

## CHESHIRE EAST LOCAL PLAN STRATEGY

### SETTLEMENT PROFILES

#### KEY SERVICE CENTRE: ALSAGER

SETTLEMENT NAME	FINDING	Settlement Share of Plan Area Total %	Plan Area Total
<b>Alsager</b>			
<b>Population</b>			
Total existing population (2013 MYE)	11,800	3.2%	372,700
Change in population in last 10 years (2001 & 2011 Census)	6% decline (compared CEC average of 5% <u>growth</u> )	n/a	n/a
Age structure of population (2013 MYE)	Proportion of population aged 65+ (25.1%) is well above the CEC average (20.9%).  3.5% aged 85+ (CEC average 2.8%), 7.9% aged 75-84 (CEC 6.8%), 5.7% aged 70-74 (CEC 4.7%) and 8.0% aged 65-69 (CEC 6.6%).  The proportion aged 0-15 (16.9%) is below the CEC average (17.7%).	n/a	n/a
<b>Households</b>			
Total existing households (2011 Census)	5,183	3.3%	159,441
Change in households in last 10 years (2001 & 2011 Census)	3% growth (well below CEC average of 8%).	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms	Below CEC average. 2.4% of "household" (i.e. non-communal) <u>population</u> live in households with a shortage of one or more bedrooms (versus CEC average of 3.7%); 1.2% of <u>households</u> have a shortage of one or more bedrooms (versus CEC average of 2.0%).	2.0% (of overcrowded <u>population</u> ); 2.0% (of overcrowded <u>households</u> )	13,671 (overcrowded <u>population</u> ) 3,243 (overcrowded <u>households</u> )

Average household size (2011 Census)	2.25, which is similar to the CEC average (2.29).	n/a	n/a
Change in average household size in last 10 years (2001 & 2011 Census)	Decrease of 0.14, which means less change than the CEC average (0.07 decline).	n/a	n/a
<b>Communal establishments</b>			
Total existing number of people living in communal establishments (2011 Census)	108. Low proportion of the settlement's population live in communal establishments (0.9%, compared to CEC average of 1.4%).	2.1%	5,062
Change in communal establishment population in last 10 years (2001 & 2011 Census)	78% decrease, compared to average 2% decline for CEC.	n/a	n/a
<b>Dwellings</b>			
Total existing dwelling stock (2011 Census)	5,384 (up 192, or 4%, on 2001 Census figure)	3.2%	166,236 (up 13,207, or 9%, on 2001 Census figure)
Empty homes Change between 01/01/11 to 18/12/14 (Cheshire East Council Housing Team database)	01/01/11 = 83 empty homes 18/12/14 = 62 empty homes Reduction = 25.30%	18/12/14 = 3.64%	18/12/14 = 1216
Housing completions (net) 01/04/10 – 30/09/14	46 dwellings	1.65%	2794
Average (median) house price, Jan-Oct 2014	£175,000*, which is similar to CEC average (£181,000).  *Based on 163 transactions.	n/a	n/a

<i>(Land Registry data)</i>			
Affordability ratio (ratio of median house prices to median income)  <i>(CACI income data 2014 and Land Registry data)</i>	5.5, which equals the CEC average (5.5).	n/a	n/a
<b>Housing Needs</b>			
Net annual affordable housing requirement 2013/14-2017/18  <i>(SHMA update (2013))</i>	54 per annum	3.90%	1401 per annum
Cheshire East Housing Register (11 December 2014)	212	3.27%	6480
<b>Employment</b>			
Local employment  <i>(2013 BRES)</i>	2,500	1.4%	177,100
Ratio of workplace-based employment to residence-based employment  <i>(2011 Census &amp; BRES)</i>	0.50, which is well below the CEC average of 0.99 and indicates relative shortage of local jobs.	n/a	n/a
Working age (16-64) population  <i>(2013 MYE)</i>	6,800. 58.0% of the population are of working age, which is well below the CEC average (61.4%)	3.0%	228,700
Economically Active population  <i>(2011 Census)</i>	5,648. Economic activity rate (66%) well below CEC average (71%).	3.0%	191,253
Change in working age population in last 10 years  <i>(2001 &amp; 2011 Census)</i>	32% decline, which is much steeper than CEC decline (18%).	n/a	n/a

Change in economically active population in last 10 years <i>(2001 &amp; 2011 Census)</i>	5% <u>decline</u> , in contrast to CEC average <u>growth</u> of 9%.  Notable that economically active population has declined far less than the working age population. This implies a large increase in the settlement's economic activity rate.	n/a	n/a
<b>Movement</b>			
Net commuting <i>(2011 Census)</i>	Net outflow of 2,500		
Commuting inflows <i>(2011 Census)</i>	Inward commuters most likely to come from the following settlements: Alsager (29%), Crewe (6%) and the "Other" (non-settlement) area (9%). At Local Authority level, they are most likely to come from Cheshire East (56%), Newcastle-under-Lyme (20%) or Stoke-on-Trent (15%).	n/a	n/a
Commuting outflows <i>(2011 Census)</i>	Outward commuters most likely to travel to the following settlements: Alsager (13%), Crewe (11%) and the "Other" area (5%). At Local Authority level, they are most likely to travel to Cheshire East (44%), Newcastle-under-Lyme (9%) or Stoke-on-Trent (15%), work from home (11%) or have no fixed workplace (6%).	n/a	n/a
Migration and house moves <i>(2011 Census)</i>	No data available below Local Authority level	n/a	n/a

# CHESHIRE EAST LOCAL PLAN STRATEGY

## SETTLEMENT PROFILES

### KEY SERVICE CENTRE: CONGLETON

SETTLEMENT NAME	FINDING	Settlement Share of Plan Area Total %	Plan Area Total
<b>Congleton</b>			
<b>Population</b>			
Total existing population <i>(2013 MYE)</i>	26,700	7.2%	372,700
Change in population in last 10 years <i>(2001 &amp; 2011 Census)</i>	3% growth (similar to CEC average of 5% growth)	n/a	n/a
Age structure of population <i>(2013 MYE)</i>	<p>Proportion of population aged 65+ (22.4%) is above the CEC average (20.9%).</p> <p>3.1% aged 85+ (CEC average 2.8%), 7.0% aged 75-84 (CEC 6.8%), 5.1% aged 70-74 (CEC 4.7%) and 7.3% aged 65-69 (CEC 6.6%).</p> <p>The proportion aged 0-15 (17.4%) is close to the CEC average (17.7%).</p>	n/a	n/a
<b>Households</b>			
Total existing households <i>(2011 Census)</i>	11,561	7.3%	159,441
Change in households in last 10 years <i>(2001 &amp; 2011 Census)</i>	7% growth (similar to CEC average of 8%).	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms	Below CEC average. 3.3% of "household" (i.e. non-communal) <u>population</u> live in households with a shortage of one or more bedrooms (versus CEC average of 3.7%); 1.8% of <u>households</u> have a shortage of one or more bedrooms (versus CEC average of 2.0%).	<p>6.3% (of overcrowded <u>population</u>);</p> <p>6.4% (of overcrowded <u>households</u>)</p>	<p>13,671 (overcrowded <u>population</u>)</p> <p>3,243 (overcrowded <u>households</u>)</p>

Average household size <i>(2011 Census)</i>	2.26, which is similar to the CEC average (2.29).	n/a	n/a
Change in average household size in last 10 years <i>(2001 &amp; 2011 Census)</i>	Decrease of 0.08, which is similar to the CEC average (0.07 decline).	n/a	n/a
<b>Communal establishments</b>			
Total existing number of people living in communal establishments <i>(2011 Census)</i>	336. 1.3% of the settlement's population live in communal establishments (compared to CEC average of 1.4%).	6.6%	5,062
Change in communal establishment population in last 10 years <i>(2001 &amp; 2011 Census)</i>	1% decline, which is close to the average 2% decline for CEC.	n/a	n/a
<b>Dwellings</b>			
Total existing dwelling stock <i>(2011 Census)</i>	11,981 (up 892, or 8%, on 2001 Census figure)	7.2%	166,236 (up 13,207, or 9%, on 2001 Census figure)
Empty homes Change between 01/01/11 to 18/12/14 <i>(Cheshire East Council Housing Team database)</i>	01/01/11 = 142 empty homes 18/12/14 = 131 empty homes Reduction = 7.75%	18/12/14 = 7.70%	18/12/14 = 1216
Housing completions (net) 01/04/10 – 30/09/14	362 dwellings	12.96%	2794
Average (median) house price, Jan-Oct 2014	£175,000*, which is close to CEC average (£181,000).  *Based on 392 transactions.	n/a	n/a

<i>(Land Registry data)</i>			
Affordability ratio (ratio of median house prices to median income)  <i>(CACI income data 2014 and Land Registry data)</i>	5.6, which is close to CEC average (5.5).  *Based on 392 transactions.	n/a	n/a
<b>Housing Needs</b>			
Net annual affordable housing requirement 2013/14-2017/18  <i>(SHMA update (2013))</i>	58 per annum	4.10%	1401
Cheshire East Housing Register (11 December 2014)	511	7.89%	6480
<b>Employment</b>			
Local employment  <i>(2013 BRES)</i>	9,300	5.3%	177,100
Ratio of workplace-based employment to residence-based employment  <i>(2011 Census &amp; BRES)</i>	0.77, which is well below the CEC average of 0.99 and indicates relative shortage of local jobs.	n/a	n/a
Working age (16-64) population  <i>(2013 MYE)</i>	16,100. 60.2% of the population are of working age, which is close to the CEC average (61.4%).	7.0%	228,700
Economically Active population  <i>(2011 Census)</i>	13,467. Economic activity rate (69%) below CEC average (71%).	7.0%	191,253
Change in working age population in last 10 years  <i>(2001 &amp; 2011 Census)</i>	21% decline, which is steeper than CEC decline (18%).	n/a	n/a

Change in economically active population in last 10 years <i>(2001 &amp; 2011 Census)</i>	2% growth, which is well below CEC average (9%).  Notable that economically active population has grown, despite sharp fall in working age population. This implies a large increase in the settlement's economic activity rate.	n/a	n/a
<b>Movement</b>			
Net commuting <i>(2011 Census)</i>	Net outflow of 2,800		
Commuting inflows <i>(2011 Census)</i>	Inward commuters most likely to come from the following settlements: Congleton (43%) and the "Other" (non-settlement) area (5%). At Local Authority level, they are most likely to come from Cheshire East (64%), Newcastle-under-Lyme (8%), Staffordshire Moorlands (16%) or Stoke-on-Trent (6%).	n/a	n/a
Commuting outflows <i>(2011 Census)</i>	Outward commuters most likely to travel to the following settlements: Congleton (29%), Macclesfield (9%) and the "Other" area (5%). At Local Authority level, they are most likely to travel to Cheshire East (59%), work from home (11%) or have no fixed workplace (7%).	n/a	n/a
Migration and house moves <i>(2011 Census)</i>	No data available below Local Authority level	n/a	n/a

# CHESHIRE EAST LOCAL PLAN STRATEGY

## SETTLEMENT PROFILES

### KEY SERVICE CENTRE: HANDFORTH

SETTLEMENT NAME	FINDING	Settlement Share of Plan Area Total %	Plan Area Total
<b>Handforth</b>			
<b>Population</b>			
Total existing population <i>(2013 MYE)</i>	6,600	1.8%	372,700
Change in population in last 10 years <i>(2001 &amp; 2011 Census)</i>	2% growth (below the CEC average of 5% growth).	n/a	n/a
Age structure of population <i>(2013 MYE)</i>	Proportion of population aged 65+ (22.1%) is above the CEC average (20.9%).  3.1% aged 85+ (CEC average 2.8%), 7.6% aged 75-84 (CEC 6.8%), 4.8% aged 70-74 (CEC 4.7%) and 6.5% aged 65-69 (CEC 6.6%).  The proportion aged 0-15 (17.2%) is below the CEC average (17.7%).	n/a	n/a
<b>Households</b>			
Total existing households <i>(2011 Census)</i>	3,056	1.9%	159,441
Change in households in last 10 years <i>(2001 &amp; 2011 Census)</i>	2% growth (well below CEC average of 8%).	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms	Slightly above CEC average. 3.9% of "household" (i.e. non-communal) <u>population</u> live in households with a shortage of one or more bedrooms (versus CEC average of 3.7%); 2.1% of <u>households</u> have a shortage of one or more bedrooms (versus CEC average of 2.0%).	1.9% (of overcrowded <u>population</u> ); 2.0% (of overcrowded <u>households</u> )	13,671 (overcrowded <u>population</u> ) 3,243 (overcrowded <u>households</u> )

Average household size (2011 Census)	2.14, which is well below the CEC average (2.29).	n/a	n/a
Change in average household size in last 10 years (2001 & 2011 Census)	<u>Increase</u> of 0.01, compared to CEC average <u>decline</u> of 0.07.	n/a	n/a
<b>Communal establishments</b>			
Total existing number of people living in communal establishments (2011 Census)	17. 0.3% of the settlement's population live in communal establishments (compared to CEC average of 1.4%).	0.3%	5,062
Change in communal establishment population in last 10 years (2001 & 2011 Census)	19% decline, compared to an average 2% decline for CEC.	n/a	n/a
<b>Dwellings</b>			
Total existing dwelling stock (2011 Census)	3,219 (up 31, or 1%, on 2001 Census figure)	1.9%	166,236 (up 13,207, or 9%, on 2001 Census figure)
Empty homes Change between 01/01/11 to 18/12/14 (Cheshire East Council Housing Team database)	01/01/11 = 94 empty homes 18/12/14 = 37 empty homes Reduction = 60.64%	18/12/14 = 2.17%	18/12/14 = 1216
Housing completions (net) 01/04/10 – 30/09/14	63 dwellings	2.25%	2794
Average (median) house price, Jan-Oct 2014	£183,000*, which is very close to the CEC average (£181,000).  *Based on 94 transactions.	n/a	n/a

<i>(Land Registry data)</i>			
Affordability ratio (ratio of median house prices to median income)  <i>(CACI income data 2014 and Land Registry data)</i>	6.4, which is above the CEC average (5.5).  *Based on 94 transactions.	n/a	n/a
<b>Housing Needs</b>			
Net annual affordable housing requirement 2013/14-2017/18  <i>(SHMA update (2013))</i>	25 per annum (combined figure with Wilmslow)	1.8%	1401
Cheshire East Housing Register (11 December 2014)	150	2.31%	6480
<b>Employment</b>			
Local employment  <i>(2013 BRES)</i>	6,300	3.6%	177,100
Ratio of workplace-based employment to residence-based employment  <i>(2011 Census &amp; BRES)</i>	2.17, which is well below the CEC average of 0.99 and indicates relative abundance of local jobs.	n/a	n/a
Working age (16-64) population  <i>(2013 MYE)</i>	4,000. 60.7% of the population are of working age, which is close to the CEC average (61.4%).	1.7%	228,700
Economically Active population  <i>(2011 Census)</i>	3,372. Economic activity rate (71%) equals the CEC average (71%).	1.8%	191,253
Change in working age population in last 10 years  <i>(2001 &amp; 2011 Census)</i>	22% decline, which is steeper than the CEC decline (18%).	n/a	n/a

Change in economically active population in last 10 years <i>(2001 &amp; 2011 Census)</i>	15% growth, which is well above the CEC average growth of 9%.  Notable that the total economically active population has grown significantly, despite the sharp fall in working age population. This implies a large increase in the settlement's economic activity rate.	n/a	n/a
<b>Movement</b>			
Net commuting <i>(2011 Census)</i>	Net inflow of 3,600		
Commuting inflows <i>(2011 Census)</i>	Inward commuters most likely to come from the following settlements: Handforth (12%) or Wilmslow (5%). At Local Authority level, they are most likely to come from Cheshire East (34%), Manchester (10%), Stockport (30%).	n/a	n/a
Commuting outflows <i>(2011 Census)</i>	Outward commuters most likely to travel to the following settlements: Handforth (13%) or Wilmslow (11%). At Local Authority level, they are most likely to travel to Cheshire East (40%), Manchester (14%), Stockport (13%), Trafford (5%), work from home (10%) or have no fixed workplace (7%).	n/a	n/a
Migration and house moves <i>(2011 Census)</i>	No data available below Local Authority level	n/a	n/a

## CHESHIRE EAST LOCAL PLAN STRATEGY

### SETTLEMENT PROFILES

#### KEY SERVICE CENTRE: KNUTSFORD

SETTLEMENT NAME	FINDING	Settlement Share of Plan Area Total %	Plan Area Total
<b>Knutsford</b>			
<b>Population</b>			
Total existing population <i>(2013 MYE)</i>	13,200	3.6%	372,700
Change in population in last 10 years <i>(2001 &amp; 2011 Census)</i>	5% growth (equal to CEC average of 5% growth).	n/a	n/a
Age structure of population <i>(2013 MYE)</i>	Proportion of population aged 65+ (23.6%) is above the CEC average (20.9%).  3.6% aged 85+ (CEC average 2.8%), 8.3% aged 75-84 (CEC 6.8%), 5.4% aged 70-74 (CEC 4.7%) and 6.4% aged 65-69 (CEC 6.6%).  The proportion aged 0-15 (18.9%) is above the CEC average (17.7%).	n/a	n/a
<b>Households</b>			
Total existing households <i>(2011 Census)</i>	5,910	3.7%	159,441
Change in households in last 10 years <i>(2001 &amp; 2011 Census)</i>	5% growth (below CEC average of 8%).	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms	Below CEC average. 2.8% of "household" (i.e. non-communal) <u>population</u> live in households with a shortage of one or more bedrooms (versus CEC average of 3.7%); 1.5% of <u>households</u> have a shortage of one or more bedrooms (versus CEC average of 2.0%).	2.6% (of overcrowded <u>population</u> ); 2.7% (of overcrowded <u>households</u> )	13,671 (overcrowded <u>population</u> ) 3,243 (overcrowded <u>households</u> )

Average household size <i>(2011 Census)</i>	2.22, which is below the CEC average (2.29).	n/a	n/a
Change in average household size in last 10 years <i>(2001 &amp; 2011 Census)</i>	Zero (0.00) change, compared to the CEC average decline of 0.07.	n/a	n/a
<b>Communal establishments</b>			
Total existing number of people living in communal establishments <i>(2011 Census)</i>	55. 0.4% of the settlement's population live in communal establishments (compared to CEC average of 1.4%).	1.1%	5,062
Change in communal establishment population in last 10 years <i>(2001 &amp; 2011 Census)</i>	46% decrease, which is much greater than the average 2% decline for CEC.	n/a	n/a
<b>Dwellings</b>			
Total existing dwelling stock <i>(2011 Census)</i>	6,131 (up 254, or 4%, on 2001 Census figure)	3.7%	166,236 (up 13,207, or 9%, on 2001 Census figure)
Empty homes  Change between 01/01/11 to 18/12/14  (Cheshire East Council Housing Team database)	01/01/11 = 106 empty homes  18/12/14 = 21 empty homes  Reduction = 80.19%	18/12/14 = 1.23%	18/12/14 = 1216
Housing completions (net)  01/04/10 – 30/09/14	22 dwellings	0.79%	2794
Average (median) house price, Jan-Oct 2014	£274,500*, which is well above the CEC average (£181,000).  *Based on 194 transactions.	n/a	n/a

<i>(Land Registry data)</i>			
Affordability ratio (ratio of median house prices to median income)  <i>(CACI income data 2014 and Land Registry data)</i>	6.9, which is well above the CEC average (5.5).  *Based on 194 transactions.	n/a	n/a
<b>Housing Needs</b>			
Net annual affordable housing requirement 2013/14-2017/18  <i>(SHMA update (2013))</i>	38 per annum	2.7	1401
Cheshire East Housing Register (11 December 2014)	240	3.70%	6480
<b>Employment</b>			
Local employment  <i>(2013 BRES)</i>	9,600	5.4%	177,100
Ratio of workplace-based employment to residence-based employment  <i>(2011 Census &amp; BRES)</i>	1.36, which is below the CEC average of 0.99 and indicates relative abundance of local jobs.	n/a	n/a
Working age (16-64) population  <i>(2013 MYE)</i>	7,600. 57.5% of the population are of working age, which is well below the CEC average (61.4%).	3.3%	228,700
Economically Active population  <i>(2011 Census)</i>	6,487. Economic activity rate (70%) is close to the CEC average (71%).	3.4%	191,253
Change in working age population in last 10 years  <i>(2001 &amp; 2011 Census)</i>	24% decline, which is steeper than the CEC decline (18%).	n/a	n/a

Change in economically active population in last 10 years <i>(2001 &amp; 2011 Census)</i>	9% growth, which equals the CEC average.  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
<b>Movement</b>			
Net commuting <i>(2011 Census)</i>	Net inflow of 2,200		
Commuting inflows <i>(2011 Census)</i>	Inward commuters most likely to come from the following settlements: Knutsford (20%) or the "Other" (non-settlement) area (6%). At Local Authority level, they are most likely to come from Cheshire East (46%), Cheshire West & Chester (19%), Warrington (5%) or Trafford (7%).	n/a	n/a
Commuting outflows <i>(2011 Census)</i>	Outward commuters most likely to travel to the following settlements: Knutsford (21%) or the "Other" (non-settlement) area (7%). At Local Authority level, they are most likely to travel to Cheshire East (41%), Cheshire West & Chester (5%), Manchester (9%), Trafford (6%), work from home (15%) or have no fixed workplace (6%).	n/a	n/a
Migration and house moves <i>(2011 Census)</i>	No data available below Local Authority level	n/a	n/a

## CHESHIRE EAST LOCAL PLAN STRATEGY

### SETTLEMENT PROFILES

#### KEY SERVICE CENTRE: MIDDLEWICH

SETTLEMENT NAME	FINDING	Settlement Share of Plan Area Total %	Plan Area Total
<b>Middlewich</b>			
<b>Population</b>			
Total existing population <i>(2013 MYE)</i>	13,700	3.7%	372,700
Change in population in last 10 years <i>(2001 &amp; 2011 Census)</i>	4% growth (similar to CEC average of 5% growth).	n/a	n/a
Age structure of population <i>(2013 MYE)</i>	<p>Proportion of population aged 65+ (16.7%) is well below CEC average (20.9%).</p> <p>2.1% aged 85+ (CEC average 2.8%), 5.1% aged 75-84 (CEC 6.8%), 4.0% aged 70-74 (CEC 4.7%) and 5.6% aged 65-69 (CEC 6.6%).</p> <p>The proportion aged 0-15 (18.7%) is above the CEC average (17.7%).</p>	n/a	n/a
<b>Households</b>			
Total existing households <i>(2011 Census)</i>	5,671	3.6%	159,441
Change in households in last 10 years <i>(2001 &amp; 2011 Census)</i>	10% growth (above CEC average of 8%).	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms	Below CEC average. 3.2% of "household" (i.e. non-communal) <u>population</u> live in households with a shortage of one or more bedrooms (versus CEC average of 3.7%); 1.8% of <u>households</u> have a shortage of one or more bedrooms (versus CEC average of 2.0%).	<p>3.2% (of overcrowded <u>population</u>);</p> <p>3.1% (of overcrowded <u>households</u>)</p>	<p>13,671 (overcrowded <u>population</u>)</p> <p>3,243 (overcrowded <u>households</u>)</p>

Average household size <i>(2011 Census)</i>	2.38, which is above the CEC average (2.29).	n/a	n/a
Change in average household size in last 10 years <i>(2001 &amp; 2011 Census)</i>	Decline of 0.16, which is greater than the CEC average decline of 0.07.	n/a	n/a
<b>Communal establishments</b>			
Total existing number of people living in communal establishments <i>(2011 Census)</i>	105. 0.8% of the settlement's population live in communal establishments (compared to CEC average of 1.4%).	2.1%	5,062
Change in communal establishment population in last 10 years <i>(2001 &amp; 2011 Census)</i>	42% <u>increase</u> , in contrast to the average 2% <u>decline</u> for CEC.	n/a	n/a
<b>Dwellings</b>			
Total existing dwelling stock <i>(2011 Census)</i>	5,920 (up 579, or 11%, on 2001 Census figure)	3.6%	166,236 (up 13,207, or 9%, on 2001 Census figure)
Empty homes  Change between 01/01/11 to 18/12/14  (Cheshire East Council Housing Team database)	01/01/11 = 88 empty homes  18/12/14 = 39 empty homes  Reduction = 55.68%	18/12/14 = 2.29%	18/12/14 = 1216
Housing completions (net)  01/04/10 – 30/09/14	204 dwellings	7.30%	2794
Average (median) house price, Jan-Oct 2014	£150,000*, which is well below the CEC average (£181,000).  *Based on 193 transactions.	n/a	n/a

<i>(Land Registry data)</i>			
Affordability ratio (ratio of median house prices to median income)  <i>(CACI income data 2014 and Land Registry data)</i>	4.5, which is well below the CEC average (5.5).  *Based on 193 transactions.	n/a	n/a
<b>Housing Needs</b>			
Net annual affordable housing requirement 2013/14-2017/18  <i>(SHMA update (2013))</i>	65 per annum	4.6%	1401
Cheshire East Housing Register (11 December 2014)	227	3.50%	6480
<b>Employment</b>			
Local employment  <i>(2013 BRES)</i>	4,600	2.6%	177,100
Ratio of workplace-based employment to residence-based employment  <i>(2011 Census &amp; BRES)</i>	0.62, which is well below the CEC average of 0.99.	n/a	n/a
Working age (16-64) population  <i>(2013 MYE)</i>	8,900. 64.6% of the population are of working age, which is well above the CEC average (61.4%).	3.9%	228,700
Economically Active population  <i>(2011 Census)</i>	7,432. Economic activity rate (74%) is well above the CEC average (71%).	3.9%	191,253
Change in working age population in last 10 years  <i>(2001 &amp; 2011 Census)</i>	12% decline, which is less steep than the CEC decline (18%).	n/a	n/a

Change in economically active population in last 10 years <i>(2001 &amp; 2011 Census)</i>	6% growth, which is below the CEC average of 9% growth.  Notable that the total economically active population has grown, despite the sharp fall in working age population. This implies a large increase in the settlement's economic activity rate.	n/a	n/a
<b>Movement</b>			
Net commuting <i>(2011 Census)</i>	Net outflow of 2,600		
Commuting inflows <i>(2011 Census)</i>	Inward commuters most likely to come from the following settlements: Crewe (9%) or Middlewich (26%). At Local Authority level, they are most likely to come from Cheshire East (57%) or Cheshire West & Chester (23%).	n/a	n/a
Commuting outflows <i>(2011 Census)</i>	Outward commuters most likely to travel to the following settlements: Crewe (7%), Middlewich (16%) or the "Other" (non-settlement) area (6%). At Local Authority level, they are most likely to travel to Cheshire East (44%), Cheshire West & Chester (21%), work from home (10%) or have no fixed workplace (6%).	n/a	n/a
Migration and house moves <i>(2011 Census)</i>	No data available below Local Authority level	n/a	n/a

## CHESHIRE EAST LOCAL PLAN STRATEGY

### SETTLEMENT PROFILES

#### KEY SERVICE CENTRE: NANTWICH

SETTLEMENT NAME	FINDING	Settlement Share of Plan Area Total %	Plan Area Total
<b>Nantwich</b>			
<b>Population</b>			
Total existing population <i>(2013 MYE)</i>	18,200	4.9%	372,700
Change in population in last 10 years <i>(2001 &amp; 2011 Census)</i>	27% growth (well above the CEC average of 5% growth).	n/a	n/a
Age structure of population <i>(2013 MYE)</i>	Proportion of population aged 65+ (22.3%) is high compared to CEC average (20.9%).  3.7% aged 85+ (CEC average 2.8%), 7.6% aged 75-84 (CEC 6.8%), 4.7% aged 70-74 (CEC 4.7%) and 6.3% aged 65-69 (CEC 6.6%).  The proportion aged 0-15 (17.7%) matches the CEC average (17.7%).	n/a	n/a
<b>Households</b>			
Total existing households <i>(2011 Census)</i>	8,130	5.1%	159,441
Change in households in last 10 years <i>(2001 &amp; 2011 Census)</i>	30% growth (well above the CEC average of 8%).	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms	Below CEC average. 3.3% of "household" (i.e. non-communal) <u>population</u> live in households with a shortage of one or more bedrooms (versus CEC average of 3.7%); 1.7% of <u>households</u> have a shortage of one or more bedrooms (versus CEC average of 2.0%).	4.2% (of overcrowded <u>population</u> ); 4.3% (of overcrowded <u>households</u> )	13,671 (overcrowded <u>population</u> ) 3,243 (overcrowded <u>households</u> )

Average household size (2011 Census)	2.17, which is well below the CEC average (2.29).	n/a	n/a
Change in average household size in last 10 years (2001 & 2011 Census)	Decline of 0.03, which is less steep than the CEC average decline of 0.07.	n/a	n/a
<b>Communal establishments</b>			
Total existing number of people living in communal establishments (2011 Census)	238. 1.3% of the settlement's population live in communal establishments (compared to CEC average of 1.4%).	4.7%	5,062
Change in communal establishment population in last 10 years (2001 & 2011 Census)	8% decrease, which is greater than the average 2% decline for CEC.	n/a	n/a
<b>Dwellings</b>			
Total existing dwelling stock (2011 Census)	8,536 (up 2,088, or 32%, on 2001 Census figure)	5.1%	166,236 (up 13,207, or 9%, on 2001 Census figure)
Empty homes Change between 01/01/11 to 18/12/14 (Cheshire East Council Housing Team database)	01/01/11 = 140 empty homes 18/12/14 = 49 empty homes Reduction = 65%	18/12/14 = 2.88%	18/12/14 = 1216
Housing completions (net) 01/04/10 – 30/09/14	189 dwellings	6.76%	2794
Average (median) house price, Jan-Oct 2014	£175,000*, which is close to the CEC average (£181,000).  *Based on 321 transactions.	n/a	n/a

<i>(Land Registry data)</i>			
Affordability ratio (ratio of median house prices to median income)  <i>(CACI income data 2014 and Land Registry data)</i>	5.4, which is close to the CEC average (5.5).  *Based on 321 transactions.	n/a	n/a
<b>Housing Needs</b>			
Net annual affordable housing requirement 2013/14-2017/18  <i>(SHMA update (2013))</i>	78 per annum	5.6%	1401
Cheshire East Housing Register (11 December 2014)	420	6.48%	6480
<b>Employment</b>			
Local employment  <i>(2013 BRES)</i>	8,100	4.6%	177,100
Ratio of workplace-based employment to residence-based employment  <i>(2011 Census &amp; BRES)</i>	0.93, which is below to the CEC average of 0.99 and indicates a relative shortage of local jobs.	n/a	n/a
Working age (16-64) population  <i>(2013 MYE)</i>	10,900. 60.0% of the population are of working age, which is below the CEC average (61.4%).	4.8%	228,700
Economically Active population  <i>(2011 Census)</i>	9,071. Economic activity rate (71%) equals the CEC average (71%).	4.7%	191,253
Change in working age population in last 10 years  <i>(2001 &amp; 2011 Census)</i>	5% decline, which is much less steep than the CEC decline (18%).	n/a	n/a

Change in economically active population in last 10 years <i>(2001 &amp; 2011 Census)</i>	37% growth, which is well above the CEC average of 9%.  Notable that the total economically active population has grown substantially, despite the fall in working age population. This implies a large increase in the settlement's economic activity rate.	n/a	n/a
<b>Movement</b>			
Net commuting <i>(2011 Census)</i>	Net outflow of 600		
Commuting inflows <i>(2011 Census)</i>	Inward commuters most likely to come from the following settlements: Audlem, Bunbury and Wrenbury (5%), Crewe (27%), Nantwich (24%), the "Other" (non-settlement) area (10%) or Shavington (5%). At Local Authority level, they are most likely to come from Cheshire East (81%) or Cheshire West & Chester (6%).	n/a	n/a
Commuting outflows <i>(2011 Census)</i>	Outward commuters most likely to travel to the following settlements: Crewe (22%), Nantwich (20%) or the "Other" (non-settlement) area (8%). At Local Authority level, they are most likely to travel to Cheshire East (61%), Cheshire West & Chester (6%), work from home (12%) or have no fixed workplace (7%).	n/a	n/a
Migration and house moves <i>(2011 Census)</i>	No data available below Local Authority level	n/a	n/a

## CHESHIRE EAST LOCAL PLAN STRATEGY

### SETTLEMENT PROFILES

#### KEY SERVICE CENTRE: POYNTON

SETTLEMENT NAME	FINDING	Settlement Share of Plan Area Total %	Plan Area Total
<b>Poynton</b>			
<b>Population</b>			
Total existing population (2013 MYE)	12,800	3.4%	372,700
Change in population in last 10 years (2001 & 2011 Census)	2% <u>decline</u> , in contrast to the CEC average of 5% <u>growth</u> .	n/a	n/a
Age structure of population (2013 MYE)	Proportion of population aged 65+ (26.7%) is well above CEC average (20.9%).  3.8% aged 85+ (CEC average 2.8%), 8.5% aged 75-84 (CEC 6.8%), 5.9% aged 70-74 (CEC 4.7%) and 8.5% aged 65-69 (CEC 6.6%).  The proportion aged 0-15 (16.6%) is below the CEC average (17.7%).	n/a	n/a
<b>Households</b>			
Total existing households (2011 Census)	5,508	3.5%	159,441
Change in households in last 10 years (2001 & 2011 Census)	4% growth (well below the CEC average of 8%).	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms	Below CEC average. 1.6% of "household" (i.e. non-communal) <u>population</u> live in households with a shortage of one or more bedrooms (versus CEC average of 3.7%); 1.0% of <u>households</u> have a shortage of one or more bedrooms (versus CEC average of 2.0%).	1.5% (of overcrowded <u>population</u> ); 1.6% (of overcrowded <u>households</u> )	13,671 (overcrowded <u>population</u> ) 3,243 (overcrowded <u>households</u> )

Average household size <i>(2011 Census)</i>	2.34, which is above the CEC average (2.29).	n/a	n/a
Change in average household size in last 10 years <i>(2001 &amp; 2011 Census)</i>	Decline of 0.13, which is greater than the CEC average decline of 0.07.	n/a	n/a
<b>Communal establishments</b>			
Total existing number of people living in communal establishments <i>(2011 Census)</i>	135. 1.0% of the area's population live in communal establishments (compared to CEC average of 1.4%).	2.7%	5,062
Change in communal establishment population in last 10 years <i>(2001 &amp; 2011 Census)</i>	8% decrease, which is greater than the average 2% decline for CEC.	n/a	n/a
<b>Dwellings</b>			
Total existing dwelling stock <i>(2011 Census)</i>	5,667 (up 203, or 4%, on 2001 Census figure)	3.4%	166,236 (up 13,207, or 9%, on 2001 Census figure)
Empty homes  Change between 01/01/11 to 18/12/14  <i>(Cheshire East Council Housing Team database)</i>	01/01/11 = 119 empty homes  18/12/14 = 48 empty homes  Reduction = 59.66%	18/12/14 = 2.82%	18/12/14 = 1216
Housing completions (net)  01/04/10 – 30/09/14	-4 dwellings; this is due to the demolition of Vernon Lodge (sheltered accommodation for the elderly) which was a loss of 37 dwellings, the number of completions in Poynton since this point has not been more than 37 dwellings, resulting in an overall loss.	-0.14%	2794
Average (median) house	£237,950*, which is well above the CEC	n/a	n/a

price, Jan-Oct 2014 <i>(Land Registry data)</i>	average (£181,000).  *Based on 179 transactions.		
Affordability ratio (ratio of median house prices to median income)  <i>(CACI income data 2014 and Land Registry data)</i>	6.3, which is above the CEC average (5.5).  *Based on 179 transactions.	n/a	n/a
<b>Housing Needs</b>			
Net annual affordable housing requirement 2013/14-2017/18  <i>(SHMA update (2013))</i>	118 per annum	8.40%	1401
Cheshire East Housing Register (11 December 2014)	155	2.39%	6480
<b>Employment</b>			
Local employment  <i>(2013 BRES)</i>	3,100	1.8%	177,100
Ratio of workplace-based employment to residence-based employment  <i>(2011 Census &amp; BRES)</i>	0.55, which is well below the CEC average of 0.99 and indicates a relative shortage of local jobs.	n/a	n/a
Working age (16-64) population  <i>(2013 MYE)</i>	7,300. 56.7% of the population are of working age, which is well below the CEC average (61.4%).	3.2%	228,700
Economically Active population  <i>(2011 Census)</i>	6,490. Economic activity rate (70%) is below the CEC average (71%).	3.4%	191,253
Change in working age population in last 10 years	28% decline, which much greater than the CEC decline (18%).	n/a	n/a

<i>(2001 &amp; 2011 Census)</i>			
Change in economically active population in last 10 years <i>(2001 &amp; 2011 Census)</i>	4% decline, in contrast to the CEC average of 9%.  Notable that the total economically active population has fallen slightly, despite the sharp fall in working age population. This implies a large increase in the settlement's economic activity rate.	n/a	n/a
<b>Movement</b>			
Net commuting <i>(2011 Census)</i>	Net outflow of 2,700		
Commuting inflows <i>(2011 Census)</i>	Inward commuters most likely to come from the following settlements: Macclesfield (5%) or Poynton (31%). At Local Authority level, they are most likely to come from Cheshire East (51%) or Stockport (32%).	n/a	n/a
Commuting outflows <i>(2011 Census)</i>	Outward commuters most likely to travel to the following settlements: Macclesfield (6%) or Poynton (12%). At Local Authority level, they are most likely to travel to Cheshire East (34%), Manchester (11%), Stockport (20%), work from home (13%) or have no fixed workplace (7%).	n/a	n/a
Migration and house moves <i>(2011 Census)</i>	No data available below Local Authority level	n/a	n/a

## CHESHIRE EAST LOCAL PLAN STRATEGY

### SETTLEMENT PROFILES

#### KEY SERVICE CENTRE: SANDBACH

SETTLEMENT NAME	FINDING	Settlement Share of Plan Area Total %	Plan Area Total
<b>Sandbach</b>			
<b>Population</b>			
Total existing population <i>(2013 MYE)</i>	18,200	4.9%	372,700
Change in population in last 10 years <i>(2001 &amp; 2011 Census)</i>	2% growth, which is below the CEC average of 5% growth.	n/a	n/a
Age structure of population <i>(2013 MYE)</i>	Proportion of population aged 65+ (21.9%) is above CEC average (20.9%).  2.8% aged 85+ (CEC average 2.8%), 6.6% aged 75-84 (CEC 6.8%), 5.4% aged 70-74 (CEC 4.7%) and 7.1% aged 65-69 (CEC 6.6%).  The proportion aged 0-15 (16.8%) is below the CEC average (17.7%).	n/a	n/a
<b>Households</b>			
Total existing households <i>(2011 Census)</i>	7,840	4.9%	159,441
Change in households in last 10 years <i>(2001 &amp; 2011 Census)</i>	6% growth (below the CEC average of 8%).	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms	Below CEC average. 3.0% of "household" (i.e. non-communal) <u>population</u> live in households with a shortage of one or more bedrooms (versus CEC average of 3.7%); 1.6% of <u>households</u> have a shortage of one or more bedrooms (versus CEC average of 2.0%).	3.9% (of overcrowded <u>population</u> ); 3.8% (of overcrowded <u>households</u> )	13,671 (overcrowded <u>population</u> ) 3,243 (overcrowded <u>households</u> )

Average household size <i>(2011 Census)</i>	2.27, which is below the CEC average (2.29).	n/a	n/a
Change in average household size in last 10 years <i>(2001 &amp; 2011 Census)</i>	Decline of 0.09, which is greater than the CEC average decline of 0.07.	n/a	n/a
<b>Communal establishments</b>			
Total existing number of people living in communal establishments <i>(2011 Census)</i>	142. 0.8% of the area's population live in communal establishments (compared to CEC average of 1.4%).	2.8%	5,062
Change in communal establishment population in last 10 years <i>(2001 &amp; 2011 Census)</i>	Zero (0%) change, compared to the average 2% decline for CEC.	n/a	n/a
<b>Dwellings</b>			
Total existing dwelling stock <i>(2011 Census)</i>	8,119 (up 490, or 6%, on 2001 Census figure)	4.9%	166,236 (up 13,207, or 9%, on 2001 Census figure)
Empty homes  Change between 01/01/11 to 18/12/14  (Cheshire East Council Housing Team database)	01/01/11 = 58 empty homes  18/12/14 = 47 empty homes  Reduction = 18.97%	18/12/14 = 2.76%	18/12/14 = 1216
Housing completions (net)  01/04/10 – 30/09/14	423 dwellings	15.14%	2794
Average (median) house price, Jan-Oct 2014	£166,000*, which is below the CEC average (£181,000).  *Based on 285 transactions.	n/a	n/a

<i>(Land Registry data)</i>			
Affordability ratio (ratio of median house prices to median income)  <i>(CACI income data 2014 and Land Registry data)</i>	5.1, which is well above the CEC average (5.5).  *Based on 285 transactions.	n/a	n/a
<b>Housing Needs</b>			
Net annual affordable housing requirement 2013/14-2017/18  <i>(SHMA update (2013))</i>	94 per annum	6.7%	1401
Cheshire East Housing Register (11 December 2014)	257	3.97%	6480
<b>Employment</b>			
Local employment  <i>(2013 BRES)</i>	6,100	3.4%	177,100
Ratio of workplace-based employment to residence-based employment  <i>(2011 Census &amp; BRES)</i>	0.67, which is well below the CEC average of 0.99 and indicates a relative abundance of local jobs.	n/a	n/a
Working age (16-64) population  <i>(2013 MYE)</i>	11,100. 61.2% of the population are of working age, which is close to the CEC average (61.4%).	4.9%	228,700
Economically Active population  <i>(2011 Census)</i>	9,307. Economic activity rate (70%) is close to the CEC average (71%).	4.9%	191,253
Change in working age population in last 10 years  <i>(2001 &amp; 2011 Census)</i>	20% decline, which is greater than the CEC decline (18%).	n/a	n/a

Change in economically active population in last 10 years <i>(2001 &amp; 2011 Census)</i>	4% increase, which is well below the CEC average of 9%.  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
<b>Movement</b>			
Net commuting <i>(2011 Census)</i>	Net outflow of 2,900.		
Commuting inflows <i>(2011 Census)</i>	Inward commuters most likely to come from the following settlements: Congleton (5%), Crewe (12%), Middlewich (5%), the "Other" (non-settlement) area (7%) or Sandbach (32%). At Local Authority level, they are most likely to come from Cheshire East (77%) or Cheshire West & Chester (6%).	n/a	n/a
Commuting outflows <i>(2011 Census)</i>	Outward commuters most likely to travel to the following settlements: Crewe (14%), the "Other" (non-settlement) area (7%) or Sandbach (18%). At Local Authority level, they are most likely to travel to Cheshire East (56%), Cheshire West & Chester (7%), work from home (11%) or have no fixed workplace (6%).	n/a	n/a
Migration and house moves <i>(2011 Census)</i>	No data available below Local Authority level	n/a	n/a

# CHESHIRE EAST LOCAL PLAN STRATEGY

## SETTLEMENT PROFILES

### KEY SERVICE CENTRE: WILMSLOW

SETTLEMENT NAME	FINDING	Settlement Share of Plan Area Total %	Plan Area Total
<b>Wilmslow</b>			
<b>Population</b>			
Total existing population <i>(2013 MYE)</i>	24,200	6.5%	372,700
Change in population in last 10 years <i>(2001 &amp; 2011 Census)</i>	5% growth, which equals the CEC average.	n/a	n/a
Age structure of population <i>(2013 MYE)</i>	Proportion of population aged 65+ (19.1%) is below the CEC average (20.9%).  2.8% aged 85+ (CEC average 2.8%), 6.6% aged 75-84 (CEC 6.8%), 3.9% aged 70-74 (CEC 4.7%) and 5.8% aged 65-69 (CEC 6.6%).  The proportion aged 0-15 (19.6%) is above the CEC average (17.7%).	n/a	n/a
<b>Households</b>			
Total existing households <i>(2011 Census)</i>	10,257	6.4%	159,441
Change in households in last 10 years <i>(2001 &amp; 2011 Census)</i>	5% growth (well below the CEC average of 8%).	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms	Below CEC average. 2.8% of "household" (i.e. non-communal) <u>population</u> live in households with a shortage of one or more bedrooms (versus CEC average of 3.7%); 1.6% of <u>households</u> have a shortage of one or more bedrooms (versus CEC average of 2.0%).	4.8% (of overcrowded <u>population</u> ); 5.1% (of overcrowded <u>households</u> )	13,671 (overcrowded <u>population</u> ) 3,243 (overcrowded <u>households</u> )

Average household size (2011 Census)	2.30, which is close to the CEC average (2.29).	n/a	n/a
Change in average household size in last 10 years (2001 & 2011 Census)	Zero (0.00) change, compared to the CEC average decline of 0.07.	n/a	n/a
<b>Communal establishments</b>			
Total existing number of people living in communal establishments (2011 Census)	98. 0.4% of the area's population live in communal establishments (compared to CEC average of 1.4%).	1.9%	5,062
Change in communal establishment population in last 10 years (2001 & 2011 Census)	20% decline, compared to an average 2% decline for CEC.	n/a	n/a
<b>Dwellings</b>			
Total existing dwelling stock (2011 Census)	10,733 (up 480, or 5%, on 2001 Census figure)	6.5%	166,236 (up 13,207, or 9%, on 2001 Census figure)
Empty homes Change between 01/01/11 to 18/12/14 (Cheshire East Council Housing Team database)	01/01/11 = 270 empty homes 18/12/14 = 93 empty homes Reduction = 65.56%	18/12/14 = 5.46%	18/12/14 = 1216
Housing completions (net) 01/04/10 – 30/09/14	67 dwellings	2.40%	2794
Average (median) house price, Jan-Oct 2014	£285,000*, which is well above the CEC average (£181,000).  *Based on 400 transactions.	n/a	n/a

<i>(Land Registry data)</i>			
Affordability ratio (ratio of median house prices to median income)  <i>(CACI income data 2014 and Land Registry data)</i>	5.8, which is above the CEC average (5.5).  *Based on 400 transactions.	n/a	n/a
<b>Housing Needs</b>			
Net annual affordable housing requirement 2013/14-2017/18  <i>(SHMA update (2013))</i>	25 per annum (combined with Handforth)	1.8%	1401
Cheshire East Housing Register (11 December 2014)	326	5.03%	6480
<b>Employment</b>			
Local employment  <i>(2013 BRES)</i>	13,200	7.5%	177,100
Ratio of workplace-based employment to residence-based employment  <i>(2011 Census &amp; BRES)</i>	1.01, which is slightly above the CEC average of 0.99 and indicates a (slight) relative abundance of local jobs.	n/a	n/a
Working age (16-64) population  <i>(2013 MYE)</i>	14,800. 61.3% of the population are of working age, which is close to the CEC average (61.4%).	6.5%	228,700
Economically Active population  <i>(2011 Census)</i>	12,430. Economic activity rate (73%) is above the CEC average (71%).	6.5%	191,253
Change in working age population in last 10 years  <i>(2001 &amp; 2011 Census)</i>	17% decline, which is similar to the CEC decline (18%).	n/a	n/a

Change in economically active population in last 10 years <i>(2001 &amp; 2011 Census)</i>	11% increase, which is above the CEC average of 9% growth.  Notable that the total economically active population has grown, despite the sharp fall in working age population. This implies a large increase in the settlement's economic activity rate.	n/a	n/a
<b>Movement</b>			
Net commuting <i>(2011 Census)</i>	Net inflow of 100.		
Commuting inflows <i>(2011 Census)</i>	Inward commuters most likely to come from the following settlements: Handforth (6%), Macclesfield (7%) or Wilmslow (17%). At Local Authority level, they are most likely to come from Cheshire East (48%), Manchester (10%), Stockport (17%) or Trafford (6%).	n/a	n/a
Commuting outflows <i>(2011 Census)</i>	Outward commuters most likely to travel to the following settlements: Alderley Edge and Chelford (5%) or Wilmslow (15%). At Local Authority level, they are most likely to travel to Cheshire East (34%), Manchester (16%), Stockport (8%), Trafford (5%), work from home (16%) or have no fixed workplace (6%).	n/a	n/a
Migration and house moves <i>(2011 Census)</i>	No data available below Local Authority level	n/a	n/a