a	n/a
Commuting outflows ***(2011 Census)***	Outward commuters most likely to travel to the following settlements: Knutsford (21%) or the "Other" (non-settlement) area (7%). At Local Authority level, they are most likely to travel to Cheshire East (41%), Cheshire West & Chester (5%), Manchester (9%), Trafford (6%), work from home (15%) or have no fixed workplace (6%).	n/a	n/a
Migration and house moves ***(2009 Household Survey, SHMA)***	46.7% of moving households in the preceding 5 years came from the same housing sub-area, 14.7% from elsewhere in Cheshire East, 8.1% from elsewhere in Cheshire and 12.7% from Greater Manchester. Note: Only percentages over 5% are reported here.	n/a	n/a

PART 1: KEY ISSUES

The population of Knutsford is 13,200, in line with the KSC median of 13,700. Between 2001 and 2011, its population has increased by 5%, in line with the CEC average but higher than the KSC median. Over the same period, its number of households has grown in line with the KSC median, but less than the average across CEC as a whole.

The town has a relatively old population, with 23.6% of residents aged 65 or over, compared with 20.9% across Cheshire East. This includes 3.6% of residents who are aged 85 or over; again slightly higher than the CEC average of 2.8%. However, the town also has a higher than average proportion of the population aged 0-15, suggesting its popularity with young families.

The town has lower levels of overcrowding and a smaller average household size than CEC as a whole. A smaller proportion of the population lives in communal establishments than average, and there was a much greater decrease in the communal establishment population between 2001 and 2011 than for CEC.

Between 2001 and 2011, the dwelling stock increased by 254, or 4%, and between April 2010 and December 2014 there were 22 net housing completions. The number of empty homes reduced by 80.19% in the last four years, significantly greater than the KSC median of 59.66%.

The average house price is £274,500, significantly higher than both the median of all the KSCs, and the average across Cheshire East. This is reflected in the affordability ratio of 6.9, well above both the CEC average and KSC median, suggesting that it would be difficult for a person on a median income to afford a property in Knutsford. However, the Knutsford housing sub-market area has a slightly lower proportion of households that are owner-occupied than the CEC average, and a marginally lower proportion that are private rented. The proportion of affordable housing is above the CEC average, at 15.6%. 7.3% of households are considered to be “in need” (i.e. requiring a subsidy to meet their housing requirements), and Housing Register data indicates that the number of applications to live in affordable housing in Knutsford is in line with the KSC median figure.

The number of people working in Knutsford is higher than the KSC median, and the ratio of workplace based employment to residence based employment is 1.36. This is significantly above the CEC average and KSC median, and indicates a relative abundance of local jobs.

The proportion of the population that is of working age is lower than both the CEC average and KSC median. However, the proportion of the population that is economically active is close to the average rate for CEC as a whole. Between 2001 and 2011, the town experienced a decrease in its working age population of 24% (steeper than the CEC average), but an increase in its economically active population of 9%, suggesting a significant increase in the town’s economic activity rate.

Given the high availability of local jobs, there is significant net in commuting. 46% of in commuters travel from elsewhere in Cheshire East, with 19% travelling from Cheshire West and Chester, 7% from Trafford, and 5% from Warrington. Outward commuters are most likely to travel within Cheshire East, with smaller proportions travelling to Cheshire West and Chester, Manchester, and Trafford. 15% work from home.

In terms of migration, nearly half of moving households in the five years preceding the 2009 Household Survey came from the same housing sub-area and 14.7% from elsewhere in Cheshire East. However 12.7% moved from Greater Manchester, and 8.1% from elsewhere in Cheshire, indicating the popularity of Knutsford for households across the sub-region.

Key issues: high house prices and low affordability of market housing; relatively high rates of housing need and affordable housing; relative abundance of local jobs and hence net inflow of commuters; popular location including for young families.

Appendix 15 Settlement Profile: Middlewich (demographic, housing and employment information)

SETTLEMENT NAME ***MIDDLEWICH***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Population			
Total existing population ***(2013 Mid-Year Population Estimate [MYE])***	13,700 Middlewich is equal to the KSC **median** population (13,700)	3.7%	372,700
Change in population in last 10 years ***(2001 & 2011 Census)***	4% growth (similar to CEC average of 5% growth). This is slightly above the KSC **median** (3% growth).	n/a	n/a
Age structure of population ***(2013 MYE)***	Proportion of population aged 65+ (16.7%) is well below CEC average (20.9%). 2.1% aged 85+ (CEC average 2.8%), 5.1% aged 75-84 (CEC 6.8%), 4.0% aged 70-74 (CEC 4.7%) and 5.6% aged 65-69 (CEC 6.6%). The proportion aged 0-15 (18.7%) is above the CEC average (17.7%).	n/a	n/a
Households			
Total existing households ***(2011 Census)***	5,671 This is significantly below the KSC **mean** (7,013).	3.6%	159,441
Change in households in last 10 years ***(2001 & 2011 Census)***	10% growth (above CEC average of 8%). This is also significantly higher than the KSC **median** (5% growth).	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms ***(2011 Census)***	Below CEC average. 3.2% of "household" (i.e. non-communal) <u>population</u> live in households with a shortage of one or more bedrooms (versus CEC average of 3.7%); 1.8% of <u>households</u> have a shortage of one or more bedrooms (versus CEC average of 2.0%).	3.2% (of overcrowded <u>population</u>); 3.1% (of overcrowded <u>households</u>)	13,671 (overcrowded <u>population</u>) 3,243 (overcrowded <u>households</u>)
Average household size ***(2011 Census)***	2.38, which is above the CEC average (2.29).	n/a	n/a
Change in average household size in last 10 years ***(2001 & 2011 Census)***	Decline of 0.16, which is greater than the CEC average decline of 0.07.	n/a	n/a
Communal establishments			
Total existing number of people living in communal establishments ***(2011 Census)***	105. 0.8% of the settlement's population live in communal establishments (compared to CEC average of 1.4%).	2.1%	5,062
Change in communal establishment population in last 10 years ***(2001 & 2011 Census)***	42% <u>increase</u>, in contrast to the average 2% <u>decline</u> for CEC.	n/a	n/a
Dwellings			

SETTLEMENT NAME ***MIDDLEWICH***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Total existing dwelling stock ***(2011 Census)***	5,920 (up 579, or 11%, on 2001 Census figure) This is close to the KSC **median** (6,131).	3.6%	166,236 (up 13,207, or 9%, on 2001 Census figure)
Empty homes Change between 01/01/11 to18/12/14 ***(Cheshire East Council Housing Team database)***	01/01/11 = 88 empty homes 18/12/14 = 39 empty homes Reduction = 55.68% KSC **median** = 59.66% reduction.	18/12/14 = 2.29%	18/12/14 = 1216
Housing completions (net) 01/04/10 – 31/12/14	212 dwellings	6.84%	3098
Average (median) house price, Jan-Oct 2014 ***(Land Registry data)***	£150,000*, which is well below the CEC average (£181,000). This is also well below the KSC **median** house price (£175,000). *Based on 193 transactions.	n/a	n/a
Affordability ratio (ratio of median house prices to median income) ***(CACI income data 2014 and Land Registry data)***	4.5, which is well below the CEC average (5.5). This is also well below the KSC **median** ratio (5.6). *Based on 193 transactions.	n/a	n/a
Housing Needs			
Housing tenure ***(2009 Household Survey, SHMA)***	Middlewich is located in the Middlewich housing sub-market area. The results of the 2009 Household Survey indicate that for this sub-area: - 77.0% of homes were owner occupied, 11.2% private rented and 11.8% affordable housing. 6.2% of households were considered to be “in need” (i.e. requiring a subsidy to meet their housing requirements).		
Cheshire East Housing Register (11 December 2014)	227 Middlewich’s figure of applications on the housing register (227) is close to that of the KSC **median** (240).	3.50%	6480
Employment			
Local employment ***(2013 BRES)***	4,600 This is considerably lower than the KSC **median** (6,300).	2.6%	177,100
Ratio of workplace-based employment to residence-based employment ***(2011 Census & BRES)***	0.62, which is well below the CEC average of 0.99. This is also considerably lower than the KSC **median** ratio (0.77).	n/a	n/a
Working age (16-64) population ***(2013 MYE)***	8,900. 64.6% of the population are of working age, which is well above the CEC average (61.4%). This is significantly above the KSC	3.9%	228,700

SETTLEMENT NAME ***MIDDLEWICH***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
	median (60.2%). Middlewich has the largest proportion of working age people of all 9 KSCs, and indeed of any of the 25 settlement areas.		
Economically Active population (16-74) ***(2011 Census)***	7,432. Middlewich is the same as the KSC **median** figure (7,432). Economic activity rate (74%) is well above the CEC average (71%).	3.9%	191,253
Change in working age population in last 10 years ***(2001 & 2011 Census)***	12% decline, which is less steep than the CEC decline (18%). This is also significantly less steep than the KSC median (21% decline).	n/a	n/a
Change in economically active population in last 10 years ***(2001 & 2011 Census)***	6% growth, which is below the CEC average of 9% growth. Middlewich accounts for the **median** figure for the 9 KSCs (6% growth). Notable that the total economically active population has grown, despite the sharp fall in working age population. This implies a large increase in the settlement's economic activity rate.	n/a	n/a
Movement			
Net commuting ***(2011 Census)***	Net outflow of 2,600		
Commuting inflows ***(2011 Census)***	Inward commuters most likely to come from the following settlements: Crewe (9%) or Middlewich (26%). At Local Authority level, they are most likely to come from Cheshire East (57%) or Cheshire West & Chester (23%).	n/a	n/a
Commuting outflows ***(2011 Census)***	Outward commuters most likely to travel to the following settlements: Crewe (7%), Middlewich (16%) or the "Other" (non-settlement) area (6%). At Local Authority level, they are most likely to travel to Cheshire East (44%), Cheshire West & Chester (21%), work from home (10%) or have no fixed workplace (6%).	n/a	n/a
Migration and house moves ***(2009 Household Survey, SHMA)***	46.6% of moving households in the preceding 5 years came from the same housing sub-area, 23.7% from elsewhere in Cheshire East, 11.7% from elsewhere in Cheshire and 8.6% from Greater Manchester Note: Only percentages over 5% are reported here.	n/a	n/a

PART 1: KEY ISSUES

The population of Middlewich is 13,700, in line with the KSC median. Between 2001 and 2011, its population has increased by 4%, in line with the CEC average but slightly higher than the KSC median. Over the same period, its number of households has grown by 10%, above both the CEC average and the KSC median.

The town has relatively young population, with only 16.7% of residents aged 65 or over, compared with 20.9% across Cheshire East. The town has a higher than average proportion of the population aged 0-15, suggesting its popularity with young families.

Levels of overcrowding in the town are below the average for CEC as a whole, but the average household size is slightly larger. A smaller proportion of the population lives in communal establishments than the CEC average, but there was a large increase in the communal establishment population between 2001 and 2011.

Between 2001 and 2011, the dwelling stock increased by 579, or 11%, and between April 2010 and December 2014 there were 212 net housing completions, nearly 7% of the plan area total. This is high compared to the town's share (3.6%) of CEC households. The number of empty homes fell over the last four years, with the percentage fall being broadly in line with the KSC median.

The average house price is £150,000, significantly below both the median of all the KSCs, and the average across Cheshire East. This is reflected in the affordability ratio of 4.5, well below both the CEC average and KSC median, suggesting that homes in the town are relatively affordable for people on median incomes.

The Middlewich housing sub-market area has a higher proportion of households that are owner-occupied than the CEC average. The proportion that is private rented is below average, and the proportion of that is affordable rented is in line with the average. 6.2% of households are considered to be "in need" (i.e. requiring a subsidy to meet their housing requirements), and Housing Register data indicates that the number of applications to live in affordable housing in Middlewich is in line with the KSC median figure.

The number of people working in Middlewich is below the KSC median, and a ratio of workplace based employment to residence based employment that is well below both the CEC average and KSC median. This indicates a relative shortage of local jobs.

The proportion of the population that is of working age is higher than both the CEC average and KSC median, and the town has the highest proportion of working age residents of all the KSCs. The proportion of the population that is economically active is also higher than the average rate for CEC as a whole. Between 2001 and 2011, the town experienced a below-average decrease in its working age population of 12%, but an increase in its economically active population of 6%, suggesting a significant increase in the town's economic activity rate.

Given the shortage of local jobs, there is significant net out commuting. 44% of out commuters travel elsewhere in Cheshire East for work and 21% to Cheshire West and Chester. 26% of in-commuters come from Middlewich and 9% from Crewe. At local authority level, 57% of in-commuters travel from elsewhere in Cheshire East and 23% are residents of Cheshire West & Chester. In terms of migration, nearly half of moving households in the five years preceding the 2009 Household Survey came from the same housing sub-area and 23.7% from elsewhere in Cheshire East. However 11.7% moved from elsewhere in Cheshire, and 8.6% from Greater Manchester, indicating that the relative affordability of Middlewich may be a draw for households across the sub-region.

Key issues: young population including high proportion of children and high proportion of working age; high economic activity rate; shortage of local jobs and significant net out commuting; low house prices; low housing affordability ratio; and high rate of owner occupation.

Appendix 16 Settlement Profile: Nantwich (demographic, housing and employment information)

SETTLEMENT NAME ***NANTWICH***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Population			
Total existing population ***(2013 Mid-Year Population Estimates [MYE])***	18,200 This is well above the KSC median population (13,700).	4.9%	372,700
Change in population in last 10 years ***(2001 & 2011 Census)***	27% growth (well above the CEC average of 5% growth). This is significantly higher than the KSC **median** (3% growth) it is also the highest rate of population growth among any of the 25 settlement areas.	n/a	n/a
Age structure of population ***(2013 MYE)***	Proportion of population aged 65+ (22.3%) is high compared to CEC average (20.9%). 3.7% aged 85+ (CEC average 2.8%), 7.6% aged 75-84 (CEC 6.8%), 4.7% aged 70-74 (CEC 4.7%) and 6.3% aged 65-69 (CEC 6.6%). The proportion aged 0-15 (17.7%) matches the CEC average (17.7%).	n/a	n/a
Households			
Total existing households ***(2011 Census)***	8,130 This is well above the KSC **mean** (7,013).	5.1%	159,441
Change in households in last 10 years ***(2001 & 2011 Census)***	30% growth (well above the CEC average of 8%). Nantwich has the highest rate of household growth of the KSCs, or in fact of any of the 25 settlement areas. This is significantly higher than the KSC **median** (5%).	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms ***(2011 Census)***	Below CEC average. 3.3% of "household" (i.e. non-communal) population live in households with a shortage of one or more bedrooms (versus CEC average of 3.7%); 1.7% of households have a shortage of one or more bedrooms (versus CEC average of 2.0%).	4.2% (of overcrowded population); 4.3% (of overcrowded households)	13,671 (overcrowded population) 3,243 (overcrowded households)
Average household size ***(2011 Census)***	2.17, which is well below the CEC average (2.29).	n/a	n/a
Change in average household size in last 10 years ***(2001 & 2011 Census)***	Decline of 0.03, which is less steep than the CEC average decline of 0.07.	n/a	n/a
Communal establishments			
Total existing number of people living in communal establishments ***(2011 Census)***	238. 1.3% of the settlement's population live in communal establishments (compared to CEC average of 1.4%).	4.7%	5,062
Change in communal establishment	8% decrease, which is greater than the average 2% decline for CEC.	n/a	n/a

SETTLEMENT NAME ***NANTWICH***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
population in last 10 years ***(2001 & 2011 Census)***			
Dwellings			
Total existing dwelling stock ***(2011 Census)***	8,536 (up 2,088, or 32%, on 2001 Census figure) This is significantly higher than the KSC **median** (6,131).	5.1%	166,236 (up 13,207, or 9%, on 2001 Census figure)
Empty homes Change between 01/01/11 to18/12/14 ***(Cheshire East Council Housing Team database)***	01/01/11 = 140 empty homes 18/12/14 = 49 empty homes Reduction = 65% KSC **median** = 59.7% reduction	18/12/14 = 2.88%	18/12/14 = 1216
Housing completions (net) 01/04/10 – 31/12/14	211 dwellings	6.81%	3098
Average (median) house price, Jan-Oct 2014 ***(Land Registry data)***	£175,000*, which is close to the CEC average (£181,000). This is in line with the KSC **median** average house price (£175,000). *Based on 321 transactions.	n/a	n/a
Affordability ratio (ratio of median house prices to median income) ***(CACI income data 2014 and Land Registry data)***	5.4, which is close to the CEC average (5.5). This is close to the KSC **median** (5.6). *Based on 321 transactions.	n/a	n/a
Housing Needs			
Housing tenure ***(2009 Household Survey, SHMA)***	The results of the 2009 Household Survey indicate that for this sub-area: - 66.4% of homes were owner occupied, 18.5% private rented and 15.1% affordable housing. 7.2% of households were considered to be “in need” (i.e. requiring a subsidy to meet their housing requirements).		
Cheshire East Housing Register (11 December 2014)	420 Nantwich has significantly more applications on the housing register than the KSC **median** average (240).	6.48%	6480
Employment			
Local employment ***(2013 BRES)***	8,100 This is well above the KSC **median** (6,300).	4.6%	177,100
Ratio of workplace-based employment to residence-based employment ***(2011 Census & BRES)***	0.93, which is below to the CEC average of 0.99 and indicates a relative shortage of local jobs. This is well above the KSC **median** ratio (0.77)	n/a	n/a
Working age (16-64) population	10,900. 60.0% of the population are of working age, which is below the CEC average (61.4%).	4.8%	228,700

SETTLEMENT NAME ***NANTWICH***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
(2013 MYE)	This is close to the KSC **median** (60.2%).		
Economically Active population (16-74) ***(2011 Census)***	9,071. This is above the KSC **median** (7,432). Economic activity rate (71%) equals the CEC average (71%).	4.7%	191,253
Change in working age population in last 10 years ***(2001 & 2011 Census)***	5% decline, which is much less steep than the CEC decline (18%). This is a significantly less steep decline than the KSC **median** (21% decline). It is also the lowest rate of working age population decline of any KSC, or indeed any of the 25 settlement areas.	n/a	n/a
Change in economically active population in last 10 years ***(2001 & 2011 Census)***	37% growth, which is well above the CEC average of 9%. This is the fastest rate of economically active population growth of any KSC, or indeed any of the 25 settlement areas. It is also substantially above the KSC **median** (6% growth). Notable that the total economically active population has grown substantially, despite the fall in working age population. This implies a large increase in the settlement's economic activity rate.	n/a	n/a
Movement			
Net commuting ***(2011 Census)***	Net outflow of 600		
Commuting inflows ***(2011 Census)***	Inward commuters most likely to come from the following settlements: Audlem, Bunbury and Wrenbury (5%), Crewe (27%), Nantwich (24%), the "Other" (non-settlement) area (10%) or Shavington (5%). At Local Authority level, they are most likely to come from Cheshire East (81%) or Cheshire West & Chester (6%).	n/a	n/a
Commuting outflows ***(2011 Census)***	Outward commuters most likely to travel to the following settlements: Crewe (22%), Nantwich (20%) or the "Other" (non-settlement) area (8%). At Local Authority level, they are most likely to travel to Cheshire East (61%), Cheshire West & Chester (6%), work from home (12%) or have no fixed workplace (7%).	n/a	n/a
Migration and house moves ***(2009 Household Survey, SHMA)***	24.0% of moving households in the preceding 5 years came from the same housing sub-area, 40.6% from elsewhere in Cheshire East, and 6.5% from Great Manchester. Note: Only percentages over 5% are reported here.	n/a	n/a

PART 1 : KEY ISSUES

Nantwich is among the larger KSCs in Cheshire East, with a population of 18,200. Between 2001 and 2011, its population saw an increase of 27%, significantly above the CEC average of 5% and the KSC median of 3%. Over the same period, its number of households has grown by 30%, again significantly above average.

Between 2001 and 2011, the dwelling stock increased by 2,088, or 32%, and between April 2010 and December 2014 there were 211 net housing completions, nearly 7% of the plan area total. This is above Nantwich's share of CEC households (5.1%). The number of empty homes fell by 65% between January 2011 and December 2014, slightly above the KSC median.

The town has a relatively old population, with 22.3% of residents aged 65 or over, compared with 20.9% across Cheshire East. This includes 3.7% of residents aged 85 and over, again above average for CEC. The proportion of the population aged 0-15 is in line with the CEC average.

Levels of overcrowding in the town are below the average for CEC as a whole, and the average household size is significantly smaller. The proportion of the population living in communal establishments is in line with the CEC average, and there was a sharper decrease in the communal establishment population during 2001-11 than there was for CEC.

The average house price is £175,000, slightly below the average across CEC and in line with the median across all of the KSCs. This is reflected in the affordability ratio of 5.4, slightly below both the CEC average (5.5) and the KSC median (5.6), which indicates that homes in the town are relatively affordable for a person on a median income.

The Nantwich housing sub-market area has a lower proportion of households that are owner-occupied than the CEC average, and higher proportions of both private rented and affordable housing. 7.2% of households are considered to be "in need" (i.e. requiring a subsidy to meet their housing requirements), and Housing Register data indicates that there are 420 applications to live in affordable housing in Nantwich, significantly above the KSC median figure. The share of the CEC Housing Register total (6.5%) is higher than its share of CEC households (5.1%), indicating that the relatively high rate of housing need in Nantwich is not only due to its being one of the larger KSCs.

There are more people working in Nantwich than the KSC median, and a ratio of workplace based employment to residence based employment of 0.93, indicating a minor shortage of local jobs. This ratio is well above the KSC median, but slightly below the CEC average of 0.99.

The proportion of the population that is of working age is lower than the CEC average and close to the KSC median. The proportion of the population that is economically active is in line with the average rate for CEC as a whole. Between 2001 and 2011, Nantwich has experienced a below-average decrease in its working age population of 5%, and a significantly above-average increase in its economically active population of 37%. This suggests that there has been a significant increase in the town's economic activity rate.

Given the minor shortage of local jobs, there is a limited amount of net out commuting. Commuting patterns suggested a strong relationship with Crewe, around five miles away, and 8 minutes by rail: 27% of in commuters travel to Nantwich from Crewe, and 22% of out commuters from Nantwich travel to Crewe for work. At local authority level, 61% of out commuters travel to somewhere in Cheshire East, including the 22% who travel to Crewe and 20% who both live and work in Nantwich.

In terms of migration, 40.6% of moving households in the five years preceding the 2011 Census came from elsewhere in Cheshire East, suggesting that the availability of housing within the town may have been a draw for people from across the Cheshire East area.

Key issues: significant increase in population, households and dwelling stock since 2001; relatively affordable but low rate of home ownership and high rate of private renting ; relatively high rate of housing need and applications on the housing register; small net commuting outflow and strong commuting relationship with Crewe.

Appendix 17 Settlement Profile: Poynton (demographic, housing and employment information)

SETTLEMENT NAME *POYNTON*	FINDING	Settlement Share of Plan Area Total %	Plan Area Total
Population			
Total existing population ***(2013 Mid-Year Population Estimate [MYE])***	12,800 This is below the KSC **median** population (13,700)	3.4%	372,700
Change in population in last 10 years ***(2001 & 2011 Census)***	2% decline, in contrast to the CEC average of 5% growth. Poynton's decline also contrasts with the KSC **median** (3% growth)	n/a	n/a
Age structure of population ***(2013 MYE)***	Proportion of population aged 65+ (26.7%) is well above CEC average (20.9%). 3.8% aged 85+ (CEC average 2.8%), 8.5% aged 75-84 (CEC 6.8%), 5.9% aged 70-74 (CEC 4.7%) and 8.5% aged 65-69 (CEC 6.6%). The proportion aged 0-15 (16.6%) is below the CEC average (17.7%).	n/a	n/a
Households			
Total existing households ***(2011 Census)***	5,508 This is below the KSC **mean** of 7,013.	3.5%	159,441
Change in households in last 10 years ***(2001 & 2011 Census)***	4% growth (well below the CEC average of 8%). This is below the KSC **median** (5% growth)	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms ***(2011 Census)***	Below CEC average. 1.6% of "household" (i.e. non-communal) population live in households with a shortage of one or more bedrooms (versus CEC average of 3.7%); 1.0% of households have a shortage of one or more bedrooms (versus CEC average of 2.0%).	1.5% (of overcrowded population); 1.6% (of overcrowded households)	13,671 (overcrowded population) 3,243 (overcrowded households)
Average household size ***(2011 Census)***	2.34, which is above the CEC average (2.29).	n/a	n/a
Change in average household size in last 10 years ***(2001 & 2011 Census)***	Decline of 0.13, which is greater than the CEC average decline of 0.07.	n/a	n/a
Communal establishments			
Total existing number of people living in communal establishments ***(2011 Census)***	135. 1.0% of the area's population live in communal establishments (compared to CEC average of 1.4%).	2.7%	5,062
Change in communal establishment population in last 10 years ***(2001 & 2011 Census)***	8% decrease, which is greater than the average 2% decline for CEC.	n/a	n/a
Dwellings			

SETTLEMENT NAME ***POYNTON***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Total existing dwelling stock ***(2011 Census)***	5,667 (up 203, or 4%, on 2001 Census figure) This is below the KSC **median** (6,131).	3.4%	166,236 (up 13,207, or 9%, on 2001 Census figure)
Empty homes Change between 01/01/11 to18/12/14 ***(Cheshire East Council Housing Team database)***	01/01/11 = 119 empty homes 18/12/14 = 48 empty homes Reduction = 59.66% KSC **median** : 59.66% reduction	18/12/14 = 2.82%	18/12/14 = 1216
Housing completions (net) 01/04/10 – 31/12/14	-3 dwellings; this is due to the demolition of Vernon Lodge (sheltered accommodation for the elderly) which was a loss of 37 dwellings, the number of completions in Poynton since this point has not been more than 37 dwellings, resulting in an overall loss.	-0.10%	3098
Average (median) house price, Jan-Oct 2014 ***(Land Registry data)***	£237,950*, which is well above the CEC average (£181,000). This is also significantly higher than the KSC **median** house price (£175,000). *Based on 179 transactions.	n/a	n/a
Affordability ratio (ratio of median house prices to median income) ***(CACI income data 2014 and Land Registry data)***	6.3, which is above the CEC average (5.5). This is also well above the KSC **median** 5.6). *Based on 179 transactions.	n/a	n/a
Housing Needs			
Housing tenure ***(2009 Household Survey, SHMA)***	Poynton is located in the Poynton housing sub-market area The results of the 2009 Household Survey indicate that for this sub-area: - 85.7% of homes were owner occupied, 7.3% private rented and 7.0% affordable housing. 6.3% of households were considered to be "in need" (i.e. requiring a subsidy to meet their housing requirements).		
Cheshire East Housing Register (11 December 2014)	155 Poynton has significantly less applications on the housing register (155) than the KSC **median** (240).	2.39%	6480
Employment			
Local employment ***(2013 BRES)***	3,100 This is significantly below the KSC **median** (6,300).	1.8%	177,100
Ratio of workplace-based employment to residence-based employment ***(2011 Census & BRES)***	0.55, which is well below the CEC average of 0.99 and indicates a relative shortage of local jobs. This is also well below the KSC **median** (0.77).	n/a	n/a
Working age (16-64) population ***(2013 MYE)***	7,300. 56.7% of the population are of working age, which is well below the CEC average (61.4%). This is also well below the KSC **median**	3.2%	228,700

SETTLEMENT NAME ***POYNTON***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
	(60.2%).		
Economically Active population (16-74) ***(2011 Census)***	6,490. This is also well below the KSC **median** (7,432). Economic activity rate (70%) is below the CEC average (71%).	3.4%	191,253
Change in working age population in last 10 years ***(2001 & 2011 Census)***	28% decline, which is much greater than the CEC decline (18%). This is well above the KSC **median** (21% decline).	n/a	n/a
Change in economically active population in last 10 years ***(2001 & 2011 Census)***	4% decline, in contrast to the CEC average of 9%. This also contrasts considerably with the KSC **median** (6% growth). Notable that the total economically active population has fallen slightly, despite the sharp fall in working age population. This implies a large increase in the settlement's economic activity rate.	n/a	n/a
Movement			
Net commuting ***(2011 Census)***	Net outflow of 2,700		
Commuting inflows ***(2011 Census)***	Inward commuters most likely to come from the following settlements: Macclesfield (5%) or Poynton (31%). At Local Authority level, they are most likely to come from Cheshire East (51%) or Stockport (32%).	n/a	n/a
Commuting outflows ***(2011 Census)***	Outward commuters most likely to travel to the following settlements: Macclesfield (6%) or Poynton (12%). At Local Authority level, they are most likely to travel to Cheshire East (34%), Manchester (11%), Stockport (20%), work from home (13%) or have no fixed workplace (7%).	n/a	n/a
Migration and house moves ***(2009 Household Survey, SHMA)***	33.9% of moving households in the preceding 5 years came from the same housing sub-area, 11.7% from elsewhere in Cheshire East, 33.1% from Greater Manchester Note: Only percentages over 5% are reported here.	n/a	n/a

PART 1: KEY ISSUES

Poynton has a population of 12,800, below the KSC median. Between 2001 and 2011 its population declined by 2%, compared with average growth of 5% across CEC and median growth of 3% for all KSCs. Overcrowding is below average, but the average household size is higher than the CEC average. A smaller than average proportion of the population lives in communal establishments.
The settlement has a relatively old population. The proportion of the population that is aged 65 and over is considerably higher than the CEC average, and the proportion of the population aged 0-15 is considerably below the CEC average.
Between 2001 and 2011 there was an increase of 203 or 4% in the dwelling stock (matching the 4% growth in households). However, there has been a net loss of -3 dwellings over the last four years, due to the demolition of

a sheltered accommodation scheme which provided 37 dwellings.
The average house price is £237,950, significantly above both the CEC average and the KSC median of £175,000. This is reflected in the affordability ratio of 6.3 (well above the CEC average and KSC median), which suggests that it would be relatively difficult for a person on a median income to afford a property in Poynton.
85.7% of homes in the Poynton housing sub-market area are owner occupied, well above the CEC average, and there are low rates of both private and affordable housing. 6.3% of households are considered to be in need (i.e. requiring a subsidy to meet their housing requirements), and Poynton has fewer households on the Housing Register than the KSC median.
The number of people working in the town is well below the KSC median, and a ratio of workplace-based employment to residence-based employment of 0.55. This ratio is also well below both the CEC average and LSC median, and indicates a relative shortage of local jobs.
Both the proportion of the population of working age and the proportion of the population that is economically active are below the average for CEC. Between 2001 and 2011, however, there was a large and above average decrease in the working age population, but only a small (and below average) decrease in the economically active population, suggesting an increase in the town's economic activity rate.
The shortage of local jobs is reflected in the significant level of net out commuting. 34% of out commuters travel within Cheshire East for work, with 20% travelling to Stockport (approximately 6 miles) and 11% to Manchester (approximately 14 miles). Inward commuters are most likely to travel from within Cheshire East or Stockport.
In terms of migration, nearly half of moving households in the 5 years preceding the 2009 Household Survey came from either the same housing sub-area or elsewhere in Cheshire East. A third came from Greater Manchester.
Key issues: relatively old population; low proportion of children perhaps indicating a shortage of housing options and/or employment opportunities suitable for young families; recent decrease in population; high rates of home ownership but high house prices and low affordability for people on median incomes; relative shortage of local jobs and hence high level of net out commuting.

Appendix 18 Settlement Profile: Sandbach (demographic, housing and employment information)

SETTLEMENT NAME ***SANDBACH***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Population			
Total existing population ***(2013 Mid Year Population Estimate [MYE])***	18,200 This is significantly higher than the KSC **median** population (13,700).	4.9%	372,700
Change in population in last 10 years ***(2001 & 2011 Census)***	2% growth, which is below the CEC average of 5% growth. This is also slightly lower than the KSC **median** (3% growth).	n/a	n/a
Age structure of population ***(2013 MYE)***	Proportion of population aged 65+ (21.9%) is above CEC average (20.9%). 2.8% aged 85+ (CEC average 2.8%), 6.6% aged 75-84 (CEC 6.8%), 5.4% aged 70-74 (CEC 4.7%) and 7.1% aged 65-69 (CEC 6.6%). The proportion aged 0-15 (16.8%) is below the CEC average (17.7%).	n/a	n/a
Households			
Total existing households ***(2011 Census)***	7,840 This is above the KSC **mean** (7,013).	4.9%	159,441
Change in households in last 10 years ***(2001 & 2011 Census)***	6% growth (below the CEC average of 8%). This is close to the KSC **median** (5% growth).	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms ***(2011 Census)***	Below CEC average. 3.0% of "household" (i.e. non-communal) population live in households with a shortage of one or more bedrooms (versus CEC average of 3.7%); 1.6% of households have a shortage of one or more bedrooms (versus CEC average of 2.0%).	3.9% (of overcrowded population); 3.8% (of overcrowded households)	13,671 (overcrowded population) 3,243 (overcrowded households)
Average household size ***(2011 Census)***	2.27, which is below the CEC average (2.29).	n/a	n/a
Change in average household size in last 10 years ***(2001 & 2011 Census)***	Decline of 0.09, which is greater than the CEC average decline of 0.07.	n/a	n/a
Communal establishments			
Total existing number of people living in communal establishments ***(2011 Census)***	142. 0.8% of the area's population live in communal establishments (compared to CEC average of 1.4%).	2.8%	5,062
Change in communal establishment population in last 10 years ***(2001 & 2011 Census)***	Zero (0%) change, compared to the average 2% decline for CEC.	n/a	n/a
Dwellings			

SETTLEMENT NAME ***SANDBACH***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Total existing dwelling stock ***(2011 Census)***	8,119 (up 490, or 6%, on 2001 Census figure) This is well above the KSC **median** (6,131).	4.9%	166,236 (up 13,207, or 9%, on 2001 Census figure)
Empty homes Change between 01/01/11 to18/12/14 ***(Cheshire East Council Housing Team database)***	01/01/11 = 58 empty homes 18/12/14 = 47 empty homes Reduction = 18.97% KSC **median** = 59.66% reduction	18/12/14 = 2.76%	18/12/14 = 1216
Housing completions (net) 01/04/10 – 31/12/14	497 dwellings	16.04%	3098
Average (median) house price, Jan-Oct 2014 ***(Land Registry data)***	£166,000*, which is below the CEC average (£181,000). This is also below the KSC **median** house price (£175,000). *Based on 285 transactions.	n/a	n/a
Affordability ratio (ratio of median house prices to median income) ***(CACI income data 2014 and Land Registry data)***	5.1, which is well below the CEC average (5.5). This is also well below the KSC **median** (5.6). *Based on 285 transactions.	n/a	n/a
Housing Needs			
Housing tenure ***(2009 Household Survey, SHMA)***	Sandbach is located in the Sandbach housing sub-market area. The results of the 2009 Household Survey indicate that for this sub-area: - 78.4% of homes were owner occupied, 11.7% private rented and 9.9% affordable housing. 6.4% of households were considered to be “in need” (i.e. requiring a subsidy to meet their housing requirements).		
Cheshire East Housing Register (11 December 2014)	257 Sandbach has more applications on the housing register than the KSC **median** (240).	3.97%	6480
Employment			
Local employment ***(2013 BRES)***	6,100 This is close to the KSC **median** (6,300).	3.4%	177,100
Ratio of workplace-based employment to residence-based employment ***(2011 Census & BRES)***	0.67, which is well below the CEC average of 0.99 and indicates a relative shortage of local jobs. This is also below the KSC **median** (0.77).	n/a	n/a
Working age (16-64) population ***(2013 MYE)***	11,100. 61.2% of the population are of working age, which is close to the CEC average (61.4%). This is slightly higher than the KSC median (60.2%).	4.9%	228,700

SETTLEMENT NAME ***SANDBACH***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Economically Active population (16-74) ***(2011 Census)***	9,307. This is considerably higher than the KSC **median** (7,432). Economic activity rate (70%) is close to the CEC average (71%).	4.9%	191,253
Change in working age population in last 10 years ***(2001 & 2011 Census)***	20% decline, which is greater than the CEC decline (18%). This is close to the KSC **median** (21% decline).	n/a	n/a
Change in economically active population in last 10 years ***(2001 & 2011 Census)***	4% increase, which is well below the CEC average of 9%. This is lower than the KSC **median** (6% increase). Notable that the total economically active population has risen slightly, despite the sharp fall in working age population. This implies a large increase in the settlement's economic activity rate.	n/a	n/a
Movement			
Net commuting ***(2011 Census)***	Net outflow of 2,900.		
Commuting inflows ***(2011 Census)***	Inward commuters most likely to come from the following settlements: Congleton (5%), Crewe (12%), Middlewich (5%), the "Other" (non-settlement) area (7%) or Sandbach (32%). At Local Authority level, they are most likely to come from Cheshire East (77%) or Cheshire West & Chester (6%).	n/a	n/a
Commuting outflows ***(2011 Census)***	Outward commuters most likely to travel to the following settlements: Crewe (14%), the "Other" (non-settlement) area (7%) or Sandbach (18%). At Local Authority level, they are most likely to travel to Cheshire East (56%), Cheshire West & Chester (7%), work from home (11%) or have no fixed workplace (6%).	n/a	n/a
Migration and house moves ***(2009 Household Survey, SHMA)***	23.2% of moving households in the preceding 5 years came from the same housing sub-area, 41.5% from elsewhere in Cheshire East, 10.9% elsewhere in Cheshire, 7.2% from Greater Manchester. Note: Only percentages over 5% are reported here.	n/a	n/a

PART 1: KEY ISSUES

Sandbach is among the larger KSCs in Cheshire East, with a population of 18,200. Between 2001 and 2011, its population saw an increase of 2%, below both the CEC average of 5% and the KSC median of 3%. Over the same period, its number of households has grown by 6%, below the CEC average but above the KSC median. The town has a relatively old population, with 21.9% of residents aged 65 or over, compared with 20.9% across Cheshire East. Correspondingly, the proportion of the population aged 0-15 is below the CEC average.

Levels of overcrowding in the town are below the average for CEC as a whole, and the average household size is slightly smaller. The proportion of the population living in communal establishments is below the CEC average.

Between 2001 and 2011, the dwelling stock increased by 490, or 6%, and between April 2010 and December 2014 there were 497 net housing completions, over 16% of the plan area total. This is high when compared to Sandbach's share of CEC households (4.9%). The number of empty homes fell by 18.97% over the last four years, considerably below the KSC median.

The average house price is £166,000, below both the average across CEC and the median across all of the KSCs. This is reflected in the affordability ratio of 5.1, well below both the CEC average (5.5) and the KSC median (5.6).

The Sandbach housing sub-market area has a higher proportion of households that are owner-occupied than the CEC average. Levels of private rented and affordable housing are broadly in line with the average. 6.4% of households are considered to be "in need" (i.e. requiring a subsidy to meet their housing requirements), and Housing Register data indicates that there are 257 applications to live in affordable housing in Sandbach, slightly above the KSC median figure. However the town's share of CEC Housing Register applications (4.0%) is lower than its share of CEC households (4.9%), so this may in part reflect the relatively large number of households in the town, rather than an acute housing need problem.

The number of people working in Sandbach is in line with the KSC median. However, the town has a ratio of workplace based employment to residence based employment of 0.67, below the KSC median and significantly below the CEC average, indicating a relative shortage of local jobs.

The proportion of the population that is of working age is in line with both the CEC average and the KSC median, and the proportion that is economically active is also in line with the average rate for CEC as a whole. Between 2001 and 2011, Sandbach experienced a 20% decrease in its working age population, and a slightly below average increase of 4% in its economically active population. This suggests that there has been an increase in the town's economic activity rate over this period.

Given the shortage of local jobs, there is a significant level of net out commuting. Out commuters are most likely to travel to Crewe for work and, at a local authority level, the majority (56%) travel to work elsewhere within Cheshire East. The majority (77%) of inward commuters travel from within Cheshire East.

In terms of migration, only 23.2% of moving households in the five years preceding the 2009 Household Survey came from the same housing sub-area. 41.5% came from elsewhere in Cheshire East, with smaller proportions moving from elsewhere in Cheshire (10.9%) and from Greater Manchester (7.2%). This suggests that the relative affordability of housing within the town may have been a draw for people from across the Cheshire East area.

Key issues: relatively old population; relative shortage of local jobs and hence net out commuting for employment. Relatively affordable, in comparison with other KSCs and CEC.

Appendix 19 Settlement Profile: Wilmslow (demographic, housing and employment information)

SETTLEMENT NAME ***WILMSLOW***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Population			
Total existing population ***(2013 Mid-Year Population Estimate [MYE])***	24,200 This is significantly higher than the KSC **median** population (13,700).	6.5%	372,700
Change in population in last 10 years ***(2001 & 2011 Census)***	5% growth, which equals the CEC average. This is higher than the KSC **median** (3%).	n/a	n/a
Age structure of population ***(2013 MYE)***	Proportion of population aged 65+ (19.1%) is below the CEC average (20.9%). 2.8% aged 85+ (CEC average 2.8%), 6.6% aged 75-84 (CEC 6.8%), 3.9% aged 70-74 (CEC 4.7%) and 5.8% aged 65-69 (CEC 6.6%). The proportion aged 0-15 (19.6%) is above the CEC average (17.7%).	n/a	n/a
Households			
Total existing households ***(2011 Census)***	10,257 This is well above the KSC **mean** (7,013).	6.4%	159,441
Change in households in last 10 years ***(2001 & 2011 Census)***	5% growth (well below the CEC average of 8%). This is in line with the KSC **median** (5% growth)	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms ***(2011 Census)***	Below CEC average. 2.8% of "household" (i.e. non-communal) population live in households with a shortage of one or more bedrooms (versus CEC average of 3.7%); 1.6% of households have a shortage of one or more bedrooms (versus CEC average of 2.0%).	4.8% (of overcrowded population); 5.1% (of overcrowded households)	13,671 (overcrowded population) 3,243 (overcrowded households)
Average household size ***(2011 Census)***	2.30, which is close to the CEC average (2.29).	n/a	n/a
Change in average household size in last 10 years ***(2001 & 2011 Census)***	Zero (0.00) change, compared to the CEC average decline of 0.07.	n/a	n/a
Communal establishments			
Total existing number of people living in communal establishments ***(2011 Census)***	98. 0.4% of the area's population live in communal establishments (compared to CEC average of 1.4%).	1.9%	5,062
Change in communal establishment population in last 10 years ***(2001 & 2011 Census)***	20% decline, compared to an average 2% decline for CEC.	n/a	n/a

SETTLEMENT NAME *WILMSLOW*	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Dwellings			
Total existing dwelling stock *(2011 Census)*	10,733 (up 480, or 5%, on 2001 Census figure) This is significantly higher than the KSC **median** (6,131).	6.5%	166,236 (up 13,207, or 9%, on 2001 Census figure)
Empty homes Change between 01/01/11 to18/12/14 *(Cheshire East Council Housing Team database)*	01/01/11 = 270 empty homes 18/12/14 = 93 empty homes Reduction = 65.56% KSC **median** = 59.66% reduction	18/12/14 = 5.46%	18/12/14 = 1216
Housing completions (net) 01/04/10 – 31/12/14	68 dwellings	2.19%	3098
Average (median) house price, Jan-Oct 2014 *(Land Registry data)*	£285,000*, which is well above the CEC average (£181,000). This is significantly higher than the KSC **median** (£175,000). *Based on 400 transactions.	n/a	n/a
Affordability ratio (ratio of median house prices to median income) *(CACI income data 2014 and Land Registry data)*	5.8, which is above the CEC average (5.5). This is close to the KSC **median** (5.6). *Based on 400 transactions.	n/a	n/a
Housing Needs			
Housing tenure *(2009 Household Survey, SHMA)*	Wilmslow is located in the Handforth and Wilmslow housing sub-area. The results of the 2009 Household Survey indicate that for this sub-area: - 73.4% of homes were owner occupied, 13.2% private rented and 13.3% affordable housing. 5.5% of households were considered to be “in need” (i.e. requiring a subsidy to meet their housing requirements).		
Cheshire East Housing Register (11 December 2014)	326 Wilmslow has considerably more applications on the housing register than the KSC **median** (240).	5.03%	6480
Employment			
Local employment *(2013 BRES)*	13,200 This is significantly higher than the KSC **median** (6,300). Wilmslow has the highest local employment figure of the 9 KSCs.	7.5%	177,100
Ratio of workplace-based employment to residence-based employment *(2011 Census & BRES)*	1.01, which is slightly above the CEC average of 0.99 and indicates a (slight) relative abundance of local jobs. This is also well above the KSC **median** ratio (0.77).	n/a	n/a
Working age (16-64) population *(2013 MYE)*	14,800. 61.3% of the population are of working age, which is close to the CEC average (61.4%). This is above the KSC **median** (60.2%).	6.5%	228,700

SETTLEMENT NAME ***WILMSLOW***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Economically Active population (16-74) ***(2011 Census)***	12,430. This is significantly higher than the KSC **median** (7,432). Economic activity rate (73%) is above the CEC average (71%).	6.5%	191,253
Change in working age population in last 10 years ***(2001 & 2011 Census)***	17% decline, which is similar to the CEC decline (18%). This decline is also less steep than the KSC **median** (21% decline).	n/a	n/a
Change in economically active population in last 10 years ***(2001 & 2011 Census)***	11% increase, which is above the CEC average of 9% growth. This is also well above the KSC **median** (6% increase). Notable that the total economically active population has grown, despite the sharp fall in working age population. This implies a large increase in the settlement's economic activity rate.	n/a	n/a
Movement			
Net commuting ***(2011 Census)***	Net inflow of 100.		
Commuting inflows ***(2011 Census)***	Inward commuters most likely to come from the following settlements: Handforth (6%), Macclesfield (7%) or Wilmslow (17%). At Local Authority level, they are most likely to come from Cheshire East (48%), Manchester (10%), Stockport (17%) or Trafford (6%).	n/a	n/a
Commuting outflows ***(2011 Census)***	Outward commuters most likely to travel to the following settlements: Alderley Edge and Chelford (5%) or Wilmslow (15%). At Local Authority level, they are most likely to travel to Cheshire East (34%), Manchester (16%), Stockport (8%), Trafford (5%), work from home (16%) or have no fixed workplace (6%).	n/a	n/a
Migration and house moves ***(2009 Household Survey, SHMA)***	56.2% of moving households in the preceding 5 years came from the same housing sub-area, 13.1% from elsewhere in Cheshire East, 16.9% from Greater Manchester and 5.8% from elsewhere in the NW. Note: Only percentages over 5% are reported here.	n/a	n/a

PART 1: KEY ISSUES

Wilmslow is a large KSC which, between 2001 and 2011, experienced a rate of population growth (5%) that matched the CEC average, but was above that of the median growth rate for all KSCs. Despite having a similar rate of population growth to CE as a whole, it has experienced a lower rate of household growth.

The town has a smaller proportion of people aged 65 and over than the CEC average, and a larger proportion under the age of 16 than the CEC average.

The town experiences less overcrowding than the CEC average, and the average household size is close to that of the CEC average. Household size has not decreased over the period between the two Censuses, in contrast with the CEC average, which declined by 0.07.

A much smaller percentage of the population live in communal establishments than for CEC as a whole, and there has been a sharp decline in this communal establishment population compared to the CEC average (20% compared to 2%).

The percentage reduction in empty homes (between January 2011 and December 2014) is similar to the median percentage fall for the KSCs.

The median house price in Wilmslow is well above both the CEC average and the KSC median, but the affordability ratio is broadly similar to the KSC median and slightly higher than the CE average (5.8 compared to 5.5). This is because the median income in Wilmslow is higher than the average in CEC.

There is a comparatively large number of people seeking affordable housing in Wilmslow, with 326 applications compared with the median figure for KSC of 240. However, Wilmslow's share of the CEC Housing Register total (5.0%) is low compared to its share of CEC households (6.4%), and so this mainly reflects Wilmslow's size, rather than a particularly acute housing need.

Across the Wilmslow and Handforth housing sub-market area, there is a smaller than average proportion of owner-occupied households, and a higher than average proportion of affordable housing.

Wilmslow has the highest number of people in local employment of all the 9 KSCs, with a ratio of workplace based employment to residence-based employment which suggests a relative abundance of local jobs. This ratio is well above the KSC median and slightly above the CEC average.

A similar percentage of the population are of working age compared to CEC as a whole, but the economic activity rate is above the CEC average. Between 2001 and 2011, there was a decline in the working age population in line with the CEC average, and an above average increase in the proportion of the population that is economically active, suggesting an increase in the area's economic activity rate.

Given the availability of local jobs, there is a small net inflow of commuters. At local authority level, 48% of inward commuters travel from within Cheshire East, with smaller proportions travelling from Stockport (approximately 9 miles, and 12 minutes by rail) and Manchester (approximately 12 miles, and 28 minutes by rail). Outward commuters are most likely to travel within Cheshire East, or to Manchester or Stockport.

In terms of migration, the vast majority of moving households in the 5 years preceding the 2009 Household Survey came from either the same housing sub-area or elsewhere in Cheshire East, with 16.9% moving from Greater Manchester and 5.8% from elsewhere in the North West.

Key issues: young population including high proportion of children, indicating popularity with young families; high house prices bur relatively good affordability for people on median incomes; reasonable availability of local employment.

Appendix 20 Settlement Profile: Alderley Edge (demographic, housing and employment information)

SETTLEMENT NAME ***Alderley Edge***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Population			
Total existing population ***(2013 Mid Year Estimate [MYE])***	5,400 This is higher than the median population for LSC (3,900). Alderley Edge is ranked as 3rd of all twelve LSCs in terms of population.	1.4%	372,700
Change in population in last 10 years ***(2001 & 2011 Census)***	10% growth (well above CEC average of 5% growth) This level of growth is also much higher than the **median** (2%) for all LSCs.	n/a	n/a
Age structure of population ***(2013 MYE)***	Proportion of population aged 65+ (24.3%) is well above the CEC average (20.9%). 5.5% aged 85+ (CEC average 2.8%), 8.5% aged 75-84 (CEC 6.8%), 4.2% aged 70-74 (CEC 4.7%) and 6.0% aged 65-69 (CEC 6.6%). The proportion aged 0-15 (17.1%) is below the CEC average (17.7%).	n/a	n/a
Households			
Total existing households ***(2011 Census)***	2,408 This is a considerably higher figure than the **mean** figure of 1,703 for all LSCs. Alderley Edge is ranked 3rd for total households of all LSCs.	1.5%	159,441
Change in households in last 10 years ***(2001 & 2011 Census)***	10% growth (versus CEC average of 8%). This is much higher than the **median** of 6% growth in households for LSCs.	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms ***(2011 Census)***	Below CEC average. 2.5% of "household" (i.e. non-communal) population live in households with a shortage of one or more bedrooms (versus CEC average of 3.7%); 1.3% of households have a shortage of one or more bedrooms (versus CEC average of 2.0%).	0.9% (of overcrowded population); 1.0% (of overcrowded households)	13,671 (overcrowded population) 3,243 (overcrowded households)
Average household size ***(2011 Census)***	2.13, which is significantly below the CEC average (2.29) and the smallest of all twelve LSCs.	n/a	n/a
Change in average household size in last 10 years ***(2001 & 2011 Census)***	Decrease of 0.04, which means less change than the CEC average (0.07 decline).	n/a	n/a
Communal establishments			
Total existing number of people living in communal establishments ***(2011 Census)***	142. High proportion of the settlement's population live in communal establishments (2.7%, compared to CEC average of 1.4%).	2.8%	5,062
Change in communal establishment population in last 10 years ***(2001 & 2011 Census)***	97% increase, compared to average 2% decline for CEC.	n/a	n/a
Dwellings			
Total existing dwelling stock ***(2011 Census)***	2,574 (up 258, or 11%, on 2001 Census figure) This is well above the **median** for the LSCs (1,744). Alderley Edge is ranked 2nd for total dwelling stock of the 13 LSCs.	1.5%	166,236 (up 13,207, or 9%, on 2001 Census figure)
Empty homes	01/01/11 = 84 empty homes	18/12/14 =	18/12/14 =

SETTLEMENT NAME ***Alderley Edge***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Change between 01/01/11 to18/12/14 ***(Cheshire East Council Housing Team database)***	18/12/14 = 56 empty homes Reduction = 33.33% This is a smaller reduction than the **median** for LSCs= 48.98%	3.29%	1216
Housing completions (net) 01/04/10 – 31/12/14	22 dwellings	0.71%	3098
Average (median) house price, Jan-Oct 2014 ***(Land Registry data)***	£334,000*, which is well above CEC average (£181,000). *Based on 130 transactions. Alderley Edge is well above the **median** house price for LSCs (£284,900). It is ranked 5th highest of the 13 LSCs.	n/a	n/a
Affordability ratio (ratio of median house prices to median income) ***(CACI income data 2014 and Land Registry data)***	6.4, which is above CEC average (5.5). Of the 12 LSCs, Alderley Edge is ranked 8th, with an affordability ratio more or less in line with the **median** of 6.5.	n/a	n/a
Housing Needs			
Housing tenure ***(2009 Household Survey, SHMA)***	Alderley Edge is located in the Mobberley, Chelford and Alderley Edge housing sub-market area. 81.2% of homes were owner occupied, 12.6% private rented and 6.2% affordable housing. 4.9% of households were considered to be "in need" (i.e. requiring a subsidy to meet their housing requirements).		
Cheshire East Housing Register (11 December 2014)	124 Alderley Edge has a significantly higher number of applications on the housing register than all other LSCs. It is also well above the **median** for the LSCs (25).	1.91%	6480
Employment			
Local employment ***(2013 BRES)***	3,300 Alderley Edge has the highest local employment of all the LSCs and is well above the **median** of 1,100.	1.9%	177,100
Ratio of workplace-based employment to residence-based employment ***(2011 Census & BRES)***	1.22, which is well above the CEC average of 0.99 and indicates relative abundance of local jobs. It is also significantly higher than the **median** for the LSCs (0.72).	n/a	n/a
Working age (16-64) population ***(2013 MYE)***	3,200. 58.7% of the population are of working age, which is below the CEC average (61.4%) Alderley Edge also has the same proportion of the population who are of working age as the **median** figure for the LCSs (58.7%).	1.4%	228,700
Economically Active population ***(2011 Census)***	2,615. Alderley Edge has a high number of economically active people, significantly more than the **median** for the LSCs (1,918). Economic activity rate (72%) close to CEC average (71%).	1.4%	191,253
Change in working age population in last 10 years ***(2001 & 2011 Census)***	22% decline, which is steeper than CEC decline (18%). Alderley Edge is performing in line with the general decline in working age population in the LSCs, with the **median** being 23% decline.	n/a	n/a

SETTLEMENT NAME ***Alderley Edge***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Change in economically active population in last 10 years ***(2001 & 2011 Census)***	22% growth, which is well above CEC average (9%) and the LCSs **median** of 4% growth. Notable that economically active population has grown substantially, despite sharp fall in working age population. This implies a large increase in the settlement's economic activity rate.	n/a	n/a
Movement			
Net commuting ***(2011 Census)***	Net inflow of 500		
Commuting inflows ***(2011 Census)***	Inward commuters most likely to come from the following settlements: Alderley Edge and Chelford (6%), Congleton (6%), Macclesfield (18%), the "Other" (non-settlement) area (5%) and Wilmslow (6%). At Local Authority level, they are most likely to come from Cheshire East (59%), Cheshire West & Chester (5%), Manchester (6%) or Stockport (10%).	n/a	n/a
Commuting outflows ***(2011 Census)***	Outward commuters most likely to travel to the following settlements: Alderley Edge and Chelford (12%), Macclesfield (5%) and Wilmslow (7%). At Local Authority level, they are most likely to travel to Cheshire East (35%), Manchester (13%) or Stockport (7%), work from home (20%) or have no fixed workplace (6%).	n/a	n/a
Migration and house moves ***(2009 Household Survey, SHMA)***	12.2% of moving households in the preceding 5 years came from the same housing sub-area, 21.7% from elsewhere in Cheshire East, 13.6% from Greater Manchester, 5.3% High Peak/East Midlands. Note: Only percentages over 5% are reported here.	n/a	n/a

KEY ISSUES

Alderley Edge has a population of 5,400 and is ranked third of twelve LSCs in terms of population. Between 2001 and 2011, the area experienced a 10% growth in both its population and its number of households, well above average, and an 11% increase in its dwelling stock. Overcrowding is below average, and the average household size is smaller than the CEC average. A higher than average proportion of the area's population lives in communal establishments such as care homes, and there was a 97% increase in the communal establishment population between 2001 and 2011.

The area has a relatively old population. The proportion of the population that is aged 65 and over is higher than average, and the proportion aged 85 and over is significantly higher than average. By contrast, the proportion of the population aged 0-15 is slightly below average.

The average house price is £334,000, well above both the CEC average and the LSC median of £284,900. The affordability ratio is above the CEC average but in line with the LSC median. 81.2% of homes in the Mobberley, Chelford and Alderley Edge housing sub-market area are owner occupied, significantly above average, and rates of private rented housing are in line with the average for CEC as a whole. Only 6.2% of households were in affordable housing, significantly below the Cheshire East figure overall (11.8%). 4.9% of households are considered to be in need (i.e. requiring a subsidy to meet their housing requirements), and Alderley Edge has a significantly higher number of applications on the housing register than all other LSCs.

The area has the highest local employment of all the LSCs, and a ratio of workplace-based employment to residence-based employment of 1.22. This is significantly above the figure for CEC and most of the LSCs, and indicates a relative abundance of local jobs.

The proportion of the population of working age is below the average for CEC, but the proportion of the population that is economically active is slightly higher than average. Between 2001 and 2011 there was a steeper than average decrease in the working age population, but a higher than average increase of 22% in the economically active population. This suggests a significant increase in the settlement's economic activity rate.

Given the relative abundance of local jobs, there is a significant level of net in-commuting. 59% of in commuters travel from settlements within Cheshire East – including 18% from Macclesfield – with smaller proportions travelling from Manchester, Stockport, and Cheshire West and Chester. 35% of outward commuters travel within Cheshire East, with smaller proportions travelling to Manchester and Stockport. The area has a relatively high proportion (20%) of residents who work from home.

In terms of migration, around a third of moving households in the 5 years preceding the 2009 Household Survey came from either the same housing sub-area or elsewhere in Cheshire East, with others moving from Greater Manchester, High Peak and the East Midlands, and elsewhere.

Key issues: relatively old population (and larger than average communal establishment population); relatively fast growth in population, households and dwellings; excellent availability of jobs locally; high house prices; demand for affordable housing.

Appendix 21 Settlement Profile: Audlem (demographic, housing and employment information)

SETTLEMENT NAME ***AUDLEM***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Population			
Total existing population ***(2013 MYE)***	4,000 Audlem has a slightly higher population than the **median** for LSCs (3,900) and is ranked 6th highest of the thirteen LSCs.	1.1%	372,700
Change in population in last 10 years ***(2001 & 2011 Census)***	8% growth (compared CEC average of 5% growth) Audlem has a substantially higher growth rate than the LSC **median** of 2% growth.	n/a	n/a
Age structure of population ***(2013 MYE)***	Proportion of population aged 65+ (27.6%) is well above the CEC average (20.9%). 3.5% aged 85+ (CEC average 2.8%), 8.9% aged 75-84 (CEC 6.8%), 6.1% aged 70-74 (CEC 4.7%) and 9.1% aged 65-69 (CEC 6.6%). The proportion aged 0-15 (15.1%) is well below the CEC average (17.7%).	n/a	n/a
Households			
Total existing households ***(2011 Census)***	1,658 Audlem falls just short of the **mean** household figure for LSCs of 1,703.	1.0%	159,441
Change in households in last 10 years ***(2001 & 2011 Census)***	13% growth (well above CEC average of 8%). This is well above the **median** figure for LSCs of 6% growth.	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms ***(2011 Census)***	Below CEC average. 1.8% of "household" (i.e. non-communal) population live in households with a shortage of one or more bedrooms (versus CEC average of 3.7%); 0.9% of households have a shortage of one or more bedrooms (versus CEC average of 2.0%).	0.5% (of overcrowded population); 0.5% (of overcrowded households)	13,671 (overcrowded population) 3,243 (overcrowded households)
Average household size ***(2011 Census)***	2.33, which is similar to the CEC average (2.29).	n/a	n/a
Change in average household size in last 10 years ***(2001 & 2011 Census)***	Decrease of 0.11, which means more change than the CEC average (0.07 decline).	n/a	n/a
Communal establishments			
Total existing number of people living in communal establishments ***(2011 Census)***	85. High proportion of the settlement's population live in communal establishments (2.2%, compared to CEC average of 1.4%).	1.7%	5,062
Change in communal establishment population in last 10 years ***(2001 & 2011 Census)***	42% increase, compared to average 2% decline for CEC.	n/a	n/a
Dwellings			
Total existing dwelling stock ***(2011 Census)***	1,744 (up 198, or 13%, on 2001 Census figure) Audlem has the same total dwelling stock as the **median** total existing dwelling stock	1.0%	166,236 (up 13,207, or 9%, on 2001 Census figure)

SETTLEMENT NAME ***AUDLEM***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
	figure for all LSCs.		
Empty homes Change between 01/01/11 to18/12/14 ***(Cheshire East Council Housing Team database)***	01/01/11 = 36 empty homes 18/12/14 = 12 empty homes Reduction = 66.67% LSC **Median** = 48.98% reduction	18/12/14 = 0.71%	18/12/14 = 1216
Housing completions (net) 01/04/10 – 31/12/14	7 dwellings	0.23%	3098
Average (median) house price, Jan-Oct 2014 ***(Land Registry data)***	£284,900*, which is well above the CEC average (£181,000). *Based on only 45 transactions, however. Audlem has the same average house price as the **median** figure of all the LSCs.	n/a	n/a
Affordability ratio (ratio of median house prices to median income) ***(CACI income data 2014 and Land Registry data)***	8.7*, which is well above the CEC average (5.5). *Based on only 45 transactions, however. Audlem is also well above the **median** LSC affordability ratio of 6.5.	n/a	n/a
Housing Needs			
Housing tenure ***(2009 Household Survey, SHMA)***	Audlem is located in the Audlem housing sub-market area. The results of the 2009 Household Survey indicate that for this sub-area: - 80.4% of homes were owner occupied, 14.5% private rented and 5.1% affordable housing. 5.8% of households were considered to be “in need” (i.e. requiring a subsidy to meet their housing requirements).		
Cheshire East Housing Register (11 December 2014)	25 Audlem has the same number as the **median** number of applications on the housing register for all LSCs.	0.39%	6480
Employment			
Local employment ***(2013 BRES)***	1,200 Audlem is just above the **median** for all LSCs (1,100).	0.7%	177,100
Ratio of workplace-based employment to residence-based employment ***(2011 Census & BRES)***	0.75, which is well below the CEC average of 0.99 and indicates relative shortage of local jobs. Audlem is just above the LSC **median** ratio figure of 0.72.	n/a	n/a
Working age (16-64) population ***(2013 MYE)***	2,300. 57.3% of the population are of working age, which is well below the CEC average (61.4%) Audlem’s working population share is slightly less than the **median** figure for LSCs (58.7%).	1.0%	228,700
Economically Active population (16-74) ***(2011 Census)***	1,918. Audlem has the same number of economically active people as the **median** figure for the LSCs (1,918). Economic	1.0%	191,253

SETTLEMENT NAME ***AUDLEM***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
	activity rate (67%) well below CEC average (71%).		
Change in working age population in last 10 years ***(2001 & 2011 Census)***	23% decline, which is much steeper than CEC decline (18%). Audlem has experienced the same level of decline as the **median** LSC figure (-23%).	n/a	n/a
Change in economically active population in last 10 years ***(2001 & 2011 Census)***	10% growth, which is similar to CEC average growth of 9%. Notable that economically active population has grown significantly, despite the sharp fall in the working age population. This implies a large increase in the settlement's economic activity rate. Audlem has seen significantly higher growth in its economically active population than the **median** for LSCs (4%).	n/a	n/a
Movement			
Net commuting ***(2011 Census)***	Net outflow of 400		
Commuting inflows ***(2011 Census)***	Inward commuters most likely to come from the following settlements: Audlem, Bunbury and Wrenbury (17%), Crewe (23%), Nantwich (7%) and the "Other" (non-settlement) area (5%). At Local Authority level, they are most likely to come from Cheshire East (59%), Cheshire West & Chester (17%) and Shropshire (8%).	n/a	n/a
Commuting outflows ***(2011 Census)***	Outward commuters most likely to travel to the following settlements: Audlem, Bunbury and Wrenbury (11%), Crewe (10%), Nantwich (5%) and the "Other" area (6%). At Local Authority level, they are most likely to travel to Cheshire East (36%), Cheshire West & Chester (11%), work from home (24%) or have no fixed workplace (8%).	n/a	n/a
Migration and house moves ***(2009 Household Survey, SHMA)***	30.6% of moving households in the preceding 5 years came from the same housing sub-area, 22.5% from elsewhere in Cheshire East, 7.3% from elsewhere in Cheshire and 23.0% from Stoke/Newcastle/West Midlands Note: Only percentages over 5% are reported here.	n/a	n/a

PART 1 : KEY ISSUES

Audlem has a population of 4,000, close to the LSC median population. Between 2001 and 2011, the area experienced an increase in its population of 8%, above both the average for CEC and the median for all LSCs. Over the same period, the number of households and number of dwellings both grew by 13%, again above average for both CEC and the LSCs. Overcrowding is below average, and the average household size is in line with the CEC average. The area has a high proportion of its population living in communal establishments, such as care homes, and there was an increase of 42% in its communal establishment population between 2001 and 2011, in contrast to a median decrease across the LSCs.

The area has a relatively old population. The proportion of the population that is aged 65 and over is considerably above average, and the proportion aged 0-15 is considerably below average.

The average house price, based on a small number of transactions (45), is £284,900, considerably above the CEC average but in line with the LSC median. The affordability ratio is 8.7, considerably above the CEC average; however this is also based on only 45 transactions. 80.4% of homes are owner occupied, significantly above average, and there is also a high rate of private rented housing. There is a lower than average proportion of affordable housing. 5.8% of households are considered to be in need (i.e. requiring a subsidy to meet their housing requirements), and the number of households on the Housing Register meets the LSC median.

The local employment total is in line with the LSC median. The ratio of workplace-based employment to residence-based employment is 0.75 (also broadly in line with the LSC median), indicating a relative shortage of local jobs.

Both the proportion of the population of working age and the proportion of the population that is economically active is lower than the average for CEC. Between 2001 and 2011 the decrease in the working age population exceeded the CEC average, but there was an increase of 10% in the economically active population, in line with the CEC average. The fact that the economically active population has increased, despite the sharp fall in working age population suggests an increase in the settlement's economic activity rate.

Given the shortage of local jobs, there is a significant level of net out commuting. At local authority level, around a third of outward commuters travel within Cheshire East, and 11% travel to Chester and Cheshire West. A large proportion (24%) works from home. Inward commuters are most likely to travel from within Cheshire East, with smaller proportions travelling from Chester and Cheshire West, and Shropshire.

In terms of migration, the majority of moving households in the 5 years preceding the 2009 Household Survey came from either the same housing sub-area or elsewhere in Cheshire East, although 23.0% came from Stoke, Newcastle or the West Midlands, indicating Audlem's proximity and relationship to these areas.

Key issues: relatively old population (including large communal establishment population); low proportion of children perhaps indicating a shortage of housing options and/or employment opportunities suitable for young families; high rate of private renting but low proportion of households living in affordable housing; shortage of jobs and hence net out commuting for employment and large proportion of home-based workers.

Appendix 22 Settlement Profile: Bollington (demographic, housing and employment information)

SETTLEMENT NAME ***BOLLINGTON***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Population			
Total existing population ***(2013 Mid-Year Population Estimate [MYE])***	7,600 This is the highest total existing population of the LSCs. It is also significantly higher than the LSC **median** figure (3,900).	2.0%	372,700
Change in population in last 10 years ***(2001 & 2011 Census)***	8% growth (compared CEC average of 5% growth) This level of growth is also much higher than the **median** (2%) for all LSCs.	n/a	n/a
Age structure of population ***(2013 MYE)***	Proportion of population aged 65+ (20.2%) is slightly below the CEC average (20.9%). 2.2% aged 85+ (CEC average 2.8%), 6.3% aged 75-84 (CEC 6.8%), 4.7% aged 70-74 (CEC 4.7%) and 7.0% aged 65-69 (CEC 6.6%). The proportion aged 0-15 (17.5%) is close to the CEC average (17.7%).	n/a	n/a
Households			
Total existing households ***(2011 Census)***	3,437 Bollington has the highest number of existing households of the thirteen LSCs. This is well above the LSC **mean** of 1,703.	2.2%	159,441
Change in households in last 10 years ***(2001 & 2011 Census)***	8% growth (equal to CEC average of 8%). This is above the **median** of 6% growth for the LSCs.	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms ***(2011 Census)***	Below CEC average. 3.3% of "household" (i.e. non-communal) population live in households with a shortage of one or more bedrooms (versus CEC average of 3.7%); 1.7% of households have a shortage of one or more bedrooms (versus CEC average of 2.0%).	1.8% (of overcrowded population); 1.8% (of overcrowded households)	13,671 (overcrowded population) 3,243 (overcrowded households)
Average household size ***(2011 Census)***	2.19, which is well below the CEC average (2.29).	n/a	n/a
Change in average household size in last 10 years ***(2001 & 2011 Census)***	Zero (0.00) change, compared to CEC average decline of 0.07.	n/a	n/a
Communal establishments			
Total existing number of people living in communal establishments ***(2011 Census)***	71. Low proportion of the settlement's population live in communal establishments (0.9%, compared to CEC average of 1.4%).	1.4%	5,062
Change in communal establishment population in last 10 years ***(2001 & 2011 Census)***	16% decrease, compared to average 2% decline for CEC.	n/a	n/a
Dwellings			
Total existing dwelling stock	3,613 (up 322, or 10%, on 2001 Census figure)	2.2%	166,236 (up 13,207, or 9%, on 2001

SETTLEMENT NAME ***BOLLINGTON***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
(2011 Census)	This is well above the LSC **median** figure (1,744) and the highest of the thirteen LSCs.		Census figure)
Empty homes Change between 01/01/11 to18/12/14 ***(Cheshire East Council Housing Team database)***	01/01/11 = 101 empty homes 18/12/14 = 36 empty homes Reduction = 64.36% LSC **Median** = 48.98% reduction	18/12/14 = 2.12%	18/12/14 = 1216
Housing completions (net) 01/04/10 – 31/12/14	19 dwellings	0.61%	3098
Average (median) house price, Jan-Oct 2014 ***(Land Registry data)***	£175,000*, which is similar to the CEC average (£181,000). *Based on 138 transactions. This is well below the LSC **median** house price (284,900).	n/a	n/a
Affordability ratio (ratio of median house prices to median income) ***(CACI income data 2014 and Land Registry data)***	4.7*, which is below the CEC average (5.5). *Based on 138 transactions. This is also well below the **median** ratio of 6.5 for the LSCs.	n/a	n/a
Housing Needs			
Housing tenure ***(2009 Household Survey, SHMA)***	Bollington is located in the Adlington Prestbury and Bollington housing sub-market area. The results of the 2009 Household Survey indicate that for this sub-area: - 80.6% of homes were owner occupied, 11.7% private rented and 7.7% affordable housing. 3.1% of households were considered to be “in need” (i.e. requiring a subsidy to meet their housing requirements).		
Cheshire East Housing Register (11 December 2014)	87 (1.34% of all settlements) Bollington is well above the **median** number of applications on the housing register (25) for the LSCs.	1.34%	6480
Employment			
Local employment ***(2013 BRES)***	3,200 This is well above the **median** total employment figure of 1,100 for LSCs.	1.8%	177,100
Ratio of workplace-based employment to residence-based employment ***(2011 Census & BRES)***	0.79, which is well below the CEC average of 0.99 and indicates relative shortage of local jobs. This is above the **median** ratio of 0.72 for the LSCs.	n/a	n/a
Working age (16-64) population ***(2013 MYE)***	4,700. 62.2% of the population are of working age, which is similar to the CEC average (61.4%). Bollington has highest percentage of working age population of the thirteen	2.1%	228,700

SETTLEMENT NAME ***BOLLINGTON***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
	LSCs. It is also well above the median average of 58.7% for the LSCs.		
Economically Active population (16-74) ***(2011 Census)***	4,184. The number of economically active residents is also significantly larger than the LSC **median** (1,918). Economic activity rate (74%) well above CEC average (71%). This is the highest economic activity rate of the thirteen LSCs.	2.2%	191,253
Change in working age population in last 10 years ***(2001 & 2011 Census)***	16% decline, which is similar to CEC decline (18%). This decline is lower than the **median** average for LSCs (-23%).	n/a	n/a
Change in economically active population in last 10 years ***(2001 & 2011 Census)***	7% growth, which is similar to CEC average growth of 9%. This growth is well above the median average for LSCs (4%). Notable that economically active population has grown significantly, despite the sharp fall in the working age population. This implies a large increase in the settlement's economic activity rate.	n/a	n/a
Movement			
Net commuting ***(2011 Census)***	Net outflow of 800	n/a	n/a
Commuting inflows ***(2011 Census)***	Inward commuters most likely to come from the following settlements: Bollington (24%) and Macclesfield (28%). At Local Authority level, they are most likely to come from Cheshire East (70%) and Stockport (9%).	n/a	n/a
Commuting outflows ***(2011 Census)***	Outward commuters most likely to travel to the following settlements: Bollington (14%) and Macclesfield (21%). At Local Authority level, they are most likely to travel to Cheshire East (53%), Manchester (8%), Stockport (7%), work from home (14%) or have no fixed place of work (7%).	n/a	n/a
Migration and house moves ***(2009 Household Survey, SHMA)***	37.5% of moving households in the preceding 5 years came from the same housing sub-area, 32.3% from elsewhere in Cheshire East, 19.0% from Greater Manchester Note: Only percentages over 5% are reported here.	n/a	n/a

PART 1 : KEY ISSUES

Bollington is the largest of the LSCs, with a population nearly double that of the LSC median. Between 2001 and 2011 it experienced a higher rate of population growth (8%) than the average across CEC and the median of all LSCs. Overcrowding is below average, and the average household size is well below the CEC average. The proportion of the population that is aged 65 and over is slightly below the average, and the proportion aged 0-15 is slightly below average.

Between 2001 and 2011, Bollington saw its dwelling stock increase by 10%, similar to the CEC average of 9%, but below the figure for LSCs including Alderley Edge (11%), Wrenbury (12%), Audlem (13%) and Mobberley (17%). In the last four years there has been a net increase of 19 housing completions. The average house price, is £175,000, slightly below the CEC average and significantly below the LSC median of £284,900. This is reflected in the affordability ratio of 4.7, which is considerably lower than the CEC average.

80.6% of homes are owner occupied, above the CEC average. The proportion of private rented housing is in line with the Cheshire East average, and there is a relatively low proportion of affordable housing. There is a relatively low level of households considered to be in need (i.e. requiring a subsidy to meet their housing requirements).

Bollington has considerably more households on the Housing Register than the LSC median, reflecting its large number of households relative to other LSCs. Its share of the CEC Housing Register total (1.3%) is in fact lower than its share of CEC households (2.2%).

The area has more jobs than the LSC median, and a ratio of workplace-based employment to residence-based employment of 0.79. This is above the LSC median but below the CEC average, and indicates a relative shortage of local jobs.

Bollington has the highest proportion of working age population of the LSCs, and a slightly higher rate than CEC as a whole. The proportion of the population that is economically active is also well above CEC average and the highest of the LSCs. Between 2001 and 2011 there was a decrease in line with the CEC average in the working age population and an increase in the economically active population, suggesting an increase in the settlement's economic activity rate.

Given the shortage of local jobs, there is a significant level of net out commuting. Out commuters are most likely to travel within Cheshire East, including 21% who travel to Macclesfield, approximately 4 miles away. Smaller proportions travel further afield to Manchester (over 20 miles) and Stockport (approximately 12 miles). 70% of inward commuters travel from within Cheshire East (including 28% from Macclesfield), with 9% travelling from Stockport. In terms of migration, the majority of moving households in the 5 years preceding the 2009 Household Survey came from either the same housing sub-area or elsewhere in Cheshire East, although 19.0% came from Greater Manchester.

Key issues: relatively young population; high rates of economic activity; high rates of home ownership but relatively affordable.

Appendix 23 Settlement Profile: Bunbury (demographic, housing and employment information)

SETTLEMENT NAME ***BUNBURY***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Population			
Total existing population ***(2013 Mid-Year Population Estimates)***	2,200 This is well below the **median** population for LSCs (3,900).	0.6%	372,700
Change in population in last 10 years ***(2001 & 2011 Census)***	1% decline (significantly different to CEC average of 5% growth) This decline is also significantly different to the **median** population change for LSCs (2% growth).	n/a	n/a
Age structure of population ***(2013 MYE)***	Proportion of population aged 65+ (21.0%) is close to the CEC average (20.9%). 2.5% aged 85+ (CEC average 2.8%), 7.1% aged 75-84 (CEC 6.8%), 5.2% aged 70-74 (CEC 4.7%) and 6.2% aged 65-69 (CEC 6.6%). The proportion aged 0-15 (17.8%) is close to the CEC average (17.7%).	n/a	n/a
Households			
Total existing households ***(2011 Census)***	869 This is considerably lower than the LSC mean of 1,703.	0.5%	159,441
Change in households in last 10 years ***(2001 & 2011 Census)***	4% growth (below CEC average of 8%). This is also below the **median** figure for LSCs (6% growth).	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms ***(2011 Census)***	Below CEC average. 2.1% of "household" (i.e. non-communal) population live in households with a shortage of one or more bedrooms (versus CEC average of 3.7%); 1.0% of households have a shortage of one or more bedrooms (versus CEC average of 2.0%).	0.3% (of overcrowded population); 0.3% (of overcrowded households)	13,671 (overcrowded population) 3,243 (overcrowded households)
Average household size ***(2011 Census)***	2.46, which is well above the CEC average (2.29).	n/a	n/a
Change in average household size in last 10 years ***(2001 & 2011 Census)***	Decrease of 0.13, which is significantly more than the CEC average decline of 0.07.	n/a	n/a
Communal establishments			
Total existing number of people living in communal establishments ***(2011 Census)***	Zero. Low proportion of the settlement's population live in communal establishments (0.0%, compared to CEC average of 1.4%).	0.0%	5,062
Change in communal establishment population in last 10 years ***(2001 & 2011 Census)***	0% change (i.e. 2001 Census figure was also zero), compared to average 2% decline for CEC.	n/a	n/a
Dwellings			
Total existing dwelling stock ***(2011 Census)***	907 (up 45, or 5%, on 2001 Census figure) This is significantly lower than the **median** figure for LSCs (1,744).	0.5%	166,236 (up 13,207, or 9%, on 2001 Census figure)
Empty homes	01/01/11 = 9 empty homes	18/12/14 =	18/12/14 = 1216

SETTLEMENT NAME ***BUNBURY***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Change between 01/01/11 to18/12/14 ***(Cheshire East Council Housing Team database)***	18/12/14 = 12 empty homes Increase = 33.33% (however this represents a very small increase of 3 dwellings.) LSC **Median** average = 48.98% reduction	0.71%	
Housing completions (net) 01/04/10 – 31/12/14	21 dwellings	0.68%	3098
Average (median) house price, Jan-Oct 2014 ***(Land Registry data)***	£301,000*, which is well above the CEC average (£181,000). *Based on only 22 transactions, however. Bunbury is also above the **median** house price average for LSCs (£284,900). However this is based on a small (fewer than 50) number of transactions.	n/a	n/a
Affordability ratio (ratio of median house prices to median income) ***(CACI income data 2014 and Land Registry data)***	6.5*, which is well above the CEC average (5.5). *Based on only 22 transactions, however. Bunbury is in line with the **median** ratio for LSCs of 6.5. However this is based on a small (fewer than 50) number of transactions.	n/a	n/a
Housing Needs			
Housing tenure ***(2009 Household Survey, SHMA)***	Bunbury is located in the Bunbury housing sub-market area. The results of the 2009 Household Survey indicate that for this sub-area: - 75.6% of homes were owner occupied, 15.3% private rented and 9.1% affordable housing. 2.9% of households were considered to be “in need” (i.e. requiring a subsidy to meet their housing requirements).		
Cheshire East Housing Register (11 December 2014)	20 Bunbury has a lower number of applications on the housing register than the **median** for LSCs (25)	0.31	6480
Employment			
Local employment ***(2013 BRES)***	1,400 Bunbury has more people in local employment than the LSC median of 1,100.	0.8%	177,100
Ratio of workplace-based employment to residence-based employment ***(2011 Census & BRES)***	1.47, which is well above the CEC average of 0.99 and indicates relative abundance of local jobs. It is also significantly higher than the **median** for the LSCs (0.72). Bunbury has the highest ratio of all thirteen LSCs.	n/a	n/a
Working age (16-64) population ***(2013 MYE)***	1,300. 61.2% of the population are of working age, which is similar to the CEC average (61.4%). Bunbury is also slightly above the **median**	0.6%	228,700

SETTLEMENT NAME ***BUNBURY***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
	for LSCs (58.7%)		
Economically Active population (16-74) ***(2011 Census)***	1,113. Bunbury's economically active population figure is significantly less than the **median** for LSCs (1,918). Economic activity rate (71%) equals the CEC average (71%).	0.6%	191,253
Change in working age population in last 10 years ***(2001 & 2011 Census)***	21% decline, which is similar to CEC decline (18%). Bunbury has had a slightly lower decline in working population than the **median** for LSCs (23% decline).	n/a	n/a
Change in economically active population in last 10 years ***(2001 & 2011 Census)***	8% growth, which is similar to CEC average growth of 9%. This is above the **median** for LSCs (4% growth). Notable that economically active population has grown significantly, despite the sharp fall in the working age population. This implies a large increase in the settlement's economic activity rate.	n/a	n/a
Movement			
Net commuting ***(2011 Census)***	Net inflow of 500	n/a	n/a
Commuting inflows ***(2011 Census)***	Inward commuters most likely to come from the following settlements: Audlem, Bunbury and Wrenbury (17%), Crewe (23%), Nantwich (7%) and the "Other" (non-settlement) area (5%). At Local Authority level, they are most likely to come from Cheshire East (59%), Cheshire West & Chester (17%) and Shropshire (8%).	n/a	n/a
Commuting outflows ***(2011 Census)***	Outward commuters most likely to travel to the following settlements: Audlem, Bunbury and Wrenbury (11%), Crewe (10%), Nantwich (5%) and the "Other" area (6%). At Local Authority level, they are most likely to travel to Cheshire East (36%), Cheshire West & Chester (11%), work from home (24%) or have no fixed workplace (8%).	n/a	n/a
Migration and house moves ***(2009 Household Survey, SHMA)***	6.4% of moving households in the preceding 5 years came from the same housing sub-area, 28.2% from elsewhere in Cheshire East, 34.5% from elsewhere in Cheshire and 6.4% from elsewhere in the North West. Note: Only percentages over 5% are reported here.	n/a	n/a

PART 1: KEY ISSUES

Bunbury has a population of 2,200, well below the LSC median population. Between 2001 and 2011, the area experienced a decline in its population, in contrast to the CEC average (5% growth) and the median growth rate (2%) across the LSCs. However, in the same period there was a 4% increase in the number of households in the area and a 5% increase in dwellings, indicating that household sizes have got smaller. In spite of a sharper than average decrease in household sizes between 2001 and 2011, however, the average household size in Bunbury is well above the CEC average.

The average house price, based on a very small number of transactions, is £301,000, considerably above the CEC average and higher than the LSC median. The affordability ratio is 6.5, above the CEC average and in line with the LSC median; however this (and the £301,000) is based on only 22 transactions and should therefore be treated with more caution than the figures for larger settlements. The proportion of homes that are owner occupied is in line with the CEC average. There is a slightly higher than average proportion of households in private rented housing, and a slightly lower than average proportion in affordable housing. 2.9% of households are considered to be in need (i.e. requiring a subsidy to meet their housing requirements), and the number of households on the Housing Register is lower than the LSC median, but this may in part reflect the small number of households in Bunbury, compared to other LSCs.

Bunbury has more jobs than the median for the LSCs, and a ratio of workplace-based employment to residence-based employment that is the highest among the LSCs and well above the average across CEC. This indicates a relative abundance of local jobs.

Both the proportion of the population of working age and the proportion of the population that is economically active is in line with the average for CEC. Between 2001 and 2011 there was a steeper than average decrease in the working age population, but the increase in the economically active population was in line with the CEC average. However it is notable that the economically active population has increased, despite the sharp fall in working age population, suggesting an increase in the settlement's economic activity rate.

The availability of local jobs is reflected in a net inflow of commuters. At local authority level, the majority of inward commuters travel from within Cheshire East – including 23% from Crewe – with smaller proportions coming from Cheshire West and Chester, and Shropshire. 36% of out commuters travel within Cheshire East and 11% come from Cheshire West and Chester. In terms of migration, around a third of moving households in the 5 years preceding the 2009 Household Survey came from either the same housing sub-area or elsewhere in Cheshire East, with around a third moving from elsewhere in Cheshire. The proportion of employed residents who work from home (24%) is relatively high.

Key issues: good availability of local jobs; recent decline in population; low housing need for affordable housing; high house prices; high affordability ratio and relatively high rate of private renting (perhaps indicating latent demand for owner-occupier properties); large proportion of home-based workers.

Appendix 24 Settlement Profile: Chelford (demographic, housing and employment information)

SETTLEMENT NAME ***CHELFORD***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Population			
Total existing population ***(2013 Mid-Year Population Estimate [MYE])***	1,200 Chelford has the lowest population of all thirteen LSCs, which is significantly less than the LSC **median** of 3,900.	0.3%	372,700
Change in population in last 10 years ***(2001 & 2011 Census)***	4% decline (in contrast to CEC average of 5% growth) Chelford's decline in population in the last 10 years is significantly different to the **median** for LSCs (2% growth).	n/a	n/a
Age structure of population ***(2013 MYE)***	Proportion of population aged 65+ (29.3%) is above the CEC average (20.9%). 4.1% aged 85+ (CEC average 2.8%), 10.9% aged 75-84 (CEC 6.8%), 5.7% aged 70-74 (CEC 4.7%) and 8.6% aged 65-69 (CEC 6.6%). The proportion aged 0-15 (15.6%) is well below the CEC average (17.7%).	n/a	n/a
Households			
Total existing households ***(2011 Census)***	558 Chelford has the lowest total existing households of all thirteen LSCs. This is significantly less than the LSC mean of 1,703.	0.3%	159,441
Change in households in last 10 years ***(2001 & 2011 Census)***	9% growth (similar to CEC average of 8%). Chelford's 9% housing growth is well above the **median** growth rate for LSCs (6%).	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms ***(2011 Census)***	Below CEC average. 0.7% of "household" (i.e. non-communal) population live in households with a shortage of one or more bedrooms (versus CEC average of 3.7%); 0.5% of households have a shortage of one or more bedrooms (versus CEC average of 2.0%).	0.1% (of overcrowded population); 0.1% (of overcrowded households)	13,671 (overcrowded population) 3,243 (overcrowded households)
Average household size ***(2011 Census)***	2.18, which is significantly below the CEC average (2.29).	n/a	n/a
Change in average household size in last 10 years ***(2001 & 2011 Census)***	Decrease of 0.29, which means much more change than the CEC average (0.07 decline).	n/a	n/a
Communal establishments			
Total existing number of people living in communal establishments ***(2011 Census)***	Zero, i.e. 0.0% of the settlement's population live in communal establishments (compared to CEC average of 1.4%).	0.0%	5,062
Change in communal establishment population in last 10 years ***(2001 & 2011 Census)***	0.0%, as no-one living in communal establishments in 2001 or 2011. This compares to average 2% decline for CEC.	n/a	n/a
Dwellings			

SETTLEMENT NAME ***CHELFORD***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Total existing dwelling stock ***(2011 Census)***	577 (up 28, or 5%, on 2001 Census figure) Chelford has the lowest dwelling stock figure of all 12 LSCs and is well below the LSC **median** of 1,744.	0.3%	166,236 (up 13,207, or 9%, on 2001 Census figure)
Empty homes Change between 01/01/11 to18/12/14 ***(Cheshire East Council Housing Team database)***	01/01/11 = 9 empty homes 18/12/14 = 4 empty homes Reduction = 55.56% Median = 48.98% reduction	18/12/14 = 0.24%	18/12/14 = 1216
Housing completions (net) 01/04/10 – 31/12/14	2 dwellings.	0.06%	3098
Average (median) house price, Jan-Oct 2014 ***(Land Registry data)***	£385,000*, which is well above CEC average (£181,000). This is well above the **median** for LSCs (£284,900). However this is based on only 20 transactions.	n/a	n/a
Affordability ratio (ratio of median house prices to median income) ***(CACI income data 2014 and Land Registry data)***	8.8, which is above CEC average (5.5). This is well above the LSC median ratio (6.5). However this is based on only 20 transactions.	n/a	n/a
Housing Needs			
Housing tenure ***(2009 Household Survey, SHMA)***	Chelford is located in the Mobberley, Chelford and Alderley Edge housing sub-market area. The results of the 2009 Household Survey indicate that for this sub-area: - 81.2% of homes were owner occupied, 12.6% private rented and 6.2% affordable housing. 4.9% of households were considered to be “in need” (i.e. requiring a subsidy to meet their housing requirements).		
Cheshire East Housing Register (11 December 2014)	13 (0.20% of all settlements) Chelford has a significantly lower figure of applications on the housing register than the **median** figure for LSCs (25).	0.20%	6480
Employment			
Local employment ***(2013 BRES)***	300 Chelford has the lowest local employment of all the LSCs and is well below the LSC **median** of 1,100.	0.2%	177,100
Ratio of workplace-based employment to residence-based employment ***(2011 Census & BRES)***	0.54, which is well below the CEC average of 0.99 and indicates relative shortage of local jobs. This is also below the **median** LSC ratio of 0.72.	n/a	n/a
Working age (16-64)	700. 55.2% of the population are of	0.3%	228,700

SETTLEMENT NAME ***CHELFORD***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
population ***(2013 MYE)***	working age, which is well below the CEC average (61.4%). This is also well below the **median** for the LSCs (58.7%).		
Economically Active population (16-74) ***(2011 Census)***	554. This is also significantly lower than the LSC **median** of 1,918. Economic activity rate (66%) well below CEC average (71%).	0.3%	191,253
Change in working age population in last 10 years ***(2001 & 2011 Census)***	33% decline, which is much steeper than CEC decline (18%). This is also a considerably steeper decline than the LSC **median** (23% decline).	n/a	n/a
Change in economically active population in last 10 years ***(2001 & 2011 Census)***	2% growth, which is well below CEC average (9%). This is also less than the LSC **median** of 4% growth. Notable that economically active population has grown, despite very sharp fall in working age population. This implies a large increase in the settlement's economic activity rate.	n/a	n/a
Movement			
Net commuting ***(2011 Census)***	Net outflow of 200		
Commuting inflows ***(2011 Census)***	Inward commuters most likely to come from the following settlements: Alderley Edge and Chelford (6%), Congleton (6%), Macclesfield (18%), the "Other" (non-settlement) area (5%) and Wilmslow (6%). At Local Authority level, they are most likely to come from Cheshire East (59%), Cheshire West & Chester (5%), Manchester (6%) or Stockport (10%).	n/a	n/a
Commuting outflows ***(2011 Census)***	Outward commuters most likely to travel to the following settlements: Alderley Edge and Chelford (12%), Macclesfield (5%) and Wilmslow (7%). At Local Authority level, they are most likely to travel to Cheshire East (35%), Manchester (13%) or Stockport (7%), work from home (20%) or have no fixed workplace (6%).	n/a	n/a
Migration and house moves ***(2009 Household Survey, SHMA)***	12.2% of moving households in the preceding 5 years came from the same housing sub-area, 21.7% from elsewhere in Cheshire East, 13.6% from Greater Manchester and 5.3% from High Peak/East Midlands. Note: Only percentages over 5% are reported here.	n/a	n/a

PART 1 : KEY ISSUES

Chelford has a population of 1,200, the lowest of all 13 LSCs. Between 2001 and 2011 its population decreased by 4%, in contrast with the CEC average (5%) and the median growth rate across the LSCs (2%). Over the same period, however, there was a 9% growth in the number of households in the area, and a 5% growth in the number of dwellings, indicating a decrease in household size. Overcrowding is below average, and the average household size in Chelford is well below the CEC average.

Chelford has a relatively old population. The proportion of the population aged 65 and over is well above the CEC average, and the proportion aged 85 and over is also significantly higher. By contrast, the proportion of children aged 0-15 is considerably below average.

The average house price, based on a very small number of transactions, is £385,000, considerably above both the CEC average and the LSC median. The affordability ratio is 8.8, above both the CEC average and the LSC median; however this and the average house price are based on only 20 transactions and should therefore be treated with caution. The proportion of homes that are owner occupied is above the CEC average, and there is a considerably lower than average proportion of affordable housing. 4.9% of households are considered to be in need (i.e. requiring a subsidy to meet their housing requirements), but Chelford has a relatively low number of households on the Housing Register, partly reflecting its small number of households relative to other LSCs.

Chelford has the lowest employment total of all the LSCs, again reflecting its relatively small population. Its ratio of workplace-based employment to residence-based employment is well below both the LSC median and the CEC average, indicating a relative shortage of local jobs.

Both the proportion of the population of working age and the proportion of the population that is economically active is well below the average for CEC. Between 2001 and 2011 there was a much steeper than average decrease in the working age population but a slight increase in the economically active population, suggesting an increase in the settlement's economic activity rate.

Given the shortage of local jobs, there is a net outflow of commuters. At local authority level, 35% of outward commuters travel within Cheshire East, with smaller proportions travelling to Manchester and Stockport. Inward commuters are also most likely to travel from within Cheshire East, with a smaller proportion travelling from Stockport, Manchester and Cheshire West & Chester. A large proportion works from home. In terms of migration, around a third of moving households in the 5 years preceding the 2009 Household Survey came from either the same housing sub-area or elsewhere in Cheshire East, with 13.6% moving from Greater Manchester.

Key issues: recent decline in population; relatively old population, low proportion of children potentially indicating shortage of housing and/or employment opportunities for young families; high house prices and high housing affordability ratio; low proportion of affordable housing; jobs shortage and hence net out commuting for employment; and large proportion of home-based workers.

Appendix 25 Settlement Profile: Disley (demographic, housing and employment information)

SETTLEMENT NAME *DISLEY*	FINDING	Settlement Share of Plan Area Total %	Plan Area Total
Population			
Total existing population ***(2013 Mid-Year Population Estimate [MYE])***	4,400 This is above the LSC **median** population figure (3,900).	1.2%	372,700
Change in population in last 10 years ***(2001 & 2011 Census)***	1% decline (in contrast to CEC average of 5% growth) This is significantly different from the LSC **median** of 2% growth.	n/a	n/a
Age structure of population ***(2013 MYE)***	Proportion of population aged 65+ (24.0%) is well above the CEC average (20.9%). 2.7% aged 85+ (CEC average 2.8%), 8.4% aged 75-84 (CEC 6.8%), 5.2% aged 70-74 (CEC 4.7%) and 7.6% aged 65-69 (CEC 6.6%). The proportion aged 0-15 (14.6%) is well below the CEC average (17.7%).	n/a	n/a
Households			
Total existing households ***(2011 Census)***	1,956 This is above the LSC **mean** figure of 1,703.	1.2%	159,441
Change in households in last 10 years ***(2001 & 2011 Census)***	5% growth (below CEC average of 8%). This is slightly below the LSC **median** of 6% growth.	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms ***(2011 Census)***	Below CEC average. 1.9% of "household" (i.e. non-communal) population live in households with a shortage of one or more bedrooms (versus CEC average of 3.7%); 1.0% of households have a shortage of one or more bedrooms (versus CEC average of 2.0%).	0.6% (of overcrowded population); 0.6% (of overcrowded households)	13,671 (overcrowded population) 3,243 (overcrowded households)
Average household size ***(2011 Census)***	2.25, which is similar to the CEC average (2.29).	n/a	n/a
Change in average household size in last 10 years ***(2001 & 2011 Census)***	Decrease of 0.11, compared to CEC average decline of 0.07.	n/a	n/a
Communal establishments			
Total existing number of people living in communal establishments ***(2011 Census)***	50. 1.1% of the settlement's population live in communal establishments (compared to CEC average of 1.4%).	1.0%	5,062
Change in communal establishment population in last 10 years ***(2001 & 2011 Census)***	40% decrease, which is much greater than the average 2% decline for CEC.	n/a	n/a
Dwellings			
Total existing dwelling stock ***(2011 Census)***	2,038 (up 60, or 3%, on 2001 Census figure) Disley is well above the LSC **median** figure of 1,744.	1.2%	166,236 (up 13,207, or 9%, on 2001 Census figure)

SETTLEMENT NAME ***DISLEY***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Empty homes **Change between 01/01/11 to18/12/14** ***(Cheshire East Council Housing Team database)***	01/01/11 = 49 empty homes 18/12/14 = 25 empty homes Reduction = 48.98% LSC **Median**: 48.98% reduction	18/12/14 = 1.47%	18/12/14 = 1216
Housing completions (net) **01/04/10 – 31/12/14**	7 dwellings	0.23%	3098
Average (median) house price, Jan-Oct 2014 **(Land Registry data)**	£165,000*, which is below the CEC average (£181,000). *Based on 58 transactions. This is significantly below the LSC **median** average of £284,900, and the second lowest of the 13 LSCs.	n/a	n/a
Affordability ratio (ratio of median house prices to median income) **(CACI income data 2014 and Land Registry data)**	4.4, which is below the CEC average (5.5). *Based on 58 transactions. Disley's affordability ratio is well below the LSC **median** ratio of 6.5.	n/a	n/a
Housing Needs			
Housing tenure (2009 Household Survey, SHMA)	Disley is located in the Disley housing sub-market area. The results of the 2009 Household Survey indicate that for this sub-area: - 75.1% of homes were owner occupied, 18.4% private rented and 6.5% affordable housing. 8.8% of households were considered to be "in need" (i.e. requiring a subsidy to meet their housing requirements).		
Cheshire East Housing Register (11 December 2014)	45 (0.69% of all settlements) This is above the LSC **median** of 25.	0.69%	6480
Employment			
Local employment ***(2013 BRES)***	1,000 This is slightly below the LSC **median** employment (1,100).	0.6%	177,100
Ratio of workplace-based employment to residence-based employment ***(2011 Census & BRES)***	0.43, which is well below the CEC average of 0.99 and indicates relative shortage of local jobs. This is also well below the LSC **median** ratio (0.72).	n/a	n/a
Working age (16-64) population ***(2013 MYE)***	2,700. 61.5% of the population are of working age, which is very close to the CEC average (61.4%). This is well above the LSC **median** (58.7%).	1.2%	228,700
Economically Active population (16-74)	2,406. This is well above the LSC **median** (1,918). Economic activity rate (72%) close	1.3%	191,253

SETTLEMENT NAME ***DISLEY***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
(2011 Census)	to CEC average (71%).		
Change in working age population in last 10 years ***(2001 & 2011 Census)***	24% decline, which is steeper than the CEC decline (18%). Disley has seen a slightly sharper decline than the LSC **median** (23% decline).	n/a	n/a
Change in economically active population in last 10 years ***(2001 & 2011 Census)***	4% growth, which is well below the CEC average (9%). Disley's economically active population growth figure is in line with the LSC **median** (4% growth). Notable that economically active population has grown, despite the sharp fall in working age population. This implies a large increase in the settlement's economic activity rate.	n/a	n/a
Movement			
Net commuting ***(2011 Census)***	Net outflow of 1,300		
Commuting inflows ***(2011 Census)***	Inward commuters most likely to come from the following settlements: Disley (21%). At Local Authority level, they are most likely to come from Cheshire East (35%), Stockport (28%) or High Peak (25%).	n/a	n/a
Commuting outflows ***(2011 Census)***	Outward commuters most likely to travel to the following settlements: Disley (7%). At Local Authority level, they are most likely to travel to Cheshire East (24%), Manchester (11%), Stockport (22%), High Peak (8%), work from home (15%) or have no fixed workplace (7%).	n/a	n/a
Migration and house moves ***(2009 Household Survey, SHMA)***	26.6% of moving households in the preceding 5 years came from the same housing sub-area, 1.2% from elsewhere in Cheshire East, 34.5% from elsewhere in Cheshire and 8.2% from High Peak/East Midlands. Note: Only percentages over 5% are reported here.	n/a	n/a

PART 1: KEY ISSUES

Disley has a population of 4,400, above the median for the thirteen LSCs. Between 2001 and 2011 its population decreased slightly, in contrast with the CEC average (5% growth) and a median growth rate of 2% across the LSCs. Over the same period, however, there was a 5% growth in the number of households in the area, and a 3% growth in the number of dwellings, indicating a decrease in household size. Overcrowding is below average, and the average household size in Disley is in line with the CEC average.

Disley has a relatively old population. The proportion of the population aged 65 and over is well above the CEC average, and the proportion aged 0-15 is considerably below average.

The average house price, based on a small number of transactions, is £165,000, below the CEC average and considerably lower than the LSC median. The affordability ratio is 4.4, again below both the CEC average and the LSC median, indicating that homes in the settlement are relatively affordable for people on a median income.

The proportion of homes in the Disley housing sub-market area that are owner occupied is in line with the CEC average. There is a considerably higher than average proportion of private rented housing, and a lower than average proportion of affordable housing. A relatively high proportion of households are considered to be in need (i.e. requiring a subsidy to meet their housing requirements), and Disley has a higher number of households

on the Housing Register than the LSC median.
Disley has a slightly lower number of people in local employment than the LSC median, and a ratio of workplace-based employment to residence-based employment that is well below both the LSC median and the CEC average. This indicates a relative shortage of local jobs.
Both the proportion of the population of working age and the proportion of the population that is economically active are in line with the average for CEC. Between 2001 and 2011 there was a slightly steeper than average decrease in the working age population but a slight increase in the economically active population, suggesting an increase in the settlement’s economic activity rate.
Given the shortage of local jobs, there is a significant level of net out commuting. At local authority level, 24% of outward commuters travel within Cheshire East, with 11% travelling to Manchester (approximately 14 miles, and 30 minutes by rail) and 22% to Stockport (7 miles, and 13 minutes). 35% of inward commuters travel from within Cheshire East, with 28% travelling from Stockport and 25% from High Peak. In terms of migration, 27.8% of moving households in the 5 years preceding the 2009 Household Survey came from either the same housing sub-area or elsewhere in Cheshire East, with 34.5% moving from elsewhere in Cheshire.
Key issues: recent decline in population; relatively old population; low proportion of children potentially indicating shortage of housing and/or employment opportunities for young families; low house prices and good affordability for people on median incomes; low proportion of affordable housing; shortage of local jobs and hence net outflow of commuters.

Appendix 26 Settlement Profile: Goostrey (demographic, housing and employment information)

SETTLEMENT NAME ***GOOSTREY***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Population			
Total existing population ***(2013 Mid-Year Population Estimate [MYE])***	3,900 Goostrey is in line with the LSC **median** population (3,900).	1.0%	372,700
Change in population in last 10 years ***(2001 & 2011 Census)***	3% growth (compared to CEC average of 5% growth) This is slightly above the LSC **median** (2% growth).	n/a	n/a
Age structure of population ***(2013 MYE)***	Proportion of population aged 65+ (27.6%) is well above the CEC average (20.9%). 2.7% aged 85+ (CEC average 2.8%), 9.5% aged 75-84 (CEC 6.8%), 6.7% aged 70-74 (CEC 4.7%) and 8.7% aged 65-69 (CEC 6.6%). The proportion aged 0-15 (16.0%) is below the CEC average (17.7%).	n/a	n/a
Households			
Total existing households ***(2011 Census)***	1,594 This is below the LSC **mean** (1,703).	1.0%	159,441
Change in households in last 10 years ***(2001 & 2011 Census)***	4% growth (well below CEC average of 8%). This is also below the LSC **median** (6% growth)	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms ***(2011 Census)***	Below CEC average. 1.9% of "household" (i.e. non-communal) population live in households with a shortage of one or more bedrooms (versus CEC average of 3.7%); 1.0% of households have a shortage of one or more bedrooms (versus CEC average of 2.0%).	0.5% (of overcrowded population); 0.5% (of overcrowded households)	13,671 (overcrowded population) 3,243 (overcrowded households)
Average household size ***(2011 Census)***	2.41, which is well above the CEC average (2.29).	n/a	n/a
Change in average household size in last 10 years ***(2001 & 2011 Census)***	Decrease of 0.04, compared to CEC average decline of 0.07.	n/a	n/a
Communal establishments			
Total existing number of people living in communal establishments ***(2011 Census)***	11. 0.3% of the settlement's population live in communal establishments (compared to CEC average of 1.4%).	0.2%	5,062
Change in communal establishment population in last 10 years ***(2001 & 2011 Census)***	0% change, compared to an average 2% decline for CEC.	n/a	n/a
Dwellings			
Total existing dwelling stock ***(2011 Census)***	1,658 (up 93, or 6%, on 2001 Census figure) This is lower than the LSC **median** (1,744).	1.0%	166,236 (up 13,207, or 9%, on 2001 Census figure)
Empty homes Change between 01/01/11 to18/12/14 ***(Cheshire East Council Housing Team database)***	01/01/11 = 6 empty homes 18/12/14 = 7 empty homes Increase = 16.67% (however this represents a very small increase of 1 dwelling) LSC **median** = 48.98% reduction	18/12/14 = 0.41%	18/12/14 = 1216
Housing completions (net)	4 dwellings	0.13%	3098

SETTLEMENT NAME ***GOOSTREY***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
01/04/10 – 31/12/14			
Average (median) house price, Jan-Oct 2014 ***(Land Registry data)***	£344,925*, which is above the CEC average (£181,000). This is also significantly higher than the LSC **median** average house price (£284,900). *However, this is based on only 44 transactions.	n/a	n/a
Affordability ratio (ratio of median house prices to median income) ***(CACI income data 2014 and Land Registry data)***	7.1, which is well above the CEC average (5.5). *However, this is based on only 44 transactions. This is higher than the LSC **median** (6,5).	n/a	n/a
Housing Needs			
Housing tenure (2009 Household Survey, SHMA)	Goostrey is located in the Holmes Chapel Rural housing sub-market area. The results of the 2009 Household Survey indicate that for this sub-area: - 87.9% of homes were owner occupied, 5.6% private rented and 6.6% affordable housing. 4.3% of households were considered to be “in need” (i.e. requiring a subsidy to meet their housing requirements).		
Cheshire East Housing Register (11 December 2014)	23 This is slightly lower than the LSC **median** (25).	0.35%	6480
Employment			
Local employment ***(2013 BRES)***	1,100 Goostrey’s local employment figure falls in line with the area’s LSC **median** (1,100).	0.6%	177,100
Ratio of workplace-based employment to residence-based employment ***(2011 Census & BRES)***	0.61, which is well below the CEC average of 0.99 and indicates relative shortage of local jobs. This is also below the LSC **median** (0.72).	n/a	n/a
Working age (16-64) population ***(2013 MYE)***	2,200. 56.4% of the population are of working age, which is well below the CEC average (61.4%). This is also below the LSC **median** (58.7)	1.0%	228,700
Economically Active population (16-74) ***(2011 Census)***	1,830. This also below the LSC **median** (1,918). Economic activity rate (66%) well below CEC average (71%).	1.0%	191,253
Change in working age population in last 10 years ***(2001 & 2011 Census)***	27% decline, which is steeper than the CEC decline (18%). This is also a considerably steeper decline than the LSC **median** (23% decline)	n/a	n/a
Change in economically active population in last 10 years ***(2001 & 2011 Census)***	1% decline, which is a significant contrast to the CEC average growth of 9%. This is also a considerable contrast to the LSC **median** (4% growth). Notable that the total economically active population has barely changed, despite the sharp fall in working age population. This implies a large increase in the settlement’s economic activity rate.	n/a	n/a

SETTLEMENT NAME ***GOOSTREY***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Movement			
Net commuting ***(2011 Census)***	Net outflow of 700		
Commuting inflows ***(2011 Census)***	Inward commuters most likely to come from the following settlements: Congleton (17%), Crewe (6%), Goostrey (11%), the "Other" (non-settlement) area (10%) or Sandbach (6%). At Local Authority level, they are most likely to come from Cheshire East (68%), Cheshire West & Chester (8%), Newcastle-under-Lyme (6%) or Staffordshire Moorlands (5%).	n/a	n/a
Commuting outflows ***(2011 Census)***	Outward commuters most likely to travel to the following settlements: Congleton (5%), Goostrey (6%) or the "Other" area (6%). At Local Authority level, they are most likely to travel to Cheshire East (40%), Cheshire West & Chester (5%), Manchester (5%), work from home (25%) or have no fixed workplace (7%).	n/a	n/a
Migration and house moves ***(2009 Household Survey, SHMA)***	16.1% of moving households in the preceding 5 years came from the same housing sub-area, 54.0% from elsewhere in Cheshire East, 8.4% from elsewhere in Cheshire, 8.4% from Greater Manchester. Note: Only percentages over 5% are reported here.	n/a	n/a

PART 1: KEY ISSUES

Goostrey has a population of 3,900, in line with the median for the 13 LSCs. Between 2001 and 2011, the area saw a 3% growth in its population, above the LSC median, as well as a 4% growth in households and a 6% growth in dwelling stock. Overcrowding is below average, but the average household size is above the average across CEC as a whole.

Goostrey has a relatively old population. The proportion of the population aged 65 and over is well above the CEC average, and the proportion aged 0-15 is considerably below average.

The average house price, based on a small number of transactions (44), is £344,925, considerably above both the CEC average and the LSC median. The affordability ratio is 7.1, above both the CEC average and the LSC median; however this is also based on only 44 transactions and should therefore be treated with caution. The proportion of homes that are owner occupied is well above the CEC average, and there is a considerably lower than average proportion of both affordable housing and private rented housing. 4.3% of households are considered to be in need (i.e. requiring a subsidy to meet their housing requirements), and Goostrey has a relatively low number of households on the Housing Register.

The area's local employment total is in line with the LSC median, but the ratio of workplace-based employment to residence-based employment is below both the LSC median and the CEC average. This indicates a relative shortage of local jobs.

Both the proportion of the population of working age and the proportion of the population that is economically active are well below the average for CEC. Between 2001 and 2011 there was a steeper than average decrease in the working age population and a very slight decrease in the economically active population, suggesting an increase in the settlement's economic activity rate.

Given the shortage of local jobs, there is a net outflow of commuters. At local authority level, 40% of outward commuters travel within Cheshire East, with smaller proportions travelling to Manchester (approximately 25 miles away) and Cheshire West and Chester. A large proportion works from home. The majority (68%) of inward commuters travel from within Cheshire East.

In terms of migration, the majority of moving households in the 5 years preceding the 2009 Household Survey came from either the same housing sub-area or elsewhere in Cheshire East, with smaller proportions moving from elsewhere in Cheshire and Greater Manchester.

Key issues: relatively old population; low proportion of children potentially indicating shortage of housing and/or employment opportunities for young families; high house prices and high housing affordability ratio; low proportions of both private and affordable housing; shortage of local jobs and hence net out commuting for employment; and a large proportion of home-based workers.

Appendix 27 Settlement Profile: Haslington (demographic, housing and employment information)

SETTLEMENT NAME *HASLINGTON*	FINDING	Settlement Share of Plan Area Total %	Plan Area Total
Population			
Total existing population ***(2013 Mid-Year Population Estimates [MYE])***	4,800 This is well above the LSC **median** population (3,900).	1.3%	372,700
Change in population in last 10 years ***(2001 & 2011 Census)***	3% decline (in contrast to CEC average of 5% growth). This also contrasts significantly with the LSC **median** (2% growth).	n/a	n/a
Age structure of population ***(2013 MYE)***	Proportion of population aged 65+ (21.3%) is above the CEC average (20.9%). 2.6% aged 85+ (CEC average 2.8%), 6.1% aged 75-84 (CEC 6.8%), 4.9% aged 70-74 (CEC 4.7%) and 7.7% aged 65-69 (CEC 6.6%). The proportion aged 0-15 (16.8%) is below the CEC average (17.7%).	n/a	n/a
Households			
Total existing households ***(2011 Census)***	1,912 This is above the LSC **mean** (1,703).	1.2%	159,441
Change in households in last 10 years ***(2001 & 2011 Census)***	5% growth (well below CEC average of 8%). This is similar to the LSC **median** (6% growth).	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms ***(2011 Census)***	Below CEC average. 1.6% of "household" (i.e. non-communal) population live in households with a shortage of one or more bedrooms (versus CEC average of 3.7%); 0.8% of households have a shortage of one or more bedrooms (versus CEC average of 2.0%).	0.5% (of overcrowded population); 0.5% (of overcrowded households)	13,671 (overcrowded population) 3,243 (overcrowded households)
Average household size ***(2011 Census)***	2.43, which is well above the CEC average (2.29).	n/a	n/a
Change in average household size in last 10 years ***(2001 & 2011 Census)***	Decrease of 0.21, which is much greater than the CEC average decline of 0.07.	n/a	n/a
Communal establishments			
Total existing number of people living in communal establishments ***(2011 Census)***	92. 1.9% of the settlement's population live in communal establishments (compared to CEC average of 1.4%).	1.8%	5,062
Change in communal establishment population in last 10 years ***(2001 & 2011 Census)***	21% increase, in contrast to an average 2% decline for CEC.	n/a	n/a
Dwellings			

SETTLEMENT NAME ***HASLINGTON***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Total existing dwelling stock ***(2011 Census)***	1,971 (up 99, or 5%, on 2001 Census figure) This is somewhat more than the LSC **median** (1,744).	1.2%	166,236 (up 13,207, or 9%, on 2001 Census figure)
Empty homes Change between 01/01/11 to18/12/14 ***(Cheshire East Council Housing Team database)***	01/01/11 = 28 empty homes 18/12/14 = 19 empty homes Reduction = 32.14% LSC **Median** = 48.98% reduction	18/12/14 = 1.12%	18/12/14 = 1216
Housing completions (net) 01/04/10 – 31/12/14	7 dwellings	0.23%	3098
Average (median) house price, Jan-Oct 2014 ***(Land Registry data)***	£165,000*, which is below the CEC average (£181,000). This is also significantly below the LSC **median** average house price of £284,900. Joint second lowest **median** house price of all 13 LSCs. *Based on 55 transactions.	n/a	n/a
Affordability ratio (ratio of median house prices to median income) ***(CACI income data 2014 and Land Registry data)***	5.2, which is below the CEC average (5.5). This is also well below the LSC **median** ratio (6.5). *Based on 55 transactions.	n/a	n/a
Housing Needs			
Housing tenure (2009 Household Survey, SHMA)	Haslington is located in the Haslington and Englesea housing sub-market area. The results of the 2009 Household Survey indicate that for this sub-area: - 85.2% of homes were owner occupied, 11.2% private rented and 3.6% affordable housing. 5.5% of households were considered to be “in need” (i.e. requiring a subsidy to meet their housing requirements).		
Cheshire East Housing Register (11 December 2014)	51 Haslington has significantly more applications on the housing register than the LSC median (25).	0.79%	6480
Employment			
Local employment ***(2013 BRES)***	800 This is well under the LSC **median** (1,100).	0.5%	177,100
Ratio of workplace-based employment to residence-based employment ***(2011 Census & BRES)***	0.34, which is well below the CEC average of 0.99 and indicates relative shortage of local jobs. This is also considerably below the LSC **median** (0.72), and the lowest of all 25 settlement areas.	n/a	n/a
Working age (16-64) population	3,000. 61.9% of the population are of working age, which is close to the CEC average (61.4%)	1.3%	228,700

SETTLEMENT NAME ***HASLINGTON***	FINDING	Settlement Share of Plan Area Total %	Plan Area Total
(2013 MYE)	This is well above the LSC **median** (58.7%).		
Economically Active population (16-74) ***(2011 Census)***	2,508. Haslington has a significantly larger economically active population than the LSC **median** (1,918). Economic activity rate (71%) equals the CEC average (71%).	1.3%	191,253
Change in working age population in last 10 years ***(2001 & 2011 Census)***	21% decline, which is steeper than the CEC decline (18%). This decline is similar to the LSC **median** (23% decline).	n/a	n/a
Change in economically active population in last 10 years ***(2001 & 2011 Census)***	1% decline, in contrast to the CEC average growth of 9%. This decline is also contrasting considerably with the LSC **median** (4% growth). Notable that the total economically active population has barely changed, despite the sharp fall in working age population. This implies a large increase in the settlement's economic activity rate.	n/a	n/a
Movement			
Net commuting ***(2011 Census)***	Net outflow of 1,500		
Commuting inflows ***(2011 Census)***	Inward commuters most likely to come from the following settlements: Alsager (5%), Crewe (24%), Haslington (11%) or the "Other" (non-settlement) area (6%). At Local Authority level, they are most likely to come from Cheshire East (60%), Newcastle-under-Lyme (14%) or Stoke-on-Trent (9%).	n/a	n/a
Commuting outflows ***(2011 Census)***	Outward commuters most likely to travel to the following settlements: Crewe (25%), Haslington (7%), the "Other" (non-settlement) area (6%) or Sandbach (5%). At Local Authority level, they are most likely to travel to Cheshire East (54%), Cheshire West & Chester (5%), work from home (14%) or have no fixed workplace (6%).	n/a	n/a
Migration and house moves ***(2009 Household Survey, SHMA)***	21.7% of moving households in the preceding 5 years came from the same housing sub-area, 42.8% from elsewhere in Cheshire East, 13.7% from Stoke/Newcastle/West Midlands. Note: Only percentages over 5% are reported here.	n/a	n/a

PART 1: KEY ISSUES

Haslington has a population of 4,800, well above the LSC median. Between 2001 and 2011 its population declined, in contrast with the CEC average (5% growth) and the median growth rate across the LSCs (2%). The number of households also increased at a slower rate than across CEC as a whole. Overcrowding is below the CEC average, but average household size is well above average.

The age profile of Haslington is slightly older than average, and there is a lower proportion aged 0-15 than the average across CEC. A higher than average proportion of the population lives in communal establishments, including care homes and boarding schools, and this figure increased markedly between 2001 and 2011.

The average house price is £165,000, considerably below the CEC average, and the joint second lowest among all LSCs. The affordability ratio is 5.2, below both the CEC average and the LSC median, suggesting that homes in Haslington are relatively affordable for people on a median income.

The proportion of homes in the Haslington and Englesea housing sub-market area that are owner occupied is well above the CEC average, and there is a considerably lower than average proportion of affordable housing. 5.5% of households are considered to be in need (i.e. requiring a subsidy to meet their housing requirements), and Haslington has significantly more households on the Housing Register than the LSC median.

The number of people working in Haslington is well below the LSC median, and the ratio of workplace-based employment to residence-based employment is also well below both the LSC median and the CEC average. This indicates a relative shortage of local jobs.

Both the proportion of the population of working age and the proportion of the population that is economically active are close to the average for CEC. Between 2001 and 2011 there was a large and steeper than average decrease in the working age population, but only a very slight decrease in the economically active population, suggesting an increase in the settlement's economic activity rate.

Given the shortage of local jobs, there is a net outflow of commuters. At local authority level, 54% of outward commuters travel within Cheshire East, including 25% who travel to Crewe, approximately 3 miles away. Inward commuters are also most likely to travel from within Cheshire East, with smaller proportions travelling from Newcastle-under-Lyme and Stoke-on-Trent.

In terms of migration, the majority of moving households in the 5 years preceding the 2009 Household Survey came from either the same housing sub-area or elsewhere in Cheshire East, with 13.7% moving from Stoke, Newcastle and the West Midlands.

Key issues: recent decline in population; large household sizes; lower proportion of children; low house prices and good affordability for people on median incomes; lack of affordable housing.

Appendix 28 Settlement Profile: Holmes Chapel (demographic, housing and employment information)

SETTLEMENT NAME ***HOLMES CHAPEL***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Population			
Total existing population ***(2013 Mid-Year Population Estimate [MYE])***	5,600 This is well above the LSC **median** population (3,900).	1.5%	372,700
Change in population in last 10 years ***(2001 & 2011 Census)***	1% decline (in contrast to CEC average of 5% growth). This decline also contrasts with the LSC **median** (1.6% growth).	n/a	n/a
Age structure of population ***(2013 MYE)***	Proportion of population aged 65+ (26.5%) is well above the CEC average (20.9%). 3.9% aged 85+ (CEC average 2.8%), 8.7% aged 75-84 (CEC 6.8%), 5.6% aged 70-74 (CEC 4.7%) and 8.3% aged 65-69 (CEC 6.6%). The proportion aged 0-15 (17.1%) is below the CEC average (17.7%).	n/a	n/a
Households			
Total existing households ***(2011 Census)***	2,419 Holmes Chapel has a significantly higher number of households than the LSC **mean** (1,703).	1.5%	159,441
Change in households in last 10 years ***(2001 & 2011 Census)***	6% growth (below CEC average of 8%). This growth is in line with the LSC **median** (6% growth)	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms ***(2011 Census)***	Below CEC average. 1.3% of "household" (i.e. non-communal) population live in households with a shortage of one or more bedrooms (versus CEC average of 3.7%); 0.7% of households have a shortage of one or more bedrooms (versus CEC average of 2.0%).	0.5% (of overcrowded population); 0.6% (of overcrowded households)	13,671 (overcrowded population) 3,243 (overcrowded households)
Average household size ***(2011 Census)***	2.31, which is close to the CEC average (2.29).	n/a	n/a
Change in average household size in last 10 years ***(2001 & 2011 Census)***	Decrease of 0.15, which is greater than the CEC average decline of 0.07.	n/a	n/a
Communal establishments			
Total existing number of people living in communal establishments ***(2011 Census)***	29. 0.5% of the settlement's population live in communal establishments (compared to CEC average of 1.4%).	0.6%	5,062
Change in communal establishment population in last 10 years ***(2001 & 2011 Census)***	45% increase, in contrast to an average 2% decline for CEC.	n/a	n/a
Dwellings			

SETTLEMENT NAME ***HOLMES CHAPEL***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Total existing dwelling stock ***(2011 Census)***	2,512 (up 163, or 7%, on 2001 Census figure)	1.5%	166,236 (up 13,207, or 9%, on 2001 Census figure)
Empty homes Change between 01/01/11 to18/12/14 ***(Cheshire East Council Housing Team database)***	01/01/11 = 47 empty homes 18/12/14 = 13 empty homes Reduction = 72.34% LSC **median** = 48.98% reduction	18/12/14 = 0.76%	18/12/14 = 1216
Housing completions (net) 01/04/10 – 31/12/14	77 dwellings	2.49%	3098
Average (median) house price, Jan-Oct 2014 ***(Land Registry data)***	£218,000*, which is well above the CEC average (£181,000). This is well below the LSC **median** average house price (£284,900). *Based on 89 transactions.	n/a	n/a
Affordability ratio (ratio of median house prices to median income) ***(CACI income data 2014 and Land Registry data)***	5.0, which is below the CEC average (5.5). This is significantly below the LSC **median** ratio (6.5). *Based on 89 transactions.	n/a	n/a
Housing Needs			
Housing tenure (2009 Household Survey, SHMA)	Holmes Chapel is located in the Holmes Chapel housing sub-market area. The results of the 2009 Household Survey indicate that for this sub-area: - 82.2% of homes were owner occupied, 10.9% private rented and 6.9% affordable housing. 4.0% of households were considered to be “in need” (i.e. requiring a subsidy to meet their housing requirements).		
Cheshire East Housing Register (11 December 2014)	96 Holmes Chapel has significantly more applications on the housing register (96) than the LSC median (25).	1.48%	6480
Employment			
Local employment ***(2013 BRES)***	2,500 Holmes Chapel has a significantly higher local employment figure than the LSC **median** (1,100). It is ranked 3rd highest of the 13 LSCs.	1.4%	177,100
Ratio of workplace-based employment to residence-based employment ***(2011 Census & BRES)***	0.82, which is below the CEC average of 0.99 and indicates relative shortage of local jobs. This is higher than the LSC **median** ratio (0.72).	n/a	n/a
Working age (16-64)	3,200. 56.4% of the population are of	1.4%	228,700

SETTLEMENT NAME ***HOLMES CHAPEL***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
population ***(2013 MYE)***	working age, which is well below the CEC average (61.4%). This is also below the LSC median (58.7%).		
Economically Active population (16-74) ***(2011 Census)***	2,782. This is significantly higher than the LSC **median** figure (1,918). Economic activity rate (69%) is below the CEC average (71%).	1.5%	191,253
Change in working age population in last 10 years ***(2001 & 2011 Census)***	26% decline, which is steeper than the CEC decline (18%). This is also somewhat steeper than the LSC **median** (23% decline).	n/a	n/a
Change in economically active population in last 10 years ***(2001 & 2011 Census)***	2% decline, in contrast to the CEC average growth of 9%. Holmes Chapel's 2% decline also contrasts with the LSC **median** (4% growth). Notable that the total economically active population has barely changed, despite the sharp fall in working age population. This implies a large increase in the settlement's economic activity rate.	n/a	n/a
Movement			
Net commuting ***(2011 Census)***	Net outflow of 500		
Commuting inflows ***(2011 Census)***	Inward commuters most likely to come from the following settlements: Congleton (5%), Goostrey (5%), Holmes Chapel (17%), Middlewich (9%), the "Other" (non-settlement) area (7%) or Sandbach (7%). At Local Authority level, they are most likely to come from Cheshire East (65%) or Cheshire West & Chester (12%).	n/a	n/a
Commuting outflows ***(2011 Census)***	Outward commuters most likely to travel to the following settlements: Crewe (5%), Holmes Chapel (12%) or the "Other" area (7%). At Local Authority level, they are most likely to travel to Cheshire East (46%), Cheshire West & Chester (7%), Manchester (5%), work from home (15%) or have no fixed workplace (7%).	n/a	n/a
Migration and house moves ***(2009 Household Survey, SHMA)***	33.2% of moving households in the preceding 5 years came from the same housing sub-area, 33.2% from elsewhere in Cheshire East. Note: Only percentages over 5% are reported here.	n/a	n/a

PART 1: KEY ISSUES

Holmes Chapel has a population of 5,600, well above the LSC median. Between 2001 and 2011 its population decreased slightly, in contrast with the CEC average (5% growth) and the median growth rate across the LSCs (2%). Over the same period, there was below average growth of 6% in the number of households in the area, and a 7% growth in the number of dwellings, indicating a decrease in household size. Overcrowding is below average, and the average household size in Holmes Chapel is in line with the CEC average.

Holmes Chapel has a higher than average proportion of people aged 65 and over, but the proportion of the population aged 0-15 is only slightly below the CEC average.

The average house price is £218,000, considerably above the CEC average but below the LSC median. The affordability ratio is 5.0, below both the CEC average and the LSC median, indicating that homes in the area are relatively affordable for people on median incomes.

The proportion of homes in the Holmes Chapel housing sub-market area that are owner occupied is above the CEC average, and there is a considerably lower than average proportion of affordable housing. 4.0% of households are considered to be in need (i.e. requiring a subsidy to meet their housing requirements). Holmes Chapel has more households on the Housing Register than the LSC median, but this partly reflects the fact that it is one of the largest LSCs in terms of households.

Holmes Chapel has the third highest local employment total of all the LSCs, and a ratio of workplace-based employment to residence-based employment that is above the LSC median but below the CEC average. This indicates a relative shortage of local jobs.

Both the proportion of the population of working age and the proportion of the population that is economically active are below the average for CEC. Between 2001 and 2011 there was a large and steeper than average decrease in the working age population, but only a slight decrease in the economically active population, suggesting an increase in the settlement's economic activity rate.

Given the shortage of local jobs and the nature of the settlement as an LSC, there is a net outflow of commuters. At local authority level, 46% of outward commuters travel within Cheshire East, with smaller proportions travelling to Cheshire West and Chester, and Manchester. The majority of inward commuters travel from within Cheshire East, with a smaller proportion coming from Cheshire West and Chester.

In terms of migration, the majority of moving households in the 5 years preceding the 2009 Household Survey came from either the same housing sub-area or elsewhere in Cheshire East.

Key issues: recent decline in population; relatively old population; low house prices and good affordability relative to other LSCs; low proportion of affordable housing; relative shortage local jobs and hence net outflow of commuters.

Appendix 29 Settlement Profile: Mobberley (demographic, housing and employment information)

SETTLEMENT NAME ***MOBBERLEY***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Population			
Total existing population ***(2013 Mid-Year Population Estimate [MYE])***	3,000 This is below LSC **median** population (3,900).	0.8%	372,700
Change in population in last 10 years ***(2001 & 2011 Census)***	20% growth (well above CEC average of 5% growth). This is also significantly higher than the LSC **median** (2% growth).	n/a	n/a
Age structure of population ***(2013 MYE)***	Proportion of population aged 65+ (28.6%) is well above CEC average (20.9%). 5.2% aged 85+ (CEC average 2.8%), 9.4% aged 75-84 (CEC 6.8%), 6.2% aged 70-74 (CEC 4.7%) and 7.7% aged 65-69 (CEC 6.6%). The proportion aged 0-15 (15.3%) is well below the CEC average (17.7%).	n/a	n/a
Households			
Total existing households ***(2011 Census)***	1,324 This is below the LSC **mean** (1,703).	0.8%	159,441
Change in households in last 10 years ***(2001 & 2011 Census)***	18% growth (well above CEC average of 8%). This is substantially higher than the LSC **median** (6% growth).	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms ***(2011 Census)***	Below CEC average. 1.8% of "household" (i.e. non-communal) population live in households with a shortage of one or more bedrooms (versus CEC average of 3.7%); 0.8% of households have a shortage of one or more bedrooms (versus CEC average of 2.0%).	0.4% (of overcrowded population); 0.3% (of overcrowded households)	13,671 (overcrowded population) 3,243 (overcrowded households)
Average household size ***(2011 Census)***	2.21, which is below the CEC average (2.29).	n/a	n/a
Change in average household size in last 10 years ***(2001 & 2011 Census)***	Increase of 0.04, in contrast to the CEC average decline of 0.07.	n/a	n/a
Communal establishments			
Total existing number of people living in communal establishments ***(2011 Census)***	125. 4.1% of the settlement's population live in communal establishments (compared to CEC average of 1.4%).	2.5%	5,062
Change in communal establishment population in last 10 years ***(2001 & 2011 Census)***	16% increase, in contrast to the average 2% decline for CEC.	n/a	n/a
Dwellings			

SETTLEMENT NAME ***MOBBERLEY***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Total existing dwelling stock ***(2011 Census)***	1,401 (up 203, or 17%, on 2001 Census figure) This is well below the LSC **median** (1,744).	0.8%	166,236 (up 13,207, or 9%, on 2001 Census figure)
Empty homes Change between 01/01/11 to18/12/14 ***(Cheshire East Council Housing Team database)***	01/01/11 = 43 empty homes 18/12/14 = 21 empty homes Reduction = 51.16% LSC **median** = 48.98% reduction	18/12/14 = 1.23%	18/12/14 = 1216
Housing completions (net) 01/04/10 – 31/12/14	5 dwellings	0.16%	3098
Average (median) house price, Jan-Oct 2014 ***(Land Registry data)***	£257,500*, which is well above the CEC average (£181,000). This is also significantly higher than the LSC **median** house price (£284,900). *Based on 59 transactions.	n/a	n/a
Affordability ratio (ratio of median house prices to median income) ***(CACI income data 2014 and Land Registry data)***	6.8, which is well above the CEC average (5.5). This is slightly higher than the LSC **median** ratio (6.5). *Based on 59 transactions.	n/a	n/a
Housing Needs			
Housing tenure ***(2009 Household Survey, SHMA)***	Mobberley has slightly less applications on the housing register than the LSC **median** (25). The results of the 2009 Household Survey indicate that for this sub-area: - 81.2% of homes were owner occupied, 12.6% private rented and 6.2% affordable housing. 4.9% of households were considered to be “in need” (i.e. requiring a subsidy to meet their housing requirements).		
Cheshire East Housing Register (11 December 2014)	21	0.32%	6480
Employment			
Local employment ***(2013 BRES)***	1,100 Mobberley is equal to the LSC **median** figure (1,100).	0.6%	177,100
Ratio of workplace-based employment to residence-based employment ***(2011 Census & BRES)***	0.72, which is well below the CEC average of 0.99. Mobberly is equal to the LSC **median** ratio (0.72).	n/a	n/a
Working age (16-64) population ***(2013 MYE)***	1,700. 56.1% of the population are of working age, which is well below the CEC average (61.4%). This is also considerably lower than the	0.7%	228,700

SETTLEMENT NAME ***MOBBERLEY***	FINDING	Settlement Share of Plan Area Total %	Plan Area Total
	LSC **median** (58.7%).		
Economically Active population (16-74) ***(2011 Census)***	1,555. This is considerably lower than the LSC **median** (1,918). Economic activity rate (71%) equals the CEC average (71%).	0.8%	191,253
Change in working age population in last 10 years ***(2001 & 2011 Census)***	17% decline, which is similar to the CEC decline (18%). This is well short of the LSC **median** (23% decline).	n/a	n/a
Change in economically active population in last 10 years ***(2001 & 2011 Census)***	34% growth, which is well above the CEC average of 9% growth and the highest rate of growth across all 13 LSCs. This is also significantly higher than the LSC **median** (4% growth). Notable that the total economically active population has grown substantially, despite the sharp fall in working age population. This implies a large increase in the settlement's economic activity rate.	n/a	n/a
Movement			
Net commuting ***(2011 Census)***	Net outflow of 400		
Commuting inflows ***(2011 Census)***	Not calculated, as the commuting data were available only at Middle Layer Super Output Area (MSOA) level and there was no MSOA for which Mobberley (or Mobberley combined with any of the nearby Local Plan settlements) accounted for a majority of the population.	n/a	n/a
Commuting outflows ***(2011 Census)***	Not calculated, for the reason given above.	n/a	n/a
Migration and house moves ***(2009 Household Survey, SHMA)***	12.2% of moving households in the preceding 5 years came from the same housing sub-area, 21.7% from elsewhere in Cheshire East, 33.1% from Greater Manchester. Note: Only percentages over 5% are reported here.	n/a	n/a

PART 1: KEY ISSUES

Mobberley has a population of 3,000, below the median for LSCs. Between 2001 and 2011 however, its population grew by 20%, significantly above the CEC average. The number of households grew nearly as fast (18%), and growth in the number of dwellings (17%) has roughly kept pace. Overcrowding is below average, and the average household size is smaller than the CEC average. A higher than average proportion of the population lives in communal establishments, and there was a significant increase of 16% in the communal establishment population between 2001 and 2011.

The settlement has a relatively old population. The proportion of the population that is aged 65 and over is significantly higher than the CEC average, and the proportion of the population aged 0-15 is well below the CEC average.

The average house price is £257,500, well above the CEC average but below the LSC median of £284,900. This affordability ratio of 6.8 suggests that it would be difficult for a person on a median income to afford a property in Mobberley.

81.2% of homes are owner occupied, above the CEC average. Private rented households are in line with the average, but there is a low proportion of affordable housing. 4.9% of households are considered to be in need (i.e. requiring a subsidy to meet their housing requirements), and Mobberley has very few households on the Housing Register.

The rate of local employment and the ratio of workplace-based employment to residence-based employment is in line with the LSC median. However this ratio is below the CEC average, and indicates a relative shortage of local jobs.

The proportion of the population of working age is well below the average for CEC, however the proportion that is economically active equals the CEC average. Between 2001 and 2011, however, there was a decrease in line with the CEC average in the working age population but the economically active population growth rate was significantly above the CEC average. This suggests a significant increase in the settlement’s economic activity rate.

The shortage of local jobs means there is a net outflow of commuters. Unfortunately there is no data available to indicate the destinations of out commuters from Mobberley, or the origins of inward commuters. In terms of migration, approximately a third of moving households in the 5 years preceding the 2009 Household Survey came from either the same housing sub-area or elsewhere in Cheshire East, and a third from Greater Manchester.

Key issues: a relatively old population (and large communal establishment population, confirmed by the presence of a number of care homes); low proportion of children perhaps indicating a shortage of housing options suitable for young families; high rates of home ownership but high house prices and low affordability for people on median incomes; large recent increase in population and households; popular location for people moving from Greater Manchester.

Appendix 30 Settlement Profile: Prestbury (demographic, housing and employment information)

SETTLEMENT NAME ***PRESTBURY***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Population			
Total existing population ***(2013 Mid Year Population Estimates [MYE])***	3,400 This is below the LSC **median** population (3,900).	0.9%	372,700
Change in population in last 10 years ***(2001 & 2011 Census)***	2% growth, which is below the CEC average of 5% growth. Prestbury's population growth is similar to the LSC **median** (2% growth).	n/a	n/a
Age structure of population ***(2013 MYE)***	Proportion of population aged 65+ (30.0%) is well above CEC average (20.9%). 4.3% aged 85+ (CEC average 2.8%), 10.4% aged 75-84 (CEC 6.8%), 6.6% aged 70-74 (CEC 4.7%) and 8.7% aged 65-69 (CEC 6.6%). The proportion aged 0-15 (16.5%) is below the CEC average (17.7%).	n/a	n/a
Households			
Total existing households ***(2011 Census)***	1,442 This below the LSC **mean** (1,703).	0.9%	159,441
Change in households in last 10 years ***(2001 & 2011 Census)***	5% growth (well below the CEC average of 8%). This is close to the LSC **median** (6% growth).	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms ***(2011 Census)***	Below CEC average. 1.1% of "household" (i.e. non-communal) <u>population</u> live in households with a shortage of one or more bedrooms (versus CEC average of 3.7%); 0.6% of <u>households</u> have a shortage of one or more bedrooms (versus CEC average of 2.0%).	0.3% (of overcrowded <u>population</u>); 0.3% (of overcrowded <u>households</u>)	13,671 (overcrowded <u>population</u>) 3,243 (overcrowded <u>households</u>)
Average household size ***(2011 Census)***	2.34, which is above the CEC average (2.29).	n/a	n/a
Change in average household size in last 10 years ***(2001 & 2011 Census)***	Decline of 0.08, which is similar to the CEC average decline of 0.07.	n/a	n/a
Communal establishments			
Total existing number of people living in communal establishments ***(2011 Census)***	25. 0.7% of the area's population live in communal establishments (compared to CEC average of 1.4%).	0.5%	5,062
Change in communal establishment population in last 10 years ***(2001 & 2011 Census)***	17% decrease, which is much greater than the average 2% decline for CEC.	n/a	n/a

SETTLEMENT NAME ***PRESTBURY***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Dwellings			
Total existing dwelling stock ***(2011 Census)***	1,577 (up 104, or 7%, on 2001 Census figure) This is below the LSC **median** (1,744).	0.9%	166,236 (up 13,207, or 9%, on 2001 Census figure)
Empty homes Change between 01/01/11 to18/12/14 ***(Cheshire East Council Housing Team database)***	01/01/11 = 43 empty homes 18/12/14 = 31 empty homes Reduction = 27.91% LSC **median**: 48.98% reduction	18/12/14 = 1.82%	18/12/14 = 1216
Housing completions (net) 01/04/10 – 31/12/14	6 dwellings	0.19%	3098
Average (median) house price, Jan-Oct 2014 ***(Land Registry data)***	£532,000, which is well above the CEC average (£181,000). This is significantly higher than the LSC median house price (£284,900). However this is based on only 46 transactions.	n/a	n/a
Affordability ratio (ratio of median house prices to median income) ***(CACI income data 2014 and Land Registry data)***	9.4, which is well above the CEC average (5.5). This is significantly higher than the LSC median ratio (6.5). However this is based on only 46 transactions.	n/a	n/a
Housing Needs			
Housing tenure (2009 Household Survey, SHMA)	Prestbury is in the Prestbury housing sub-market area. The results of the 2009 Household Survey indicate that for this sub-area: - 80.6% of homes were owner occupied, 11.7% private rented and 7.7% affordable housing. 3.1% of households were considered to be “in need” (i.e. requiring a subsidy to meet their housing requirements).		
Cheshire East Housing Register (11 December 2014)	11 Prestbury has significantly less applications (11) on the housing register than the LSC **median** (25).	0.17%	6480
Employment			
Local employment ***(2013 BRES)***	1,500 This is above the LSC **median** (1,100).	0.8%	177,100
Ratio of workplace-based employment to residence-based employment ***(2011 Census & BRES)***	1.05, which is above the CEC average of 0.99 and indicates a relative abundance of local jobs. This is significantly higher than the LSC **median** ratio (0.72).	n/a	n/a
Working age (16-64) population	1,800. 53.6% of the population are of working age, which is well below the	0.8%	228,700

SETTLEMENT NAME ***PRESTBURY***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
(2013 MYE)	CEC average (61.4%). This is also significantly lower than the LSC **median** (58.7%).		
Economically Active population (16-74) ***(2011 Census)***	1,471. This is also well below the LSC **median** (1,918). Economic activity rate (63%) is well below the CEC average (71%).	0.8%	191,253
Change in working age population in last 10 years ***(2001 & 2011 Census)***	33% decline, which is much greater than the CEC decline (18%). This is also a much steeper decline in working age population than the LSC **median** (23% decline).	n/a	n/a
Change in economically active population in last 10 years ***(2001 & 2011 Census)***	1% increase, which is well below the CEC average of 9%. This is also below the LSC **median** average (4% growth). Notable that the total economically active population has risen slightly, despite the sharp fall in working age population. This implies a large increase in the settlement's economic activity rate.	n/a	n/a
Movement			
Net commuting ***(2011 Census)***	Net inflow of 100.		
Commuting inflows ***(2011 Census)***	Inward commuters most likely to come from the following settlements: Macclesfield (21%) or Poynton (7%). At Local Authority level, they are most likely to come from Cheshire East (50%), Manchester (5%) or Stockport (26%).	n/a	n/a
Commuting outflows ***(2011 Census)***	Outward commuters most likely to travel to the following settlements: Macclesfield (12%) or Prestbury (5%). At Local Authority level, they are most likely to travel to Cheshire East (33%), Manchester (11%), Stockport (8%), work from home (25%) or have no fixed workplace (7%).	n/a	n/a
Migration and house moves ***(2009 Household Survey, SHMA)***	37.5% of moving households in the preceding 5 years came from the same housing sub-area, 32.3% from elsewhere in Cheshire East and 19.0% from Greater Manchester. Note: Only percentages over 5% are reported here.	n/a	n/a

PART 1 : KEY ISSUES

Prestbury has a population of 3,400, below the LSC median population. Between 2001 and 2011, the area experienced a small increase in its population of 2%, below the average growth across CEC, but in line with the median growth across all LSCs. Overcrowding is below average, but the average household size is higher than the CEC average. A smaller than average proportion of the population lives in communal establishments.

The area has a relatively old population. The proportion of the population that is aged 65 and over is 30.0%, nearly 10% higher than the Cheshire East average, and the proportion of the population aged 0-15 is considerably below average.

The average house price, based on a small number of transactions (46), is £532,000, significantly above both the CEC average and the LSC median of £284,900. This is reflected in the affordability ratio of 9.4 (well above the CEC average and the LSC median), which suggests that it would be extremely difficult for a person on a median income to afford a property in Prestbury. 80.6% of homes are owner occupied, above the CEC average, and there are low rates of both private and affordable housing. There is a relatively low level of households considered to be in need (i.e. requiring a subsidy to meet their housing requirements), and Prestbury has very few households on the Housing Register.

The number of people working in the settlement is higher than the LSC median, and the ratio of workplace-based employment to residence-based employment is 1.05. This ratio is above both the CEC average and LSC median, and indicates a relative abundance of local jobs.

Both the proportion of the population of working age and the proportion of the population that is economically active are well below the average for CEC. Between 2001 and 2011, however, there was an above average decrease in the working age population and a slight increase in the economically active population, suggesting an increase in the settlement's economic activity rate.

The availability of local jobs is reflected in a significant level of net in commuting. Inward commuters are most likely to travel from Macclesfield, approximately 4 miles away. Out commuters are also most likely to travel to Macclesfield, although some travel further afield to Manchester (11%) and Stockport (8%). Prestbury has a railway station which provides direct rail links to both Manchester and Stockport.

In terms of migration, the majority of moving households in the 5 years preceding the 2009 Household Survey came from either the same housing sub-area or elsewhere in Cheshire East, although 19.0% came from Greater Manchester.

Key issues: relatively old population; low proportion of children perhaps indicating a shortage of housing options suitable for young families; high rates of home ownership but high house prices and low affordability for people on median incomes; relative abundance of jobs and therefore net inward commuting.

Appendix 31 Settlement Profile: Shavington (demographic, housing and employment information)

SETTLEMENT NAME ***SHAVINGTON***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Population			
Total existing population ***(2013 Mid-Year Population Estimate [MYE])***	3,800 This is close to the LSC **median** population (3,900).	1.0%	372,700
Change in population in last 10 years ***(2001 & 2011 Census)***	6% decline, in contrast the CEC average of 5% growth. This also contrasts significantly with the LSC **median** (2% growth).	n/a	n/a
Age structure of population ***(2013 MYE)***	Proportion of population aged 65+ (27.4%) is well above CEC average (20.9%). 3.7% aged 85+ (CEC average 2.8%), 8.7% aged 75-84 (CEC 6.8%), 5.7% aged 70-74 (CEC 4.7%) and 9.4% aged 65-69 (CEC 6.6%). The proportion aged 0-15 (13.2%) is well below the CEC average (17.7%).	n/a	n/a
Households			
Total existing households ***(2011 Census)***	1,757 This is close to the LSC **mean** (1,703).	1.1%	159,441
Change in households in last 10 years ***(2001 & 2011 Census)***	2% growth (well below the CEC average of 8%). This is also well below the LSC median (6% growth).	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms ***(2011 Census)***	Below CEC average. 3.1% of "household" (i.e. non-communal) population live in households with a shortage of one or more bedrooms (versus CEC average of 3.7%); 1.7% of households have a shortage of one or more bedrooms (versus CEC average of 2.0%).	0.9% (of overcrowded population); 0.9% (of overcrowded households)	13,671 (overcrowded population) 3,243 (overcrowded households)
Average household size ***(2011 Census)***	2.18, which is well below the CEC average (2.29).	n/a	n/a
Change in average household size in last 10 years ***(2001 & 2011 Census)***	Decline of 0.16, which is greater than the CEC average decline of 0.07.	n/a	n/a
Communal establishments			
Total existing number of people living in communal establishments ***(2011 Census)***	Zero, i.e. 0.0% of the area's population live in communal establishments (compared to CEC average of 1.4%).	0.0%	5,062
Change in communal establishment population in last 10 years ***(2001 & 2011 Census)***	100% decline (as 2001 Census figure was non-zero but small). This compares to the average 2% decline for CEC.	n/a	n/a
Dwellings			

SETTLEMENT NAME ***SHAVINGTON***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Total existing dwelling stock ***(2011 Census)***	1,795 (up 46, or 3%, on 2001 Census figure) This is close to the LSC **median** (1,744).	1.1%	166,236 (up 13,207, or 9%, on 2001 Census figure)
Empty homes Change between 01/01/11 to18/12/14 ***(Cheshire East Council Housing Team database)***	01/01/11 = 17 empty homes 18/12/14 = 12 empty homes Reduction = 29.40% LSC **median** = 48.98% reduction	18/12/14 = 0.71%	18/12/14 = 1216
Housing completions (net) 01/04/10 – 31/12/14	20 dwellings	0.65%	3098
Average (median) house price, Jan-Oct 2014 ***(Land Registry data)***	£160,000*, which is below the CEC average (£181,000). This is significantly less than the LSC **median** house price (£284,900). *Based on only 47 transactions.	n/a	n/a
Affordability ratio (ratio of median house prices to median income) ***(CACI income data 2014 and Land Registry data)***	5.8, which is above the CEC average (5.5). This is significantly less than the LSC **median** ratio (6.5). *Based on only 47 transactions.	n/a	n/a
Housing Needs			
Housing tenure ***(2009 Household Survey, SHMA)***	Shavington is located in the Wybunbury and Shavington housing sub-market area. The results of the 2009 Household Survey indicate that for this sub-area: - 92.6% of homes were owner occupied, 4.9% private rented and 2.4% affordable housing. 2.8% of households were considered to be "in need" (i.e. requiring a subsidy to meet their housing requirements).		
Cheshire East Housing Register (11 December 2014)	46 Shavington has significantly more housing applications (46) on the register than the LSC **median** (25).	0.71%	6480
Employment			
Local employment ***(2013 BRES)***	800 This is below the LSC **median** (1,100).	0.5%	177,100
Ratio of workplace-based employment to residence-based employment ***(2011 Census & BRES)***	0.39, which is well below the CEC average of 0.99 and the second lowest of any of the 25 settlement areas. This is also significantly below the LSC **median** (0.72) and indicates a relative shortage of local jobs.	n/a	n/a
Working age (16-64) population ***(2013 MYE)***	2,300. 59.4% of the population are of working age, which is below the CEC average (61.4%). This is close to the LSC **median** (58.7%)	1.0%	228,700

SETTLEMENT NAME ***SHAVINGTON***	FINDING	Settlement Share of Plan Area Total %	Plan Area Total
Economically Active population (16-74) ***(2011 Census)***	1,947. This is close to the LSC **median** (1,918). Economic activity rate (68%) is well below the CEC average (71%).	1.0%	191,253
Change in working age population in last 10 years ***(2001 & 2011 Census)***	29% decline, which is much greater than the CEC decline (18%). This is also a sharper decline than the LSC **median** (23% decline).	n/a	n/a
Change in economically active population in last 10 years ***(2001 & 2011 Census)***	4% decrease, in contrast to the CEC average of 9% growth. This is of significant contrast to the LSC **median** (4% growth). Notable that the total economically active population has fallen only slightly, despite the very sharp fall in working age population. This implies a large increase in the settlement's economic activity rate.	n/a	n/a
Movement			
Net commuting ***(2011 Census)***	Net outflow of 1,100.		
Commuting inflows ***(2011 Census)***	Inward commuters most likely to come from the following settlements: Crewe (41%), Nantwich (5%), the "Other" (non-settlement) area (9%) or Shavington (18%). At Local Authority level, they are most likely to come from Cheshire East (85%).	n/a	n/a
Commuting outflows ***(2011 Census)***	Outward commuters most likely to travel to the following settlements: Crewe (31%), Nantwich (9%), the "Other" (non-settlement) area (8%) or Shavington (5%). At Local Authority level, they are most likely to travel to Cheshire East (61%), Cheshire West & Chester (6%), work from home (10%) or have no fixed workplace (7%).	n/a	n/a
Migration and house moves ***(2009 Household Survey, SHMA)***	19.2% of moving households in the preceding 5 years came from the same housing sub-area, 37.9% from elsewhere in Cheshire East, 5.6% elsewhere in Cheshire, 13.5% from Stoke/Newcastle/West Midlands. Note: Only percentages over 5% are reported here.	n/a	n/a

PART 1: KEY ISSUES

Shavington has a population of 3,800, close to the LSC median population. Between 2001 and 2011, the area experienced a decrease in its population of 6%, in contrast to an average growth of 5% across CEC and a median growth rate of 3% across all LSCs. However, there has been only a 2% (below-average) increase in the number of households over this period, suggesting a decrease in household size. Overcrowding is below average, and the average household size is smaller than the CEC average. None of the area's population lives in communal establishments.

The area has a relatively old population. The proportion of the population that is aged 65 and over is considerably above the Cheshire East average, and the proportion of the population aged 0-15 is considerably below average.

The average house price is £160,000, below the CEC average and significantly below the LSC median of £284,900. This is reflected in the affordability ratio, which is above the CEC average but below the LSC median.

92.6% of homes are owner occupied, significantly above average, and there are very low rates of both private and affordable housing. There is a relatively low level of households considered to be in need (i.e. requiring a subsidy to meet their housing requirements). Shavington has more households on the Housing Register than the LSC median, but its share of the CEC Housing Register (0.7%) is low in comparison to its share of CEC households (1.1%).

The number of people working in the settlement is lower than the LSC median, and the ratio of workplace-based employment to residence-based employment is significantly below the CEC average and the LSC median, indicating a relative shortage of local jobs.

Both the proportion of the population of working age and the proportion of the population that is economically active are lower than the average for CEC. There has been an above average decrease (of 29%) in the working age population and a decrease of 4% in the economically active population. However it is notable that the economically active population has fallen only slightly, despite the sharp fall in working age population, suggesting an increase in the settlement's economic activity rate.

Given the shortage of local jobs, there is a significant level of net out commuting. Outward commuters are most likely to travel to Crewe and Nantwich, both of which are within 5 miles. Inward commuters are also most likely to travel from these two settlements. In terms of migration, the majority of moving households in the 5 years preceding the 2009 Household Survey came from either the same housing sub-area or elsewhere in Cheshire East, although 13.5% came from Stoke, Newcastle or the West Midlands.

Key issues: relatively old and declining population; low proportion of children perhaps indicating a shortage of housing options and/or employment opportunities suitable for young families; high rate of home ownership; relative shortage of jobs and hence net outflow of commuters.

Appendix 32 Settlement Profile: Wrenbury (demographic, housing and employment information)

SETTLEMENT NAME ***WRENBURY***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Population			
Total existing population ***(2013 Mid-Year Population Estimate [MYE])***	2,000 This is well below LSC **median** population (3,900).	0.5%	372,700
Change in population in last 10 years ***(2001 & 2011 Census)***	11% growth, which is well above the CEC average (5%). This growth rate is significantly higher than the LSC **median** (2% growth).	n/a	n/a
Age structure of population ***(2013 MYE)***	Proportion of population aged 65+ (23.0%) is above the CEC average (20.9%). 2.4% aged 85+ (CEC average 2.8%), 7.7% aged 75-84 (CEC 6.8%), 5.1% aged 70-74 (CEC 4.7%) and 7.8% aged 65-69 (CEC 6.6%). The proportion aged 0-15 (15.3%) is well below the CEC average (17.7%).	n/a	n/a
Households			
Total existing households ***(2011 Census)***	810 This is well below the LSC **mean** (1,703).	0.5%	159,441
Change in households in last 10 years ***(2001 & 2011 Census)***	13% growth (well above the CEC average of 8%). This is well above the LSC **median** (6% growth).	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms ***(2011 Census)***	Below CEC average. 2.1% of "household" (i.e. non-communal) population live in households with a shortage of one or more bedrooms (versus CEC average of 3.7%); 1.4% of households have a shortage of one or more bedrooms (versus CEC average of 2.0%).	0.3% (of overcrowded population); 0.3% (of overcrowded households)	13,671 (overcrowded population) 3,243 (overcrowded households)
Average household size ***(2011 Census)***	2.42, which is well above the CEC average (2.29).	n/a	n/a
Change in average household size in last 10 years ***(2001 & 2011 Census)***	0.04 decline, which is less than the CEC average decline of 0.07.	n/a	n/a
Communal establishments			
Total existing number of people living in communal establishments ***(2011 Census)***	17. 0.9% of the area's population live in communal establishments (compared to CEC average of 1.4%).	0.3%	5,062
Change in communal establishment population in last 10 years ***(2001 & 2011 Census)***	11% decline, compared to an average 2% decline for CEC.	n/a	n/a
Dwellings			

SETTLEMENT NAME ***WRENBURY***	FINDING	Settlement Share of Plan Area Total %	Plan Area Total
Total existing dwelling stock ***(2011 Census)***	856 (up 94, or 12%, on 2001 Census figure) This is significantly lower than the LSC **median** (1,744).	0.5%	166,236 (up 13,207, or 9%, on 2001 Census figure)
Empty homes Change between 01/01/11 to18/12/14 ***(Cheshire East Council Housing Team database)***	01/01/11 = 16 empty homes 18/12/14 = 4 empty homes Reduction = 75% LSC **median** = 48.98% reduction	18/12/14 = 0.24%	18/12/14 = 1216
Housing completions (net) 01/04/10 – 31/12/14	14 dwellings	0.45%	3098
Average (median) house price, Jan-Oct 2014 ***(Land Registry data)***	£352,000*, which is well above the CEC average (£181,000). (This is significantly higher than the LSC **median** house price of £284,900). *Based on only 11 transactions, however.	n/a	n/a
Affordability ratio (ratio of median house prices to median income) ***(CACI income data 2014 and Land Registry data)***	10.8, which is well above the CEC average (5.5). (This is also well above the LSC **median** average of 6.5) *Based on only 11 transactions, however.	n/a	n/a
Housing Needs			
Housing tenure ***(2009 Household Survey, SHMA)***	Wrenbury falls within the Wrenbury sub-market area. The results of the 2009 Household Survey indicate that for this sub-area: - 75.8% of homes were owner occupied, 9.4% private rented and 14.8% affordable housing. 8.6% of households were considered to be “in need” (i.e. requiring a subsidy to meet their housing requirements).		
Cheshire East Housing Register (11 December 2014)	Wrenbury has slightly less applications (22) on the housing register than the LSC **median** (25).	0.34%	6480
Employment			
Local employment ***(2013 BRES)***	500 This is well below the LSC **median** (1,100).	0.3%	177,100
Ratio of workplace-based employment to residence-based employment ***(2011 Census & BRES)***	0.49, which is well below the CEC average of 0.99 and indicates a relative shortage of local jobs. This is also well below the LSC **median** ratio (0.72)	n/a	n/a
Working age (16-64) population ***(2013 MYE)***	1,200. 61.7% of the population are of working age, which is close to the CEC average (61.4%). This is higher than the LSC **median** (58.7%).	0.5%	228,700

SETTLEMENT NAME ***WRENBURY***	**FINDING**	**Settlement Share of Plan Area Total %**	**Plan Area Total**
Economically Active population (16-74) ***(2011 Census)***	1,035. This is significantly lower than the LSC **median** (1,918). Economic activity rate (70%) is close to the CEC average (71%).	0.5%	191,253
Change in working age population in last 10 years ***(2001 & 2011 Census)***	16% decline, which is similar to the CEC decline (18%). This is significantly lower than the LSC **median** (23% decline).	n/a	n/a
Change in economically active population in last 10 years ***(2001 & 2011 Census)***	11% increase, which is above the CEC average of 9% growth. This is significantly higher than the LSC **median** (4% increase). Notable that the total economically active population has grown, despite the sharp fall in working age population. This implies a large increase in the settlement's economic activity rate.	n/a	n/a
Movement			
Net commuting ***(2011 Census)***	Net outflow of 500.		
Commuting inflows ***(2011 Census)***	Inward commuters most likely to come from the following settlements: Audlem, Bunbury and Wrenbury (17%), Crewe (23%), Nantwich (7%) and the "Other" (non-settlement) area (5%). At Local Authority level, they are most likely to come from Cheshire East (59%), Cheshire West & Chester (17%) and Shropshire (8%).	n/a	n/a
Commuting outflows ***(2011 Census)***	Outward commuters most likely to travel to the following settlements: Audlem, Bunbury and Wrenbury (11%), Crewe (10%), Nantwich (5%) and the "Other" area (6%). At Local Authority level, they are most likely to travel to Cheshire East (36%), Cheshire West & Chester (11%), work from home (24%) or have no fixed workplace (8%).	n/a	n/a
Migration and house moves ***(2009 Household Survey, SHMA)***	10.2% of moving households in the preceding 5 years came from the same housing sub-area, 53.5% from elsewhere in Cheshire East, 11.7% from elsewhere in Cheshire and 5.8% from Greater Manchester Note: Only percentages over 5% are reported here.	n/a	n/a

PART 1: KEY ISSUES

Although much smaller in size than the average LSC, Wrenbury has experienced significant growth in both population and households between the two Censuses, at rates much higher than the LSC median or Cheshire East as a whole. Dwellings growth has broadly matched population and household growth.
The settlement has a greater proportion of the population aged 65+ than the CEC average (23.0% compared to 20.9%). The proportion of the population aged under 16 is considerably lower than the average across CEC.
The settlement has lower levels of overcrowding and lower percentages of the population living in communal establishments than the CEC average, however the average household size is larger than the CEC average and the drop in average household size has been less than the CEC average decline.
The number of empty homes has reduced by 75% in the last four years.
The average house price is significantly higher than both the Cheshire East average and the average of all the LSCs, and this is reflected in the high affordability ratio, which is nearly double that of the CEC average, suggesting that it is very difficult for the person on a median income to afford a home in Wrenbury. However, these figures are based on only 11 transactions, so they should be treated with considerable caution. The Housing Register data suggests a similar number of applications have been made to live in affordable housing in Wrenbury as the LSC median figure.
The number of people who work in the settlement is less than half the LSC median figure, and the ratio of workplace based employment to residence based employment indicates a relative shortage of local jobs.
The percentage of the population that is of working age is similar to the CEC average, but higher than the LSC median, whilst the economic activity rate is close to that of the CEC average.
The total economically active population has grown, despite the sharp fall in working age population, which implies a large increase in the settlement's economic activity rate. Given the shortage of local jobs, there is a significant level of net out commuting. 36% of out commuters travel within Cheshire East (including 10% who commute to Crewe) for work and 11% travel to Cheshire West & Chester, with smaller proportions travelling elsewhere. Inward commuters are most likely to travel from within Cheshire East (59%, including 23% who commute from Crewe), from Cheshire West & Chester (17%) or Shropshire (8%). There is a large proportion of people who work from home.
In terms of migration, 63.7% of moving households in the five years preceding the 2009 Household Survey came from either the same housing sub-area or elsewhere in Cheshire East, with others moving from elsewhere in Cheshire and Manchester.
Key issues: significant increase in population and household growth; low proportion of children; relative shortage of local jobs and hence net out commuting for employment; poor affordability of housing.

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