

Cheshire East Local Plan

Site Allocations and Development Policies Document

Local Service Centres Spatial Distribution Disaggregation Report

[FD 05]

August 2018

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1. Executive Summary

Introduction

- 1.1 This Report sets out the methodology and factors used to determine the disaggregation of development requirements to each of the Local Service Centres (“LSCs”).
- 1.2 The development requirements for the LSCs, as a whole, were settled in the Local Plan Strategy (“LPS”). LPS Policy PG 7 “Spatial Distribution of Development” expects LSCs to accommodate in the order of 7ha of employment land and 3,500 new homes. These figures are to be disaggregated in the Site Allocations and Development Policies Document (“SADPD”) and/or Neighbourhood Plans (“NDPs”) (¶8.77 of the LPS).
- 1.3 The total amount of safeguarded land (200ha) to be provided for in the Local Plan was also determined through the LPS and there is a need to disaggregate the remaining 13.60ha of safeguarded land amongst the LSCs.
- 1.4 Documents referred to with the ‘FD’ prefix are available to view in the First Draft SADPD consultation library.

Methodology

- 1.5 Several factors are considered to influence the disaggregation of the spatial distribution around the LSCs. These include: policy constraints; known development opportunities; infrastructure capacity; physical constraints; deliverability and viability; relationship with the achievement of the LPS’s vision and strategic priorities; and responses to the SADPD Issues Paper consultation. The findings of the Sustainability Appraisal (“SA”) have also informed the approach.
- 1.6 The methodology has been split into stages and seeks to clearly set out the process taken to determine the disaggregation of development around the LSCs.
- 1.7 The stages are:
 - Stage 1 – Data gathering
 - Stage 2 – Consideration of appropriate supply of sites
 - Stage 3 – Alternative option development
 - Stage 4 – SA of reasonable alternative options
 - Stage 5 – Determination of the most appropriate option
 - Stage 6 – Consideration of safeguarded land
 - Stage 7 – Final report

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Options

- 1.8 Seven options were identified to help explore the different ways that additional housing and employment land could be distributed around the LSCs. These are:
- Option 1 – Population led
 - Option 2 – Household led
 - Option 3 – Services and facilities led
 - Option 4 – Constraints led
 - Option 5 – Green Belt led
 - Option 6 – Opportunity led
 - Option 7 – Hybrid approach
- 1.9 Options 1 and 2 were provided as comparator options to provide a basis from which to compare options 3 to 7 against. Options 3 to 7 had different focuses of approach (be it services and facilities led, constraints led, Green Belt led, or opportunity led). The options were analysed and subject to SA.

Preferred Option

- 1.10 The preferred option is option 7- hybrid approach. This takes account of all of the factors relevant in identifying an appropriate spatial distribution and is best placed to achieve sustainable development. It seeks to make the best use of those LSCs with existing services and facilities, taking account of constraints that the settlements face and the potential supply of sites.
- 1.11 The amount of development that each LSC is expected to deliver under option 7 is shown in Table 1, below.

LSC	Dwellings	Employment land (ha)
Alderley Edge	250	0.13
Audlem	255	0.00
Bollington	400	0.01
Bunbury	110	0.00
Chelford	235	0.00
Disley	255	0.35
Goostrey	16	0.00
Haslington	490	0.08
Holmes Chapel	870	5.43
Mobberley	10	0.00
Prestbury	130	0.01
Shavington	335	0.90
Wrenbury	145	0.09

Table 1: LSC Option 7 dwellings and employment land

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Safeguarded land

- 1.12 The preferred option for spatial distribution in this report focuses on this Plan period. It is difficult to predict, with any degree of certainty, a precise breakdown of where future development beyond 2030 should be located. Consistent with the approach in the LPS, the proposed spatial distribution of development in this Plan period is used as the basis for distributing safeguarded land, by LSC.
- 1.13 The amount of safeguarded land that each LSC is expected to deliver under option 7 is shown in Table 2, below.

LSC	Safeguarded land (ha)
Alderley Edge	2.69
Audlem	0.00
Bollington	0.00
Bunbury	0.00
Chelford	6.71
Disley	2.82
Goostrey	0.00
Haslington	0.00
Holmes Chapel	0.00
Mobberley	0.00
Prestbury	1.38
Shavington	0.00
Wrenbury	0.00

Table 2: LSC Option 7 safeguarded land

2. Introduction and Scope

- 2.1 This Report sets out the methodology and factors used to determine the spatial distribution of development requirements to individual LSCs.
- 2.2 The development requirements for the LSCs, as a whole, were settled in the LPS. LPS Policy PG 7 “Spatial Distribution of Development” expects LSCs to accommodate in the order of 7ha of employment land and 3,500 new homes. These figures are to be disaggregated in the SADPD and/or NDPs (¶8.77 of the LPS). As at 31.03.17 there were 515 dwellings and 2.04ha of employment land still to be provided for in these areas, after taking into account completions, take-up, employment supply losses and commitments from 1st April 2010, the start of the plan period.
- 2.3 Several factors are considered to influence the disaggregation of the spatial distribution around the LSCs. These include: policy constraints; known development opportunities; infrastructure capacity; physical constraints; deliverability and viability; relationship with achievement of LPS vision and strategic priorities; and responses to the SADPD Issues Paper consultation. The findings of the SA have also informed the approach. Each of the factors is considered in more detail in the relevant Chapters of this Report.
- 2.4 The assessments made to determine the disaggregation of the spatial distribution have involved planning judgement. All key factors have been properly taken into account in determining the figures. It is intended that these assessments will be revisited in the light of updated supply figures to 31st March 2018.
- 2.5 Green Belt boundaries are intended to endure over the longer-term and consequently, the LPS identifies areas of safeguarded land (land between the urban area and the Green Belt) that may be required to meet future development requirements, beyond the Plan period. It is established through the LPS that 200 ha of safeguarded land will enable the Green Belt boundary to retain a sufficient degree of permanence (LPS ¶8.57). LPS Policy PG 4 “Safeguarded Land” identifies 186.4ha of safeguarded land, which leaves 13.6ha still to be provided for through the SADPD at LSCs. Criterion 6 of LPS PG 4 states that *“it may also be necessary to identify additional non-strategic areas of land to be safeguarded in the Site Allocations and Development Policies Document”*.
- 2.6 In addition to the requirements for new homes and employment land, this report also addresses the disaggregation of this remaining 13.6ha of safeguarded land.

3. Methodology

- 3.1 This Chapter sets out the methodology (Table 3), explaining the process taken to determine the disaggregation of the of development requirements to individual LSCs.

Stage		Explanation
1	Data gathering	This stage determined the current profile and circumstances of the LSCs, highlighting key issues. It involved mainly desk-based work, incorporating a review of the LSC settlement profiles, services/facilities provision, an update of the housing and employment completions, take-up, employment supply losses and commitment figures as at 31/03/17, a review of policy constraints, and considerations of the key outcomes from the SADPD Issues Paper consultation.
2	Consideration of appropriate supply of sites	This stage considered the 'Assessment of the Urban Potential of the Principal Towns, Key Service Centres and LSCs and Possible Development Sites Adjacent to Those Settlements for the LSCs', sites submitted in the LPS Proposed Changes Version that were not considered large enough to be a strategic site (as detailed in the Final Site Selection Reports), and any new sites submitted through the Council's call for sites exercise that are considered to be reasonable alternatives. This was to give an indication of developable land supply.
3	Alternative option development	This stage developed options to respond to the key issues identified in the data gathering stage, providing housing and employment figures for each LSC under each option. Consideration was given to the supply of sites identified in Stage 2 to determine if the option was reasonable.
4	SA of reasonable alternative options	The reasonable alternative options were subject to SA at this stage.
5	Determination of the most appropriate option	This stage determined the option that the Council considered best achieves the vision and strategic priorities of the LPS, taking into account the findings of the SA.
6	Safeguarded land	This stage considered the distribution of the remaining safeguarded land requirement, based on the most appropriate option determined at stage 5.
7	Final report	This stage involves the production and publication of the final SADPD LSC Spatial Distribution Disaggregation Report.

Table 3: Stages in the methodology for the disaggregation of the spatial distribution of development for the LSCs

4. Alternative Disaggregation Options

- 4.1 In this Chapter a number of options are set out for the disaggregation of development requirements to individual LSCs.

Options for Testing the Disaggregation

- 4.2 The preferred option for disaggregation needs to properly take into account the vision and strategic objectives of the LPS, and be achievable. It should meet the needs of the LSCs, and address any issues identified.
- 4.3 Seven options were identified to help explore the different ways that additional housing and employment land could be distributed around the LSCs. These were arrived at taking account of the Spatial Distribution Update Report. A description of the options is provided in Table 4, as well as a brief commentary of the assumptions and limitations. Further detail about these options is provided in Appendices 1 to 7 of this Report.

Option	Description	Commentary
1: Population led	This alternative would distribute housing and employment land proportionately according to the population share of each settlement.	<p>There are constraining factors and policy drivers that have not been factored into this alternative, for example landscape designations, Green Belt and the historic environment.</p> <p>The amount of housing and employment land at each settlement has been calculated by finding the share of the population total for each LSC at 2016, (to provide the most up to date picture, using 2016 mid-year population estimates from the Office for National Statistics (“ONS”)), and then using this proportion to calculate the number of dwellings and employment land from the LSC requirement.</p> <p>It therefore takes a very narrow approach towards determining the rates of growth for each settlement, and the housing and employment floorspace requirements. This Option provides a comparator for Options 3, 4, 5, 6 and 7.</p>
2: Household led	This alternative would distribute housing and employment land proportionately according to the share of housing at each settlement at the beginning of the Plan period.	<p>There are constraining factors and policy drivers that have not been factored into this alternative, for example landscape designations, Green Belt and the historic environment.</p> <p>The amount of housing and employment land at each settlement has been calculated by finding the share of the</p>

Option	Description	Commentary
		<p>household total for each LSC at 2011 (using Census data), and then using this proportion to calculate the number of dwellings and employment land from the LSC requirement. 2011 Census data is the closest estimate to the beginning of the Plan period (01/04/10).</p> <p>Similar to Option 1, it takes a very narrow approach towards determining the rates of growth for each settlement, and the housing and employment floorspace requirements.</p> <p>This Option provides a comparator for Options 3, 4, 5, 6 and 7.</p>
3: Services and facilities led	This alternative would distribute housing and employment land proportionally according to the share of services and facilities in each settlement.	<p>There are constraining factors and policy drivers that have not been factored into this alternative, for example landscape designations, Green Belt and the historic environment.</p> <p>The amount of housing and employment land at each settlement has been calculated by finding the share of the services and facilities for each LSC, and then using this proportion to calculate the number of dwellings and employment land from the LSC requirement.</p> <p>The services and facilities for each settlement were noted on a template that was adapted from the Determining the Settlement Hierarchy paper to make it more appropriate for the LSCs.</p> <p>This Option assumes that the larger the proportion of services and facilities a settlement has, the more development it could accommodate.</p>
4: Constraints led	This alternative would distribute housing and employment land proportionally according to the share of constraints for each settlement.	<p>The amount of housing and employment land at each settlement has been calculated by finding the share of the constraints for each LSC, and then using this proportion to calculate the number of dwellings and employment land from the LSC requirement.</p> <p>The constraints considered were Green Belt/Green Gap, Local Landscape Designation Areas ("LLDAs"), nature conservation, historic environment, flood</p>

Option	Description	Commentary
		<p>risk, and Best and Most Versatile agricultural land.</p> <p>This Option assumes that if a settlement has fewer constraints then it has the potential to accommodate a greater level of development.</p>
5: Green Belt led	This alternative would seek to limit the impacts of development on settlements that are constrained by the presence of Green Belt around them.	<p>There are other constraining factors and policy drivers that have not been factored into this alternative, for example the historic environment and agricultural land quality.</p> <p>This Option looks to make no further changes to the Green Belt in the north of the Borough around LSCs. Therefore for those settlements constrained by Green Belt, the amount of housing and employment land is calculated by adding together the existing completions, take-up, commitments, and the amount of development that could be accommodated on sites submitted through the Council's call for sites process that are in the urban area and have been shortlisted for further consideration in the site selection process (Stage 2 of the Site Selection Methodology ("SSM")).</p> <p>For those settlements outside of the Green Belt, the housing and employment land has been calculated by finding the share of the household total for each non-Green Belt LSC at 2011 (using Census data), and then using this proportion to calculate the number of dwellings and employment land from the LSC requirement. 2011 Census data is the closest estimate to the beginning of the Plan period (01/04/10).</p>
6: Opportunity led	This alternative would distribute housing and employment land proportionally according to the share of sites shortlisted for further consideration in the site selection process (Stage 2 of the SSM) for each settlement.	<p>There are constraining factors and policy drivers that have not been factored into this alternative.</p> <p>The amount of housing and employment land at each settlement has been calculated by finding the share of the sites shortlisted for further consideration in the site selection process for each LSC, and then using this proportion to calculate the number of dwellings and employment land from the LSC requirement.</p>

Option	Description	Commentary
		This Option assumes that the larger the proportion of sites shortlisted for consideration a settlement has, the more development it would accommodate.
7: Hybrid approach	This alternative represents a balanced approach that considers a range of factors - constraints, services and facilities, and opportunities. This option is a blend of Options 3, 4, 5, and 6 with account taken of NDPs and completions, commitments and take-up.	<p>The distribution of further housing and employment land would be based on a consideration of development opportunities, constraints, services and facilities and NDPs. It involves professional judgement and makes sure that all of the relevant factors are properly considered in determining a justified spatial distribution.</p> <p>This Option combines Options 3, 4, 5, and 6 and takes into account the Borough's vision and objectives stated in the LPS, new evidence on development opportunities taken from a call for sites carried out between 27 February and 10 April 2017, any housing or employment figures for new development in NDPs, and housing and employment completions, take-up and commitments as at 31/03/17.</p>

Table 4: Options subject to testing

- 4.4 Table 5 shows the options that have been subject to SA, and sets out the amount of employment land, and the number of dwellings for each LSC.

LSC	Option 1: Population led		Option 2: Household led		Option 3: Services and facilities led		Option 4: Constraints led		Option 5: Green Belt led		Option 6: Opportunity led		Option 7: Hybrid approach	
	Dwgs	Empl (ha)	Dwgs	Empl (ha)	Dwgs	Empl (ha)	Dwgs	Empl (ha)	Dwgs	Empl (ha)	Dwgs	Empl (ha)	Dwgs	Empl (ha)
Alderley Edge	369	0.74	381	0.76	302	0.60	0	0.00	108	0.13	351	0.13	250	0.13
Audlem	275	0.55	262	0.52	266	0.53	233	0.47	335	0.98	91	0.00	255	0.00
Bollington	517	1.03	543	1.09	302	0.60	0	0.00	378	0.01	83	0.15	400	0.01
Bunbury	141	0.28	137	0.27	231	0.46	467	0.93	176	0.51	60	0.00	110	0.00
Chelford	81	0.16	88	0.18	249	0.50	467	0.93	185	0.00	346	0.75	235	0.00
Disley	316	0.63	309	0.62	302	0.60	233	0.47	225	0.35	286	0.00	255	0.35
Goostrey	255	0.51	252	0.50	195	0.39	467	0.93	322	0.94	64	0.03	16	0.00
Haslington	316	0.63	302	0.60	249	0.50	700	1.40	386	1.13	251	0.00	490	0.08
Holmes Chapel	390	0.78	382	0.76	338	0.68	233	0.47	489	1.43	969	5.37	870	5.43
Mobberley	208	0.42	209	0.42	249	0.50	0	0.00	310	0.00	314	0.57	10	0.00
Prestbury	235	0.47	228	0.46	302	0.60	0	0.00	67	0.01	427	0.00	130	0.01
Shavington	262	0.52	278	0.56	266	0.53	233	0.47	355	1.04	209	0.00	335	0.90
Wrenbury	134	0.27	128	0.26	249	0.50	467	0.93	164	0.48	50	0.00	145	0.09
Total	3,500	7.00	3,500	7.00	3,500	7.00	3,500	7.00	3,500	7.00	3,500	7.00	3,501	7.00

Table 5: Options subject to Sustainability Appraisal¹

¹ Figures are subject to rounding.

Options Analysis

- 4.5 Table 6 sets out a brief summary and comparison of the levels of housing growth that would be delivered in the north and south of the Borough under each of the options for the LSCs. The northern LSCs comprise Alderley Edge, Bollington, Chelford, Disley, Mobberley and Prestbury. The southern LSCs comprise Audlem, Bunbury, Goostrey, Haslington, Holmes Chapel, Shavington and Wrenbury. Table 6 shows that under options 1 (population led), 2 (household led), 3 (services and facilities led) and 6 (opportunity led), the level of housing growth is split fairly evenly between the north and south of the borough. Under option 4 (constraints led) the balance of development shifts most markedly towards the south. Options 5 (Green Belt led) and 7 (Hybrid approach) have very similar results – just over one third of housing growth directed to the northern LSCs and just under two thirds to the southern LSCs.

Option	Growth in the north	% of total ²	Growth in the south	% of total ²
1: Population led	1,726	49.3%	1,774	50.7%
2: Household led	1,758	50.2%	1,742	49.8%
3: Services and facilities led	1,706	48.7%	1,794	51.3%
4: Constraints led	700	20.0%	2,800	80.0%
5: Green Belt led	1,273	36.4%	2,227	63.6%
6: Opportunity led	1,807	51.6%	1,693	48.4%
7: Hybrid approach	1,280	36.6%	2,221	63.4%

Table 6: North South balance of housing

- 4.6 It is noted in paragraph 2.2 that there remain 515 homes to plan for at the LSCs in the SADPD as at 31 March 2017. Table 7 shows the north-south balance in terms of this residual figure³.

Option	Growth in the north	% of total ²	Growth in the south	% of total ²
1: Population led	836	162.4%	-321	-62.4%
2: Household led	868	168.6%	-353	-68.6%

² Percentage of 3,500 LSC housing requirement (LPS Policy PG 7 'Spatial Distribution of Development').

³ The figures have been calculated by, for each settlement, taking the net completions and commitments from the dwelling requirement under each Option, giving the residual requirement. The residual requirements for the settlements are then calculated as totals and proportions for the north and south of the Borough.

Option	Growth in the north	% of total ²	Growth in the south	% of total ²
3: Services and facilities led	816	158.4%	-301	-58.4%
4: Constraints led	-190	-36.9%	705	136.9%
5: Green Belt led	383	74.4%	132	25.6%
6: Opportunity led	917	178.0%	-402	-78.0%
7: Hybrid approach	390	75.6%	126	24.4%

Table 7: North South balance of residual housing as at 31/03/17

4.7 The balance of residual housing growth is fairly similar between options 1, 2, 3 and 6, and between options 5 and 7. The key similarities and differences between the options are:

- Options 1, 2, 3 and 6 have a fairly similar north south split, with options 2 and 6 having a slightly higher proportion of development in the north.
- Option 4 would see a significant shift in growth to the south to reduce impacts on landscape, heritage, biodiversity, Green Belt, flood risk and Best and Most versatile agricultural land.
- Option 5 would see an increase in growth to the south to reduce impacts on the Green Belt.
- Option 7 would also see an increase in growth to the south, but to a lesser extent than option 5, as it takes into consideration services and facilities, constraints, opportunities, and impacts on the Green Belt, for example.

5. Summary of Issues Identified through Settlement Profiles

- 5.1 As set out in the methodology, a profile of each of the 13 LSCs identified in the LPS has been prepared in order to inform the disaggregation of the spatial distribution of development around them. The profiles capture a range of up-to-date data covering a selection of demographic, housing and employment statistics, including information on:
- existing population, age structure of the population and change in population between the 2001 and 2011 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 changes in the number of empty homes, net housing completions (1/04/10 to 31/03/17), average house prices and affordability ratios
 - housing need, as indicated by numbers on the Housing Register
 - numbers in local employment, the relative shortage or abundance of local jobs, working age population, economically active population and changes in the working age and economically active population between the last two censuses
 - commuting flows, including total net commuting, inflows and outflows
 - migration flows
- 5.2 The evidence relating to affordable housing⁴ identifies a need for 7,100 affordable dwellings across the Borough (on average, 355 dwellings each year). This evidence does not apportion the affordable housing targets to a settlement level.
- 5.3 The output from the analysis of this information is provided in Appendices 8 to 20 of this Report and includes a summary of the key issues at the end of the profile for each settlement.
- 5.4 A number of caveats apply in relation to the data used in the spatial profiles of each settlement. The definition of each settlement in the spatial profiles has, as much as possible, been informed by its Lower Super Output definition included in the Determining the Settlement Hierarchy paper⁵. This represents a 'best fit' approach, recognising that for some LSCs, for

⁴ Cheshire East Housing Development Study 2015, ORS.

⁵ <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library>

example Goostrey, the Lower Super Output Areas extend significantly beyond the built-up limits of the village into the open countryside. The workplace-based employment figures are taken from the national Business Register and Employment Survey (“BRES”) 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.

5.5 A review and summary of the key issues and spatial implications for the LSCs is set out below. The review draws on the following data sources:

- ONS Mid-Year Population Estimates (“MYE”) (2016), 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
- the ONS BRES for local employment data
- Land Registry Price Paid data, for house prices
- Cheshire East Strategic Housing Market Assessment (“SHMA”), Household Survey (2009) and Housing Register data, for local data including migration flows and housing tenure

5.6 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 level.

North

5.7 Alderley Edge, Bollington, Chelford, Disley, Mobberley and Prestbury are located in the north of the Borough.

5.8 All but one of the six LSCs 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, and the proportion of people aged 0-15 slightly above the Cheshire East (“CE”) average.

5.9 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 LSC in population terms, 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

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households who moved in the five years prior to the 2009 Household Survey came from Greater Manchester.

- 5.10 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.
- 5.11 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 four out of the six settlements (Alderley Edge, Chelford, Disley, and Mobberley) 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 (1.5%). For the other five settlements, the Housing Register share is low in comparison to population share.
- 5.12 As might be expected in smaller settlements, there is a relative shortage of local jobs and a pattern of out-commuting in Bollington, Chelford, Disley, and Mobberley, 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 has a higher than average economic activity rate for 16-74 year-olds and the proportion of people of working age (age 16 to 64) is higher than in any of the North's other five LSCs. By contrast, economic activity rates are particularly low in Chelford and Prestbury.

South

- 5.13 Audlem, Bunbury, Goostrey, Haslington, Holmes Chapel, Shavington and Wrenbury are located in the south of the Borough.
- 5.14 Goostrey and Holmes Chapel are located relatively close to each other. Goostrey has experienced moderate population growth, but Holmes Chapel has seen a slight decline in population between 2001 and 2011. 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.
- 5.15 Goostrey exhibits high house prices and fares worse than most settlements in terms of affordability. 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.

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- 5.16 Holmes Chapel also has high house prices (the median is £250,000, compared to £195,000 for CE), but the ratio of median house prices to median income is below the CE average and the LSC median. The proportion of affordable housing is relatively low. Holmes Chapel has more households on the Housing Register than the LSC 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.
- 5.17 Goostrey's level of local employment is above the LSC median. However, the ratio of workplace-based employment (the number of jobs located in the settlement) to residence-based employment (the number of employed people living in the settlement) is below both the LSC median and the CE average, which indicates a relative shortage of local jobs. Both the proportion of the population of working age and the proportion of the 16-74 year old population that is economically active are well below the average for CE. There is a net outflow of commuters, and a large proportion of home based workers. 40% of out-commuters travel to a workplace in CE, 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%).
- 5.18 Holmes Chapel has the third highest number of people in local employment of all the LSCs, and a ratio of workplace-based employment to residence-based employment that is above the LSC median but below the CE average. Again, however, the proportion of the population of working age and the proportion of the 16-74 year-old population that is economically active are below the average for CE, and there is a net outflow of commuters. Out-commuters are much more likely to travel to jobs in CE 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%).
- 5.19 Between 2001 and 2011, Bunbury, Haslington, and Shavington experienced a decline in population. This is in contrast to the average population growth for CE (5%) and LSCs collectively (2%). By contrast, Audlem and Wrenbury experienced significant rates of growth, above the LSC median and the CE average. In all five of these southern LSCs, dwellings growth broadly kept pace with the increase in households.
- 5.20 The proportion of the population aged 65 and over is slightly above the CE average in Haslington, but is higher in the other four LSCs, particularly Audlem and Shavington. Audlem, Bunbury, Haslington, Shavington and Wrenbury all 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.
- 5.21 Houses are more affordable in Haslington and Shavington than Audlem, Bunbury and Wrenbury where house prices are significantly higher. However, the housing and affordability statistics for Bunbury and Wrenbury

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are based on relatively few house sales (less than 25 in each case) and therefore the estimates should be treated with caution.

- 5.22 There is also a high demand for affordable housing in Haslington and Shavington. 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 slightly below the LSC median, but there are a relatively high proportion of people living in affordable rented accommodation. Overcrowding is generally low, but Bunbury, Haslington, and Wrenbury all exhibit larger than average household sizes – further evidence of possible pent up housing need.
- 5.23 For the purposes of commuting flow analysis, Audlem, Bunbury and Wrenbury have been treated as a single area. The area experiences net out commuting, and there is 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.
- 5.24 Haslington, Shavington and Wrenbury all have low levels of local employment and a ratio of workplace based employment to residence based employment that is well below both the CE average and the LSC median figure, and experience similar levels of out-commuting (predominantly to Crewe) as a consequence.

Implications for the spatial distribution of development

- 5.25 The statistics on housing affordability ratios and the proportion of the population aged 0-15 indicate that there is a shortage of housing opportunities, particularly suitable for those with young families, in Alderley Edge, Audlem, Bunbury, Chelford, Goostrey, Mobberley, Prestbury, Shavington, and Wrenbury. This could suggest that there is a requirement for additional housing to be allocated to these settlements to address this.
- 5.26 There may be a particular pent up demand for more affordable housing in Alderley Edge, Chelford, Disley, Haslington, Mobberley, and Shavington, as suggested by the statistics.
- 5.27 The majority of LSCs appear to have out commuting and shortages of local jobs, which suggests that there is a requirement for employment land to be allocated to address this.

6. Vision and Strategic Priorities

- 6.1 It is important to consider the extent to which the disaggregation of the spatial distribution around the LSCs reflects the Vision and Strategic Priorities set out in the LPS.
- 6.2 The Vision for the LSCs is:
- “In the Local Service Centres, some modest growth in housing and employment will have taken place to meet locally arising needs and priorities, to reduce the level of out-commuting and to secure their continuing vitality. This may require small scale alterations to the Green Belt in some circumstances.” (LPS, p58).
- 6.3 Key elements of the Strategic Priorities are (LPS pp44 to 46):
- 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
- 6.4 It is considered that the proposed disaggregation of the spatial distribution around the LSCs is broadly in keeping with the vision, which seeks to meet local needs and reduce the level of out-commuting, and the Strategic Priorities.

Conclusion

- 6.5 Given the strategic nature of the Vision and Strategic Priorities and the range of issues covered, it is inevitable that elements of the Vision and Strategic Priorities may be achieved for each settlement to different degrees. For example, to protect sensitive environments 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. What this report demonstrates is that the key factors that underpin the Vision and Strategic Objectives have been properly assessed and balanced through careful planning judgement in coming up with a justified spatial distribution of development.
- 6.6 It is considered that the disaggregation of the spatial distribution around the LSCs properly supports the Vision and Strategic Priorities.

7. Consultation

Consultation Responses

- 7.1 An initial consultation on the issues to be addressed through the SADPD was held between 27 February and 10 April 2017. A summary of the responses made to the SADPD Issues Paper relating to the disaggregation of the spatial distribution around the LSCs can be found in Appendix 22 of this Report.
- 7.2 Responses covered a variety of matters including:
- the use of NDPs;
 - Green Belt constraints;
 - the use of completions and commitments figures;
 - north/south split;
 - physical constraints; and
 - infrastructure.

8. Neighbourhood Planning

- 8.1 Neighbourhood Planning was introduced with the Localism Act 2011 and gives communities powers to write planning policies through NDPs and grant planning permission through Neighbourhood Development Orders. Neighbourhood planning provides a powerful set of tools for local people to make sure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.
- 8.2 Cheshire East is one of the leading areas, nationally, for neighbourhood planning. There are over 50 communities who have prepared or are preparing NDPs.
- 8.3 At the time of writing eighteen NDPs have been made in the borough: Astbury and Moreton, Audlem, Bollington, Brereton, Buerton, Bunbury, Disley, Goostrey, Handforth, Holmes Chapel, Hulme Walfield and Somerford Booths, Marton, Sandbach, Somerford, Stapeley and Batherton, Weston and Basford, Willaston, and Wistaston. These now form part of the statutory Development Plan governing the determination of planning applications in those places.
- 8.4 All the made and emerging LSC NDPs have been reviewed in considering the disaggregation. Of these, only two specified the amount of development they wished to see in their areas over the Plan period.

9. Infrastructure

- 9.1 Most of the development requirement for LSCs as a whole has already been addressed through the completions, take-up, and commitments since the start of the plan period (1st April 2010). The residual as at 31st March 2017 is 515 dwellings, and 2.04ha of employment land. Therefore, with this in mind, it is considered unlikely that infrastructure will be a determinative factor governing disaggregation.
- 9.2 A number of evidence documents have been used, along with local knowledge: Determining the Settlement Hierarchy paper; Infrastructure Delivery Plan Update (July 2016) ("IDP Update"); and Infrastructure Baseline Report ("IBR"). Infrastructure providers were also consulted, where appropriate, to provide an update with regards to capacity and provision.
- 9.3 A services and facilities led approach towards the spatial distribution of development to LSCs was set out under option 3. This, with a range of other factors, forms part of the preferred hybrid option (option 7).

Public Transport

- 9.4 All the settlements in the north of the Borough have a Railway Station, with the exception of Bollington. In the south of the Borough, only three out of the seven LSCs (Goostrey, Holmes Chapel, and Wrenbury) have a Railway Station.
- 9.5 All the LSCs are served by a bus service, however not all of these can be considered commutable.⁶ In particular Bunbury, Goostrey, and Wrenbury appear to have a limited service. A table of the LSC bus services as at April 2017 can be found in Appendix 21.

Utilities

- 9.6 The infrastructure baseline presented in the IBR 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 may cause issues, and this is limited to a small geographical area), waste management, and superfast broadband.
- 9.7 The IDPU includes the provision of a number of upgrades to utilities to support strategic development. This includes the reinforcement of the

⁶ Working from 09:00 to 17:00 Monday to Friday.

electricity network, and increased capacity waste water treatment works that will provide sufficient capacity well beyond the Plan period.

Emergency Services

- 9.8 The infrastructure baseline presented in the IBR illustrates that the location and capacity of emergency services is not expected to be an important factor in influencing the distribution of development.
- 9.9 There are no prominent issues with regards to the capacity of emergency services to achieve their targets for service delivery.

Health Facilities

- 9.10 A number of LSCs such as Alderley Edge and Disley have a GP surgery located in their settlements. The presence of dentists, pharmacies and opticians is more variable. The IDPU identifies that there is a primary care requirement in Holmes Chapel.
- 9.11 The Eastern Cheshire Clinical Commissioning Group has highlighted a concern with regards to the capacity at the GP practice in Chelford.

Education

- 9.12 Population trends and estimates suggest that throughout the lifetime of the Local Plan 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.
- 9.13 Although there are primary schools in each of the LSCs, only Holmes Chapel and Shavington contain a secondary school.
- 9.14 A separate Note on Local Service Centres and Primary and Secondary School Capacity [FD 50] has been produced that considers the implications of additional housing development proposed at the 13 LSCs in the emerging SADPD and the need for additional school places.

Leisure and Culture

- 9.15 As it would be expected, there are fewer leisure and culture facilities in the LSCs compared to the Key Service Centres (“KSCs”) and Principal Towns. However, some of the larger LSCs such as Alderley Edge, Disley and Holmes Chapel have libraries, sports centres and private leisure facilities.

Community Facilities

- 9.16 There is a wide number and range of facilities across LSCs, however their frequency, type, use and standard varies by individual LSC.

10. Deliverability and Viability

- 10.1 This chapter considers whether there are any issues related to viability and the associated likelihood of potential additional development being deliverable, which should influence the spatial distribution of development.
- 10.2 The Council published and consulted on a Draft Charging Schedule including a Community Infrastructure Levy (“CIL”) Charging Zone Map in late 2017.
- 10.3 The Draft Charging Schedule was prepared by consultants Keppie Massie, on behalf of the Council and sets out draft charging rates for residential, hotels, retail and employment development across the Borough. It is based on high level scenario testing and consideration of evidence on CIL rates that could be reasonably supported in the Borough contained in Keppie Massie’s supporting Draft Charging Schedule Viability Report. The Council’s CIL-related documents and associated evidence is available on the Council’s website.⁷
- 10.4 Figures 1 to 3 below represent the proposed residential CIL charging areas based on the outcomes of the Keppie Massie Draft Charging Schedule Viability Report.
- 10.5 In broad terms the Draft Charging Schedule shows that residential development is viable across all LSCs and, with this in mind, it is not appropriate to differentiate between individual LSCs on the grounds that development may or may not come forward because of its viability.

⁷ https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/community-infrastructure-levy/community-infrastructure-levy.aspx

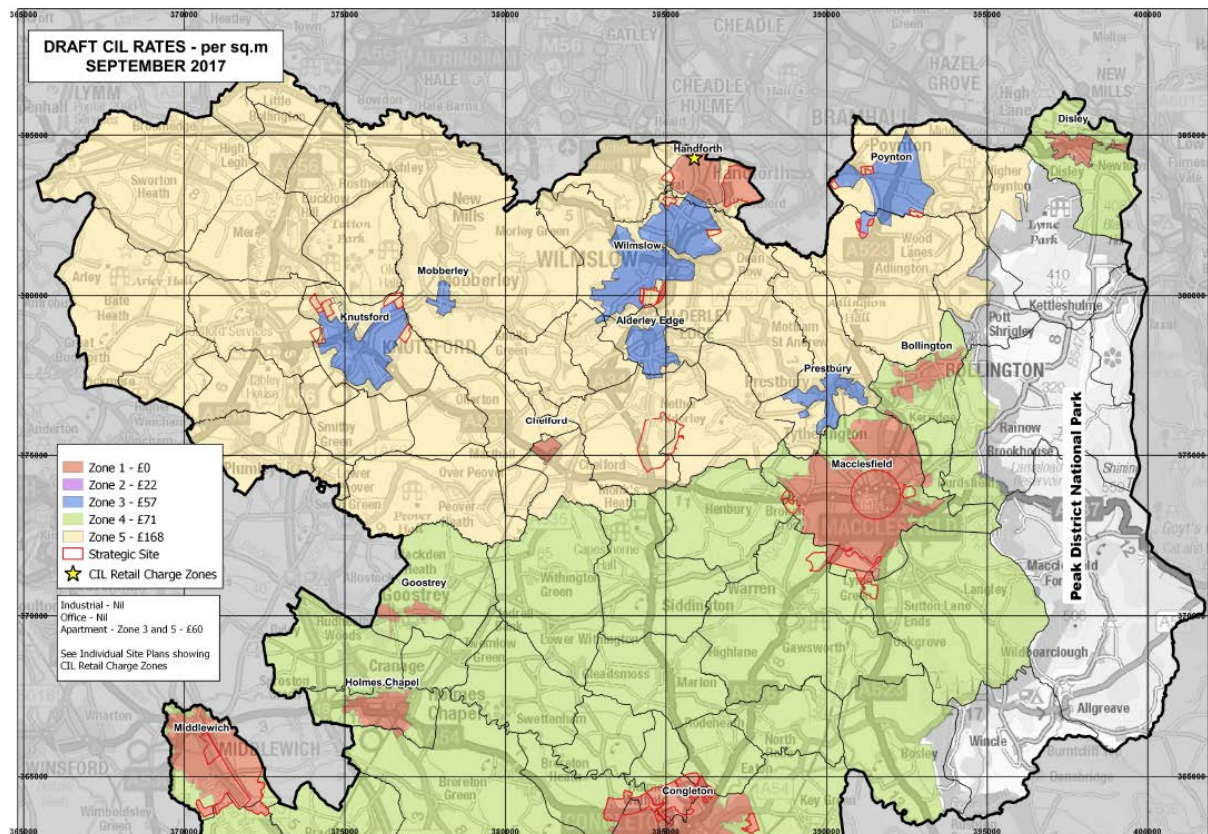


Figure 1: Northern area CIL map (rates set per sq. m)

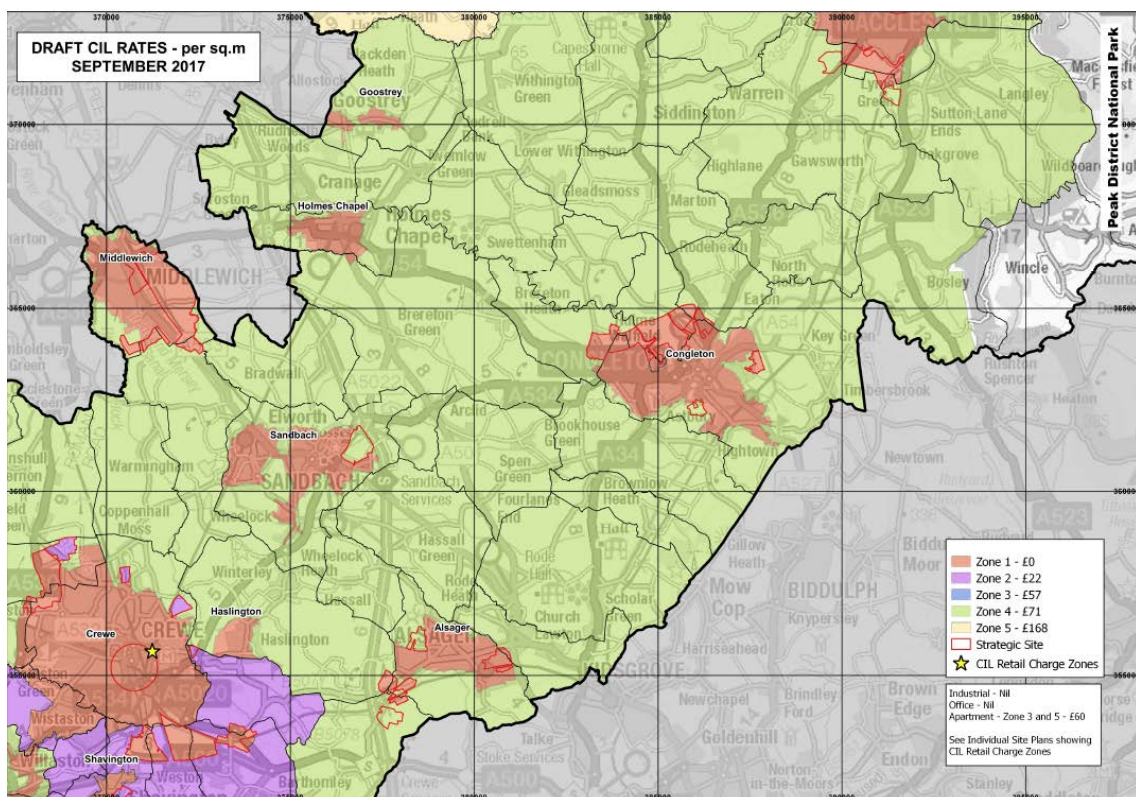


Figure 2: Central area CIL map (rates set per sq. m)

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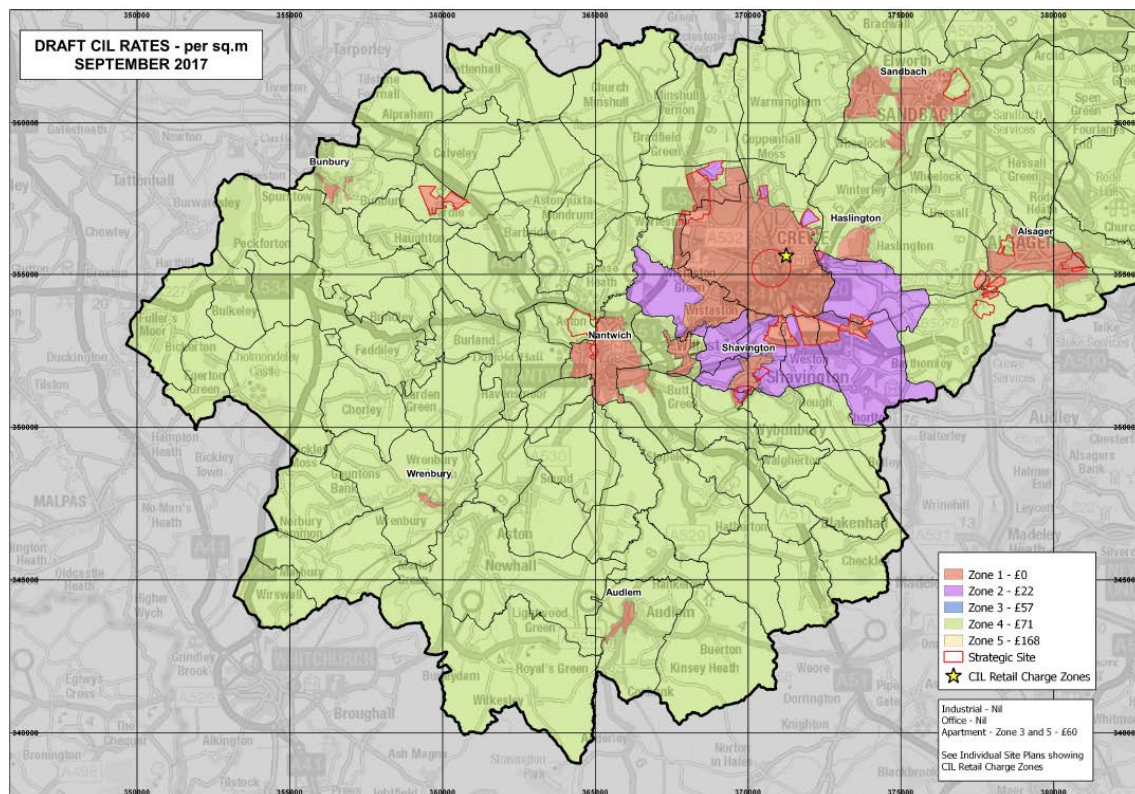


Figure 3: Southern area CIL map (rates set per sq. m)

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11. Policy and Physical Constraints

- 11.1 This Chapter sets out the potential strategic policy and physical constraints in and around the LSCs. These include landscape character, nature conservation, historic environment and heritage, flood risk, Best and Most Versatile agricultural land, open space and green infrastructure.

Landscape Character

- 11.2 LPS Policy SE 4 “The Landscape” 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 conserve and enhance the quality of the landscape in Local Landscape Designation Areas (“LLDAs”) and to protect these areas from development that is likely to have an adverse effect on its character, appearance and setting.
- 11.3 The LSCs that are located either adjacent or close to the LLDAs are identified below. The potential for growth in these areas could be restricted under Policy SE 4.
- Alderley Edge and West Macclesfield Wooded Estates LLDA is located adjacent to the south eastern boundary of Alderley Edge, adjacent to the western boundary of Prestbury and towards the south of Chelford
 - Bollin Valley LLDA is located adjacent to part of the northern and southern boundaries of Prestbury
 - the Peak Fringe LLDA is located adjacent to the eastern, northern and southern boundaries of Bollington and adjacent to the southern boundary of Disley
 - the Dane Valley LLDA is located towards the east of Holmes Chapel
 - Rostherne/Tatton Park LLDA is located towards the west of Mobberley
 - Audlem/Buerton LLDA is located to the south of Audlem
 - Cholmondeley, Marbury and Combermere Estate lands is located to the west of Wrenbury
 - the other LSCs of Bunbury, Goostrey, Haslington, and Shavington are not located close to LLDAs
- 11.4 In general, the LSCs towards the north of the Borough are constrained by the presence of LLDAs, whereas the settlements towards the south are not as constrained.

Nature Conservation

- 11.5 The LPS incorporates a number of policies for the protection and enhancement of the Borough's natural environment. 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.
- 11.6 A number of the LSCs have areas of nature conservation value located in and/or adjacent to them. In particular, the Alderley Edge Site of Special Scientific Interest ("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 West Midlands Mosses Special Area of Conservation ("SAC"), Wybunbury Moss SSSI/National Nature Reserve ("NNR") and Midlands Mere and Mosses Ramsar towards the south. Table 8 provides a summary of the areas of nature conservation value located in and adjacent to LSCs.

LSC	Areas of Nature Conservation Value
Alderley Edge	<ul style="list-style-type: none"> • Alderley Edge SSSI located towards the south east of Alderley Edge. Site also designated as a Local Wildlife Site ("LWS").
Audlem	<ul style="list-style-type: none"> • Two LWSs located towards the south of Audlem.
Bollington	<ul style="list-style-type: none"> • Three LWSs located adjacent to Bollington towards the south of the settlement and to the east.
Bunbury	<ul style="list-style-type: none"> • Two LWSs to the far north and south of the village.
Disley	<ul style="list-style-type: none"> • Millennium Wood Local Nature Reserve ("LNR") is located towards the south of Disley. • Two LWSs located adjacent to Disley, to the north and south west.
Goostrey	<ul style="list-style-type: none"> • Two LWSs located adjacent to Goostrey to the north and far south.
Holmes Chapel	<ul style="list-style-type: none"> • One LWS located to the north east boundary of Holmes Chapel. • Two further LWSs are located towards the north of the village.
Mobberley	<ul style="list-style-type: none"> • Two LWS located adjacent to Mobberley towards the north and south.
Prestbury	<ul style="list-style-type: none"> • Riverside Park NNR and LWS located towards the south of Prestbury.
Shavington	<ul style="list-style-type: none"> • West Midlands Mosses SAC, Wybunbury Moss SSSI/NNR and Midlands Mere and Mosses Ramsar site located towards the south of Shavington.

Table 8: Areas of Nature Conservation Value

- 11.7 There are no designated sites for nature conservation located in or close to Chelford, Haslington and Wrenbury.

- 11.8 The presence of sites of nature conservation value has a potential constraining effect in terms the level of new development that should be directed to each LSC.

Historic Environment and Heritage

- 11.9 LPS Policy SE 7 “The Historic Environment” highlights that the character, quality and diversity of the Borough’s historic environment will be conserved and enhanced. All new development should seek to make a positive contribution to the character of CE’s historic and built environment, including the setting of assets and, where appropriate, the wider historic environment.
- 11.10 All of the LSCs have heritage assets located in or surrounding them. In particular there is a large Conservation Area located to 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. Table 9 provides further details in terms of the LSC’s heritage assets.

LSC	Heritage assets
Alderley Edge	<ul style="list-style-type: none"> Four Conservation Areas, several Listed and Locally Listed Buildings, and Scheduled Monuments on the outskirts.
Audlem	<ul style="list-style-type: none"> Two Conservation Areas and several Listed Buildings.
Bollington	<ul style="list-style-type: none"> Several Conservation Areas, including a canal Conservation Area running through the town, and numerous Listed and Locally Listed Buildings.
Bunbury	<ul style="list-style-type: none"> Two Conservation Areas and several Listed Buildings.
Chelford	<ul style="list-style-type: none"> One Locally Listed Building, and a few Listed Buildings to the east of the original settlement.
Disley	<ul style="list-style-type: none"> Two Conservation Areas, and several Listed and Locally Listed Buildings.
Goostrey	<ul style="list-style-type: none"> Some Listed Buildings, and a Locally Listed Building.
Haslington	<ul style="list-style-type: none"> Some Listed and Locally Listed Buildings.
Holmes Chapel	<ul style="list-style-type: none"> One Conservation Area and some Listed Buildings.
Mobberley	<ul style="list-style-type: none"> A large Conservation Area, which also contains several Listed Buildings
Prestbury	<ul style="list-style-type: none"> One Conservation Area, and several Listed and Locally Listed Buildings.
Shavington	<ul style="list-style-type: none"> Small number of Listed and Locally Listed Buildings.
Wrenbury	<ul style="list-style-type: none"> One Conservation Area, and some Listed Buildings.

Table 9: Heritage assets

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- 11.11 The presence of heritage assets has a potential constraining effect in terms of the level of new development that should be directed to each LSC.

Flood Risk

- 11.12 The National Planning Policy Framework (“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.
- 11.13 The evidence base prepared in relation to flood risk is the Cheshire East Council (“CEC”) Strategic Flood Risk Assessment. LPS Policy SE 13 “Flood Risk and Water Management” highlights that developments must integrate measures for sustainable water management to reduce flood risk.
- 11.14 Apart from Chelford and Disley, all of the LSCs have some areas that are at risk from flooding. Details relating to the level of flood risk in the LSCs have been taken from the Council’s constraints mapping. There is a large area of Holmes Chapel adjacent to the River Dane that is at risk from flooding. In terms of the other LSCs, there are areas adjacent to the brooks and rivers that are at risk from flooding.

Best and Most Versatile Agricultural Land

- 11.15 Best and Most Versatile (“BMV”) agricultural land is defined by the NPPF (p 50) as land in grades 1, 2 and 3a of the Agricultural Land Classification. The NPPF highlights that local planning authorities (“LPAs”) should take into account the economic and other benefits of the BMV agricultural land and where significant development of agricultural land is demonstrated to be necessary LPAs should seek to use areas of poorer quality land in preference to that of a higher quality (¶112). The NPPF (¶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 BMV agricultural land.
- 11.16 The importance of protecting BMV agricultural land as part of delivering new development in the Borough is set out in a number of policies in the LPS including Policy SD 1 “Sustainable Development in Cheshire East”, Policy SD 2 “Sustainable Development Principles”, and Policy SE 2 “Efficient Use of land”.
- 11.17 The LSCs are predominantly surrounded by Grade 3 agricultural land. There is little available data to distinguish between Grade 3a and Grade 3b, so it is not always possible to establish whether Grade 3 land is classified as BMV.

11.18 Table 10 provides further details in terms of the agricultural land adjacent to each of the LSCs.

LSC	Agricultural land
Alderley Edge	<ul style="list-style-type: none"> Surrounded by Grade 3.
Audlem	<ul style="list-style-type: none"> Surrounded by Grade 3 with Grade 2 to the south east.
Bollington	<ul style="list-style-type: none"> Grade 3 to the west, Grade 5 to the south, Grade 4 to the east.
Bunbury	<ul style="list-style-type: none"> Surrounded by Grade 3 with Grade 2 to the north west.
Chelford	<ul style="list-style-type: none"> Surrounded by Grade 3 with Grade 2 to the south.
Disley	<ul style="list-style-type: none"> Surrounded by Grade 4, with Grade 3 to the north.
Goostrey	<ul style="list-style-type: none"> Grade 3 (some of which is Grade 3a and 3b) to the north, south and west. Grade 2 to the east and west.
Haslington	<ul style="list-style-type: none"> Grade 3 to the north and west. Grade 2 to east.
Holmes Chapel	<ul style="list-style-type: none"> Surrounded by Grade 3, with Grade 2 to the west.
Mobberley	<ul style="list-style-type: none"> Surrounded by Grade 3.
Prestbury	<ul style="list-style-type: none"> Surrounded by Grade 3, with Grade 4 to the west.
Shavington	<ul style="list-style-type: none"> Surrounded by areas of Grade 2 and 3.
Wrenbury	<ul style="list-style-type: none"> Surrounded by Grade 3, with Grade 2 to the east.

Table 10: BMV adjacent to the LSCs

Open Space and Green Infrastructure

11.19 In considering open space and green infrastructure as factors influencing the disaggregation it was found that they could be seen as both a constraint, in that development would be restricted on those areas, and also as an opportunity, as they could make an area more attractive as a facility for people to enjoy.

12. Green Belt

- 12.1 A Green Belt Assessment Update (“GBAU”) was prepared by Arup and CEC to assess the Green Belt parcels of land identified using an agreed methodology. The GBAU 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.
- 12.2 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.
- 12.3 The GBAU excludes the area in the National Park boundary as it is outside of the Green Belt, and planning in 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, and Special Protection Areas) from the assessment.
- 12.4 The outcome of the GBAU will be used to inform the Council on decisions regarding land to release for potential development. The consultants note that not all parcels listed in section 8.2.3 in the GBAU are likely to be released and that the GBAU needs to be considered alongside other evidence before potential sites are 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 this is necessary because of a lack of non-Green Belt sites.
- 12.5 Table 11 includes those parcels related to the LSCs.

Site Assessment	Parcel References
Major Contribution	Alderley Edge: AE01, AE03, AE04, AE05, AE06, AE20, AE21
	Bollington: BT01, BT02, BT03, BT04, BT05, BT06, BT07, BT08, BT09, BT12, BT16, BT18, BT26, BT31, BT33
	Chelford: CF01, CF02, CF03, CF08, CF09
	Disley: DS01, DS02, DS04, DS05, DS08, DS09, DS15, DS16, DS17, DS18, DS19, DS20, DS21, DS22, DS23, DS24, DS26, DS27, DS28, DS32, DS33
	Mobberley: MB01, MB02, MB04, MB07, MB08, MB09
	Prestbury: PR06, PR08, PR15, PR17, PR20, OR22, PR25
Significant Contribution	Alderley Edge: AE02, AE07, AE08, AE09, AE10, AE11, AE12, AE13, AE14, AE15, AE16, AE17, AE18, AE19
	Bollington: BT11, BT13, BT14, BT15, BT17, BT19, BT20, BT21, BT22, BT23, BT24, BT25, BT27, BT29, BT30, BT32

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Site Assessment	Parcel References
	Chelford: CF04, CF05, CF06, CF07
	Disley: DS03, DS06, DS07, DS10, DS11, DS12, DS13, DS14, DS25, DS29, DS30, DS31
	Mobberley: MB03, MB05, MB06
	Prestbury: PR01, PR03, PR04, PR05, PR07, PR09, PR12, PR13, PR16, PR19, PR26, PR27, PR28
Contribution	Bollington: BT10, BT28
	Disley: DS34, DS35, DS36
	Prestbury: PR02, PR10, PR11, PR14, PR18, PR21, PR23, PR24

Table 11: Detailed Assessment of Smaller Parcels Results

- 12.6 The assessment shows that there are no parcels that make 'no contribution'. The majority of parcels around Alderley Edge, Bollington, Disley, Mobberley and Prestbury make either a 'significant' or 'major' contribution to the Green Belt in CE when assessed against the five purposes.
- 12.7 Alderley Edge, Bollington, Chelford, Disley, Mobberley and Prestbury are inset in the North Cheshire Green Belt, which significantly limits the potential for expansion adjacent to these settlements. However, the GBAU has highlighted a number of parcels of land that do not make a major/significant contribution to the Green Belt.
- 12.8 Audlem, Bunbury, Goostrey, Haslington, Holmes Chapel, Shavington and Wrenbury are not located in or adjacent to the Green Belt. However, areas adjacent to Haslington and Shavington are allocated as Green Gaps in the Borough of Crewe and Nantwich Replacement Local Plan 2011.
- 12.9 It is clear that the potential for new development in LSCs located in the north of the Borough would be restricted by the presence of the North Cheshire Green Belt.

13. Development Opportunities

- 13.1 The disaggregation of the spatial distribution takes account of:
- the 'Assessment of Urban Potential and Possible Development Sites Adjacent to the Principal Towns, Key Service Centres and Local Service Centres'⁸, which identified a pool of sites to be considered at SADPD stage
 - sites submitted in the LPS Proposed Changes Version that were not considered large enough to be a strategic site (as detailed in the Final Site Selection Reports).
 - A call for sites exercise, held by the Council, which ran from 27 February 2017 to 10 April 2017, to help inform any further land allocations for development that are made through the SADPD.
- 13.2 These sources have provided a long list of sites (Stage 1 of the SSM), and a shorter 'sifted' list (Stage 2 of the SSM), which will be subject to further detailed assessment in line with the SSM.
- 13.3 Table 12 shows the number of sites and the amount of development put forward from the sources mentioned above (Stage 1 of the SSM). More detailed tables that show which sites have been put forward for each LSC can be found in the individual LSC Settlement Reports.

LSC	Housing		Employment	
	Number of sites	Dwellings	Number of sites	Employment land (ha)
Alderley Edge	15	1,737	2	1.05
Audlem	7	478	0	0.00
Bollington	17	342	1	1.20
Bunbury	13	360	0	0.00
Chelford	5	1,009	2	6.00
Disley	16	987	0	0.00
Goostrey	11	223	1	0.25
Haslington	9	918	0	0.00
Holmes Chapel	20	3,197	3	43.02
Mobberley	8	1,053	1	4.57
Prestbury	15	1,239	0	0.00
Shavington	17	804	1	0.25
Wrenbury	6	250	0	0.00

Table 12: Proposed LSC sites and development (Stage 1)

- 13.4 Table 13 shows the number of sites and the amount of development put forward after the site sift (Stage 2 of the SSM), which was used to inform

⁸ <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library>

the development of option 6. The aim of this stage is to end up with a pool of sites that could provide for additional development; these sites will be further considered in the site selection process. More detailed tables that show the reasons as to why sites have been sifted out can be found in the individual LSC Settlement Reports.

LSC	Housing		Employment	
	Number of sites	Dwellings	Number of sites	Employment land (ha)
Alderley Edge	11	1,019	2	1.05
Audlem	5	264	0	0.00
Bollington	7	240	1	1.20
Bunbury	7	168	0	0.00
Chelford	3	1,005	2	6.00
Disley	9	831	0	0.00
Goostrey	4	186	1	0.25
Haslington	5	729	0	0.00
Holmes Chapel	14	2,814	3	43.02
Mobberley	7	913	1	4.57
Prestbury	15	1,239	0	0.00
Shavington	12	636	1	0.25
Wrenbury	3	144	0	0.00

Table 13: Proposed LSC sites and development post site sift (Stage 2)

- 13.5 A separate site selection process will review all these sites individually. Consideration of individual sites is not part of this Report.

14. Other material factors

- 14.1 A number of other material factors have been taken into account as part of option 7 (Hybrid approach). They are matters that have the potential to have a significant bearing on the proposed disaggregation. They only arise in relation to two of the LSCs, Goostrey and Mobberley.

Jodrell Bank Observatory

- 14.2 The University of Manchester's Jodrell Bank Observatory ("JBO") operates the 76m Lovell Telescope along with other radio telescopes on the JBO site and across the UK as part of the e-MERLIN network. These radio telescopes, and the national and global networks that they are part of, carry out unique and world-leading science across a wide range of astrophysics and cosmology. Facilities at JBO, including e-MERLIN, are used by most university astrophysics groups in the UK and by hundreds of scientists in the UK, Europe and across the globe. JBO's leading role in the Square Kilometre Array is provided as an exemplary example of a shared research programme around a global challenge using shared infrastructure in the published Government document 'Industrial Strategy: Building a Britain fit for the future' (November 2017) (p90).
- 14.3 A formal nomination for inscription was made in January 2018 for JBO to be included on the World Heritage List. This is based on the globally important work it carries out and its very significant heritage value.
- 14.4 Radio interference has an impact on almost all the observations that are carried out at the Observatory. It may reduce the effective sensitivity of observations and the precision with which particular measurements can be made, such as the precise timing of pulsars. Searching for new pulsars is one example of scientific experiments that are now no longer feasible at Jodrell Bank due to increased radio interference. In many observations it is the main factor that limits the quality of the data.
- 14.5 Interference is correlated with human activity, whether due to intentional transmissions or unintentional leakage from a wide range of electrical and electronic devices. The amount of interference received at the telescope from a given location depends on the distance from the telescope and the intervening terrain, as well as the strength of the emission itself. Both Goostrey and Holmes Chapel are in the JBO Consultation Zone; however Goostrey is closest and in one of the most sensitive areas.
- 14.6 The Lovell Radio Telescope is of international importance and protecting it and the work of the Observatory from harm is of global significance. In light of this, no sites will be allocated for housing development in Goostrey. Therefore its disaggregation figure is made up of development already completed between 1/4/10 and 31/3/17 (eight dwellings), and that committed as at 31/3/17 (eight dwellings). This does not amount to a moratorium on new housing development but it will have the deliberate

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effect of severely limiting any further housing development opportunities at Goostrey. Any applications for further housing development will be judged on their merits in the context of the development plan and other material considerations. Further detail can be found in the Goostrey Settlement Report.

LPS considerations

- 14.7 LPS Policy PG 2 “Settlement Hierarchy” anticipates that Goostrey’s development needs will be largely provided for in Holmes Chapel (¶8.34).

Aircraft Noise

- 14.8 Mobberley lies close to Manchester International Airport and its two runways. Resultant aircraft noise impact is an important planning consideration for Mobberley. The way in which the issue of noise should be considered in planning decisions is set out in the Noise Policy Statement for England (“NPSE”), Aviation Policy Framework (“APF”), NPPF and Planning Practice Guidance - Noise (ID: 30-009).
- 14.9 The NPSE (Department for Environment Food and Rural Affairs, 2010), sets out the long term vision of Government noise policy (¶1.6), which is to ‘promote good health and a good quality of life through the effective management of noise within the context of Government policy on sustainable development’. It clarifies that noise should not be considered in isolation of the wider benefits of a scheme or development, and that the intention is to minimise noise and noise effects as far as is reasonably practicable having regard to the underlying principles of sustainable development. The NPSE also introduces the key concepts that are currently being applied to noise impacts (¶¶2.20 to 2.21):
- NOEL (No Observed Effect Level) - the level below which no effect can be detected. In simple terms, below this level, there is no detectable effect on health and quality of life due to the noise.
 - LOAEL (Lowest Observed Adverse Effect Level) - the level above which adverse effects on health and quality of life can be detected.
 - SOAEL (Significant Observed Adverse Effect Level) - the level above which significant adverse effects on health and quality of life occur.
- 14.10 The Government’s current aviation policy is set out in the 2013 APF. However, the government are reforming UK airspace policy to update the way UK airspace is managed as detailed in Policy Paper (24 October

2017): UK Airspace Policy: A framework for balanced decisions on the design and use of airspace.⁹

14.11 The NPPF says that:

- the planning system should prevent new development from being adversely affected by unacceptable levels of noise pollution (¶109)
- decisions should ensure that new development is appropriate for its location to prevent unacceptable risks from pollution (¶120)
- planning policies and decisions should aim to avoid noise giving rise to significant adverse impacts on health and quality of life as a result of new development (¶123)

Noise Contours

14.12 Manchester International Airport is a major airport as defined by the Environmental Noise (England) Regulations 2006 (as amended) and therefore must produce noise maps and publish noise action plans every five years. The current noise action plan is that covering 2013-2018 (Manchester Airport, 2013). Local authorities are required to refer to this document during noise sensitive dwellings planning assessments as a material planning consideration.

14.13 Manchester International Airport area prepares yearly aircraft noise contours (“ACNC”) maps created by Environmental Research and Consultancy Department of the Civil Aviation Authority using their ANCON (v2.3) noise model included in Appendix 23 of this Report. The current ACNC are the summer period 2016; the average daytime and night-time noise levels from the aircraft taking off and landing are plotted. Mobberley is almost entirely within these contour lines, which range from:

- 54 to 69 dB(A) $L_{Aeq,16hr}$ (day time)
- 48 to 63 dB(A) $L_{Aeq, 8hr}$ (night time)

14.14 It is an objective of Government policy to limit the number of people significantly affected by aircraft noise as set out in the APF. The APF identifies that the 57 dB(A) L_{Aeq} 16 hour contour is used as an average level of daytime noise marking the approximate onset of significant community annoyance. The APF states that average noise exposure contours are a well established measure of annoyance.

14.15 Given the general coincidence between the sites remaining post site sift (Stage 2 of the SSM) for Mobberley and noise contours whereby there

⁹ <https://www.gov.uk/government/publications/uk-airspace-policy-a-framework-for-the-design-and-use-of-airspace>

could be an onset of significant community annoyance, to the Council considers that this should be applied as a significant constraining factor in terms of the apportionment of residential development to the village, to the extent that there will be no sites allocated for housing development in Mobberley. .

- 14.16 Mobberley's disaggregation figure is therefore made up of development already completed between 1/4/10 and 31/3/17 (six dwellings), and that committed as at 31/3/17 (four dwellings). This does not amount to a moratorium on new housing development but it will have the deliberate effect of severely limiting any further housing development opportunities at Mobberley. Any applications for further housing development will be judged on their merits in the context of the development plan and other material considerations. Further detail can be found in the Mobberley Settlement Report.

15. Sustainable development

Sustainability Appraisal Findings of Reasonable Alternatives for Disaggregation

- 15.1 The following section sets out the method and summary appraisal findings for the options.

Method

- 15.2 A detailed method for the appraisal of the disaggregation options is presented in Appendix C of the First Draft SADPD Interim Sustainability Appraisal [FD 03]. In summary the appraisal seeks to categorise the performance of each option against the sustainability topics in terms of 'significant effects' (using red or green shading) and also rank the alternatives in order of relative performance. Where it is not possible to differentiate between all alternatives, '=' is used.

Summary appraisal findings

- 15.3 A summary of the appraisal findings for the options is provided in Table 14 below, with detailed appraisal findings presented in Appendix C of the First Draft SADPD Interim Sustainability Appraisal [FD 03].

	Option 1 Population led	Option 2 Household led	Option 3 Services/ facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
Biodiversity, flora and fauna	3	3	3	1	3	3	2
Population and human health	2	2	1	3	2	2	2
Water and soil	3	3	3	1	3	3	2
Air	3	3	1	3	3	3	2
Climatic factors	=	=	=	=	=	=	=
Transport	3	3	1	3	3	3	2
Cultural heritage and landscape	4	4	4	1	3	4	2
Social inclusiveness	2	2	1	3	2	2	2
Economic development	1	1	2	4	3	3	3

Table 14: Summary disaggregation options appraisal findings

- 15.4 The appraisal found no significant differences between the Options in relation to climatic factors. It also found that all of the Options have the

potential to result in the permanent loss of greenfield land and BMV agricultural land.

- 15.5 Options 1 and 2 spread development around the Borough resulting in negative effects on water and soil, biodiversity, flora and fauna, air quality, cultural heritage and landscape, and transport; however mitigation is available through LPS and proposed SADPD policies. Effects were found to be less significant in settlements that had less growth. The Options were found to have a potential positive effect against topics relating to economic development, social inclusiveness and population and human health, as there may be the potential for a critical mass to be reached in terms of infrastructure provision.
- 15.6 Option 3 spreads development around the Borough in relation to the proportion of services and facilities that a settlement has. This could provide the circumstances to reduce the need to travel by private vehicle and take part in active travel, with the potential to improve air quality, reduce inequality, and improve human health for example, with positive effects against topics relating to population and human health, air quality, transport, social inclusiveness and economic development. However, it does result in negative effects on water and soil, biodiversity, flora and fauna, cultural heritage and landscape, particularly for those settlements that have more services and facilities; however mitigation is available through LPS and proposed SADPD policies.
- 15.7 Option 4 constrains development in those settlements that have BMV agricultural land, heritage assets, Green Belt, Strategic Green Gap, nature conservation/landscape designations, and flood risk, resulting in negative effects on biodiversity, flora and fauna, water and soil, transport, and cultural heritage and landscape but to a lesser extent than the other Options under consideration. Mitigation is available through LPS and proposed SADPD policies. This Option has the potential for a negative effect against the topic relating to economic development. This is because this Option restricts growth in areas that could provide a pleasant environment for businesses, as it takes into account the historic environment and landscape constraints.
- 15.8 Option 5 restricts development in those settlements surrounded by Green Belt, directing development to settlements in the south of the Borough, resulting in a negative effect on air quality, transport, biodiversity, flora and fauna, cultural heritage and landscape, and water and soil at those settlements not constrained by Green Belt. Mitigation is available through LPS and proposed SADPD policies. There was a greater positive effect on settlements in the south of the Borough in relation to economic development. This Option has potential for a positive effect against topics relating to population and human health, and social inclusiveness as there may be the potential for a critical mass to be reached in terms of infrastructure provision, which could help to reduce inequality and improve human health.

- 15.9 Option 6 spreads development around the Borough in relation to development opportunities, resulting in negative effects on water and soil, biodiversity, flora and fauna, cultural heritage and landscape, air quality, transport, and economic development, particularly for those settlements that have more development opportunities; however mitigation is available through LPS and proposed SADPD policies. This Option could have a positive effect against topics relating to population and human health, and social inclusiveness as there may be the potential for a critical mass to be reached in terms of infrastructure provision, which could help to reduce inequality and improve human health.
- 15.10 Option 7 is a hybrid approach that considers a range of factors (constraints, services and facilities, and opportunities). It does result in a negative effect for water and soil, biodiversity, flora and fauna, cultural heritage and landscape, air quality and transport, although to a lesser extent than other Options under consideration. Taking into consideration the performance of the other Options, this Option was found to perform well. This is because it makes best use of those LSCs with existing services and facilities, but takes into account any constraints that the settlements face.
- 15.11 In conclusion, the appraisal found that there are differences between the Options, with a variance as to how the growth is distributed; however, none of the Options are likely to have a significant negative effect given the scale of growth. There were no significant differences between Options 1 and 2. Although Option 3 was the best performing under four sustainability topics, Option 7 performs well across the majority of topics. 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 LSC compared to the other Options then it is likely to have an enhanced positive effect for that settlement against topics relating to population and human health, social inclusiveness (if a critical mass is reached) and economic development. 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 make sure that there are no major negative effects. Ultimately the nature and significance of effects against the majority of topics will be dependent on the precise location of development. It is also worth reiterating that the overall level of growth to be delivered at the LSCs is set out in the LPS; the SA for the LPS evaluated the potential effects of that growth, although there were uncertainties as the precise location of development was not known.

16. Summary of Constraints and Opportunities

- 16.1 This Chapter brings together all the evidence gathered in this Report to identify the key influential factors (those factors that could positively influence the distribution of development) and the key constraints for the LSCs.

Alderley Edge

Key influential factors	
Infrastructure	There is a GP surgery in the village, a Primary School, and a Railway Station. The village has a library and private leisure facilities.
Housing viability	High value housing on edge of settlement, greenfield sites.
Housing supply	There is a submitted sites potential for 1,019 new homes around the village.
Key constraining factors	
Landscape character	Alderley Edge and West Macclesfield Wooded Estates LLDA is located adjacent to the south eastern boundary of Alderley Edge.
Nature conservation	Alderley Edge SSSI is located towards the south east of Alderley Edge. Site is also designated as a LWS.
Heritage	There is a larger Conservation Area located towards the south of Alderley Edge, which incorporates a number of Listed Buildings. There are Scheduled Monuments on the outskirts of the village.
Green Belt	The village is inset in the Green Belt. The GBAU does not identify any parcels around Alderley Edge that do not make a significant/major contribution to the Green Belt.

Audlem

Key influential factors	
Infrastructure	There is a GP in the village, and a Primary School. A mobile library visits the village.
Housing viability	High value housing on edge of settlement, greenfield sites.
Housing supply	There is a submitted sites potential for 264 new homes in and around the village.
Green Belt	There is no Green Belt around Audlem.

Key constraining factors	
Landscape character	Audlem/Burton LLDA is located to the south of Audlem.
Nature conservation	There are two LWS to the south of Audlem.
Heritage	A large part of Audlem is designated as a Conservation Area. There are also several Listed Buildings.

Bollington

Key influential factors	
Infrastructure	There is a GP in the town, a library and a Primary School. Bollington also has a Leisure Centre.
Housing viability	High value housing on edge of settlement, greenfield sites.
Housing supply	There is a submitted sites potential for 240 new homes in and around the town.
Key constraining factors	
Landscape character	The Peak Fringe LLDA is located adjacent to the eastern, northern and southern boundaries of Bollington.
Nature conservation	There are three LWS located adjacent to Bollington towards the south of the settlement and to the east.
Heritage	There are several Conservation Areas in and around Bollington, including a canal Conservation Area running through the town, and numerous Listed and Locally Listed Buildings.
Green Belt	The town is inset in the Green Belt. The GBAU identifies 2 parcels around Bollington that do not make a significant/major contribution to the Green Belt.

Bunbury

Key influential factors	
Infrastructure	There is a GP in the village, and a Primary School.
Housing viability	High value housing on edge of settlement greenfield sites.
Housing supply	There is a submitted sites potential for 168 new homes around the village.
Green Belt	There is no Green Belt around Bunbury.

Key constraining factors	
Nature conservation	There are two LWS to the far north and south of the village.
Heritage	There are two Conservation Areas in Bunbury, along with several Listed Buildings.
Infrastructure	There is a limited bus service.

Chelford

Key influential factors	
Infrastructure	There is a GP in the village, a Railway Station and a Primary School. A mobile library visits the village.
Housing viability	High value housing on edge of settlement, greenfield sites.
Housing supply	There is a submitted sites potential for 1,005 new homes around the village.
Key constraining factors	
Landscape character	Alderley Edge and West Macclesfield Wooded Estates LLDA is located towards the south of Chelford.
Heritage	There is one Locally Listed Building, and a few Listed Buildings to the east of the original settlement.
Green Belt	The village is inset in the Green Belt. The GBAU does not identify any parcels around Chelford that do not make a significant/major contribution to the Green Belt.

Disley

Key influential factors	
Infrastructure	There is a GP surgery in the village, a Primary School, and a Railway Station. The village has a library and private leisure facilities.
Housing viability	High value housing on edge of settlement, greenfield sites.
Housing supply	There is a submitted sites potential for 831 new homes in and around the village.

Key constraining factors	
Landscape character	The Peak Fringe LLDA is located adjacent to the southern boundary of Disley.
Nature conservation	There is a LWS to the north of the village and one to the south west. Millennium Wood LNR is located towards the south of Disley.
Heritage	Two Conservation Areas, and several Listed and Locally Listed Buildings.
Green Belt	The village is inset in the Green Belt. The GBAU identifies 3 parcels around Disley that do not make a significant/major contribution to the Green Belt.

Goostrey

Key influential factors	
Infrastructure	There is a Primary School and a Railway Station in the village.
Housing viability	High value housing on edge of settlement, greenfield sites.
Housing supply	There is a submitted sites potential for 186 new homes around the village.
Green Belt	There is no Green Belt around Goostrey.
Key constraining factors	
Nature conservation	There is a LWS to the north of the village, and one to the far south.
Heritage	Some Listed Buildings, and a Locally Listed Building.
Infrastructure	There is a limited bus service.
Other material factors	Jodrell Bank Observatory.

Haslington

Key influential factors	
Infrastructure	There is a GP, a Primary School, and a mobile library visits the village.
Housing viability	High value housing on edge of settlement, greenfield sites.
Housing supply	There is a submitted sites potential for 729 new homes around the village.
Green Belt	There is no Green Belt around Haslington; however there is an area of Strategic Green Gap to the west.

Key constraining factors	
Heritage	Some Listed and Locally Listed Buildings.

Holmes Chapel

Key influential factors	
Infrastructure	There is a medical centre in the village, a Primary School, Secondary School, library, Leisure Centre and a Railway Station.
Housing viability	High value housing on edge of settlement, greenfield sites.
Housing supply	There is a submitted sites potential for 2,814 new homes around the village.
Green Belt	There is no Green Belt around Holmes Chapel.
Key constraining factors	
Landscape character	The Dane Valley LLDA is located towards the east of Holmes Chapel.
Nature conservation	A LWS and ancient woodland to the north east of the village.
Heritage	One Conservation Area, and some Listed Buildings.

Mobberley

Key influential factors	
Infrastructure	The village has a Primary School and a Railway Station.
Housing viability	High value housing on edge of settlement, greenfield sites.
Housing supply	There is a submitted sites potential for 913 new homes in and around the village.
Key constraining factors	
Landscape character	Rostherne/Tatton Park LLDA is located towards the west of Mobberley.
Nature conservation	There are LWSs to the north and south of Mobberley.
Heritage	A large Conservation Area containing several Listed Buildings.
Other material factors	Aircraft noise.
Green Belt	The village is inset in the Green Belt. The GBAU does not identify any parcels around Mobberley that do not make a significant/major contribution to the Green Belt.

Prestbury

Key influential factors	
Infrastructure	The village contains a Railway Station, library, and Primary School.
Housing viability	High value housing on edge of settlement, greenfield sites.
Housing supply	There is a submitted sites potential for 1,239 new homes around the village.
Key constraining factors	
Landscape character	Bollin Valley LLDA is located adjacent to the northern and southern boundaries of Prestbury.
Nature conservation	Riverside Park LNR and LWS located towards the south of Prestbury.
Heritage	One Conservation Area, and several Listed and Locally Listed Buildings.
Green Belt	The village is inset in the Green Belt. The GBAU identifies 8 parcels around Prestbury that do not make a significant/major contribution to the Green Belt.

Shavington

Key influential factors	
Infrastructure	There is a GP in the village, a Primary School, Secondary School, and a Leisure Centre. A mobile library visits the village.
Housing viability	High value housing on edge of settlement, greenfield sites.
Housing supply	There is a submitted sites potential for 636 new homes around the village.
Key constraining factors	
Nature conservation	West Midlands Mosses SAC, Wybunbury Moss SSSI/NNR, and Midlands Mere and Mosses Ramsar site located towards the south of Shavington.
Heritage	Small number of Listed and Locally Listed Buildings.
Green Belt	There is no Green Belt around Shavington; however there is an area of Strategic Green Gap to the north and west.

Wrenbury

Key influential factors	
Infrastructure	The village has a Primary School and a Railway Station. A mobile library visits the village.
Housing viability	High value housing on edge of settlement, greenfield sites.
Housing supply	There is a submitted sites potential for 144 new homes around the village.
Green Belt	There is no Green Belt around Wrenbury.
Key constraining factors	
Landscape character	Cholmondeley, Marbury and Combermere Estatelands is located to the west of the village.
Nature conservation	A LWS runs to the north of the village.
Heritage	A Conservation Area, and some Listed Buildings.
Infrastructure	There is a limited bus service.

17. Conclusions and Recommendations

- 17.1 As set out in Chapter 4, several options were created and tested, with the merits of each considered. Options 1 and 2 were provided as comparator options. Options 3 to 6 had different focuses of approach (be it services and facilities led, constraints led, Green Belt led, or opportunities led). The recommended approach (option 7) reflects a blending of these options, and also takes account of the supply of sites and other material factors as well as considering NDPs and viability. It is the only option that takes account all of the relevant planning factors across all of the 13 LSCs thereby establishing an appropriate and justified spatial distribution.

Reasons for Progression or Rejection of Alternative Options in Plan Making

- 17.2 Table 15 sets out the options for disaggregation with an outline of the reasons for their progression or non-progression where relevant. It should be noted that whilst the SA findings are considered by the Council in its progression of options and form part of the evidence supporting the Local Plan, the SA findings are not the sole basis for a decision.

Option	Reasons for progression or non-progression of the Option in Plan making
1: Population led	This approach has not been progressed as it would not meet the needs of all the LSCs, and is not considered to be sustainable as no consideration is given to constraints, services and facilities for example.
2: Household led	This approach has not been progressed as it would not meet the needs of all the LSCs, and is not considered to be sustainable as no consideration is given to constraints, services and facilities for example.
3: Services and facilities led	This approach has not been progressed as it fails to consider other important planning factors and may not address the development needs of those LSCs that have fewer services and facilities.
4: Constraints led	This approach has not been progressed as it fails to consider other important planning factors and may not address the development needs of those LSCs that are heavily constrained.
5: Green Belt led	This approach has not been progressed as it fails to consider other important planning factors and would not address the development needs of the LSCs in the north of the Borough.
6: Opportunity led	This approach has not been progressed as it fails to consider other important planning factors and may not address the development needs of the LSCs where there are fewer opportunities for development.

Option	Reasons for progression or non-progression of the Option in Plan making
7: Hybrid approach	Option 7 (hybrid approach) has been progressed as it makes best use of those LSCs with existing services and facilities, but takes into account any constraints that the settlements face. It also takes account of other material factors and considers NDPs. There is a focus on addressing the needs of the LSCs sustainably.

Table 15: Reasons for the progression or non-progression of Options in plan-making

18. Safeguarded Land

- 18.1 Green Belt boundaries are intended to endure over the longer-term. Therefore, when reviewing Green Belt boundaries, it is important to draw the new boundaries having regard to potential development needs arising well beyond the Plan period.
- 18.2 As a result, it is necessary to identify areas of safeguarded land that are between the urban area and the Green Belt boundary in order to meet these potential long-term development requirements and avoid the need for another review of the Green Belt at the end of this Plan period.

Spatial distribution of safeguarded land in the LPS

- 18.3 National policy and guidance is silent on the issue of how to distribute safeguarded land. Appendix 2 of the LPS Site Selection Methodology¹⁰ considers the distribution of the total 200ha of safeguarded land. Consideration has been given to the NPPF requirements as they relate to safeguarded land:
- ¶79: one of the essential characteristics of Green Belts are their permanence
 - ¶83: when reviewing Green Belt boundaries, local planning authorities should have “regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period”
 - ¶84 when reviewing Green Belt boundaries, “local planning authorities should take account of the need to promote sustainable patterns of development”
 - ¶85: when defining Green Belt boundaries, authorities should “satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period”; and “where necessary, identify in their plans areas of ‘safeguarded land’ between the urban area and the Green Belt, in order to meet longer term development needs stretching way beyond the plan period”
- 18.4 When considering the distribution of safeguarded land, full consideration should be given to the requirement not to alter the Green Belt boundary again at the end of the Plan period. This means that it should be provided in locations where it is likely to be able to assist in meeting future development requirements, should it be required to do so.

¹⁰ <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library>

- 18.5 As described in the LPS evidence base, the total amount of safeguarded land required is based on a projection of development requirements for the northern part of the Borough only (taken as the former Macclesfield Borough area) as this is the only part of the Borough with Green Belt inset settlements in the top three tiers of the settlement hierarchy (Principal Towns, KSCs and LSCs). Consequently, the distribution of safeguarded land should be to this northern sub-area only (that is within the North Cheshire Green Belt only). Settlements beyond the Green Belt and inset within the South Cheshire Green Belt will not require safeguarded land.
- 18.6 Appendix 2 of the LPS Site Selection Methodology considers four options for the distribution of safeguarded land to settlements inset within the North Cheshire Green Belt:
1. Provision of all 200ha in the Principal Town of Macclesfield
 2. Provision of safeguarded land distributed proportionately by settlement, based on the spatial distribution of development in LPS Policy PG 7
 3. Provision of safeguarded land distributed proportionately by settlement based on the resident population
 4. A hybrid approach based on Options 2 and 3 above
- 18.7 It concludes that Option 4 is the most appropriate approach. This uses Option 2 as its basis but, so as not to skew the distribution of safeguarded land to Handforth because of the presence of the North Cheshire Growth Village, the amount of land to be provided in Handforth is based on the apportionment by current population. The difference between the amount of safeguarded land in Handforth to be provided under Option 2 and Option 3 was then re-distributed to the other Principal Towns and KSCs proportionately. This enables the continuation of sustainable patterns of development set out in the current spatial distribution, but redistributes part of the additional land directed to Handforth under Option 2 so as not to assume that Handforth will continue to assist in meeting development needs of other settlements in future plan periods.
- 18.8 This results in the spatial distribution shown in Table 16.

Settlement	Safeguarded land distribution (ha)
Macclesfield	95
Handforth	10
Knutsford	28
Poynton	19
Wilmslow	24
Local Service Centres	24
Total	200

Table 16: Safeguarded land distribution identified in the LPS site selection methodology

Remaining safeguarded land to be identified

- 18.9 Safeguarded land has been allocated at Macclesfield and each of the KSCs in the northern part of the Borough in the LPS. This has either met or exceeded the requirement for safeguarded land as shown in Table 16 for that individual settlement. There is therefore no need to identify any further safeguarded land in these towns through the SADPD.
- 18.10 The NPPF (¶85) requires Green Belt boundaries to be defined clearly, using physical features that are readily recognisable and likely to be permanent. As a result, there was sometimes limited scope to reduce the size of sites where they slightly exceed the requirements for each settlement. This has meant that the LPS has provided for more safeguarded land compared to the identified spatial distribution at Macclesfield and some of the KSCs.
- 18.11 As set out in the LPS (¶8.57), 200ha of safeguarded land will enable the Green Belt boundary to retain a sufficient degree of permanence. LPS Policy PG 4 “Safeguarded Land” allocates 186.4ha of safeguarded land at Macclesfield and KSCs. Criterion 6 of PG 4 states that *“it may also be necessary to identify additional non-strategic areas of land to be safeguarded in the Site Allocations and Development Policies Document”*.
- 18.12 Although the safeguarded land distribution identified in the LPS site selection methodology identified 24ha to be found in LSCs, the actual LPS allocations at Macclesfield and the KSCs mean that only 13.6ha of land remains to be identified in the SADPD at LSCs.
- 18.13 As set out in the NPPF, the government attaches great importance to Green Belts and once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. These exceptional circumstances do not extend to Green Belt release of additional land over and above the 200ha that has been fixed through the LPS process.
- 18.14 Consequently, the remaining amount of safeguarded land to be distributed to the LSCs inset within the North Cheshire Green Belt is 13.6ha.

Spatial distribution of safeguarded land in the SADPD

- 18.15 The preferred option for spatial distribution of development to LSCs in the SADPD (Option 7) considers the relevant factors for this Plan period and takes full account of the need to promote sustainable patterns of development. It is very difficult to predict, with any degree of certainty, a precise breakdown of where future development beyond 2030 should be located. As with the LPS, the proposed spatial distribution of development in this Plan period is used as the basis for distributing safeguarded land, by settlement. In this way, sustainable patterns of development are likely to continue in the future.

- 18.16 Option 7 includes a small allowance for new homes in Mobberley, reflecting a small number of completions and commitments. However, given the constraints imposed by aircraft noise, there will be no new site allocations in Mobberley. As a result, it will not be appropriate to identify safeguarded land in Mobberley.
- 18.17 The amount of development proposed (new homes and employment land) under Option 7 in each LSC inset in the Green Belt (excluding Mobberley) has been calculated as a proportion of the total amount of development proposed in LSCs inset in the Green Belt (excluding Mobberley). The 13.6ha remaining safeguarded land requirement was then initially distributed according to these proportions as shown in Table 17.

Inset LSC	Option 7 – new homes	Option 7 – employment land (ha)	Proportion of development in inset LSCs (excluding Mobberley)	Safeguarded land requirement (ha)
Alderley Edge	250	0.13	19.8%	2.69
Bollington	400	0.01	31.1%	4.23
Chelford	235	0.00	18.3%	2.48
Disley	255	0.35	20.8%	2.82
Prestbury	130	0.01	10.1%	1.38
Total	1,270	0.50	100%	13.60

Table 17: Initial safeguarded land requirements under Option 7

Accommodation of safeguarded land requirements

- 18.18 It became evident from working through the potential supply of sites to meet the development requirements identified in Table 17 (Stage 4 of the Site Selection Methodology [FD 07]), that in Bollington's case the safeguarded land requirement of 4.23ha could not be met on sites that made less than a major contribution to Green Belt purposes.¹¹ At this point further consideration was given as to how this matter could be addressed, which lead to the development of three options:

- Option A – redistribute Bollington's safeguarded land requirement to the other inset LSCs (excluding Mobberley)
- Option B – don't meet the safeguarded land requirement at Bollington
- Option C – redistribute Bollington's safeguarded land requirement to Chelford

¹¹ As documented in the Bollington Settlement Report [FD 24]

Option A analysis

- 18.19 Option A would involve the redistribution of Bollington's safeguarded land requirement of 4.23ha to the other inset LSCs of Alderley Edge, Chelford, Disley and Prestbury (Mobberley has been excluded due to the reasons set out in ¶18.16). The redistribution takes into account the proportion of development that the inset LSCs are expected to accommodate over the Plan period. This results in the safeguarded land requirements detailed in Table 18.

Inset LSC	Option 7 – new homes	Option 7 – employment land (ha)	Proportion of development in inset LSCs ¹²	Safeguarded land requirement (ha)
Alderley Edge	250	0.13	28.7%	3.90
Chelford	235	0.00	26.5%	3.60
Disley	255	0.35	30.1%	4.10
Prestbury	130	0.01	14.7%	2.00
Total	870	0.49	100%	13.60

Table 18: Option A safeguarded land requirements

- 18.20 In taking into account the supply of sites, Bollington's requirement of safeguarded land could be accommodated in the remaining inset LSCs, and therefore the residual requirement of safeguarded land for the Borough would also be met. Therefore, potentially, Option A appears to be a reasonable approach to take.

Option B analysis

- 18.21 Option B would mean that the safeguarded land requirements for the inset LSCs would remain the same as that in option 7 (Table 17), with the exception of Bollington. This would mean that the requirement for Bollington, and therefore that of the Borough, would not be met. In developing this option, the contribution that the remaining suitable sites around the inset LSCs (once their own requirements had been met) made to the purposes of the Green Belt were also taken into consideration, to see if they could meet Bollington's safeguarded land requirement. It was evident that there were no other suitable sites that made a lesser contribution to Green Belt purposes than a significant contribution that could meet Bollington's safeguarded land requirement.
- 18.22 This option is not considered to be a reasonable approach to take as a sufficient degree of permanence may not be given to Green Belt boundaries and the safeguarded land requirement for the Borough would

¹² excluding Mobberley and Bollington

not be met. As such, it was not considered further through the Sustainability Appraisal process.

Option C analysis

- 18.23 Option C would involve the redistribution of Bollington's safeguarded land requirement of 4.23ha to Chelford, resulting in a safeguarded land requirement of 6.71ha for Chelford. This option has been considered because Chelford has a relatively large supply of sites and several attributes, including land available adjacent to its Railway Station, which could be planned for in a comprehensive way should it ever be required to meet long-term development needs and allocated for development through a review of the Local Plan. It provides an opportunity to create pedestrian links between the main built up part of the village and the Village Hall and adjacent community facilities. Currently these are detached from the main built up part of the village with poor pedestrian and cycle connectivity between them. Option C would mean that the remaining requirement for safeguarded land in the Borough would be met and therefore this option also appears to be a reasonable approach to take.

Sustainability Appraisal Findings of Reasonable Alternatives for Disaggregation of Safeguarded land

- 18.24 The following section sets out the method and summary appraisal findings for the Options for the disaggregation of safeguarded land. Reference should also be made to Chapter 3 and Appendix C of the First Draft SADPD Interim Sustainability Appraisal.

Method

- 18.25 A detailed method for the appraisal of the disaggregation options is presented in Appendix C of the First Draft SADPD Interim Sustainability Appraisal. In summary the appraisal seeks to categorise the performance of each option against the sustainability topics in terms of 'significant effects' (using red or green shading) and also rank the alternatives in order of relative performance. Where it is not possible to differentiate between all alternatives, '=' is used.

Summary appraisal findings

- 18.26 A summary of the appraisal findings for the options is provided in Table 19 below, with detailed appraisal findings presented in Appendix C of the First Draft SADPD Interim Sustainability Appraisal.

	Option A	Option C
Biodiversity, flora and fauna	2	1
Population and human health	=	=
Water and soil	2	1

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	Option A	Option C
Air	2	1
Climatic factors	=	=
Transport	=	=
Cultural heritage and landscape	=	=
Social inclusiveness	=	=

Table 19: Summary findings of safeguarded land disaggregation

18.27 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. This is due, in part, to the level of uncertainty in determining precise impacts at this stage as land is safeguarded for future development and it would be for future Local Plans (and associated appraisal processes) to provide further detail on the location and specific land uses, should safeguarded land be required for development at that time. However, the appraisal identified that Option C (redistributing Bollington's safeguarded land requirement to Chelford) performed better in the appraisal relating to the following topics:

- biodiversity, flora and fauna, as Chelford is relatively unconstrained in respect of international, national and local nature conservation designations.
- water and soil, as Chelford is surrounded by areas that have less risk of flooding than many of the LSCs
- air, as Chelford does not have a AQMA, whereas Disley does

18.28 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. Ultimately the nature and significance of effects against the majority of topics will be dependent on the precise location of development.

Revised preferred option

18.29 Taking the above analysis of the three Options under consideration into account, both Options A and C are considered to be reasonable approaches to take in relation to redistributing the amount of safeguarded land requirement at Bollington, as they both address the remaining safeguarded land requirement for the Borough. However, it is considered that Option C provides additional opportunities to be realised, in that it allows a comprehensively planned approach to be taken towards any future development of the site, which could incorporate a range of community benefits. This approach could include the provision of improved pedestrian and cycling links to existing village facilities for residents, along with the potential for additional Railway Station car parking. There are also fewer constraints at Chelford, as highlighted by the SA findings.

- 18.30 The revised preferred option for the distribution of safeguarded land to the inset LSCs is set out in Table 20.

Inset LSC	Revised preferred option safeguarded land requirement (ha)
Alderley Edge	2.69
Bollington	0.00
Chelford	6.71
Disley	2.82
Prestbury	1.38
Total	13.60

Table 20: Safeguarded land requirements under the revised preferred option

19. Appendices

Appendix 1: Option 1 Population led reasoning

LSC	Option 1: Population led
Alderley Edge	Alderley Edge represented 11% of the population in 2016. Applying 11% to the requirement leads to a target of 369 homes, and 0.7ha of employment land.
Audlem	Audlem represented 8% of the population in 2016. Applying 8% to the requirement leads to a target of 275 homes, and 0.6ha of employment land.
Bollington	Bollington represented 15% of the population in 2016. Applying 15% to the requirement leads to a target of 517 homes, 1.0ha of employment land.
Bunbury	Bunbury represented 4% of the population in 2016. Applying 4% to the requirement leads to a target of 141 homes, and 0.3ha of employment land.
Chelford	Chelford represented 2% of the population in 2016. Applying 2% to the requirement leads to a target of 81 homes, and 0.2ha of employment land.
Disley	Disley represented 9% of the population in 2016. Applying 9% to the requirement leads to a target of 316 homes, and 0.6ha of employment land.
Goostrey	Goostrey represented 7% of the population in 2016. Applying 7% to the requirement leads to a target of 255 homes, and 0.5ha of employment land.
Haslington	Haslington represented 9% of the population in 2016. Applying 9% to the requirement leads to a target of 316 homes, and 0.6ha of employment land.
Holmes Chapel	Holmes Chapel represented 11% of the population in 2016. Applying 11% to the requirement leads to a target of 390 homes, and 0.8ha of employment land.
Mobberley	Mobberley represented 6% of the population in 2016. Applying 6% to the requirement leads to a target of 208 homes, and 0.4ha of employment land.
Prestbury	Prestbury represented 7% of the population in 2016. Applying 7% to the requirement leads to a target of 235 homes, and 0.5ha of employment land.
Shavington	Shavington represented 7% of the population in 2016. Applying 7% to the requirement leads to a target of 262 homes, and 0.5ha of employment land.
Wrenbury	Wrenbury represented 4% of the population in 2016. Applying 4% to the requirement leads to a target of 134 homes, and 0.3ha of employment land.

Appendix 2: Option 2 Household led reasoning

LSC	Option 2: Household led
Alderley Edge	Alderley Edge represented 11% of housing in 2011. Applying 11% to the requirement leads to a target of 381 homes, and 0.76ha of employment land.
Audlem	Audlem represented 7% of housing in 2011. Applying 7% to the requirement leads to a target of 262 homes, and 0.52ha of employment land.
Bollington	Bollington represented 16% of housing in 2011. Applying 16% to the requirement leads to a target of 543 homes, and 1.09ha of employment land.
Bunbury	Bunbury represented 4% of housing in 2011. Applying 4% to the requirement leads to a target of 137 homes, and 0.27ha of employment land.
Chelford	Chelford represented 3% of housing in 2011. Applying 3% to the requirement leads to a target of 88 homes, and 0.18ha of employment land.
Disley	Disley represented 9% of housing in 2011. Applying 9% to the requirement leads to a target of 309 homes, and 0.62ha of employment land.
Goostrey	Goostrey represented 7% of housing in 2011. Applying 7% to the requirement leads to a target of 252 homes, and 0.50ha of employment land.
Haslington	Haslington represented 9% of housing in 2011. Applying 9% to the requirement leads to a target of 302 homes, and 0.60ha of employment land.
Holmes Chapel	Holmes Chapel represented 11% of housing in 2011. Applying 11% to the requirement leads to a target of 382 homes, and 0.76ha of employment land.
Mobberley	Mobberley represented 6% of housing in 2011. Applying 6% to the requirement leads to a target of 209 homes, and 0.42ha of employment land.
Prestbury	Prestbury represented 7% of housing in 2011. Applying 7% to the requirement leads to a target of 228 homes, and 0.46ha of employment land.
Shavington	Shavington represented 8% of housing in 2011. Applying 8% to the requirement leads to a target of 278 homes, and 0.565ha of employment land.
Wrenbury	Wrenbury represented 4% of housing in 2011. Applying 4% to the requirement leads to a target of 128 homes, and 0.26ha of employment land.

Appendix 3: Option 3 Services and facilities led reasoning

Introduction

- 19.1 Option 3 distributes housing and land proportionally according to the share of services and facilities in each settlement. A summary commentary is provided for each LSC. Further details on the factors taken into account can be found in the main body of this Report.
- 19.2 The conclusions for the LSCs are considered to be reasonable and are based on sound planning judgement.

Calculations

- 19.3 Table 21 shows the calculations behind the option, showing factors taken into consideration.

Settlement	Bank	Café/restaurant	Community hall	Convenience store	General non-food goods	Leisure Centre	Library	Medical facility	Newsagent	Pharmacy	Place of worship	Post office	Primary School	Public House	Railway Station	Secondary School	Specialist food shop	Takeaway	Other local services/facilities	Total Y	% Y	Dwellings	Employment (ha)
Alderley Edge	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	17	8.63	302	0.60
Audlem	N	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	Y	Y	15	7.61	266	0.53
Bollington	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	Y	Y	17	8.63	302	0.60
Bunbury	N	Y	Y	Y	N	N	N	Y	Y	Y	Y	Y	Y	Y	N	N	Y	Y	Y	13	6.60	231	0.46
Chelford	N	Y	Y	Y	Y	N	Y	Y	Y	N	Y	Y	Y	Y	Y	N	Y	N	Y	14	7.11	249	0.50
Disley	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	17	8.63	302	0.60
Goostrey	N	Y	Y	Y	Y	N	N	N	Y	Y	Y	Y	Y	Y	Y	N	N	N	Y	11	5.58	195	0.39
Haslington	N	Y	Y	Y	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	Y	Y	14	7.11	249	0.50
Holmes Chapel	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	19	9.64	338	0.68
Mobberley	N	Y	Y	Y	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	14	7.11	249	0.50
Prestbury	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	17	8.63	302	0.60
Shavington	N	N	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	15	7.61	266	0.53
Wrenbury	N	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	Y	14	7.11	249	0.50

Table 21: Option 3 calculations

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Alderley Edge

Key Issues identified

- 19.4 Alderley Edge has a relatively older population (and larger than average communal establishment population); a relatively fast growth in population, households, and dwellings; relative abundance of jobs locally; high house prices; and a demand for affordable housing.

Considerations

- 19.5 Alderley Edge would require 381 dwellings, and 0.76ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 54 net housing completions, and there are 54 net housing commitments. Over the same period 0.12ha of new employment land has been taken up, and 0.01ha is committed.
- 19.6 There is a Railway Station at Alderley Edge with services to Manchester, and Manchester Airport that are considered to be good. There is a bus service that runs from Macclesfield through Wilmslow and Handforth, onto Manchester, which is considered to be a commutable service for those working in Macclesfield.
- 19.7 The village feels like a small town, with a good selection of shops and services.

Conclusion

- 19.8 Taking the above into account, it is considered that on balance Alderley Edge could accommodate 302 dwellings and 0.60ha of employment land over the Plan period.

Audlem

Key Issues identified

- 19.9 Audlem has a relatively old population (including a large communal establishment population); a low proportion of children, perhaps indicating a shortage of housing options and/or employment opportunities suitable for young families; a high rate of private renting, but low proportion of households living in affordable housing; a shortage of jobs; a net outflow of commuters; and a large proportion of home-based workers.

Considerations

- 19.10 Audlem would require 262 dwellings, and 0.52ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 58 net housing completions, and there are 151 net housing commitments. Over the same period there has been no new employment land taken up, and there are no new employment land commitments.

- 19.11 Audlem does not have a Railway Station, and the bus service is considered to be limited; however it does provide a commutable service for those working in Nantwich.
- 19.12 There is a thriving community at Audlem with several shops and facilities in the village centre. The village appears to serve as an agricultural service centre for the rural community, and there is tourism due to the nearby canal. It looks to Nantwich as its KSC, which is where the nearest Secondary School is located.

Conclusion

- 19.13 Taking the above into account, it is considered that on balance Audlem could accommodate 266 dwellings and 0.53ha of employment land over the Plan period.

Bollington

Key issues identified

- 19.14 Bollington has a relatively young population; high rates of economic activity; and high rates of home ownership, but relatively affordable homes; shortage of jobs; a net outflow of commuters.

Considerations

- 19.15 Bollington would require 543 dwellings, and 1.09ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 97 net housing completions, and there are 221 net housing commitments. Over the same period 0.01ha of new employment land has been taken up, 1.45ha is allocated, there has been a loss of 1.24ha, and there are no new employment land commitments. However, it should be noted that technically the existing Macclesfield Borough Local Plan allocation Land adj to Lowerhouse Mill (East of Albert Road) and Land rear of Lowerhouse Mill (west) form part of the employment land supply for Bollington, giving 2.70ha. However, land rear of Lowerhouse Mill (west) has been lost to housing, and Land rear of Lowerhouse Mill (east of Albert Road), has a resolution to grant planning permission for housing subject to the signing of a S106 agreement and has been counted towards the housing commitments for Bollington. Therefore it is considered a reasonable approach to only include the employment land take-up of 0.01ha for Bollington in the supply for the purposes of determining the spatial distribution.
- 19.16 Bollington does not have a Railway Station; however the bus service is considered to be good being on three bus routes and it is thought to be commutable for those working in Macclesfield and Stockport.
- 19.17 There is no main town centre area, with the main shopping areas, containing small independent shops, being somewhat dispersed.

Conclusion

- 19.18 Taking the above into account, it is considered that on balance Bollington could accommodate 302 dwellings and 0.60ha of employment land over the Plan period.

Bunbury

Key issues identified

- 19.19 Bunbury has a good availability of local jobs; a recent decline in population; high house prices; a high affordability ratio, and relatively high rate of private renting (perhaps indicating latent demand for owner-occupier properties); and a large proportion of home-based workers.

Considerations

- 19.20 Bunbury would require 137 dwellings, and 0.27ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 21 net housing completions, and there are 39 net housing commitments. Over the same period there has been no new employment land taken up, and there are no new employment land commitments.
- 19.21 Bunbury does not have a Railway Station, and the bus service is considered to be poor, with a limited service on limited days.
- 19.22 There are relatively few services and facilities in Bunbury, which include a Primary School and a small shop.

Conclusion

- 19.23 Taking the above into account, it is considered that on balance Bunbury could accommodate 231 dwellings and 0.46ha of employment land over the Plan period.

Chelford

Key issues identified

- 19.24 Chelford has had a recent decline in population; a relatively old population; a low proportion of children, potentially indicating a shortage of housing and/or employment opportunities for young families; high house prices and high housing affordability ratio; a low proportion of affordable housing; a jobs shortage; a net outflow of commuters; and a large proportion of home-based workers.

Considerations

- 19.25 Chelford would require 88 dwellings, and 0.18ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been two net housing completions, and there are 183 net housing commitments. Over the same period there has been no new employment land taken up, and there are no new employment land commitments.

- 19.26 Chelford has a Railway Station with a good service. Although Chelford is only on one bus route, it is considered to be commutable for those working in Knutsford and Macclesfield.
- 19.27 There are some services and facilities in Chelford, which includes a Village Hall.

Conclusion

- 19.28 Taking the above into account, it is considered that on balance Chelford could accommodate 249 dwellings and 0.50ha of employment land over the Plan period.

Disley

Key issues identified

- 19.29 Disley has had a recent decline in population; a relatively old population; a low proportion of children, potentially indicating a shortage of housing and/or employment opportunities for young families; low house prices and good affordability for those on median incomes; a low proportion of affordable housing; and a shortage of local jobs; a net outflow of commuters.

Considerations

- 19.30 Disley would require 309 dwellings, and 0.62ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 128 net housing completions, and there are 86 net housing commitments. Over the same period 0.35ha of new employment land has been taken up, and there are no new employment land commitments.
- 19.31 Disley does have a Railway Station. Disley is on two bus routes, one of which is considered to be commutable to Stockport, Manchester Airport and Buxton. The other is a limited service.
- 19.32 There are several services and facilities in Disley.

Conclusion

- 19.33 Taking the above into account, it is considered that on balance Disley could accommodate 302 dwellings and 0.60ha of employment land over the Plan period.

Goostrey

Key issues identified

- 19.34 Goostrey has a relatively old population; a low proportion of children, potentially indicating a shortage of housing and/or employment opportunities for young families; high house prices and high affordability ratio; low proportions of both private rented, and affordable housing; a

shortage of local jobs; a net outflow of commuters; and a large proportion of home-based workers.

Considerations

- 19.35 Goostrey would require 252 dwellings, and 0.50ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been eight net housing completions, and there are eight net housing commitments. Over the same period there has been no new employment land taken up, and there are no new employment land commitments.
- 19.36 There is a Railway Station at Goostrey, but the bus service is considered to be poor, with a limited service.
- 19.37 Goostrey has some services and facilities; however it looks to Holmes Chapel to further meet its needs.
- 19.38 It is anticipated that the development needs of Goostrey will largely be provided for in Holmes Chapel, as stated in the justification of LPS Policy PG 2 (¶8.34).

Conclusion

- 19.39 Taking the above into account, it is considered that on balance Goostrey could accommodate 195 dwellings and 0.39ha of employment land over the Plan period.

Haslington

Key issues identified

- 19.40 Haslington has had a recent decline in population; large household sizes; a lower proportion of children; low house prices, and good affordability for those on median incomes; a lack of affordable housing; relative shortage of local jobs; a net outflow of commuters.

Considerations

- 19.41 Haslington would require 302 dwellings, and 0.60ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 49 net housing completions, and there are 433 net housing commitments. Over the same period 0.08ha of new employment land has been taken up, and there are no new employment land commitments.
- 19.42 Haslington does not have a Railway Station, but the bus service is considered to be good, as it is on three bus routes and is thought to be commutable for those working in Crewe, and Macclesfield.
- 19.43 Haslington has some services and facilities.

Conclusion

- 19.44 Taking the above into account, it is considered that on balance Haslington could accommodate 249 dwellings and 0.50ha of employment land over the Plan period.

Holmes Chapel

Key issues identified

- 19.45 Holmes Chapel has had a recent decline in population; a relatively old population; low house prices, and good affordability relative to other Local Service Centres; a low proportion of affordable housing; and a relative shortage of local jobs; a net outflow of commuters.

Considerations

- 19.46 Holmes Chapel would require 382 dwellings, and 0.76ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 203 net housing completions, and there are 667 net housing commitments. Over the same period there has been no new employment land taken up, and 0.70ha is committed.
- 19.47 Holmes Chapel has a Railway Station, and is also on two bus routes, one of which is considered to be commutable to Crewe and Congleton. The other is a limited service.
- 19.48 Holmes Chapel has a good selection of shops and services.
- 19.49 It is anticipated that Holmes Chapel will largely provide for the development needs of Goostrey, as referred to in the justification of LPS Policy PG 2 (¶8.34).

Conclusion

- 19.50 Taking the above into account, it is considered that on balance Holmes Chapel could accommodate 338 dwellings and 0.68ha of employment land over the Plan period.

Mobberley

Key issues identified

- 19.51 Mobberley has a relatively old population (and a large communal establishment population, confirmed by the presence of a number of care homes); a low proportion of children, perhaps indicating a shortage of housing options suitable for young families; high rates of homes ownership, but high house prices and low affordability for people on median incomes; a large recent increase in population, and households; is a popular location for people moving from Greater Manchester; relative shortage of local jobs; a net outflow of commuters.

Considerations

- 19.52 Mobberley would require 209 dwellings, and 0.42ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been six net housing completions, and there are four net housing commitments. Over the same period there has been no new employment land taken up, and there are no new employment land commitments.
- 19.53 There is a Railway Station in Mobberley; however it is some distance from the village centre. Although Mobberley is only on one bus route it is considered to be commutable for those working in Altrincham and Knutsford.
- 19.54 There are some services and facilities in Mobberley, and the village is quite close to Knutsford, a KSC.

Conclusion

- 19.55 Taking the above into account, it is considered that on balance Mobberley could accommodate 249 dwellings and 0.50ha of employment land over the Plan period.

Prestbury

Key issues identified

- 19.56 Prestbury has a relatively old population; a 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; a relative abundance of jobs; a net outflow of commuters.

Considerations

- 19.57 Prestbury would require 228 dwellings, and 0.46ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 18 net housing completions, and there are 37 net housing commitments. Over the same period 0.01ha of new employment land has been taken up, and there are no new employment land commitments.
- 19.58 There is a Railway Station in Prestbury. Although Prestbury is only on one bus route it is considered to be commutable for those working in Macclesfield.
- 19.59 There are several services and facilities in the village centre.

Conclusion

- 19.60 Taking the above into account, it is considered that on balance Prestbury could accommodate 302 dwellings and 0.60ha of employment land over the Plan period.

Shavington

Key issues identified

- 19.61 Shavington has a relatively old and declining population; a low proportion of children, perhaps indicating a shortage of housing options and/or employment opportunities suitable for young families; a relative shortage of jobs; a net outflow of commuters.

Considerations

- 19.62 Shavington would require 278 dwellings, and 0.56ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 64 net housing completions, and there are 268 net housing commitments. Over the same period 0.40ha of new employment land has been taken up, and 0.50ha is committed.
- 19.63 Shavington does not have a Railway Station; however the bus service is considered to be good for those commuting to Crewe and Leighton Hospital.
- 19.64 Shavington has some services and facilities.

Conclusion

- 19.65 Taking the above into account, it is considered that on balance Shavington could accommodate 266 dwellings and 0.53ha of employment land over the Plan period.

Wrenbury

Key issues identified

- 19.66 Wrenbury has had a significant increase in population and household growth; a low proportion of children; a relative shortage of local jobs; a net outflow of commuters; and poor affordability of housing.

Considerations

- 19.67 Wrenbury would require 128 dwellings, and 0.26ha for employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 15 net housing completions, and there are 111 net housing commitments. Over the same period 0.09ha of new employment land has been taken up, and there are no new employment land commitments.
- 19.68 There is a Railway Station in Wrenbury, but the bus service is considered to be poor, with a limited service.
- 19.69 There are relatively few services and facilities in Wrenbury.

Conclusion

- 19.70 Taking the above into account, it is considered that on balance Wrenbury could accommodate 249 dwellings and 0.50ha of employment land over the Plan period.

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Appendix 4: Option 4 Constraints led reasoning

Introduction

- 19.71 Option 4 distributes housing and land proportionally according to the share of constraints for each settlement. A summary commentary is provided for each LSC. Further details on the factors taken into account can be found in the main body of this Report.
- 19.72 It is recognised that there may be localised issues regarding road congestion/highway capacity in the LSC's, however it is not considered necessary to provide an individual commentary to influence the proposed distribution of development; initial highways assessments will be provided on a site-by-site basis.
- 19.73 The conclusions for the LSCs are considered to be reasonable and are based on sound planning judgement.

Calculations

- 19.74 Table 22 shows the calculations behind the option, showing factors taken into consideration.

Settlement	Green Belt/Gap	Local Landscape Designation	Nature conservation	Historic environment	Flood risk	BMV ¹³ agricultural land	Total N	%N	Dwellings	Employment (ha)
Alderley Edge	Y	Y	Y	Y	Y	Y	0	0.00	0	0.00
Audlem	N	Y	Y	Y	Y	Y	1	6.67	233	0.47
Bollington	Y	Y	Y	Y	Y	Y	0	0.00	0	0.00
Bunbury	N	N	Y	Y	Y	Y	2	13.33	467	0.93
Chelford	Y	Y	N	Y	N	Y	2	13.33	467	0.93
Disley	Y	Y	Y	Y	N	Y	1	6.67	233	0.47
Goostrey	N	N	Y	Y	Y	Y	2	13.33	467	0.93
Haslington	N	N	N	Y	Y	Y	3	20.00	700	1.40

¹³ Best and Most Versatile. There is little available data to distinguish between Grade 3a and Grade 3b, so it is not always possible to establish whether Grade 3 land is classified as BMV. Therefore a precautionary approach has been taken, whereby it is assumed that Grade 3 land is 3a and therefore BMV.

Settlement	Green Belt/Gap	Local Landscape Designation	Nature conservation	Historic environment	Flood risk	BMV ¹³ agricultural land	Total N	%N	Dwellings	Employment (ha)
Holmes Chapel	N	Y	Y	Y	Y	Y	1	6.67	233	0.47
Mobberley	Y	Y	Y	Y	Y	Y	0	0.00	0	0.00
Prestbury	Y	Y	Y	Y	Y	Y	0	0.00	0	0.00
Shavington	Y	N	Y	Y	Y	Y	1	6.67	233	0.47
Wrenbury	N	N	Y	Y	Y	Y	2	13.33	467	0.93

Table 22: Option 4 calculations

Alderley Edge

Key Issues identified

- 19.75 Alderley Edge has a relatively older population (and larger than average communal establishment population); a relatively fast growth in population, households, and dwellings; relative abundance of jobs locally; high house prices; and a demand for affordable housing.

Considerations

- 19.76 Alderley Edge would require 381 dwellings, and 0.76ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 54 net housing completions, and there are 54 net housing commitments. Over the same period 0.12ha of new employment land has been taken up, and 0.01ha is committed.
- 19.77 There are four Conservation Areas in the village as well as several Listed and Locally Listed Buildings, and Scheduled Monuments on the outskirts. There is also a SSSI (part of which contains a LWS), a LLDA to the south east of the village, and an area of flooding to the north. In terms of agricultural land quality, Alderley Edge is surrounded by Grade 3, although it is unknown if this is Grade 3a or 3b.

Conclusion

- 19.78 Taking the above into account, it is considered that on balance Alderley Edge could not accommodate any further housing or employment development over the Plan period.

Audlem

Key Issues identified

- 19.79 Audlem has a relatively old population (including a large communal establishment population); a low proportion of children, perhaps indicating a shortage of housing options and/or employment opportunities suitable for young families; a high rate of private renting, but low proportion of households living in affordable housing; a shortage of jobs; a net outflow of commuters; and a large proportion of home-based workers.

Considerations

- 19.80 Audlem would require 262 dwellings, and 0.52ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 58 net housing completions, and there are 151 net housing commitments. Over the same period there has been no new employment land taken up, and there are no new employment land commitments.
- 19.81 There are two Conservation Areas in the village as well as several Listed Buildings. There are also LWSs to the south and the east of Audlem, a LLDA to the south of the village, and an area of flooding loops round from the east, to the south and west of the village. In terms of agricultural land quality, Audlem is generally surrounded by Grade 3, although it is unknown if this is Grade 3a or 3b, with some Grade 2 land to the south east and south west.

Conclusion

- 19.82 Taking the above into account, it is considered that on balance Audlem could accommodate 233 dwellings and 0.47ha of employment land over the Plan period.

Bollington

Key issues identified

- 19.83 Bollington has a relatively young population; high rates of economic activity; and high rates of home ownership, but relatively affordable homes; shortage of jobs; a net outflow of commuters.

Considerations

- 19.84 Bollington would require 543 dwellings, and 1.09ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 97 net housing completions, and there are 221 net housing commitments. Over the same period 0.01ha of new employment land has been taken up, 1.45ha is allocated, there has been a loss of 1.24ha, and there are no new employment land commitments. However, it should be noted that technically the existing Macclesfield Borough Local Plan allocation Land adj to Lowerhouse Mill (East of Albert Road) and Land rear of Lowerhouse Mill (west) form part of the employment land supply for Bollington, giving 2.70ha. However, land rear

of Lowerhouse Mill (west) has been lost to housing, and Land rear of Lowerhouse Mill (east of Albert Road), has a resolution to grant planning permission for housing subject to the signing of a S106 agreement and has been counted towards the housing commitments for Bollington. Therefore it is considered a reasonable approach to only include the employment land take-up of 0.01ha for Bollington in the supply for the purposes of determining the spatial distribution.

- 19.85 There are several Conservation Areas in and around Bollington, including a canal Conservation Area running through the town, and numerous Listed and Locally Listed Buildings. There are also LWSs to the south and the east of Bollington, a LLDA to the north east, and south, and areas of flooding running across the north of the settlement and through to the south east. In terms of agricultural land quality, Bollington is surrounded by mainly Grade 3 to the west, although it is unknown if this is Grade 3a or 3b, Grade 4 to the east and some Grade 5 to the south.

Conclusion

- 19.86 Taking the above into account, it is considered that on balance Bollington could not accommodate any further housing or employment development over the Plan period.

Bunbury

Key issues identified

- 19.87 Bunbury has a good availability of local jobs; a recent decline in population; high house prices; a high affordability ratio, and relatively high rate of private renting (perhaps indicating latent demand for owner-occupier properties); and a large proportion of home-based workers.

Considerations

- 19.88 Bunbury would require 137 dwellings, and 0.27ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 21 net housing completions, and there are 39 net housing commitments. Over the same period there has been no new employment land taken up, and there are no new employment land commitments.
- 19.89 There are two Conservation Areas in Bunbury, along with several Listed Buildings. There is a LWS to the far north and one to the south of the village. An area of flood risk runs to the north. In terms of agricultural land quality, Bunbury is mainly surrounded by Grade 3, although it is unknown if this is Grade 3a or 3b, with Grade 2 to the north west of the village.

Conclusion

- 19.90 Taking the above into account, it is considered that on balance Bunbury could accommodate 467 dwellings and 0.93ha of employment land over the Plan period.

Chelford

Key issues identified

- 19.91 Chelford has had a recent decline in population; a relatively old population; a low proportion of children, potentially indicating a shortage of housing and/or employment opportunities for young families; high house prices and high housing affordability ratio; a low proportion of affordable housing; a jobs shortage; a net outflow of commuters; and a large proportion of home-based workers.

Considerations

- 19.92 Chelford would require 88 dwellings, and 0.18ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been two net housing completions, and there are 183 net housing commitments. Over the same period there has been no new employment land taken up, and there are no new employment land commitments.
- 19.93 There is very little in the way of heritage designations in Chelford, with one Locally Listed Building, and a few Listed Buildings to the east of the original settlement. A LLDA runs along the south of the original settlement. There are no areas of flood risk in or around Chelford. In terms of agricultural land quality, Chelford is surrounded by Grade 2 to the south, and Grade 3, although it is unknown if this is Grade 3a or 3b.

Conclusion

- 19.94 Taking the above into account, it is considered that on balance Chelford could accommodate 467 dwellings and 0.93ha of employment land over the Plan period.

Disley

Key issues identified

- 19.95 Disley has had a recent decline in population; a relatively old population; a low proportion of children, potentially indicating a shortage of housing and/or employment opportunities for young families; low house prices and good affordability for those on median incomes; a low proportion of affordable housing; and a shortage of local jobs; a net outflow of commuters.

Considerations

- 19.96 Disley would require 309 dwellings, and 0.62ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 128 net housing completions, and there are 86 net housing commitments. Over the same period 0.35ha of new employment land has been taken up, and there are no new employment land commitments.

- 19.97 There are two Conservation Areas in Disley, with several Listed and Locally Listed Buildings. There is a LWS to the north of the village and one to the south west. A LLDA runs along the south of the settlement. There are no areas of flood risk in Disley. In terms of agricultural land quality, Disley is surrounded by Grade 4, with an area of Grade 3 to the far north, although it is unknown if this is Grade 3a or 3b.

Conclusion

- 19.98 Taking the above into account, it is considered that on balance Disley could accommodate 233 dwellings and 0.47ha of employment land over the Plan period.

Goostrey

Key issues identified

- 19.99 Goostrey has a relatively old population; a low proportion of children, potentially indicating a shortage of housing and/or employment opportunities for young families; high house prices and high affordability ratio; low proportions of both private rented, and affordable housing; a shortage of local jobs; a net outflow of commuters; and a large proportion of home-based workers.

Considerations

- 19.100 Goostrey would require 252 dwellings, and 0.50ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been eight net housing completions, and there are eight net housing commitments. Over the same period there has been no new employment land taken up, and there are no new employment land commitments.
- 19.101 There is very little in the way of heritage designations in Goostrey, with some Listed Buildings to the east and north of the village, and a Locally Listed Building. There is a LWS to the north of the village, and one to the far south. A flood zone runs to the north, and north to south through the middle of the village. In terms of agricultural land quality, Goostrey is surrounded by a mix of Grade 3, some of which is known to be 3a or 3b, as well as Grade 2.

Conclusion

- 19.102 Taking the above into account, it is considered that on balance Goostrey could accommodate 467 dwellings and 0.93ha of employment land over the Plan period.

Haslington

Key issues identified

- 19.103 Haslington has had a recent decline in population; large household sizes; a lower proportion of children; low house prices, and good affordability for

those on median incomes; a lack of affordable housing; relative shortage of local jobs; a net outflow of commuters.

Considerations

- 19.104 Haslington would require 302 dwellings, and 0.60ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 49 net housing completions, and there are 433 net housing commitments. Over the same period 0.08ha of new employment land has been taken up, and there are no new employment land commitments
- 19.105 Although Haslington does not have a Conservation Area, there is one close by to the south west at Crewe Green. There is very little in the way of heritage designations in Haslington, with some Listed and Locally Listed Buildings along the main road of the village. An area of flooding runs along the north of the village. In terms of agricultural land quality, Haslington is mainly surrounded by Grade 3, although it is unknown if this is Grade 3a or 3b, with some Grade 2 to the east.

Conclusion

- 19.106 Taking the above into account, it is considered that on balance Haslington could accommodate 700 dwellings and 1.40ha of employment land over the Plan period.

Holmes Chapel

Key issues identified

- 19.107 Holmes Chapel has had a recent decline in population; a relatively old population; low house prices, and good affordability relative to other Local Service Centres; a low proportion of affordable housing; and a relative shortage of local jobs; a net outflow of commuters.

Considerations

- 19.108 Holmes Chapel would require 382 dwellings, and 0.76ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 203 net housing completions, and there are 667 net housing commitments. Over the same period there has been no new employment land taken up, and 0.70ha is committed.
- 19.109 There is one Conservation Area in Holmes Chapel, with some Listed Buildings, which are mainly located in the village centre. There is also a LLDA, LWS and ancient woodland to the north east of the village, and areas of flooding to the north, centre and south. In terms of agricultural land quality, the majority of Holmes Chapel is surrounded by Grade 3, although it is unknown if this is Grade 3a or 3b, with an area of Grade 2 to the west.

Conclusion

- 19.110 Taking the above into account, it is considered that on balance Holmes Chapel could accommodate 233 dwellings and 0.47ha of employment land over the Plan period.

Mobberley

Key issues identified

- 19.111 Mobberley has a relatively old population (and a large communal establishment population, confirmed by the presence of a number of care homes); a low proportion of children, perhaps indicating a shortage of housing options suitable for young families; high rates of homes ownership, but high house prices and low affordability for people on median incomes; a large recent increase in population, and households; is a popular location for people moving from Greater Manchester; relative shortage of local jobs; a net outflow of commuters.

Considerations

- 19.112 Mobberley would require 209 dwellings, and 0.42ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been six net housing completions, and there are four net housing commitments. Over the same period there has been no new employment land taken up, and there are no new employment land commitments.
- 19.113 There is a large Conservation Area covering the eastern part of the village; this area also contains several Listed Buildings. There are LWSs to the north and south of Mobberley, and an area of flood risk running north west to south east through the village. In terms of agricultural land quality, Mobberley is surrounded by Grade 3, although it is unknown if this is Grade 3a or 3b.

Conclusion

- 19.114 Taking the above into account, it is considered that on balance Mobberley could not accommodate any further housing or employment development over the Plan period.

Prestbury

Key issues identified

- 19.115 Prestbury has a relatively old population; a 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; a relative abundance of jobs; a net outflow of commuters.

Considerations

- 19.116 Prestbury would require 228 dwellings, and 0.46ha of employment land, based on the number of households (2011 Census). Between 01/04/10

and 31/03/17 there have been 18 net housing completions, and there are 37 net housing commitments. Over the same period 0.01ha of new employment land has been taken up, and there are no new employment land commitments.

- 19.117 There is one Conservation Area in Prestbury, with several Listed and Locally Listed Buildings. A large part of the village is surrounded by a LLDA, with a LWS and LNR to the south. Areas of flood risk run through the village. In terms of agricultural land quality, the majority of Prestbury is surrounded by Grade 3, although it is unknown if this is Grade 3a or 3b, and a small area of Grade 4 to the west.

Conclusion

- 19.118 Taking the above into account, it is considered that on balance Prestbury could not accommodate any further housing or employment development over the Plan period.

Shavington

Key issues identified

- 19.119 Shavington has a relatively old and declining population; a low proportion of children, perhaps indicating a shortage of housing options and/or employment opportunities suitable for young families; a relative shortage of jobs; a net outflow of commuters.

Considerations

- 19.120 Shavington would require 278 dwellings, and 0.56ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 64 net housing completions, and there are 268 net housing commitments. Over the same period 0.40ha of new employment land has been taken up, and 0.50ha is committed.
- 19.121 There is very little in the way of heritage designations in Shavington, with a small number of Listed and Locally Listed Buildings. There is an area of flood risk that runs through the north of the village. In terms of agricultural land quality, Shavington is mainly surrounded by Grade 3 (majority 3a with some 3b), and some Grade 2 to the south eastern area.
- 19.122 Shavington is the location of two Strategic Sites that help to meet the housing needs of Crewe. In addition, the Strategic employment Site at Basford West lies adjacent to Shavington.

Conclusion

- 19.123 Taking the above into account, it is considered that on balance Shavington could accommodate 233 dwellings and 0.47ha of employment land over the Plan period.

Wrenbury

Key issues identified

19.124 Wrenbury has had a significant increase in population and household growth; a low proportion of children; a relative shortage of local jobs; a net outflow of commuters; and poor affordability of housing.

Considerations

19.125 Wrenbury would require 128 dwellings, and 0.26ha for employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 15 net housing completions, and there are 111 net housing commitments. Over the same period 0.09ha of new employment land has been taken up, and there are no new employment land commitments.

19.126 There is a Conservation Area in Wrenbury, and some Listed Buildings. A LWS runs to the north of the village, with a flood zone running to the south and west, and a LLDA to the west of the village. In terms of agricultural land quality, the majority of the village is surrounded by Grade 3, although it is unknown if this is Grade 3a or 3b, and small area to the east of Wrenbury is Grade 2.

Conclusion

19.127 Taking the above into account, it is considered that on balance Wrenbury could accommodate 467 dwellings and 0.93ha of employment land over the Plan period.

Appendix 5: Option 5 Green Belt reasoning

Introduction

- 19.128 Option 5 looks to make no changes to the Green Belt in the north of the Borough above that which has already been committed or completed during the Plan period up to 31/3/17. It takes into account sites submitted as part of the Council's call for sites exercise that fall within the urban area of the Green Belt settlements that have not been sifted out (stage 2 of the SSM).
- 19.129 Therefore for those settlements constrained by Green Belt the amount of housing and employment land is calculated by adding together the existing completions, take-up, commitments and the amount of development that could be accommodated on sites submitted through the Council's call for sites process that are in the urban area and have not been sifted out (stage 2 of the SSM).
- 19.130 For those settlements outside of the Green Belt the housing and employment land has been calculated by finding the share of the household total for each non-Green Belt LSC at 2011 (using Census data), and then using this proportion to calculate the number of dwellings and employment land from the LSC requirement. 2011 Census data is the closest estimate to the beginning of the Plan period (01/04/10).
- 19.131 A summary commentary is provided for each LSC. Further details on the factors taken into account can be found in the main body of this Report.
- 19.132 The conclusions for the LSCs are considered to be reasonable and are based on sound planning judgement.

Calculations

- 19.133 Table 23 shows the calculations behind the option, showing factors taken into consideration.

Settlement	Dwellings supply ¹⁴	Employment supply (ha) ¹⁵	Housing sites (no. of dwellings)	Employment sites (ha)	Existing Households	% of households	Dwellings	Employment land (ha)
Alderley Edge	108	0.13	0	0.00	N/a		108	0.13
Audlem	209	0.00	N/a		1,658	15.05	335	0.98
Bollington	318	0.01	60	0.00	N/a		378	0.01
Bunbury	60	0.00	N/a		869	7.89	176	0.51
Chelford	185	0.00	0	0.00	N/a		185	0.00
Disley	214	0.35	11	0.00	N/a		225	0.35
Goostrey	16	0.00	N/a		1,594	14.47	322	0.94
Haslington	482	0.08	N/a		1,912	17.35	386	1.13
Holmes Chapel	870	0.70	N/a		2,419	21.95	489	1.43
Mobberley	10	0.00	300	0.00	N/a		310	0.00
Prestbury	55	0.01	12	0.00	N/a		67	0.01
Shavington	332	0.90	N/a		1,757	15.95	355	1.04
Wrenbury	126	0.09	N/a		810	7.35	164	0.48

Table 23: Option 5 calculations

Alderley Edge

Key Issues identified

19.135 Alderley Edge has a relatively older population (and larger than average communal establishment population); a relatively fast growth in population, households, and dwellings; relative abundance of jobs locally; high house prices; and a demand for affordable housing.

Considerations

19.136 Alderley Edge would require 381 dwellings, and 0.76ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 54 net housing completions, and there are 54 net housing commitments. Over the same period 0.12ha of new employment land has been taken up, and 0.01ha is committed.

¹⁴ Net completions plus net commitments

¹⁵ Take-up plus commitments plus supply losses

19.137 The settlement is surrounded by Green Belt, however there were no sites considered for allocation in the urban area.

Conclusion

19.138 Taking the above into account, it is considered that on balance Alderley Edge could accommodate 108 dwellings and 0.13ha of employment land over the Plan period.

Audlem

Key Issues identified

19.139 Audlem has a relatively old population (including a large communal establishment population); a low proportion of children, perhaps indicating a shortage of housing options and/or employment opportunities suitable for young families; a high rate of private renting, but low proportion of households living in affordable housing; a shortage of jobs; a net outflow of commuters; and a large proportion of home-based workers.

Considerations

19.140 Audlem would require 262 dwellings, and 0.52ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 58 net housing completions, and there are 151 net housing commitments. Over the same period there has been no new employment land taken up, and there are no new employment land commitments.

19.141 The settlement is surrounded by Open Countryside.

Conclusion

19.142 Taking the above into account, it is considered that on balance Audlem could accommodate 335 dwellings and 0.98ha of employment land over the Plan period.

Bollington

Key issues identified

19.143 Bollington has a relatively young population; high rates of economic activity; and high rates of home ownership, but relatively affordable homes; shortage of jobs; a net outflow of commuters.

Considerations

19.144 Bollington would require 543 dwellings, and 1.09ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 97 net housing completions, and there are 221 net housing commitments. Over the same period 0.01ha of new employment land has been taken up, 1.45ha is allocated, there has been a loss of 1.24ha, and there are no new employment land commitments. However, it should be noted that technically the existing Macclesfield Borough Local Plan allocation Land adj to Lowerhouse Mill (East of Albert

Road) and Land rear of Lowerhouse Mill (west) form part of the employment land supply for Bollington, giving 2.70ha. However, land rear of Lowerhouse Mill (west) has been lost to housing, and Land rear of Lowerhouse Mill (east of Albert Road), has a resolution to grant planning permission for housing subject to the signing of a S106 agreement and has been counted towards the housing commitments for Bollington. Therefore it is considered a reasonable approach to only include the employment land take-up of 0.01ha for Bollington in the supply for the purposes of determining the spatial distribution.

- 19.145 As the settlement is surrounded by Green Belt an initial pool of sites to be considered for allocation in the urban area has been established, which includes those submitted through the Council's 'call for sites' exercise. This amounts to 60 dwellings and 0ha of employment land.

Conclusion

- 19.146 Taking the above into account, it is considered that on balance Bollington could accommodate 378 dwellings and 0.01ha of employment land over the Plan period.

Bunbury

Key issues identified

- 19.147 Bunbury has a good availability of local jobs; a recent decline in population; high house prices; a high affordability ratio, and relatively high rate of private renting (perhaps indicating latent demand for owner-occupier properties); and a large proportion of home-based workers.

Considerations

- 19.148 Bunbury would require 137 dwellings, and 0.27ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 21 net housing completions, and there are 39 net housing commitments. Over the same period there has been no new employment land taken up, and there are no new employment land commitments.

- 19.149 The settlement is surrounded by Open Countryside.

Conclusion

- 19.150 Taking the above into account, it is considered that on balance Bunbury could accommodate 176 dwellings and 0.51ha of employment land over the Plan period.

Chelford

Key issues identified

- 19.151 Chelford has had a recent decline in population; a relatively old population; a low proportion of children, potentially indicating a shortage of housing and/or employment opportunities for young families; high house prices and

high housing affordability ratio; a low proportion of affordable housing; a jobs shortage; a net outflow of commuters; and a large proportion of home-based workers.

Considerations

19.152 Chelford would require 88 dwellings, and 0.18ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been two net housing completions, and there are 183 net housing commitments. Over the same period there has been no new employment land taken up, and there are no new employment land commitments.

19.153 The settlement is surrounded by Green Belt, however there were no sites considered for allocation in the urban area.

Conclusion

19.154 Taking the above into account, it is considered that on balance Chelford could accommodate 185 dwellings and 0.00ha of employment land over the Plan period.

Disley

Key issues identified

19.155 Disley has had a recent decline in population; a relatively old population; a low proportion of children, potentially indicating a shortage of housing and/or employment opportunities for young families; low house prices and good affordability for those on median incomes; a low proportion of affordable housing; and a shortage of local jobs; a net outflow of commuters.

Considerations

19.156 Disley would require 309 dwellings, and 0.62ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 128 net housing completions, and there are 86 net housing commitments. Over the same period 0.35ha of new employment land has been taken up, and there are no new employment land commitments.

19.157 As the settlement is surrounded by Green Belt an initial pool of sites to be considered for allocation in the urban area has been established, which includes those submitted through the Council's 'call for sites' exercise. This amounts to 11 dwellings and 0ha of employment land.

19.158 The settlement is located on the edge of the Peak District National Park.

Conclusion

19.159 Taking the above into account, it is considered that on balance Disley could accommodate 225 dwellings and 0.35ha of employment land over the Plan period.

Goostrey

Key issues identified

19.160 Goostrey has a relatively old population; a low proportion of children, potentially indicating a shortage of housing and/or employment opportunities for young families; high house prices and high affordability ratio; low proportions of both private rented, and affordable housing; a shortage of local jobs; a net outflow of commuters; and a large proportion of home-based workers.

Considerations

19.161 Goostrey would require 252 dwellings, and 0.50ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been eight net housing completions, and there are eight net housing commitments. Over the same period there has been no new employment land taken up, and there are no new employment land commitments.

19.162 The settlement is surrounded by Open Countryside.

Conclusion

19.163 Taking the above into account, it is considered that on balance Goostrey could accommodate 322 dwellings and 0.94ha of employment land over the Plan period.

Haslington

Key issues identified

19.164 Haslington has had a recent decline in population; large household sizes; a lower proportion of children; low house prices, and good affordability for those on median incomes; a lack of affordable housing; relative shortage of local jobs; a net outflow of commuters.

Considerations

19.165 Haslington would require 302 dwellings, and 0.60ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 49 net housing completions, and there are 433 net housing commitments. Over the same period 0.08ha of new employment land has been taken up, and there are no new employment land commitments.

19.166 The settlement is surrounded by Open Countryside to the east and Green Gap to the west.

Conclusion

19.167 Taking the above into account, it is considered that on balance Haslington could accommodate 386 dwellings and 1.13ha of employment land over the Plan period.

Holmes Chapel

Key issues identified

19.168 Holmes Chapel has had a recent decline in population; a relatively old population; low house prices, and good affordability relative to other Local Service Centres; a low proportion of affordable housing; and a relative shortage of local jobs; a net outflow of commuters.

Considerations

19.169 Holmes Chapel would require 382 dwellings, and 0.76ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 203 net housing completions, and there are 667 net housing commitments. Over the same period there has been no new employment land taken up, and 0.70ha is committed.

19.170 The settlement is surrounded by Open Countryside.

Conclusion

19.171 Taking the above into account, it is considered that on balance Holmes Chapel could accommodate 489 dwellings and 1.43ha of employment land over the Plan period.

Mobberley

Key issues identified

19.172 Mobberley has a relatively old population (and a large communal establishment population, confirmed by the presence of a number of care homes); a low proportion of children, perhaps indicating a shortage of housing options suitable for young families; high rates of homes ownership, but high house prices and low affordability for people on median incomes; a large recent increase in population, and households; is a popular location for people moving from Greater Manchester; relative shortage of local jobs; a net outflow of commuters.

Considerations

19.173 Mobberley would require 209 dwellings, and 0.42ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been six net housing completions, and there are four net housing commitments. Over the same period there has been no new employment land taken up, and there are no new employment land commitments.

19.174 As the settlement is surrounded by Green Belt an initial pool of sites to be considered for allocation in the urban area has been established, which includes those submitted through the Council's 'call for sites' exercise. This amounts to 300 dwellings and 0ha of employment land.

Conclusion

19.175 Taking the above into account, it is considered that on balance Mobberley could accommodate 310 dwellings and 0.00ha of employment land over the Plan period.

Prestbury

Key issues identified

19.176 Prestbury has a relatively old population; a 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; a relative abundance of jobs; a net outflow of commuters.

Considerations

19.177 Prestbury would require 228 dwellings, and 0.46ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 18 net housing completions, and there are 37 net housing commitments. Over the same period 0.01ha of new employment land has been taken up, and there are no new employment land commitments.

19.178 As the settlement is surrounded by Green Belt an initial pool of sites to be considered for allocation in the urban area has been established, which includes those submitted through the Council's 'call for sites' exercise. This amounts to 12 dwellings and 0ha of employment land.

Conclusion

19.179 Taking the above into account, it is considered that on balance Prestbury could accommodate 67 dwellings and 0.01ha of employment land over the Plan period.

Shavington

Key issues identified

19.180 Shavington has a relatively old and declining population; a low proportion of children, perhaps indicating a shortage of housing options and/or employment opportunities suitable for young families; a relative shortage of jobs; a net outflow of commuters.

Considerations

19.181 Shavington would require 278 dwellings, and 0.56ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 64 net housing completions, and there are 268 net housing commitments. Over the same period 0.40ha of new employment land has been taken up, and 0.50ha is committed.

19.182 The settlement is surrounded by Open Countryside to the east and south, and Green Gap to the north and west.

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Conclusion

19.183 Taking the above into account, it is considered that on balance Shavington could accommodate 355 dwellings and 1.04ha of employment land over the Plan period.

Wrenbury**Key issues identified**

19.184 Wrenbury has had a significant increase in population and household growth; a low proportion of children; a relative shortage of local jobs; a net outflow of commuters; and poor affordability of housing.

Considerations

19.185 Wrenbury would require 128 dwellings, and 0.26ha for employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 15 net housing completions, and there are 111 net housing commitments. Over the same period 0.09ha of new employment land has been taken up, and there are no new employment land commitments.

19.186 The settlement is surrounded by Open Countryside.

Conclusion

19.187 Taking the above into account, it is considered that on balance Wrenbury could accommodate 164 dwellings and 0.48ha of employment land over the Plan period.

Appendix 6: Option 6 Opportunity led reasoning

Introduction

19.189 Option 6 distributes housing and land proportionally according to the share of sites shortlisted for further consideration in the site selection process (Stage 2 of the SSM) in each settlement. A summary commentary is provided for each LSC. Further details on the factors taken into account can be found in the main body of this Report.

19.190 The conclusions for the LSCs are considered to be reasonable and are based on sound planning judgement.

Calculations

19.191 Table 24 shows the calculations behind the option, showing factors taken into consideration.

Settlement	Shortlisted sites				Option 6	
	Number of Dwellings	% dwellings	Employment land (ha)	% Employment land	Dwellings	Employment land (ha)
Alderley Edge	1,019	10%	1.05	2%	351	0.13
Audlem	264	3%	0.00	0%	91	0.00
Bollington	240	2%	1.20	2%	83	0.15
Bunbury	173	2%	0.00	0%	60	0.00
Chelford	1,005	10%	6.00	11%	346	0.75
Disley	831	8%	0.00	0%	286	0.00
Goostrey	186	2%	0.25	0%	64	0.03
Haslington	729	7%	0.00	0%	251	0.00
Holmes Chapel	2,814	28%	43.02	77%	969	5.37
Mobberley	913	9%	4.57	8%	314	0.57
Prestbury	1,239	12%	0.00	0%	427	0.00
Shavington	607	6%	0.00	0%	209	0.00
Wrenbury	144	1%	0.00	0%	50	0.00
Total	10,164	100%	56.09	100%	3,500	7.00

Table 24: Option 6 calculations

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Alderley Edge

Key Issues identified

19.192 Alderley Edge has a relatively older population (and larger than average communal establishment population); a relatively fast growth in population, households, and dwellings; relative abundance of jobs locally; high house prices; and a demand for affordable housing.

Considerations

19.193 Alderley Edge would require 381 dwellings, and 0.76ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 54 net housing completions, and there are 54 net housing commitments. Over the same period 0.12ha of new employment land has been taken up, and 0.01ha is committed.

19.194 The sites shortlisted for further consideration in the site selection process could accommodate 1,019 dwellings and 1.05ha of employment land.

Conclusion

19.195 Taking the above into account, it is considered that on balance Alderley Edge could accommodate 351 dwellings and 0.13ha of employment land over the Plan period.

Audlem

Key Issues identified

19.196 Audlem has a relatively old population (including a large communal establishment population); a low proportion of children, perhaps indicating a shortage of housing options and/or employment opportunities suitable for young families; a high rate of private renting, but low proportion of households living in affordable housing; a shortage of jobs; a net outflow of commuters; and a large proportion of home-based workers.

Considerations

19.197 Audlem would require 262 dwellings, and 0.52ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 58 net housing completions, and there are 151 net housing commitments. Over the same period there has been no new employment land taken up, and there are no new employment land commitments.

19.198 The sites shortlisted for further consideration in the site selection process could accommodate 264 dwellings, with no sites shortlisted for employment land.

Conclusion

19.199 Taking the above into account, it is considered that on balance Audlem could accommodate 91 dwellings and 0ha of employment land over the Plan period.

Bollington

Key issues identified

19.200 Bollington has a relatively young population; high rates of economic activity; and high rates of home ownership, but relatively affordable homes; shortage of jobs; a net outflow of commuters.

Considerations

19.201 Bollington would require 543 dwellings, and 1.09ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 97 net housing completions, and there are 221 net housing commitments. Over the same period 0.01ha of new employment land has been taken up, 1.45ha is allocated, there has been a loss of 1.24ha, and there are no new employment land commitments. However, it should be noted that technically the existing Macclesfield Borough Local Plan allocation Land adj to Lowerhouse Mill (East of Albert Road) and Land rear of Lowerhouse Mill (west) form part of the employment land supply for Bollington, giving 2.70ha. However, land rear of Lowerhouse Mill (west) has been lost to housing, and Land rear of Lowerhouse Mill (east of Albert Road), has a resolution to grant planning permission for housing subject to the signing of a S106 agreement and has been counted towards the housing commitments for Bollington. Therefore it is considered a reasonable approach to only include the employment land take-up of 0.01ha for Bollington in the supply for the purposes of determining the spatial distribution.

19.202 The sites shortlisted for further consideration in the site selection process could accommodate 240 dwellings and 1.20ha of employment land.

Conclusion

19.203 Taking the above into account, it is considered that on balance Bollington could accommodate 83 dwellings and 0.15ha of employment land over the Plan period.

Bunbury

Key issues identified

19.204 Bunbury has a good availability of local jobs; a recent decline in population; high house prices; a high affordability ratio, and relatively high rate of private renting (perhaps indicating latent demand for owner-occupier properties); and a large proportion of home-based workers.

Considerations

- 19.205 Bunbury would require 137 dwellings, and 0.27ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 21 net housing completions, and there are 39 net housing commitments. Over the same period there has been no new employment land taken up, and there are no new employment land commitments.
- 19.206 The sites shortlisted for further consideration in the site selection process could accommodate 173 dwellings, with no sites shortlisted for employment land.

Conclusion

- 19.207 Taking the above into account, it is considered that on balance Bunbury could accommodate 60 dwellings and 0ha of employment land over the Plan period.

Chelford

Key issues identified

- 19.208 Chelford has had a recent decline in population; a relatively old population; a low proportion of children, potentially indicating a shortage of housing and/or employment opportunities for young families; high house prices and high housing affordability ratio; a low proportion of affordable housing; a jobs shortage; a net outflow of commuters; and a large proportion of home-based workers.

Considerations

- 19.209 Chelford would require 88 dwellings, and 0.18ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been two net housing completions, and there are 183 net housing commitments. Over the same period there has been no new employment land taken up, and there are no new employment land commitments.
- 19.210 The sites shortlisted for further consideration in the site selection process could accommodate 1,005 dwellings and 6.00ha of employment land.

Conclusion

- 19.211 Taking the above into account, it is considered that on balance Chelford could accommodate 346 dwellings and 0.75ha of employment land over the Plan period.

Disley

Key issues identified

- 19.212 Disley has had a recent decline in population; a relatively old population; a low proportion of children, potentially indicating a shortage of housing and/or employment opportunities for young families; low house prices and

good affordability for those on median incomes; a low proportion of affordable housing; and a shortage of local jobs; a net outflow of commuters.

Considerations

19.213 Disley would require 309 dwellings, and 0.62ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 128 net housing completions, and there are 86 net housing commitments. Over the same period 0.35ha of new employment land has been taken up, and there are no new employment land commitments.

19.214 The sites shortlisted for further consideration in the site selection process could accommodate 831 dwellings, with no sites shortlisted for employment land.

Conclusion

19.215 Taking the above into account, it is considered that on balance Disley could accommodate 286 dwellings and 0.00ha of employment land over the Plan period.

Goostrey

Key issues identified

19.216 Goostrey has a relatively old population; a low proportion of children, potentially indicating a shortage of housing and/or employment opportunities for young families; high house prices and high affordability ratio; low proportions of both private rented, and affordable housing; a shortage of local jobs; a net outflow of commuters; and a large proportion of home-based workers.

Considerations

19.217 Goostrey would require 252 dwellings, and 0.50ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been eight net housing completions, and there are eight net housing commitments. Over the same period there has been no new employment land taken up, and there are no new employment land commitments.

19.218 The sites shortlisted for further consideration in the site selection process could accommodate 186 dwellings and 0.25ha of employment land.

Conclusion

19.219 Taking the above into account, it is considered that on balance Goostrey could accommodate 64 dwellings and 0.03ha of employment land over the Plan period.

Haslington

Key issues identified

- 19.220 Haslington has had a recent decline in population; large household sizes; a lower proportion of children; low house prices, and good affordability for those on median incomes; a lack of affordable housing; relative shortage of local jobs; a net outflow of commuters.

Considerations

- 19.221 Haslington would require 302 dwellings, and 0.60ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 49 net housing completions, and there are 433 net housing commitments. Over the same period 0.08ha of new employment land has been taken up, and there are no new employment land commitments.
- 19.222 The sites shortlisted for further consideration in the site selection process could accommodate 729 dwellings, with no sites shortlisted for employment land.

Conclusion

- 19.223 Taking the above into account, it is considered that on balance Haslington could accommodate 251 dwellings and 0.00ha of employment land over the Plan period.

Holmes Chapel

Key issues identified

- 19.224 Holmes Chapel has had a recent decline in population; a relatively old population; low house prices, and good affordability relative to other Local Service Centres; a low proportion of affordable housing; and a relative shortage of local jobs; a net outflow of commuters.

Considerations

- 19.225 Holmes Chapel would require 382 dwellings, and 0.76ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 203 net housing completions, and there are 667 net housing commitments. Over the same period there has been no new employment land taken up, and 0.70ha is committed.
- 19.226 The sites shortlisted for further consideration in the site selection process could accommodate 2,814 dwellings and 43.02ha of employment land.

Conclusion

- 19.227 Taking the above into account, it is considered that on balance Holmes Chapel could accommodate 989 dwellings and 5.37ha of employment land over the Plan period.

Mobberley

Key issues identified

19.228 Mobberley has a relatively old population (and a large communal establishment population, confirmed by the presence of a number of care homes); a 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; a large recent increase in population, and households; is a popular location for people moving from Greater Manchester; relative shortage of local jobs; a net outflow of commuters.

Considerations

19.229 Mobberley would require 209 dwellings, and 0.42ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been six net housing completions, and there are four net housing commitments. Over the same period there has been no new employment land taken up, and there are no new employment land commitments.

19.230 The sites shortlisted for further consideration in the site selection process could accommodate 913 dwellings and 4.57ha of employment land.

Conclusion

19.231 Taking the above into account, it is considered that on balance Mobberley could accommodate 314 dwellings and 0.57ha of employment land over the Plan period.

Prestbury

Key issues identified

19.232 Prestbury has a relatively old population; a 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; a relative abundance of jobs; a net outflow of commuters.

Considerations

19.233 Prestbury would require 228 dwellings, and 0.46ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 18 net housing completions, and there are 37 net housing commitments. Over the same period 0.01ha of new employment land has been taken up, and there are no new employment land commitments.

19.234 The sites shortlisted for further consideration in the site selection process could accommodate 1,239 dwellings, with no sites shortlisted for employment land.

Conclusion

- 19.235 Taking the above into account, it is considered that on balance Prestbury could accommodate 427 dwellings and 0.00ha of employment land over the Plan period.

Shavington

Key issues identified

- 19.236 Shavington has a relatively old and declining population; a low proportion of children, perhaps indicating a shortage of housing options and/or employment opportunities suitable for young families; a relative shortage of jobs; a net outflow of commuters.

Considerations

- 19.237 Shavington would require 278 dwellings, and 0.56ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 64 net housing completions, and there are 268 net housing commitments. Over the same period 0.40ha of new employment land has been taken up, and 0.50ha is committed.
- 19.238 The sites shortlisted for further consideration in the site selection process could accommodate 607 dwellings, with no sites shortlisted for employment land.

Conclusion

- 19.239 Taking the above into account, it is considered that on balance Shavington could accommodate 209 dwellings and 0.00ha of employment land over the Plan period.

Wrenbury

Key issues identified

- 19.240 Wrenbury has had a significant increase in population and household growth; a low proportion of children; a relative shortage of local jobs; a net outflow of commuters; and poor affordability of housing.

Considerations

- 19.241 Wrenbury would require 128 dwellings, and 0.26ha for employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 15 net housing completions, and there are 111 net housing commitments. Over the same period 0.09ha of new employment land has been taken up, and there are no new employment land commitments.
- 19.242 The sites shortlisted for further consideration in the site selection process could accommodate 144 dwellings, with no sites shortlisted for employment land.

Conclusion

19.243 Taking the above into account, it is considered that on balance Wrenbury could accommodate 50 dwellings and 0.00ha of employment land over the Plan period.

Appendix 7: Option 7 Hybrid approach reasoning

Introduction

- 19.245 Option 7 is an amalgamation of options 3 (Services and facilities led), 4 (Constraints led), 5 (Green Belt led), and 6 (Opportunity led). It also takes into consideration NDPs, and the potential supply of sites, amongst other factors. A summary commentary is provided for each LSC; although this does not include every factor considered. Further details on the factors taken into account can be found in the main body of this Report.
- 19.246 It is recognised that there may be localised issues regarding road congestion/highway capacity in the LSC's, however it is not considered necessary to provide an individual commentary to influence the proposed distribution of development; initial highways assessments will be provided on a site-by-site basis.
- 19.247 In broad terms the Community Infrastructure Levy Draft Charging Schedule shows that residential development is viable and there are no areas where residential development can't come forward viably. Therefore, on that basis, it is considered appropriate to not differentiate.
- 19.248 In terms of fibre broadband it is recognised that the LSCs have some coverage, but it does vary, both in terms of current coverage and coverage planned going forward as part of Phase 2 & 3, plus what may be included in Phase 4.¹⁶ Therefore it is considered difficult to differentiate between LSCs in terms of broadband availability or planned availability by 2018.
- 19.249 The conclusions for the LSCs are considered to be reasonable and are based on sound planning judgement.

Alderley Edge

Key Issues identified

- 19.250 Alderley Edge has a relatively older population (and larger than average communal establishment population); a relatively fast growth in population, households, and dwellings; relative abundance of jobs locally; high house prices; and a demand for affordable housing.

Considerations

- 19.251 Alderley Edge would require 381 dwellings, and 0.76ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 54 net housing completions, and

¹⁶ <http://www.connectingcheshire.org.uk/>

there are 54 net housing commitments. Over the same period 0.12ha of new employment land has been taken up, and 0.01ha is committed.

- 19.252 An initial pool of sites to be considered for allocation has been established, which includes those submitted through the Council's 'call for sites' exercise. This amounts to 1,019 dwellings and 1.05ha of employment land.
- 19.253 Alderley Edge does not yet have a NDP.
- 19.254 The settlement is surrounded by Green Belt. The narrowing of the gap between Wilmslow and Alderley Edge needs to be taken into account; therefore there is potential to look to the west of the railway line and the east of the bypass.
- 19.255 There are four Conservation Areas in the village as well as several Listed and Locally Listed Buildings, and Scheduled Monuments on the outskirts. There is also a SSSI (part of which contains a LWS), a LLDA to the south east of the village, and an area of flooding to the north. In terms of agricultural land quality, Alderley Edge is surrounded by Grade 3, although it is unknown if this is Grade 3a or 3b.
- 19.256 Alderley Edge has good road access to the A34, which now bypasses the village, and provides access to the M60, around 12km away. Manchester Airport is around 6km to the north west of the village. Access to the airport will be much improved once the A6-Manchester Airport Relief Road Scheme is completed.
- 19.257 There is a Railway Station at Alderley Edge with services to Manchester, and Manchester Airport that are considered to be good. There is a bus service that runs from Macclesfield through Wilmslow and Handforth, onto Manchester, which is considered to be a commutable service for those working in Macclesfield.
- 19.258 The village feels like a small town, with a good selection of shops and services.
- 19.259 There is a need for affordable homes, with an affordability ratio above the CE average.
- 19.260 There is a net inflow of commuters. An above CE average ratio of workplace-based employment to residence-based employment indicates that there is a relative abundance of local jobs.

Conclusion

- 19.261 Taking the above into account, it is considered that on balance Alderley Edge could accommodate 250 dwellings and 0.13ha of employment land over the Plan period.

Audlem

Key Issues identified

19.262 Audlem has a relatively old population (including a large communal establishment population); a low proportion of children, perhaps indicating a shortage of housing options and/or employment opportunities suitable for young families; a high rate of private renting, but low proportion of households living in affordable housing; a shortage of jobs; a net outflow of commuters; and a large proportion of home-based workers.

Considerations

19.263 Audlem would require 262 dwellings, and 0.52ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 58 net housing completions, and there are 151 net housing commitments. Over the same period there has been no new employment land taken up, and there are no new employment land commitments.

19.264 An initial pool of sites to be considered for allocation has been established, which includes those submitted through the Council's 'call for sites' exercise. This amounts to 264 dwellings and 0ha of employment land.

19.265 Audlem has a made NDP; however the number of dwellings or amount of employment land that the settlement could accommodate has not been specified.

19.266 The settlement is surrounded by Open Countryside. Given the settlement pattern there is no danger of merging.

19.267 There are two Conservation Areas in the village as well as several Listed Buildings. There are also LWSs to the south and the east of Audlem, and an area of flooding loops round from the east, to the south and west of the village. In terms of agricultural land quality, Audlem is generally surrounded by Grade 3, although it is unknown if this is Grade 3a or 3b, with some Grade 2 land to the south east and south west.

19.268 Audlem is located on the cross roads of the A525 (between Whitchurch and Newcastle-Under-Lyme) and A529 (between Nantwich and Market Drayton) and is some 14 miles from Junction 15 of the M6.

19.269 Audlem does not have a Railway Station, and the bus service is considered to be limited; however it does provide a commutable service for those working in Nantwich.

19.270 There is a thriving community at Audlem with several shops and facilities in the village centre. The village appears to serve as an agricultural service centre for the rural community, and there is tourism due to the nearby canal. It looks to Nantwich as its KSC, which is where the nearest Secondary School is located.

- 19.271 There is a need for affordable homes, with an affordability ratio well above the CE average.
- 19.272 There is a net outflow of commuters. A below CE average ratio of workplace-based employment to residence-based employment indicates that there is a relative shortage of local jobs.

Conclusion

- 19.273 Taking the above into account, it is considered that on balance Audlem could accommodate 255 dwellings and 0.00ha of employment land over the Plan period.

Bollington

Key issues identified

- 19.274 Bollington has a relatively young population; high rates of economic activity; and high rates of home ownership, but relatively affordable homes; shortage of jobs; a net outflow of commuters.

Considerations

- 19.275 Bollington would require 543 dwellings, and 1.09ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 97 net housing completions, and there are 221 net housing commitments. Over the same period 0.01ha of new employment land has been taken up, 1.45ha is allocated, there has been a loss of 1.24ha, and there are no new employment land commitments. However, it should be noted that technically the existing Macclesfield Borough Local Plan allocation Land adj to Lowerhouse Mill (East of Albert Road) and Land rear of Lowerhouse Mill (west) form part of the employment land supply for Bollington, giving 2.70ha. However, land rear of Lowerhouse Mill (west) has been lost to housing, and Land rear of Lowerhouse Mill (east of Albert Road), has a resolution to grant planning permission for housing subject to the signing of a S106 agreement and has been counted towards the housing commitments for Bollington. Therefore it is considered a reasonable approach to only include the employment land take-up of 0.01ha for Bollington in the supply for the purposes of determining the spatial distribution.
- 19.276 An initial pool of sites to be considered for allocation has been established, which includes those submitted through the Council's 'call for sites' exercise. This amounts to 240 dwellings and 1.20ha of employment land.
- 19.277 Bollington does not yet have a NDP.
- 19.278 The settlement is surrounded by Green Belt, with the Peak District National Park to the east.
- 19.279 There are several Conservation Areas in and around Bollington, including a canal Conservation Area running through the town, and numerous Listed and Locally Listed Buildings. There are also LWSs to the south and the

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east of Bollington, a LLDA to the north east, and south, and areas of flooding running across the north of the settlement and through to the south east. In terms of agricultural land quality, Bollington is surrounded by mainly Grade 3 to the west, although it is unknown if this is Grade 3a or 3b, Grade 4 to the east and some Grade 5 to the south.

- 19.280 Bollington has good access to the A523 and A538; both roads are situated to the west of the settlement and provide access to the wider road network.
- 19.281 Bollington does not have a Railway Station; however the bus service is considered to be good being on three bus routes and it is thought to be commutable for those working in Macclesfield and Stockport.
- 19.282 There is no main town centre area, with the main shopping areas, containing small independent shops, being somewhat dispersed.
- 19.283 With an affordability ratio below the CE average there appears to be a low need for affordable homes.
- 19.284 There is a net outflow of commuters. A below CE average ratio of workplace-based employment to residence-based employment indicates that there is a relative shortage of local jobs.

Conclusion

- 19.285 Taking the above into account, it is considered that on balance Bollington could accommodate 400 dwellings and 0.01ha of employment land over the Plan period.

Bunbury

Key issues identified

- 19.286 Bunbury has a good availability of local jobs; a recent decline in population; high house prices; a high affordability ratio, and relatively high rate of private renting (perhaps indicating latent demand for owner-occupier properties); and a large proportion of home-based workers.

Considerations

- 19.287 Bunbury would require 137 dwellings, and 0.27ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 21 net housing completions, and there are 39 net housing commitments. Over the same period there has been no new employment land taken up, and there are no new employment land commitments.
- 19.288 An initial pool of sites to be considered for allocation has been established, which includes those submitted through the Council's 'call for sites' exercise. This amounts to 168 dwellings, and 0ha of employment land.
- 19.289 The Bunbury NDP has planned for a minimum of 80 homes to be built over the Plan period (Policy H1).

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- 19.290 The settlement is surrounded by Open Countryside.
- 19.291 There are two Conservation Areas in Bunbury, along with several Listed Buildings. There is a LWS to the far north and one to the south of the village. An area of flood risk runs to the north. In terms of agricultural land quality, Bunbury is mainly surrounded by Grade 3, although it is unknown if this is Grade 3a or 3b, with Grade 2 to the north west of the village.
- 19.292 Bunbury is accessed off the A49 to the west, A51 to the north, and the A534 to the south.
- 19.293 Bunbury does not have a Railway Station, and the bus service is considered to be poor, with a limited service on limited days.
- 19.294 There are relatively few services and facilities in Bunbury, which include a Primary School and a small shop.
- 19.295 With an affordability ratio above the CE average, there is a need for affordable housing.
- 19.296 There is a net inflow of commuters. An above CE average ratio of workplace-based employment to residence-based employment indicates that there is a relative abundance of local jobs. The village is also relatively close to Wardle Industrial Estate.

Conclusion

- 19.297 Taking the above into account, it is considered that on balance Bunbury could accommodate 110 dwellings and 0.00ha of employment land over the Plan period.

Chelford

Key issues identified

- 19.298 Chelford has had a recent decline in population; a relatively old population; a low proportion of children, potentially indicating a shortage of housing and/or employment opportunities for young families; high house prices and high housing affordability ratio; a low proportion of affordable housing; a jobs shortage; a net outflow of commuters; and a large proportion of home-based workers.

Considerations

- 19.299 Chelford would require 88 dwellings, and 0.18ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been two net housing completions, and there are 183 net housing commitments. Over the same period there has been no new employment land taken up, and there are no new employment land commitments.

- 19.300 An initial pool of sites to be considered for allocation has been established, which includes those submitted through the Council's 'call for sites' exercise. This amounts to 1,005 dwellings and 0ha of employment land.
- 19.301 Chelford does not yet have a NDP.
- 19.302 The settlement is surrounded by Green Belt.
- 19.303 There is very little in the way of heritage designations in Chelford, with one Locally Listed Building, and a few Listed Buildings to the east of the original settlement. A LLDA runs along the south of the original settlement. There are no areas of flood risk in or around Chelford. In terms of agricultural land quality, Chelford is surrounded by Grade 2 to the south, and Grade 3, although it is unknown if this is Grade 3a or 3b.
- 19.304 The A537 Chelford Road runs adjacent to the village representing the main access to Knutsford. It is also near to the junction of the A537 and A535 roads, which is 10km west of Macclesfield.
- 19.305 Chelford has a Railway Station with a good service. Although Chelford is only on one bus route, it is considered to be commutable for those working in Knutsford and Macclesfield.
- 19.306 There are some services and facilities in Chelford, which includes a Village Hall.
- 19.307 With an affordability ratio above the CE average, there is a need for affordable housing.
- 19.308 There is a net outflow of commuters. A below CE average ratio of workplace-based employment to residence-based employment indicates that there is a relative shortage of local jobs.

Conclusion

- 19.309 Taking the above into account, it is considered that on balance Chelford could accommodate 235 dwellings and 0.00ha of employment land over the Plan period.

Disley

Key issues identified

- 19.310 Disley has had a recent decline in population; a relatively old population; a low proportion of children, potentially indicating a shortage of housing and/or employment opportunities for young families; low house prices and good affordability for those on median incomes; a low proportion of affordable housing; and a shortage of local jobs; a net outflow of commuters.

Considerations

- 19.311 Disley would require 309 dwellings, and 0.62ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 128 net housing completions, and there are 86 net housing commitments. Over the same period 0.35ha of new employment land has been taken up, and there are no new employment land commitments.
- 19.312 An initial pool of sites to be considered for allocation has been established, which includes those submitted through the Council's 'call for sites' exercise. This amounts to 831 dwellings and 0.00ha of employment land.
- 19.313 Disley does not yet have a NDP.
- 19.314 The settlement is surrounded by Green Belt, and is located on the edge of the Peak District National Park.
- 19.315 There are two Conservation Areas in Disley, with several Listed and Locally Listed Buildings. There is a LWS to the north of the village and one to the south west. A LLDA runs along the south of the settlement. There are no areas of flood risk in Disley. In terms of agricultural land quality, Disley is surrounded by Grade 4, with an area of Grade 3 to the far north, although it is unknown if this is Grade 3a or 3b.
- 19.316 The A6 Manchester to Buxton road runs through Disley. Access to Manchester Airport and the motorway network will be greatly improved once the A6-Manchester Airport Relief Road Scheme is completed.
- 19.317 Disley does have a Railway Station. Disley is on two bus routes, one of which is considered to be commutable to Stockport, Manchester Airport and Buxton. The other is a limited service.
- 19.318 There are several services and facilities in Disley.
- 19.319 With an affordability ratio below the CE average there appears to be a low need for affordable homes.
- 19.320 There is a net outflow of commuters. A below CE average ratio of workplace-based employment to residence-based employment indicates that there is a relative shortage of local jobs.

Conclusion

- 19.321 Taking the above into account, it is considered that on balance Disley could accommodate 255 dwellings and 0.35ha of employment land over the Plan period.

Goostrey

Key issues identified

19.322 Goostrey has a relatively old population; a low proportion of children, potentially indicating a shortage of housing and/or employment opportunities for young families; high house prices and high affordability ratio; low proportions of both private rented, and affordable housing; a shortage of local jobs; a net outflow of commuters; and a large proportion of home-based workers.

Considerations

19.323 Goostrey would require 252 dwellings, and 0.50ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been eight net housing completions, and there are eight net housing commitments. Over the same period there has been no new employment land taken up, and there are no new employment land commitments.

19.324 An initial pool of sites to be considered for allocation has been established, which includes those submitted through the Council's 'call for sites' exercise. This amounts to 186 dwellings and 0.25ha of employment land.

19.325 Goostrey has submitted its NDP, and has planned for 50 homes to be built over the Plan period (Policy HOU1).

19.326 The settlement is surrounded by Open Countryside, and is covered by the Jodrell Bank Radio Telescope Consultation Zone; Goostrey is sites in one of the most sensitive areas (see Chapter 14 'Other material factors' of this Report for more detailed information).

19.327 There is very little in the way of heritage designations in Goostrey, with some Listed Buildings to the east and north of the village, and a Locally Listed Building. There is a LWS to the north of the village, and one to the far south. A flood zone runs to the north, and north to south through the middle of the village. In terms of agricultural land quality, Goostrey is surrounded by a mix of Grade 3, some of which is known to be 3a or 3b, as well as Grade 2.

19.328 Goostrey is accessed from the A50, with junction 18 of the M6 motorway less than 4 miles away.

19.329 There is a Railway Station at Goostrey, but the bus service is considered to be poor, with a limited service.

19.330 Goostrey has some services and facilities; however it looks to Holmes Chapel to further meet its needs. Indeed, it is anticipated that the development needs of Goostrey will largely be provided for in Holmes Chapel, as stated in the justification of LPS Policy PG 2 (¶8.34).

19.331 With an affordability ratio above the CE average, there is a need for affordable housing.

19.332 There is a net outflow of commuters. A below CE average ratio of workplace-based employment to residence-based employment indicates that there is a relative shortage of local jobs.

Conclusion

19.333 Taking the above into account, it is considered that on balance Goostrey could not accommodate any further housing or employment development beyond that already completed or committed as at 31/03/17 over the Plan period (16 dwellings and 0.0ha of employment land).

Haslington

Key issues identified

19.334 Haslington has had a recent decline in population; large household sizes; a lower proportion of children; low house prices, and good affordability for those on median incomes; a lack of affordable housing; relative shortage of local jobs; a net outflow of commuters.

Considerations

19.335 Haslington would require 302 dwellings, and 0.60ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 49 net housing completions, and there are 433 net housing commitments. Over the same period 0.08ha of new employment land has been taken up, and there are no new employment land commitments.

19.336 An initial pool of sites to be considered for allocation has been established, which includes those submitted through the Council's 'call for sites' exercise. This amounts to 729 dwellings and 0ha of employment land.

19.337 Haslington does not yet have a NDP.

19.338 The settlement is surrounded by Open Countryside to the east and Green Gap to the west.

19.339 Although Haslington does not have a Conservation Area, there is one close by to the south west at Crewe Green. There is very little in the way of heritage designations in Haslington, with some Listed and Locally Listed Buildings along the main road of the village. An area of flooding runs along the north of the village. In terms of agricultural land quality, Haslington is mainly surrounded by Grade 3, although it is unknown if this is Grade 3a or 3b, with some Grade 2 to the east.

19.340 Crewe Road runs through Haslington connecting the centres of Crewe and Sandbach, by way of Winterley. It is also bypassed by the A534 Haslington Bypass.

- 19.341 Haslington does not have a Railway Station, but the bus service is considered to be good, as it is on three bus routes and is thought to be commutable for those working in Crewe, and Macclesfield.
- 19.342 Haslington has some services and facilities.
- 19.343 With an affordability ratio below the CE average there appears to be a low need for affordable homes.
- 19.344 There is a net outflow of commuters. A below CE average ratio of workplace-based employment to residence-based employment indicates that there is a relative shortage of local jobs.

Conclusion

- 19.345 Taking the above into account, it is considered that on balance Haslington could accommodate 490 dwellings and 0.08ha of employment land over the Plan period.

Holmes Chapel

Key issues identified

- 19.346 Holmes Chapel has had a recent decline in population; a relatively old population; low house prices, and good affordability relative to other Local Service Centres; a low proportion of affordable housing; and a relative shortage of local jobs; a net outflow of commuters.

Considerations

- 19.347 Holmes Chapel would require 382 dwellings, and 0.76ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 203 net housing completions, and there are 667 net housing commitments. Over the same period there has been no new employment land taken up, and 0.70ha is committed.
- 19.348 An initial pool of sites to be considered for allocation has been established, which includes those submitted through the Council's 'call for sites' exercise. This amounts to 2,814 dwellings and 43.02ha of employment land.
- 19.349 Holmes Chapel has a made NDP; however the number of dwellings or amount of employment land that the settlement could accommodate has not been specified.
- 19.350 The settlement is surrounded by Open Countryside, and is covered by the Jodrell Bank Radio Telescope Consultation Zone; however it is not sited in one of the most sensitive areas (see Chapter 14 'Other material factors' of this Report for more detailed information).
- 19.351 There is one Conservation Area in Holmes Chapel, with some Listed Buildings, which are mainly located in the village centre. There is also a LLDA, LWS and ancient woodland to the north east of the village, and areas of flooding to the north, centre and south. In terms of agricultural

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land quality, the majority of Holmes Chapel is surrounded by Grade 3, although it is unknown if this is Grade 3a or 3b, with an area of Grade 2 to the west.

- 19.352 Holmes Chapel is accessed from the A50, A54, and A535, and is close to junction 18 of the M6 motorway.
- 19.353 Holmes Chapel has a Railway Station, and is also on two bus routes, one of which is considered to be commutable to Crewe and Congleton. The other is a limited service.
- 19.354 Holmes Chapel has a good selection of shops and services.
- 19.355 With an affordability ratio below the CE average there appears to be a low need for affordable homes.
- 19.356 There is a net outflow of commuters. A below CE average ratio of workplace-based employment to residence-based employment indicates that there is a relative shortage of local jobs. However, the village is fairly well-placed in relation to Middlewich and the job opportunities there.
- 19.357 It is anticipated that Holmes Chapel will largely provide for the development needs of Goostrey, as referred to in the justification of LPS Policy PG 2 (¶8.34).

Conclusion

- 19.358 Taking the above into account, it is considered that on balance Holmes Chapel could accommodate 870 dwellings and 5.43ha of employment land over the Plan period.

Mobberley

Key issues identified

- 19.359 Mobberley has a relatively old population (and a large communal establishment population, confirmed by the presence of a number of care homes); a low proportion of children, perhaps indicating a shortage of housing options suitable for young families; high rates of homes ownership, but high house prices and low affordability for people on median incomes; a large recent increase in population, and households; is a popular location for people moving from Greater Manchester; relative shortage of local jobs; a net outflow of commuters.

Considerations

- 19.360 Mobberley would require 209 dwellings, and 0.42ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been six net housing completions, and there are four net housing commitments. Over the same period there has been no new employment land taken up, and there are no new employment land commitments.

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- 19.361 An initial pool of sites to be considered for allocation has been established, which includes those submitted through the Council's 'call for sites' exercise. This amounts to 913 dwellings and 4.57ha of employment land.
- 19.362 Mobberley does not have a NDP.
- 19.363 The settlement is surrounded by Green Belt. The noise from aircraft is a significant issue, with major concerns from CEC's Environmental Health Team (see Chapter 14 'Other material factors' of this Report for more detailed information).
- 19.364 There is a large Conservation Area covering the eastern part of the village; this area also contains several Listed Buildings. There are LWSs to the north and south of Mobberley, and an area of flood risk running north west to south east through the village. There is also a LLDA to the west of the village. In terms of agricultural land quality, Mobberley is surrounded by Grade 3, although it is unknown if this is Grade 3a or 3b.
- 19.365 Mobberley is north east of Knutsford, 4 km to the south of the M56 and the east of the M6; the B5085 runs the length of settlement from east to west.
- 19.366 There is a Railway Station in Mobberley; however it is some distance from the village centre. Although Mobberley is only on one bus route it is considered to be commutable for those working in Altrincham and Knutsford.
- 19.367 There are some services and facilities in Mobberley, and the village is quite close to Knutsford, a KSC.
- 19.368 With an affordability ratio above the CE average, there is a need for affordable housing.
- 19.369 There is a net outflow of commuters. A below CE average ratio of workplace-based employment to residence-based employment indicates that there is a relative shortage of local jobs.

Conclusion

- 19.370 Taking the above into account, it is considered that on balance Mobberley could not accommodate any further housing or employment development beyond that already completed or committed as at 31/03/17 over the Plan period (10 dwellings and 0.0ha of employment land).

Prestbury

Key issues identified

- 19.371 Prestbury has a relatively old population; a 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; a relative abundance of jobs; a net outflow of commuters.

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Considerations

- 19.372 Prestbury would require 228 dwellings, and 0.46ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 18 net housing completions, and there are 37 net housing commitments. Over the same period 0.01ha of new employment land has been taken up, and there are no new employment land commitments.
- 19.373 An initial pool of sites to be considered for allocation has been established, which includes those submitted through the Council's 'call for sites' exercise. This amounts to 1,239 dwellings and 0.00ha of employment land.
- 19.374 Prestbury does not have a NDP.
- 19.375 The settlement is surrounded by Green Belt; whereby the gap between Prestbury and Macclesfield must be taken into account.
- 19.376 There is one Conservation Area in Prestbury, with several Listed and Locally Listed Buildings. A large part of the village is surrounded by a LLDA, with a LWS and LNR to the south. Areas of flood risk run through the village. In terms of agricultural land quality, the majority of Prestbury is surrounded by Grade 3, although it is unknown if this is Grade 3a or 3b, and a small area of Grade 4 to the west.
- 19.377 The A538 runs through Prestbury, giving access to the A523 and A34 as well as the M56, around 15km away.
- 19.378 There is a Railway Station in Prestbury. Although Prestbury is only on one bus route it is considered to be commutable for those working in Macclesfield.
- 19.379 There are several services and facilities in the village centre.
- 19.380 With an affordability ratio above the CE average, there is a need for affordable housing.
- 19.381 There is a net inflow of commuters. An above CE average ratio of workplace-based employment to residence-based employment indicates that there is a relative abundance of local jobs.

Conclusion

- 19.382 Taking the above into account, it is considered that on balance Prestbury could accommodate 130 dwellings and 0.01ha of employment land over the Plan period.

Shavington

Key issues identified

- 19.383 Shavington has a relatively old and declining population; a low proportion of children, perhaps indicating a shortage of housing options and/or employment opportunities suitable for young families; a relative shortage of jobs; a net outflow of commuters.

Considerations

- 19.384 Shavington would require 278 dwellings, and 0.56ha of employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 64 net housing completions, and there are 268 net housing commitments. Over the same period 0.40ha of new employment land has been taken up, and 0.50ha is committed.
- 19.385 An initial pool of sites to be considered for allocation has been established, which includes those submitted through the Council's 'call for sites' exercise. This amounts to 636 dwellings and 0ha of employment land.
- 19.386 Shavington does not yet have a NDP.
- 19.387 The settlement is surrounded by Open Countryside to the east and south, and Green Gap to the north and west.
- 19.388 There is very little in the way of heritage designations in Shavington, with a small number of Listed and Locally Listed Buildings. West Midlands Mosses Special Area of Conservation, Wybunbury Moss SSSI/NNR and Midlands Mere and Mosses Ramsar site are located towards the south of Shavington. There is an area of flood risk that runs through the north of the village. In terms of agricultural land quality, Shavington is mainly surrounded by Grade 3 (majority 3a with some 3b), and some Grade 2 to the south eastern area.
- 19.389 Shavington lies directly south of the A500 providing good links to nearby Nantwich to the west and junction 16 of the M6 to the east, as well as Crewe to the north.
- 19.390 Shavington does not have a Railway Station; however the bus service is considered to be good for those commuting to Crewe and Leighton Hospital.
- 19.391 Shavington has some services and facilities.
- 19.392 With an affordability ratio above the CE average, there is a need for affordable housing.
- 19.393 There is a net outflow of commuters. A below CE average ratio of workplace-based employment to residence-based employment indicates that there is a relative shortage of local jobs.

- 19.394 Shavington is the location of two Strategic Sites that help to meet the housing needs of Crewe. In addition, the Strategic employment Site at Basford West lies adjacent to Shavington.

Conclusion

- 19.395 Taking the above into account, it is considered that on balance Shavington could accommodate 335 dwellings and 0.90ha of employment land over the Plan period.

Wrenbury

Key issues identified

- 19.396 Wrenbury has had a significant increase in population and household growth; a low proportion of children; a relative shortage of local jobs; a net outflow of commuters; and poor affordability of housing.

Considerations

- 19.397 Wrenbury would require 128 dwellings, and 0.26ha for employment land, based on the number of households (2011 Census). Between 01/04/10 and 31/03/17 there have been 15 net housing completions, and there are 111 net housing commitments. Over the same period 0.09ha of new employment land has been taken up, and there are no new employment land commitments.
- 19.398 An initial pool of sites to be considered for allocation has been established, which includes those submitted through the Council's 'call for sites' exercise. This amounts to 144 dwellings and 0ha of employment land.
- 19.399 Wrenbury does not yet have a NDP.
- 19.400 The settlement is surrounded by Open Countryside.
- 19.401 There is a Conservation Area in Wrenbury, and some Listed Buildings. A LWS runs to the north of the village, with a flood zone running to the south and west. In terms of agricultural land quality, the majority of the village is surrounded by Grade 3, although it is unknown if this is Grade 3a or 3b, and small area to the east of Wrenbury is Grade 2.
- 19.402 Wrenbury is accessed 3 km off the A49 to the west, the A525 to the south, the A51 to the east and the A534 7km to the north.
- 19.403 There is a Railway Station in Wrenbury, but the bus service is considered to be poor, with a limited service.
- 19.404 There are relatively few services and facilities in Wrenbury.
- 19.405 With an affordability ratio above the CE average, there is a need for affordable housing.

19.406 There is a net outflow of commuters. A below CE average ratio of workplace-based employment to residence-based employment indicates that there is a relative shortage of local jobs.

Conclusion

19.407 Taking the above into account, it is considered that on balance Wrenbury could accommodate 145 dwellings and 0.09ha of employment land over the Plan period.

Appendix 8: Alderley Edge Settlement Profile

Alderley Edge	Finding	Settlement Share of Plan Area Total %	Plan Area Total
Population			
Total existing population (2016 MYE)	5,500. This is higher than the median population for LSCs (3,900). Alderley Edge has the third highest population out of the LSCs.	1.5%	376,00
Change in population over 10 years (2001 & 2011 Census)	10% growth, which is well above the CE average of 5% growth and the median (2%) for all LSCs.	n/a	n/a
Age structure of population (2016 MYE)	Proportion of population aged 65+ (25.2%) is above the CE average (22.3%). 5.7% aged 85+ (CE average 3.1%), 7.8% aged 75-84 (CE 7.0%), 5.2% aged 70-74 (CE 5.4%), and 6.5% aged 65-69 (CE 6.8%). The proportion aged 0-15 (17.1%) is below the CE 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 has the third highest number of existing households out of the LSCs.	1.5%	159,441
Change in households over 10 years (2001 & 2011 Census)	10% growth (versus CE 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 CE average. 2.5% of 'household' (i.e. non-communal) <u>population</u> live in households with a shortage of one or more bedrooms (versus CE average of 3.7%); 1.3% of <u>households</u> have a shortage of one or more bedrooms (versus CE average of 2.0%).	0.9% (of overcrowded <u>population</u>); 1.0% (of overcrowded <u>households</u>)	13,671 (overcrowded population); 3,243 (overcrowded households)
Average household size (2011 Census)	2.13, which is significantly below the CE average (2.29) and the lowest out of	n/a	n/a

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Alderley Edge	Finding	Settlement Share of Plan Area Total %	Plan Area Total
	all the LSCs.		
Change in average household size over 10 years (2001 & 2011 Census)	Decrease of 0.04, which means less change than the CE average (0.07 decline).	n/a	n/a
Communal establishments			
Total existing number of people living in communal establishments (2011 Census)	142. A high proportion of the settlement's population live in communal establishments (2.7% compared to the CE average of 1.4%).	2.8%	5,062
Change in communal establishment population over 10 years (2001 & 2011 Census)	97% increase compared to average 2% decline for CE.	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 has the second highest total dwelling stock out of the LSCs.	1.5%	166,236 (up 13,207, or 9%, on 2001 Census figure).
Empty homes change between 01/01/11 to 18/12/14 (CE Housing Team database)	01/01/11 = 84 empty homes 18/12/14 = 56 empty homes Reduction = 33.33% This is a smaller reduction than the median for LSCs of 48.98%	18/12/14 = 3.29%	18/12/14 = 1,216
Housing completions (net) 01/04/10 to 31/03/17	54 dwellings	0.75%	7,235
Average (median) house price, 1/4/16 to 31/3/17 (data produced by HM Land Registry © Crown Copyright 2017)	£365,000 (based on 134 transactions), which is well above the CE median (£195,000), and the median house prices for most LSCs.	n/a	n/a
Affordability ratio (ratio of median	6.4, which is above the CE average (5.5). Alderley	n/a	n/a

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Alderley Edge	Finding	Settlement Share of Plan Area Total %	Plan Area Total
house prices to median income) (CACI income data 2014 and 2014 Land Registry data)	Edge is ranked 8 th out of the LSCs, with an affordability ratio more or less in line with the median of 6.5.		
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.	n/a	n/a
CE Housing Register (11/12/14)	124. Alderley Edge has a significantly higher number of applications on the housing register than all the other LSCs. It is also well above the median for the LSCs (25).	1.91%	6,480
Employment			
Local employment (2016 BRES)	4,000. Alderley Edge has the highest local employment of all the LSCs and is well above the median of 1,250.	2.1%	195,000
Ratio of workplace-based employment to residence-based employment (2011 Census & 2011 BRES)	1.22, which is well above the CE average of 0.99 and indicates a 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 (2016 MYE)	3,200. 57.7% of the population are of working age, which is below the CE average (60.0%) and above the LSC median (57.2%).	1.4%	226,100
Economically active population (16-74) (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	1.4%	191,253

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Alderley Edge	Finding	Settlement Share of Plan Area Total %	Plan Area Total
	rate (72%) is close to the CE average (71%).		
Change in working age population over 10 years (2001 & 2011 Census)	22% decline, which is steeper than CE decline (18%), but in line with the general decline in working age population in the LSCs, with the median being 23% decline.	n/a	n/a
Change in economically active population over 10 years (2001 & 2011 Census)	22% growth, which is well above the CE average (9%) and the LSCs median of 4% growth. Notable that the economically active population has grown substantially, despite a 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.	n/a	n/a
Commuting inflows (2011 Census)	Inward commuters most likely to come from 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 CE (59%), Cheshire West and Chester ("CWaC") (5%), Manchester (6%) or Stockport (10%).	n/a	n/a
Commuting outflows (2011 Census)	Outward commuters most likely to travel to Alderley Edge and Chelford (12%), Macclesfield (5%), and Wilmslow (7%). At Local Authority level they are most likely to travel to CE (35%), Manchester (13%) or Stockport (7%), work from home (20%) or have no fixed workplace (6%).	n/a	n/a
Migration and house moves	12.2% of moving households in the	n/a	n/a

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Alderley Edge	Finding	Settlement Share of Plan Area Total %	Plan Area Total
(2009 Household Survey, SHMA)	preceding 5 years came from the same housing sub-area, 21.7% from elsewhere in CE, 13.6% from Greater Manchester, 5.3% from High Peak/East Midlands. Note: only percentages over 5% are reported here.		

Summary and Key Issues

- 19.408 Alderley Edge has a population of 5,500 and has the third highest population out of all the LSCs. 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 the CE average, and the average household size is smaller than the CE 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.
- 19.409 The area has a relatively old population. The proportion of the population that is aged 65 and over is higher than the CE average, and the proportion aged 85 and over is significantly higher than the CE average. By contrast, the proportion of the population aged 0-15 is slightly below the CE average.
- 19.410 The median house price is £365,000, well above the CE median (£195,000) and higher than the medians for most LSCs. The affordability ratio is above the CE 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 CE as a whole. Only 6.2% of households were in affordable housing, significantly below the CE 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.
- 19.411 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 CE and most of the LSCs, and indicates a relative abundance of local jobs.
- 19.412 The proportion of the population of working age is below the average for CE, 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.

- 19.413 There is a relative abundance of local jobs, and a significant level of net in-commuting. 59% of in commuters travel from settlements in CE, including 18% from Macclesfield, with smaller proportions travelling from Manchester, Stockport, and CWaC. 35% of outward commuters travel to workplaces in CE, with smaller proportions travelling to Manchester and Stockport. The area has a relatively high proportion (20%) of residents who work from home.
- 19.414 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 CE, with others moving from Greater Manchester, High Peak and the East Midlands, and elsewhere.
- 19.415 **Key issues:** relatively old population (and larger than average communal establishment population); relatively fast growth in population, households and dwellings; relative abundance of jobs locally; high house prices; demand for affordable housing.

Appendix 9: Audlem Settlement Profile

Audlem	Finding	Settlement Share of Plan Area Total %	Plan Area Total
Population			
Total existing population (2016 MYE)	4,100. Audlem has a slightly higher population than the median for LSCs (3,900) and has the 6th highest population of the LSCs.	1.1%	376,700
Change in population over 10 years (2001 & 2011 Census)	8% growth (compared to CE 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 (2016 MYE)	Proportion of population aged 65+ (30.3%) is well above the CE average (22.3%). 4.3% aged 85+ (CE average 3.1%), 9.3% aged 75-84 (CE 7.0%), 7.1% aged 70-74 (CE 5.4%) and 9.5% aged 65-69 (CE 6.8%). The proportion aged 0-15 (14.8%) is below the CE 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 (1,703).	1.0%	159,441
Change in households over 10 years (2001 & 2011 Census)	13% growth, which is well above CE average of 8%, and the median figure for LSCs of 6% growth.	n/a	n/a
Level of overcrowding – population living in households with a	Below CE average. 1.8% of ‘household’ (i.e. non-communal) <u>population</u> live in households with a shortage of	0.5% (of overcrowded <u>population</u>); 0.5% (of overcrowded <u>households</u>)	13,671 (overcrowded <u>population</u>); 3,243 (overcrowded <u>households</u>)

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Audlem	Finding	Settlement Share of Plan Area Total %	Plan Area Total
shortage of bedrooms (2011 Census)	one or more bedrooms (versus CE average of 3.7%); 0.9% of <u>households</u> have a shortage of one or more bedrooms (versus CE average of 2.0%).		
Average household size (2011 Census)	2.33, which is similar to the CE average (2.29).	n/a	n/a
Change in average household size over 10 years (2001 & 2011 Census)	Decrease of 0.11, which means more change than the CE 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 CE average of 1.4%).	1.7%	5,062
Change in communal establishment population over 10 years (2001 & 2011 Census)	42% increase, compared to average 2% decline for CE.	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 figure for all LSCs.	1.0%	166,236 (up 13,207, or 9%, on 2001 Census figure).
Empty homes change between 01/01/11 to 18/12/14 (CE	01/01/11 = 36 empty homes 18/12/14 = 12 empty homes Reduction = 66.67%	18/12/14 = 0.71%	18/12/14 = 1,216

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Audlem	Finding	Settlement Share of Plan Area Total %	Plan Area Total
Housing Team database)	LSC median = 48.98% reduction		
Housing completions (net) 01/04/10 to 31/03/17	58 dwellings	0.80%	7,235
Average (median) house price, Average (median) house price, 1/4/16 to 31/3/17 (data produced by HM Land Registry © Crown Copyright 2017)	£303,000 (based on 72 transactions), which is well above the CE median (£195,000), and which lies in the middle (7th) when all the LSCs' median house prices are ranked in order.	n/a	n/a
Affordability ratio (ratio of median house prices to median income) (CACI income data 2014 and 2014 Land Registry data)	8.7 (based on only 45 transactions), which is well above the CE average (5.5), and 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. 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.	n/a	n/a
CE Housing Register (11/12/14)	25. Audlem has the same number as the median number of applications on the housing register for all LSCs.	0.39%	6,480

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Audlem	Finding	Settlement Share of Plan Area Total %	Plan Area Total
Employment			
Local employment (2016 BRES)	1,250, which is in line with the LSC median .	0.6%	195,000
Ratio of workplace-based employment to residence-based employment (2011 Census & 2011 BRES)	0.75, which is well below the CE average of 0.99 and indicates a 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 (2016 MYE)	2,300. 54.9% of the population are of working age, which is below the CE average (60.0%) and the LSC median (57.2%).	1.0%	226,100
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 activity rate (67%) is well below CE average (71%).	1.0%	191,253
Change in working age population over 10 years (2001 & 2011 Census)	23% decline, which is much steeper than CE decline (18%), and the same level of decline as the median LSC figure (-23%).	n/a	n/a
Change in economically active population over 10 years (2001 & 2011 Census)	10% growth, which is similar to CE average growth of 9% and higher than the median for LSCs (4%). Notable that the economically active population has grown significantly, despite the sharp fall in the working age population. This implies a large	n/a	n/a

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Audlem	Finding	Settlement Share of Plan Area Total %	Plan Area Total
	increase in the settlement's economic activity rate.		
Movement			
Net commuting (2011 Census)	Net outflow of 400.	n/a	n/a
Commuting inflows (2011 Census)	Inward commuters most likely to come from 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 CE (59%), CWaC (17%) and Shropshire (8%).	n/a	n/a
Commuting outflows (2011 Census)	Outward commuters most likely to travel to 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 CE (36%), CWaC (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 CE, 7.3% from elsewhere in Cheshire and 23.0% from Stoke/Newcastle/We st Midlands. Note:	n/a	n/a

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Audlem	Finding	Settlement Share of Plan Area Total %	Plan Area Total
	Only percentages over 5% are reported here.		

Summary and Key Issues

- 19.416 Audlem has a population of 4,100; slightly higher than the LSC median population. Between 2001 and 2011, the area experienced an increase in its population of 8%, above both the average for CE 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 CE and the LSCs. Overcrowding is below the CE average, and the average household size is in line with the CE 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.
- 19.417 The area has a relatively old population. The proportion of the population that is aged 65 and over is considerably above the CE average, and the proportion aged 0-15 is considerably below the CE average.
- 19.418 The median house price is £303,000, which is above the CE median and which lies in the middle (7th) when all the LSCs' median house prices are ranked in order. The affordability ratio is 8.7, considerably above the CE 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.
- 19.419 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.
- 19.420 Both the proportion of the population of working age and the proportion of the 16-74 year-old population that is economically active are significantly lower than the average for CE. Between 2001 and 2011 the decrease in the working age population exceeded the CE average, but there was an increase of 10% in the economically active population, in line with the CE 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.
- 19.421 There is a significant level of net out commuting. At local authority level, around a third of outward commuters travel to workplaces in CE, and 11%

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travel to CWaC. A large proportion (24%) works from home. Inward commuters are most likely to travel from within CE, with smaller proportions travelling from CWaC, and Shropshire.

19.422 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 CE, although 23.0% came from Stoke, Newcastle or the West Midlands, indicating Audlem's proximity and relationship to these areas.

19.423 **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; net out flow of commuters; and large proportion of home-based workers.

Appendix 10: Bollington Settlement Profile

Bollington	Finding	Settlement Share of Plan Area Total %	Plan Area Total
Population			
Total existing population (2016 MYE)	7,700. This is the highest total existing population of the LSCs. It is also significantly higher than the LSC median figure (3,900).	2.1%	376,700
Change in population over 10 years (2001 & 2011 Census)	8% growth (compared CE 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 (2016 MYE)	Proportion of population aged 65+ (21.4%) is just below the CE average (22.3%). 2.5% aged 85+ (CE average 3.1%), 6.2% aged 75-84 (CE 7.0%), 5.4% aged 70-74 (CE 5.4%) and 7.2% aged 65-69 (CE 6.8%). The proportion aged 0-15 (18.0%) is just above the CE 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 LSCs. This is well above the LSC mean of 1,703.	2.2%	159,441
Change in households over 10 years (2001 & 2011 Census)	8% growth (equal to CE average of 8%). This is above the median of 6% growth for the LSCs.	n/a	n/a
Level of overcrowding – population	Below CE average. 3.3% of 'household' (i.e. non-	1.8% (of overcrowded <u>population</u>) ; 1.8% (of	13,671 (overcrowded <u>population</u>) ; 3,243

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Bollington	Finding	Settlement Share of Plan Area Total %	Plan Area Total
living in households with a shortage of bedrooms (2011 Census)	communal) <u>population</u> live in households with a shortage of one or more bedrooms (versus CE average of 3.7%); 1.7% of <u>households</u> have a shortage of one or more bedrooms (versus CE average of 2.0%).	overcrowded <u>households</u>	(overcrowded <u>households</u>)
Average household size (2011 Census)	2.19, which is well below the CE average (2.29).	n/a	n/a
Change in average household size over 10 years (2001 & 2011 Census)	Zero (0.00) change, compared to CE 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 CE average of 1.4%).	1.4%	5,062
Change in communal establishment population over 10 years (2001 & 2011 Census)	16% decrease, compared to average 2% decline for CE.	n/a	n/a
Dwellings			
Total existing dwelling stock (2011 Census)	3,613 (up 322, or 10%, on 2001 Census figure). This is well above the LSC median figure (1,744) and the highest of the LSCs.	2.2%	166,236 (up 13,207, or 9%, on 2001 Census figure).
Empty homes change between 01/01/11 to 18/12/14 (CE	01/01/11 = 101 empty homes 18/12/14 = 36 empty homes Reduction = 64.36%	18/12/14 = 2.12%	18/12/14 = 1,216

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Bollington	Finding	Settlement Share of Plan Area Total %	Plan Area Total
Housing Team database)	LSC Median = 48.98% reduction		
Housing completions (net) 01/04/10 to 31/03/17	97 dwellings	1.34%	7,235
Average (median) house price, Average (median) house price, 1/4/16 to 31/3/17 (data produced by HM Land Registry © Crown Copyright 2017)	£190,000 (based on 156 transactions), which is below the CE median (£195,000), and well below the median house prices for most LSCs.	n/a	n/a
Affordability ratio (ratio of median house prices to median income) (CACI income data 2014 and 2014 Land Registry data)	4.7 (based on 138 transactions), which is below the CE average (5.5), and 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. 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.	n/a	n/a
CE Housing Register (11/12/14)	87 (1.34% of all settlements). Bollington is well above the median	1.34%	6,480

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Bollington	Finding	Settlement Share of Plan Area Total %	Plan Area Total
	number of applications on the housing register (25) for the LSCs.		
Employment			
Local employment (2016 BRES)	3,500. Bollington has the second highest local employment of all the LSCs and is well above the median of 1,250.	1.8%	195,000
Ratio of workplace-based employment to residence-based employment (2011 Census & 2011 BRES)	0.79, which is well below the CE average of 0.99 and indicates a 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 (2016 MYE)	4,700. 60.6% of the population are of working age, which is above the CE average (60.0%) and the LSC median (57.2%).	2.1%	226,100
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%) is well above the CE average (71%). This is the highest economic activity rate of the LSCs.	2.2%	191,253
Change in working age population over 10 years (2001 & 2011 Census)	16% decline, which is similar to CE decline (18%), and lower than the median for LSCs (-23%).	n/a	n/a
Change in economically active	7% growth, which is similar to CE average growth of	n/a	n/a

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Bollington	Finding	Settlement Share of Plan Area Total %	Plan Area Total
population over 10 years (2001 & 2011 Census)	9%, and well above the median average for LSCs (4%). Notable that the 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.		
Movement			
Net commuting (2011 Census)	Net outflow of 800.	n/a	n/a
Commuting inflows (2011 Census)	Inward commuters most likely to come from Bollington (24%) and Macclesfield (28%). At Local Authority level they are most likely to come from CE (70%) and Stockport (9%).	n/a	n/a
Commuting outflows (2011 Census)	Outward commuters most likely to travel to Bollington (14%) and Macclesfield (21%). At Local Authority level they are most likely to travel to CE (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 CE, and 19.0% from	n/a	n/a

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Bollington	Finding	Settlement Share of Plan Area Total %	Plan Area Total
	Greater Manchester. Note: Only percentages over 5% are reported here.		

Summary and Key Issues

- 19.425 Bollington is the largest of the LSCs, with a population of 7,700 being significantly higher than the LSC median. Between 2001 and 2011 it experienced a higher rate of population growth (8%) than the average across CE and the median of all LSCs. Overcrowding is below the CE average, and the average household size is well below the CE average. The proportion of the population that is aged 65 and over is slightly below the CE average, and the proportion aged 0-15 is slightly above the CE average.
- 19.426 Between 2001 and 2011, Bollington saw its dwelling stock increase by 10%, similar to the CE average of 9%, but below the figure for LSCs including Alderley Edge (11%), Wrenbury (12%), Audlem (13%) and Mobberley (17%). In the last seven years there has been a net increase of 97 housing completions. The median house price is £190,000, which is slightly below the CE median (£195,000) and below the medians for most LSCs. This is reflected in the affordability ratio of 4.7, which is considerably lower than the CE average.
- 19.427 80.6% of homes are owner occupied, above the CE average. The proportion of private rented housing is in line with the CE 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 CE Housing Register total (1.3%) is in fact lower than its share of CE households (2.2%).
- 19.428 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 CE average, and indicates a relative shortage of local jobs.
- 19.429 The proportion of the population that is of working age is slightly higher than in CE as a whole and significantly higher than the median proportion for all LSCs. The proportion of the 16-74 year-old population that is economically active is well above the CE average and the highest of the LSCs. Between 2001 and 2011 there was a decrease in line with the CE average in the working age population and an increase in the economically

active population, suggesting an increase in the settlement's economic activity rate.

19.430 There is a significant level of net out commuting. Out commuters are most likely to travel to workplaces in CE, including 21% who travel to Macclesfield, about 4 miles away. Smaller proportions travel further afield to Manchester (over 20 miles) and Stockport (about 12 miles). 70% of inward commuters travel from within CE (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 CE, although 19.0% came from Greater Manchester.

19.431 **Key issues:** relatively young population; high rates of economic activity; high rates of home ownership but relatively affordable homes; relative shortage of jobs; net out flow of commuters.

Appendix 11: Bunbury Settlement Profile

Bunbury	Finding	Settlement Share of Plan Area Total %	Plan Area Total
Population			
Total existing population (2016 MYE)	2,100. This is well below the median population for LSCs (3,900).	0.6%	376,700
Change in population over 10 years (2001 & 2011 Census)	1% decline (significantly different to CE 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 (2016 MYE)	Proportion of population aged 65+ (25.0%) is above the CE average (22.3%). 3.2% aged 85+ (CE average 3.1%), 7.7% aged 75-84 (CE 7.0%), 5.5% aged 70-74 (CE 5.4%), and 8.7% aged 65-69 (CE 6.8%). The proportion aged 0-15 (16.7%) is below the CE 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 over 10 years (2001 & 2011 Census)	4% growth (below CE 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 CE average. 2.1% of 'household' (i.e. non-communal) <u>populations</u> live in households with a shortage of one or more bedrooms (versus CE average of 3.7%); 1.0%	0.3% (of overcrowded <u>populations</u>) ; 0.3% (of overcrowded <u>households</u>)	13,671 (overcrowded <u>populations</u>) ; 3,243 (overcrowded <u>households</u>)

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Bunbury	Finding	Settlement Share of Plan Area Total %	Plan Area Total
	of <u>households</u> have a shortage of one or more bedrooms (versus CE average of 2.0%).		
Average household size (2011 Census)	2.46, which is well above the CE average (2.29).	n/a	n/a
Change in average household size over 10 years (2001 & 2011 Census)	Decrease of 0.13, which is significantly more than the CE 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 CE average of 1.4%).	0.0%	5,062
Change in communal establishment population over 10 years (2001 & 2011 Census)	0% change (i.e. 2001 Census figure was also zero), compared to average 2% decline for CE.	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 change between 01/01/11 to 18/12/14 (CE Housing Team database)	01/01/11 = 9 empty homes 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	18/12/14 = 0.71%	18/12/14 = 1,216

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Bunbury	Finding	Settlement Share of Plan Area Total %	Plan Area Total
Housing completions (net) 01/04/10 to 31/03/17	21 dwellings	0.29%	7,235
Average (median) house price, Average (median) house price, 1/4/16 to 31/3/17 (data produced by HM Land Registry © Crown Copyright 2017)	£453,000 (based on only 26 transactions), which is well above the CE median (£195,000), and the median house prices for most LSCs. It has the second highest median house price of all the LSCs. 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 2014 Land Registry data)	6.5 (based on only 22 transactions), which is well above the CE average (5.5), and 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. 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.	n/a	n/a
CE Housing Register (11/12/14)	20. Bunbury has a lower number of applications on the housing register than the median for LSCs (25).	0.31	6,480

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Bunbury	Finding	Settlement Share of Plan Area Total %	Plan Area Total
Employment			
Local employment (2016 BRES)	1,750. Bunbury has more people in local employment than the LSC median of 1,250.	0.9%	195,000
Ratio of workplace-based employment to residence-based employment (2011 Census & 2011 BRES)	1.47, which is well above the CE average of 0.99 and indicates a 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 LSCs.	n/a	n/a
Working age (16-64) population (2016 MYE)	1,200. 58.3% of the population are of working age, which is below the CE average (60.0%) and above the LSC median (57.2%).	0.5%	226,100
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 CE average (71%).	0.6%	191,253
Change in working age population over 10 years (2001 & 2011 Census)	21% decline, which is similar to CE decline (18%), and slightly lower than the median for LSCs (23% decline).	n/a	n/a
Change in economically active population over 10 years (2001 & 2011 Census)	8% growth, which is similar to the CE average growth of 9%, and above the median for LSCs (4% growth). Notable that the economically active population has	n/a	n/a

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Bunbury	Finding	Settlement Share of Plan Area Total %	Plan Area Total
	grown significantly, despite the sharp fall in the working age population. This implies a large increase in the settlement's economic activity rate.		
Movement			
Net commuting (2011 Census)	Net inflow of 500.	n/a	n/a
Commuting inflows (2011 Census)	Inward commuters most likely to come from 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 CE (59%), CWaC (17%) and Shropshire (8%).	n/a	n/a
Commuting outflows (2011 Census)	Outward commuters most likely to travel to 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 CE (36%), CWaC (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	n/a	n/a

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Bunbury	Finding	Settlement Share of Plan Area Total %	Plan Area Total
	elsewhere in CE, 34.5% from elsewhere in Cheshire and 6.4% from elsewhere in the North West. Note: Only percentages over 5% are reported here.		

Summary and Key Issues

- 19.432 Bunbury has a population of 2,100, well below the LSC median population. Between 2001 and 2011, the area experienced a decline in its population, in contrast to the CE 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 CE average. The proportion of the population that is aged 65 and over is just above the CE average, and the proportion aged 0-15 is just below the CE average.
- 19.433 The median house price, based on a very small number of transactions, is £453,000, considerably above the CE median (£195,000) and higher than the median house prices for all but one of the other LSCs. The affordability ratio is 6.5, above the CE average and in line with the LSC median; however this 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 CE 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.
- 19.434 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 CE. This indicates a relative abundance of local jobs.
- 19.435 The proportion of the population of working age is below the average for CE and the proportion of the population that is economically active is in line with the average for CE. 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 CE 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.

- 19.436 There is a net inflow of commuters. At local authority level, the majority of inward commuters travel from within CE, including 23% from Crewe, with smaller proportions coming from CWaC, and Shropshire. 36% of out commuters travel to workplaces in CE, and 11% come from CWaC. The proportion of employed residents who work from home (24%) is relatively high. 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 CE, with around a third moving from elsewhere in Cheshire. The proportion of employed residents who work from home (24%) is relatively high.
- 19.437 **Key issues:** good availability of local jobs; recent decline in population; 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 12: Chelford Settlement Profile

Chelford	Finding	Settlement Share of Plan Area Total %	Plan Area Total
Population			
Total existing population (2016 MYE)	1,200. Chelford has the lowest population of all the LSCs, which is significantly less than the LSC median of 3,900.	0.3%	376,700
Change in population over 10 years (2001 & 2011 Census)	4% decline (in contrast to CE 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 (2016 MYE)	Proportion of population aged 65+ (32.2%) is well above the CE average (22.3%). 4.8% aged 85+ (CE average 3.1%), 11.2% aged 75-84 (CE 7.0%), 6.2% aged 70-74 (CE 5.4%), and 9.9% aged 65-69 (CE 6.8%). The proportion aged 0-15 (13.8%) is well below the CE 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 over 10 years (2001 & 2011 Census)	9% growth (similar to CE 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 CE average. 0.7% of 'household' (i.e. non-communal) <u>population</u> live in households with a shortage of one or more bedrooms (versus CE average of 3.7%); 0.5% of <u>households</u> have a shortage of one or more bedrooms (versus CE	0.1% (of overcrowded <u>population</u>); 0.1% (of overcrowded <u>households</u>)	13,671 (overcrowded population); 3,243 (overcrowded households)

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Chelford	Finding	Settlement Share of Plan Area Total %	Plan Area Total
	average of 2.0%).		
Average household size (2011 Census)	2.18, which is significantly below the CE average (2.29).	n/a	n/a
Change in average household size over 10 years (2001 & 2011 Census)	Decrease of 0.29, which means much more change than the CE 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 CE average of 1.4%).	0.0%	5,062
Change in communal establishment population over 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 CE.	n/a	n/a
Dwellings			
Total existing dwelling stock (2011 Census)	577 (up 28, or 5%, on 2001 Census figure). Chelford has the lowest dwelling stock figure of all 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 to 18/12/14 (CE 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 = 1,216
Housing completions (net) 01/04/10 to 31/03/17	2 dwellings	0.03%	7,235
Average (median) house price, Average (median) house price, 1/4/16 to 31/3/17 (data produced by HM Land Registry © Crown Copyright 2017)	£330,000 (based on only 24 transactions), which is well above CE median (£195,000), and the median house prices for most for LSCs.	n/a	n/a

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Chelford	Finding	Settlement Share of Plan Area Total %	Plan Area Total
Affordability ratio (ratio of median house prices to median income) (CACI income data 2014 and 2014 Land Registry data)	8.8 (based on only 20 transactions), which is above CE average (5.5), and well above the LSC median ratio (6.5).	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. 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.	n/a	n/a
CE Housing Register (11/12/14)	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%	6,480
Employment			
Local employment (2016 BRES)	500. Chelford has the second lowest local employment of all the LSCs and is well below the LSC median of 1,250.	0.3%	195,000
Ratio of workplace-based employment to residence-based employment (2011 Census & 2011 BRES)	0.54, which is well below the CE average of 0.99 and indicates a relative shortage of local jobs. This is also below the median LSC ratio of 0.72.	n/a	n/a
Working age (16-64) population (2016 MYE)	600. 54.1% of the population are of working age, which is below the CE average (60.0%) and above the LSC median (57.2%).	0.3%	226,100
Economically active population (16-74) (2011 Census)	554. This is significantly lower than the LSC median of 1,918. Economic activity rate	0.3%	191,253

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Chelford	Finding	Settlement Share of Plan Area Total %	Plan Area Total
	(66%) is well below the CE average (71%).		
Change in working age population over 10 years (2001 & 2011 Census)	33% decline, which is much steeper than the CE decline (18%), and the LSC median (23% decline).	n/a	n/a
Change in economically active population over 10 years (2001 & 2011 Census)	2% growth, which is well below the CE average (9%), and less than the LSC median of 4% growth. Notable that the economically active population has grown, despite a very 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 200.	n/a	n/a
Commuting inflows (2011 Census)	Inward commuters most likely to come from 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 CE (59%), CWaC (5%), Manchester (6%) or Stockport (10%).	n/a	n/a
Commuting outflows (2011 Census)	Outward commuters most likely to travel to Alderley Edge and Chelford (12%), Macclesfield (5%) and Wilmslow (7%). At Local Authority level they are most likely to travel to CE (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	12.2% of moving households in the preceding 5 years came	n/a	n/a

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Chelford	Finding	Settlement Share of Plan Area Total %	Plan Area Total
Household Survey, SHMA)	from the same housing sub-area, 21.7% from elsewhere in CE, 13.6% from Greater Manchester and 5.3% from High Peak/East Midlands. Note: Only percentages over 5% are reported here.		

Summary and Key Issues

- 19.439 Chelford has a population of 1,200, the lowest of all the LSCs. Between 2001 and 2011 its population decreased by 4%, in contrast with the CE 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 CE average.
- 19.440 Chelford has a relatively old population. The proportion of the population aged 65 and over is well above the CE average; the proportion of the population aged 0-15 is well below the CE average.
- 19.441 The median house price, based on a small number of transactions, is £330,000, considerably above the CE median (£195,000) and higher than the medians for most LSCs. The affordability ratio is 8.8, above both the CE average and the LSC median; however this is based on only 20 transactions and should therefore be treated with caution. The proportion of homes that are owner occupied is above the CE 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.
- 19.442 Chelford has one of 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 CE average, indicating a relative shortage of local jobs.
- 19.443 Both the proportion of the population of working age and the proportion of the 16-74 year-old population that is economically active are significantly below the average for CE. 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.

- 19.444 There is a net outflow of commuters. At local authority level, 35% of outward commuters travel to workplaces in CE, with smaller proportions travelling to Manchester and Stockport. Inward commuters are also most likely to travel from within CE, with a smaller proportion travelling from Stockport, Manchester and CWaC. 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 CE, with 13.6% moving from Greater Manchester.
- 19.445 **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; net out flow of commuters; and large proportion of home-based workers.

Appendix 13: Disley Settlement Profile

Disley	Finding	Settlement Share of Plan Area Total %	Plan Area Total
Population			
Total existing population (2016 MYE)	4,700. This is above the LSC median population (3,900).	1.2%	376,700
Change in population over 10 years (2001 & 2011 Census)	1% decline (in contrast to CE average of 5% growth). This is significantly different from the LSC median of 2% growth.	n/a	n/a
Age structure of population (2016 MYE)	Proportion of population aged 65+ (25.3%) is above the CE average (22.3%). 3.5% aged 85+ (CE average 3.1%), 8.1% aged 75-84 (CE 7.0%), 5.9% aged 70-74 (CE 5.4%) and 7.9% aged 65-69 (CE 6.8%). The proportion aged 0-15 (15.6%) is below the CE 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 over 10 years (2001 & 2011 Census)	5% growth (below CE 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 CE average. 1.9% of 'household' (i.e. non-communal) <u>populations</u> live in households with a shortage of one or more bedrooms (versus CE average of 3.7%); 1.0% of <u>households</u> have a shortage of one or more bedrooms	0.6% (of overcrowded <u>population</u>) ; 0.6% (of overcrowded <u>households</u>)	13,671 (overcrowded <u>population</u>) ; 3,243 (overcrowded <u>households</u>)

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Disley	Finding	Settlement Share of Plan Area Total %	Plan Area Total
	(versus CE average of 2.0%).		
Average household size (2011 Census)	2.25, which is similar to the CE average (2.29).	n/a	n/a
Change in average household size over 10 years (2001 & 2011 Census)	Decrease of 0.11, compared to CE 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 CE average of 1.4%).	1.0%	5,062
Change in communal establishment population over 10 years (2001 & 2011 Census)	40% decrease, which is much greater than the average 2% decline for CE.	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).
Empty homes change between 01/01/11 to 18/12/14 (CE 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 = 1,216
Housing completions (net) 01/04/10 to 31/03/17	128 dwellings	1.77%	7,235
Average (median) house price, Average (median)	£215,000 (based on 79 transactions), which is above the CE median (£195,000), but	n/a	n/a

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Disley	Finding	Settlement Share of Plan Area Total %	Plan Area Total
house price, 1/4/16 to 31/3/17 (data produced by HM Land Registry © Crown Copyright 2017)	below the medians for most LSCs.		
Affordability ratio (ratio of median house prices to median income) (CACI income data 2014 and 2014 Land Registry data)	4.4 (based on 58 transactions), which is below the CE average (5.5), and 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. 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.	n/a	n/a
CE Housing Register (11/12/14)	45 (0.69% of all settlements). This is above the LSC median of 25.	0.69%	6,480
Employment			
Local employment (2016 BRES)	1,000. This is below the LSC median employment (1,250).	0.5%	195,000
Ratio of workplace-based employment to residence-based employment (2011 Census & 2011 BRES)	0.43, which is well below the CE 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

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Disley	Finding	Settlement Share of Plan Area Total %	Plan Area Total
Working age (16-64) population (2016 MYE)	2,800. 59.1% of the population are of working age, which is slightly below the CE average (60.0%) and above the LSC median (57.2%).	1.2%	226,100
Economically active population (16-74) (2011 Census)	2,406. This is well above the LSC median (1,918). Economic activity rate (72%) is close to CE average (71%).	1.3%	191,253
Change in working age population over 10 years (2001 & 2011 Census)	24% decline, which is steeper than the CE decline (18%), and the LSC median (23% decline).	n/a	n/a
Change in economically active population over 10 years (2001 & 2011 Census)	4% growth, which is well below the CE average (9%), but in line with the LSC median (4% growth). Notable that the economically active population has grown, 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 1,300.	n/a	n/a
Commuting inflows (2011 Census)	Inward commuters most likely to come from Disley (21%). At Local Authority level they are most likely to come from CE (35%), Stockport (28%) or High Peak (25%).	n/a	n/a
Commuting	Outward commuters	n/a	n/a

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Disley	Finding	Settlement Share of Plan Area Total %	Plan Area Total
outflows (2011 Census)	most likely to travel to Disley (7%). At Local Authority level they are most likely to travel to CE (24%), Manchester (11%), Stockport (22%), High Peak (8%), work from home (15%) or have no fixed workplace (7%).		
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 CE, 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

Summary and Key Issues

- 19.447 Disley has a population of 4,700, above the median for the LSCs. Between 2001 and 2011 its population decreased slightly, in contrast with the CE 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 CE average.
- 19.448 Disley has a relatively old population. The proportion of the population aged 65 and over is above the CE average, and the proportion aged 0-15 is below the CE average.
- 19.449 The median house price is £215,000, above the CE median (£195,000), but below the medians for most LSCs. The affordability ratio is 4.4, again below both the CE average and the LSC median, indicating that homes in the settlement are relatively affordable for people on a median income.
- 19.450 The proportion of homes in the Disley housing sub-market area that are owner occupied is in line with the CE 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.

- 19.451 Disley has a 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 CE average. This indicates a relative shortage of local jobs.
- 19.452 The proportion of the population of working age is just below the CE average and the proportion of the population that is economically active is in line with the average for CE. 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.
- 19.453 There is a significant level of net out commuting. At local authority level, 24% of outward commuters travel to workplaces in CE, with 11% travelling to Manchester (about 14 miles, and 30 minutes by rail) and 22% to Stockport (7 miles, and 13 minutes). 35% of inward commuters travel from within CE, 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 CE, with 34.5% moving from elsewhere in Cheshire.
- 19.454 **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; net outflow of commuters.

Appendix 14: Goostrey Settlement Profile

Goostrey	Finding	Settlement Share of Plan Area Total %	Plan Area Total
Population			
Total existing population (2016 MYE)	3,800. This is slightly below the LSC median population (3,900).	1.0%	376,700
Change in population over 10 years (2001 & 2011 Census)	3% growth (compared to CE average of 5% growth). This is slightly above the LSC median (2% growth).	n/a	n/a
Age structure of population (2016 MYE)	Proportion of population aged 65+ (30.1%) is well above the CE average (22.3%). 3.4% aged 85+ (CE average 3.1%), 10.2% aged 75-84 (CE 7.0%), 8.6% aged 70-74 (CE 5.4%), and 8.0% aged 65-69 (CE 6.8%). The proportion aged 0-15 (14.3%) is below the CE 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 over 10 years (2001 & 2011 Census)	4% growth (well below CE 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 CE average. 1.9% of 'household' (i.e. non-communal) <u>populations</u> live in households with a shortage of one or more bedrooms (versus CE average of 3.7%); 1.0%	0.5% (of overcrowded <u>populations</u>) ; 0.5% (of overcrowded <u>households</u>)	13,671 (overcrowded <u>populations</u>) ; 3,243 (overcrowded <u>households</u>)

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Goostrey	Finding	Settlement Share of Plan Area Total %	Plan Area Total
	of <u>households</u> have a shortage of one or more bedrooms (versus CE average of 2.0%).		
Average household size (2011 Census)	2.41, which is well above the CE average (2.29).	n/a	n/a
Change in average household size over 10 years (2001 & 2011 Census)	Decrease of 0.04, compared to the CE 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 CE average of 1.4%).	0.2%	5,062
Change in communal establishment population over 10 years (2001 & 2011 Census)	0% change, compared to an average 2% decline for CE.	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 to 18/12/14 (CE 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 = 1,216
Housing completions (net) 01/04/10 to 31/03/17	8 dwellings	0.11%	7,235

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Goostrey	Finding	Settlement Share of Plan Area Total %	Plan Area Total
Average (median) house price, Average (median) house price, 1/4/16 to 31/3/17 (data produced by HM Land Registry © Crown Copyright 2017)	£387,000 (based on 74 transactions), which is above the CE median (£195,000), and higher than the medians for most LSCs.	n/a	n/a
Affordability ratio (ratio of median house prices to median income) (CACI income data 2014 and 2014 Land Registry data)	7.1 (based on only 44 transactions), which is well above the CE average (5.5), and 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. 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.	n/a	n/a
CE Housing Register (11/12/14)	23. This is slightly lower than the LSC median (25).	0.35%	6,480
Employment			
Local employment (2016 BRES)	1,500. This is above the LSC median employment (1,250).	0.8%	195,000
Ratio of workplace-based employment to residence-	0.61, which is well below the CE average of 0.99 and indicates a relative shortage of local	n/a	n/a

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Goostrey	Finding	Settlement Share of Plan Area Total %	Plan Area Total
based employment (2011 Census & 2011 BRES)	jobs. This is also below the LSC median (0.72).		
Working age (16-64) population (2016 MYE)	2,100. 55.5% of the population are of working age, which is below the CE average (60.0%) and the LSC median (57.2%).	0.9%	226,100
Economically active population (16-74) (2011 Census)	1,830. This is below the LSC median (1,918). Economic activity rate (66%) is well below the CE average (71%).	1.0%	191,253
Change in working age population over 10 years (2001 & 2011 Census)	27% decline, which is steeper than the CE decline (18%). This is also a considerably steeper decline than the LSC median (23% decline).	n/a	n/a
Change in economically active population over 10 years (2001 & 2011 Census)	1% decline, which is a significant contrast to the CE average growth of 9%, and the LSC median (4% growth). Notable that the total economically active population has barely changed, 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 700.	n/a	n/a
Commuting inflows (2011	Inward commuters most likely to come	n/a	n/a

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Goostrey	Finding	Settlement Share of Plan Area Total %	Plan Area Total
Census)	from 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 CE (68%), CWaC (8%), Newcastle-under-Lyme (6%) or Staffordshire Moorlands (5%).		
Commuting outflows (2011 Census)	Outward commuters most likely to travel to Congleton (5%), Goostrey (6%) or the 'Other' area (6%). At Local Authority level they are most likely to travel to CE (40%), CWaC (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 CE, 8.4% from elsewhere in Cheshire, 8.4% from Greater Manchester. Note: Only percentages over 5% are reported here.	n/a	n/a

Summary and Key Issues

19.456 Goostrey has a population of 3,800, which is slightly below the median for the 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

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and a 6% growth in dwelling stock. Overcrowding is below average, but the average household size is above the average across CE as a whole.

- 19.457 Goostrey has a relatively old population. The proportion of the population aged 65 and over is well above the CE average, and the proportion aged 0-15 is considerably below the CE average.
- 19.458 The median house price is £387,000, considerably above the CE median (£195,000) and higher than the medians for most LSCs. The affordability ratio is 7.1, above both the CE 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 CE 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.
- 19.459 The area's local employment total is above the LSC median, but the ratio of workplace-based employment to residence-based employment is below both the LSC median and the CE average. This indicates a relative shortage of local jobs.
- 19.460 Both the proportion of the population of working age and the proportion of the population that is economically active are below the average for CE. 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.
- 19.461 There is a net outflow of commuters. At local authority level, 40% of outward commuters travel in CE, with smaller proportions travelling to Manchester (about 25 miles away) and CWaC. A large proportion works from home. The majority (68%) of inward commuters travel from within CE.
- 19.462 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 CE, with smaller proportions moving from elsewhere in Cheshire and Greater Manchester.
- 19.463 **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 rented and affordable housing; shortage of local jobs; net out flow of commuters; and a large proportion of home-based workers.

Appendix 15: Haslington Settlement Profile

Haslington	Finding	Settlement Share of Plan Area Total %	Plan Area Total
Population			
Total existing population (2016 MYE)	4,700. This is well above the LSC median population (3,900).	1.2%	376,700
Change in population over 10 years (2001 & 2011 Census)	3% decline (in contrast to CE average of 5% growth). This also contrasts significantly with the LSC median (2% growth).	n/a	n/a
Age structure of population (2016 MYE)	Proportion of population aged 65+ (23.3%) is above the CE average (22.3%). 3.5% aged 85+ (CE average 3.1%), 6.8% aged 75-84 (CE 7.0%), 5.3% aged 70-74 (CE 5.4%), and 7.6% aged 65-69 (CE 6.8%). The proportion aged 0-15 (15.9%) is slightly below the CE 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 over 10 years (2001 & 2011 Census)	5% growth (well below CE 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 CE average. 1.6% of 'household' (i.e. non-communal) <u>population</u> live in households with a shortage of one or more bedrooms (versus CE average of 3.7%); 0.8% of <u>households</u> have a shortage of one or	0.5% (of overcrowded <u>population</u>); 0.5% (of overcrowded <u>households</u>)	13,671 (overcrowded <u>population</u>); 3,243 (overcrowded <u>households</u>)

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Haslington	Finding	Settlement Share of Plan Area Total %	Plan Area Total
	more bedrooms (versus CE average of 2.0%).		
Average household size (2011 Census)	2.43, which is well above the CE average (2.29).	n/a	n/a
Change in average household size over 10 years (2001 & 2011 Census)	Decrease of 0.21, which is much greater than the CE 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 CE average of 1.4%).	1.8%	5,062
Change in communal establishment population over 10 years (2001 & 2011 Census)	21% increase, in contrast to an average 2% decline for CE.	n/a	n/a
Dwellings			
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 to 18/12/14 (CE 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 = 1,216
Housing completions (net) 01/04/10 to 31/03/17	49 dwellings	0.68%	7,235
Average (median) house price, Average	£182,000 (based on 75 transactions), which is below the CE median	n/a	n/a

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Haslington	Finding	Settlement Share of Plan Area Total %	Plan Area Total
(median) house price, 1/4/16 to 31/3/17 (data produced by HM Land Registry © Crown Copyright 2017)	(£195,000), and below the medians for most LSCs. It has the second lowest median house price of all LSCs.		
Affordability ratio (ratio of median house prices to median income) (CACI income data 2014 and 2014 Land Registry data)	5.2 (based on 55 transactions), which is below the CE average (5.5), and well below the LSC median ratio (6.5).	n/a	n/a
Housing needs			
Housing tenure (2009 Household Survey, SHMA)	Haslington is located in the Haslington and Englesea housing sub-market 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.	n/a	n/a
CE Housing Register (11/12/14)	51. Haslington has significantly more applications on the housing register than the LSC median (25).	0.79%	6,480
Employment			
Local employment (2016 BRES)	900. This is well below the LSC median employment (1,250).	0.5%	195,000
Ratio of workplace-based employment to residence-	0.34, which is well below the CE average of 0.99 and indicates a relative shortage of local	n/a	n/a

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Haslington	Finding	Settlement Share of Plan Area Total %	Plan Area Total
based employment (2011 Census & 2011 BRES)	jobs. This is also considerably below the LSC median (0.72).		
Working age (16-64) population (2016 MYE)	2,900. 60.8% of the population are of working age, which is above the CE average (60.0%) and the LSC median (57.2%).	1.3%	226,100
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 CE average (71%).	1.3%	191,253
Change in working age population over 10 years (2001 & 2011 Census)	21% decline, which is steeper than the CE decline (18%), and similar to the LSC median (23% decline).	n/a	n/a
Change in economically active population over 10 years (2001 & 2011 Census)	1% decline, in contrast to the CE average growth of 9%, and the LSC median (4% growth). Notable that the total economically active population has barely changed, 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 1,500.	n/a	n/a
Commuting	Inward commuters	n/a	n/a

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Haslington	Finding	Settlement Share of Plan Area Total %	Plan Area Total
inflows (2011 Census)	most likely to come from Alsager (5%), Crewe (24%), Haslington (11%) or the 'Other' (non-settlement) area (6%). At Local Authority level they are most likely to come from CE (60%), Newcastle-under-Lyme (14%) or Stoke-on-Trent (9%).		
Commuting outflows (2011 Census)	Outward commuters most likely to travel to Crewe (25%), Haslington (7%), the 'Other' (non-settlement) area (6%) or Sandbach (5%). At Local Authority level they are most likely to travel to CE (54%), CWaC (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 CE, and 13.7% from Stoke/Newcastle/West Midlands. Note: Only percentages over 5% are reported here.	n/a	n/a

Summary and Key Issues

19.465 Haslington has a population of 4,700, well above the LSC median. Between 2001 and 2011 its population declined, in contrast with the CE average (5% growth) and the median growth rate across the LSCs (2%). The number of households also increased at a slower rate than across CE as a whole. Overcrowding is below the CE average, but average household size is well above average.

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- 19.466 The proportion of the population aged 65 and over is above the CE average, and the proportion aged 0-15 is lower than the CE average. A higher than average proportion of the population lives in communal establishments, including care homes, and this figure increased markedly between 2001 and 2011.
- 19.467 The median house price is £182,000, which is below the CE median (£195,000) and is the second lowest median among all LSCs. The affordability ratio is 5.2, below both the CE average and the LSC median, suggesting that homes in Haslington are relatively affordable for people on a median income.
- 19.468 The proportion of homes in the Haslington and Englesea housing sub-market area that are owner occupied is well above the CE 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.
- 19.469 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 CE average. This indicates a relative shortage of local jobs.
- 19.470 The proportion of the population that is of working age is the highest of all the LSCs and is above the CE average. The proportion of the 16-74 year-old population that is economically active is close to the average for CE. 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.
- 19.471 There is a net outflow of commuters. At local authority level, 54% of outward commuters travel to workplaces in CE, including 25% who travel to Crewe, about 3 miles away. Inward commuters are also most likely to travel from within CE, with smaller proportions travelling from Newcastle-under-Lyme and Stoke-on-Trent.
- 19.472 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 CE, with 13.7% moving from Stoke, Newcastle and the West Midlands.
- 19.473 **Key issues:** recent decline in population; large household sizes; low proportion of children; low house prices and good affordability for people on median incomes; lack of affordable housing; relative shortage of local jobs; and net out flow of commuters.

Appendix 16: Holmes Chapel Settlement Profile

Holmes Chapel	Finding	Settlement Share of Plan Area Total %	Plan Area Total
Population			
Total existing population (2016 MYE)	5,800. This is well above the LSC median population (3,900).	1.5%	376,700
Change in population over 10 years (2001 & 2011 Census)	1% decline (in contrast to CE average of 5% growth). This decline also contrasts with the LSC median (2% growth).	n/a	n/a
Age structure of population (2016 MYE)	Proportion of population aged 65+ (28.9%) is well above the CE average (22.3%). 4.2% aged 85+ (CE average 3.1%), 9.4% aged 75-84 (CE 7.0%), 6.8% aged 70-74 (CE 5.4%) and 8.5% aged 65-69 (CE 6.8%). The proportion aged 0-15 (16.8%) is below the CE 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 over 10 years (2001 & 2011 Census)	6% growth (below CE 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	Below CE average. 1.3% of 'household' (i.e. non-communal) <u>population</u> live in households with a shortage of one or more bedrooms (versus	0.5% (of overcrowded <u>population</u>) ; 0.6% (of overcrowded <u>households</u>)	13,671 (overcrowded <u>population</u>) ; 3,243 (overcrowded <u>households</u>)

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Holmes Chapel	Finding	Settlement Share of Plan Area Total %	Plan Area Total
(2011 Census)	CE average of 3.7%); 0.7% of <u>households</u> have a shortage of one or more bedrooms (versus CE average of 2.0%).		
Average household size (2011 Census)	2.31, which is close to the CE average (2.29).	n/a	n/a
Change in average household size over 10 years (2001 & 2011 Census)	Decrease of 0.15, which is greater than the CE 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 CE average of 1.4%).	0.6%	5,062
Change in communal establishment population over 10 years (2001 & 2011 Census)	45% increase, in contrast to an average 2% decline for CE.	n/a	n/a
Dwellings			
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 to 18/12/14 (CE 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 = 1,216
Housing completions (net) 01/04/10 to 31/03/17	203 dwellings	2.81%	7,235
Average (median)	£250,000 (based on 130 transactions),	n/a	n/a

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Holmes Chapel	Finding	Settlement Share of Plan Area Total %	Plan Area Total
house price, Average (median) house price, 1/4/16 to 31/3/17 (data produced by HM Land Registry © Crown Copyright 2017)	which is above the CE median (£195,000) but below the medians for most LSCs.		
Affordability ratio (ratio of median house prices to median income) (CACI income data 2014 and 2014 Land Registry data)	5.0 (based on 89 transactions), which is below the CE average (5.5), and significantly below the LSC median ratio (6.5).	n/a	n/a
Housing needs			
Housing tenure (2009 Household Survey, SHMA)	Holmes Chapel is located in the Holmes Chapel housing sub-market 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.	n/a	n/a
CE Housing Register (11/12/14)	96. Holmes Chapel has significantly more applications on the housing register than the LSC median (25).	1.48%	6,480
Employment			
Local employment (2016 BRES)	2,250. This is well above the LSC median employment (1,250) and is the third highest for any LSC.	1.2%	195,000
Ratio of	0.82, which is below	n/a	n/a

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Holmes Chapel	Finding	Settlement Share of Plan Area Total %	Plan Area Total
workplace-based employment to residence-based employment (2011 Census & 2011 BRES)	the CE average of 0.99 and indicates a relative shortage of local jobs. This is higher than the LSC median ratio (0.72).		
Working age (16-64) population (2016 MYE)	3,100. 54.3% of the population are of working age, which is below the CE average (60.0%) and the LSC median (57.2%).	1.4%	226,100
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 CE average (71%).	1.5%	191,253
Change in working age population over 10 years (2001 & 2011 Census)	26% decline, which is steeper than the CE decline (18%), and the LSC median (23% decline).	n/a	n/a
Change in economically active population over 10 years (2001 & 2011 Census)	2% decline, in contrast to the CE average growth of 9%, and 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	Net outflow of 500.	n/a	n/a

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Holmes Chapel	Finding	Settlement Share of Plan Area Total %	Plan Area Total
(2011 Census)			
Commuting inflows (2011 Census)	Inward commuters most likely to come from 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 CE (65%) or CWaC (12%).	n/a	n/a
Commuting outflows (2011 Census)	Outward commuters most likely to travel to Crewe (5%), Holmes Chapel (12%) or the 'Other' area (7%). At Local Authority level they are most likely to travel to CE (46%), CWaC (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 CE. Note: Only percentages over 5% are reported here.	n/a	n/a

Summary and Key Issues

19.475 Holmes Chapel has a population of 5,800, well above the LSC median. Between 2001 and 2011 its population decreased slightly, in contrast with the CE 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

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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 CE average.

- 19.476 Holmes Chapel has a relatively old population, with the proportion of people aged 65 and over higher than the CE average, but the proportion of the population aged 0-15 is only slightly below the CE average.
- 19.477 The median house price is £250,000, which is above the CE median (£195,000), but lower than the medians for most other LSCs. The affordability ratio is 5.0, below both the CE average and the LSC median, indicating that homes in the area are relatively affordable for people on median incomes.
- 19.478 The proportion of homes in the Holmes Chapel housing sub-market area that are owner occupied is above the CE 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.
- 19.479 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 CE average. This indicates a relative shortage of local jobs.
- 19.480 Both the proportion of the population of working age and the proportion of the population that is economically active are below the average for CE. 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.
- 19.481 There is a net outflow of commuters. At local authority level, 46% of outward commuters travel to workplaces in CE, with smaller proportions travelling to CWaC, and Manchester. The majority of inward commuters travel from within CE, with a smaller proportion coming from CWaC.
- 19.482 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 CE.
- 19.483 **Key issues:** recent decline in population; relatively old population; good affordability relative to other LSCs; low proportion of affordable housing; relative shortage of local jobs; and net outflow of commuters.

Appendix 17: Mobberley Settlement Profile

Mobberley	Finding	Settlement Share of Plan Area Total %	Plan Area Total
Population			
Total existing population (2016 MYE)	3,100. This is below the LSC median population (3,900).	0.8%	376,700
Change in population over 10 years (2001 & 2011 Census)	20% growth, which is well above the CE average of 5% growth, and significantly higher than the LSC median (2% growth).	n/a	n/a
Age structure of population (2016 MYE)	Proportion of population aged 65+ (29.6%) is well above the CE average (22.3%). 6.2% aged 85+ (CE average 3.1%), 9.5% aged 75-84 (CE 7.0%), 6.5% aged 70-74 (CE 5.4%), and 7.4% aged 65-69 (CE 6.8%). The proportion aged 0-15 (15.9%) is below the CE 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 over 10 years (2001 & 2011 Census)	18% growth, which is well above the CE average of 8%, and the LSC median (6% growth).	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms (2011 Census)	Below CE average. 1.8% of 'household' (i.e. non-communal) <u>population</u> live in households with a shortage of one or more bedrooms (versus CE average of 3.7%); 0.8% of <u>households</u> have a shortage of one or	0.4% (of overcrowded <u>population</u>) ; 0.3% (of overcrowded <u>households</u>)	13,671 (overcrowded <u>population</u>) ; 3,243 (overcrowded <u>households</u>)

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Mobberley	Finding	Settlement Share of Plan Area Total %	Plan Area Total
	more bedrooms (versus CE average of 2.0%).		
Average household size (2011 Census)	2.21, which is below the CE average (2.29).	n/a	n/a
Change in average household size over 10 years (2001 & 2011 Census)	Increase of 0.04, in contrast to the CE 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 CE average of 1.4%).	2.5%	5,062
Change in communal establishment population over 10 years (2001 & 2011 Census)	16% increase, in contrast to the average 2% decline for CE.	n/a	n/a
Dwellings			
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 to 18/12/14 (CE 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 = 1,216
Housing completions (net) 01/04/10 to 31/03/17	6 dwellings	0.08%	7,235
Average (median) house price, Average	£275,000 (based on 65 transactions), which is above the CE median	n/a	n/a

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Mobberley	Finding	Settlement Share of Plan Area Total %	Plan Area Total
(median) house price, 1/4/16 to 31/3/17 (data produced by HM Land Registry © Crown Copyright 2017)	(£195,000), but below the medians for most LSCs.		
Affordability ratio (ratio of median house prices to median income) (CACI income data 2014 and 2014 Land Registry data)	6.8 (based on 59 transactions), which is well above the CE average (5.5), and slightly higher than the LSC median ratio (6.5).	n/a	n/a
Housing needs			
Housing tenure (2009 Household Survey, SHMA)	Mobberley is located in the Knutsford Rural 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.	n/a	n/a
CE Housing Register (11/12/14)	21. Mobberley has slightly less applications on the housing register than the LSC median (25).	0.32%	6,480
Employment			
Local employment (2016 BRES)	1,250. This is equal to the LSC median employment (1,250).	0.6%	195,000
Ratio of workplace-based employment to residence-based employment	0.72, which is well below the CE average of 0.99, and equal to the LSC median ratio (0.72).	n/a	n/a

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Mobberley	Finding	Settlement Share of Plan Area Total %	Plan Area Total
(2011 Census & 2011 BRES)			
Working age (16-64) population (2016 MYE)	1,700. 54.5% of the population are of working age, which is below the CE average (60.0%) and the LSC median (57.2%).	0.7%	226,100
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 CE average (71%).	0.8%	191,253
Change in working age population over 10 years (2001 & 2011 Census)	17% decline, which is similar to the CE decline (18%), and well short of the LSC median (23% decline).	n/a	n/a
Change in economically active population over 10 years (2001 & 2011 Census)	34% growth, which is well above the CE average of 9% growth and the highest rate of growth across all 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)	Net outflow of 400.	n/a	n/a

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Mobberley	Finding	Settlement Share of Plan Area Total %	Plan Area Total
Census)			
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 CE, and 33.1% from Greater Manchester. Note: Only percentages over 5% are reported here.	n/a	n/a

Summary and Key Issues

19.485 Mobberley has a population of 3,100, below the median for LSCs. Between 2001 and 2011 however, its population grew by 20%, significantly above the CE 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 CE 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.

19.486 The settlement has a relatively old population. The proportion of the population that is aged 65 and over is significantly higher than the CE average, and the proportion of the population aged 0-15 is below the CE average.

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- 19.487 The median house price is £275,000, above the CE median (£195,000), but lower than the median house prices in most other LSCs. The affordability ratio of 6.8, which is above the CE average (5.5) and slightly greater than the LSC median (6.5), suggests that it would be difficult for a person on a median income to afford a property in Mobberley.
- 19.488 81.2% of homes are owner occupied, above the CE 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 few households on the Housing Register.
- 19.489 Local employment is equal to the LSC median, and the ratio of workplace-based employment to residence-based employment is in line with the LSC median. However this ratio is below the CE average, and indicates a relative shortage of local jobs.
- 19.490 The proportion of the population of working age is below the average for CE; however the proportion that is economically active equals the CE average. Between 2001 and 2011, however, there was a decrease in line with the CE average in the working age population, but the economically active population growth rate was significantly above the CE average. This suggests a significant increase in the settlement's economic activity rate.
- 19.491 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, about 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 CE, and a third from Greater Manchester.
- 19.492 **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; relative shortage of local jobs; and net outflow of commuters.

Appendix 18: Prestbury Settlement Profile

Prestbury	Finding	Settlement Share of Plan Area Total %	Plan Area Total
Population			
Total existing population (2016 MYE)	3,500. This is below the LSC median population (3,900).	0.9%	376,700
Change in population over 10 years (2001 & 2011 Census)	2% growth, which is below the CE average of 5% growth, and similar to the LSC median (2% growth).	n/a	n/a
Age structure of population (2016 MYE)	Proportion of population aged 65+ (31.3%) is well above the CE average (22.3%). 5.1% aged 85+ (CE average 3.1%), 10.0% aged 75-84 (CE 7.0%), 8.3% aged 70-74 (CE 5.4%), and 7.9% aged 65-69 (CE 6.8%). The proportion aged 0-15 (15.3%) is below the CE 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 over 10 years (2001 & 2011 Census)	5% growth, which is well below the CE average of 8%, and 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 CE average. 1.1% of 'household' (i.e. non-communal) <u>population</u> live in households with a shortage of one or more bedrooms (versus CE average of 3.7%); 0.6% of <u>households</u> have a shortage of one or	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>)

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Prestbury	Finding	Settlement Share of Plan Area Total %	Plan Area Total
	more bedrooms (versus CE average of 2.0%).		
Average household size (2011 Census)	2.34, which is above the CE average (2.29).	n/a	n/a
Change in average household size over 10 years (2001 & 2011 Census)	Decline of 0.08, which is similar to the CE 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 CE average of 1.4%).	0.5%	5,062
Change in communal establishment population over 10 years (2001 & 2011 Census)	17% decrease, which is much greater than the average 2% decline for CE.	n/a	n/a
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 to 18/12/14 (CE 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 = 1,216
Housing completions (net) 01/04/10 to 31/03/17	18 dwellings	0.25%	7,235
Average (median) house price, Average (median)	£575,000, which is well above the CE median (£195,000), and is based on 77 transactions. It has	n/a	n/a

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Prestbury	Finding	Settlement Share of Plan Area Total %	Plan Area Total
house price, 1/4/16 to 31/3/17 (data produced by HM Land Registry © Crown Copyright 2017)	the highest median house price of all the LSCs.		
Affordability ratio (ratio of median house prices to median income) (CACI income data 2014 and 2014 Land Registry data)	9.4, which is well above the CE average (5.5), and 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. 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.	n/a	n/a
CE Housing Register (11/12/14)	11. Prestbury has significantly less applications on the housing register than the LSC median (25).	0.17%	6,480
Employment			
Local employment (2016 BRES)	1,750. This is above the LSC median employment (1,250).	0.9%	195,000
Ratio of workplace-based employment to residence-based employment (2011 Census)	1.05, which is above the CE 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

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Prestbury	Finding	Settlement Share of Plan Area Total %	Plan Area Total
& 2011 BRES)			
Working age (16-64) population (2016 MYE)	1,900. 53.4% of the population are of working age, which is below the CE average (60.0%) and the LSC median (57.2%).	0.8%	226,100
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 CE average (71%).	0.8%	191,253
Change in working age population over 10 years (2001 & 2011 Census)	33% decline, which is much greater than the CE decline (18%), and the LSC median (23% decline).	n/a	n/a
Change in economically active population over 10 years (2001 & 2011 Census)	1% increase, which is well below the CE average of 9%, and the LSC median (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.	n/a	n/a
Commuting inflows (2011 Census)	Inward commuters most likely to come from Macclesfield (21%) or Poynton (7%). At Local Authority level they are most likely to come from CE	n/a	n/a

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Prestbury	Finding	Settlement Share of Plan Area Total %	Plan Area Total
	(50%), Manchester (5%) or Stockport (26%).		
Commuting outflows (2011 Census)	Outward commuters most likely to travel to Macclesfield (12%) or Prestbury (5%). At Local Authority level they are most likely to travel to CE (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 CE and 19.0% from Greater Manchester. Note: Only percentages over 5% are reported here.	n/a	n/a

Summary and Key Issues

19.493 Prestbury has a population of 3,500, 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 CE, but in line with the median growth across all LSCs. Overcrowding is below average, but the average household size is higher than the CE average. A smaller than average proportion of the population lives in communal establishments.

19.494 The area has a relatively old population. The proportion of the population that is aged 65 and over is significantly higher than the CE average, and the proportion of the population aged 0-15 is below the CE average.

19.495 The median house price is £575,000, which is significantly above the CE median (£195,000) and higher than in any other LSC. This is reflected in the affordability ratio of 9.4 (well above the CE 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 CE 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.

- 19.496 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 CE average and LSC median, and indicates a relative abundance of local jobs.
- 19.497 The proportion of the population that is of working age, and the proportion of the 16-74 year-old population that is economically active, are well below the average for CE. 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.
- 19.498 There is a significant level of net in commuting. Inward commuters are most likely to travel from Macclesfield, about 4 miles away. Out commuters are also most likely to travel to Macclesfield, although some travel further afield to Manchester (11%) and Stockport (8%).
- 19.499 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 CE, although 19.0% came from Greater Manchester.
- 19.500 **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 net inward commuting.

Appendix 19: Shavington Settlement Profile

Shavington	Finding	Settlement Share of Plan Area Total %	Plan Area Total
Population			
Total existing population (2016 MYE)	3,900. This equals the LSC median population (3,900).	1.0%	376,700
Change in population over 10 years (2001 & 2011 Census)	6% decline, in contrast to the CE average of 5% growth, and the LSC median (2% growth).	n/a	n/a
Age structure of population (2016 MYE)	Proportion of population aged 65+ (28.6%) is well above the CE average (22.3%). 3.5% aged 85+ (CE average 3.1%), 8.5% aged 75-84 (CE 7.0%), 7.1% aged 70-74 (CE 5.4%), and 9.6% aged 65-69 (CE 6.8%). The proportion aged 0-15 (14.1%) is below the CE 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 over 10 years (2001 & 2011 Census)	2% growth, which is well below the CE average of 8%, and the LSC median (6% growth).	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms (2011 Census)	Below CE average. 3.1% of 'household' (i.e. non-communal) <u>population</u> live in households with a shortage of one or more bedrooms (versus CE average of 3.7%); 1.7% of <u>households</u> have a shortage of one or more bedrooms (versus CE average	0.9% (of overcrowded <u>population</u>) ; 0.9% (of overcrowded <u>households</u>)	13,671 (overcrowded <u>population</u>) ; 3,243 (overcrowded <u>households</u>)

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Shavington	Finding	Settlement Share of Plan Area Total %	Plan Area Total
	of 2.0%).		
Average household size (2011 Census)	2.18, which is well below the CE average (2.29).	n/a	n/a
Change in average household size over 10 years (2001 & 2011 Census)	Decline of 0.16, which is greater than the CE 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 CE average of 1.4%).	0.0%	5,062
Change in communal establishment population over 10 years (2001 & 2011 Census)	100% decline (as 2001 Census figure was non-zero but small). This compares to the average 2% decline for CE.	n/a	n/a
Dwellings			
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 to 18/12/14 (CE 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 = 1,216
Housing completions (net) 01/04/10 to 31/03/17	64 dwellings	0.88%	7,235
Average (median) house price, Average (median) house price, 1/4/16 to	£167,000 (based on 54 transactions), which is below the CE median (£195,000), and the medians for all other LSCs.	n/a	n/a

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Shavington	Finding	Settlement Share of Plan Area Total %	Plan Area Total
31/3/17 (data produced by HM Land Registry © Crown Copyright 2017)			
Affordability ratio (ratio of median house prices to median income) (CACI income data 2014 and 2014 Land Registry data)	5.8 (based on only 47 transactions), which is above the CE average (5.5), but is significantly less than the LSC median ratio (6.5).	n/a	n/a
Housing needs			
Housing tenure (2009 Household Survey, SHMA)	Shavington is located in the Wybunbury and Shavington housing sub-market 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.	n/a	n/a
CE Housing Register (11/12/14)	46. Shavington has significantly more housing applications on the register than the LSC median (25).	0.71%	6,480
Employment			
Local employment (2016 BRES)	800. This is well below the LSC median employment (1,250).	0.4%	195,000
Ratio of workplace-based employment to residence-based employment	0.39, which is well below the CE average of 0.99 and the second lowest of any of the 25 settlement areas. This is also	n/a	n/a

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Shavington	Finding	Settlement Share of Plan Area Total %	Plan Area Total
(2011 Census & 2011 BRES)	significantly below the LSC median (0.72) and indicates a relative shortage of local jobs.		
Working age (16-64) population (2016 MYE)	2,200. 57.2% of the population are of working age, which is below the CE average (60.0%) and equal to the LSC median (57.2%).	1.0%	226,100
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 CE average (71%).	1.0%	191,253
Change in working age population over 10 years (2001 & 2011 Census)	29% decline, which is much greater than the CE decline (18%), and the LSC median (23% decline).	n/a	n/a
Change in economically active population over 10 years (2001 & 2011 Census)	4% decrease, in contrast to the CE average of 9% growth, and the LSC median (4% growth). Notable that the total economically active population has fallen only slightly, despite the very 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 1,100.	n/a	n/a
Commuting inflows (2011 Census)	Inward commuters most likely to come from Crewe (41%), Nantwich (5%), the	n/a	n/a

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Shavington	Finding	Settlement Share of Plan Area Total %	Plan Area Total
	'Other' (non-settlement) area (9%) or Shavington (18%). At Local Authority level they are most likely to come from CE (85%).		
Commuting outflows (2011 Census)	Outward commuters most likely to travel to Crewe (31%), Nantwich (9%), the 'Other' (non-settlement) area (8%) or Shavington (5%). At Local Authority level they are most likely to travel to CE (61%), CWaC (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 CE, and 5.6% elsewhere in Cheshire, 13.5% from Stoke/Newcastle/ West Midlands. Note: Only percentages over 5% are reported here.	n/a	n/a

Summary and Key Issues

19.502 Shavington has a population of 3,900, equalling 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 CE and a median growth rate of 2% 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 CE average. None of the area's population lives in communal establishments.

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- 19.503 The area has a relatively old population. The proportion of the population that is aged 65 and over is considerably above the CE average, and the proportion of the population aged 0-15 is considerably below the CE average.
- 19.504 The median house price is £167,000, which is below the CE median (£195,000), and is the lowest out of all the LSCs. This is reflected in the affordability ratio, which is above the CE 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 CE Housing Register (0.7%) is low in comparison to its share of CE households (1.1%).
- 19.505 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 CE average and the LSC median, indicating a relative shortage of local jobs.
- 19.506 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 CE. 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.
- 19.507 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 CE, although 13.5% came from Stoke, Newcastle or the West Midlands.
- 19.508 **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 net outflow of commuters.

Appendix 20: Wrenbury Settlement Profile

Wrenbury	Finding	Settlement Share of Plan Area Total %	Plan Area Total
Population			
Total existing population (2016 MYE)	2,000. This is well below the LSC median population (3,900).	0.5%	376,700
Change in population over 10 years (2001 & 2011 Census)	11% growth, which is well above the CE average (5%), and the LSC median (2% growth).	n/a	n/a
Age structure of population (2016 MYE)	Proportion of population aged 65+ (24.8%) is above the CE average (22.3%). 3.4% aged 85+ (CE average 3.1%), 7.2% aged 75-84 (CE 7.0%), 5.6% aged 70-74 (CE 5.4%) and 8.6% aged 65-69 (CE 6.8%). The proportion aged 0-15 (15.9%) is below the CE 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 over 10 years (2001 & 2011 Census)	13% growth, which is well above the CE average of 8%, and the LSC median (6% growth).	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms (2011 Census)	Below CE average. 2.1% of ‘household’ (i.e. non-communal) <u>population</u> live in households with a shortage of one or more bedrooms (versus CE average of 3.7%); 1.4% of <u>households</u> have a shortage of one or more bedrooms (versus CE average of 2.0%).	0.3% (of overcrowded <u>population</u>) ; 0.3% (of overcrowded <u>household s</u>)	13,671 (overcrowded <u>population</u>) ; 3,243 (overcrowded <u>household s</u>)

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Wrenbury	Finding	Settlement Share of Plan Area Total %	Plan Area Total
Average household size (2011 Census)	2.42, which is well above the CE average (2.29).	n/a	n/a
Change in average household size over 10 years (2001 & 2011 Census)	0.04 decline, which is less than the CE 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 CE 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 CE.	n/a	n/a
Dwellings			
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 to 18/12/14 (CE 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 = 1,216
Housing completions (net) 01/04/10 to 31/03/17	15 dwellings	0.21%	7,235
Average (median) house price, Average (median) house price, 1/4/16 to	£445,000 (based on only 33 transactions), which is well above the CE median (£195,000), and higher than the medians for most	n/a	n/a

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Wrenbury	Finding	Settlement Share of Plan Area Total %	Plan Area Total
31/3/17 (data produced by HM Land Registry © Crown Copyright 2017)	LSCs.		
Affordability ratio (ratio of median house prices to median income) (CACI income data 2014 and 2014 Land Registry data)	10.8 (based on only 11 transactions), which is well above the CE average (5.5), and the LSC median average of 6.5.	n/a	n/a
Housing needs			
Housing tenure (2009 Household Survey, SHMA)	Wrenbury falls within the Wrenbury sub-market 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.	n/a	n/a
CE Housing Register (11/12/14)	Wrenbury has slightly less applications (22) on the housing register than the LSC median (25).	0.34%	6,480
Employment			
Local employment (2016 BRES)	450. This is well below the LSC median employment (1,250), and is the lowest of all the LSCs.	0.2%	195,000
Ratio of workplace-based employment to residence-based employment (2011 Census)	0.49, which is well below the CE average of 0.99 and indicates a relative shortage of local jobs. This is also well below the LSC	n/a	n/a

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Wrenbury	Finding	Settlement Share of Plan Area Total %	Plan Area Total
& 2011 BRES)	median ratio (0.72)		
Working age (16-64) population (2016 MYE)	1,200. 59.3% of the population are of working age, which is below the CE average (60.0%) and above the LSC median (7.2%).	0.5%	226,100
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 CE average (71%).	0.5%	191,253
Change in working age population over 10 years (2001 & 2011 Census)	16% decline, which is similar to the CE decline (18%). This is significantly lower than the LSC median (23% decline).	n/a	n/a
Change in economically active population over 10 years (2001 & 2011 Census)	11% increase, which is above the CE average of 9% growth, and 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.	n/a	n/a
Commuting inflows (2011 Census)	Inward commuters most likely to come from Audlem,	n/a	n/a

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Wrenbury	Finding	Settlement Share of Plan Area Total %	Plan Area Total
	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 CE (59%), CWaC (17%) and Shropshire (8%).		
Commuting outflows (2011 Census)	Outward commuters most likely to travel to 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 CE (36%), CWaC (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 CE, 11.7% from elsewhere in Cheshire and 5.8% from Greater Manchester. Note: Only percentages over 5% are reported here.	n/a	n/a

Summary and Key Issues

19.509 Wrenbury has a population of 2,000, below the LSC median population. Between 2001 and 2011, the area experienced a large increase in its population of 11%, well above the average growth rate across CE, and the median growth rate across all LSCs. Overcrowding is below average, but

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the average household size is larger than the CE average. The drop in average household size between 2001 and 2011 has been less than the CE average decline. A smaller than average proportion of the population lives in communal establishments.

- 19.510 The settlement has a greater proportion of the population aged 65+ than the CE average. The proportion of the population aged 0-15 is considerably lower than the average across CE.
- 19.511 The median house price of £445,000 is significantly higher than the CE average median (£195,000) and is higher than the median house prices for most LSCs. This is reflected in the high affordability ratio, which is nearly double that of the CE average, suggesting that it is very difficult for households on a median income to afford a home in Wrenbury. However, affordability ratio is based on only 11 transactions, so it should be treated with considerable caution. The Housing Register data suggests that the number of applications have been made to live in affordable housing in Wrenbury is similar to the LSC median figure.
- 19.512 Wrenbury has the lowest employment total of all the LSCs, and the ratio of workplace based employment to residence based employment indicates a relative shortage of local jobs.
- 19.513 The percentage of the population that is of working age is similar to the CE average, but higher than the LSC median, whilst the economic activity rate is close to that of the CE average.
- 19.514 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. There is a significant level of net out commuting. 36% of out commuters travel within CE (including 10% who commute to Crewe) for work and 11% travel to CWaC, with smaller proportions travelling elsewhere. Inward commuters are most likely to travel from within CE (59%, including 23% who commute from Crewe), from CWaC (17%) or Shropshire (8%). There is a large proportion of people who work from home.
- 19.515 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 CE, with others moving from elsewhere in Cheshire and Manchester.
- 19.516 **Key issues:** significant increase in population and household growth; low proportion of children, perhaps indicating a shortage of housing options and/or employment opportunities suitable for young families; relative shortage of local jobs; net out flow of commuters; high house prices and low affordability of housing.

Appendix 21: LSC bus services (April 2017)

Settlement	Service	Daytime frequency ¹⁷	Evening frequency	Principal destination(s)	Commutable ¹⁸ service	Notes
Alderley Edge	130	About every 30 mins	Last bus to/from Alderley Edge is early evening.	Manchester and Macclesfield	Yes for Macclesfield	Runs a limited weekend and bank holiday service.
Audlem	73	Limited	Last bus to/from Nantwich is 8.30pm evening.	Nantwich and Whitchurch	Yes for Nantwich	No Sunday service.
	79	2 buses on a Friday	None	Nantwich and Hanley	No	Fridays only.
Bollington	10/10A	Every 30 mins	Last bus to/from Bollington is late evening.	Macclesfield and Bollington	Yes	Good Saturday and limited Sunday service.
	11	Hourly	Last bus to/from Bollington is early evening.	Macclesfield and Kerridge	No	No Sunday service.
	392	Hourly	Last bus to/from Bollington is early evening.	Macclesfield and Stockport	Yes for Stockport	No Sunday service.
Bunbury	56	2 buses on a Thursday and Saturday.	None.	Tiverton and Nantwich	No	Thursday and Saturday only.
	83	2 buses on a Tuesday.	None.	Nantwich and Chester	No	Tuesdays only.
Chelford	27/A/B	Every 2 hours.	Last bus to/from	Macclesfield and Knutsford	Yes	No Sunday service.

¹⁷ In each direction.

¹⁸ Working from 09:00 to 17:00 Monday to Friday.

Settlement	Service	Daytime frequency ¹⁷	Evening frequency	Principal destination(s)	Commutable ¹⁸ service	Notes
			Chelford is early evening.			
Disley	199	Every 30 minutes	Last bus to/from Disley is late evening.	Stockport, Manchester Airport, Buxton	Yes	Generally an hourly weekend service.
	TP	Limited	Last bus to/from Disley is early evening.	Derby and Manchester	No	Weekend service.
Goostrey	319	Limited	None.	Sandbach and Holmes Chapel	No	No Sunday service
Haslington	3	Hourly	Last bus to/from Haslington is late evening.	Haslington and Crewe	Yes	Hourly weekend service.
	37	About hourly	Last bus to/from Haslington is early evening.	Crewe and Winsford	Yes for Crewe	Hourly Saturday service.
	38	Hourly	Last bus to/from Haslington is late evening.	Crewe and Macclesfield	Yes	Generally an hourly Saturday service.
Holmes Chapel	42	Hourly	Last bus to/from Holmes Chapel is mid evening.	Crewe and Congleton	Yes	Generally an hourly Saturday service.
	319	Limited	None.	Sandbach	No	No Sunday service
Mobberley	88	Every 30 minutes	Last bus to/from Mobberley is early evening.	Altrincham and Knutsford	Yes	Generally an hourly Saturday service.
Prestbury	19	Hourly	Last bus to/from Prestbury is early evening.	Macclesfield	Yes	An hourly Saturday service.
Shavington	6	None	Limited.	Crewe and Leighton Hospital	No	No weekend service.
	12	Every 30 minutes	Last bus to/from	Crewe and Leighton Hospital	Yes	Every 30 minutes on

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Settlement	Service	Daytime frequency ¹⁷	Evening frequency	Principal destination(s)	Commutable ¹⁸ service	Notes
			Shavington is early evening.			a Saturday and limited Sunday service
	39	Every 2 hours	Last bus to/from Shavington is early evening.	Crewe and Nantwich	No	No Sunday service.
Wrenbury	72	Limited	Last bus to/from Wrenbury is early evening.	Nantwich and Whitchurch	No	Limited Saturday service.

Appendix 22: Summary of Responses Made to the SADPD Issues Paper

Question 3a: What approach do you think should be taken towards the apportionment of the overall development requirement across Local Service Centres?

19.517 Key issues raised:

1. Confirmed/submitted Neighbourhood Plans should guide the vision of the SADPD and be afforded greater significance.
2. Apportionment should not be influenced by the housing requirements set in made or emerging Neighbourhood Plans as these have come forward well before the SADPD has been produced and the methodology for apportioning the number of dwellings required in each of the LSCs has been consulted on.
3. Potential factors may vary between sites, skewing results and making cross-comparisons meaningless. Weightings could be set for each factor specific to each LSC; the Neighbourhood Plan can provide information on this.
4. Housing and employment allocations should be looked at as a whole over all LSCs – not on a piecemeal site by site basis.
5. Other factors e.g. infrastructure, need a baseline date to be established. The infrastructure baseline needs to set a minimum infrastructure requirement for each of the LSCs from a fixed future date to guide the extra infrastructure built.
6. A reviewed methodology should be published showing how each issue is judged and the results used to develop the proposed level of development.
7. There is no recognition of the outcome of the call for sites exercise; LSCs should be consulted on the sites.
8. The apportionment and distribution of new housing between the LSCs should reflect land availability, environmental and policy constraints (e.g. Green Gap) and the proximity/capacity of supporting services and facilities.
9. There should be flexibility to make sure the overall requirement is delivered, particularly if there is capacity in certain LSCs to accommodate more development.

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10. The approach to identifying sites should take into account market conditions and whether there is market demand, particularly for employment uses in that particular location.
11. Densities appropriate to the character of each area should be used.
12. Sites in the SHLAA that have been refused planning permission or dismissed at appeals in the last 5 years should be excluded.
13. Policy SE14 (Jodrell Bank) should be given significant weight, especially for the Inner Consultation Zone where the ITU threshold is already breached.
14. Prorating of housing allocation based on existing housing should not be used; if it is, then the correct ONS 2011 Census figures should be used.
15. Completions and commitments should be brought up to date and taken into account before allocating sites, for example if an extension is proposed by the SADPD to a settlement boundary.
16. The housing need figure should be calculated irrespective of commitments and completions.
17. New dwellings completed outside the settlement zone lines should be counted towards the LSC requirement and not rural; it conflicts with Neighbourhood Plans.
18. The majority of completions and commitments have taken place in the LSC's to the south, where new development opportunities are not constrained by Green Belt; some of these significantly exceeded the average or mean distribution of the LSC housing requirement.
19. If the residual requirement of 1,125 dwellings is directed to the southern LSC's, it will continue to undermine the achievement of sustainable development across the plan and all of the northern LSC's.
20. The allocation of growth should be proportionately higher to the Local Service Centres in the north of the Borough given the persistent lack of under-provision, and the impacts this has had on the demographic profile in settlements such as Prestbury.
21. A review of Green Belt boundaries is necessary to make sure that there is an appropriate distribution of housing to each northern LSC.
22. The overall LSC housing requirement of 3,500 dwellings should not be rigidly adhered to if exceeding is necessary to ensure that each LSC accommodates its needs; apportionment needs to be flexible.
23. Alderley Edge and Chelford are sustainable locations, with a need for new housing.

24. Development should meet the requirements of the LSCs; they should be considered in turn and not a one size fits all approach; the LSCs have different characteristics.
25. Development should be directed towards sustainable settlements, with excellent transport links.
26. Development should be considered in the context of the LSC, e.g. built form, housing needs (which need to be assessed), and existing tenure mix.
27. Wybunbury should be a LSC given the services available in the village and its ability to serve a wider network of smaller nearby settlements.
28. Consider the ability of a site/settlement to meet the social, economic and environmental components of sustainable development.
29. Consider the ability of the site to be accommodated either in or next to a settlement without adversely impacting on its character.
30. Consider that sites are of an appropriate scale in relation to the size and function of the settlement.
31. Consider that development in the settlement maintains or enhances local services and facilities, including those located outside of a settlement that serves the settlement and its outlying areas.
32. Is capable of providing appropriate mitigation to minimise any significant adverse impacts that future development may have on the site or settlement.
33. Considering the apportionment of development to the LSCs solely in relation to the percentage increase of growth to a settlement is not a sound or appropriate approach.
34. Growth figures associated with individual settlements should be expressed as minimum figures.
35. Consider whether settlements that are not constrained by Green Belt can accommodate an increased housing requirement. If they can't then consider Green Belt release.
36. Submitted assessment of LSCs taking into account Neighbourhood Plans, housing completions and commitments, green gap, SHLAA etc.: Audlem 105 dwgs; Bunbury 150 dwgs; Goostrey 50 dwgs; Haslington 75 dwgs; Holmes Chapel 100 dwgs; Shavington 125 dwgs; Wrenbury 50 dwgs; Alderley Edge 200 dwgs; Chelford 70 dwgs; Disley 75 dwgs; Mobberley 0 dwgs; Prestbury 0 dwgs; Bollington 130 dwgs.
37. Take into account a) the population size and proportionate infrastructure of each LSC; b) availability of, and access to, local employment; c) ease

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of access to good public transport to larger centres of employment at normal commuting times; d) maintenance of green gaps between settlements.

38. Housing demand is greatest in the north of the area, which should be reflected in the spatial distribution across the Local Service Centres.
39. Prestbury is in a strong market area and a sustainable location.
40. There is a demonstrable lack of developable/brownfield land within settlement boundaries of the Local Service Centres inset in the Green Belt.
41. The apportionment should be proportionate.
42. Divide the 3,500 by 13, giving 270. If LSCs have already met this figure then the remainder needs to be equally distributed amongst the other LSCs.
43. Development should be apportioned based on the degree of need, including sustainability and availability of suitable sites, using the SDUR.
44. Goostrey is constrained by Jodrell Bank, Mobberley by noise issues from Manchester Airport, Prestbury by an Area of Special County Value, and Bollington has a challenging topography.
45. The housing need for Mobberley must be met in a settlement within the same Housing Market Area.
46. The LPS should seek to identify a sustainable housing figure for each Local Service Centre from a starting point of 3,500, not 1,125.
47. The policy should allow for the minimum requirement to be exceeded where developments would provide supporting infrastructure and other key benefits to the LSCs, which may have been identified in Neighbourhood Plans or by Parish Councils.
48. Green Belt should not be a reason for a lower housing requirement where needs have been identified.
49. The amount of development in the north of the Borough should be limited due to Green Belt, and infrastructure limitations.
50. Additional land (e.g. safeguarded land) should be identified through the Site Allocations DPD to ensure that there is greater choice and opportunity of sites to deliver the homes needed in each of the housing market sub areas.
51. The realistic, deliverable capacity of suitable sites located outside of the Green Belt should be understood.

52. Particular weight should be given to the socio-economic profile of the settlement and the need for sustainable development.
53. Unique factors such as the presence of a major employer should be factored in.
54. Some of the commitments may lapse, therefore a buffer should be considered.
55. Every committed site should be subject to SA as they may not be the most sustainable/ideal pattern of development.
56. There should be formal allocations of sites in the 'Other settlements and rural areas'; a criteria based policy may fail to meet the needs of the settlements in the north of the Borough.
57. Infrastructure provision should include Royal Mail who has a statutory duty to maintain a universal service pursuant to the Postal Services Act 2011.
58. There has not been a demonstrable process undertaken in the Local Plan or its evidence base to clarify the level of need in the LSCs.
59. The needs can be met through allocations and windfall.
60. Take into account demographic changes and their effect on maintaining the population of each LSC, outstanding affordable housing needs, and trends of decline of local services or facilities t should be addressed through additional development.
61. Need to consider the programme for the completion of commitments.
62. Known development opportunities should be seen as priority.
63. Consider the scope to extend or improve infrastructure.
64. Consider scope to address a flood issue.
65. Consider deliverability and viability.
66. There may be an exceptional circumstance where a key/significant site or development opportunity should be given more weight than the Vision and strategy.
67. Consider flood risk assessments, historic patterns of development, settlement boundaries, size of the LSC, landscape setting and characters, the effect on KSCs, PTs and other settlements.
68. Proposed growth compared to existing housing numbers should be considered in relation to societal impact on health and well-being.

69. Infrastructure should include road network (size, type, 'pinch points'/known issues for access) – with specific reference to highways/road infrastructure; foul drainage; internet access; connected public transport; safe pedestrian/cycle transport routes; electricity supply outages.
70. Consider the importance of the LSC in the wider network of smaller villages and rural hinterlands.
71. Holmes Chapel should gain a large allocation of growth given that it is the second largest LSC with a large rural catchment.
72. This LSC classification should be subject to an early review, in line with the White Paper's recommendations, to accommodate the additional growth that will ensue from High Speed Rail 2 (HS2), the Northern Gateway Partnership and Greater Manchester Spatial Development Framework.
73. Mobberley and Prestbury are sustainable settlements and should have a higher proportion of growth targeted towards them, especially in light of the small levels of historic housing delivery.
74. Higher levels of growth should be targeted towards Disley and Alderley Edge, which are well placed to deliver higher levels of housing growth as borderline Key Service Centres, and have had low levels of housing growth relative to their position as high performing Local Centres.
75. Some villages have delivered significant housing numbers, whilst others have under-delivered; the emerging SADPD should take action to rectify this imbalance.
76. Somerford is well connected to the services of Congleton.
77. The next version of the SADPD should acknowledge the need for employment development across Local Service Centres and Principal Towns to ensure that the target of 380 hectares of land for employment use, as identified in Policy PG 1 of the Local Plan Strategy, is met and exceeded.
78. Further allocations in Alsager should be identified to deliver a minimum of 257 dwellings within the Plan period, incorporating a 10% allowance for flexibility for provision in Alsager.
79. The chosen site for Middlewich Railway Station must be easily connected to the town centre, and accessible, with sufficient parking provision, pedestrian and cycling links, whilst not having any adverse effect on the flow of vehicular traffic through and around the Town.
80. No additional development apportioned to Basford East, SCGV, Wychwood Park, and Gawsword Parish.

81. Phasing of development linked to the delivery of infrastructure, with housing delivery phased over the whole Plan period.
82. Policies to encourage the redevelopment of brownfield sites as a priority.
83. The introduction of a policy to prevent 'co-location' of new development.
84. Consider local traffic congestion and lack of public transport, and the suitability of local roads to accommodate the likely increase in traffic.
85. Air and noise pollution.
86. Loss of high quality agricultural land that is in agricultural production.
87. Car parking provision to reflect the lack of public transport and the scale of car ownership.
88. A sequential approach to Green Belt release should be taken.
89. Sites that are free of constraints and retain the integrity of the Green Belt and Green Gap should be favoured.
90. Reduce the need to travel long distances.
91. There must be an assessment of accessibility and connectivity to rail, the quality of bus services, the choice of job opportunities in the area, range of higher order services and connectivity by non-car modes.
92. The allocation of land should maximise the use of public transport corridors.
93. Those settlements closest to the HS2 infrastructure project should be highlighted as requiring more land for housing and employment uses.
94. In the context of Alderley Edge it is considered that consideration should be given to whether a better, sustainable development case, including the ability to provide affordable housing, is made to potentially apportion any requirement into part of the southern area of Wilmslow.
95. The 1,250 homes that are to be shared across LSC's should be allocated on a pro-rata basis using a criteria based on existing population and housing numbers.
96. Need to understand green infrastructure requirements, cultural heritage (and the setting of heritage assets), and what stakeholders and the local community consider to be the 'Spirit of Place' of an area. (National Trust)

97. Land should not be removed from the Green Belt in parcels which provide a significant contribution limiting encroachment/preventing merging by providing key separation between built up areas.
98. Any preferred options should be carefully balanced against the other elements of sustainable development including conservation and enhancement of the historic environment as required by the NPPF (Historic England).
99. At least 2.5 ha of employment land should be allocated to Alderley Edge, which benefits from high levels of accessibility (locally and globally via the airport) and can complement the employment offer along the Wilmslow - Alderley Edge corridor.
100. Existing policy allocations that are now dated should be given no weight. Rather, the Council use the Call for Sites exercise to refresh the knowledge base, allocating those sites in the most sustainable locations.
101. Alderley Edge should have between 15% and 20% share of the housing requirement.
102. It is not necessary to allocate a contingency above the 3,500 target as this figure has already been increased from the original of 2,500 and agreed with the Inspector. Any shortfall can be covered by windfall.
103. A modest increase in housing, accompanied by support for employment (to reduce out-commuting) must also take account of the projected increase in numbers of older persons who are likely to require smaller houses than those appropriate for larger families.
104. Take account of the topography of any area on drainage flows and requirements where steep gradients may cause flash flood events.
105. Numerous site proposals submitted.

Appendix 23: Noise contour maps

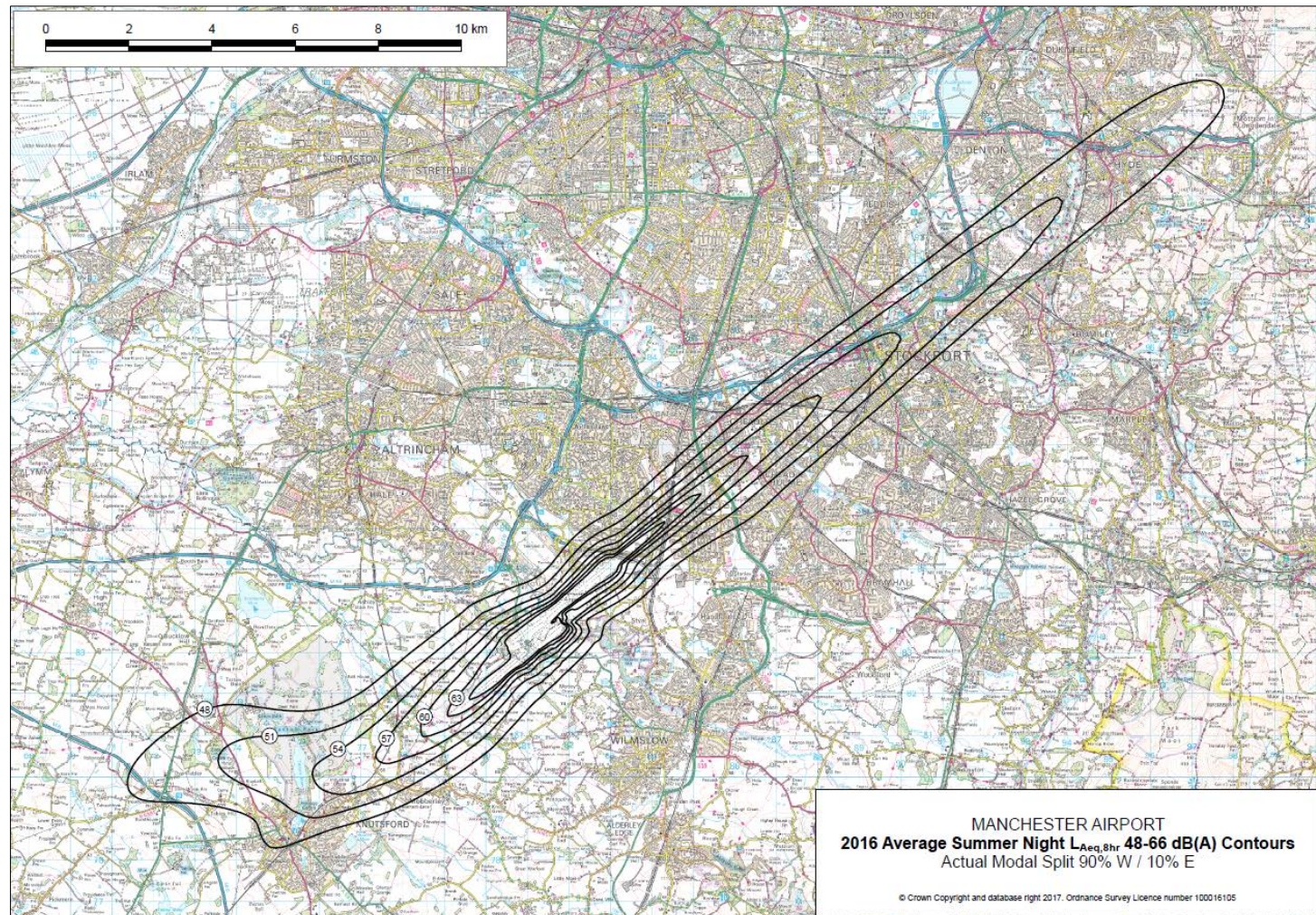


Figure 4: 2016 Average summer night contours

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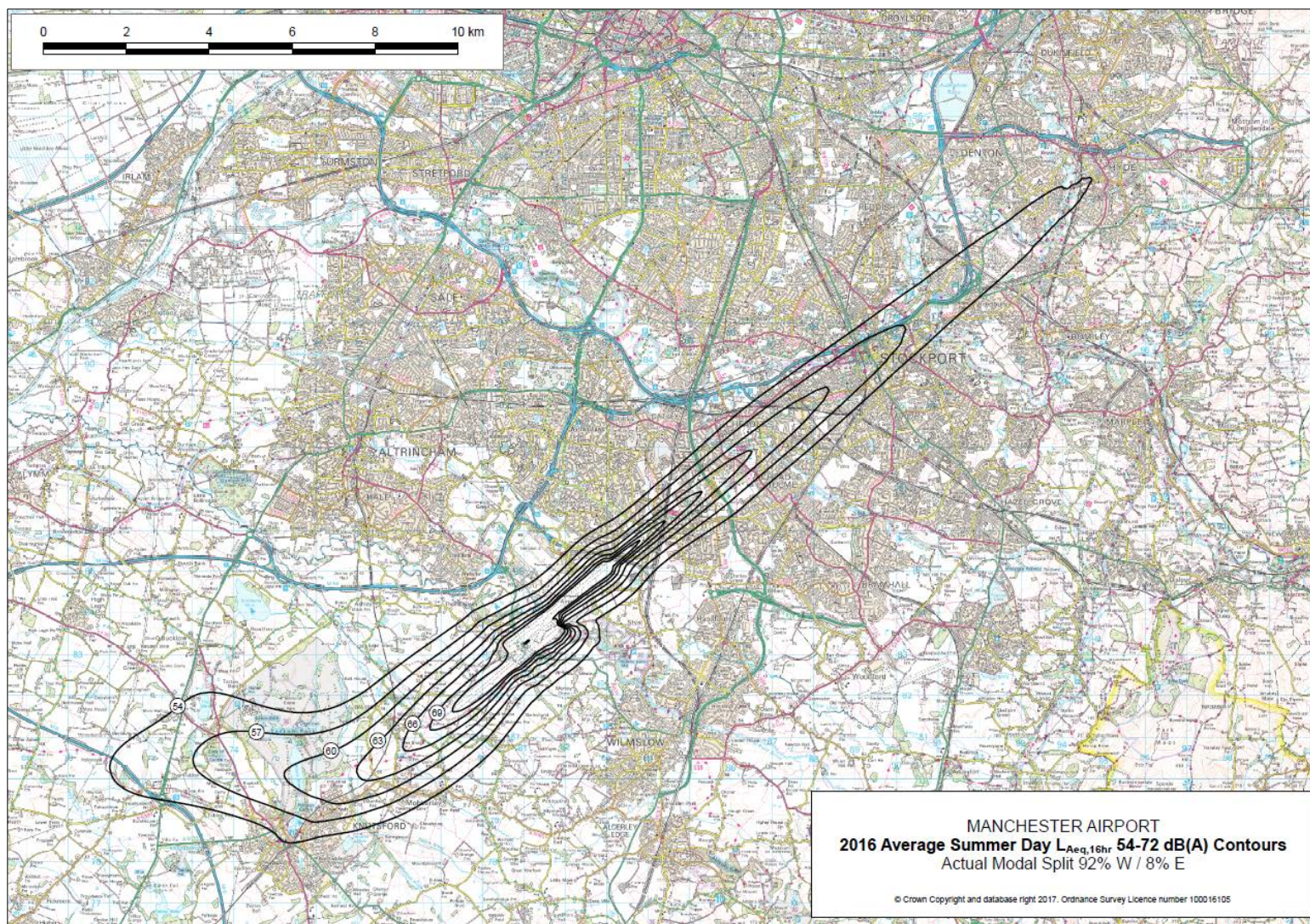


Figure 5: 2016 Average summer day contours

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